



Site Allocations Plan

Leeds Local Development Framework

Development Plan Document

Submission Draft Flood Risk Sequential Background Paper

February 2017

FLOOD RISK BACKGROUND PAPER

Introduction

In November 2016, the Environment Agency published an update to the flood map. As a result, the Council have reviewed the technical analysis carried out in the flood risk sequential test and exception tests relating to the proposed site allocations in the SAP. The Council previously published the flood risk sequential and exception tests within the Flood Risk Background Paper at Publication Draft stage (September 2015). This background paper will be updated before submission to include a full explanation of the revisions to the sequential and exception tests. At this stage the Council has focussed on carrying out sufficient technical assessment to be able to understand the implications of the new flood map and to be able to propose flood risk site requirements where appropriate. The technical work identified where further input from colleagues in the Council's Flood Risk Management Team was required. Whilst this technical work has been carried out, the full write up and explanation of the process in the background paper has not been prepared yet but will be available for submission of the plan to the secretary of state.

Contents

This document therefore comprises the current documents available (including work in progress). These are:

- Flood Risk Sequential Background Paper Publication Draft 2015
- Flood Risk Sequential Background Paper Addendum for Outer NE Nov 2016
- Flood Risk Sequential Background Paper amends to 2015 version draft Nov 2016
- Flood Appraisal Advice Note HG2-1 Ings Lane, Guiseley
- Further exception tests for sites:
 - o MX1-8 Aireside Development Wellington Place, Whitehall Road, City Centre HMCA
 - o HG2-208 Globe Quay, Globe Road, City Centre HMCA
 - o MX2-36 Water Lane Car Park, City Centre HMCA
 - o HG2-234 Kirkstall Forge, Kirkstall Road – North and Outer West HMCA
 - o HG2-255 The Rowans, Wetherby

In addition the flood risk assessments of Gypsy and Traveller sites needs to be moved from the Housing Background Paper to this paper.

For submission of the plan a revised background paper consolidating and updating the above as necessary will be produced.



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

Development Plan Document

Flood Risk Sequential Background Paper

July 2015

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

1. INTRODUCTION

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

2. POLICY CONTEXT

2.1. National Policies NPPF

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

2.1.2. The NPPF (Para 100) states:

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

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

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

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

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

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

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

2.2. Local Policies

Leeds Core Strategy

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

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

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

2.3. Natural Resources and Waste Local Plan 2013

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

2.4 Leeds Strategic Flood Risk Assessment (SFRA)

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

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

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

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

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

2.4.5 **Sub Delineation of Zone 3a**

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

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

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

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

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

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

3 **SITE AND FLOOD RISK INFORMATION**

3.1 **Site Locations**

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

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

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

3.2 Housing

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

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

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

3.2.3 Employment

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

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

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

3.3 Safeguarded Land

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

3.4 Flood risk source

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

3.5 Flood Risk Zones in which the allocated sites are located

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

4 THE SEQUENTIAL TEST

4.1 Background

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

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

4.2 Methodology

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

Assumptions used

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

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

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

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

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

5 THE EXCEPTION TEST

5.1 Introduction

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

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

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

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

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

Housing Sequential Assessments for HMCAs:

Aireborough

City Centre

East (To be completed)

Inner

North

Outer North East (To be completed)

Outer North West (To be completed)

Outer South

Outer South East (To be completed)

Outer South West (To be completed)

Outer West (To be completed)

Employment Sequential Assessment (To be completed)

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

1. AIREBOROUGH

Housing sites

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

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

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

SITE ASSESSMENT

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

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

Sites not proposed for allocation

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

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

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

Table 1: List of sites not proposed for allocation

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

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

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

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

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

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

Table 2: Sites within flood zone 1.

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

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

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

The Sequential Test

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exception Test

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

Surface water and other sources of flooding

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

2. CITY CENTRE

Housing sites

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

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

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

SITE ASSESSMENT

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

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

Sites not proposed for allocation

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

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

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

Table 1: List of sites not proposed for allocation

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

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

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

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

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

Table 2: Sites within flood zone 1.

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

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

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

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

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

The Sequential Test

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exception Test

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

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

Surface water and other sources of flooding

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

3. INNER AREA

Housing sites

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

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

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

SITE ASSESSMENT

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

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

Sites not proposed for allocation

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

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

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

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

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

Table 1: List of sites not proposed for allocation

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

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

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

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

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

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

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

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

Table 2: Sites within flood zone 1.

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

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

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

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

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

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

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

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

The Sequential Test

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 6: sites with a meaningful amount of land in SFRA Zone 3a_{ii}

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

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

Exception Test

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

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

Surface water and other sources of flooding

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

4. NORTH LEEDS

Housing sites

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

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

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

SITE ASSESSMENT

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

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

Sites not proposed for allocation

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

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

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

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

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

Table 1: List of sites not proposed for allocation

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

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

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

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

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

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

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

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

Table 2: Sites within flood zone 1.

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

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

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

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

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

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

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

The Sequential Test

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exception Test

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

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

Surface water and other sources of flooding

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

5. OUTER SOUTH

Housing sites

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

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

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

SITE ASSESSMENT

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

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

Sites not proposed for allocation

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

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

Table 1: List of sites not proposed for allocation

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

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

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

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

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

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

Table 2: Sites within flood zone 1.

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

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

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

The Sequential Test

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exception Test

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

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

Surface water and other sources of flooding

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



**SITE ALLOCATIONS PLAN
REVISED PUBLICATION DRAFT: AREA PROPOSALS FOR
OUTER NORTH EAST**

Leeds Local Development Framework

Development Plan Document

**FLOOD RISK SEQUENTIAL TEST & EXCEPTION TEST OF
PROPOSED SITE ALLOCATIONS IN THE OUTER NORTH EAST
ADDENDUM**

September 2016

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1. INTRODUCTION

- 1.1. This paper sets out the sequential and exception tests relating to the proposed allocations in the Site Allocations Plan (SAP) for the Outer North East Housing Market Characteristic Area (HMCA). It follows the steps outlined in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) using a methodology devised by the council following earlier consultation with the Environment Agency.
- 1.2. This assessment considers potential development sites in the Outer North East of Leeds. Whilst the majority of sites are located outside an area of high flood risk some lie wholly or partly within higher flood zones 2 or 3 as defined by the Leeds Strategic Flood Risk Assessment (SFRA) (2007) and updated by the latest Environment Agency flood risk maps (May 2015).
- 1.3. Leeds has been split into 11 different housing market characteristic areas (HMCAs) for the purposes of the Site Allocations Plan. Information regarding the flood risk sequential and exception tests for those areas can be found in the Flood Risk Background Paper published alongside the Publication Draft Site Allocations Plan in September 2015. This document represents an update to that work following changes to the allocations in the Outer North East HMCA.
- 1.4. The Leeds Strategic Flood Risk Assessment (SFRA) underpins this document, supplemented where appropriate by flood risk updates provided by the Environment Agency and by Sustainability Appraisal.

2. POLICY CONTEXT

2.1. National Policies NPPF

- 2.1.1. The Government's policies and guidance on flood risk are set out in the National Planning Policy Framework (Section 10) and in the NPPG which provides further guidance on flood risk.
- 2.1.2. The NPPF (Para 100) states:
"inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere... Local Plans should apply a sequential, risk based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:
 - *applying the Sequential Test;*
 - *if necessary, applying the Exception Test;*
 - *safeguarding land from development that is required for current and future flood management;*
 - *using opportunities offered by new development to reduce the causes and impacts of flooding;*
 - *where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations."*

probability of flooding. The SFRA will provide the basis for providing the test. A sequential approach should be used in areas known to be at risk from any form of flooding.

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

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

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

2.2. Local Policies

Leeds Core Strategy

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

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

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

2.3. Natural Resources and Waste Local Plan 2013

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

2.4 Leeds Strategic Flood Risk Assessment (SFRA)

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

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

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

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

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

2.4.5 **Sub Delineation of Zone 3a**

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

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

2.4.6 **Flood zone 3b**

This is the functional floodplain and has been defined in the Council's Strategic Flood Risk Assessment in the following way:

Zone 3b Functional Floodplain is land:

- where water flows or has to be stored in times of flood;
- that is subject to flooding with a 1 in 20 year (5%) probability (or more frequently); and
- that is reserved by Leeds City Council for this purpose.

Where the Council has identified that undeveloped land already has an existing planning permission or a brownfield allocation that has been protected through the 'Saved Policies'

review of the Leeds Unitary Development Plan, then a decision has been made not to include it in the functional floodplain.

The functional floodplain therefore primarily consists of the broad open spaces adjoining the waterway corridors of the River Wharfe and River Aire. It is essential that these floodplain areas are protected from future development.

3 SITE AND FLOOD RISK INFORMATION

3.1 Site Locations

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

- existing land use allocations identified in the Leeds Unitary Development Plan (UDP Review 2006) which remain available;
- sites with planning permission;
- sites submitted for consideration as part of the Strategic Housing Land Availability Assessment;
- sites from a 'Call for Sites' exercise in January 2013;
- sites submitted by developers / land owners or the general public;
- Council owned land.
- Sites put forward in the Outer North East HMCA through the first publication draft consultation on the Site Allocations Plan

3.2 Housing

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

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

3.2.2 The Core Strategy requirement will be met through the Site Allocations Plan and the Aire Valley Leeds Area Action Plan. The target for Outer North East HMCA is 5,000.

3.3 Employment

- 3.3.1 The Core Strategy outlines a need for further employment land throughout the lifetime of the plan. Unlike housing this requirement is district wide rather than being split into areas across the city. For general employment (B2-B8 uses) a minimum of 493 hectares is required. For Office development the Core Strategy has a target of 1m sqm of floorspace
- 3.3.2 Land to meet these targets will be identified and allocated in the Site Allocations Plan and the Aire Valley Leeds Area Action Plan. The employment sites to meet this need are included in the relevant HMCA chapters alongside the housing for consistency in the methodology, however, area based targets are not provided.
- 3.3.3 Employment uses are considered less vulnerable to flood risk than housing, so employment use may be decided to be a preferable alternative to housing use on a site with high flood risk. The sequential test for employment sites measures against city-wide and Aire Valley requirements for general employment land and office space.

3.4 Safeguarded Land

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

3.5 Flood risk source

- 3.5.1 A number of towns and villages are at risk of flooding from rivers within the District, including along the River Wharfe in the Outer North East HMCA. Some locations are also at risk of flooding from non-fluvial sources, for example where drainage infrastructure is inadequate or where topography and soil conditions mean that downpours cause localised flooding. This is known as surface water flooding. It is also a consideration in the application of the sequential test.

3.6 Flood Risk Zones in which the allocated sites are located

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

4 THE SEQUENTIAL TEST

4.1 Background

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

4.2 Methodology

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

Assumptions used

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

Surface water flooding occurs when the rainfall intensity exceeds the ability of the ground to absorb the water and when the drainage system is at full capacity. It commonly occurs during

high intensity, short duration, rainfall. The resulting flooding is more often localised in nature, rather than wide scale flooding usually associated with river (fluvial) flooding.

The Environment Agency has undertaken modelling of surface water flood risk at a national scale and produced mapping identifying those areas at risk of surface water flooding during three annual probability events: 3.3% AEP (1 in 30 chance of flooding in any one year), 1% AEP and 0.1% AEP. The latest version of the mapping is available on the Environment Agency website, and is referred to as 'Risk of Flooding from Surface Water'. The data for the Outer North East HMCA is presented in a map at the end of this paper. Additional flood risk mitigation measures, such as raised floor levels, may be required for sites that are shown to be at risk from surface water flooding. This should be addressed within the developer's Flood Risk Assessment.

All sites within the Plan are required to comply with the Council's Policy WATER 7 of the Natural Resources and Waste Local Plan regarding the need to reduce the rate (L/s) of surface water run-off from the site, post-development.

4.3 Housing

- 4.3.1 Sites that are not suitable for allocation are listed first in table 1 and the reason given, for example, the site may not fit with the settlement hierarchy in the Core Strategy. Table 2 shows sites within Flood Zone 1 as these are sequentially preferable sites. These will not be subject to any further assessment. Where the number of dwellings required for the HMCA cannot be accommodated on Zone 1 sites there will be a sequential basis to include sites from the next level of flood risk. If the required number of dwellings still cannot be accommodated, there will be a sequential basis to include sites from the next level of flood risk, and so on.
- 4.3.2 Housing sites will be assessed sequentially according to the extent of site area prone to flood risk. Where no part of a site, or a negligible part of a site (less than 2%) falls within EA Zones 2 or 3, the site will be categorised as a Zone 1 site with no flood risk. The 2% threshold is used because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites, particularly very large sites where 2% of land area could be significant, must be subject to careful layout and design to avoid placing housing over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.
- 4.3.3 After Zone 1, the next best category of sites will be those with such a small area of flood risk that a typical housing development could take place on the part of the site that does not flood. Assumptions about net developable areas of sites have already been made in Leeds' Strategic Housing Land Availability Assessment from which dwelling capacities for sites in the Site Allocations Plan have been derived. For large sites (2ha or more) the assumption is that 25% of the site area will not have dwellings built on and for small sites (less than 2ha) the assumption is that 10% of the site area will not have dwellings built on. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing housing over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.
- 4.3.4 After the category of sites with a small amount of land prone to flood risk (less than the SHLAA thresholds), the next best category of sites will be those with EA Zone 2 flood risk. The extent of

land in Zone 2 flood risk will exceed the SHLAA thresholds, but will not include land in Zone 3 above the SHLAA threshold.

- 4.3.5 After the Zone 2 category, the next best category of sites will be Zone 3ai. Again, the SHLAA thresholds will determine which sites qualify for this category. Distinguishing between Zones 3ai and 3aii requires use of Leeds' Strategic Flood Risk Assessment Data (SFRA 2007). Where the more recent EA data suggests that a site has a greater extent of Zone 3 flood risk than SFRA data, a brief assessment will be made to determine how much of the site would fall within 3ai and 3aii.
- 4.3.6 After the Zone 3ai category, the next and final category of sites will be Zone 3aii. The same method of categorisation will apply as explained for Zone 3ai above.

4.4 Employment

- 4.4.1 This methodology concerns employment sites throughout the whole of the Leeds district as there is no specific target for the Outer North East HMCA. The Core Strategy sets separate district wide targets for both offices and general employment, therefore the sequential test assesses these categories of employment separately.

General Employment

- 4.4.2 General employment use is one of the less vulnerable uses and in that respect will often be preferable to housing use on land that has higher risk of flood.
- 4.4.3 The Publication Draft Plans (Aire Valley Leeds AAP and Site Allocations Plan DPD) propose a supply of general employment (496.37ha) which exceeds the Core Strategy requirement (493ha) by 3.37ha. The data for this is set out in the Publication Draft Site Allocations Plan at paragraph 2.84. This is quite a small margin (less than 1%) which could easily reduce further as a number of proposed general employment allocations are subject to proposals for other uses. This means that there is little scope to avoid including sites with high flood risk. The general employment sites being advanced in the Site Allocations Plan (Publication Version) are set out in Table E1 below. Essentially, these sites have passed the Flood Risk Sequential Test. The sites are listed according to the extent of flood risk using the combined total of the Environment Agency's flood data for flood zones 2 and 3. Please note that some sites are already allocated in the Natural Resources and Waste Plan (NRW) which are included because their development potential will count towards the Core Strategy General Employment requirement.
- 4.4.4 The City Council has appraised sites against national planning policy tests of whether they are *suitable* and *available* for employment development. As a result some sites are not being proposed as employment allocations. Table E2 below sets out the reasons for why the sites were not proposed for allocation. It is divided into Part A concerning sites not allocated that have low flood risk and Part B which are sites that have more than 20% of their areas in high flood zones (using the total area of the Environment Agency's zones 2 and 3), so would not have any flood risk advantages over the sites that are being proposed for allocation in the Plans. In terms of Part A, the most common reasons were that sites were not available, often because the land was already in use for employment, or because the land had been taken for other uses, including housing, retail and other miscellaneous uses. Some sites were not suitable because of access problems.

Offices

- 4.4.5 Offices are a less vulnerable use than housing, and will often be preferred on sites of high flood risk in suitable town centre locations. It should be noted that the Site Allocations Plans are proposing a number of mixed use allocations for a combination of offices and residential, particularly in the City Centre. For the purposes of the flood risk sequential test, where mixed use proposals involve residential these are dealt with under the housing sequential test.
- 4.4.6 The Core Strategy has a requirement for 1 million square metres of office floorspace to be planned for during the 2012 – 2028 Plan Period over the Leeds district. The amount of office floorspace associated with mixed residential sites (allocated and identified) comes to 763,426sqm. Combined with the total floorspace of the proposed single use allocations and identified sites (see Table E3 below) of 292,947sqm, the requirement is exceeded by 61,283sqm. In flood risk terms this surplus does not necessarily mean that the office sites that are in the highest flood zones need to be deleted. There are other factors which need attention.
- 4.4.7 As well as the flood risk sequential test, offices are also subject to a “centres first” sequential test. A key strand of national and local planning policy is to give priority to location of new offices in city and town centres. If land is available in-centre, this should be preferred to edge-of-centre locations and if land is available edge-of-centre, this should be preferred to out-of-centre locations. This significantly reduces the availability of suitable locations for new office development; most out-of-centre locations have to be rejected as contrary to national and local planning policy.
- 4.4.8 There are strong sustainability advantages for locating offices in-centre, particularly in the city centre. Offices have a higher employee/floorspace ratio than all other employment uses, so it is important to try to reserve the locations with the best public transport and proximity to labour markets for office development.
- 4.4.9 Looking at the 41 sites identified and allocated for office use (without residential mixed use) in Table E3, only 14 have flood risk above 10% of site area. Of these 11 are identified permitted sites, leaving only 3 allocations which the City Council can choose whether to include in the Allocation Plans. These are Hunslet Lane Hunslet Leeds, Kirkstall Road Car Park and Wellington Road / Gotts Road. All three sites are in Leeds City Centre which benefit from passing the town centres sequential test and from the sustainability advantages of offices in town centre locations. As such, alternative employment proposals in Outer North East do not affect those sites proposed for office use in the wider Site Allocations and Aire Valley Leeds Plans and therefore the sites are considered to have passed the flood risk sequential test.
- 4.4.10 Looking at the sites considered for, but not being allocated for office use in low flood risk zones to see if any would be better than the proposed office allocations that flood (Table E4a) the majority are simply not available; others are not suitable because of being in an out-of-centre location. Also, for completeness, sites not being allocated for office use in high flood risk zones are also set out in Table E4b.

5 THE EXCEPTION TEST

5.1 Introduction

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

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

5.1.2 The Outer North East HMCA is affected by flooding from the River Wharfe and therefore it is difficult to meet the target for growth in that area without taking some land that is entirely or partially located within flood risk zones 2 or 3 and that, in terms of the settlement hierarchy, the Core Strategy places a focus on as being particularly sustainable. Sites being allocated for housing use in flood zone 3 are required to pass an Exception Test which will explore the wider sustainability benefits including:

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

5.1.3 Some of the sites that have passed the Sequential Test and require an Exception Test only have a small part of the site in zone 3a. Where the proportion of the site in zone 3a is less than the SHLAA thresholds of 10% for sites under 2ha or 25% for sites over 2 ha then it is likely that the zone 3a flood risk area can be avoided in the layout of the site. On this basis those sites have not been subjected to the Exception Test. These sites are listed in Table 3 of the Exception Test. It is essential that any planning application for housing or more vulnerable uses takes a sequential approach to the layout of the site which shows that the development avoids zone 3a.

6. OUTER NORTH EAST SEQUENTIAL AND EXCEPTION TESTS

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the revised Publication Draft for the Outer North East HMCA September 2016. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan and the Publication Draft September 2015.

Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer North East HMCA 5,000 dwellings are required (8% of the District wide total).

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

SITE ASSESSMENT

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

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

Sites not proposed for allocation

Sites considered through the Issues and Options stage of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. The reasons for these sites not being allocated are appraised to see if the need to avoid use of sites that flood might be overriding. In Outer North East by far the most common reason for not allocating is isolation away from the Settlement Hierarchy with sprawl into the Green Belt being the second most common reason. Other suitability reasons for non-allocation include access problems, tree cover, local flooding, greenspace designation, impact on historical monuments, blight from HS2 and steep topography. Also, some sites are not available because of current use for employment, allocation not supported by owners, development completed and

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

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
5158	Meadowside Keswick Lane Bardsey	Not allocated as housing		11	0.4	99.73	0.27	100	100	0.27		0.18	
Green Belt site. Flood risk concerns. Also significant ecology concerns given the close proximity to Bardsey Beck. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1040	Carr Lane, Thorne, LS14	Not allocated as housing	Y	13	0.5	15.84	74.45	90.29	29.61	27.91			
Sieved out - Not within the settlement hierarchy													
1131	Field Lane (south of), Aberford	Not allocated as housing	Y	22	0.8	48.12	35.49	83.61	35.65	35.47		24.02	
Sieved out - Not within the settlement hierarchy and part SFRA floodzone 3b													
3310	Land Boston Road, Wetherby	Not allocated as housing		53	1.5	7.43	53.29	60.72	94.24	52.83		48.71	
Piece of open land adjacent to the river which adds to the character of the conservation area. The site slopes significantly down towards the river. Flooding issues as the majority of the site lies within flood zones 3b (washland) and 3a (high risk).The site also has very poor access.													
3319	Main Street, Aberford	Not allocated as housing	Y	28	1	2.8	41.3	44.1	38.82	30.37			
Sieved out - Not within the settlement hierarchy													
5142	Land north of A58 Wetherby	Not allocated as housing	Y	354	13.5	9.98	26.63	36.61	39.26	30.41		28.78	
Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Significant ecology concerns given the presence of a SEGI													
3134	Woodacre Lane, Bardsey	Not allocated as housing		205	9.1	10.6	14.63	25.23	25.23	14.63		12.48	
Green Belt site. The beck and mature tree line create a strong boundary to the east between the built up area and the site. The surrounding road network is narrow and there are significant Highways concerns. The site also lies adjacent to a conservation area and Motte and Bailey, Castle Hill Ancient Monuments. In addition the site is situated on a significant slope and as a consequence any development would be very prominent within the landscape. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1251	Leeds Road, Collingham LS22	Not allocated as housing		101	4.5	5.53	15.71	21.24	21.24	15.72		13.78	
Green Belt site. In isolation the site would have an unacceptable impact on the Green Belt as it would form an isolated development and not round off the settlement. The southern part of the site is also within an area of high flood risk and the site requires the adjacent site to the east for access. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1106	First Avenue (land west of), Bardsey	Not allocated as housing		315	14	11.07	9.37	20.44	19.23	9.37		6.49	
Green Belt site which splits Bardsey from Bardsey Village. Surrounded by residential development on three sides. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1233	York Road (land at)- Sandbeck Lane, Wetherby, LS22	Not allocated as housing		1047	39.9	2.3	11.62	13.92	13.93	11.62			
The site is not within the Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site is isolated from the main urban area of Wetherby with limited access across the A1(M) which creates a significant barrier to the existing settlement of Wetherby. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1070	Linton Lane - Cragg Hall Farm, Wetherby LS22	Not allocated as housing		32	1	13.3	0	13.3	23.21				

Green Belt site. The site is well related to the existing settlement and development would constitute 'rounding off' of the existing settlement. However, the site is not available for residential development given the recent planning permission and construction of a large single dwelling in the middle of the site.										
1005	Wetherby Road, Scarcroft	Not allocated as housing	Y	412	18.3	1.1	9.49	10.59	10.58	9.46
Sieved out - Not within the settlement hierarchy										
5001	Thorner Lane, Scarcroft	Not allocated as housing	Y	55	2.5	1.94	7.33	9.27	9.27	7.39
Sieved out - Not within the settlement hierarchy										
2068	Thorp Arch Estate Waste Tip, Wetherby LS23	Not allocated as housing	Y	227	10.1	6.5	2.73	9.23	8.4	8.28
Sieved out - Not within the settlement hierarchy										
1367	Rakehill Road (land north of), Barwick in Elmet	Not allocated as housing		34	1.3	0.14	6.63	6.77	14.73	12.41
Green Belt site. Development of this site alone would not relate well to the existing settlement form and would have an unacceptable impact on the Green Belt										
1301	Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22	Not allocated as housing		19	0.6	5.4	0	5.4	41.47	
Green Belt site. The site is not related to the existing settlement given that site 1070 is situated between the site and the existing built up area. (It is noted that site 1070 presently contains one detached dwelling, however this was deemed to be appropriate within the Green Belt.) No defensible boundary is present to the south side of the site which could lead to further unrestricted sprawl into Green Belt. The site currently contains a golf clubhouse and car park, which is acceptable, appropriate development in the Green Belt. Development of the site would therefore also result in the loss of a community facility given that the clubhouse would have to be demolished.										
2158	Sandbeck wood (south of), Wetherby	Not allocated as housing		141	5.4	0.73	2.68	3.41	3.42	2.69
The site is not within the Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site is isolated from the main urban area of Wetherby with limited access across the A1(M) which creates a significant barrier to the existing settlement of Wetherby. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
1294	Leeds Road (land at), Collingham LS22	Not allocated as housing		121	5.4	0.14	3.17	3.31	3.29	3.18
Green Belt site. The southern part of the site juts out from the existing settlement form and has no defensible boundary containing it, which could set a precedent for further sprawl into Green Belt. Highways concerns raised due to the narrow road frontage and poor accessibility to services.										
1027	Wetherby Road (land to west), south of Bardsey	Not allocated as housing		565	25.1	2.8	0.16	2.96	2.96	0.17
Green Belt site. Development of this relatively large site would result in the merging of two settlements (Scarcroft and Bardsey). Highways concerns regarding access onto Wetherby Road.										
1094A	Red Hall Lane and Manston Lane (between)	Not allocated as housing		0	377.7	0.24	2.23	2.47	1.1	0.92
Very large Green Belt site. Development of the site would not be acceptable in Green Belt terms as it would result in significant sprawl, coalescence of the urban conurbation of Leeds with Scholes and fail to safeguard the countryside from encroachment. Significant highway concerns relating to access, impact on local network and relationship to the proposed East Leeds Orbital Route.										
1157	Old Mill Lane (land to south of), Clifford LS23	Not allocated as housing	Y	35	1.3	2.39	0	2.39	1.18	
Sieved out - Not within the settlement hierarchy										
1107	Green Lane (land east of), Boston Spa LS23	Not allocated as housing		249	9.5	0.83	0	0.83	0.83	
Green Belt site. The development of the site is considered to have an unacceptable impact on the Green Belt in terms of sprawl to the south-east of Boston Spa and safeguarding the countryside from encroachment.										
3125	Carr Lane, Wetherby	Not allocated as housing		59	2.3	0.74	0	0.74	0.74	

The site is not within the Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site is isolated from the main urban area of Wetherby with limited access across the A1(M) which creates a significant barrier to the existing settlement of Wetherby. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.									
4176	High Street, Boston Spa	Not allocated as housing	66	2.5	0.25	0	0.25	3.16	
Green Belt site. The site in would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.									
3334	Land South of A58 Collingham	Not allocated as housing	142	6.3	0.08	0	0.08	0.08	
Green Belt site. The development of the site would constitute a significant encroachment into the Green Belt. The site is detached from the settlement of Collingham, unless adjacent sites are developed first. The site is further separated from the northern part of Collingham by Collingham Beck. The site boundary does not follow any field boundaries so no strong defensible boundaries currently exist. Highways concerns regarding access.									
1300	Linton Lane - land opposite the Ridge, Linton LS22	Not allocated as housing	54	1.7	0.01	0	0.01	0.01	
Sieved out - Not within the settlement hierarchy									
70	Linton Spring (office building), Sicklinghall Road, Wetherby	Not allocated as housing	12	0.4	0	0	0		
Sieved out site - Not within the settlement hierarchy									
78	Blackmoor Lane (120), Bardsey LS17 9DZ	Not allocated as housing	25	0.9	0	0	0		
Sieved out site - Not within the settlement hierarchy									
361	Spofforth Hill (land at), Wetherby LS22 6SF	Not allocated as housing	34	0.9	0	0	0		
Site in current residential use. Allocation of the site is not supported by the owners.									
789	Oaks Lane, Boston Spa	Not allocated as housing	18	0.5	0	0	0		
Site not available. Previous consent for residential development fully built out.									
830	Thorner Lane - Oaklands Manor, Scarcroft	Not allocated as housing	14	0.5	0	0	0		
Sieved out - Not within the settlement hierarchy									
1001	Tarn Lane - Brandon Hall LS17	Not allocated as housing	86	3.8	0	0	0		
Sieved out - Not within the settlement hierarchy									
1028	Wetherby Road (land to west), north of Scarcroft	Not allocated as housing	288	12.8	0	0	0		
Sieved out - Not within the settlement hierarchy									
1031	Sandhills (land to east), Thorer	Not allocated as housing	37	1.4	0	0	0		
Sieved out - Not within the settlement hierarchy									
1048	Main Street (north of), Aberford LS25	Not allocated as housing	20	0.7	0	0	0		
Sieved out - Not within the settlement hierarchy									
1055A	Thorpe Arch Estate, Wetherby LS23 7BJ	Not allocated as housing	2161	96	0	0	0		
Large brownfield site with current employment and retail uses. Local preference for the site to be allocated for employment uses rather than housing but potential for mixed use to include housing.									

1055B	Thorpe Arch Estate, Wetherby LS23 7BJ	Not allocated as housing	1455	64.6	0	0	0		
Large brownfield site with current employment and retail uses. Local preference for the site to remain in employment use but potential for mixed use to include housing									
1056	Main Street (off) - Cricket Field, Shadwell	Not allocated as housing	49	1.8	0	0	0		
Sieved out - Not within the settlement hierarchy									
1057	Scholes Lane, Scholes	Not allocated as housing	20	0.7	0	0	0		
Green Belt site. The development of the site would result in an unacceptable impact on the Green Belt. The development of the site would represent sprawl to the west of Scholes.									
1088	Whinmoor Lane, land to rear of Wainscott Cottage, Shadwell, LS17 8LS	Not allocated as housing	58	1.8	0	0	0		
Sieved out - Not within the settlement hierarchy									
1089	York Road - Homecroft, Scholes LS15 4NF	Not allocated as housing	54	2.4	0	0	0		
Green Belt site. Not favoured for residential use as the site is isolated from the built up area of Scholes with barriers in between. The site has recent planning permission for employment uses.									
1108	Willow Lane (land west of), Clifford LS23	Not allocated as housing	20	0.6	0	0	0		
Sieved out - Not within the settlement hierarchy									
1109	Cinder Lane (land west of), Clifford, LS23	Not allocated as housing	82	3.1	0	0	0		
Sieved out - Not within the settlement hierarchy									
1121	Trip Lane (land at), Linton	Not allocated as housing	47	2.1	0	0	0		
Sieved out - Not within the settlement hierarchy									
1130	Parlington Lane (land off)	Not allocated as housing	45	1.7	0	0	0		
Sieved out - Not within the settlement hierarchy									
1132	Lotherton Lane (land south of)	Not allocated as housing	12	0.4	0	0	0		
Sieved out - Not within the settlement hierarchy									
1134	Aberford Road, Barwick LS15	Not allocated as housing	141	6.2	0	0	0		
Green Belt site. The development of the site is considered to have an unacceptable impact on the Green Belt in terms of sprawl. The site would be a significant incursion into the Green Belt to the east of Barwick and could not be considered to round off the settlement.									
1139	York Road, Morwick Hall (land adj to), Whinmoor, LS15	Not allocated as housing	311	13.8	0	0	0		
Green Belt site which relates poorly to existing development. The development of the site for residential use would be unacceptable in Green Belt terms as it would adjoin the East Leeds Extension to its west boundary and would represent significant sprawl which is not well contained. The site would also significantly reduce the Green Belt gap between the urban conurbation of Leeds and Scholes.									
1155	Bramham Road and North of Lyndon Road (land to west of), Bramham LS23	Not allocated as housing	269	12	0	0	0		
Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl to the north of Bramham and safeguarding the countryside from encroachment.									
1156	Bramham Road (land to east of), Clifford	Not allocated as housing	90	4	0	0	0		

Sieved out - Not within the settlement hierarchy									
1158	Boston Road (land to west of), Clifford LS23	Not allocated as housing	Y	33	1	0	0	0	
Sieved out - Not within the settlement hierarchy									
1161	Parlington Drive (west of), Aberford LS25	Not allocated as housing	Y	60	2.7	0	0	0	
Sieved out - Not within the settlement hierarchy									
1162	Parlington Drive (east of), Aberford, LS25	Not allocated as housing	Y	62	2.8	0	0	0	
Sieved out - Not within the settlement hierarchy									
1163	Main Street - Beckside, Aberford LS25	Not allocated as housing	Y	24	0.9	0	0	0	
Sieved out - Not within the settlement hierarchy									
1164	Richmondfield Lane (land at) - Long Lane LS15	Not allocated as housing		161	7.2	0	0	0	
Green Belt site. The site relates poorly to the existing settlement. The development of the site for residential development would have an unacceptable impact on the Green Belt in terms of significant sprawl and safeguarding the countryside from encroachment. The site also has poor access and a beck splits the site into two parcels.									
1165	Barwick Road (land north of), Garforth	Not allocated as housing		0	9.7	0	0	0	
Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.									
1182	Woodlands Farm (land at), Syke Lane, Scarcroft LS14	Not allocated as housing	Y	25	0.9	0	0	0	
Sieved out - Not within the settlement hierarchy									
1226	Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25	Not allocated as housing		0	17.4	0	0	0	
Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Highways access concerns due to narrow bridge into Garforth. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.									
1239	Dowkell Lane (land south of), Thorp Arch LS22	Not allocated as housing	Y	150	5.7	0	0	0	
Sieved out - Not within the settlement hierarchy									
1240	Church Causeway (land north of), Thorp Arch	Not allocated as housing	Y	128	4.9	0	0	0	
Sieved out - Not within the settlement hierarchy									
1241	Walton Road (land at), Thorp Arch LS22	Not allocated as housing	Y	233	8.9	0	0	0	
Sieved out - Not within the settlement hierarchy									
1252	Northgate Lane, Linton LS22	Not allocated as housing	Y	52	2.3	0	0	0	
Sieved out - Not within the settlement hierarchy									
1262	Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS	Not allocated as housing		31	1	0	0	0	
Green Belt site. Site is well related to the settlement and would round off the settlement. However, the site lies adjacent to a cluster of listed buildings and is not required to meet the housing numbers due to local preference for an alternative strategic option.									

1271	Rakehill Road (land off), Scholes, LS15	Not allocated as housing	2528	112.3	0	0	0		
Large Green Belt site which is out of scale with the existing settlement. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.									
1286	Colliers Lane (land off), Shadwell, LS17	Not allocated as housing	72	3.2	0	0	0		
Sieved out - Not within the settlement hierarchy									
1287	Blind Lane (land at), Shadwell, LS17	Not allocated as housing	60	2.7	0	0	0		
Sieved out - Not within the settlement hierarchy									
1288	Manor Farm (land at), Shadwell, LS17	Not allocated as housing	294	13.1	0	0	0		
Sieved out - Not within the settlement hierarchy									
1289	Dowkell Lane (land north of), Thorpe Arch, Boston Spa	Not allocated as housing	317	12.1	0	0	0		
Sieved out - Not within the settlement hierarchy									
1290	Thorpe Arch - The Vicarage (land to rear of), Boston Spa	Not allocated as housing	25	0.8	0	0	0	0.02	
Sieved out - Not within the settlement hierarchy									
1291	Lilac Farm (land at), Lilac Farm, Collingham LS22	Not allocated as housing	183	8.1	0	0	0	2.52	2.53
Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.									
1292	Jewitt Lane (paddock at), Collingham, LS22	Not allocated as housing	31	1.1	0	0	0		
The site is within the existing settlement of Collingham, not within the Green Belt. However, Highways concerns regarding access to the site and the existing highway network. The site slopes significantly and mature trees surround the narrow entrance to the existing dwelling on site which reduces development potential.									
1293	Harewood Road (land at), Collingham LS22	Not allocated as housing	103	4.6	0	0	0		
Green Belt Site. Site is steeply sloping. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.									
1304	Larumrise (land to the west of), off Willow Lane, Clifford LS23	Not allocated as housing	56	2.1	0	0	0		
Sieved out - Not within the settlement hierarchy									
1309	Linton Lane (land to the rear of) LS22	Not allocated as housing	92	3.5	0	0	0		
Sieved out - Not within the settlement hierarchy									
1315	Holywell Lane / Bridle Path Road (land to east of), Shadwell LS17	Not allocated as housing	50	2.2	0	0	0		
Sieved out - Not within the settlement hierarchy									
1316	Bridle Path Road (land to north of), Shadwell, LS17	Not allocated as housing	33	1.2	0	0	0		
Sieved out - Not within the settlement hierarchy									
1324	Ling Lane - Stonecroft LS17 9JN	Not allocated as housing	22	0.8	0	0	0		
Sieved out - Not within the settlement hierarchy									

1329	Blackmoor Lane (land to north of), Bardsey, Leeds	Not allocated as housing	y	32	1.2	0	0	0		
Sieved out - Not within the settlement hierarchy										
1368	Rakehill Road (land south of), Barwick in Elmet	Not allocated as housing		71	3.1	0	0	0		
Green Belt site, adjoining the existing settlement on two sides. However, concerns regarding potential harm to the setting of the scheduled ancient monument and the conservation area. Highway concerns regarding poor access and narrow local roads. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
2059	Oakhill Cottage Farm, Shadwell LS17	Not allocated as housing		363	13.8	0	0	0		
Green Belt site. The site is an important gateway into the countryside from the ring road, with views from the ring road giving the edge of the main urban area a 'rural feel'. The northern boundary is connected to the existing settlement but the west and eastern boundaries are open, so the site does not relate well to the existing settlement form and is unacceptable in terms of Green Belt impact. Highway concerns regarding poor accessibility.										
2067	Thorp Arch Grange, Wetherby LS23	Not allocated as housing		16	0.6	0	0	0		
Sieved out - Not within the settlement hierarchy										
3019	Land off Whinmoor Lane Shadwell	Not allocated as housing	y	92	4.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
3020	Land at Elmete Lane Shadwell	Not allocated as housing	y	50	2.2	0	0	0		
Sieved out - Not within the settlement hierarchy										
3114	Barwick Road, Garforth	Not allocated as housing		38	1.2	0	0	0		
Green Belt site. Proposed HS2 rail route runs to the north of the site. The site is very isolated from the main settlement. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl and protecting the countryside from encroachment. Highways concerns re access - route to Garforth constrained by narrow railway bridge and access to the site itself is down a narrow unadopted road. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										
3126	Syke Lane, Scarcroft	Not allocated as housing	y	31	1.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
3127	Wetherby Road, Scarcroft	Not allocated as housing	y	114	5.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
3128	Land west of Deepdale Lane, Boston Spa	Not allocated as housing		59	2.2	0	0	0		
Green Belt site. No defensible boundary to the west of the site which could set a precedent for further sprawl. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
3129	Moor End, Boston Spa	Not allocated as housing		65	2.5	0	0	0		
Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
3130	Primrose Lane (west), Boston Spa	Not allocated as housing		96	3.7	0	0	0		
Green Belt site. Development would result in the crossing of Primrose Lane which is currently a strong defensible boundary, which could set a precedent for further sprawl which would reduce the Green Belt gap between Boston Spa and Clifford.										
3131	Primrose Lane (east), Boston Spa	Not allocated as housing		49	1.6	0	0	0		
Green Belt site. Development would result in the crossing of Primrose Lane which is currently a strong defensible boundary, which could set a precedent for further sprawl which would reduce the Green Belt gap between Boston Spa and Clifford.										

3133	Woodacre Lane (north), Bardsey	Not allocated as housing	47	1.7	0	0	0		
Green Belt site. The site is situated on a very steep slope. Highways raise concerns due to lack of access options and poor accessibility. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.									
3135	Land south of Wetherby Race Course (adj to Race Course)	Not allocated as housing	450	17.2	0	0	0		
The site is not within Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The development of the site is reliant on the development of 3136 for access. Development of the site would be unrelated to the existing settlement and represent a significant incursion into open countryside extending to the southeast of Wetherby. Presently the A1(M) forms a strong defensible boundary between the urban area and the countryside. The site would be isolated from the main urban area of Wetherby with very limited access across the A1(M) which creates a significant access barrier to the existing settlement.									
3136	Land south of Wetherby Race Course, Walton Road	Not allocated as housing	898	34.2	0	0	0		
The site is not within Green Belt, but is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. Development of the site would be unrelated to the existing settlement and represent a significant incursion into open countryside extending to the southeast of Wetherby. Presently the A1(M) forms a strong defensible boundary between the urban area and the countryside. The site would be isolated from the main urban area of Wetherby with very limited access across the A1(M) which creates a significant access barrier to the existing settlement.									
3309	Scarcroft Cottage, Wetherby Road, Scarcroft, Leeds, LS14 3HJ	Not allocated as housing	13	0.5	0	0	0		
Sieved out - Not within the settlement hierarchy									
3317	railway sidings at scholes	Not allocated as housing	75	3.3	0	0	0		
Green Belt site. The site is a disused railway track and is therefore linear and extends out into the Green Belt, totally unrelated to the existing settlement form. Development would create a linear island site not considered acceptable development in the Green Belt. Highways concerns regarding access.									
3322	Winnow Lane	Not allocated as housing	384	14.6	0	0	0		
Green Belt site. The development of the site would be unacceptable in Green Belt terms as it would result in unrestricted sprawl and fail to protect the countryside from encroachment. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.									
3323	Land at Brandon Golf Course, Shadwell	Not allocated as housing	118	4.5	0	0	0		
Sieved out - Not within the settlement hierarchy									
3325	Land at Thorne Lane Leeds	Not allocated as housing	142	6.3	0	0	0		
Green Belt site. The site is set in an isolated position and does not relate to any of the nearby settlements. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and encroachment of the countryside									
3332	High Trees School, Boston Spa	Not allocated as housing	27	0.8	0	0	0		
Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The site is also protected as green space.									
3333	Land off Ling Lane, Scarcroft	Not allocated as housing	65	2.9	0	0	0		
Sieved out - Not within the settlement hierarchy									
3363	Mill Lane, Bardsey	Not allocated as housing	11	0.4	0	0	0		
Sieved out - Not within the settlement hierarchy									
3371	Sweep Farm, Wetherby	Not allocated as housing	861	32.8	0	0	0		

Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.									
3375	Boundary between Green Belt and Urban Development	Not allocated as housing	45	1.7	0	0	0		
Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.									
3429	Land off Black Moor Lane, Bardsey	Not allocated as housing	59	2.6	0	0	0		
Sieved out - Not within the settlement hierarchy									
3437	Parlington Estate, Aberford	Not allocated as housing	53	2.4	0	0	0		
Sieved out - Not within the settlement hierarchy									
3438	Aberford Road, Aberford	Not allocated as housing	31	1.2	0	0	0		
Sieved out - Not within the settlement hierarchy									
3448	Land off Trip Lane Linton	Not allocated as housing	92	4.1	0	0	0		
Sieved out - Not within the settlement hierarchy									
3452	Land off Potterton Lane	Not allocated as housing	385	17.1	0	0	0		
Sieved out - Not within the settlement hierarchy									
3453	Land off Potterton Lane	Not allocated as housing	46	1.7	0	0	0		
Sieved out - Not within the settlement hierarchy									
3461	Land off Tith Barn Lane, Bardsey	Not allocated as housing	31	1.1	0	0	0		
Sieved out - Not within the settlement hierarchy									
3462	Land at Clifford Moor Road, Clifford	Not allocated as housing	0	0.4	0	0	0		
Sieved out - below 0.4ha									
4018	Shadwell Lane	Not allocated as housing	109	4.1	0	0	0		
Green Belt site. Development of the site would significantly reduce the Green Belt gap between Leeds conurbation and Shadwell and extend the linear form of the existing built up urban area. No Highways issues raised.									
4065	Piccolino's, south of A58, Collingham	Not allocated as housing	7	0.2	0	0	0		
Site is too small. Brownfield site situated within the urban area of Collingham. Acceptable for residential development in principle.									
4079	Site of Prison Social Club, Walton Road, Wetherby	Not allocated as housing	23	0.9	0	0	0		
Sieved out - Not within the settlement hierarchy									
4096	Nidd Vale Motors, Wetherby	Not allocated as housing	15	0.4	0	0	0		
Site is being pursued for alternative uses by the land owner, subject to planning permission.									
4151	Ferndale House Shadwell	Not allocated as housing	31	1.1	0	0	0		
Sieved out - Not within the settlement hierarchy									
4152	Aberford Road, Bramham	Not allocated as housing	12	0.4	0	0	0		

Existing green space site. Site to be retained for green space use and is not available for development.									
4154	Wike Ridge Lane, Alwoodly	Not allocated as housing	94	3.6	0	0	0	0	
Green Belt site adjacent to existing residential development on two sides. Local flooding/drainage concerns. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.									
4155	Land at Harewood Road, Collingham	Not allocated as housing	93	4.1	0	0	0	0	
Green Belt Site. The site is reliant on the development of an adjacent site to round off the settlement. Site is steeply sloping. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.									
4162	Land to the rear of Woodland Gardens, Scarcroft	Not allocated as housing	38	1.4	0	0	0	0	
Sieved out - Not within the settlement hierarchy									
4163	Woodland Gardens, Scarcroft	Not allocated as housing	12	0.5	0	0	0	0	
Sieved out - Not within the settlement hierarchy									
4165	Hampson House, Bardsey	Not allocated as housing	11	0.4	0	0	0	0	
Sieved out - Not within the settlement hierarchy									
4166	Land South of Shadwell Lane	Not allocated as housing	159	6.1	0	0	0	0	
Green Belt site. Unacceptable impact on the Green Belt in terms of sprawl and coalescence as it would significantly reduce the gap between main urban area of Leeds and Shadwell.									
4170	Whinmoor Lane, Shadwell	Not allocated as housing	0	1.5	0	0	0	0	
Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route.									
4201	Land at Rose Croft, East Keswick,	Not allocated as housing	33	1.2	0	0	0	0	
Sieved out - Not within the settlement hierarchy									
4218	Thorp Arch & Boston Spa Cricket Ground	Not allocated as housing	39	1.1	0	0	0	0	
Sieved out - Not within the settlement hierarchy									
4221	Barwick	Not allocated as housing	13	0.5	0	0	0	0	
Brownfield site, not within the Green Belt. Significant tree cover to the north section of the site. Access concerns.									
4229	Land behind Wyncroft Court, Barwick in Elmet	Not allocated as housing	61	2.7	0	0	0	0	
Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.									
4234	Field & Well Opposite 4 Oaks Farm, Boston Spa	Not allocated as housing	29	0.8	0	0	0	0	
Site situated within conservation area. No suitable options to safely access the site									
5022	Land South Of Main Street, Shadwell LS17 8ES	Not allocated as housing	105	4	0	0	0	0	
Sieved out - Not within the settlement hierarchy									
5134	Land at Wetherby Road/Walton Road Walton	Not allocated as housing	270	12	0	0	0	0	
Sieved out - Not within the settlement hierarchy									
5154	Land north of Bramham Road Thorne	Not allocated as housing	92	4.1	0	0	0	0	

Sieved out - Not within the settlement hierarchy										
5162	Land at Whinmoor Lane Redhall	Not allocated as housing	508	19.4	0	0	0	0		
Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.										
5163	Land at Wike Ridge Lane Slaid Hill	Not allocated as housing	129	4.9	0	0	0	0		
Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment.										
5168	Wood Farm south of Ling Lane Scarcroft	Not allocated as housing	778	34.6	0	0	0	0		
Sieved out - not within the settlement hierarchy										
CFSM033	NEB Site, Scarcroft Lodge, Scarcroft, Leeds	Not allocated for mixed use	0	4.8	0	0	0	0		
Not within the settlement hierarchy										
CFSM038	Land at Parkhouse Farm, Aberford, Leeds	Not allocated for mixed use	0	1.1	0	0	0	0		
Along with CFSM039, significant incursion into the Green Belt north of the motorway. Without site CFSM039, this site would be isolated.										
CFSM039	Land at Parlington, Aberford, Leeds	Not allocated for mixed use	0	28.4	0	0	0	0		
Unwarranted incursion into the greenbelt										
CFSM053	Land at Home Farm, Aberford	Not allocated for mixed use	0	2.2	0	0	0	0		
Sieved out - not within the settlement hierarchy										
HG1-29	Linton Road - Raintree Lodge, Wetherby	Identified housing (permitted)	4	0.5	11.5	1.24	12.74	43.64	1.21	0.16
ref 793 site already developed										
HG1-30	Wetherby Health Centre	Identified housing (permitted)	8	0.4	0	0	0	38.89		
SHLAA ref 3186 site already developed										
HG2-220	Moor End, Boston Spa	Identified housing (permitted)	9	0.6	0	0	0			
ref 103 site already developed										
HG2-223	Wike Ridge Road, Alwoodley									
3391 Headley Hall, Bramham										
Landowner has confirmed that the site is not available			3000	276	0	0	0			

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

Please note that Outer North East has two sites with high proportions of land in SFRA Zone 2, but where more recent EA data shows no areas of high flood risk. The EA data is relied upon because it is more up-to-date.

The majority of plan period sites within the Outer North East HMCA are within flood zone 1. In total these sites can deliver 3,077 dwellings of the 5,000 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, to explore the whether development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1.

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
3100832	Avenue D Thorp Arch T E	Identified employment (UDP)		4.3	0	0	0					
3103954	Park Hill Farm Park Hill Studio Walton Road Wetherby	Identified employment (permitted)		0.5	0	0	0					
3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23 7bj	Identified employment (permitted)		1.6	0	0	0					
3104450	Land at Rudgate Walton Wetherby	Identified employment (permitted)		0.7	0	0	0					
3203550	Holmecroft York Road Ls13 4	Identified employment (permitted)		2.3	0	0	0					
3103750	Wighill Lane & Rudgate, Thorp Arch Ind Estate	Identified employment (UDP)		0	0	0	0					
EMP00337	Avenue D & E Thorp Arch Estate	Identified employment (UDP)		0	0	0	0					
1046	Spofforth Hill, Wetherby LS22	Identified housing (permitted)	325	15.4	0	0	0					
777	Churchfields, Boston Spa	Identified housing (UDP)	170	8.6	0	0	0	5.15	1.51		1.5	
15	Wetherby Road - Scarcroft Lodge, Scarcroft	Housing allocation	130	5.8	0	0	0					
778	Bowcliffe Road - Bramham House, Bramham	Identified housing (UDP)	30	2.1	0	0	0					
4074	Forensic Science Lab, Sandbeck Lane, Wetherby	Identified housing (permitted)	57	2	0	0	0					
HG2-20	Mercure Hotel, Wetherby Road, Wetherby (extended to include Micklethwaite Farm)	Housing allocation	86	1.9	0	0	0					
757	Harewood Village Farm	Identified housing (UDP)	18	1.2	0	0	0					
1154 and 3132	Church Street (land to east of), Boston Spa LS23, merged with SHLAA site 3132	Housing allocation	36	1.7	0	0	0					
786	Aberford Road - Bramham Lodge	Identified housing (permitted)	11	1	0	0	0					
1041	Wetherby Road (land to east of Castle Mona Lodge), Scarcroft	Identified housing (permitted)	11	1	0	0	0					
4070	Black Horse Farm, South Approach, Aberford	Identified housing (UDP)	5	0.9	0	0	0					
3152	Spenn Common Lane, Bramham	Identified housing (permitted)	9	0.8	0	0	0					
785	Syke Lane/Moses Syke, Scarcroft	Identified housing (permitted)	11	0.7	0	0	0					
798	Station Road (37-51), Scholes	Identified housing (permitted)	1	0.7	0	0	0					
4068	Land to the East of Belle Vue Avenue, Scholes	Housing allocation	15	0.6	0	0	0					

HLA3100390	Land To Rear Of 20-30 Syke Lane, Scarcroft, Leeds	Identified housing (permitted)	9	0.6	0	0	0	0				
4150	Farfield House, Bramham	Housing allocation	14	0.5	0	0	0	0				
90	Church Lane (27) - St Vincents School, Boston Spa	Identified housing (permitted)	13	0.5	0	0	0	0				
787	Linton Springs, Sicklinghall Road, Linton	Identified housing (permitted)	16	0.5	0	0	0	0				
4076	Benfield Ford, Deighton Road, Wetherby	Identified housing (permitted)	56	0.5	0	0	0	0				
1153	Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church	Housing allocation	10	0.4	0	0	0	0				
71	Thorp Arch Grange, Walton Road, Thorp Arch	Identified housing (permitted)	14	0.4	0	0	0	0				
3353	Wetherby LS23 6HJ	Identified housing (permitted)	5	0.4	0	0	0	0				
3223	Elmhurst, Elmwood Lane, Barwick In Elmet	Identified housing (permitted)	1	0.3	0	0	0	0				
4072	White House Farm, Bunkers Hill, Aberford, LS25	Identified housing (permitted)	5	0.3	0	0	0	0				
5139	HALLFIELD LANE WETHERBY	Identified housing (permitted)	9	0.2	0	0	0	0				
HLA3104350	REAR OF 134-140 HIGH STREET, BOSTON SPA, WETHERBY, LS23 6BW	Identified housing (permitted)	6	0.2	0	0	0	0				
HLA3104250	201 HIGH STREET BOSTON SPA	Identified housing (permitted)	10	0.1	0	0	0	0				
HLA3104340	FORMER GEORGE & DRAGON, HIGH STREET, WETHERBY, LS22 6LT	Identified housing (permitted)	2	0.1	0	0	0	0	93.87			
HG2-227	Wealston Prison	Housing allocation	142	6.3	0	0	0	0				
MX2-39	Parlington	Housing allocation with mixed uses	1850	261.7	0	0	0	0				
			3077									

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

The Sequential Test

In the Outer North East HMCA, 3077 dwellings can be achieved on sites within zone 1 flood risk, leaving 1,923 dwellings to be found from the 5,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. Outer North East has three such sites listed in Table 3 below, which provides a capacity of 1920 dwellings. Deducting these from the 1,923 dwellings means that 3 dwellings still need to be found.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. In Outer North East there are two sites as set out in Table 4 allowing 21 dwellings to be deducted. This means that the 5,000 target has been met.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, these are set out in Table 5 and provide for a total capacity of dwellings of 42.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aii, there is one site with 5 dwellings in this zone.

The revised Publication Plan for the Outer North East HMCA can therefore meet the 5,000 target without having to allocate any sites with significant amounts of land in zone 3ai or zone 3aii. However, it is recognised that some sites already have planning permission and therefore are already counted in. Furthermore the number of dwellings is not excessively over the target and therefore it is prudent to include other sites as a contingency measure. The four sites with some land in zone 3ai and 3aii need to be assessed individually in terms of the Exception Test.

Surface water and other sources of flooding

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site within flood zone							
5166	Land at Sandbeck Lane Wetherby	Housing allocation	165	6.3	2.04	7.56	9.6	9.25	7.22			
797	East Leeds Extension	Identified housing (UDP)	675	204.5	0.58	4.36	4.94	1.85	1.43			
HG2-226	Land to the east of Wetherby	Housing allocation	1080	47.6	2.05	10.06	12.11	12.11	10.06			
			1920									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HLA3104180	THE BIGGIN GREAT NORTH ROAD BRAMHAM	Identified housing (permitted)	7	0.1	75.63	0	75.63	75.63				
1127	Woodacre Green and Bankfield (land to south), Bardsey	Identified housing (UDP)	14	1.2	42.27	3.61	45.88	45.89	3.61		1.39	
			21									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
783	Bowcliffe Road Timber Yard, Bramham	Identified housing (permitted)	14	0.9	81.02	18.42	99.44	99.44	16.8		5.67	
5126	Keswick La, Bardsey	Identified housing (UDP)	10	0.3	1	11.93	12.93	12.89	11.93			
HG2-225 ref 5285	Land at the Rowans, Wetherby	Housing allocation	18	0.6	87.26	12.02	99.28	99.28	11.99			
			42									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
780	First Avenue, Bardsey	Identified housing (permitted)	5	0.6	4.33	79.32	83.65	79.32	79.32		72.82	

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

Exception Test

Four sites in Tables 5 and 6 need to be subject to the Exception Test in the Outer North East HMCA.

OUTER NORTH EAST HMCA EXCEPTION TESTS

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the Leeds Strategic Flood Risk Assessment; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 4 sites in the Outer North East HMCA which require the Exception Test to be applied. These sites are:

780 First Avenue, Bardsey
783 Bowcliffe Road Timber Yard, Bramham
5126 Keswick lane, Bardsey
5285 Land at the Rowans, Wetherby (HG2-225)

Exception Test for Site 780 First Avenue, Bardsey	
Flood Risk Zone: Mainly zone 3ai and small area of 3b	
Proposed uses subject of Exception Test: Housing (estimated 5 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning consent.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
A Flood Risk Assessment was submitted by the developer and this was accepted by the Environment Agency, subject to the inclusion of conditions.	
Conclusion	
This site has already been developed. A flood Risk Assessment was submitted by the developer and this included a number of measures to protect the site against flooding, as well as flood mitigation to ensure that the development did not increase flood risk elsewhere	

Exception Test for Site 783 Bowcliffe Road Timber Yard, Bramham**Flood Risk Zone: Zone 2, some zone 3ai and small area of 3b****Proposed uses subject of Exception Test: Housing (estimated 14 units)****A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?**

Yes	Explain how: The site already has a planning consent. Sustainability appraisal site assessment: scores positively for re-use of brownfield land, walking distance to health facilities and accessibility to the highways network. Scores negatively for nature conservation effects and loss of agricultural land and for flood risk.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

A Flood Risk Assessment was submitted by the developer and this was accepted by the Environment Agency, subject to the inclusion of conditions.

Conclusion

A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere. Site specific wording should note that the zone 3b functional floodplain part of the site must be kept open for flood storage.

Exception Test for Site 5126 Keswick lane, Bardsey**Flood Risk Zone: 3a(i) and 2****Proposed uses subject of Exception Test: Housing (estimated 10 units)****A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?**

No	Explain how: Sustainability appraisal site assessment: there are 5 double negative scores and only one minor positive.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that a small part of the site is located within Flood Zone 3A(i). The EA Flood Map indicates that the same part of the site is located within Flood Zone 3.
 - Additional modelling of the beck and topographical survey of the site is required in order to make a more accurate assessment of flood risk at the site. [Note: if the land is raised in order to take it out of flood plain the developer will have to contribute to off-site flood improvements to mitigate the impacts]
 - Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
 - Higher ground can be found at other locations within the site.
 - The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
 - The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
 - Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
 - Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
 - In terms of drainage, the site is classed as a 'green-field'. Any future development would have to incorporate SuDS measures to mimic greenfield runoff.

Conclusion

The site did not score well in the sustainability appraisal and therefore it cannot be shown that there are sustainability reasons for allocating the site that outweigh the flood risk. Only a small part of the site is affected by flood risk, therefore it may be possible to avoid built development in that part of the site. It is therefore recommended that either the boundary of the site be amended to exclude the high flood risk area or that the site specific criteria for this site should specify that the high flood risk part of the site must be avoided for housing or other 'more vulnerable' use.

Exception Test for Site 5285 Land at the Rowans, Wetherby	
Flood Risk Zone: Zone 2, some zone 3ai	
Proposed uses subject of Exception Test: Housing (18 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning consent. Sustainability appraisal site assessment:
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
A Flood Risk Assessment was submitted by the developer and this was accepted by the Environment Agency, subject to the inclusion of conditions.	
Conclusion	
A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere.	

Conclusion

The first and last sites in the exception test schedule have been developed. The further two sites are required to have passed an Exception Test in the Outer North East HMCA. One of them already has a planning consent, the other, site 5126 at Keswick Lane, does not have any overriding sustainability reasons that outweigh the flood risk, however only a small part of the site is affected by flood risk. This site should only proceed to allocation if it can be shown that the site can be developed so that the built development avoids the high flood risk parts of the site.

Flood Risk Sequential Test Background Paper (amends)

September 2015

Housing Sites

Sequential and Exception Tests by Housing Market Characteristic Areas

Order of HMCAs:

Aireborough

City Centre

East

Inner

North

Outer North East

Outer North West

Outer South

Outer South East

Outer South West

Outer West

1. AIREBOROUGH

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For Aireborough 2,300 dwellings are required (3% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

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

Sites not proposed for allocation

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

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
2038	Low Mills, Guiseley	Not allocated as housing		144	7.2	2.22	25.83	28.05	24.53	20.85			
The majority of the site is not in the green belt (0.01% is) and is well contained. Flooding and Highway issues regarding access can be mitigated against as part of the design and layout of the site.													
2162	Warm Lane (north of), Yeadon	Not allocated as housing		72	2.8	0.07	4.84	4.91	2.69	2.12			
Green Belt site. Development of site 2162 in isolation would be unrelated to the existing settlement pattern <u>and would set a precedent for unrestricted sprawl.</u> <u>Significant public objection. Proposed conservation area.</u>													
2160	Scotland Lane, Ling Bob, Horsforth	Not allocated as housing		0	72.9	0.12	1.33	1.45	1.49	1.28			
Green Belt site. The site is not supported by Highways and development would lead to urban sprawl.													
2163B	Park Road (South of) Sodhall Hill, Guiseley	Not allocated as housing		76	13	0.19	0.47	0.66	0.92	0.8			
Green Belt site. The site has been split in two as the southern section is considered unsuitable for development due to Highways concerns and as development would not be well related to the existing settlement pattern. The quality of the road network would prevent a large development (both A and B) in this area.													
63	Woodlands Drive - Cragg Wood Nurseries, Rawdon	Not allocated as housing	y	33	1.1	0	0	0					
Not within settlement hierarchy													
1017	Hawksworth Lane (land at), Hawksworth Nurseries	Not allocated as housing	y	31	1	0	0	0					
Not within settlement hierarchy													
1103	Bradford Road, Guiseley LS20	Not allocated as housing		7	0.2	0	0	0					
Planning permission implemented. Site boundary amended to delete retail element from the site. Site suitable for housing, but too small for allocation..													
1104	Greenside Farm, Yeadon LS19	Not allocated as housing		58	2.2	0	0	0					
Green Belt site. Existing city farm on site. Development of site 1104 in isolation would constitute urban sprawl. Proposed conservation area.													
1148	Bradford Road (land off), Guiseley	Not allocated as housing		539	20.5	0	0	0					
Green Belt site. Development of the site would result in a breach of Thorpe Lane, an important boundary preventing sprawl towards Bradford. The Green Belt is necessary to prevent coalescence between settlements of Guiseley and Menston. The site is attractive and a designated Special Landscape Area.													
1180B	Coach Road (land off), Guiseley LS20	Not allocated as housing		72	2.7	0	0	0					

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Green Belt site. The site has been split in two as the southern section is considered unsuitable for development due to Highways concerns and the fact that development would not be well related to the existing settlement pattern.													
1186	Cross Lane (land at), off Carlton Lane, Guiseley LS21	Not allocated as housing	y	77	3.4	0	0	0					
Not within settlement hierarchy													
1189	Bramston Lodge (land at), Carlton, Near Yeadon	Not allocated as housing	y	59	2.6	0	0	0					
Not within settlement hierarchy													
1194	Thorpe Lane (land at) - Hawksworth Lane, Guiseley LS20	Not allocated as housing		58	2.2	0	0	0					
Green Belt site. The site is not considered to be well connected to the urban area. Thorpe Lane is a main road and acts a strong defensible boundary that should not be breached. Development of the site would set a precedent for urban sprawl.													
1254	Moor Lane (land at), Guiseley	Not allocated as housing	y	39	1.2	0	0	0					
Not within settlement hierarchy													
1255A	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	Not allocated as housing		180	6.8	0	0	0					
Green Belt site. Site 1255 has been split into two sections, as the northern section is not considered suitable for development. Development of site A would constitute urban sprawl and unacceptable pressure on highway capacity.													
1256	Wills Gill (land at), off Carlton Lane, Guiseley	Not allocated as housing		289	11.1	0	0	0					
Green Belt site. The site is not well connected to the urban area, and would not constitute rounding off of the settlement. As such development would represent urban sprawl. The site has access constraints.													
1311B	Coach Road (land to the south of) , Guiseley	Not allocated as housing		38	1.2	0	0	0					
Green Belt site. The site has been split in two as the southern section is considered unsuitable for development. Development of site B would extend further into the green belt and not relate well to the existing settlement pattern.													
1326	Town End (land at), Carlton, Yeadon LS19	Not allocated as housing	y	301	13.4	0	0	0					
Not within settlement hierarchy													
2118	Haw Lane, Yeadon	Not allocated as housing		60	2.3	0	0	0					

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
This site is designated as a Village Green and so is not considered suitable for development.													
2119	Canada Road, Rawdon	Not allocated as housing		34	1.1	0	0	0					
Whilst the site is considered to be well related to the urban area, Highways object to development of the site due to poor visibility of site access.													
2161	Westfield Mount (west of), Yeadon	Not allocated as housing		83	3.2	0	0	0					
Part Green Belt. The site has no road frontage and would require the development of the adjoining SHLAA site 2038 for access purposes. The western section of the site is a designated Site of Special Scientific Interest (SSSI) and could not be developed. The eastern section is covered in dense trees and is also considered unsuitable.													
3028	Kelcliffe Lane, Guiseley	Not allocated as housing		396	11.5	0	0	0					
Green Belt site. Visible location above the urban area. Development would constitute urban sprawl, unrelated to the existing settlement pattern. Highways issues regarding access.													
3030	Banksfield Crescent, Yeadon	Not allocated as housing		101	3.8	0	0	0					
Green Belt site. Part of the site also falls within the designated Village Green. Development of the site in isolation would be unrelated to the existing settlement pattern and constitute urban sprawl.													
3031	Land Behind 1-19 Westfield Oval, Yeadon	Not allocated as housing		41	1.3	0	0	0					
Green Belt site, not particularly well related to the existing settlement pattern. Highways concerns re access - adoptable highway not considered achievable.													
3033	Land to east of Apperley Lane	Not allocated as housing		214	8.2	0	0	0					
Green Belt site. <u>The site performs an important role in safeguarding the countryside from encroachment.</u> Development of site 3033 in isolation would be unrelated to the existing settlement pattern. <u>Significant public objection. Proposed conservation area.</u>													
3034	Cold Harbour Farm, Bayton Lane, Yeadon	Not allocated as housing		0	74.6	0	0	0					
Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.													
3326	Land at Rawdon, Leeds	Not allocated as housing		200	7.6	0	0	0					
Green Belt site. The site contains a Site of Ecological or Geological Interest (SEGI) and is not considered suitable for development. The area not covered by a SEGI is separated from the settlement and given the sensitive nature of the area development is not considered appropriate.													
5151	Land N of Holmehurst off Apperley Lane Rawdon	Not allocated as housing		37	1.2	0	0	0					
A Green Belt site located within Cragg Wood Conservation Area. Existing properties located in proximity to the site which lie within the Green Belt boundary, development of the site would create an irregular Green Belt boundary potentially leading to further urban sprawl and narrowing the gap between Leeds and Bradford.													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
5152	Land S of Holmehurst off Apperley Lane Rawdon	Not allocated as housing		82	3.1	0	0	0					
A Green Belt site in Cragg Wood Conservation Area. Whilst the site lies adjacent to existing properties within the Green Belt, designation would separate the site from the built up area and create an irregular Green Belt boundary leading to further potential urban sprawl and narrowing the gap between Leeds and Bradford.													
5260	Land east of Layton Lane, Rawdon	Not allocated as housing		53	2	0	0	0					
Green belt site. Attractive open site, highly visible part of the green belt gap between Rawdon and Horsforth to the north-east of the A65. Provides a visual link to green belt land beyond the site.													
5316	Coney Park, Yeadon	Not allocated as housing		800	35.5	0	0	0					
The northern part of the site falls within Green Belt. Whilst adjacent to the industrial buildings on Harrogate Road and Cemetery Road it is not well connected to the built up area of Yeadon. The northern boundary of the site is not well defined and introducing new residential uses would lead to isolated residential development.													
5251	LCC Depot, Henshaw Lane, Yeadon	Not allocated as housing		54	1.5	0	0	0					
Brownfield site currently in use as council depot for waste, environmental action and highways services. If these were to relocate to suitable alternative locations, this site would be suitable for residential development as it would relate well to existing residential development to the north and identified site HG1-12 to the east. However, alternative sites for all of these uses have not been identified and so there is no certainty about the future availability of this site.													

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

The majority of plan period sites Aireborough are within flood zone 1. In total these sites can deliver 1,962 ~~2,190~~ dwellings of the 2,300 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
EG1-1	Coney Park Harrogate Rd Yeadon Ls19	Identified employment (permitted)		16.5	0	0	0					
EG1-2	Airport West Ph3 Warren House Lane Yeadon Ls19	Identified employment (permitted)		0.5	0	0	0					
EG1-3	White House Lane Yeadon Ls20	Identified employment (permitted)		4.6	0	0	0					
EG1-4	Adj Westfield Mills Yeadon	Identified employment (UDP)		0.1	0	0	0					
EG1-5	Park Mill Leeds Road, Rawdon	Identified employment (permitted)		1.6	0	0	0					
EG2-1	Land to side Netherfield Mills, Netherfield Road, Guiseley	Employment allocation (general)		0.4	0	0	0					
EO1-1	Warren House Lane Harrogate Rd Yeadon Ls19	Identified employment (permitted)		0.8	0	0	0					
EO1-2	Ph3 Rawdon Park Green Lane Yeadon	Identified employment (permitted)		0.2	0	0	0					
HG1-1	Bradford Road - High Royds, Menston	Identified housing (permitted)	349	24.1	0	0	0					
HG1-2	Netherfield Road - Cromptons, Guiseley	Identified housing (permitted)	116	4.6	0	0	0					
HG1-3	Netherfield Road, Guiseley	Identified housing (permitted)	98	3.2	0	0	0					
HG1-4	The Drop Inn 29 Town Street Guiseley	Identified housing (permitted)	6	0.2	0	0	0					
HG1-5	Parkside Works Otley Road Guiseley	Identified housing (permitted)	7	0.2	0	0	0					
HG1-6	Springfield Road - Springhead Mills, Guiseley	Identified housing (permitted)	54	1.9	0	0	0					
HG1-7	Former Dairy Crest Site, Queensway, Guiseley	Identified housing (permitted)	14	0.6	0	0	0					
HG1-8	107 Queensway Yeadon	Identified housing (permitted)	9	0.1	0	0	0					
HG1-9	Haworth Court, Chapel Lane	Identified housing (permitted)	45	0.6	0	0	0					
HG1-10	Greenlea Road, Yeadon	Identified housing (permitted)	30	1	0	0	0					
HG1-11	Station Garage, Henshaw Lane, Yeadon	Identified housing (permitted)	5	0.3	0	0	0					
HG1-12	Green Lane (land to the rear of Naylor Jennings Mill), Yeadon	Identified housing (permitted)	171	6	0	0	0					
HG1-13	26-28 New Road Side Horsforth	Identified housing (permitted)	5	0	0	0	0					
HG1-14	Batter Lane, Rawdon	Identified housing (permitted)	4	0.4	0	0	0					
HG2-1	New Birks Farm, Ings Lane, Guiseley	Housing allocation	160 298	11.3	0.04	0	0.04	0.04				
HG2-2	Wills Gill, Guiseley	Housing allocation	133	5.1	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG2-3	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	Housing allocation	234	8.9	0	0	0					
HG2-4	Hollins Hill and Hawkstone Avenue, Guiseley	Housing allocation	80	3	0	0	0					
HG2-5	Coach Road/Park Road Guiseley	Housing allocation	83	5.3	0	0	0					
HG2-6	Silverdale Avenue (land at), Guiseley	Housing allocation	32	2	0	0	0					
HG2-7	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	Housing allocation	7	0.4	0	0	0					
HG2-8	Kirkland House, Queensway, Yeadon	Housing allocation	17	0.5	0	0	0					
HG2-9	Land at Victoria Avenue, Leeds	Housing allocation	102	3.9	0	0	0					
HG2-10	Gill Lane, Yeadon LS19	Housing allocation	155	5.9	0	0	0	0.83	0.63			
HG2-11	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	Housing allocation	6	0.5	0	0	0					
HG2-12	Woodlands Drive, Rawdon	Housing allocation	25 130	4.9	0	0	0					
<u>HG2-229</u>	<u>The Old Mill, Miry Lane, Yeadon</u>	<u>Housing allocation</u>	<u>15</u>	<u>0.4</u>	<u>0</u>	<u>0</u>	<u>0</u>					
			2190 1962									

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

The Sequential Test

In Aireborough HMCA ~~2,190~~ 1,962 dwellings can be achieved on sites within zone 1 flood risk, leaving ~~110~~ 338 dwellings to be found from the 2,300 target.

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

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

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

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

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

Surface water and other sources of flooding

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

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

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

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

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-96	Low Hall Road -Riverside Mill, Horsforth LS19	Identified housing (permitted)	54	7.9	16.89 <u>32.32</u>	23.49 <u>23.49</u>	40.38 <u>55.81</u>	39.94	27.21	18.86	9.29	

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

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

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

AIREBOROUGH HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test. For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the Leeds Strategic Flood Risk Assessment; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

Only one site is allocated for housing or mixed use in the Aireborough HMCA which requires the Exception Test to be applied. This site is:

HG1-96 Riverside Mill, Low Hall Road, Horsforth, LS19

Exception Test for Site HG1-96 Riverside Mill, Low Hall Road, Horsforth	
Flood Risk Zone: 3a(ii), 3a(i) and 2 , small part of site in zone 3b	
Proposed uses subject of Exception Test: Housing (estimated 54 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning consent. Sustainability appraisal site assessment: Not assessed
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
Yes an FRA was submitted with the planning application	
Conclusion	
A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere. There must be no built development in the zone 3b functional floodplain.	

Conclusion

Site HG1-96 at Riverside Mill, Low Hall Road, Horsforth is the only site in the Aireborough HMCA that is required to have passed the Exception Test. This site already has a planning consent and has already been subject to Flood Risk Assessment and the Sequential and Exception Tests through the application process. Provided the scheme is implemented according to the planning consent, the Exception Test does not have to be done again.

2. CITY CENTRE

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the City Centre 10,200 dwellings are required (15.5% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

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

Sites not proposed for allocation

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

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
396	Call Lane - The Chandlers LS2	Not allocated as housing		7	0.1	0	100	100	100	99.91			
Land area not available for 7 further dwellings.													
2024	Kirkstall Road Car Park	Not allocated as housing		233	0.7	9	91	100	100	90.65	91		
Office and greenspace preferred on surface car park site in busy road junction.													
AV8	Former Yorkshire Chemicals East, Black Bull St	Not allocated as housing		0	1.7	0	100	100	100	100	97.37		
Site is proposed for the Ruth Gorse Academy which is scheduled to open in September 2016 (planning application submitted April 2015). Assumed that it is not available for housing/office development. However, site would be suitable for these housing/employment uses should it become available unexpectedly.													
5167	Wellington Plaza Wellington Street Leeds	Not allocated as housing		10	0.1	45.75	3.4	49.15	49.03	2.05			
No prospect of coming forward, functioning as office space - DM advice. Development interest expressed for residential redevelopment with a small amount of office space. Such development would have policy support in this location.													
2002	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	Not allocated as housing		100	1.1	6.76	30.19	36.95					
Premises occupied. Site not available.													
1267	Kidacre Street - former gas works site	Not allocated as housing		200	4.3	33.76	3.11	36.87	36.9	3.24			
Site currently blighted by HS2													
459	Eastgate/Harewood Quarter LS2	Not allocated as housing		450	6.8	1.54	33.58	35.12	9.3	7.34			
Phase 1 south of Eastgate under construction with no residential or office content. Phase 2 north of Eastgate likely to follow suit.													
455	Wellington Street – Lumiere	Not allocated as housing		838	0.5	9.24	0.27	9.51	9.48	0.22			
Site under construction as non-residential office scheme.													
2014	Kidacre Street, Motorcycle Training Area	Not allocated as housing		50	0.8	5.42	0	5.42	5.46				
Site currently blighted by HS2													
2013	Pottery Fields, Kidacre Street	Not allocated as housing		30	1.4	0	3.65	3.65		4.46			
Site currently blighted by HS2													
AV97	Dransfield House, Mill Street	Not allocated as housing		0	0.8	0.47	2.36	2.83					
Site not available for development.													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
403	New Station Street (18-24) LS1	Not allocated as housing		6	0	0	0	0					
Recent implementation of bar scheme renders residential development highly unlikely.													
420	Park Row (8)	Not allocated as housing		75	0.1	0	0	0					
Suitable for conversion to residential development with offices at lower floor levels. Residential development interest shown through lapsed permission 20/324/00/FU.													
425	Albion Place - Leeds Club	Not allocated as housing		9	0.1	0	0	0					
Not available for residential or office development. Building in full use as a hospitality venue.													
462	Call Lane 52	Not allocated as housing		14	0	0	0	0					
Ground floor now established as a night club. Availability and suitability questionable.													
1020	Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2	Not allocated as housing		2	0	0	0	0					
Not suitable. Applications for dwellings have been refused planning permission.													
1140	Pontefract Lane (land west of), Richmond Hill LS9	Not allocated as housing		132	2.2	0	0	0					
No indication that this site is available for redevelopment. Buildings are occupied by a variety of businesses.													
2005	Trafalgar Street	Not allocated as housing		137	0.4	0	0	0					
Site thriving as multi-storey car park therefore not available.													
2008	Crown Street - White Cloth Hall LS2	Not allocated as housing		5	0.1	0	0	0					
Suitable site for conservation led refurbishment and redevelopment with ground floor retail and upper floor residential.													
2012	Meadow Lane frontage - Apex Business Park	Not allocated as housing		298	3.4	0	0	0		0			
Site currently blighted by HS2													
2028B	Great George Street - LGI	Not allocated as housing		623	7.1	0	0	0					
These parts of the LGI are likely to be retained in hospital use, so will not be available for development.													
5011	St Alban's Place, Leeds City Centre	Not allocated as housing		202	0.6	0	0	0					
Land not available for scheme.													
AV95	New Hope Church, Saxton Lane	Not allocated as housing		0	0.5	0	0	0					
Site not available for development													
231	Kirkgate Phase II	Housing allocation with mixed uses		65	0.3	0	0	0					
Site expected to proceed as a non-residential development scheme without offices													

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

The majority of plan period sites within the City Centre are within flood zone 1. In total these sites can deliver 3,798 dwellings of the 10,200 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV18	Marsh Lane	Aire Valley mixed use allocation	289	3.7	0	0	0					
AV19	Marsh Lane / Saxton Lane	Identified housing	80	0.2	0	0	0					
AV20	Yorkshire Ambulance Station, Saxton Lane	Housing allocation	95	0.6	0	0	0					
AV22	Former Richmond Inn, Upper Accommodation Road	Housing allocation	10	0.4	0	0	0					
AV27	Former Leeds College of Technology, East Street	Identified housing	39	0.2	0	0.01	0.01					
AV39	East Street Mills	Identified housing	7	0.5	0	0	0					
EO1-26	6 Queen Street And 28a York Place LS1	Identified employment (permitted)		0.2	0	0	0					
EO1-27	Extension At Cloth Hall Court Infirmary Street LS1	Identified employment (permitted)		0.3	0	0	0					
HG1-419	22-23 Blenheim Terrace, Leeds, LS2 9HD	Identified housing (permitted)	9	0.1	0	0	0					
HG1-420	8 Blenheim Terrace, Woodhouse Lane, Woodhouse, Leeds, LS2 9HZ	Identified housing (permitted)	6	0	0	0	0					
HG1-421	3-4 Blenheim Terrace LS2	Identified housing (permitted)	1	0.1	0	0	0					
HG1-422	8 Springfield Mount, Leeds LS2 9ND	Identified housing (permitted)	9	0	0	0	0					
HG1-423	Springfield Mount (19), Woodhouse LS2 9NG	Identified housing (permitted)	7	0.1	0	0	0					
HG1-424	44 Clarendon Road, LS2 9PJ	Identified housing (permitted)	5	0	0	0	0					
HG1-425	29-31 Hyde Park Terrace LS2	Identified housing (permitted)	6	0.1	0	0	0					
HG1-426	25-27 Hyde Terrace LS1	Identified housing (permitted)	11	0.1	0	0	0					
HG1-427	23 Hyde Terrace LS2	Identified housing (permitted)	6	0	0	0	0					
HG1-428	40 Clarendon Road LS2	Identified housing (permitted)	6	0.1	0	0	0					
HG1-429	36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ	Identified housing (permitted)	7	0.1	0	0	0					
HG1-430	15-19 Hyde Terrace, Leeds, LS2 9LT	Identified housing (permitted)	14	0.1	0	0	0					
HG1-431	65 Clarendon Road, Leeds, LS2 9NZ	Identified housing (permitted)	12	0.1	0	0	0					
HG1-432	31 Clarendon Road, LS2 9NZ	Identified housing (permitted)	10	0.1	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-433	Clarendon House, 20 Clarendon Road	Identified housing (permitted)	24	0.2	0	0	0					
HG1-434	20-28 Hyde Terrace, Leeds LS2 9LN	Identified housing (permitted)	27	0.1	0	0	0					
HG1-436	Leeds Metropolitan University LS1 3HE	Identified housing (permitted)	145	1.7	0	0	0					
HG1-437	21 - 23 Queen Square	Identified housing (permitted)	5	0	0	0	0					
HG1-438	18 Queen Square, Leeds, LS2	Identified housing (permitted)	7	0	0	0	0					
HG1-440	17 Regent Street Sheepscar	Identified housing (permitted)	73	0.2	0	0	0					
HG1-441	Kendall Carr, Hanover Mount, Woodhouse	Identified housing (permitted)	23	0.2	0	0	0					
HG1-442	Hanover Square (32) LS3 1AW	Identified housing (permitted)	7	0	0	0	0					
HG1-443	Algernon Firth Building, LGI, Thoresby Place Leeds	Identified housing (permitted)	43	0.2	0	0	0					
HG1-444	Crown House, 81 - 89 Great George Street, Leeds, LS1 3BR	Identified housing (permitted)	37	0.1	0	0	0					
HG1-445	63 Great George Street, Leeds, LS1 3bb	Identified housing (permitted)	5	0	0	0	0					
HG1-446	74 New Briggate, LS1	Identified housing (permitted)	7	0.1	0	0	0					
HG1-447	New York Road - Crispin House LS2	Identified housing (permitted)	85	0.1	0	0	0					
HG1-448	Emco Ho 5-7 New York Road LS2	Identified housing (permitted)	74	0.1	0	0	0					
HG1-449	The Headrow - Pearl Chambers LS1	Identified housing (permitted)	26	0.1	0	0	0					
HG1-450	Forsyth House, 5 South Parade, City Centre	Identified housing (permitted)	13	0	0	0	0					
HG1-451	22 to 24 New Briggate	Identified housing (permitted)	12	0	0	0	0					
HG1-452	Pennine House, LS1 5RN	Identified housing (permitted)	112	0.1	0	0	0					
HG1-453	6 - 12 Lands Lane, LS1 6LD	Identified housing (permitted)	18	0.1	0	0	0					
HG1-454	42 Park Place, LS1 2RY	Identified housing (permitted)	8	0	0	0	0					
HG1-456	29 Kirkgate and 18 New York Street, Leeds LS2	Identified housing (permitted)	8	0	0	0	0					
HG1-462	53 The Calls, Leeds, LS2 7EY	Identified housing (permitted)	16	0	0	0	0					
HG1-465	Burley House, 12 Clarendon Road, Woodhouse, Leeds, LS2 9NF	Identified mixed use (permitted)	25	0	0	0	0					
HG1-466	61-67 St Pauls Street, Leeds, LS1 2TE	Identified mixed use (permitted)	6	0	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-474	Aspect Court, 47 Park Square East, Leeds, LS1 2NL	Identified mixed use (permitted)	29	0	0	0	0					
HG1-475	25 Wellington Street, Leeds, LS1 4DL	Identified mixed use (permitted)	20	0	0	0	0					
HG1-479	88 North Street, Sheepscar, Leeds, LS2 7PN	Identified mixed use (permitted)	11	0	0	0	0					
HG1-480	143-5 THE HEADROW LS1	Identified mixed use (permitted)	15	0	0	0	0					
HG1-481	109 - 113 The Headrow	Identified mixed use (permitted)	22	0	0	0	0					
HG1-482	Rivers House, 21 Park Square South	Identified mixed use (permitted)	63	0	0	0	0					
HG1-483	Brunswick Point, Wade Lane	Identified mixed use (permitted)	84	0	0	0	0					
HG1-484	25 Queen Street	Identified mixed use (permitted)	71	0	0	0	0					
HG1-485	117 The Headrow	Identified mixed use (permitted)	27	0	0	0	0					
HG1-486	49 Upper Basinghall Street	Identified mixed use (permitted)	6	0	0	0	0					
HG1-492	60 Upper Basinghall Street, Leeds, LS1 5HR	Identified mixed use (permitted)	5	0	0	0	0					
HG1-495	54 Albion Street, Leeds, LS1 6AD	Identified mixed use (permitted)	8	0	0	0	0					
HG1-505	Zicon House, Wade Lane, Leeds, LS2 8NL	Identified mixed use (permitted)	65	0	0	0	0					
HG1-511	Leylands Road	Identified mixed use (permitted)	12	0	0	0	0					
HG1-512	Caspar, North Street Leeds	Identified mixed use (permitted)	51	0	0	0	0					
HG2-187	Brandon Road, LS3	Housing allocation	72	0.2	0	0	0					
HG2-188	Great George Street (57)	Housing allocation	7	0	0	0	0					
HG2-189	North Street (59) - Caspar building and Centenary House LS2	Housing allocation	85	0.7	0	0	0					
HG2-191	Aire Street (49) LS1	Housing allocation	6	0	0	0	0					
HG2-199	Holbeck Day Centre, Holbeck Moor Road, Holbeck	Housing allocation	14	0.2	0	0	0					
HG2-209	The Faversham	Housing Allocation	30	0	0	0	0					
MX1-5	Portland Crescent LS1	Identified mixed use (permitted)	50	0.9	0	0	0					
MX1-22	Skinner Lane - Jayco House LS7	Identified mixed use (permitted)	106	0.2	0	0	0					
MX1-435	Leeds Metropolitan University LS1 3HE	Identified housing (permitted)	125	1.4	0	0	0					
MX2-15	Great George Street - LGI	Housing allocation with mixed uses	372	4.3	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
MX2-16	Bridge Street, Baker House	Housing allocation with mixed uses	63	0.2	0.08	0	0.08					
MX2-17	North Street - Leeds College of Building	Housing allocation with mixed uses	180	0.9	0	0	0					
MX2-18	Regent Street / Skinner Lane LS2	Housing allocation with mixed uses	72	0.2	0	0	0					
MX2-20	Westgate - Brotherton House LS1 2RS	Housing allocation with mixed uses	63	0.3	0	0	0					
MX2-25	Duncan Street (7)	Housing allocation with mixed uses	15	0	0	0	0					
MX2-27	Wharf Street	Housing allocation with mixed uses	14	0	0	0	0					
			3198									
			3625									

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

The Sequential Test

In the City Centre HMCA 3,198 dwellings can be achieved on sites within zone 1 flood risk, leaving 7,002 dwellings to be found from the 10,200 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 1004 dwellings. Deducting these from the 7,002 dwellings means that 5,998 dwellings still need to be found from the 10,200 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. These sites are listed in Table 4 and are next in the order of sequential preference. The total capacity of dwellings in this category is 2,564. Deducting these from the 5,998 dwellings means that 3,434 dwellings still need to be found from the 10,200 target.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, these are set out in Table 5 and provide for a total capacity of dwellings of 2,586. Deducting these from the 3,434 dwellings means that 848 dwellings still need to be found from the 10,200 target. This group of sites includes five sites – St Peters Square, Water Lane Triangle, High Court, The Calls (36) and The Calls (38) – where the EA data records the sites as having meaningful proportions of area in flood zone 3, but where the Leeds SFRA records a smaller proportion or none of the site in Zones 3ai or 3aii. Since the City Council knows that these sites have lower proportions of flood risk based on unpublished data used as the baseline for the Flood Alleviation Scheme (FAS) (nb: not modelling the effects of the FAS), it is considered appropriate to regard these sites as 3ai sites for the purpose of the sequential test.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aii, these are set out in Table 6 and provide for a total capacity of dwellings of 1,885 dwellings. This means the target is exceeded by 1,037 dwellings. But essentially, each of these sites would individually pass the sequential test, and collectively they are similar in nature and cannot be sub-divided. Therefore, collectively they pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.

Surface water and other sources of flooding

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV25	Richmond Street / Flax Place	Identified housing	195	0.5	0.69	2.31	3					
MX2-19	Westgate - Leeds International Swimming Pool	Housing allocation with mixed uses	209	1.3	8.51	0	8.51	8.48				
MX2-23	Quarry Hill/York Street Leeds	Housing allocation with mixed uses	600	3.3	1.34	1.45	2.55					
EG2-22	Leathley Road & Cross Myrtle Street LS11	Employment allocation (general)		0.2	0.63	0	0.63		25.41			
			1004 1834									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV7	Former Yorkshire Chemicals North West, Black Bull St	Aire Valley mixed use allocation	53	0.3	94.23	5.77	100	100	6.89			
EG1-62	Bristol Street Motors Bridge Road Water Lane	Identified employment (permitted)		0.7	100	0	100	100	100			
EO1-30	Adj West Point Wellington Street LS1	Identified employment (permitted)		0.4	100	0	100	2.5				
EO1-33	1 Victoria Place Holbeck LS11 5AN	Identified employment (permitted)		0.2	88.89	11.11	100	100				
EO1-34	Warehouse Sweet Street LS11	Identified employment (permitted)		0.3	98.15	0	98.15	98.18				
EO1-35	10 - 11 Sweet Street Holbeck LS11 9DB	Identified employment (permitted)		0.9	74.03	0	74.03	1.55				
EO1-36	Criterion Place	Identified employment (permitted)		0	92.1	7.9	100					
EO2-9	Hunslet Lane Hunslet Leeds	Employment allocation (office)		0.3	100	0	100	100	100	100		
HG1-458	4 St Peters Place Leeds LS9	Identified housing (permitted)	18	0	97.49	0	97.49					
HG1-463	Manor Road (16-18) LS11	Identified housing (permitted)	57	0.1	100	0	100	100				
HG1-464	Manor Road LS11	Identified housing (permitted)	744	1.9	61.99	0	61.99	100				
HG1-496	35 Aire Street, Leeds, LS1 4HT	Identified housing (permitted)	8	0.02	100	0	100					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG2-198	Manor Road - Manor Court, Holbeck LS11	Housing allocation	39	0.1	100	0	100	100				
MX1-9	30 Sovereign Street, Leeds, LS1 4BA	Identified mixed use (permitted)	5	0	100	0	100	100				
MX1-14	Globe Road - Tower Works LS10	Identified mixed use (permitted)	134	1.1	94.98	5.02	100	100	100	100		
MX1-20	Jack Lane / Sweet Street LS10	Identified mixed use (permitted)	296	2.9	22.63	0	22.63	27.37				
MX2-34	Criterion Place North	Housing allocation	210	0.4	99.87	0	99.87					
MX2-35	Temple Works Mixed Use Site	Mixed Use Allocation	1000	3.1	57.28	9.15	66.43					
			2564									
			1539									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV5	Indigo Blu, Crown Point Road	Identified housing	26	0.1	0	100	100	100	100			
AV17	Braime Pressings, Hunslet Lane	Aire Valley mixed use allocation	121	2.3	0	100	100	100	100	0		
AV94	South Bank Planning Statement Area	Housing with mixed use allocation	825	19.5	27.19	72.81	100	99.16	72.85	13.7	0.01	
HG1-457	First And Second Floors And Loft Space, 46-48 New York Street	Identified housing (permitted)	7	0	29.82	48.26	78.08	98.88	53.58			
HG1-459	The Calls (36)	Identified housing (permitted)	14	0	0	100	100	*0	*100		1.04	
HG2-195	Silver Street/ Midland Mills South	Housing allocation	179	0.6	45.44	51.73	97.17	100	100			
MX1-10	St Peters church & house	Identified mixed use (permitted)	35	0.3	0	100	100	100	95.87			
MX1-21	High Court LS1	Identified mixed use (permitted)	9	0.1	0	100	100	*0	*100			
MX1-24	Wellington Street - YEP LS1 1RF	Identified mixed use (permitted)	204	1.9	0.51	99.49	100	100	99.57	5.45	0.54	19.79
MX2-22	St Peters Square	Housing allocation with mixed uses	49	0.1	55.36	44.64	100	*55.36	*44.64			
MX2-29	The Calls (38)	Housing allocation with mixed uses	14	0	0	100	100	*0	*100			

MX2-30	Water Lane Railway Triangle	Housing allocation with mixed uses	171	1	4.38	20.76	25.14	*14.23	*85.77			
HG2-208	Globe Quay, Globe Road	Housing allocation	4	0	30.43	69.57	100					
MX1-8	Aireside development, Wellington Place and Whitehall Road, Leeds	Identified mixed use (permitted)	600	0	0	100	100					
			2258									

*The percentages highlighted have been estimated for this exception test because there were no figures in the SFRA

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV9	Hunslet Lane, Evans Halshaw Garage	Aire Valley mixed use allocation	191	2.4	0	100	100	100	100	100		
AV10	Armouries Drive, Leeds Dock	Identified employment (office)		0.9	0	100	100	100	100	100		
AV11	Former Alea Casino, The Boulevard, Leeds Dock	Identified employment (office)		0.2	0	100	100	100	100	100		
AV12	Armouries Drive, Carlisle Road	Aire Valley mixed use allocation	114	1.4	0	100	100	100	100	100		
AV13	Clarence Road/Carlisle Road	Aire Valley mixed use allocation	15	0.2	0	100	100	100	100	100		
AV14	Hydro Works, Clarence Road	Aire Valley mixed use allocation	105	1.6	0	100	100	100	100	100		
AV15	Sayner Lane / Clarence Road	Aire Valley mixed use allocation	94	1.4	0	100	100	100	100	100		
AV16	Sayner Lane / Carlisle Road	Aire Valley mixed use allocation	90	1.4	0	100	100	100	100	100		
AV26	The Gateway, Marsh Lane	Identified housing	110	1.8	0	100	100	63.72	35.34	17.72		
AV96	Airedale Mills, Clarence Road	Identified employment (general)	67	1.3	0	100	100	100	100	100		
EO1-31	Whitehall Riverside Whitehall Road LS1	Identified employment (permitted)		1.7	0	100	100	19.76	100	50.95	2.2	
EO1-32	Flax Warehouse (formerly Marshall House) Marshall Street LS11	Identified employment (permitted)		0	0	100	100	100	100	100		
EO2-6	Kirkstall Road Car Park	Employment allocation (office)		0.7	9	91	100	100	90.65	91		
HG2-194	Silver Street/ Midland Mills North	Housing allocation	86	0.3	0.52	99.23	99.75	100	100	92.46		
MX1-7	Cropper Gate - Mayfair LS1	Identified mixed use (permitted)	272	0.2	40.19	59.81	100	100	59.16	18.72		
MX1-13	Globe Road / Water Lane LS11	Identified mixed use (permitted)	263	1.8	28.34	65.34	93.68	100	100	75.73		

MX1-15	Granary Wharf Car Park, off Water Lane LS11 5PS	Identified mixed use (permitted)	68	0.4	72.57	26.89	99.46	100	100	100		
MX1-16	Silver Street - Midland Mills LS11 9YW	Identified mixed use (permitted)	15	0.4	26.25	73.75	100	100	100	19.69		
MX1-23	The Calls (rear 2-28) LS2	Identified mixed use (permitted)	77	0.4	20.13	77.22	97.35	93.66	75.96	37.86	0.6	
MX2-32	Water Lane - Westbank	Housing allocation with mixed uses	288	2.2	17.47	82.53	100	100	47.73	27.68		
MX2-36	Water Lane Car Park (was HG2-193)	Mixed use allocation	30	0.2	2.41	97.59	100	100	100	100		
			1885									

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

Exception Test

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

CITY CENTRE HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the Leeds Strategic Flood Risk Assessment; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 31 sites out of a total of 105 housing and housing mixed use sites in the City Centre HMCA which have passed the Sequential Test and require the Exception Test to be applied. These sites are:

Aire Valley Leeds

AV5 Indigo Blu, Crown Point Road
AV9 Evans Halshaw, Hunslet Lane
AV12 Armouries Drive
AV13 South of Clarence Dock, Carlisle Road
AV14 Former Hydro Site
AV15 Clarence Road/Carlise Road
AV16 Sayner Lane/Sayner Road
AV17 Braime Pressings, Hunslet Road
AV26 The Gateway, Marsh Lane
AV94 South Bank Planning Statement Area

Proposed for allocation

MX2-22 St Peters Square
MX2-29 The Calls (38)
MX2-30 Water Lane Railway Triangle
MX2-32 Water Lane - Westbank
HG2-193 **Water Lane Car Park**
HG2-194 Silver Street / Midland Mills North
HG2-195 Silver Street/ Midland Mills South
HG2-196 **Bath Road West NB THIS IS NOW MX2-35**
HG2-197 **Bath Road East NB THIS IS NOW MX2-35**

Identified sites with planning permission

MX1-7	Cropper Gate - Mayfair LS1
MX1-10	St Peters Church & House
MX1-13	Globe Road / Water Lane LS11
MX1-14	Globe Road - Tower Works LS10
MX1-15	Granary Wharf Car Park, off Water Lane LS11 5PS
MX1-16	Silver Street - Midland Mills LS11 9YW
MX1-21	High Court LS1
MX1-23	The Calls (rear 2-28) LS2
MX1-24	Former Yorkshire Evening Post site, Wellington Street
HG1-457	First, Second and Loft Floors, 46-48 New York Street
HG1-459	The Calls (36)

Exception Test for Site: AV9 Evans Halshaw, Hunslet Lane	
Flood Risk Zone: 3Aii	
Proposed uses subject of Exception Test: Housing (estimated 191 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	<p>Explain how:</p> <p>This brown field development site is located within the City Centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is also located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area.</p> <p>The site has existing industrial buildings. A number of similar former industrial premises in the vicinity have been redeveloped for housing-led mixed use schemes e.g. Clarence Dock.</p> <p>Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and four significant positive scores for the sustainable location and access to the highway network, facilities and services.</p>
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none"> • The SFRA Flood Map indicates that the site is located within Flood Zone 3A(ii). However, the latest flood modelling carried out as part of the Leeds FAS indicates that none of the site currently floods during the 1 in 75 yr event. Even without the benefit of the new moveable weirs, the site will benefit from the Knostrop Cut and as such, is not expected to flood in the 100yr event. The site will effectively be located in FZ 2 post Leeds FAS. • Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced • The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events. 	
<ul style="list-style-type: none"> • Occupants of the site will be encouraged to sign up to the EA’s Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found less than 500m from the centre of the site. 	

- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above adjacent ground level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels.
- The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment.
- In terms of drainage, the site is classed as a 'brownfield'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on site AV9 is considered to have passed the Exception Test.

Exception Test for Sites AV12 and AV13 Armouries Drive, South of Clarence Dock, Carlisle Road

Flood Risk Zone: 3Aii

Proposed uses subject of Exception Test: Housing (estimated 129 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes

Explain how:

Brown field development sites located within the city centre and close to high frequency bus routes. Accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is also located within the Aire Valley Leeds employment area which provides significant accessible job opportunities which will be added to as development proceeds in the area.

The site has existing industrial buildings. A number of similar former industrial premises in the vicinity have been redeveloped for housing-led mixed use schemes e.g. Leeds Dock.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and four significant positive scores for the sustainable location and access to the highway network, facilities and services.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 3A(ii). Even without the benefit of the new moveable weirs, the site will benefit from removal of the Knostrop Cut and as such, is not expected to flood in the 100yr event. The site will therefore effectively be located in FZ 2 post Leeds FAS.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced

- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found less than 500m from the centre of the site.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above adjacent ground level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels.
- The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment.
- In terms of drainage, the site is classed as a 'brownfield'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on site AV12 and AV13 are considered to have passed the Exception Test.

Exception Test for Site AV14 Former Hydro Site

Flood Risk Zone: 3Aii

Proposed uses subject of Exception Test: Housing (estimated 105 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes

Explain how:

Brown field development site located on the edge of the city centre and close to high frequency bus routes. Accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. Located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area.

Cleared of former buildings. Part of site has previously benefitted from planning permission for a residential led redevelopment scheme, but this has now lapsed. A number of similar former industrial premises in the vicinity have been redeveloped for housing-led mixed use schemes e.g. Leeds Dock.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and three significant positive scores for the sustainable location and access to the highway network, facilities and services. Significant negative impact on biodiversity which will require mitigation.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 3A(ii). However, the latest flood modelling carried out as part of the Leeds FAS indicates that even without the moveable weirs the site will benefit from the Knostrop Cut and is not expected to flood in the 1 in 100yr event. The site will effectively be located in FZ 2 post Leeds FAS.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding during an exceedance event. The measures below describe how flood risk will be reduced in order to make the site safe for its users.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level
- Floor levels should be raised above adjacent ground level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.

- In terms of drainage, the site is classed as a 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates.

Conclusion

- Subject to a FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on site AV14 is considered to have passed the Exception Test.

Exception Test for Sites AV15 & AV16 Clarence Road/Carlise Road/Sayner Lane/Sayner Road**Flood Risk Zone:** 3Aii**Proposed uses subject of Exception Test:** Housing (estimated 184 units)**A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Yes****Explain how:**

Brown field development sites located on the edge of the city centre and close to high frequency bus routes. Accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. Located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area.

A number of similar former industrial premises in the vicinity have been redeveloped for housing-led mixed use schemes e.g. Leeds Dock.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and three significant positive scores for the sustainable location and access to the highway network, facilities and services.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that these sites are located within Flood Zone 3A(ii). However, the latest flood modelling carried out as part of the Leeds FAS indicates that the sites are more likely to be located within Flood Zone 2.
 - Only 'Highly Vulnerable' uses within FZ2 are required to pass the Exception Test and 'More Vulnerable' uses, such as dwelling houses are 'Appropriate' for siting within this zone, subject to a Flood Risk Assessment, which should include the following measures:
 - The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
 - Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events.
 - Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
 - The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
 - Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
-
- Floor levels should be raised above adjacent ground level as per LCC's Minimum Development Control Standards.
 - There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
 - In terms of drainage, the site is classed as a 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates.

Conclusion

Subject to a FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on sites AV15 and AV16 is considered to have passed the Exception Test.

Exception Test for Site AV17 - Braime Pressings, Hunslet Road

Flood Risk Zone: 3Ai

Proposed uses subject of Exception Test: Housing (estimated 121 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes

Explain how:

This brown field development site is located within the city centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is also located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area.

The site has existing industrial buildings. A number of similar former industrial premises in the vicinity have been redeveloped for housing-led mixed use schemes e.g. Clarence Dock.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and four significant positive scores for the sustainable location and access to the highway network, facilities and services.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 3A(i). However, the latest flood modelling carried out as part of the Leeds FAS indicates that none of the site currently floods during the 1 in 75 yr event. Even without the benefit of the new moveable weirs the site will benefit from removal of the Knostrop Cut and as such, is not expected to flood in the 100yr event. The site should, therefore, be considered as located in FZ 2 post FAS.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found less than 500m from the centre of the site.

- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above adjacent ground level as per LCC's Minimum Development Control Standards.

- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels.
- The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment.
- In terms of drainage, the site is classed as a 'brown-field'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on Site AV17 is considered to have passed the Exception Test.

EXCEPTION TEST FOR SITE AV94: SOUTH BANK PLANNING STATEMENT AREA

Flood Risk Zone: 3Ai & 3Aii (73% of total site area)

Proposed uses subject of Exception Test: Housing (estimated 875 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes, the sustainability appraisal of the AVL AAP demonstrates that the development of the site for housing uses (within a mix of uses) would have brought forward a number of sustainability benefits, including strong benefits against the following 4 SA objectives (SA6: Culture, leisure & recreation; SA11: Greenhouse gas emissions; SA15: Transport network; and SA16: Local needs met locally) and minor benefits against a further 5 objectives.

The site has been assessed as having potential minor negative effects against 5 SA objectives, including flood risk. This includes two negative scores relating to potential loss of employment although this would only occur if existing uses were to be redeveloped and part of the site is already cleared. The site is also allocated for mixed use development which would include potential employment uses. Other negative scores relate to heritage issues (which can be mitigated by site requirements) and air quality which can be mitigated through NRW Local Plan Policy AIR1.

This site includes brownfield development land located within the City Centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is also located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area.

The site is part of a wider regeneration proposal in the South Bank which are linked to the delivery of a city park, a potential HS2 station, stops on the proposed NGT trolleybus scheme and a growing education hub

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and four significant positive scores for the sustainable location and access to the highway network, facilities and services.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 3A(i). However, the latest flood modelling carried out as part of the Leeds FAS indicates that only a small part of the site floods during the 1 in 100 yr event. Even without the benefit of the new moveable weirs

the site will benefit from the Knostrop Cut and as such, is not expected to flood in the 100yr event. The site will therefore effectively be located in FZ 2 post Leeds FAS.

- There is a residual risk of flooding, should the Leeds FAS be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found less than 500m from the centre of the site.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 1 in 100 year flood level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels.
- The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment.
- In terms of drainage, the site is classed as a 'brown-field'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere.

Conclusion

Subject to a FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on Site AV94 is considered to have passed the Exception Test.

Exception Test for Site AV5 INDIGO BLU, CROWN POINT ROAD**Flood Risk Zone: 3Ai****Proposed uses subject of Exception Test: Housing (26 units)****A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Yes****Explain how:**

This city centre site has planning permission and development has been completed.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 3A(i). The EA flood map indicates that the site is located within FZ 3. The latest flood modelling carried out as part of the Leeds FAS indicates that even without the moveable weirs operational the site will benefit from the Knostrop Cut and is not expected to flood in the 1 in 100yr event. The site will therefore effectively be located in FZ 2 post Leeds FAS.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding during an exceedance event.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Holmes Street, approximately 400m SW of the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

As the development of the site has been completed based on a planning permission that considered flood risk, this site has already passed the Exception Test.

Exception Test for Site AV26 THE GATEWAY, MARSH LANE**Flood Risk Zone:** Zones 2, 3Ai and a small part of 3Aii**Proposed uses subject of Exception Test:** Housing (110 units)**A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Yes****Explain how:**

This is the remaining part of the Gateway scheme available for development. It has planning permission by virtue of the scheme for the whole of the Gateway site permitted in 2004. No further flood risk assessment would be needed provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required taking account of the advice set out below.

The site is brownfield located within the city centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is also located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and positive scores for the sustainable location and access to the highway network, facilities and services.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zones 1, 2, 3A(i) and 3A(ii), whereas the EA Flood Map indicates that the entire site is located within Flood Zone 3.
- The latest modelling carried out in connection with the Leeds FAS indicates that the SFRA flood mapping is probably more representative of flood risk across the site.
- The Leeds FAS will protect all parts of the site up to the 1 in 100 year standard of protection.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- Flats at first floor level and above, with car parking at ground level would be preferable to dwelling houses.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found approximately 500m from the centre of the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.

- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Site AV26 passes the Exception Test because it has planning permission. No further flood risk assessment would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required taking account of the advice set out above.

Exception Test for Sites:	MX2-30	Water Lane Railway Triangle
	MX2-32	Water Lane – Westbank
	HG2-196	Bath Road West
	HG2-197	Bath Road East
	HG2-194	Silver Street / Midland Mills North
	HG2-195	Silver Street/ Midland Mills South
	MX2-36 (HG2-193)	Water Lane Car Park

Flood Risk Zone: 3Ai for all sites; 3aii for sites MX2-32, HG2-194 and HG2-193

Proposed uses subject of Exception Test: Housing (1114 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>Explain how:</p> <p>These brownfield development sites are located within the City Centre and close to high frequency bus routes. They are accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. They are within Holbeck Urban Village which is designed to regenerate a range of old industrial buildings and vacant sites – including buildings of significant historical importance from the industrial revolution – into a vibrant mixed use quarter of the city centre. Some key sites have already been converted or redeveloped for housing, including the Round Foundry, and there is significant development interest for other sites, including for mixed office residential schemes.</p> <p>Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and four significant positive scores for the sustainable location and access to the highway network, facilities and services.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

Sites MX2-32 Water Lane Westbank and HG2-193 Water Lane Car Park

- The SFRA Flood Map indicates that the sites are located within Flood Zone 3A(ii).
- The sites will be defended by the Leeds FAS but to less than the 1 in 100 year standard.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.

- The measures described below explain how the flood risk will be reduced in order to make the site safe for its users:
- Flats at first floor level and above, with car parking at ground level, would be preferable.
- Openings should be incorporated within the building structure, to allow water to pass through the site.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the sites will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Marshall Street, about 300m South of Water La Car Park and 250m SW of Westbank .
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the sites are classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Sites HG2-196 Bath Road West and HG2-197 Bath Road East

- The SFRA Flood Map indicates that the sites are located within Flood Zone 3A(i).
- The latest modelling carried out as part of the Leeds FAS indicates that the majority of the sites are located within Flood Zone 1 and the remainders in Flood Zone 2.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Only 'Highly Vulnerable' Uses in Flood Zone 2 are required to pass the Exception Test and the measures described below explain how the flood risk will be reduced in order to make the site safe for its users, albeit that it would be preferable to avoid locating 'Highly Vulnerable' uses at this location:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the sites will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Sweet Street, near to the sites.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water

run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.

- In terms of drainage, the sites are classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Sites HG2-194 Silver St/Midland Mills North and HG2-195 Silver Street/Midland Mills South

- The SFRA Flood Map indicates that site HG2-194 is located within Flood Zone 3A(ii). Site HG2-195 is in Flood Zone 3A(i).
- The sites will be defended by the Leeds FAS up to the 1 in 100 year flood event.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the sites will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Water Lane, about 50 - 150m North West of the sites.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the sites are classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX2-30 Water Lane Railway Triangle

- The SFRA Flood Map indicates that the site is located within Flood Zones 3A(i) and 2. However, the latest modelling carried out in connection with the Leeds FAS indicates that the entire site is located within Flood Zone 1.
- A Flood Risk Assessment, including a detailed topographical survey is required to confirm the level of flood risk at the site.
- If necessary, floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards.
- In terms of drainage, the site is classed as a 'green-field'. Any future development would have to incorporate SuDS measures to mimic greenfield runoff.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, proposed housing use on sites MX2-30, MX2-32, HG2-196, HG2-197, HG2-194, HG2-195 and HG2-193 is considered to have passed the Exception Test.

Exception Test for Site MX2-29 The Calls (38)**Flood Risk Zone:** 3Ai**Proposed uses subject of Exception Test:** Housing (14 units)**A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Yes****Explain how:**

The site comprises of an existing building which would be converted to flats with offices on the lower floor(s).

It is located within the city centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, for the sustainable location and access to the highway network, facilities and services.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 2, whereas the EA Flood Map indicates that the site is located within Flood Zone 3.
- The latest modelling carried out in connection with the Leeds FAS indicates that only part of the site is located within Flood Zone 2 and the remainder is in Flood Zone 1.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Only 'Highly Vulnerable' Uses in Flood Zone 2 are required to pass the Exception Test and the measures described below explain how the flood risk will be reduced in order to make the site safe for its users, albeit that it would be preferable to avoid locating 'Highly Vulnerable' uses at this location:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Wharf St and High Court to the north.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on Site MX2-29 is considered to have passed the Exception Test.

Exception Test for Site MX2-22 St Peters Square**Flood Risk Zone:** 3Ai**Proposed uses subject of Exception Test:** Housing (49 units)**A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Yes****Explain how:**

Following the demolition of the previous building around 1995, this brown field development site comprises an infill opportunity. Development would improve the visual appearance of the frontage to York St.

Located within the city centre and close to high frequency bus routes the site is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, for the sustainable location and access to the highway network, facilities and services.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 1, but the EA Flood Map indicates that the site lies entirely within Flood Zones 2 and 3.
- Sheepscar Beck runs in a culvert immediately to the West of the site and the site could be at risk of flooding from this source – particularly if there is a blockage within the culvert.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Given the proximity to the river Aire, floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards, or else raised above adjacent road level, whichever is higher.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on Site MX2-22 is considered to have passed the Exception Test.

Exception Test for Sites	MX1-7 402 Cropper Gate - Mayfair LS1
	MX1-10 3017 St Peters church & house
	MX1-13 450 Globe Road / Water Lane LS11
	MX1-14 405 Globe Road - Tower Works LS10
	MX1-15 205 Granary Wharf Car Park, off Water Lane
	MX1-16 202 Silver Street - Midland Mills LS11
	MX1-17 409 Bath Road LS11
	MX1-21 415 High Court LS1
	MX1-23 456 The Calls (rear 2-28) LS2
	MX1-24 2023 Wellington Street - YEP LS1 1RF
	HG1-457 5108 1st, 2nd and loft floors, 46-48 New York Street
	HG1-459 395 The Calls (36)
Flood Risk Zone: 3A	
Proposed uses subject of Exception Test: Housing (1338 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	<p>Explain how:</p> <p>All these sites have planning permission for residential development for which flood risk will have been a consideration.</p> <p>These sites are located within the City Centre and close to high frequency bus routes and are accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. They are brownfield sites mainly involving redevelopment of cleared sites or redundant/underused buildings, but also some conversions of existing property. As such, development will help re-use and regenerate the city centre making it a more attractive place to live, work and visit.</p> <p>No further flood risk assessment would be needed for these sites provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required.</p>
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<p>Site MX1-16 Silver Street - Midland Mills LS11</p> <ul style="list-style-type: none"> • The SFRA Flood Map indicates that the site is located within Flood Zones 3A(i) and 3A(ii). • The site will be defended by the Leeds FAS up to the 1 in 100 year standard. • Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site. • The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. • The measures described below explain how the flood risk will be reduced in order to make the site safe for its users: • The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events. • Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Water Lane, about 150m west of the site. <ul style="list-style-type: none"> • Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and 	

wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.

- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Sites MX1-15 Granary Wharf Car Park, MX1-14 Tower Works and MX1-17 Bath Road

- The SFRA Flood Map indicates that the sites are located within Flood Zone 3A(ii).
- The sites will be defended by the Leeds FAS but to less than the 1 in 100 year standard.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below explain how the flood risk will be reduced in order to make the site safe for its users:
- Flats at first floor level and above, with car parking at ground level, would be preferable to dwelling houses.
- Openings should be incorporated within the building structure, to allow water to pass through the site.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the sites will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Sweet Street, about 300m south of the Granary Wharf and Tower Works sites and 150m south of the Bath Road site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the sites are classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site HG1-459 The Calls (36)

- The SFRA Flood Map indicates that the site is located within Flood Zone 2, whereas the EA Flood Map indicates that the site is located within Flood Zone 3.
- The latest modelling carried out in connection with the Leeds FAS indicates that the entire site is located within Flood Zone 1.
- A flood risk assessment will be required to be submitted with any redevelopment proposals and this

should include a topographical survey to help identify the level of flood risk at the site and whether or not any flood mitigation measures are required.

- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-7 Cropper Gate

- The SFRA Flood Map indicates that the site is located within Flood Zones 2, 3A(i) and 3A(ii).
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below explain how the flood risk will be reduced in order to make the site safe for its users:
 - The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
 - Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found about 100m to the north of the site.
 - Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
 - Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
 - There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-21 High Court

- The SFRA Flood Map indicates that the site is located within Flood Zone 1, but the EA Flood Map indicates that the site is located within Flood Zone 3. The latest modelling carried out as part of the Leeds FAS indicates that the site is located within Flood Zone 1.
- A Flood Risk Assessment is required and this should include a topographical survey to establish whether the site is at risk from flooding.
- If necessary flood mitigation measures should be included in any redevelopment of the site.

Site MX1-13 Globe Road / Water Lane

- The SFRA Flood Map indicates that the site is located within Flood Zones 3A(i) and 3A(ii). Some parts of the site are at lower risk than other parts. The latest modelling indicates that the existing car park to the North of Globe Road may be located within FZ2.
- The site will be defended by the Leeds FAS but to less than the 1 in 100 year standard.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.

- The measures described below explain how the flood risk will be reduced in order to make the site safe for its users:
- Flats – at first floor level and above, with car parking at ground level, would be preferable to dwelling houses.
- Openings should be incorporated within the building structure, to allow water to pass through the site.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Marshall Street, about 300m south of the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-23 The Calls (rear 2-28)

- The SFRA Flood Map indicates that the site is located within Flood Zones 2, 3A(i) and 3A(ii).
- The site will be defended by the Leeds FAS up to the 1 in 100 year standard.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below explain how the flood risk will be reduced in order to make the site safe for its users:
- Building should be set back from the edge of the river by at least 8m.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply

with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-24 Former Yorkshire Evening Post, Wellington St

- The SFRA Flood Map indicates that the site is located within Flood Zones 3A(i), 3A(ii) and part of the site is subject to rapid inundation because there is a flood defence wall.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) could potentially cause structural damage to buildings. Additional modelling work is required to identify the area at risk.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- Building should be set back from the edge of the river by at least 8m.
- Flats at first floor level and above, with car parking at ground level, would be preferable to dwelling houses.
- Openings should be incorporated within the building structure, to allow water to pass through the site.
- Buildings should be designed to withstand hydro-dynamic loading.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Marlborough St about 150 metres to the north.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-10 St Peters Church and House

- The SFRA Flood Map indicates that the site is located within Flood Zones 2 and 3A(i). The latest modelling carried out as part of the Leeds FAS indicates that the site is located within Flood Zones 1 and 2.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Only 'Highly Vulnerable' Uses in Flood Zone 2 are required to pass the Exception Test and the measures described below explain how the flood risk will be reduced in order to make the site safe for its users, albeit that it would be preferable to avoid locating 'Highly Vulnerable' uses at this location:

- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found to the north of the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site HG1-457 First, Second and Loft Floors, 46 – 48 New York St

- The SFRA Flood Map indicates that the site is located within Flood Zones 2 and 3A(i).
- Sheepscar Beck runs in a culvert under Duke Street, to the East of the site and there is a potential risk of flooding from this source – particularly if there is a blockage within the culvert.
- Detailed modelling is required in order to make a more accurate assessment of flood risk at the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- For developments at 1st floor level and above, no particular flood risk mitigation measures are required.
- It should be possible to evacuate the building, during extreme events, onto higher ground, which can be found adjacent to the site.
- Any flooding is likely to be of short duration, (less than 6 hours), hence it is likely that people could remain inside the building if they are unable to evacuate the site.

Conclusion

These sites – MX1-7, MX1-10, MX1-13, MX1-14, MX1-15, MX1-16, MX1-17, MX1-21, MX1-23, MX1-24, HG1-457 and HG1-459 – pass the Exception Test because they have planning permission. No further flood risk assessment would be needed for these sites provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required taking account of the advice set out above. The planning permission for site MX1-24 shows that no development is located in the Zone of Rapid Inundation.

3. EAST LEEDS

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the City Centre 10,200 dwellings are required (15.5% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

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

Sites not proposed for allocation

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

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV100	Haigh Park Road, Stourton	Not allocated as housing		0	38.1	17.21	81.83	99.04	98.74	97.33	77.06	0.01	
Two areas of site are proposed for safeguarding as canal wharf in the NR&W Plan (Minerals 13). Stourton area proposed as an Intermodal Freight Area in the NR&W Plan (Minerals 13) where rail and water freight opportunities are encouraged.													
1094B	Red Hall Lane and Manston Lane (between)	Not allocated as housing		34	0.9	8.29	22.18	30.47	31.57	28.1			
Site 1094B is situated between a beck on the northern boundary and residential development on the southern boundary. The site has no direct road access.													
AV99	Former Power Station, Skelton Grange	Not allocated as housing		0	44	24.67	2.14	26.81	26.76	1.26	1.26	0	
Site is allocated for waste uses in the Natural Resources and Waste Local Plan													
AV101	Temple Green (wider site)	Not allocated as housing		0	113.5	4.94	1.3	6.24	6.24	1.31	1.24		
Majority of site now within the Leeds City Region Enterprise Zone. Early phases of development have begun including proposal for a park & ride facility. Presence of adjoining Knostrop WWTW and strategic waste allocations is a major constraint to development of sensitive uses, such as housing, nearby without significant mitigation works being undertaken which is unlikely to be viable													
1094A	Red Hall Lane and Manston Lane (between)	Not allocated as housing		0	377.7	0.24	2.23	2.47	1.1	0.92			
Very large Green Belt site. Development of the site would not be acceptable in Green Belt terms as it would result in significant sprawl, coalescence of the urban conurbation of Leeds with Scholes and fail to safeguard the countryside from encroachment. Significant highway concerns relating to access, impact on local network and relationship to the proposed East Leeds Orbital Route.													
2086	Barrowby Lane, Manston LS15	Not allocated as housing		300	21.2	0	0	0					
2087	Barrowby Lane (north of), Crawshaw Wood, Garforth, LS25	Not allocated as housing		266	11.3	0	0	0					
Green Belt site. The site is isolated and not related to the existing settlement. Development would significantly reduce the Green Belt gap between Cross Gates and Garforth, contrary to one of the purposes of Green Belts in preventing the coalescence of settlements. The proposed HS2 rail route runs through the site. Significant highway concerns regarding access and accessibility.													
2090B	Bullerthorpe Lane, Colton LS15	Not allocated as housing		2292	87.3	0	0	0					
Green Belt site which includes a Local Nature Area and Site of Ecological and Geological Importance, and three ancient monuments to the west. Significant highway concerns regarding accessibility and impact on local network. There are public footpaths running across the site and through to Temple Newsam, and important views across the Estate. A large site which would significantly extend the settlement and the site performs an important role in safeguarding from encroachment and the setting and special character of historic features.													
3079	Bell Hill Industrial Estate, Rothwell	Not allocated as housing		79	3	0	0	0					

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Green Belt site. Whilst the site would be contained by the motorway to the north and existing development to the south west surrounding uses are industrial estates, so it is not considered suitable for a residential use. Development would be dependent on the adjacent site coming forward for access requirements.													
3111	Barrowby Lane (Barrowby Cottage), Garforth	Not allocated as housing		153	5.8	0	0	0					
Green Belt site. Site is isolated and unrelated to the existing settlement, with incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.													
3118	Site to south of York Road, Seacroft	Not allocated as housing		87	3.3	0	0	0					
The site is within the urban area but is allocated as a park and ride site on the existing UDP.													
3119	Wetherby Road/Wellington Hill, Shadwell	Not allocated as housing		64	2.4	0	0	0					
Green Belt site containing existing public house, with residential properties to the west and east. Development would be in conjunction with site 2062 and would effectively 'round off' the settlement pattern. However, do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route. Existing use on site would still have the potential for a conversion/redevelopment in line with Green Belt policies.													
4170	Whinmoor Lane, Shadwell	Not allocated as housing		0	1.5	0	0	0					
Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route.													
4174	Sandleas Way, Crossgates	Not allocated as housing		94	3.1	0	0	0					
Brownfield site in the Main Urban Area - Made up of 4 different plots. Preference to retain these sites as employment/industry.													
4212	Manston lane, Cross Green	Not allocated as housing		127	4.2	0	0	0					
Brownfield site in the Main Urban Area. Preference to retain site as employment/industry.													
4258	Land Adjacent Barrowby Lodge, Graforth	Not allocated as housing		0	14.4	0	0	0					
Green Belt site. Site is isolated and unrelated to the existing settlement, with significant incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													
5003	Manston Road, Leeds, LS15 8SX	Not allocated as housing		103	3.4	0	0	0					
Brownfield site in the Main Urban Area. Preference to retain site as employment/industry.													
5012	Fairview Farm, Wakefield Road	Not allocated as housing		0	0.7	0	0	0					
Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

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

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV38	Former Copperfields College site	Housing allocation	273	11	0	0	0					
AV42	Riverside Place, Bridgewater Road	Identified employment (general)		0.8	0	0	0					
AV50	Snake Lane	Employment allocation (general)		0.8	0	0	0					
AV51	Knowsthorpe Way	Employment allocation (general)		0.8	0	0	0					
AV52	Newmarket Lane	Identified employment (general)		2	0	0	0					
AV54	Belfry Road	Employment allocation (general)		2	0	0	0					
AV55	South of Pontefract Road	Identified employment (general)		0.5	0	0	0					
AV56	Land off Knowsthorpe Road	Identified employment (general)		3	0	0	0					
AV57	Plot 2A, Thornes Farm Business Park	Identified employment (general)		1	0	0	0					
AV58	Plots 2B, Thornes Farm Business Park	Identified employment (general)		1.1	0	0	0					
AV59	Plot 5, Thornes Farm Business Park	Identified employment (general)		2.7	0.05	0	0.05	0.05				
AV60	Plot 6, Thornes Farm Business Park	Identified employment (general)		2.4	0	0	0					
AV65	Pontefract Road / Newmarket Approach	Employment allocation (general)		0.4	0	0	0					
AV66	Former Pittards site, Knowsthorpe Gate	Employment allocation (general)		5.2	0	0	0					
AV69	Symingtons Plot, Far Lane, Thornes Farm Business Park	Identified employment (general)		5	0	0	0					
AV70	2 Pontefract Lane	Identified employment (general)		0.4	0	0	0					
AV71	Thwaite Gate & Sussex Avenue	Identified employment (general)		0.4	0	0	0					
AV75	Pontefract Road, North of M1 J44	Identified employment (general)		5.6	0	0	0					
AV79	Adj M621 J7, Stourton	Identified employment (general)		1.2	0	0	0					
AV81	Leeds Valley Park	Identified employment (office)		23.9	0	0	0					
AV92	William Cooke Castings, Cross Green Approach	Identified employment (general)		4.7	0	0	0					
AV93	Unit 4 Queen Street Stourton	Identified employment (general)		0.2	0	0	0					
AV112	Rocheford Court, Pepper Road	Identified housing	11	0.3	0	0	0					
AV113	Former Leeds College of Building, Intermezzo Drive, Stourton	Identified employment (general)		1.6	0	0	0					
EG1-32	Coal Road Seacroft Ls 14	Identified employment (UDP)		3.7	0	0	0					
EG1-33	Manston La Sandreas Way Ls15	Identified employment (UDP)		1	0	0	0					
EG1-34	Land off Bullerthorpe Lane LS15	Identified employment (permitted)		0.1	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
EO1-14	Plot 4500 Century Way Thorpe Park Ls15	Identified employment (permitted)		2	0	0	0					
EO1-15	Plot 4400 Park Approach Thorpe Park Ls15	Identified employment (permitted)		0.9	0	0	0					
EO1-16	Plot 3175 Century Way Thorpe Park Ls15	Identified employment (permitted)		0.6	0	0	0					
HG1-278	Pepper Road LS10	Identified housing (permitted)	2	0.3	0	0	0					
HG1-284	Red Hall Lane LS17	Identified housing (UDP)	300	14.9	0	0	0					
HG1-285	Red Hall Lane - Strikes LS17	Identified housing (permitted)	20	0.8	0	0	0					
HG1-286	Naburn Approach, LS14	Identified housing (permitted)	4	0.4	0	0	0					
HG1-287	York Road - Grime's Dyke LS14	Identified housing (UDP)	369	17.2	0	0	0					
HG1-289	Farndale View (PFI K) LS14	Identified housing (permitted)	10	0.2	0	0	0					
HG1-290	Swarcliffe Avenue - PFI E LS14	Identified housing (permitted)	25	0.5	0	0	0					
HG1-291	Whinmoor Way - PFI C LS14	Identified housing (permitted)	116	4.8	0	0	0					
HG1-292	Ash Tree Grove, (PFI F) LS14	Identified housing (permitted)	13	0.3	0	0	0					
HG1-293	Mill Green Garth - PFI L1 LS14	Identified housing (permitted)	5	1.1	0	0	0					
HG1-294	Squinting Cat, Swarcliffe Avenue	Identified housing (permitted)	18	0.3	0	0	0					
HG1-295	Elmete Towers - PFI Q LS14	Identified housing (permitted)	30	0.7	0	0	0					
HG1-296	Seacroft Hospital (rear of)	Identified housing (UDP)	720	18	0	0	0					
HG1-297	Manston Lane - Radial Park (Ph 1)	Identified housing (permitted)	148	4	0	0	0					
HG1-298	Manston Lane	Identified housing (permitted)	192	6.3	0	0	0					
HG1-300	Land At Brooksbank Drive, Halton	Identified housing (permitted)	6	0.2	0	0	0					
HG1-301	Austhorpe	Identified housing (permitted)	14	1.3	0	0	0					
HG1-302	Barrowby Lane (30-34), Austhorpe LS15 8QE	Identified housing (permitted)	11	0.4	0	0	0					
HG1-303	Cartmell Drive, Halton Moor	Identified housing (permitted)	31	1.6	0	0	0					
HG1-311	Bullerthorpe Lane (Temple Point), Colton	Identified housing (permitted)	17	2.6	0	0	0					
HG2-104	York Road / Selby Road	Housing allocation	12	0.9	0.01	0	0.01	0.01	0.01			
HG2-119	Red Hall Offices & Playing Field LS17	Housing allocation	50	13.9	0	0	0					
HG2-120	Manston Lane - former Vickers Tank Factory Site, Cross Gates	Housing allocation	450	21.5	0	0	0					
HG2-121	Killingbeck Bridge - Wykebridge Depot LS14	Housing allocation	23	0.6	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG2-123	Colton Road East, Colton LS15	Housing allocation	165 14	6.2 0.52	0	0	0					
HG2-174	Wood Lane - Rothwell Garden Centre LS26	Housing allocation	31	3.2	0	0	0					
HG2-210	St Gregory's Primary School, Stanks Gradens, Swarcliffe	Housing allocation	33	1.83	0	0	0					
MX1-25	Thorpe Park, undeveloped non-submitted land	Identified mixed use (permitted)	300	34.7	0	0	0					
MX2-38	Barrowby Lane, Manston LS15	Mixed Use Allocation	150	21.1 7	0	0	0					
			3366 3398									

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

The Sequential Test

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

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

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

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

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV63	Logic Leeds (Skelton Moor Farm)	Identified employment (general)		46.4	1.69	21.79	23.48	23.48	21.79	16.47		
AV64	Temple Green	Identified employment (general)		69.6	7.97	2.64	10.61	10.6	2.64	2.49		
AV67	Skelton Grange (North)	Identified employment (general)		11.8	23.18	0	23.18	22.84				
AV111	Skelton Gate	Housing allocation	2619	99.3	2.06	4.07	6.13	6.06	3.94		0	
HG2-122	Cartmell Drive, Halton Moor	Housing allocation	170	5.7	0.31 1.18	0 .98	0.31 3.16	0.31 3.16	0 1.98	0 1.05	0 0.17	
HG1-288	East Leeds Extension	Identified housing (UDP)	3771	204.5	0.58	4.36	4.94	1.85	1.43			
			6560									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV40	Bridgewater Road North	Housing allocation	425	11.2	26.06	1.98	28.04	28.01	1.91		1.2	
AV68	Skelton Grange (South)	Identified employment (general)		7.3	93.79	0	93.79	93.83				

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV76	Haigh Park Road	Employment allocation (general)		2.9	0.23	99.77	100	100	92.99	10.84		
AV77	Pontefract Road / Haigh Park Road	Identified employment (general)		0.8	0	100	100	98.47	100			
AV80	Stock Bros, Pontefract Road	Employment allocation (general)		1.4	0.17	44.51	44.68	6.52	45.33			

NRW183	Cinder Oven Bridge	Waste allocation (NRW)		4.2	38.87	50.93	89.8	90.2	73.87	40.13		
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Exception Test

No housing sites qualify for an Exception test in East HMCA. Employment sites are subject to a separate Sequential Test.

Surface water and other sources of flooding

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

4. INNER

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Inner Area 10,000 dwellings are required (15.0% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

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

Sites not proposed for allocation

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

- Sites not available for housing development. Existing buildings may be in active use or permission given for alternative uses. Some sites are required for school use; some for general employment use. One site is already allocated as a Natural Resources and Waste site.
- Sites not suitable for housing development. Some sites are within industrial areas where residential development would not be appropriate. Some sites are designated or function as Green spaces which are considered to be in deficit in many parts of the Inner Area.
- Sites unsuitable in terms of Green Belt purposes.

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

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
						Proportion of site in the flood zone							
1152	Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)	Not allocated as housing		37	1	0.39	99.61	100	100	99.61	79.64		
Two thirds of the site is a designated protected playing pitch (N6) on the existing UDP and is part of the school grounds. 80% of the site is within flood zone 3 (high risk). Not suitable.													
2025	Aireside - adjacent Park	Not allocated as housing		192	1.4	0.03	99.97	100	100	99.87	92.73		
In existing employment use, therefore not considered available for residential.													
5018	Land at Brown Lane West, Holbeck	Not allocated as housing		99	1.7	0	100	100	100	100			
Site to be allocated for employment													
229	Kirkstall Road - Grahams site, Burley	Not allocated as housing		100	0.4	0.02	98.81	98.83	50.04	98.52	78.37		
This site is unlikely to come forward for residential as it is now a car showroom.													
CFSM007	Land At Regent Street/Skinner Lane, Leeds	Not allocated for mixed use		0	1	0.07	98.59	98.66	61.19	49.31			
see 3402830													
4225	Domestic Street, Holbeck	Not allocated as housing		125	2.6	3.8	88.9	92.7	92.7	88.89			
Two sites straddling a four lane road. Predominantly in a light industrial area although some shops and car show rooms around. The site is comprised of two areas split by Dometic Street in Holbeck. The sites are populated with light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area such as retail and car showrooms. There is no residential adjacent. Not suitable for housing allocation.													
232	Kirkstall Road - Maxis Restaurant site	Not allocated as housing		107	0.3	0.41	75.36	75.77	16.02	75.53	28.59		
Not likely to be available as has planning permission.													
3426	Barrack Street, Leeds	Not allocated as housing		138	2.8	31.52	42.76	74.28	95.55	89.82			
In industrial area. Currently in employment use. Not considered suitable for housing.													
CFSM042	Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ	Not allocated for mixed use		0	2.8	31.5	42.61	74.11	95.55	89.81			
Already in existing employment use													
CFSM043	Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	Not allocated for mixed use		0	8.6	14.28	41.05	55.33	51.78	40.78			
Already in employment use													
3432	Kirkstall, Leeds	Not allocated as housing		236	9	13.36	41.19	54.55	51.03	40.9			
Site predominantly used for employment use. Past and current uses in area reflect an employment based area. Not considered suitable for housing allocation.													
1098	Boothroyd Drive, Meanwood LS6	Not allocated as housing		25	3.1	13.03	40.41	53.44	46.62	41.93			

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
The site is designated as greenspace (N1) and proposed greenspace (N5) on the existing UDP. The southern part of the site is within a Local Nature Area (LNA) on the existing UDP. Highway concerns as would need to acquire a property to gain access. Not suitable.													
259B	Cartmell Drive, Whitebridge Primary School, Halton Moor	Not allocated as housing		0	1	53.35	0	53.35	53.34				
split site - part B is required for school so not allocated													
3399	Premises at Roseville Road Leeds LS8 5DR	Not allocated as housing		84	1.4	1.5	39.36	40.86	55.38	45.28			
In current use as car showrooms. Not suitable.													
CFSM027	Premises At Roseville, Leeds, LS8 5DR	Not allocated for mixed use		0	1.4	1.5	39.29	40.79	55.29	45.2			
Already in employment use													
211	Meanwood Road - rear of 338/374	Not allocated as housing		50	0.5	2	25.6	27.6	73.38	56.37			
Site to be retained for employment use.													
342	Low Road - Hemingway House, Hunslet LS10 2PR	Not allocated as housing		20	0.5	1.18	21.25	22.43	1.37	21.9			
Already in residential use													
264	Roundhay Road (79)/Barrack Road Area Offices etc.	Not allocated as housing		107	1.8	3.17	12.9	16.07					
Site required for school provision. Not available for residential.													
3427	Cliffdale Road, Leeds	Not allocated as housing		18	0.5	0.71	9.29	10	65.67	3.67			
Site is in an industrial area. Some residential nearby but current use coupled with adjacent uses suggest the site is not suitable for residential allocation.													
5007	Former Moorend training Centre, Tulip Street, Hunslet	Not allocated as housing		26	0.7	7.78	1.35	9.13	9.14	1.34			
Brownfield site in Main Urban Area, suitable in principle for residential development, but under consideration for allocation as a Gypsy and Traveller site.													
1278	Gelder Road - Symphony Group LS12	Not allocated as housing		195	6.6	0.17	4.88	5.05	5.05	4.88			
The site is not within a residential area and would be more suitable as an employment site.													
2077	Meanwood Road, Meanwood LS6	Not allocated as housing		44	1.2	2.05	1.66	3.71	0.01				
Site is a designated allotment site (N1A) on the existing UDP and part is a Local Nature Area. The allotments are overgrown, mature trees around boundary. Heavily Wooded area. Not suitable.													
4107	North Parkway / Asket Walk	Not allocated as housing		49	1.6	0.04	0	0.04	0.04				
Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. The site is surrounded by residential to the east and west and has a cycle route passing through the middle of it. Considered unsuitable for housing allocation.													
184	M621 Interchange Site, Holbeck	Not allocated as housing		176	1.5	0	0	0					
Located immediately adjacent to major vehicle infrastructure (the road network) which would create negative amenity issues for a residential use i.e. noise and pollution. History of office and employment permissions on this site. Not suitable.													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
201	Armley Road, Armley	Not allocated as housing		48	0.8	0	0	0					
The site is within an existing employment area. Not considered a suitable location for residential.													
285	Macaulay Street - former Garage Site, Burmantofts	Not allocated as housing		24	0.4	0	0	0					
The site is a NRW DPD allocation so not available for housing allocation.													
370	Cambridge Road - Blenheim Middle School (land south of)	Not allocated as housing		37	0.6	0	0	0					
The majority of the site is designated greenspace (N1) in the existing UDP, and links in with a wider greenspace area. Part of the site has a car park for adjacent industry. Mature trees and footpaths across site. Not suitable.													
1011	Oldfield Lane (No 11) LS12 4DH	Not allocated as housing		193	3.9	0	0	0					
The site is in employment use and is not within a residential area.													
1087	Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6	Not allocated as housing		43	1.2	0	0	0					
Heavily wooded site within conservation area, so not considered suitable for housing.													
1142	Park Lane - land and property at Oak House LS3	Not allocated as housing		40	0.2	0	0	0					
Site on edge of City Centre currently being used as an office. Any residential proposals are 8 years old. No interest in residential since.													
1145B	Hudson Road, Hudson Mill (Arcadia), Burmantofts	Not allocated as housing		230	8.9	0	0	0					
Proposed employment use.													
2079	Matthew Murray High School (former), Holbeck LS11	Not allocated as housing		314	6.4	0	0	0					
Site unavailable at present.													
2140	Raincliffe Road, Richmond Hill	Not allocated as housing		18	0.5	0	0	0					
Not allocated for housing as community use preferred.													
2145	Primrose High School (former), Lincoln Green	Not allocated as housing		77	5.7	0	0	0					
Expired permission, now likely to go for free school													
2148	Baileys Lane East, Seacroft	Not allocated as housing		46	1.3	0	0	0					
To be retained as greenspace													
2149	Ramshead Approach, Seacroft	Not allocated as housing		15	3.3	0	0	0					
Retain as greenspace													
3009	Former Leeds Industrial Co Op Society Ltd Dairy Depot	Not allocated as housing		45	1.2	0	0	0					

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Not within residential area. Site better suited for employment use.													
3081A	Robin Hood West	Not allocated as housing		0	14.2	0	0	0					
Green Belt site identified for a 2FE primary school.													
3081B	Robin Hood West	Not allocated as housing		210	8	0	0	0					
Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.													
3148	Oatland Lane, LS7	Not allocated as housing		23	1.2	0	0	0					
Site no longer available - permission office and school													
3150	Leicester Place, LS7	Not allocated as housing		31	0.6	0	0	0					
The site is used as open space and provides a buffer between the housing estate and highway. It is Green flat land surrounding the residential units.													
3153	Seacroft Crescent, LS14	Not allocated as housing		13	0.6	0	0	0					
Site is a combination of Car Park and landscaped land next to health facility. Part of the site also appears to be a thoroughfare connecting the Tesco's to parts of Seacroft. A mature tress also populate the site. Not suitable.													
3191	Meynell Heights, LS11	Not allocated as housing		55	0.4	0	0	0					
Site is an occupied tower block. Not suitable.													
3197	Cambridge Road, LS6	Not allocated as housing		22	0.3	0	0	0					
This is green flat land that is effectively a buffer/landscaping between the existing residential units and the road. Not suitable.													
3411	Torre Road, Leeds	Not allocated as housing		58	1.5	0	0	0					
Site in occupied employment use. Not suitable for residential.													
3425	Armley Road, Leeds	Not allocated as housing		100	2.1	0	0	0					
In employment use. Not appropriate for allocation for housing.													
3433	Meanwood Road/Cross Chancellor Street, Leeds	Not allocated as housing		49	0.8	0	0	0					
Currently in employment use. Not considered suitable for housing allocation.													
4090	East Leeds Family Learning Centre (Former)	Not allocated as housing		115	3.8	0	0	0					
Although suitable in principle for housing site identified for future school provision.													
4098	Seacroft Ring Road	Not allocated as housing		43	1.4	0	0	0					
The site is open area of green that acts as a 'buffer' to existing residential. Depth of green area not suitable for development. Not suitable for allocation.													
4099	Seacroft Ring Road	Not allocated as housing		82	3.1	0	0	0					
The site is designated greenspace (N1) on the existing UDP and provides a buffer to industrial land. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision. Not suitable for housing allocation.													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
4100	Ramshead Drive, Seacroft	Not allocated as housing		56	1.8	0	0	0					
Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.													
4101	Ramshead Wood	Not allocated as housing		116	4.4	0	0	0					
Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site. Given these environmental constraints residential development is considered to be inappropriate.													
4102	Ramshead Drive	Not allocated as housing		53	2	0	0	0					
This site is a wood known as Ramshead Wood. It is sloping and has some mature tree cover. Not suitable for housing allocation.													
4113	Bishops Way	Not allocated as housing		67	2.5	0	0	0					
The eastern part of the site forms part of the David Young Academy and is designated protected playing pitch (N6) on the existing UDP. The western half of the site is designated as greenspace (N1) on the existing UDP and there would be difficulty achieving safe access without prejudicing with the existing school access. Not suitable for housing allocation.													
4114	Lambrigg Crescent	Not allocated as housing		18	0.6	0	0	0					
The site is designated greenspace (N1) on the existing UDP and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west). Unsuitable for residential allocation.													
4115	Foundry Mill Street	Not allocated as housing		50	1.6	0	0	0					
The site is designated greenspace (N1) on the existing UDP and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage. Not suitable as a housing allocation.													
4122	Seacroft Hall	Not allocated as housing		200	7.6	0	0	0					
Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Sites to the east and South west are residential. Criss crossed by paths and includes a playing pitch. This space has significant amenity value. Unsuitable for housing allocation.													
4124	John Charles Approach, Middleton	Not allocated as housing		128	4.3	0	0	0					
Site appears to be well used and has significant amenity value. It should be noted that the site has a rail track along the western edge and is subject to significant level changes. Not suitable for housing allocation.													
MX2-37 (Allocated)	Hudson Road, Burmantofts, Leeds LS9 7JJ	Now allocated for mixed use		0	20.2	0	0	0					
Sites 1145A and 1145B merged into MX2-37 (75% Housing / 25% Non Housing)													
CFSM011	245, Elland Road, Leeds, LS11 8TU	Not allocated for mixed use		0	0.2	0	0	0					
Site too small (see IO conclusions) - made dormant - should've been made dormant right back at IO stage													
CFSM052	49-59 Armley Road (former Denso Marston Premises)	Not allocated for mixed use		0	2.2	0	0	0					
Site permitted for retail development.													

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

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

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV21	The Parade & The Drive	Identified housing	75	2.2	0	0	0					
AV22	Former Richmond Inn, Upper Accommodation Road	Housing allocation	16	0.4	0	0	0					
AV23	Butterfield Manor & Richmond Court, Walter Crescent	Housing allocation	48	0.8	0	0	0					
AV24	Presbytery, St Marys Church	Identified housing	171	0.8	0	0	0					
AV28	Bow Street and East Street	Housing allocation	23	0.1	0	0	0					
AV29	Ellerby Road and Bow Street	Housing allocation	79	0.8	0	0	0					
AV30	Ellerby Lane	Identified housing	147	0.7	0	0	0					
AV31	Cross Green Lane / Echo Phase 3	Identified employment (office)		0.2	0	0	0					
AV35	Cross Green Grove	Identified housing	21	0.5	0	0	0					
AV36	St Hilda Church, Knowsthorpe Crescent	Identified housing	86	0.3	0	0	0					
AV48	Former Motor Dealers, Church St, Hunslet	Aire Valley mixed use allocation	23	1.3	0.32	0.03	0.35	0.33	0.03			
HG1-207	Beckhill Garth/Approach	Identified housing (permitted)	34	2.7	0	0	0					
HG1-208	Grove Park Care Home Grove Lane Meanwood	Identified housing (permitted)	77	0.4	0	0	0					
HG1-209	Scott Hall Square, Chapel Allerton	Identified housing (permitted)	24	0.8	0	0	0					
HG1-210	Askets and Boggarts (A), Seacroft	Identified housing (permitted)	22	0.7	0	0	0					
HG1-211	Askets and Boggarts (C), Seacroft	Identified housing (permitted)	106	2.8	0	0	0					
HG1-212	Boggart Hill Gardens, Seacroft	Identified housing (permitted)	18	0.5	0	0	0					
HG1-213	Boggart Hill LS14	Identified housing (permitted)	18	0.7	0	0	0					
HG1-214	66 to 68 Victoria Road Headingley	Identified housing (permitted)	6	0.1	0	0	0					
HG1-215	Ash Grove LS6	Identified housing (permitted)	12	0.1	0	0	0					
HG1-216	Leeds Girls High School	Identified housing (permitted)	105	2.4	0	0	0					
HG1-217	6 Grosvenor Mount, Leeds	Identified housing (permitted)	7	0.4	0	0	0					
HG1-218	7 Grosvenor Road LS6	Identified housing (permitted)	7	0.2	0	0	0					
HG1-219	Chapeltown Rd/Savile Road LS7	Identified housing (permitted)	22	0.1	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-220	Browning House, 126 Chapeltown Road, Chapeltown	Identified housing (permitted)	9	0.2	0	0	0					
HG1-221	2 Grange View, Chapeltown, Leeds, LS7 4EP	Identified housing (permitted)	6	0	0	0	0					
HG1-222	Din Buildings, Roundhay Road, LS8 3QD	Identified housing (permitted)	8	0.3	0	0	0					
HG1-224	Oak Tree Drive LS8	Identified housing (UDP)	77	3.5	0	0	0					
HG1-224	Coldcotes Thorn Walk LS9	Identified housing (UDP)	51	1.1	0	0	0					
HG1-225	South Parkway and Brooklands, Seacroft	Identified housing (permitted)	45	1.2	0	0	0					
HG1-226	South Parkway / Brooklands Avenue	Identified housing (permitted)	160	5.3	0	0	0					
HG1-227	South Parkway - Easel LS14	Identified housing (permitted)	106	4.1	0	0	0					
HG1-228	Leslie Terrace, Woodhouse	Identified housing (permitted)	18	0.3	0	0	0					
HG1-229	Former Bricklayers Arms, Low Close Street, Woodhouse	Identified housing (permitted)	6	0.1	0	0	0					
HG1-230	St Marks Walk - St Marks Flats, Woodhouse	Identified housing (permitted)	108	1.1	0	0	0					
HG1-231	Holborn Court, Woodhouse, Leeds, LS6 2PN	Identified housing (permitted)	17	0.2	0	0	0					
HG1-232	Servia Road, Leeds LS7 1NJ	Identified housing (permitted)	72	0.6	0	0	0					
HG1-233	LS9 6PQ	Identified housing (permitted)	12	0.4	0	0	0					
HG1-234	Killingbeck Hospital - C LS14	Identified housing (UDP)	156	9	0	0	0					
HG1-235	Royal Park Road LS6	Identified housing (permitted)	9	0.2	0	0	0					
HG1-236	Moorland Avenue LS6	Identified housing (permitted)	15	0.1	0	0	0					
HG1-237	25 Moorland Avenue, Woodhouse, Leeds, LS6 1AP	Identified housing (permitted)	6	0	0	0	0					
HG1-238	Cardigan Road (214-244) LS4	Identified housing (permitted)	65	0.6	0	0	0					
HG1-239	Carlton Gate, LS7	Identified housing (permitted)	113	3.1	0	0	0					
HG1-240	18A-20 Burley Lodge Road LS4	Identified housing (permitted)	6	0.1	0	0	0					
HG1-241	114 Burley Road LS4	Identified housing (permitted)	9	0.1	0	0	0					
HG1-242	St Johns Road - St Michaels College LS3	Identified housing (permitted)	459	1.8	0	0	0					
HG1-243	12-28 Westfield Road LS3	Identified housing (permitted)	24	0.2	0	0	0					
HG1-246	Skinner Lane LS9	Identified housing (permitted)	286	0.4	0	0	0					
HG1-248	St Mary's Lane LS 9	Identified housing (permitted)	6	0.1	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-249	Dog and Gun, 601 York Road Leeds	Identified housing (permitted)	7	0.6	0	0	0					
HG1-250	Theaker Lane LS12	Identified housing (permitted)	17	0.1	0	0	0					
HG1-251	Mistress Lane, Armley	Identified housing (permitted)	41	1.2	0	0	0					
HG1-252	Oak Road, Armley	Identified housing (permitted)	9	0.3	0	0	0					
HG1-253	Oak Road, New Wortley - Former Club	Identified housing (permitted)	6	0.2	0	0	0					
HG1-255	East Park Road, The Glensdales LS9	Identified housing (UDP)	32	0.5	0	0	0					
HG1-256	Waterloo Sidings LS9	Identified housing (UDP)	140	7.3	0	0	0					
HG1-257	Wykebeck Avenue, Osmondthorpe	Identified housing (permitted)	55	1.5	0	0	0					
HG1-259	236 Tong Road LS12	Identified housing (permitted)	9	0.1	0	0	0					
HG1-260	Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB	Identified housing (permitted)	9	0.1	0	0	0					
HG1-261	Holbeck Towers, LS11	Identified housing (permitted)	108	2.3	0	0	0					
HG1-262	65 Brown Lane East LS11	Identified housing (permitted)	3	0.2	0	0	0					
HG1-263	Runswick Place LS11	Identified housing (permitted)	42	0.7	0	0	0					
HG1-264	86 Elland Road, Holbeck, Leeds, LS11 0AB	Identified housing (permitted)	8	0.1	0	0	0					
HG1-265	Fairfax Road, LS11	Identified housing (permitted)	21	0.7	0	0	0					
HG1-266	St Luke's Green, LS11	Identified housing (permitted)	19	0.3	0	0	0					
HG1-267	Beeston Road - Shaftesbury House LS11	Identified housing (permitted)	8	0.5	0	0	0					
HG1-268	Coupland Road, LS11	Identified housing (permitted)	10	0.2	0	0	0					
HG1-269	Folly Lane, LS11	Identified housing (permitted)	18	0.4	0	0	0					
HG1-270	137 DEWSBURY ROAD, HUNSLET, LEEDS, LS11 5NN	Identified housing (permitted)	8	0	0	0	0					
HG1-271	Malvern Rise, LS11	Identified housing (permitted)	60	0.8	0	0	0					
HG1-272	Malvern Road, LS11	Identified housing (permitted)	21	0.3	0	0	0					
HG1-273	Coupland Place LS11	Identified housing (permitted)	8	0.1	0	0	0					
HG1-274	Waverley Garth, LS11	Identified housing (permitted)	55	0.8	0	0	0					
HG1-275	Bismarck Street, LS11	Identified housing (permitted)	70	1.3	0	0	0					
HG1-276	Beverleys LS11 6DS	Identified housing (permitted)	55	1.6	0	0	0					
HG1-277	272A Dewsbury Road, Hunslet, Leeds, LS11 6JT	Identified housing (permitted)	5	0	0	0	0					
HG1-278	Pepper Road LS10	Identified housing (permitted)	12	0.3	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-279	Belle Isle, Leeds	Identified housing (permitted)	16	0.4	0	0	0					
HG1-280	West Grange Road (Ph 2) LS10	Identified housing (UDP)	35	0.9	0	0	0					
HG1-281	Middleton Road - Urn Farm LS10	Identified housing (UDP)	100	3.3	0	0	0					
HG1-282	Sharp Lane F	Identified housing (permitted)	69	6.3	0	0	0					
HG1-283	Sharp Lane C	Identified housing (permitted)	43	2	0	0	0					
HG1-303	Cartmell Drive, Halton Moor	Identified housing (permitted)	31	1.6	0	0	0					
HG1-357	Sharp Lane B	Identified housing (UDP)	78	9.4	0	0	0					
HG1-470	Victoria Road, Headingley, Leeds, LS6	Identified housing (permitted)	24	0.84	0	0	0					
HG1-489	Victoria House, Longfield House, Buckingham House, Headingley Office Park, 8 Victoria Road, Leeds, LS6 1PF	Identified housing (permitted)	124	1.38	0	0	0					
HG1-498	Garnet Grove, Beeston, Leeds, LS11 5JX	Identified housing (permitted)	25	0.37	0	0	0					
HG1-499	The Fellmonger, North Parkway, Seacroft, Leeds, LS14 6QS	Identified housing (permitted)	12	0.19	0	0	0					
HG1-504	Site Of Former Spotted Cow, Top Moor Side, Holbeck, Leeds, LS11 9LH	Identified housing (permitted)	14	0.1	0	0	0					
HG1-508	Oak Tree Mount LS9	Identified housing (permitted)	79	2.2	0	0	0					
HG1-509	Moresdale Lane	Identified housing (permitted)	16	0.4	0	0	0					
HG1-510	Newhall Gate, Newhall Crescent, Middleton	Identified housing (permitted)	27	0.6	0	0	0					
HG2-85	Beckhill Approach, Miles Hill Primary School, Meanwood	Housing allocation	79	2.3	0	0	0					
HG2-86	Beckhill Grove - former Hill Top Public House, Meanwood	Housing allocation	14	0.5	0	0	0					
HG2-87	Amberton Terrace	Housing allocation	43	1.6	0	0	0					
HG2-88	Amberton HOP, Thorn Mount, Gipton	Housing allocation	20	0.6	0	0	0					
HG2-90	Barncroft Close, Seacroft	Housing allocation	27	0.7	0	0	0					
HG2-91	Askets and Boggarts (B), Seacroft	Housing allocation	150	5.4	0	0	0					
HG2-92	Askets and Boggarts (D), Seacroft	Housing allocation	88	4.4	0	0	0					
HG2-93	Brooklands Avenue	Housing allocation	26	0.8	0	0	0					
HG2-94	York Road Depot/South Parkway LS14	Housing allocation	39	0.9	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG2-95	South Parkway and Brooklands, Seacroft	Housing allocation	68	1.6	0	0	0					
HG2-98	Hawkshead Crescent	Housing allocation	25	0.8	0	0	0					
HG2-103	Former Shaftesbury PH, York Road	Housing allocation	23	0.6	0	0	0					
HG2-104	York Road / Selby Road	Housing allocation	20	0.9	0.01	0	0.01	0.01	0.01			
HG2-105	Wykebeck Avenue, Osmondthorpe	Housing allocation	52	1.4	0	0	0					
HG2-106	Kendall Drive, Halton Moor	Housing allocation	15	0.5	0	0	0					
HG2-107	Neville Road, Halton Moor	Housing allocation	83	2.8	0	0	0					
HG2-109	Burley Street (46) LS3 1DH	Housing allocation	48	0.1	0	0	0					
HG2-110	Wesley Road (west of), Tong Road (north of), Armley	Housing allocation	38	1	0	0	0					
HG2-112	Oak Road, New Wortley - Gassey Fields	Housing allocation	113	2.3	0	0	0					
HG2-114	Cambrian Street, LS11	Housing allocation	37	0.6	0	0	0					
HG2-111	Land off Holdforth Place	Housing allocation	48	0.8	0	0	0					
HG2-116	Winrose Drive, Middleton	Housing allocation	13	0.4	0	0	0					
HG2-117	Belle Isle Road - Merlyn Rees High School	Housing allocation	67	2.2	0	0	0					
HG2-211	Burley Liberal Club, Burley Road/Willow Road	Allocated for housing	50	0.57	0	0	0					
HG2-212	Seacroft Crescent, Seacroft	Allocated for housing	50	1.55	0	0	0					
HG2-213	Bishops Way, LS14	Allocated for housing	62	3.74	0	0	0					
HG2-214	York road/ South Parkway, Seacroft	Allocated for housing	30	1.22	0	0	0					
HG2-215	The Halton Moor PH, Halton Moor	Allocated for housing	30	0.72	0	0	0					
HG2-216	Ramshead Approach, Seacroft	Allocated for housing	48	1.33	0	0	0					
MX1-6	Mabgate, Macaulay Street, Argyll Road (land between)	Identified mixed use (permitted)	428	1.2	0.11	0.06	0.17					
MX2-7	Thomas Danby College, Roundahay Road, Leeds	Housing allocation with mixed uses	118	4.8	0	0	0					
MX2-8	Compton Road - Compton Arms, Burmantofts LS9 7B	Housing allocation with mixed uses	50	0.4	0	0	0					
MX2-11	Armley Gyrotory - former Gas Works	Housing allocation with mixed uses	122	5	0	0	0					
MX2-13	Benyon House	Housing allocation with mixed uses	37	2.5	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
MX2-37	Hudson Road, Hudson Mill (Arcadia), Burmantofts	Housing allocation	470	11.4	0	0	0					
EG1-20	Long Close Industrial Estate Dolly Lane Burmantofts	Identified employment (permitted)		0.2	0	0	0					
EG1-21	Trent Road Torre Road Ls9	Identified employment (UDP)		8.6	0	0	0					
EG1-25	139 Gelderd Road Leeds 12	Identified employment (permitted)		0.2	0	0	0					
EG1-31	Holme Well Road Middleton LS10 4SL	Identified employment (UDP)		0.2	0	0	0					
EG2-13	Tulip Street Beza Street Ls10	Employment allocation (general)		0.5	0	0	0					
EO1-8	Former John Peters Armley Road	Identified employment (permitted)		0.7	0	0	0					
EO1-10	Tristram Centre Brown Lane West Ls12	Identified employment (UDP)		0.1	0	0	0					
EO1-37	Ph2 Arlington Mills Armley Road Pickering Street Ls12	Employment allocation (office)		0.5	0	0	0					
			6236									

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

The Sequential Test

In the Inner Area HMCA 6,236 dwellings can be achieved on sites within zone 1 flood risk, leaving 3,764 dwellings to be found from the 10,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 771 dwellings. Deducting these from the 3,764 dwellings means that 2,993 dwellings still need to be found from the 10,000 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. These sites are listed in Table 4 and are next in the order of sequential preference. The total capacity of dwellings in this category is 1,242-. Deducting these from the 2,993 dwellings means that 1,751 dwellings still need to be found from the 10,000 target.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, these are set out in Table 5 and provide for a total capacity of dwellings of 1,162. Deducting these from the 1,765 dwellings means that 490 dwellings still need to be found from the 10,000 target. This group of sites includes two sites – Buslingthorpe Tannery (125_210) and Gledhow Rd (5014) – where the EA data records the sites as having meaningful proportions of area in flood zone 3, but where the Leeds SFRA records a smaller proportion or none of the site in Zones 3ai or 3aii. Since only relatively small proportions of these sites (21% and 16%) are in EA Zone 3 it would be sensible to include these sites within Zone 3ai rather than 3aii.

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

Surface water and other sources of flooding

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site within the flood zone							
EG1-29	Ex- Boc Works Gelderd Road Ls12	Identified employment (permitted)		3.3	1.76	4.26	6.02	6.02	4.26			
HG1-247	Bridge Street, Gower Street, Regent Street (land at)	Identified housing (permitted)	636	0.9	1.21	7.68	8.89	39	33.16			
HG1-244	Cavendish Street – RSPCA	Identified housing (permitted)	70	0.2	0.28	8.9	9.18		8.19			
HG2 - 96	South Parkway and Brooklands, Seacroft	Housing allocation	65	1.5	7.65	0.12	7.77	7.66	0.46			
			771									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV32	Rose Wharf Car Park, East Street	Housing allocation	72	0.5	25.47	9.98	35.45	35.17	9.15	7.21	0.55	
HG1-254	Otter Island Wellington Road Leeds	Identified housing (permitted)	113	2.1	100	0	100	100				
HG1-258	Cartmell Drive, Whitebridge Primary School, Halton Moor	Identified housing (permitted)	44	1.4	58.77	7.67	66.44	66.44	7.66		2.95	
HG2-108	Burley Willows Care Home, Willow Garth, Burley	Housing allocation	28	0.5	64.49	7.9	72.39	72.36	7.81			
HG2-113	Round House (rear of)	Housing allocation	310	1	32.18	0	32.18	32.18				
MX1-11	Whitehall Road - Doncasters LS12	Identified mixed use (permitted)	463	3.5	55.49	0	55.49	55.49				
MX2-10	Wellington Road, Leeds	Housing allocation with mixed uses	325	2.5	99.85	0.15	100	100	0.16		0.17	
EO2-2	Office Scheme Wellington Road & Gotts Road Leeds 12	Employment allocation (office)		0.5	100	0	100	100				
EG1-22	S/o 30 Springwell Road Holbeck Leeds 12	Identified employment (permitted)		0.4	99.99	0	99.99	99.99				
			1242									

Table 5: sites with a meaningful amount of land in SFR2026A Zone 3ai, but not in SFRA Zone 3aii

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site within the flood zone							
AV41	Hunslet Mills	Identified mixed use	699	2.3	0	100	100	100	100	100		
AV43	Yarn Street	Identified housing	173	4.7	0	100	100	100	100	99.91	0.09	
AV45	Gibraltar Island Road	Identified employment (general)		1.1	0	100	100	100	100	100		
AV46	Tetleys Motor Services, 76 Goodman Street, Hunslet	Housing allocation	36	0.6	0	100	100	100	100	100		
AV98	Atkinson Street	Aire Valley mixed use allocation	35	1.2	0.66	99.34	100	100	99.47	99.54		
HG1-245	Kirkstall Road, Abbey Street	Identified housing (permitted)	50	0.3	0	100	100	80.85	100	40.89		
EO1-9	Kirkstall Road - Maxis Restaurant site	Identified employment (permitted)		0.3	0.41	75.36	75.77	16.02	75.53	28.59		
			1819									

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

Exception Test

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

INNER AREA HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the Leeds Strategic Flood Risk Assessment; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 11 sites out of a total of 138 sites in the Inner Area HMCA which have passed the Sequential Test and require the Exception Test to be applied. These sites are:

AV33	Low Fold
AV34	South Accommodation Road
AV41	Hunslet Mills
AV43	Yarn Street
AV46	Tetleys Motor Services, 76 Goodman Street, Hunslet
AV98	Atkinson Street
HG2-99	Buslingthorpe Tannery/Hill Top Works Sheepscar
MX1-28	Kirkstall Road - Yorkshire Chemicals Plc
MX2-9	Kirkstall Road, Leeds
NOTE: EXCEPTION TEST FOR MX1-28 / MX2-9 WILL NEED TO BE SPLIT INTO TWO	
MX1-12	Globe Road - Doncasters/Lattitude LS11
HG1-245	Kirkstall Road, Abbey Street
HG2-100	Gledhow Road/Gledhow Terrace

Exception Test for Site AV33 – Low Fold, East Street	
Flood Risk Zone: 3Ai (8%) and 3Aii (14%)	
Proposed uses subject of Exception Test: Housing	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: This brown field development site is located on the edge of the city centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is also located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area. The site currently derelict and is located in a high profile gateway located next to the

Inner Ring Road. A number of similar former brownfield in the vicinity have been redeveloped for housing-led mixed use schemes e.g. Echo.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and two significant positive scores for the sustainable location and access to the highway network, facilities and services. Significant negative impact on biodiversity which will require mitigation.

B: Has an FRA demonstrated that the development will be safe, without increasing flood risk elsewhere, and where possible, reduce flood risk overall?

- The majority of the site is located within SFRA Flood Zone 1. However, the Western boundary, adjacent to the river Aire is indicated as a mixture of FZ 2, 3A(i) and 3B. However, the latest flood modelling carried out as part of the Leeds FAS indicates that only FZ 3B is subject to flooding. Even without the benefit of the new moveable weirs the site will benefit from removal of the Knostrop Cut and as such, is not expected to flood in the 100yr event. The site will therefore effectively be located in FZ 2 post Leeds FAS.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found less than 500m from the centre of the site.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above adjacent ground level as per LCC's Minimum Development Control Standards.

- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels.
- The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment.
- In terms of drainage, the site is classed as a 'brown-field'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on site AV33 is considered to have passed the Exception Test. For the avoidance of doubt this excludes any part of the site identified within Zone 3B functional floodplain within the SFRA (12% of site area).

Exception Test for Site AV34 - South Accommodation Road

Flood Risk Zone: 3Ai

Proposed uses subject of Exception Test: Housing (estimated 27 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes

Explain how:

This brown field development site is located on the edge of the city centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is also located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area.

The site currently derelict and is located in a high profile gateway located next to the Inner Ring Road. A number of similar former brownfield in the vicinity have been redeveloped for housing-led mixed use schemes e.g. Echo.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and two significant positive scores for the sustainable location and access to the highway network, facilities and services. Significant negative impact on biodiversity which will require mitigation.

B: Has an FRA demonstrated that the development will be safe, without increasing flood risk elsewhere, and where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that parts of the site are located within Flood Zones 3A(i) and 2. However, the latest flood modelling carried out as part of the Leeds FAS indicates that even without the moveable weirs operational the site will benefit from the Knostrop Cut which will effectively lift the entire site out of the 1 in 100yr flood plain.
- Although the site will be defended by the Leeds FAS, part of the site will remain in Flood Zone 2 and therefore continue to be at risk of flooding during more extreme events. The measures below describe how the flood risk will be reduced in order to make it safe for its users.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found immediately adjacent to the site.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above adjacent ground level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classed as a 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on site AV34 is considered to have passed the Exception Test. For the avoidance of doubt this excludes any part of the site identified within Zone 3B functional floodplain within the SFRA (3% of site area).

Exception Test for Site AV41 – Hunslet Mills

Flood Risk Zone: 3Aii

Proposed uses subject of Exception Test: Mixed Use (estimated 699 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes

Explain how:

This brown field development site is located on the edge of the city centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is also located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area.

The site is currently derelict and is located in a high profile gateway located next to the elevated Inner Ring Road. The site already benefits from planning permission for housing. The AAP is promoting the site for a wider range of uses to facilitate the redevelopment of the site and the listed grade 2* building. The listed building appears on the Buildings at Risk Register.

B: Has an FRA demonstrated that the development will be safe, without increasing flood risk elsewhere, and where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 3A(ii). However, the latest flood modelling carried out as part of the Leeds FAS indicates that even without the moveable weirs operational the site will benefit from removal of the Knostrop Cut and is not expected to flood in the 1 in 100yr event. The site will therefore effectively be located in FZ 2 post Leeds FAS.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding during an exceedance event. The measures below describe how the flood risk will be reduced in order to make it safe for its users.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Hunslet Road, approximately 250m from the centre of the site.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above adjacent ground level as per LCC's Minimum Development Control Standards. Where this is not possible, uses at ground floor levels should be the least

vulnerable uses, with the most vulnerable uses located above ground floor.

- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classed as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on Site AV41 is considered to have passed the Exception Test.

Exception Test for Site AV43 YARN STREET**Flood Risk Zone:** 2, 3Ai and a very small element of 3B**Proposed uses subject of Exception Test:** Housing (173 units)**A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Yes****Explain how:**

This city centre site has planning permission and development has been completed.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 3A(ii). However, the latest modelling carried out in connection with the Leeds FAS indicates that the majority of the site is located within Flood Zone 1.
- A detailed topographical survey is required to confirm which parts of the site are located within FZ 1.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- Public open space should be located adjacent to the river and buildings should be set back at least 8m.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Hunslet Road approximately 300m SW of the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

As the development of the site has been completed based on a planning permission that considered flood risk, this site has passed the Exception Test.

Exception Test for Site AV46 - Tetleys Motors, Goodman Street**Flood Risk Zone:** 3A**Proposed uses subject of Exception Test:** Housing (estimated 36 units)**A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Yes****Explain how:**

This brown field development site is located close to the city centre and within walking distance of Hunslet Town Centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is also located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area.

The site is still in use for commercial purposes. The site is immediately adjacent to the Yarn Street development and would form a logical extension of this existing development. Development of the site would require similar flood defence and mitigation measures as implemented in the Yarn Street development.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and one significant positive scores for the sustainable location.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 3A(ii). Even without the benefit of the new moveable weirs, the site will benefit from the Knostrop Cut and as such, is not expected to flood in the 100yr event. The site will therefore effectively be located in FZ 2 post Leeds FAS.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found less than 500m from the centre of the site.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above adjacent ground level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels.
- The existing site is almost entirely impermeable, so any redevelopment which incorporates

SuDS will provide betterment.

- In terms of drainage, the site is classed as a 'brown-field'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere.

Conclusion

Subject to a FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on Site AV46 is considered to have passed the Exception Test.

Exception Test for Site AV98 – Atkinson Street

Flood Risk Zone: 3Aii

Proposed uses subject of Exception Test: Housing (estimated 35 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes

Explain how:

This brown field development site is located on the edge of the city centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is also located within the Aire Valley Leeds employment area which also provides significant accessible job opportunities which will be added to as development proceeds in the area.

The site's development would facilitate the wider development of the Hunslet Mills riverside area which has sustainability benefits in reusing derelict brownfield sites and retaining a listed grade 2* building.

Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings. Significant negative impact on biodiversity which will require mitigation.

B: Has an FRA demonstrated that the development will be safe, without increasing flood risk elsewhere, and where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that this site is located within Flood Zone 3A(ii).
- In Flood Zone 2, only 'Highly Vulnerable' uses are required to pass the Exception Test and 'More Vulnerable' uses, such as dwelling houses are 'Appropriate' for siting within this zone, subject to a Flood Risk Assessment, which should include the following measures:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Hunslet Road, approximately 250m from the centre of the site.

- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside their houses, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above adjacent ground level as per LCC's Minimum Development

Control Standards.

- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classed as a 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on site AV98 is considered to have passed the Exception Test.

Exception Test for Site HG2-99 Buslingthorpe Tannery/Hill Top Works Sheepscar

Flood Risk Zone: a small part of site in zone 3a

Proposed uses subject of Exception Test: Housing (189 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>Explain how:</p> <p>This is a brownfield site located between Chapeltown and Meanwood in inner north Leeds. Development for housing would help regenerate an unattractive partly cleared old industrial site and introduce life and activity into the area. Only a small part of the site (21%) is recorded as in flood zone 3a, according to the Environment Agency latest modelling.</p> <p>Sustainability appraisal site assessment: Generally positive scores for education, health, housing provision, community participation and transport and very positive scores for CO2 emissions and meeting local needs.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- Although these sites have been combined it is useful to consider them separately because the site formerly ref. 210 is located almost entirely within FZ1, according to the SFRA flood mapping.
- Nevertheless, any re-development of site 210 will require a Flood Risk Assessment and provided that a sequential approach is taken to the site layout there should be no reason for any buildings to be located within FZ2 or FZ3.
- If necessary the floor levels of buildings within site 210 should be raised above the 100 year flood level + freeboard.
- As site 210 is located on the edge of the flood plain, it will possible for people to evacuate the site onto higher land, immediately adjacent to the site, should it be necessary during exceptional flooding.
- Site formerly 125 is located adjacent to Sheepscar Beck, which enters the site in the SW corner then runs in culvert adjacent to the Western boundary under the site.
- The SFRA mapping indicates that about 10% of the site is in FZ3, whereas the EA mapping indicates about 40% is in FZ3.
- Any development of this site would need to be accompanied with a Flood Risk Assessment and should incorporate such measures as: no building over the line of the culvert, including a suitable stand-off distance, raised floor levels above the 100 yr flood level + freeboard level, as per LCC's Minimum Development Control Standards, a sequential approach to the layout of the site to avoid building within the floodplain, unless an appropriate form of building is used: for example car parking at ground floor level and accommodation at 1st floor level and above.

- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- Given that the flood plain does not extend into the North of the site, it will be possible to easily evacuate to a safe place of refuge within the site, should this be necessary, during exceedance events.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe, will not increase flood risk elsewhere, and will apply a sequential approach to the layout of the site so that the built development is in the least risky parts, the proposed housing use on site HG2-99 is considered to have passed the Exception Test.

Exception Test for Site MX1-28/MX2-9 Kirkstall Road, Leeds

Flood Risk Zone: Zone 3a, part in 3aii

Proposed uses subject of Exception Test: Housing (826 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>Explain how:</p> <p>This brown field development site is located on the edge of the city centre and close to high frequency bus routes along the Kirkstall Road quality bus corridor. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is an opportunity to decontaminate and regenerate a former heavy industrial site, injecting life and vitality into this part of the city.</p> <p>Sustainability appraisal site assessment: Generally positive scores for education, health, housing provision, community participation, contaminated land, local distinctiveness and transport and very positive scores for CO2 emissions and meeting local needs.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zones 3A(i) and 3A(ii).
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- Given the close proximity to the river, the depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) could potentially cause structural damage to buildings. Additional modelling work (Hazard Assessment) is required in order to fully assess the risk.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
 - Building should be set back from the edge of the river by at least 8m.
 - Buildings, such as flats – at first floor level and above, with car parking at ground level, would be preferable to dwelling houses. Bungalows are not acceptable.
 - Openings should be incorporated within the building structure, to allow water to pass through the site.
 - Buildings should be designed to withstand hydro-dynamic loading, if necessary.

- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found approximately 200m to the North of the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on site MX1-28/MX2-9 is considered to have passed the Exception Test.

Exception Test for Site MX1-12 Globe Road - Doncasters/Lattitude LS11

Flood Risk Zone: Zone 3ai (1/3rd of Site), small element 3aii, remainder Zone 2

Proposed uses subject of Exception Test: Housing (609 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>Explain how:</p> <p>This site has planning permission for residential development for which flood risk will have been a consideration.</p> <p>This cleared brown field development site is located within the City Centre (for the purposes of town centre uses) and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is an opportunity to regenerate a former heavy industrial site, injecting life and vitality into this part of the city</p> <p>No further flood risk assessment would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zones 2, 3A(i) and 3A(ii).
- The latest modelling carried out as part of the Leeds FAS indicates that the site is located within Flood Zones 1 and 2.
- In Flood Zone 2, only 'Highly Vulnerable' uses are required to pass the Exception Test and 'More Vulnerable' uses, such as dwelling houses are 'Appropriate' for siting within this zone, subject to a Flood Risk Assessment.
- The FRA should include a topographical survey in order to identify which parts of the site are at risk of flooding, and therefore require flood mitigation measures.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to

comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere

Conclusion

Site MX1-12 passes the Exception Test because it has planning permission. No further flood risk assessment would be needed provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required taking account of the advice set out above.

Exception Test for Site HG1-245 Kirkstall Road, Abbey Street

Flood Risk Zone: Zone 3ai and Zone 3aii

Proposed uses subject of Exception Test: Housing (50 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>Explain how:</p> <p>This site has planning permission for residential development for which flood risk will have been a consideration.</p> <p>This brown field development site is located on the edge of the City Centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities.</p> <p>No further flood risk assessment would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zones 3A(i) and 3A(ii). The EA Flood Map indicates that the site is located within Flood Zone 3.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found immediately adjacent to the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to

comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Site HG1-245 passes the Exception Test because it has planning permission. No further flood risk assessment would be needed provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required taking account of the advice set out above.

Exception Test for Site 5014 Gledhow Road/Gledhow Terrace**Flood Risk Zone: small portions in 3a(i) and 2****Proposed uses subject of Exception Test: Housing (25 units)****A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Explain how:**

This is a cleared brownfield site located between Chapeltown and Harehills in inner north Leeds. Development for housing would help regenerate an unattractive site and introduce life and activity into the area. Only a small part of the site (16.8%) is recorded as in flood zone 3a, according to the Environment Agency latest modelling.

Sustainability appraisal site assessment: Generally positive scores for education, health, housing provision, community participation and local distinctiveness and very positive scores for CO2 emissions, transport and meeting local needs.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is actually located outside the flood plain. However, the EA flood maps indicate that part of the site lies within FZ3.
- Gipton Beck runs in a culvert immediately to the West and the site could be at risk of flooding from this source – particularly if there is a blockage within the culvert.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above adjacent road level, as per LCC's Minimum Development Control Standards.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe, will not increase flood risk elsewhere, and will apply a sequential approach to the layout of the site so that the built development is in the least risky parts, the proposed housing use on site HG2-100 is considered to have passed the Exception Test.

5. NORTH LEEDS

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For North Leeds 6,000 dwellings are required (9% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

An essential part of the sequential test involves looking at how much land of each site falls into areas of flood risk. The Environment Agency has updated their modelling since the preparation of the Strategic Flood Risk Assessment which is dated 2007. The tables below therefore refer to the Environment Agency data (~~27th–November~~ ~~May-2016~~5) to establish percentages of sites falling within relevant flood zones. However, the EA data does not subdivide zone 3, so the SFRA data and subdivisions will be considered when assessing sites where all or a meaningful part of the site falls within flood zone 3. Maps illustrating the flood zone areas will use the SFRA data to highlight the further separation of flood zone 3a.

Sites not proposed for allocation

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

- Sites not available for housing development. Existing buildings may be in active use or permission given for alternative uses. Some sites are required for general employment use; some for schools.
- Sites not suitable for housing development. Some sites are designated or function as Green spaces which are considered to be in deficit in many parts of North Leeds. Some sites are within designated Urban Green Corridors. Some have fundamental problems with highway access. Some have extensive tree cover.
- Sites unsuitable in terms of Green Belt purposes.

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

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1026	Kirkstall Road, Cardigan Fields LS4	Not allocated as housing		33	0.9	0	100	100	100	100	1.61		
A nightclub and an ALDI occupy the site. The site is not available.													
4092	St Ann's Mills, Kirkstall Road	Not allocated as housing		28	0.9	0	100	100	96.86	100	99.97		5.65
Current employment site that has been highlighted as necessary to retain.													
4158	Meadow View, Horsforth	Not allocated as housing		27	0.9	0	99.69	99.69	56.53	53.84			
Green Belt site within the urban green corridor. The site does not border onto housing and is somewhat detached from the main residential area. The site and surrounding fields provide an attractive gateway into Horsforth from the Ring Road.													
1170	Highbury Cricket Ground, Meanwood, North East Hollins Drive	Not allocated as housing		31	1	1.66	82.3	83.96	40.01	35.4			
Green Belt site. The site is to be retained as greenspace.													
1238	Oakford Terrace (land to rear of), Low Lane, Horsforth LS18	Not allocated as housing		15	0.5	3.67	69.63	73.3	77.64	74.52			
Green Belt site. The site does not relate well to the existing settlement form but projects out to the east of Low Lane into Green Belt and is steeply sloping. Development of the site would not constitute rounding off of the settlement. The site is also designated as proposed greenspace. Highway concerns as no road frontage to provide access.													
4094	South of Fearnville Place	Not allocated as housing		198	7.5	2.04	3.84	5.88	5.88	3.84		3.08	
Designated greenspace (N1) and allotments (N1A). Even if some of this wider green space were necessary for housing this site is poorly situated and would encroach greatly into its corridor function. Site boundary includes stretch of Wyke beck itself.													
1178B	Dunstarn Lane (land south), Adel LS16	Not allocated as housing		280	10.8	0.34	3.6	3.94	0.02	0.02			
Green Belt site. The site has been split into 2. Site B slopes more steeply to the ring road and provides a buffer between the road and development and is more removed from the existing residential area.													
2160	Scotland Lane, Ling Bob, Horsforth	Not allocated as housing		0	72.9	0.12	1.33	1.45	1.49	1.28			
Green Belt site. The site is not supported by Highways and development would lead to urban sprawl.													
2052	Tile Lane, Adel LS16	Not allocated as housing		451	17.2	0.13	0.63	0.76	0.76	0.74			
Green Belt site. Part of urban green corridor with no defensible boundary to the south.													
2046	Brownberrie Gardens - North Ives Farm, Horsforth LS18	Not allocated as housing		383	14.6	0.2	0.46	0.66	0.95	0.73			
Green Belt site. The site lies within the airport public safety zone and is not supported by Highways.													
2051A	King Lane, Alwoodley LS17	Not allocated as housing		0	116.3	0	0.15	0.15	0.15	0.15		0.15	
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.													
16	Sandhill Lane (29), Moortown LS17 6AJ	Not allocated as housing		10	0.4	0	0	0					

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Mixed brownfield/greenfield site within urban area. Suitable in principle for residential development.													
82	Moor Allerton Gardens (1,2,3,4,5,6,8), Moor Allerton	Not allocated as housing		17	0.5	0	0	0					
Site in existing residential use - fully developed													
84	Wetherby Road - Braim Wood School and land to the north, Rounday	Not allocated as housing		527	20.1	0	0	0					
Green Belt site. A new school lies to the southern end of the site. The site plays an important role in providing an attractive setting to Roundhay Park. Residential development is likely to have a negative impact on the park.													
94	Sandhill Lane (7-9), Moortown LS17 6AG	Not allocated as housing		2	0.4	0	0	0					
Northern part of site has permission for 2 detached houses (12/03734/FU). The rest of the site is too small to allocate.													
118	The View (21/23) - Alwoodley LS17 7NA	Not allocated as housing		6	0.4	0	0	0					
Brownfield/greenfield site within the main urban area. The site has two properties on site currently. Residential use acceptable in principle.													
120	Harrogate Road (55), Chapel Allerton LS7 3RU	Not allocated as housing		40	0.6	0	0	0					
Site now bought by Morrisons. Very unlikely to come forward for housing. Retail or other town centre uses appropriate.													
177	Broomfield (54/56), Adel LS16 7AD	Not allocated as housing		5	0.4	0	0	0					
Part of site (54 Broomfield) has permission for two dwellings. The rest of site is too small to allocate.													
1014	Fraser Avenue (land at), Horsforth	Not allocated as housing		45	1.2	0	0	0					
The site is designated as proposed greenspace (N5). Highway concerns in regard to achieving a suitable access.													
1015	Lee Lane West (land south of), Horsforth	Not allocated as housing		791	29.7	0	0	0					
Green Belt site. The site has an important function in providing access to the countryside and views across the site to open countryside beyond. It is highly visible, with landscape value and a designated Local Nature Area within the site. The site performs poorly in highways and accessibility terms.													
1019	Gledhow Valley Road (land off), Chapel Allerton, LS7 4ND	Not allocated as housing		30	2	0	0	0	12.71	11.22			
Part of wider Gledhow Valley Woods. Significant tree cover.													
1079	Long Causeway, Adel LS16 8DU	Not allocated as housing		86	3.3	0	0	0					
Green Belt site. Local preference for other sites to come forward for housing over this one.													
1120	Headingley Lane (land at), Headingley	Not allocated as housing		36	2.3	0	0	0					
Land safeguarded for proposed NGT route. This site is included in the Holt Park Planning Framework.													
1138	Elmete Lane - land adj to Beechwood, Roundhay LS8	Not allocated as housing		59	2.9	0	0	0					
Green Belt site. The site includes a number of Tree Preservation Orders (TPO's) and a listed building. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1151	Cookridge Lane , Cookridge LS16	Not allocated as housing		50	1.6	0	0	0					
Green Belt site. There is no existing defensible boundary to the west. Development could set a precedent for further sprawl.													
1190	Wetherby Road/Elmete Lane (land adjoining), Roundhay LS8	Not allocated as housing		156	6.9	0	0	0					
Green Belt site. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.													
1202	Victoria Avenue (land off), Horsforth LS18	Not allocated as housing		185	7.7	0	0	0					
Green Belt site. Local preference for the site to remain undeveloped and for the site immediately to the west (Horsforth Campus, 5009) to come forward instead.													
1243	Back Church Lane - former Rectory Paddock, Adel LS16	Not allocated as housing		18	0.6	0	0	0					
Green Belt site. This site was considered alongside 1079. Without 1079, 1243 is only partially connected to the built up area. Local preference for other sites to be developed for housing and for 1079 and 1243 to remain as Green Belt.													
1246	Back Church Lane - former Rectory Paddock north of Memorial Rec Ground, Adel L	Not allocated as housing		66	2.5	0	0	0					
Green Belt site. The site would need to come forward alongside site 1079 in order to connect to the built up area. 1079 to remain as Green Belt.													
1299B	Otley Road - Bodington Hall, Lawnswood LS16	Not allocated as housing		521	17.4	0	0	0					
Local preference for the site to be carried forward as proposed greenspace (there is also a possibility for park and ride on the site).													
1310	Outwood Lane (land at) , Horsforth, LS18	Not allocated as housing		121	3.4	0	0	0					
Site not supported by highways.													
2049	West Park Centre LS16	Not allocated as housing		69	2.3	0	0	0					
Former West Park Centre. Residential development acceptable in principle as this is a brownfield site within a residential area. Now likely to be a school site so not now allocated													
2051B	King Lane, Alwoodley LS17	Not allocated as housing		0	20.3	0	0	0					
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.													
2053A	Alwoodley Lane, Alwoodley LS17	Not allocated as housing		154	5.9	0	0	0					
Green Belt site. Site A is unrelated to the existing settlement, is nearer to Eccup Reservoir and would create an incursion into Green Belt that could set a precedent for further sprawl.													
2058	Talbot Avenue - Allerton Grange High, Moor Allerton LS17	Not allocated as housing		70	2	0	0	0					
Site is managed and maintained by Leeds City Council Parks and Countryside as a public green open space. Local preference for the site to be retained as greenspace.													
2063	Cobble Hall, Roundhay LS8	Not allocated as housing		500	19	0	0	0					
Green Belt site. Local preference to not bring forward sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) and for Wetherby Road to remain as a natural buffer.													
3008	Change of use of former caravan site to public open space	Not allocated as housing		47	2.9	0	0	0					
Green Belt site. Isolated site. Development would represent an island of development within Green Belt, unrelated to the existing urban area. Not supported by Highways.													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3016	Low Hall Farm	Not allocated as housing	y	15	0.5	0	0	0					
Sieved out as the site does not comply with the settlement hierarchy.													
3034	Cold Harbour Farm, Bayton Lane, Yeadon	Not allocated as housing		0	74.6	0	0	0					
Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.													
3044A	Land North of Pinfold Lane, Cookridge	Not allocated as housing		148	5.6	0	0	0					
Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.													
3044B	Land South of Pinfold Lane, Cookridge	Not allocated as housing		181	6.9	0	0	0					
Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.													
3315A	Beechwood Farm (south) Elmete Lane Roundhay	Not allocated as housing		351	15.8	0	0	0					
Green Belt site. Development is contingent on site 1190 being brought forward. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.													
3315B	Beechwood Farm (north) Elmete Lane Roundhay	Not allocated as housing		235	17.9	0	0	0					
Green Belt site. Development is contingent on site 1190 being brought forward. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.													
3327	Land at Rawdon, Leeds	Not allocated as housing		58	2.2	0	0	0					
Green Belt site. The site is set to the west of Bayton Lane, relatively remote from the centre of Horsforth. The site itself is relatively contained on all sides by the road and existing residential development, but development would further reduce the Green Belt gap between residential areas. Highway concerns regarding access.													
3328	Land at Rawdon, Leeds	Not allocated as housing		133	5.1	0	0	0					
Green Belt site. Development would result in the coalescence of Rawdon and Horsforth, contrary to one of the purposes of Green Belts in preventing the merging of settlements.													
3330	Land at Rawdon, Leeds	Not allocated as housing		47	1.5	0	0	0					
Green Belt site. The site is set to the west of West End Lane which is the current boundary to Horsforth. Development here would be unrelated to the existing settlement pattern, encroach into the Green Belt and reduce the gap between settlements (Horsforth and Rawdon) contrary to one of the purposes of Green Belts in preventing the merging of settlements. Highway concerns regarding suitable access and accessibility.													
3360B	Cookridge Hall Golf Course (N)	Not allocated as housing		0	36.7	0	0	0					
Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility													
3360A	Cookridge Hall Golf Course (S)	Not allocated as housing		578	22.4	0	0	0					
Green Belt site. There is no defensible boundary to the proposed GB boundary which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3381	Brownberrie Lane	Not allocated as housing		35	1.3	0	0	0					
Part of the site is within Green Belt (30%). Part of the site is also a Local Nature Area (LNA). The remaining area is occupied by existing dwellings. This area alone would be too small to be allocated. Highway concerns regarding access.													
3402	Clayton Wood Bank	Not allocated as housing		30	1	0	0	0					
Existing employment site, surrounded by other employment uses and Clayton Wood. For these reasons the site is considered inappropriate for residential.													
4013	Land at Elmete Lane, Roundhay	Not allocated as housing		46	1.5	0	0	0					
Green Belt site. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.													
4056	Church Lane, Horsforth	Not allocated as housing		23	0.7	0	0	0					
Required for education purposes. Not available for residential development.													
4157	Land east of Sadler Way, Adel	Not allocated as housing		123	4.7	0	0	0					
Green Belt site. The site straddles the urban green corridor and does not relate well to the settlement pattern. The site is designated N6 greenspace.													
4172	University Land, Lawnswood	Not allocated as housing		189	6.3	0	0	0					
Deficiency in outdoor sports provision in the area. Playing pitches would need to be relocated. Possibility of cemetery extension into part of site and NGT route may affect part of site.													
4215	Land between Holtdale Grove/Holtdale Ave	Not allocated as housing		25	0.7	0	0	0					
The site performs an amenity function and setting for nearby houses within the Holt Park housing estate. Redevelopment for residential use is not supported.													
4232	Lawnswood Arms, Holt Lane, Adel	Not allocated as housing		0	0.8	0	0	0					
Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site (rather it was suggested by the public). As such, the site is not considered available.													
4239	Holly Park Estate Extension, Water Lane, Horsforth	Not allocated as housing		35	1.1	0	0	0					
Green Belt site not supported by Highways.													
4244	West End Lane, Horsforth	Not allocated as housing		22	0.6	0	0	0					
Landlocked site requiring the purchase and demolition of a neighbouring property to achieve access. The Council is not aware of a property being available.													
4247	Northern End of Lee Lane West	Not allocated as housing		91	3.5	0	0	0					
Green Belt site. Majority of site is a new outdoor pitch and unsuitable for development. Poor access to site.													
4255	Calverley Lane, Horsforth	Not allocated as housing		95	3.6	0	0	0					
Green Belt site. Concern regarding overdevelopment in the area if the site were to come forward alongside 1339 and 4240. The site is not locally preferable compared to other sites.													
CFSM024	Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU	Not allocated for mixed use		0	4.7	0	0	0					
Planning permission for housing under ref 1033 (HG1-72)													
5172	Land at Moortown Golf Club/Primley Park Road, Moortown	Not allocated for housing		38	1.1	0	0	0					
100% of the site is covered by a Woodland Tree Preservation Order													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
5173	Land at Moortown Golf Club/Gleneagles Road/Turnberry Drive Moortown	Not allocated for housing		49	1.4	0	0	0					
It is considered that development of the site would have an unacceptable impact on ecology assets.													
5269	Ford House and Gardens (Rose Court Nursery), Headingley Lane, Headingley	Not allocated for housing		45	1.3	0	0	0					
The site is still in educational use. No allocation of the site is proposed.													
5270	Bedquilts Recreation Ground, Adel	Not allocated for housing		86	3.3	0	0	0					
This is a well used sports and recreational facility in full use and currently protected as greenspace in the UDP.													
5304	Roundhay Grange and Leeds Golf Club, Wetherby Road, Roundhay	Not allocated for housing		373	14.2	0	0	0					
Site is in agricultural use and considered to play an important role in safeguarding the countryside from encroachment.													
5309	Wigton Lane, Alwoodley	Not allocated for housing		17	0.5	0	0	0					
In existing private residential use with large garden. The land has not been promoted by the owner													
5310	Wigton Lane, Alwoodley	Not allocated for housing		17	0.5	0	0	0					
Green Belt site. The site is well contained by roads and field boundaries and other development reducing potential for further sprawl.													

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

The majority of plan period sites within North Leeds are within flood zone 1. In total these sites can deliver 3,096 ~~819~~ dwellings of the 6,000 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

Table 2: Sites within flood zone 1.

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3014	Kirkstall District Centre	Housing allocation with mixed uses	55	3.6	0	0	0					
1242	Church Lane—Paddock, Meanwood LS6	Housing allocation	25	0.7	0	0	0					
HG1-59	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	Identified housing (permitted)	52	1.1	0	0	0					
HG1-60	Tile Lane - Eastmoor, Adel, LS16	Identified housing (UDP)	40 67	3.8 5.6	0	0	0					
HG1-61	505 Harrogate Road LS17	Identified housing (permitted)	6	0.3	0	0	0					
HG1-62	Former Squirrel Way Children's Home, Squirrel Way, Leeds, LS17 8FQ	Identified housing (permitted)	60	0.7	0	0	0					
HG1-63	Rear 268-274 Shadwell Lane, LS17	Identified housing (permitted)	8	0.3	0	0	0					
HG1-64	Leeds Trinity University College, Brownberrie Lane, Horsforth, Leeds, LS18 5HD	Identified housing (permitted)	29	0.2	0	0	0					
HG1-65	Westbrook Lane, Horsforth	Identified housing (UDP)	75	2.7	0	0	0					
HG1-66	Westbrook Lane, Horsforth	Identified housing (UDP)	15	1.2	0	0	0					
HG1-67	Long Row Horsforth	Identified housing (permitted)	7	0.2	0	0	0					
HG1-68	Silk Mill Drive LS16	Identified housing (UDP)	20	0.4	0	0	0					
HG1-70	Cookridge Hospital LS16	Identified housing (permitted)	326 495	7.1	0	0	0					
HG1-71	Ireland Wood Social Club, Iveson Drive, Lawnswood, Leeds, LS16 6NG	Identified housing (permitted)	20	0.3	0	0	0					
HG1-72	Otley Road, Government Buildings LS16 5PU	Identified housing (permitted)	130	4.7	0	0	0					
HG1-73	Otley Road - Bodington Hall, Lawnswood LS16	Identified housing (permitted)	126	9.3	0	0	0					
HG1-74	Dunstarn Lane, Adel, LS16	Identified housing (UDP)	28	2.7	0	0	0					
HG1-75	Cranmer Gardens - Moorhaven Residential Home LS17	Identified housing (permitted)	14	0.6	0	0	0					
HG1-76	Queenshill Court, Moortown	Identified housing (permitted)	6	0.6	0	0	0					
HG1-77	468 Harrogate Road LS17	Identified housing (permitted)	10	0.1	0	0	0					
HG1-78	Yorkshire Bank Sports Ground (former), LS17	Identified housing (permitted)	29	1.4	0	0	0					
HG1-79	Former Grosvenor Casino, Harrogate Rd and Street Lane	Identified housing (permitted)	13	0.2	0	0	0					
HG1-80	467 Street Lane, Roundhay, Leeds	Identified housing (permitted)	6	0	0	0	0					
HG1-81	Sutherland Avenue LS8	Identified housing (permitted)	8	0.2	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-82	3 Park Crescent, Roundhay, Leeds	Identified housing (permitted)	5	0.1	0	0	0					
HG1-83	Park Cottages, Leeds 8	Identified housing (permitted)	5	0.2	0	0	0					
HG1-84	Salmon Crescent / Stanhope Drive, Horsforth	Identified housing (permitted)	7	0.2	0	0	0					
HG1-85	85 Broadgate Lane, Horsforth, LS18	Identified housing (permitted)	5	0.1	0	0	0					
HG1-86	Summerfield Ho Outwood Ln Horsforth	Identified housing (permitted)	7	0.2	0	0	0					
HG2-87	Amberton Terrace	Housing allocation	14	1.6	0	0	0					
HG1-88	Otley Road, Spenfield House LS16	Identified housing (permitted)	13	1.2	0	0	0					
HG1-89	Woodlea Drive - The Mansion LS6	Identified housing (permitted)	25	1	0	0	0					
HG1-90	Chandos Avenue LS8	Identified housing (permitted)	1	1.7	0	0	0					
HG1-91	LS8 2JJ	Identified housing (permitted)	5	0.3	0	0	0					
HG1-92	Park Avenue (1) - Beech Lodge, Roundhay	Identified housing (permitted)	4	0.4	0	0	0					
HG1-93	128 Wetherby Road, Roundhay, Leeds, LS8 2JZ	Identified housing (permitted)	5	0.2	0	0	0					
HG1-94	Land At Lakestream House, 142 Wetherby Road, Leeds, LS8 2LF	Identified housing (permitted)	7	1.2	0	0	0					
HG1-98	Victoria Avenue, Horsforth	Identified housing (UDP)	6	0.4	0	0	0					
HG1-99	Low Fold Garage, New Road Side, Horsforth	Identified housing (permitted)	5	0.2	0	0	0					
HG1-100	Former Police Station, Broadway, Horsforth	Identified housing (permitted)	12	0.4	0	0	0					
HG1-101	Throstle Nest Villa, New Road Side	Identified housing (permitted)	8	0.2	0	0	0					
HG1-102	29 - 31 Moor Road, Headingley, Leeds, LS6 4BG	Identified housing (permitted)	32	0.9	0	0	0					
HG1-103	Moor Road (40/42) - University of Leeds, Tetley Hall	Identified housing (permitted)	68	2.6	0	0	0					
HG1-104	13 - 17 Shaw Lane, Meanwood, Leeds, LS6 4DH	Identified housing (permitted)	31	0.3	0	0	0					
HG1-105	8 Holly Bank, Otley Road, Headingley, LS6 4DJ	Identified housing (permitted)	7	0.1	0	0	0					
HG1-106	Monk Bridge Road (3) LS6	Identified housing (permitted)	9	0.5	0	0	0					
HG1-107	Stratford Court, School Lane, Chapel Allerton	Identified housing (permitted)	28	0.3	0	0	0					
HG1-108	Mansion Gate Drive - Mansion House LS7	Identified housing (permitted)	18	0.6	0	0	0					
HG1-109	321 Chapeltown Road, Chapeltown, LS7 3LL	Identified housing (permitted)	6	0.1	0	0	0					
HG1-110	2 St Martin's Road, Leeds, LS7 3LX	Identified housing (permitted)	5	0.1	0	0	0					
HG1-111	Newton Green - former Civil Service Sports Association Ground	Identified housing (permitted)	74 14	1.6	0	0	0					
HG1-112	Elton Lodge, Newton Road	Identified housing (permitted)	9	0.4	0	0	0					
HG1-113	Former Dutton Arms (PH), Queenswood Drive	Identified housing (permitted)	9	0.2	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-114	The Former Lounge Cinema, North Lane, Headingley	Identified housing (permitted)	12	0.2	0	0	0					
HG1-115	25-7 Bennett Road LS6	Identified housing (permitted)	8	0.1	0	0	0					
HG1-116	51 - 61 Otley Road And 3 - 9 North Lane, LS6	Identified housing (permitted)	14	0.1	0	0	0					
HG1-117	Granby Street, Headingley, LS6	Identified housing (permitted)	5	0	0	0	0					
HG1-118	19 Shire Oak Road, LS6	Identified housing (permitted)	6	0.2	0	0	0					
HG1-119	Belmont House, Wood Lane, LS6	Identified housing (permitted)	6	0.5	0	0	0					
HG1-120	1 North Grange Mount LS6	Identified housing (permitted)	11	0.1	0	0	0					
HG1-121	Kirkstall Lane, Victoria Home LS6	Identified housing (permitted)	50	0.5	0	0	0					
HG1-122	45 St Michael's Lane LS6	Identified housing (permitted)	44 ±	0.1	0	0	0					
HG1-123	Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP	Identified housing (permitted)	39	0.3	0	0	0					
HG1-124	Eden Mount LS4	Identified housing (permitted)	17	0.1	0	0	0					
HG1-125	St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE	Identified housing (permitted)	12	0.7	0	0	0					
HG1-126	St Anns Lane, LS4 2SE	Identified housing (permitted)	13	0.3	0	0	0					
HG1-127	Land at 116 Cardigan Road, Headingley	Identified housing (permitted)	14	0.2	0	0	0					
HG1-128	83 Cardigan Lane LS4	Identified housing (permitted)	22	0.1	0	0	0					
HG1-129	232 Burley Road, LS4	Identified housing (permitted)	7	0.3	0	0	0					
HG1-395	The Grove, North Lane, LS8	Identified housing (permitted)	6	0.3	0	0	0					
HG1-471	22 Shire Oak Road Headingley, LS6 2DE	Identified housing (permitted)	9	0.3	0	0	0					
HG1-477	80 Cardigan Road Headingley, Leeds, LS6 3BJ	Identified housing (permitted)	16	0.2	0	0	0					
HG1-490	Mary Morris House, 24 Shire Oak Road, Heaingley, LS6 2DE	Identified housing (permitted)	10	0.5	0	0	0					
HG1-491	135 Alwoodley Lane, Alwoodley, LS17 7PG	Identified housing (permitted)	5	0.2	0	0	0					
HG1-493	Oak Villa Hotel, 55 Cardigan Road, Heandingley, Leeds, LS6 1DW	Identified housing (permitted)	10	0.5	0	0	0					
HG1-502	101 Commercial Road, Kirkstall, Leeds, LS5 3AD	Identified housing (permitted)	36	0.3	0	0	0					
HG1-503	Land Rear of Shoulder of Mutton Public House, Garmont Road, Leeds, LS7 3LW	Identified housing (permitted)	7	0.2	0	0	0					
HG1-506	Land at Cockcroft House, Cardigan Road, Headingley	Housing allocation	1613	0.3	0	0	0					
HG1-515	Horsforth Campus	Identified housing (permitted)	72	2.5	0	0	0					

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

The Sequential Test

In North Leeds ~~HMCA-HMCA 3096, 4,176 3,819~~ dwellings can be achieved on sites within zone 1 flood risk, ~~leaving-leaving 2904 1824 2,181~~ dwellings to be found from the 6,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. The one site listed in Table 3 below has a capacity of ~~521 386 31~~ dwellings. Deducting these from the ~~2904 1824 2,181~~ dwellings means that ~~2383, 1438 850~~ dwellings still need to be found from the 6,000 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. One site is listed in Table 4 and is next in the order of sequential preference. The total capacity of dwellings in this category is 53. Deducting these from the ~~2383, 1438 850~~ dwellings means that ~~2330, 1385 797~~ dwellings still need to be found from the 6,000 target.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, these are set out in Table 5 and provide for a total capacity of dwellings of ~~240, 227 30~~. Deducting these from the ~~2330 1,385 797~~ dwellings means that ~~2090, 1158 567~~ dwellings still need to be found from the 6,000 target. A number of general employment sites are in this category of flood risk, which is a less vulnerable use and therefore preferable to housing.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aii, these are set out in Table 6 and provide for a total capacity of dwellings of 970 dwellings. Deducting 970 dwellings from the ~~2090 1,158 797~~ leaves a final shortfall of ~~1120, 331 827~~ dwellings, which means that all the sites in North Leeds have passed the sequential test. Therefore, collectively they pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.

Surface water and other sources of flooding

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site in flood zone							
HG1-58	Moseley Wood Gardens (land off), Cookridge LS16	Identified housing (permitted)	<u>135</u>	<u>6.8</u>	<u>0.77</u>	<u>9.45</u>	<u>10.22</u>					
HG1-97	Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP	Identified housing (permitted)	331	12.5	7.13	0.15	7.28	4.91	1.74	0		
MX2-4	Kirkstall District Centre	Housing allocation with mixed uses	<u>55</u>	<u>3.6</u>	<u>0.07</u>	<u>0</u>	<u>0.07</u>					

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site in flood zone							
HG2-46	Horsforth (former waste water treatment work)	Housing allocation	53	3.1	375.44 95	18.9 1 19.3	55.25	60.4 9	52.5 1		3.51	

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site in flood zone							
HG1-69	Low Lane - Woodside Mill, Horsforth	Identified housing (permitted)	59	1.3	5.354	16.97	22.324	42.66	40.58			
HG1-96	Low Hall Road - Riverside Mill, Horsforth LS19	Identified housing (permitted)	7982	7.9	16.89	23.49	40.38	39.94	27.21	18.86	9.29	
This site has less than the SHLAA thresholds for both Zones EA2 and EA3 but it was chosen to include this site in Table 5 because it had a higher percentage in Zone EA3												
HG1-87	Horsforth Mills, Low Lane, Horsforth	Identified housing (permitted)	89	0.7	0.54	96.41	96.95	20.37	18.66			
HG1-500	Corn Mill Fold, Low Lane, Horsforth, Leeds, LS18 5NJ	Identified housing (permitted)	<u>13</u>	<u>1.4</u>	<u>7.97</u>	<u>50.01</u>	<u>57.98</u>					
HG2-234	Land at Kirkstall Forge, Kirkstall Road	Housing Allocation	<u>0</u>	<u>2.94</u>	<u>3.02</u>	<u>53.61</u>	<u>56.63</u>					

EG1-13	Former Gas Holder Station Burley Place LS4	Identified employment (UDP)		0.5	6.976	93.034	100	99.7	94.23			
EO1-4	Low Lane Horsforth	Identified employment (permitted)		1.2	1.72	12.76	14.48	57.48	49.87			
EO1-5	Office Element Corn Mill Fold Low Lane Horsforth LS18	Identified employment (permitted)		0.11	24.58	72.54	97.12					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aai	SFR 3b	RI
					Proportion of site in flood zone							
xEG1-12	Premises Of J W Hinchliffe Scrap Yard Weaver Str	Identified employment (UDP)		0.3	8.84	91.16	100	100	89.55	6.67		
EG1-14	Lcc Depot Off Viaduct Road Leeds Ls4	Identified employment (UDP)		0.3	8.68	91.32	100	60.18	92.95			
			240									
			2273									
			0									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aai	SFR 3b	RI
					Proportion of site in flood zone							
MX1-3	Abbey Road - Kirkstall Forge LS5	Identified mixed use (permitted)	970	17.58	1.66	89.99	91.65	59.15	86.12	45.02	9.31	
EG1-11	Unit 2 St Anns Mills Off Commercial Road Kirkstall	Identified employment (permitted)		0.2	0	100	100	100	100	100		
EO1-7	471 Kirkstall Rd LS5	Identified employment (permitted)		0.1	0	100	100					

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

Exception Test

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

NORTH HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

- 1.It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the Leeds Strategic Flood Risk Assessment; and
- 2.A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 5 sites out of a total of 99 housing or mixed use sites in the North HMCA which require the Exception Test to be applied. These sites are:

HG1-96	Riverside Mill, Low Hall Road, Horsforth, LS19
HG1-69	Woodside Mill, Low Lane, Horsforth
HG1-87	Horsforth Mills, Low Lane, Horsforth
MX1-3	Kirkstall Forge, Abbey Road, LS5
HG2-234	Land at Kirkstall Forge, Kirkstall Road

Exception Test for Site HG1-96 Riverside Mill, Low Hall Road, Horsforth	
Flood Risk Zone: 3a(ii), 3a(i) and 2 , small part of site in zone 3b	
Proposed uses subject of Exception Test: Housing (estimated 82 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning consent. Sustainability appraisal site assessment: Not assessed
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
Yes an FRA was submitted with the planning application	
Conclusion	
A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere. The site specific details for the site allocation should state that there must be no built development in the zone 3b functional floodplain.	

Exception Test for Site HG1-69 Woodside Mill, Low Lane, Horsforth	
Flood Risk Zone: 3a(i) and 2	
Proposed uses subject of Exception Test: Housing (estimated 59 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood	

risk?	
Yes	Explain how: The site already has planning permission Sustainability appraisal site assessment: Not assessed
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none"> • The SFRA Flood Map indicates that part of the site – adjacent to Oil Mill Beck is located within Flood Zones 2 and 3A(i).The EA Flood Map indicates that the site is located within Flood Zones 2 and 3. • Additional modelling of the beck is required in order to make a more accurate assessment of flood risk at the site. • Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site. • Higher ground can be found immediately adjacent to the site. • The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. • The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users: <ul style="list-style-type: none"> • Building should be set back from the edge of the watercourse by at least 8m. • Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level. • Floor levels should be raised above the 100 year flood level, as per LCC’s Minimum Development Control Standards. • There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels. • In terms of drainage, the site is classified as ‘brownfield’. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere. 	
Conclusion	
A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere.	

Exception Test for Site HG1-87 Horsforth Mills, Low Lane, Horsforth	
Flood Risk Zone:	
Proposed uses subject of Exception Test: Housing (estimated 89 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning consent. Sustainability appraisal site assessment: overall this site scores poorly when assessed for housing use. There are positive scores for accessibility to services, including education and health and meeting a local need, but there are negatives because the site has high flood risk and is deficient in at least two types of greenspace and also for the loss of employment land. There are double negatives for the loss of good quality agricultural land and for negative effects on biodiversity. The site is not supported by the Council’s Nature Conservation Officer.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that a small part of the site – adjacent to Oil Mill Beck is located within Flood Zone 3A(i), whereas the EA Flood Map indicates that the entire site is located within Flood Zone 3.
- Additional modelling of the beck is required in order to make a more accurate assessment of flood risk at the site.
- Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- Higher ground can be found immediately adjacent to the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere.

Exception Test for Site MX1-3 Kirkstall Forge, Abbey Road, LS5

Flood Risk Zone: 3a(i) and 2

Proposed uses subject of Exception Test: Housing (estimated 970 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes

Explain how:

This site has a planning consent and is under construction. It includes the provision of a new railway station at Kirkstall Forge which brings sustainability benefits to the site which outweigh the flood risk.

Sustainability appraisal site assessment: Not assessed

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

A detailed flood risk assessment was submitted with the planning application and was accepted by the Environment Agency. Flood risk mitigation includes the construction of a flood relief channel.

Conclusion

Development at this location will bring the regeneration benefits of brownfield land and additionally the site is to be served by a new rail station. These sustainability benefits can be considered to

outweigh the flood risk. Nevertheless a sequential approach should be taken to the layout of the site. It is proposed for mixed uses and therefore an attempt should be made to locate housing in the least risky parts of the site. The zone 3b functional floodplain must be kept open and should not have any built development within it.

Exception Test for Site HG2-234 Land at Kirkstall Forge, Kirkstall Road

Flood Risk Zone: 3 and 1

Proposed uses subject of Exception Test:

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes

Explain how:

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

Conclusion

Conclusion

All four of the sites that are required to have passed an Exception Test in the North HMCA already have a planning consent.

6. OUTER NORTH EAST

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer North East HMCA 5,000 dwellings are required (8% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

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

Sites not proposed for allocation

Sites considered through the Issues and Options stage of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. The reasons for these sites not being allocated are appraised to see if the need to avoid use of sites that flood might be overriding. In Outer North East by far the most common reason for not allocating is isolation away from the Settlement Hierarchy with sprawl into the Green Belt being the second most common reason. Other suitability reasons for non-allocation include access problems, tree cover, local flooding, greenspace designation, impact on historical monuments, blight from HS2 and steep topography. Also, some sites are not available because of current use for employment, allocation not supported by owners, development completed and sites being too small. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
5158	Meadowside Keswick lane Bardsey	Not allocated as housing		11	0.4	99.73	0.27	100	100	0.27		0.18	
Green Belt site. Flood risk concerns. Also significant ecology concerns given the close proximity to Bardsey beck. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1040	Carr Lane, Thorner,LS14	Not allocated as housing	y	13	0.5	15.84	74.45	90.29	29.61	27.91			
Sieved out - Not within the settlement hierarchy													
1131	Field Lane (south of), Aberford	Not allocated as housing	y	22	0.8	48.12	35.49	83.61	35.65	35.47		24.02	
Sieved out - Not within the settlement hierarchy and part SFRA floodzone 3b													
3310	Land Boston Road, Wetherby	Not allocated as housing		53	1.5	7.43	53.29	60.72	94.24	52.83		48.71	
Piece of open land adjacent to the river which adds to the character of the conservation area. The site slopes significantly down towards the river. Flooding issues as the majority of the site lies within flood zones 3b (washland) and 3a (high risk).The site also has very poor access.													
3319	Main Street, Aberford	Not allocated as housing	y	28	1	2.8	41.3	44.1	38.82	30.37			
Sieved out - Not within the settlement hierarchy													
5142	Land north of A58 Wetherby	Not allocated as housing	y	354	13.5	9.98	26.63	36.61	39.26	30.41		28.78	
Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Significant ecology concerns given the presence of a SEGI													
3134	Woodacre Lane, Bardsey	Not allocated as housing		205	9.1	10.6	14.63	25.23	25.23	14.63		12.48	
Green Belt site. The beck and mature tree line create a strong boundary to the east between the built up area and the site. The surrounding road network is narrow and there are significant Highways concerns. The site also lies adjacent to a conservation area and Motte and Bailey, Castle Hill Ancient Monuments. In addition the site is situated on a significant slope and as a consequence any development would be very prominent within the landscape. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1251	Leeds Road, Collingham LS22	Not allocated as housing		101	4.5	5.53	15.71	21.24	21.24	15.72		13.78	
Green Belt site. In isolation the site would have an unacceptable impact on the Green Belt as it would form an isolated development and not round off the settlement. The southern part of the site is also within an area of high flood risk and the site requires the adjacent site to the east for access. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1106	First Avenue (land west of), Bardsey	Not allocated as housing		315	14	11.07	9.37	20.44	19.23	9.37		6.49	
Green Belt site which splits Bardsey from Bardsey Village. Surrounded by residential development on three sides. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1233	York Road (land at)- Sandbeck Lane, Wetherby, LS22	Not allocated as housing		1047	39.9	2.3	11.62	13.92	13.93	11.62			
The site is not within the Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site is isolated from the main urban area of Wetherby with limited access across the A1(M) which creates a significant barrier to the existing settlement of Wetherby. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1070	Linton Lane - Cragg Hall Farm, Wetherby LS22	Not allocated as housing		32	1	13.3	0	13.3	23.21				
Green Belt site. The site is well related to the existing settlement and development would constitute 'rounding off' of the existing settlement. However, the site is not available for residential development given the recent planning permission and construction of a large single dwelling in the middle of the site.													
1005	Wetherby Road, Scarcroft	Not allocated as housing	y	412	18.3	1.1	9.49	10.59	10.58	9.46			
Sieved out - Not within the settlement hierarchy													
5001	Thorner Lane, Scarcroft	Not allocated as housing	y	55	2.5	1.94	7.33	9.27	9.27	7.39			
Sieved out - Not within the settlement hierarchy													
2068	Thorp Arch Estate Waste Tip, Wetherby LS23	Not allocated as housing	y	227	10.1	6.5	2.73	9.23	8.4	8.28		8.29	
Sieved out - Not within the settlement hierarchy													
1367	Rakehill Road (land north of), Barwick in Elmet	Not allocated as housing		34	1.3	0.14	6.63	6.77	14.73	12.41			
Green Belt site. Development of this site alone would not relate well to the existing settlement form and would have an unacceptable impact on the Green Belt													
1301	Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22	Not allocated as housing		19	0.6	5.4	0	5.4	41.47				
Green Belt site. The site is not related to the existing settlement given that site 1070 is situated between the site and the existing built up area. (It is noted that site 1070 presently contains one detached dwelling, however this was deemed to be appropriate within the Green Belt.) No defensible boundary is present to the south side of the site which could lead to further unrestricted sprawl into Green Belt. The site currently contains a golf clubhouse and car park, which is acceptable, appropriate development in the Green Belt. Development of the site would therefore also result in the loss of a community facility given that the clubhouse would have to be demolished.													
2158	Sandbeck wood (south of), Wetherby	Not allocated as housing		141	5.4	0.73	2.68	3.41	3.42	2.69			
The site is not within the Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site is isolated from the main urban area of Wetherby with limited access across the A1(M) which creates a significant barrier to the existing settlement of Wetherby. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1294	Leeds Road (land at), Collingham LS22	Not allocated as housing		121	5.4	0.14	3.17	3.31	3.29	3.18	0.01	1.71	
Green Belt site. The southern part of the site juts out from the existing settlement form and has no defensible boundary containing it, which could set a precedent for further sprawl into Green Belt. Highways concerns raised due to the narrow road frontage and poor accessibility to services.													
1027	Wetherby Road (land to west), south of Bardsey	Not allocated as housing		565	25.1	2.8	0.16	2.96	2.96	0.17		0.12	
Green Belt site. Development of this relatively large site would result in the merging of two settlements (Scarcroft and Bardsey). Highways concerns regarding access onto Wetherby Road.													
1094A	Red Hall Lane and Manston Lane (between)	Not allocated as housing		0	377.7	0.24	2.23	2.47	1.1	0.92			
Very large Green Belt site. Development of the site would not be acceptable in Green Belt terms as it would result in significant sprawl, coalescence of the urban conurbation of Leeds with Scholes and fail to safeguard the countryside from encroachment. Significant highway concerns relating to access, impact on local network and relationship to the proposed East Leeds Orbital Route.													
1157	Old Mill Lane (land to south of), Clifford LS23	Not allocated as housing	y	35	1.3	2.39	0	2.39	1.18				
Sieved out - Not within the settlement hierarchy													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1107	Green Lane (land east of), Boston Spa LS23	Not allocated as housing		249	9.5	0.83	0	0.83	0.83				
Green Belt site. The development of the site is considered to have an unacceptable impact on the Green Belt in terms of sprawl to the south-east of Boston Spa and safeguarding the countryside from encroachment.													
3125	Carr Lane, Wetherby	Not allocated as housing		59	2.3	0.74	0	0.74	0.74				
The site is not within the Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site is isolated from the main urban area of Wetherby with limited access across the A1(M) which creates a significant barrier to the existing settlement of Wetherby. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
4176	High Street, Boston Spa	Not allocated as housing		66	2.5	0.25	0	0.25	3.16				
Green Belt site. The site in would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
3334	Land South of A58 Collingham	Not allocated as housing		142	6.3	0.08	0	0.08	0.08				
Green Belt site. The development of the site would constitute a significant encroachment into the Green Belt. The site is detached from the settlement of Collingham, unless adjacent sites are developed first. The site is further separated from the northern part of Collingham by Collingham Beck. The site boundary does not follow any field boundaries so no strong defensible boundaries currently exist. Highways concerns regarding access.													
1300	Linton Lane - land opposite the Ridge, Linton LS22	Not allocated as housing	y	54	1.7	0.01	0	0.01	0.01				
Sieved out - Not within the settlement hierarchy													
70	Linton Spring (office building), Sicklinghall Road, Wetherby	Not allocated as housing	y	12	0.4	0	0	0					
Sieved out site - Not within the settlement hierarchy													
78	Blackmoor Lane (120), Bardsey LS17 9DZ	Not allocated as housing	y	25	0.9	0	0	0					
Sieved out site - Not within the settlement hierarchy													
361	Spofforth Hill (land at), Wetherby LS22 6SF	Not allocated as housing		34	0.9	0	0	0					
Site in current residential use. Allocation of the site is not supported by the owners.													
789	Oaks Lane, Boston Spa	Not allocated as housing		18	0.5	0	0	0					
Site not available. Previous consent for residential development fully built out.													
830	Thorner Lane - Oaklands Manor, Scarcroft	Not allocated as housing	y	14	0.5	0	0	0					
Sieved out - Not within the settlement hierarchy													
1001	Tarn Lane - Brandon Hall LS17	Not allocated as housing	y	86	3.8	0	0	0					
Sieved out - Not within the settlement hierarchy													
1028	Wetherby Road (land to west), north of Scarcroft	Not allocated as housing	y	288	12.8	0	0	0					
Sieved out - Not within the settlement hierarchy													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1031	Sandhills (land to east), Thorner	Not allocated as housing	y	37	1.4	0	0	0					
Sieved out - Not within the settlement hierarchy													
1048	Main Street (north of), Aberford LS25	Not allocated as housing	y	20	0.7	0	0	0					
Sieved out - Not within the settlement hierarchy													
1055A	Thorpe Arch Estate, Wetherby LS23 7BJ	Not allocated as housing		2161	96	0	0	0					
Large brownfield site with current employment and retail uses. Local preference for the site to be allocated for employment uses rather than housing but potential for mixed use to include housing.													
1055B	Thorpe Arch Estate, Wetherby LS23 7BJ	Not allocated as housing		1455	64.6	0	0	0					
Large brownfield site with current employment and retail uses. Local preference for the site to remain in employment use but potential for mixed use to include housing													
1056	Main Street (off) - Cricket Field, Shadwell	Not allocated as housing	y	49	1.8	0	0	0					
Sieved out - Not within the settlement hierarchy													
1057	Scholes Lane, Scholes	Not allocated as housing		20	0.7	0	0	0					
Green Belt site. The development of the site would result in an unacceptable impact on the Green Belt. The development of the site would represent sprawl to the west of Scholes.													
1088	Whinmoor Lane, land to rear of Wainscott Cottage, Shadwell, LS17 8LS	Not allocated as housing	y	58	1.8	0	0	0					
Sieved out - Not within the settlement hierarchy													
1089	York Road - Homecroft, Scholes LS15 4NF	Not allocated as housing		54	2.4	0	0	0					
Green Belt site. Not favoured for residential use as the site is isolated from the built up area of Scholes with barriers in between. The site has recent planning permission for employment uses.													
1108	Willow Lane (land west of), Clifford LS23	Not allocated as housing	y	20	0.6	0	0	0					
Sieved out - Not within the settlement hierarchy													
1109	Cinder Lane (land west of), Clifford, LS23	Not allocated as housing	y	82	3.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
1121	Trip Lane (land at), Linton	Not allocated as housing	y	47	2.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
1130	Parlington Lane (land off)	Not allocated as housing	y	45	1.7	0	0	0					
Sieved out - Not within the settlement hierarchy													
1132	Lotherton Lane (land south of)	Not allocated as housing	y	12	0.4	0	0	0					
Sieved out - Not within the settlement hierarchy													
1134	Aberford Road, Barwick LS15	Not allocated as housing		141	6.2	0	0	0					
Green Belt site. The development of the site is considered to have an unacceptable impact on the Green Belt in terms of sprawl. The site would be a significant incursion into the Green Belt to the east of Barwick and could not be considered to round off the settlement.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1139	York Road, Morwick Hall (land adj to), Whinmoor, LS15	Not allocated as housing		311	13.8	0	0	0					
Green Belt site which relates poorly to existing development. The development of the site for residential use would be unacceptable in Green Belt terms as it would adjoin the East Leeds Extension to its west boundary and would represent significant sprawl which is not well contained. The site would also significantly reduce the Green Belt gap between the urban conurbation of Leeds and Scholes.													
1155	Bramham Road and North of Lyndon Road (land to west of), Bramham LS23	Not allocated as housing		269	12	0	0	0					
Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl to the north of Bramham and safeguarding the countryside from encroachment.													
1156	Bramham Road (land to east of), Clifford	Not allocated as housing	y	90	4	0	0	0					
Sieved out - Not within the settlement hierarchy													
1158	Boston Road (land to west of), Clifford LS23	Not allocated as housing	y	33	1	0	0	0					
Sieved out - Not within the settlement hierarchy													
1161	Parlington Drive (west of), Aberford LS25	Not allocated as housing	y	60	2.7	0	0	0					
Sieved out - Not within the settlement hierarchy													
1162	Parlington Drive (east of), Aberford, LS25	Not allocated as housing	y	62	2.8	0	0	0					
Sieved out - Not within the settlement hierarchy													
1163	Main Street - Beckside, Aberford LS25	Not allocated as housing	y	24	0.9	0	0	0					
Sieved out - Not within the settlement hierarchy													
1164	Richmond field Lane (land at) - Long Lane LS15	Not allocated as housing		161	7.2	0	0	0					
Green Belt site. The site relates poorly to the existing settlement. The development of the site for residential development would have an unacceptable impact on the Green Belt in terms of significant spawl and safeguarding the countryside from encroachment. The site also has poor access and a beck splits the site into two parcels.													
1165	Barwick Road (land north of), Garforth	Not allocated as housing		0	9.7	0	0	0					
Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.													
1182	Woodlands Farm (land at), Syke Lane, Scarcroft LS14	Not allocated as housing	y	25	0.9	0	0	0					
Sieved out - Not within the settlement hierarchy													
1226	Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25	Not allocated as housing		0	17.4	0	0	0					
Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Highways access concerns due to narrow bridge into Garforth. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1239	Dowkell Lane (land south of), Thorp Arch LS22	Not allocated as housing	y	150	5.7	0	0	0					
Sieved out - Not within the settlement hierarchy													
1240	Church Causeway (land north of), Thorp Arch	Not allocated as housing	y	128	4.9	0	0	0					
Sieved out - Not within the settlement hierarchy													
1241	Walton Road (land at), Thorp Arch LS22	Not allocated as housing	y	233	8.9	0	0	0					
Sieved out - Not within the settlement hierarchy													
1252	Northgate Lane, Linton LS22	Not allocated as housing	y	52	2.3	0	0	0					
Sieved out - Not within the settlement hierarchy													
1262	Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS	Not allocated as housing		31	1	0	0	0					
Green Belt site. Site is well related to the settlement and would round off the settlement. However, the site lies adjacent to a cluster of listed buildings and is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1271	Rakehill Road (land off), Scholes, LS15	Not allocated as housing		2528	112.3	0	0	0					
Large Green Belt site which is out of scale with the existing settlement. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.													
1286	Colliers Lane (land off), Shadwell, LS17	Not allocated as housing	y	72	3.2	0	0	0					
Sieved out - Not within the settlement hierarchy													
1287	Blind Lane (land at), Shadwell, LS17	Not allocated as housing	y	60	2.7	0	0	0					
Sieved out - Not within the settlement hierarchy													
1288	Manor Farm (land at), Shadwell, LS17	Not allocated as housing	y	294	13.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
1289	Dowkell Lane (land north of), Thorpe Arch, Boston Spa	Not allocated as housing	y	317	12.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
1290	Thorpe Arch - The Vicarage (land to rear of), Boston Spa	Not allocated as housing	y	25	0.8	0	0	0	0.02				
Sieved out - Not within the settlement hierarchy													
1291	Lilac Farm (land at), Lilac Farm, Collingham LS22	Not allocated as housing		183	8.1	0	0	0	2.52	2.53			
Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.													
1292	Jewitt Lane (paddock at), Collingham, LS22	Not allocated as housing		31	1.1	0	0	0					
The site is within the existing settlement of Collingham, not within the Green Belt. However, Highways concerns regarding access to the site and the existing highway network. The site slopes significantly and mature trees surround the narrow entrance to the existing dwelling on site which reduces development potential.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1293	Harewood Road (land at), Collingham LS22	Not allocated as housing		103	4.6	0	0	0					
Green Belt Site. Site is steeply sloping. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
1304	Larumrise (land to the west of), off Willow Lane, Clifford LS23	Not allocated as housing	y	56	2.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
1309	Linton Lane (land to the rear of) LS22	Not allocated as housing	y	92	3.5	0	0	0					
Sieved out - Not within the settlement hierarchy													
1315	Holywell Lane / Bridle Path Road (land to east of), Shadwell LS17	Not allocated as housing	y	50	2.2	0	0	0					
Sieved out - Not within the settlement hierarchy													
1316	Bridle Path Road (land to north of), Shadwell, LS17	Not allocated as housing	y	33	1.2	0	0	0					
Sieved out - Not within the settlement hierarchy													
1324	Ling Lane - Stonecroft LS17 9JN	Not allocated as housing	y	22	0.8	0	0	0					
Sieved out - Not within the settlement hierarchy													
1329	Blackmoor Lane (land to north of), Bardsey, Leeds	Not allocated as housing	y	32	1.2	0	0	0					
Sieved out - Not within the settlement hierarchy													
1368	Rakehill Road (land south of), Barwick in Elmet	Not allocated as housing		71	3.1	0	0	0					
Green Belt site, adjoining the existing settlement on two sides. However, concerns regarding potential harm to the setting of the scheduled ancient monument and the conservation area. Highway concerns regarding poor access and narrow local roads. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
2059	Oakhill Cottage Farm, Shadwell LS17	Not allocated as housing		363	13.8	0	0	0					
Green Belt site. The site is an important gateway into the countryside from the ring road, with views from the ring road giving the edge of the main urban area a 'rural feel'. The northern boundary is connected to the existing settlement but the west and eastern boundaries are open, so the site does not relate well to the existing settlement form and is unacceptable in terms of Green Belt impact. Highway concerns regarding poor accessibility.													
2067	Thorp Arch Grange, Wetherby LS23	Not allocated as housing		16	0.6	0	0	0					
Sieved out - Not within the settlement hierarchy													
3019	Land off Whinmoor Lane Shadwell	Not allocated as housing	y	92	4.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
3020	Land at Elmete Lane Shadwell	Not allocated as housing	y	50	2.2	0	0	0					
Sieved out - Not within the settlement hierarchy													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3114	Barwick Road, Garforth	Not allocated as housing		38	1.2	0	0	0					
Green Belt site. Proposed HS2 rail route runs to the north of the site. The site is very isolated from the main settlement. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl and protecting the countryside from encroachment. Highways concerns re access - route to Garforth constrained by narrow railway bridge and access to the site itself is down a narrow unadopted road. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													
3126	Syke Lane, Scarcroft	Not allocated as housing	y	31	1.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
3127	Wetherby Road, Scarcroft	Not allocated as housing	y	114	5.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
3128	Land west of Deepdale Lane, Boston Spa	Not allocated as housing		59	2.2	0	0	0					
Green Belt site. No defensible boundary to the west of the site which could set a precedent for further sprawl. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
3129	Moor End, Boston Spa	Not allocated as housing		65	2.5	0	0	0					
Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
3130	Primrose Lane (west), Boston Spa	Not allocated as housing		96	3.7	0	0	0					
Green Belt site. Development would result in the crossing of Primrose Lane which is currently a strong defensible boundary, which could set a precedent for further sprawl which would reduce the Green Belt gap between Boston Spa and Clifford.													
3131	Primrose Lane (east), Boston Spa	Not allocated as housing		49	1.6	0	0	0					
Green Belt site. Development would result in the crossing of Primrose Lane which is currently a strong defensible boundary, which could set a precedent for further sprawl which would reduce the Green Belt gap between Boston Spa and Clifford.													
3133	Woodacre Lane (north), Bardsey	Not allocated as housing		47	1.7	0	0	0					
Green Belt site. The site is situated on a very steep slope. Highways raise concerns due to lack of access options and poor accessibility. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
3135	Land south of Wetherby Race Course (adj to Race Course)	Not allocated as housing		450	17.2	0	0	0					
The site is not within Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The development of the site is reliant on the development of 3136 for access. Development of the site would be unrelated to the existing settlement and represent a significant incursion into open countryside extending to the southeast of Wetherby. Presently the A1(M) forms a strong defensible boundary between the urban area and the countryside. The site would be isolated from the main urban area of Wetherby with very limited access across the A1(M) which creates a significant access barrier to the existing settlement.													
3136	Land south of Wetherby Race Course, Walton Road	Not allocated as housing		898	34.2	0	0	0					
The site is not within Green Belt, but is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. Development of the site would be unrelated to the existing settlement and represent a significant incursion into open countryside extending to the southeast of Wetherby. Presently the A1(M) forms a strong defensible boundary between the urban area and the countryside. The site would be isolated from the main urban area of Wetherby with very limited access across the A1(M) which creates a significant access barrier to the existing settlement.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3309	Scarcroft Cottage, Wetherby Road, Scarcroft, Leeds, LS14 3HJ	Not allocated as housing	y	13	0.5	0	0	0					
Sieved out - Not within the settlement hierarchy													
3317	railway sidings at scholes	Not allocated as housing		75	3.3	0	0	0					
Green Belt site. The site is a disused railway track and is therefore linear and extends out into the Green Belt, totally unrelated to the existing settlement form. Development would create a linear island site not considered acceptable development in the Green Belt. Highways concerns regarding access.													
3322	Winnow Lane	Not allocated as housing		384	14.6	0	0	0					
Green Belt site. The development of the site would be unacceptable in Green Belt terms as it would result in unrestricted sprawl and fail to protect the countryside from encroachment. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
3323	Land at Brandon Golf Course, Shadwell	Not allocated as housing	y	118	4.5	0	0	0					
Sieved out - Not within the settlement hierarchy													
3325	Land at Thorner Lane Leeds	Not allocated as housing		142	6.3	0	0	0					
Green Belt site. The site is set in an isolated position and does not relate to any of the nearby settlements. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and encroachment of the countryside													
3332	High Trees School, Boston Spa	Not allocated as housing		27	0.8	0	0	0					
Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The site is also protected as green space.													
3333	Land off Ling Lane, Scarcroft	Not allocated as housing	y	65	2.9	0	0	0					
Sieved out - Not within the settlement hierarchy													
3363	Mill Lane, Bardsey	Not allocated as housing	y	11	0.4	0	0	0					
Sieved out - Not within the settlement hierarchy													
3371	Sweep Farm, Wetherby	Not allocated as housing		861	32.8	0	0	0					
Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.													
3375	Boundary between Green Belt and Urban Development	Not allocated as housing		45	1.7	0	0	0					
Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
3429	Land off Black Moor Lane, Bardsey	Not allocated as housing	y	59	2.6	0	0	0					
Sieved out - Not within the settlement hierarchy													
3437	Parlington Estate, Aberford	Not allocated as housing	y	53	2.4	0	0	0					
Sieved out - Not within the settlement hierarchy													
3438	Aberford Road, Aberford	Not allocated as housing	y	31	1.2	0	0	0					
Sieved out - Not within the settlement hierarchy													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3448	Land off Trip Lane Linton	Not allocated as housing	y	92	4.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
3452	Land off Potterton Lane	Not allocated as housing	y	385	17.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
3453	Land off Potterton Lane	Not allocated as housing	y	46	1.7	0	0	0					
Sieved out - Not within the settlement hierarchy													
3461	Land off Tithe Barn Lane, Bardsey	Not allocated as housing	y	31	1.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
3462	Land at Clifford Moor Road, Clifford	Not allocated as housing	y	0	0.4	0	0	0					
Sieved out - below 0.4ha													
4018	Shadwell Lane	Not allocated as housing		109	4.1	0	0	0					
Green Belt site. Development of the site would significantly reduce the Green Belt gap between Leeds conurbation and Shadwell and extend the linear form of the existing built up urban area. No Highways issues raised.													
4065	Piccolino's, south of A58, Collingham	Not allocated as housing		7	0.2	0	0	0					
Site is too small. Brownfield site situated within the urban area of Collingham. Acceptable for residential development in principle.													
4079	Site of Prison Social Club, Walton Road, Wetherby	Not allocated as housing		23	0.9	0	0	0					
Sieved out - Not within the settlement hierarchy													
4096	Nidd Vale Motors, Wetherby	Not allocated as housing		15	0.4	0	0	0					
Site is being persued for alternative uses by the land owner, subject to planning permission.													
4151	Ferndale House Shadwell	Not allocated as housing	y	31	1.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
4152	Aberford Road, Bramham	Not allocated as housing		12	0.4	0	0	0					
Existing green space site. Site to be retained for green space use and is not available for development.													
4154	Wike Ridge Lane, Alwoodly	Not allocated as housing		94	3.6	0	0	0					
Green Belt site adjacent to existing residential development on two sides. Local flooding/drainage concerns. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
4155	Land at Harewood Road, Collingham	Not allocated as housing		93	4.1	0	0	0					
Green Belt Site. The site is reliant on the development of an adjacent site to round off the settlement. Site is steeply sloping. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.													
4162	Land to the rear of Woodland Gardens, Scarcroft	Not allocated as housing	y	38	1.4	0	0	0					
Sieved out - Not within the settlement hierarchy													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
4163	Woodland Gardens, Scarcroft	Not allocated as housing	y	12	0.5	0	0	0					
Sieved out - Not within the settlement hierarchy													
4165	Hampson House, Bardsey	Not allocated as housing	y	11	0.4	0	0	0					
Sieved out - Not within the settlement hierarchy													
4166	Land South of Shadwell Lane	Not allocated as housing		159	6.1	0	0	0					
Green Belt site. The site would have a unacceptable impact on the Green Belt in terms of sprawl and coalescence as it would significantly reduce the gap between main urban area of Leeds and Shadwell.													
4170	Whinmoor Lane, Shadwell	Not allocated as housing		0	1.5	0	0	0					
Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route.													
4201	Land at Rose Croft, East Keswick,	Not allocated as housing	y	33	1.2	0	0	0					
Sieved out - Not within the settlement hierarchy													
4218	Thorp Arch & Boston Spa Cricket Ground	Not allocated as housing	y	39	1.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
4221	Barwick	Not allocated as housing		13	0.5	0	0	0					
Brownfield site, not within the Green Belt. Significant tree cover to the north section of the site. Access concerns.													
4229	Land behind Wyncroft Court, Barwick in Elmet	Not allocated as housing		61	2.7	0	0	0					
Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.													
4234	Field & Well Opposite 4 Oaks Farm, Boston Spa	Not allocated as housing		29	0.8	0	0	0					
Site situated within conservation area. No suitable options to safely access the site													
5022	Land South Of Main Street, Shadwell LS17 8ES	Not allocated as housing	y	105	4	0	0	0					
Sieved out - Not within the settlement hierarchy													
5134	Land at Wetherby Road/Walton Road Walton	Not allocated as housing	y	270	12	0	0	0					
Sieved out - Not within the settlement hierarchy													
5154	Land north of Bramham Road Thorner	Not allocated as housing	y	92	4.1	0	0	0					
Sieved out - Not within the settlement hierarchy													
5162	Land at Whinmoor Lane Redhall	Not allocated as housing		508	19.4	0	0	0					
Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.													
5163	Land at Wike Ridge Lane Slaid Hill	Not allocated as housing		129	4.9	0	0	0					
Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
5168	Wood Farm south of Ling Lane Scarcroft	Not allocated as housing	y	778	34.6	0	0	0					
Sieved out - not within the settlement hierarchy													
CFSM033	NEB Site, Scarcroft Lodge, Scarcroft, Leeds	Not allocated for mixed use	y	0	4.8	0	0	0					
Not within the settlement hierarchy													
CFSM038	Land at Parkhouse Farm, Aberford, Leeds	Not allocated for mixed use	y	0	1.1	0	0	0					
Along with CFSM039, significant incursion into the Green Belt north of the motorway. Without site CFSM039, this site would be isolated.													
CFSM039	Land at Parlington, Aberford, Leeds	Not allocated for mixed use		0	28.4	0	0	0					
Unwarranted incursion into the greenbelt													
CFSM053	Land at Home Farm, Aberford	Not allocated for mixed use	y	0	2.2	0	0	0					
Sieved out - not within the settlement hierarchy													

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

Please note that Outer North East has two sites with high proportions of land in SFRA Zone 2, but where more recent EA data shows no areas of high flood risk. The EA data is relied upon because it is more up-to-date.

The majority of plan period sites within the Outer North East HMCA are within flood zone 1. In total these sites can deliver 4,083 dwellings of the 5,000 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, to explore the whether development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
3391	Headley Hall, Bramham, Leeds	Housing allocation with mixed uses	3000	276	0	0	0					
xHG1-30	Wetherby Health Centre	Identified housing (permitted)	8	0.4	0	0	0	38.89				
zHG2-22	Church Street (land to east of), Boston Spa LS23	Housing allocation	19	1.1	0	0	0					
xHG2-23	Church Street	Housing allocation	17	0.6	0	0	0					
HG1-28	Spofforth Hill, Wetherby LS22	Identified housing (permitted)	325	15.4	0	0	0					
HG1-27	Linton Springs, Sicklinghall Road, Linton	Identified housing (permitted)	16	0.5	0	0	0					
HG1-31	Former George & Dragon, High Street, Wetherby, LS22 6LT	Identified housing (permitted)	2	0.1	0	0	0	93.87				
HG1-32	Benfield Ford, Deighton Road, Wetherby	Identified housing (permitted)	56	0.5	0	0	0					
HG1-33	Hallfield Lane Wetherby	Identified housing (permitted)	9	0.2	0	0	0					
HG1-34	Forensic Science Lab, Sandbeck Lane, Wetherby	Identified housing (permitted)	57	2	0	0	0					
HG1-35	Thorp Arch Grange, Walton Road, Thorp Arch	Identified housing (permitted)	14	0.4	0	0	0					
HG1-36	Moor End (7-14) - Boston Spa LS23 6ER	Identified housing (permitted)	9	0.6	0	0	0					
HG1-37	Churchfields, Boston Spa	Identified housing (UDP)	170	8.6	0	0	0	5.15	1.51		1.5	
HG1-38	Rear Of 134-140 High Street, Boston Spa, Wetherby, LS23 6BW	Identified housing (permitted)	6	0.2	0	0	0					
HG1-39	Church Lane (27) - St Vincents School, Boston Spa	Identified housing (permitted)	13	0.5	0	0	0					
HG1-40	201 High Street Boston Spa	Identified housing (permitted)	10	0.1	0	0	0					
HG1-41	Harewood Village Farm	Identified housing (UDP)	18	1.2	0	0	0					
HG1-45	Wetherby LS23 6HJ	Identified housing (permitted)	5	0.4	0	0	0					
HG1-46	Land To Rear Of 20-30 Syke Lane, Scarcroft, Leeds	Identified housing (permitted)	9	0.6	0	0	0					
HG1-47	Syke Lane/Moses Syke, Scarcroft	Identified housing (permitted)	11	0.7	0	0	0					
HG1-48	Wetherby Road (land to east at Castle Mona Lodge), Scarcroft	Identified housing (permitted)	11	1	0	0	0					
HG1-51	Bowcliffe Road - Bramham House, Bramham	Identified housing (UDP)	30	2.1	0	0	0					
HG1-52	Aberford Road - Bramham Lodge	Identified housing (permitted)	11	1	0	0	0					
HG1-53	Spen Common Lane, Bramham	Identified housing (permitted)	9	0.8	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-54	Black Horse Farm, South Approach, Aberford	Identified housing (UDP)	5	0.9	0	0	0					
HG1-55	Station Road (37-51), Scholes	Identified housing (permitted)	1	0.7	0	0	0					
HG1-56	Elmhurst, Elmwood Lane, Barwick In Elmet	Identified housing (permitted)	1	0.3	0	0	0					
HG1-57	White House Farm, Bunkers Hill, Aberford, LS25	Identified housing (permitted)	5	0.3	0	0	0					
HG2-20	Mercure Hotel, Wetherby Road, Wetherby	Housing allocation	67	1.9	0	0	0					
HG2-24	Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church	Housing allocation	10	0.4	0	0	0					
HG2-25	Farfield House, Bramham	Housing allocation	14	0.5	0	0	0					
HG2-26	Wetherby Road - Scarcroft Lodge, Scarcroft	Housing allocation	130	5.8	0	0	0					
HG2-28	Land to the East of Belle Vue Avenue, Scholes	Housing allocation	15	0.6	0	0	0					
EO1-3	Park Hill Farm Park Hill Studio Walton Road Wetherby	Identified employment (permitted)		0.5	0	0	0					
EG1-8	Land at Rudgate Walton Wetherby	Identified employment (permitted)		0.7	0	0	0					
EG1-9	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23 7bj	Identified employment (permitted)		1.6	0	0	0					
EG1-10	Holmecroft York Road Ls13 4	Identified employment (permitted)		2.3	0	0	0					
EG1-63	Avenue D Thorp Arch T E	Identified employment (UDP)		4.3	0	0	0					
EG1-64	Wighill Lane & Rudgate, Thorp Arch Ind Estate	Identified employment (UDP)		0	0	0	0					
EG1-65	Avenue D & E Thorp Arch Estate	Identified employment (UDP)		0	0	0	0					
			4083									

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

The Sequential Test

In the Outer North East HMCA 4,083 dwellings can be achieved on sites within zone 1 flood risk, leaving 917 dwellings to be found from the 5,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. Outer North East has two such sites listed in Table 3 below, which provides a capacity of 840 dwellings. Deducting these from the 917 dwellings means that 77 dwellings still need to be found from the 2,000 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. In Outer North East there are three sites as set out in Table 4 allowing 25 dwellings to be deducted from the 77 leaving 52 dwellings still to meet the 5,000 target.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aai, these are set out in Table 5 and provide for a total capacity of dwellings of 24. Deducting these from the 52 dwellings means that 28 dwellings still need to be found from the 2,000 target.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aai, there is one site with 5 dwellings, which if deducted from the 28 dwellings, meaning that 23 dwellings still need to be found.

The Publication Plan proposes to identify and allocate sites for housing with a shortfall of 23 dwellings in the Outer North East HMCA. Therefore, collectively the sites in flood zones EA2, SFRA 3ai and SFRA 3aai pass the flood risk sequential test. However, the three sites in zone 3ai and 3aai need to be assessed individually in terms of the Exception Test.

Surface water and other sources of flooding

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site within flood zone							
HG2-19	Land at Sandbeck Lane Wetherby	Housing allocation	165	6.3	2.04	7.56	9.6	9.25	7.22			
HG1-288	East Leeds Extension	Identified housing (UDP)	675	204.5	0.58	4.36	4.94	1.85	1.43			
			840									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-49	The Biggin Great North Road Bramham	Identified housing (permitted)	7	0.1	75.63	0	75.63	75.63				
HG1-44	Woodacre Green and Bankfield (land to south), Bardsey	Identified housing (UDP)	14	1.2	42.27	3.61	45.88	45.89	3.61		1.39	
xHG1-29	Linton Road - Raintree Lodge, Wetherby	Identified housing (permitted)	4	0.5	11.5	1.24	12.74	43.64	1.21		0.16	
			25									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-43	Keswick La, Bardsey	Identified housing (UDP)	10	0.3	1	11.93	12.93	12.89	11.93			
HG1-50	Bowcliffe Road Timber Yard, Bramham	Identified housing (permitted)	14	0.9	81.02	18.42	99.44	99.44	16.8		5.67	
			24									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-42	First Avenue, Bardsey	Identified housing (permitted)	5	0.6	4.33	79.32	83.65	79.32	79.32		72.82	

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

Exception Test

Three sites in Tables 5 and 6 need to be subject to the Exception Test in the Outer North East HMCA.

OUTER NORTH EAST HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the Leeds Strategic Flood Risk Assessment; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 3 sites in the Outer North East HMCA which require the Exception Test to be applied. These sites are:

HG1-42	First Avenue, Bardsey
HG1-43	Bowcliffe Road Timber Yard, Bramham
HG1-43	Keswick Lane, Bardsey

Exception Test for Site HG1-42 First Avenue, Bardsey	
Flood Risk Zone: Mainly zone 3ai and small area of 3b	
Proposed uses subject of Exception Test: Housing (estimated 5 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning consent.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
A Flood Risk Assessment was submitted by the developer and this was accepted by the Environment Agency, subject to the inclusion of conditions.	
Conclusion	
This site has already been developed. A flood Risk Assessment was submitted by the developer and this included a number of measures to protect the site against flooding, as well as flood mitigation to ensure that the development did not increase flood risk elsewhere.	

Exception Test for Site HG1-50 Bowcliffe Road Timber Yard, Bramham	
Flood Risk Zone: Zone 2, some zone 3ai and small area of 3b	
Proposed uses subject of Exception Test: Housing (estimated 14 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning consent. Sustainability appraisal site assessment: scores positively for re-use of brownfield land, walking distance to health facilities and accessibility to the highways network. Scores negatively for nature conservation effects and loss of agricultural land and for flood risk.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
A Flood Risk Assessment was submitted by the developer and this was accepted by the Environment Agency, subject to the inclusion of conditions.	
Conclusion	
A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere. Site specific wording should note that the zone 3b functional floodplain part of the site must be kept open for flood storage.	

Exception Test for Site HG1-43 Keswick Lane, Bardsey	
Flood Risk Zone: 3a(i) and 2	
Proposed uses subject of Exception Test: Housing (estimated 10 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
No	Explain how: Sustainability appraisal site assessment: there are 5 double negative scores and only one minor positive.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none"> The SFRA Flood Map indicates that a small part of the site is located within Flood Zone 3A(i). The EA Flood Map indicates that the same part of the site is located within Flood Zone 3. Additional modelling of the beck and topographical survey of the site is required in order to make a more accurate assessment of flood risk at the site. [Note: if the land is raised in order to take it out of flood plain the developer will have to contribute to off-site flood improvements to mitigate the impacts] Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site. Higher ground can be found at other locations within the site. The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users: <ul style="list-style-type: none"> Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level. Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards. There is also a risk of flooding from other sources, such as sewers, water mains and surface 	

water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.

- In terms of drainage, the site is classed as a 'green-field'. Any future development would have to incorporate SuDS measures to mimic greenfield runoff.

Conclusion

The site did not score well in the sustainability appraisal and therefore it cannot be shown that there are sustainability reasons for allocating the site that outweigh the flood risk. Only a small part of the site is affected by flood risk, therefore it may be possible to avoid built development in that part of the site. It is therefore recommended that either the boundary of the site be amended to exclude the high flood risk area or that the site specific criteria for this site should specify that the high flood risk part of the site must be avoided for housing or other 'more vulnerable' use.

Conclusion

The first site has been developed. The further two sites are required to have passed an Exception Test in the Outer North East HMCA. One of them already has a planning consent, the other, site HG1-43 Keswick Lane, does not have any overriding sustainability reasons that outweigh the flood risk, however only a small part of the site is affected by flood risk. This site should only proceed to allocation if it can be shown that the site can be developed so that the built development avoids the high flood risk parts of the site.

7. OUTER NORTH WEST

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer North West HMCA 2,000 dwellings are required (3% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

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

Sites not proposed for allocation

The standard approach for each HMCA is to assess the reasoning for not allocating sites in order to make sure that there are no sites that would be better for allocation than ones that have high flood risk. In the case of Outer North West there are no sites proposed that have high flood risk, so this exercise is not strictly necessary. Nevertheless, for completeness sites not being allocated are listed in Table 1 with the reasons for non-allocation. The most common reasons for not allocating are sprawl into the Green Belt, and isolation, with several sites “sieved out” at Issues and Options stage. The next most common suitability reasons for non-allocation include access problems and high flood risk. Further suitability reasons include tree cover and greenspace designation. Four were rejected because of lack of availability including designations as a Natural Resources and Waste Plan site and as a UDP Park and Ride site and because of current occupation use for employment and a pub. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3a1	SFR3a2	SFR 3b	RI
175	Billams Hill - former Bridge End Cattle Market, Otley	Not allocated as housing	y	276	10.5	0.09	99.91	100	100	99.9	0.09	99.71	
Sieved out site. Flood zone 3b (washland) on Strategic Flood Risk Assessment.													
1317	West Busk Lane (105 House and Garden), Otley LS21 3LX	Not allocated as housing		12	0.4	2.1	97.9	100	100	97.91			
Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl. However, Highways concerns as access is off private road. Within flood zone 3a (high risk).													
1358	Midgley Farm, Otley	Not allocated as housing	y	668	25.4	42.64	53.63	96.27	100	98.89		98.48	
Sieved out site. Flood Zone 3b (washland) on Strategic Flood Risk Assessment. Minerals safeguarded site.													
1095A	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Not allocated as housing		46	1.7	13.08	82.97	96.05	98.69	83.68		67.88	
Green Belt site. The site is separated from the existing settlement, so development would be isolated, being located to the north of the A659 Pool Road and is within flood risk zones 2 (medium risk), 3a (high risk) and 3b (functional flood plain).													
1196	West Busk Lane (land off), Otley LS21	Not allocated as housing		198	11.3	8.21	45.49	53.7	53.69	47.62		6.29	
Green Belt site. Development would represent unrestricted sprawl and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. No defensible Green Belt boundary - boundaries are poorly defined. Highways concerns regarding access.													
1197	Cross Green Rugby Ground and Allotments, Otley LS21	Not allocated as housing		80	2.7	28.37	0	28.37	28.39	3.73		0.34	
Residential use would be contrary to the UDP designation of the site as protected playing pitches (Policy N6) and allotments (Policy N1A).													
4160	Adel Mill, Otley Road, Adel	Not allocated as housing		285	10.9	3.57	10.84	14.41	11.08	6.63			
Green Belt site. Slightly sloping open site with agricultural use, tree lined along western boundary. Farm housing / small residential use adjoins site to the east. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl. Eastern boundary adjoins Church Lane for access.													
4153	Eccup Lane, Adel	Not allocated as housing		435	19.3	0.79	7.05	7.84	6.61	4.87			
The site has no connection to the settlement unless other sites are released. Green belt site. Development would represent sprawl to the north of the urban area extending as far as Golden Acre Park, unrelated to the existing settlement form.													
1198	Pool Road - Stephen Smith's Garden Centre (land adjoining), Otley LS21	Not allocated as housing	y	227	8.6	2.02	0	2.02	100	99.58	2.6	81.01	
Site sieved out. Flood zone 3b (washland) on Strategic Flood Risk Assessment.													
3022	Laurel Bank/Ivy Bank, Bradford Road	Not allocated as housing	y	194	7.4	0.11	0.33	0.44	0.44	0.33			
Site sieved out. Not within settlement hierarchy.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3a1	SFR3a2	SFR 3b	RI
3021	Otley Golf Course	Not allocated as housing	y	253	9.7	0.22	0.02	0.24	0.24	0.02			
Site sieved out. Not within settlement hierarchy.													
2051A	King Lane, Alwoodley LS17	Not allocated as housing		0	116.3	0	0.15	0.15	0.15	0.15		0.15	
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. Poor accessibility, access and local network capacity.													
1036	Old Lane, Bramhope LS16	Not allocated as housing	y	13	0.5	0	0	0					
Sieved out site. Not within settlement hierarchy.													
1037	Moor Road (west of), Bramhope LS16	Not allocated as housing	y	21	0.8	0	0	0					
Site sieved out. Not within settlement hierarchy.													
1101	Weston Lane and Green Lane (land off), Otley	Not allocated as housing		66	2.5	0	0	0					
Green Belt site. Development would represent a significant incursion into the Green Belt and would set a precedent for further urban sprawl to the west. Highway concerns regarding Otley river bridge and capacity through town centre. Poor accessibility to public transport.													
1179	Low Pasture Farm (land at), off Bradford Road, Otley	Not allocated as housing		129	4.9	0	0	0					
Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl. Highways concerns regarding access.													
1204	Old Manor Farm (land at), off Old Lane, Bramhope LS16	Not allocated as housing		285	12.7	0	0	0					
Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement. Highways concerns regarding access and accessibility.													
2035	East Chevin Road, Otley	Not allocated as housing		54	1.5	0	0	0					
The site is in existing use as a cattle auction site and provides other community functions including car boot sales. Whilst a brownfield site within the urban area, it is not considered appropriate as a residential site.													
2054	Harrogate Road, Moortown LS17	Not allocated as housing		210	22.2	0	0	0					
Green belt site. Highway concerns regarding access and local network capacity. Part of site identified as Park and Ride in the UDP													
3002	Land north St Davids Road, Newall Otley	Not allocated as housing		46	1.7	0	0	0					
Green Belt site. Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl. Highways concerns regarding access and accessibility.													
3025	Birdcage Walk, Otley	Not allocated as housing		41	1.3	0	0	0					
Green Belt site. Very narrow site creating ribbon development to the south side of Otley bypass. The site currently forms a landscape buffer to Otley bypass. Highways concerns; direct access to individual properties would need to be taken from Birdcage Walk, mature trees would cause difficulties in gaining visibility at entrances.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3a1	SFR3a2	SFR 3b	RI
3434	Green Acres Equestrian Centre and surrounding land site submission plan	Not allocated as housing		183	7	0	0	0					
Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns; poor accessibility, access difficult to achieve due to short frontage and dense trees.													
4159	Otley Road, Adel	Not allocated as housing		137	5.2	0	0	0					
Green Belt site. Flat open site with current agricultural use, tree lined along eastern boundary. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl.													
4161	Otley Road, Leeds	Not allocated as housing		175	6.7	0	0	0					
Green Belt site. Largely flat open site with agricultural use, tree lined along western boundary. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl. Eastern boundary adjoins Church Lane for access.													
4173	Pool Road, LS21	Not allocated as housing		281	12.5	0	0	0					
Existing factory in employment use, in an area where loss of employment is a concern. No connections with the settlement. Could come forward as a windfall site under NPPF subject to satisfying policy considerations, but not considered suitable for allocation for reasons given.													
4230	Land behind Moor Road, Bramhope	Not allocated as housing	y	16	0.6	0	0	0					
Sieved out site. Not within settlement hierarchy - unrelated to settlement and development would be contrary to overall Core Strategy approach.													
4232	Lawnswood Arms, Holt Lane, Adel	Not allocated as housing		0	0.8	0	0	0					
Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site (rather it was suggested by the public). As such, the site is not considered available.													
4236	Moorcock Hill, Old Lane, Bramhope	Not allocated as housing		82	3.6	0	0	0					
Green belt site. Unrelated to settlement and development would be contrary to overall Core Strategy approach.													
4251	Land at Eccup Lane, Adel	Not allocated as housing		168	6.4	0	0	0					
Green belt site. Development would represent sprawl to the north of the urban area extending towards Golden Acre Park, unrelated to the existing settlement form.													
5006	Pool Road	Not allocated as housing		245	10.9	0	0	0					
Site is isolated within the green belt. Not suitable for development.													
5155	Land east of Moor Road Bramhope	Not allocated as housing		86	3.8	0	0	0					
Green Belt site. Whilst the site is mainly contained by the adjacent existing housing and planting, it is an indefensible boundary. Development of the site creates an incursion into the Green Belt creating an irregular boundary.													
1095C	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Not allocated as housing		3	0.1	0	0	0					
Not proposed for allocation unless needed for access to site 1369.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3a1	SFR3a2	SFR 3b	RI
1095D	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Not allocated as housing		2	0.1	0	0	0					
Not proposed for allocation unless needed for access to site 1369.													
1181A	The Sycamores (land at), Bramhope LS16	Not allocated as housing		31	2.4	0	0	0					
Green Belt site. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary. Poor accessibility.													
Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3a1	SFR3a2	SFR 3b	RI
1181B	The Sycamores (land at), Bramhope LS16	Not allocated as housing		137	6.1	0	0	0					
Green Belt site. Development of site B could set a precedent for urban sprawl to the south of Bramhope. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary to the east of the site to the A660. Poor accessibility.													
2051B	King Lane, Alwoodley LS17	Not allocated as housing		0	20.3	0	0	0					
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.													
3360B	Cookridge Hall Golf Course (N)	Not allocated as housing		0	36.7	0	0	0					
Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility													
3367B	Breary Lane East, Bramhope, LS16	Not allocated as housing		94	4.2	0	0	0					
Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation. Could only be accessed via 3367A. Breary Lane unsuitable for access.													
5284	Land at Manor Farm, Otley Rd, Adel	Not allocated as housing		67	2.56	0	0	0					
Development of the site would set a precedent for unrestricted sprawl into the green belt and potentially lead to further development to the north of Adel. Surface water flooding constraint on south east corner of site.													
5278	Land to south of Old Lane, Bramhope	Not allocated as housing		122	5.41	0	0	0					
An isolated site within the green belt detached from the settlement boundary of Bramhope. Development of the site would lead to high potential for urban sprawl and impact on the openness of the green belt.													
5282	Land to south of Old Lane, Bramhope	Not allocated as housing		110	4.89	0	0	0					
Development would lead to high potential for unrestricted sprawl into the green belt. It is visually prominent on the south side of Bramhope. The site includes a public right of way providing access into the countryside and provides a role in safeguarding the countryside from encroachment.													
5327	Land west of Chapel Hill Road, Pool-in-wharfedale	Not allocated as housing		36	1.32	0	0	0					
The site lies within the UDP PAS site (Proposed safeguarded site HG3-5 in the draft SAP).No highways support for site as a separate site. Reliant on HD3-5 coming forward as a whole and delivery of Pool By-Pass.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3a1	SFR3a2	SFR 3b	RI
5276	Ideal Standard, Ilkley Rd, Otley	Not allocated as housing		65	2.18	0	0	0					
The site is mainly brownfield land on the edge of Otley with visual prominence from the Ilkley Road. Given the identified need for employment land within outer north west Leeds it is considered that the site should not be allocated for residential use. It should be retained in employment use providing an opportunity for new occupiers.													
5293	Otley Road, Adel	Not allocated as housing		357	13.6	0	0	0					
An isolated island site which is not well connected to the urban area. Development of the site would be visually prominent and detrimental to the openness of the Green Belt to the north of Adel. Development would set a precedent for further sprawl.													
CFSM035	Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ	Not allocated for mixed use		0	8.4	0	0	0					
Green Belt – conclusion not to allocate for employment or housing													

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

The majority of plan period sites within the Outer North West HMCA are within flood zone 1. In total these sites can deliver ~~886~~49 dwellings of the 2,000 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, to explore the whether development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG1-16	Wharfedale General Hospital, Newall Carr Road, Otley	Identified housing (permitted)	61	1.8	0	0	0					
HG1-17	Prince Henry Court, Newall Carr Road, Otley	Identified housing (permitted)	3	0.7	0	0	0					
HG1-19	The Manor House And Clitherow House, Our Lady And All Saints Church, Manor Square, Otley	Identified housing (permitted)	6	0.1	0	0	0					
HG1-20	23-5 Manor Square, Otley	Identified housing (permitted)	8	0	0	0	0					
HG1-22	Manor Garage, Leeds Road, Otley	Identified housing (permitted)	14	0.3	0	0	0					
HG1-23	The Tannery, Leeds Road, Otley, LS21 1QX	Identified housing (permitted)	10	0.3	0	0	0					
HG1-25	Creskeld Crescent (11) - Bramwood, Bramhope LS16	Identified housing (permitted)	8	1.1	0	0	0					
HG2-17	Breary Lane East, Bramhope, LS16	Housing allocation	376	19.3	0	0	0					
HG2-18	Church Lane, Adel	Housing allocation	5887	15.6	0	0	0					
HG1-15	Rumplecroft, Otley	Identified housing (UDP)	135	5.2	0	0	0					
HG1-26	Church Lane, Adel LS16	Identified housing (UDP)	45	2.6	0	0	0					
HG2-13	Former Inglewood Children's Home, White Croft Garth, Otley	Housing allocation	16	0.4	0	0	0					
xHG2-14	East Chevin Road, Otley	Housing allocation	54	1.5	0	0	0					
HG2-15	Green Acres and Equestrian Centre	Housing allocation	42	1.5	0	0	0					
HG2-16	Creskeld Lane, Bramhope - land to rear of no. 45	Housing allocation	23	1.5	0	0	0					
MX2-2	Westgate, Otley	Housing allocation with mixed uses	15	0.8	0	0	0					
EG1-7	Pool Road Otley LS21 1EG	Identified employment (permitted)		0.3	0	0	0					
5181	Development Engineering Services, Ilkley Road, Otley	Identified housing (permitted)	12	0.3	0	0	0					
			849									

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

The Sequential Test

In the Outer North West HMCA 88649 dwellings can be achieved on sites within zone 1 flood risk, leaving 1,1439 dwellings to be found from the 2,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. Outer North West has one such site listed in Table 3 below, which provides a capacity of 550 dwellings. Deducting these from the 1,1451 dwellings means that 564601 dwellings still need to be found from the 2,000 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. In Outer North West there is one site that qualifies as set out in Table 4 allowing 50 12 dwellings to be deducted from the 564601 dwellings leaving 514589 dwellings to meet the 2,000 target.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aaii, these are set out in Table 5 and provide for a total capacity of dwellings of 293. Deducting these from the 514 589 dwellings means that 221 296 dwellings still need to be found from the 2,000 target.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aai, there are no sites that qualify.

The Publication Plan proposes to identify and allocate sites for housing with a shortfall of 22134 dwellings in the Outer North West HMCA. Therefore, collectively the sites in flood zones EA2 and SFRA 3ai pass the flood risk sequential test, but the two sites in zone 3ai need to be assessed individually in terms of the Exception Test.

There are two employment sites (land off Ilkley Road) with a substantial proportion of land in flood zone 3ai. The sequential test for employment sites is applied over the whole district because there are no employment land requirements set for individual HMCAS or other sub-areas of Leeds. Also, employment uses are regarded as “less vulnerable” so would be preferable to housing use.

~~A third site (East of Otley) is included in Table 5 because the SFRA data suggested 20% of the land is in zone 3ai but it has no areas of flood risk according to the EA latest modelling, which means this site is no longer a concern.~~

Surface water and other sources of flooding

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site within flood zone							
MX1-26	Otley (east of)	Identified housing & employment (UDP)	550	30.9	0.39	0	0.39	2.66	2.64		1.93	

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
320	Westgate - Ashfield Works, Otley	Housing allocation with mixed uses	50	1.9	8.02	0.87	8.89	14.16	0.2		0.03	
HG1-21	Development Engineering Services, Ilkley Road, Otley	Identified housing (permitted)	12	0.3	0.32.44	0.04	0.32.48					

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
2901470	East Of Otley (indicative Allocation) Off Pool R	Identified employment (permitted)		5	0	0	0	20.09	20		14.88	
HG1-18	Bridge Street - All Saints Mill, Otley LS21 1BQ	Identified housing (permitted)	48	0.5	25.09 94.34	61.67 0	86.76 94.34	96.02	35.96			
MX1-1	Mill Lane - Garnetts Paper Mill, Otley	Identified mixed use (permitted)	245	9.3	75.92 43.14	19.69 53.68	95.61 96.82	95.64	56.34	5.57	21.29	
MX2-1	Westgate - Ashfield Works, Otley	Housing allocation with mixed uses	50	1.9	8.02 0.39	0.87 11.97	8.89 12.36	14.16	0.2		0.03	
EG2-2	Land off Ilkley Road, Otley, Leeds	Employment allocation (general)		0.5	100 82.08	0 17.92	100	100	32.32		10.38	
EG2-3	Land off Ilkley Road, Otley, Leeds	Employment allocation (general)		0.5	100 26.66	0 73.34	100	100	72.34		3.2	
			293									

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

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

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

Exception Test

Housing sites at Bridge St, Otley at Garnetts Paper Mill, Otley need to be subject to the Exception Test in the Outer North West HMCA.

OUTER NORTH WEST HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the Leeds Strategic Flood Risk Assessment; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 2 sites in the Outer North West HMCA which require the Exception Test to be applied. These sites are:

HG1-18 Bridge Street – All Saints Mill, Otley
MX1-1 Mill Lane – Garnetts Paper Mill, Otley

Exception Test for Site HG1-18 Bridge Street – All Saints Mill, Otley	
Flood Risk Zone: Mainly zone 2 and some 3ai	
Proposed uses subject of Exception Test: Housing (48 bedrooms)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning permission.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none">• The SFRA Flood Map indicates that the site is located within Flood Zones 2 and 3A(i). The EA Flood Map indicates that the site is located within Flood Zones 2 and 3.• The SFRA mapping indicates that the site is subject to flooding from water backing up from downstream of the site for events up to the 1 in 100 year return period.• Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.• The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:<ul style="list-style-type: none">• Buildings should be set back at least 8m from the top of the flood bank / flood wall.• Buildings should be designed to withstand hydrodynamic loading for extreme events, ie up to 1,000yrs return period.	
<ul style="list-style-type: none">• The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.• Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will	

provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found immediately adjacent to the site.

- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere

Conclusion

This site already has planning permission for which flood risk would have been a consideration.

Exception Test for Site MX1-1 Mill Lane – Garnetts Paper Mill, Otley

Flood Risk Zone: Zone 2, some zone 3ai and small areas of 3aii and 3b

Proposed uses subject of Exception Test: Housing (245 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	Explain how: The site already has a planning permission.
------------	---

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- This site is currently under development – see Planning Approval 09/04881/OT and reserved matters 09/04287/RM.
- A flood Risk Assessment was submitted by the developer and this was accepted by the Environment Agency, subject to the inclusion of conditions.
- The developer has subsequently submitted a report prepared by JBA entitled: Garnett's Paper Mill Otley: Discharge of Flood Related Planning Conditions, Final Report, dated July 2010. (The report is available to view on LCC's planning portal, under planning application 14/00950/FU).
- The flood mitigation measures at the site include: locating buildings on the higher ground within the site, raising floor levels above the 100 year flood level + freeboard, providing compensatory flood plain storage, provision of a flood relief channel through the rear of the site, and providing surface water attenuation storage to limit the rate of run-off from the site, post-development.
- Occupants of the site will be able to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. The Eastern access road will be built above the 100 yr flood level to provide a safe means of access / egress during flood conditions.
- Although these sites have been combined it is useful to consider them separately because the site ref. 210 is located almost entirely within FZ1, according to the SFRA flood mapping.
- Nevertheless, any re-development of site 210 will require a Flood Risk Assessment and provided that a sequential approach is taken to the site layout there should be no reason for any buildings to be located within FZ2 or FZ3.
- If necessary the floor levels of buildings within site 210 should be raised above the 100 year flood level + freeboard.

- As site 210 is located on the edge of the flood plain, it will possible for people to evacuate the site onto higher land, immediately adjacent to the site, should it be necessary during exceptional flooding.
- Site (125) is located adjacent to Sheepscaer Beck, which enters the site in the SW corner then runs in culvert adjacent to the Western boundary under the site.
- The SFRA mapping indicates that about 10% of the site is in FZ3, whereas the EA mapping indicates about 40% is in FZ3.
- Any development of this site would need to be accompanied with a Flood Risk Assessment and should incorporate such measures as: no building over the line of the culvert, including a suitable stand-off distance, raised floor levels above the 100 yr flood level + freeboard level, as per LCC's Minimum Development Control Standards, a sequential approach to the layout of the site to avoid building within the floodplain, unless an appropriate form of building is used: for example car parking at ground floor level and accommodation at 1st floor level and above.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- Given that the flood plain does not extend into the North of the site, it will be possible to easily evacuate to a safe place of refuge within the site, should this be necessary, during exceedance events.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

This site already has planning permission for which flood risk would have been a consideration.

8. OUTER SOUTH

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer South HMCA 2,600 dwellings are required (4% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

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

Sites not proposed for allocation

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

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI	
						Proportion of site within flood zone								
1225A	Pinfold Lane (land west of), Mickletown	Not allocated as housing		471	20.9	46.6	50.08	96.68	100	97.17				
Sufficient PAS elsewhere in other HMCAs and also conflicts with Natural Resources and Waste Local Plan.														
1223	Watergate (land north of), Methley	Not allocated as housing		168	7.4	2.49	93.99	96.48	100	100				
Green Belt site. Large site, could set precedent for further sprawl if developed. Highways concerns raised over accessibility.														
1225B	Pinfold Lane (land west of), Mickletown	Not allocated as housing		586	26	29.7	63.63	93.33	99.94	97.46				
Green Belt site. Large site not in keeping with the surrounding urban area and settlement pattern of Methley. Development would cause merging of Mickletown with Methley.														
2107A	Fleet Lane, Woodlesford, LS26	Not allocated as housing		164	6.2	18.8 8	31.28	50.16	50.75	26.04		11.11		
Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.														
2107B	Fleet Lane, Woodlesford, LS26	Not allocated as housing		178	6.8	1.52	43.91	45.43	38.01	34.3	0.03	18.98		
Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement. Highways concerns: no highway frontage and poor accessibility. A large part of the site is heavily wooded. Site would be affected by HS2 rail line proposals.														
4222D	Land between Fleet Lane & Methley Lane Oulton	Not allocated as housing		184	7	0.75	10.14	10.89	8.29	7.61				
Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.														
3465	Leadwell Lane, Rothwell	Not allocated as housing	y	33	1.1	2.44	5.96	8.4	7.23	4.56				
Not within Settlement Hierarchy.														
1050	Westfield Road (land off), Robin Hood, near Rothwell WF3	Not allocated as housing		129	5.7	0.32	3.56	3.88	3.59	3.19				
Green Belt site. The site proposed is large in scale and does not connect well to the built up area. Development on this site would result in significant sprawl into the Green Belt in relation to the size of the settlement.														
2104	Leeds Road, Lofthouse WF3	Not allocated as housing		0	11.8	0	0.47	0.47	0.54	0.46				
Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.														
1006	Wakefield Road , Rothwell	Not allocated as housing	y	59	2.3	0	0	0						
Site not within the settlement hierarchy.														

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1030	Green Lane, Lofthouse, Wakefield (known as Pymont Farm)	Not allocated as housing		70	3.1	0	0	0					
Sieved out Green Belt site. The site has links to the urban area. Access would need to be provided through an existing dwelling, as the southern access is not wide enough. There is also a pylon in the centre of the southern field which would restrict development potential in this area.													
1249	Junction 30 M62 (land off), Rothwell and Oulton LS26	Not allocated as housing	y	1885	83.8	0	0	0					
Large Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.													
1259A	Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 OJY	Not allocated as housing		139	5.3	0	0	0					
Green Belt site. Land to the north of Rothwell. The site does not relate to the existing settlement pattern and development would constitute urban sprawl.													
1335	Mill Pit Lane, Rothwell LS26	Not allocated as housing		125	4.9	0	0	0					
Green Belt site to the north of Rothwell. Development would be unrelated to the existing settlement pattern and constitute urban sprawl.													
1355	Wood Lane (r/o 26-32), Rothwell	Not allocated as housing		32	0.7	0	0	0					
Green Belt site, conservation area, an area of proposed open space (N5 on the existing UDP, see also greenspace section page 21, question G8) and a local nature area. An ancient monument is situated to the south west of site.													
1365B	Swithens Lane, Rothwell, Leeds LS26 OBS	Not allocated as housing		122	6.6	0	0	0					
Green Belt site. Development would be unrelated to the existing settlement pattern and set a precedent for sprawl.													
2103	Copley Lane Allotments, Robin Hood WF3	Not allocated as housing		14	0.5	0	0	0					
The site covers the northern section of protected allotment (N1A) land on the UDP. As such housing development is not considered to be appropriate. Highway concerns re access. See also greenspace section, page 22, question G9.													
2110	Rothwell Sports Centre, Oulton LS26	Not allocated as housing	y	208	7.9	0	0	0					
Site not in Settlement Hierarchy.													
3012	Iveridge Hall, Oulton	Not allocated as housing	y	29	1.1	0	0	0					
Not within Settlement Hierarchy.													
3080	Wood Lane, Rothwell	Not allocated as housing		35	1.1	0	0	0					
Green Belt site. Isolated site, unrelated to the existing settlement pattern. Development could set a precedent for urban sprawl.													
3081A	Robin Hood West	Not allocated as housing		0	14.2	0	0	0					
Site is not required to meet the housing numbers due to local preference for alternative sites. There is a possibility for a 2FE primary school on the site.													
3084	Cemetery Lane, Lofthouse	Not allocated as housing		156	6.9	0	0	0					
Green Belt site. Not connected to the urban area, no defensible boundary. Development would constitute urban sprawl.													
3085	308 Leeds Road, WF3	Not allocated as housing		234	10.4	0	0	0					
Greenbelt Site, potential for further sprawl to the north.													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3093	Eshald Lane, Woodlesford	Not allocated as housing		41	1.3	0	0	0					
Green Belt site adjacent to N1 greenspace on the existing UDP. No definable boundary. The site is heavily wooded. It is considered that development would compromise the setting of the green space and be unrelated to the existing settlement pattern.													
3318	Land off Wood Lane	Not allocated as housing		48	1.6	0	0	0					
Protected allotment (N1A) land on the existing UDP.													
3444	Wood Lane Allotments, Rothwell, Leeds	Not allocated as housing		15	0.5	0	0	0					
Protected allotment (N1A) land on the existing UDP.													
3445B	Land at Leadwell Lane, Robin Hood	Not allocated as housing		111	4.2	0	0	0					
Green Belt site, unrelated to the existing settlement pattern. Development would reduce the Green Belt gap between Rothwell and Robin Hood.													
4171	Rothwell 4x4 Centre, Wakefield Road	Not allocated as housing		424	16.1	0	0	0					
Large Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.													
4231	Wakefield Road, Rothwell	Not allocated as housing	y	62	2	0	0	0					
Site not within the settlement hierarchy.													
5153	Land south of Barnsdale Road Methley	Not allocated as housing		85	3.8	0	0	0	31.86	0.12			
Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.													
5254	Leeds Road, Lofthouse	Not allocated as housing		136	6	0	0	0					
Green Belt site. The site lies on the border with Wakefield. Development would significantly reduce the Green Belt between Lofthouse and Wakefield. Furthermore, the site contributes to the wider rural setting separating Leeds and Wakefield.													
5258	Manheim Auctions, Rothwell	Not allocated as housing		303	10.1	0	0	0					
The site is in active employment Assessment summary use. Not available.													
5262	Ouzlewell Green, Lofthouse	Not allocated as housing		30	1.1	0	0	0					
The site is in active employment Assessment summary use. Not available.													
5266	Land off Leeds Road and West Gate Lane, Lofthouse	Not allocated as housing		49	1.8	0	0	0					
Green Belt site. The site performs an important role in helping maintain a degree of physical separation between Lofthouse and Wakefield, and, in a wider context, Leeds and Wakefield. Development would result in the loss of the rural character.													
5279	Rothwell Haigh	Not allocated as housing		540	20.6	0	0	0					
In active employment use. Not available.													
5299	Land north of Mill Pitt Lane and south of M1, Rothwell Haigh	Not allocated as housing		1249	47.6	0	0	0					
Green Belt site. Although development would be contained by the motorway to the north, it would remove part of the Green Belt separating Leeds and Rothwell. The site is strategically important as it forms a natural break between settlements.													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
5301	Quarry Hill, Oulton	Not allocated as housing		48	1.3	0	0	0					
Although the site lies within the urban area, it has a number of constraints. In particular, the site levels and natural landscape (the site is heavily wooded) would make development difficult. On balance, the site has not been proposed as an allocation because of uncertainty over its deliverability.													
5302	The Grange, opposite 'jaw bones' junction, Wakefield Road, Rothwell	Not allocated as housing		227	8.6	0	0	0					
Green Belt site. Wakefield Road provides a strong defensible boundary which contains Rothwell to the west. If breached, this could set a precedent for sprawl. Furthermore, development would narrow the Green Belt between Rothwell and Leeds.													
5317	3 Wakefield Road, Rothwell	Not allocated as housing		167	6.4	0	0	0					
The site is in active use as a Sports Centre. Not available.													
5340	Land at Brook Farm, Ouzlewell Green	Not allocated as housing			6.2								

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

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

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
523	Pinfold Lane, Methley WMC, Methley	Identified housing (permitted)	6	0.5	0	0	0	100				
136	Alma Villas (site at), Woodlesford LS26 8PW	Housing allocation	12	0.7	0	0	0					
519	Holmsley Lane – Langdale PS, Woodlesford	Identified housing (permitted)	3	1.6	0	0	0					
269	Little Church Lane, Methley Infants School, Methley	Identified housing (permitted)	12	1.7	0	0	0	35.55				
499	Aberford Road, Woodlesford	Identified housing (UDP)	21	3.2	0	0	0					
HG1-397	Woodland Hotel, Wood Lane, Rothwell, Leeds LS26 0ph	Identified housing (permitted)	12	0.4	0	0	0					
HG1-399	Former White Hart Hotel, 40 Church Street, Woodlesford, Leeds	Identified housing (permitted)	7	0.2	0	0	0					
HG1-402	The Chapel, Calverley Road, Oulton	Identified housing (permitted)	8	0.1	0	0	0					
HG1-404	Marsh Street, Rothwell	Identified housing (permitted)	6	0	0	0	0					
HG1-405	Swithin Street Rothwell	Identified housing (permitted)	8	0.1	0	0	0					
HG1-406	Royds Lane (land off), Rothwell	Identified housing (permitted)	90	3.7	0	0	0					
HG1-407	China Red Dragon, 3 Wakefield Road, Oulton	Identified housing (permitted)	74	0.6	0	0	0					
HG1-408	Sharp Lane, Robin Hood	Identified housing (permitted)	9	0.3	0	0	0					
HG1-409	Land At Shayfield Lane, Carlton, WF3	Identified housing (permitted)	14	0.7	0	0	0					
HG1-410	Main Street, Carlton	Identified housing (UDP)	15	0.5	0	0	0					
HG1-411	Royds Green - Royds Green Farm, Oulton LS26 8EZ	Identified housing (permitted)	7	1.2	0	0	0					
HG1-412	Mickletown Road Methley	Identified housing (permitted)	6	0.3	0	0	0					
HG1-413	Mickletown Road Methley	Identified housing (permitted)	220 181	9.5	0.864	0	0.864	9.12	1.17			
HG1-418	Leeds Road - Lofthouse Hall, Lofthouse WF3	Identified housing (permitted)	8	2.9	0	0	0					
HG1-494	Oulton Hall, Rothwell	Housing allocation (permitted)	5	0.2	0	0	0					
HG2-173	Haighside Rothwell	Housing allocation	578	22	0	0	0					
HG2-174	Wood Lane - Rothwell Garden Centre LS26	Housing allocation	52	3.2	0	0	0					
HG2-175	Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY	Housing allocation	154 222	8.1	0	0	0					
HG2-176	Windlesford Green Hostel, Woodlesford	Housing allocation	26	0.7	0	0	0					
HG2-179	Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT	Housing allocation	40	1.3	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG2-181	Land at Leadwell Lane, Robin Hood	Housing allocation	60	2.3	0	0	0					
HG2-182	Main Street and Pitfield Road, Carlton, Wakefield	Housing allocation	36	1.1	0	0	0					
HG2-183	Swithens Lane, Rothwell, Leeds LS26 0BS	Housing allocation	136 <u>85</u>	3.2	0	0	0					
HG2-184	Westgate Lane, Lofthouse	Housing allocation	50 <u>34</u>	1.1	0	0	0					
HG2-185	Church Farm Lofthouse	Housing allocation	188	<u>8.9</u>	0	0.01	0.01	0				
MX2-14	Aberford Road (77/79), Oulton LS26 8HS	Housing allocation with mixed uses	50	1.3	0	0	0					
			185 <u>01</u> 87 <u>6</u>									

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

The Sequential Test

In the Outer South HMCA ~~18501876~~ dwellings can be achieved on sites within zone 1 flood risk, leaving ~~750724~~ dwellings to be found from the 2,600 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of ~~399443~~ dwellings. Deducting these from the ~~750724~~ dwellings means that ~~351281~~ dwellings still need to be found from the 2,600 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. In Outer South there ~~is one site as set out in Table 4 allowing 12 dwellings to be deducted from the 281 leaving 269 dwellings still to meet the 2,600 target. are no sites that qualify so Table 4 is left blank, and no EA Zone 2 sites can be deducted from the 351 dwellings needed to meet the 2,600 target.~~

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, these are set out in Table 5 and provide for a total capacity of dwellings of ~~107113~~. Deducting these from the ~~351269~~ dwellings means that ~~244156~~ dwellings still need to be found from the 2,600 target. Please note that the site at Main St, Mickfield (5128) where EA data recorded a higher area of zone 3 than the SFRA data, which had zero flood risk for zones 3ai and 3aii. This was changed to include the EA zone 3 percentages in SFRA Zone 3ai and the residual in SFRA Zone 2.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aii, there no further sites that are available or suitable in that category. Of particular note, the Pottery Lane, Woodlesford site (ref 498 in Table 6 (41 dwellings) is predominantly functional floodplain so the allocation of this site would be contrary to the National Planning Policy Framework. This means that collectively sites assessed in Tables 3, 4 and 5 pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test. However the Pottery Lane site in Table 6 is not considered to have passed the sequential test because it is predominantly functional floodplain.

Surface water and other sources of flooding

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site within flood zone							
HG1-403	Fleet Lane (land off), Oulton	Identified housing (permitted)	77	3.4	2.32	12.59	14.91	10.63	8.3			
HG2-180	Land between Fleet Lane & Methley Lane Oulton	Housing allocation	322	14.9	1.3	8.09	9.39	7.82	6.35			
HG2-177	Alma Villas (site at), Woodlesford, LS26 8PW	Housing allocation	12	0.7	2.58	0	2.58					
HG1-400	Aberford Road, Woodlesford	Identified housing (UDP)	32	3.2	1.48	7.18	8.66					
			<u>399443</u>									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-417	Little Church Lane, Methley Infants School, Methley	Identified housing (permitted)	12	1.7	100	0	100					
			<u>12</u>									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
xHG1-414	Main Street Mickletown	Identified housing (UDP)	10	0.3	7.8	92.2	100	7.8	92.2			
HG1-415	Main Street, former Bay Horse Public House, Methley	Identified housing (permitted)	2	0.5	0	100	100	100	77.04			
HG1-416	Pinfold Lane, Methley WMC, Methley	Identified housing (permitted)	6	0.5	0	79.04	79.04					
HG2-178	Aberford Road - site of Glenoit and Minerva Mills, Oulton	Housing allocation	70	2.3	9.775.4	78.468	88.238	88.07	70.67		1.35	
HG2-186	Main Street, Hunts Farm, Methley	Housing allocation	25	1.2	3.398	53.66	57.054	96.06	39.3			
			<u>113</u>									

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
xHG1-401	Pottery Lane, Woodlesford	Identified housing (UDP)	41	1.4	6.35	87.06	93.41	43.95	86.87		66.67	

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

Exception Test

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

OUTER SOUTH HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

- 1 It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the Leeds Strategic Flood Risk Assessment; and
- 2 A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 45 sites out of a total of 37 sites in the Outer South HMCA which require the Exception Test to be applied. These sites are:

HG2-178	Aberford Road - site of Glenoit and Minerva Mills, Oulton
HG2-186	Main Street, Hunts Farm, Methley
HG1-415	Main Street, former Bay Horse Public House, Methley
HG1-416	Pinfold Lane, Methley WMC, Methley
xHG1-414	Main Street, Mickletown

Note that site xHG1-401 Pottery Lane, Woodlesford is not considered to have passed the sequential and exception tests because it is in the functional floodplain but is included in the table below for completeness.

Exception Test for Site HG2-178 Aberford Road - site of Glenoit and Minerva Mills, Oulton	
Flood Risk Zone: 3a(i) and 2	
Proposed uses subject of Exception Test: Housing (estimated 90 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	<p>Explain how:</p> <p>This is a cleared brownfield site located within Woodlesford which is part of Rothwell, defined as a major settlement in the Core Strategy. It was a former paint factory that closed in 1987 and was then used as a distribution centre. After the employment use ceased the site was cleared and has been vacant since then. Housing use on this site would help to bring the site back into use and assist in the regeneration of derelict land. The site relates well to the existing residential area and is close to the local facilities of Woodlesford and the shopping and leisure facilities of Rothwell. The Aire and Calder Navigation forms a strong boundary to the north east. The site is accessible by both bus and train from the station nearby at Woodlesford. These factors make it a sustainable location for housing development.</p> <p>Sustainability appraisal site assessment: Scores negative for flood risk. Generally positive scores for housing provision, reusing brownfield land, remediation of contaminated land and access to the highway network.</p>

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the majority of the site is located within Flood Zones 3A(i) and 2.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below explain how the flood risk will be reduced in order to make the site safe for its users.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found immediately adjacent to the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on site HG2-178 is considered to have passed the Exception Test.

Exception Test for Site HG2-186 Main Street, Hunts Farm, Methley**Flood Risk Zone: 3a(i) and 2****Proposed uses subject of Exception Test: Housing (estimated 25 units)****A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Explain how:**

The site is currently a mixture of used and un-used agricultural buildings in various states of repair. Development would improve the appearance of the site. The site has an outline planning consent for residential development. A significant contribution (circa £1m) from the Bank's development site at Station Road, Methley has been given to pay for flood alleviation works within the locality. This includes a scheme that will defend the Hunt's Farm site to the 1 in 100 year standard.

The site is within the settlement of Methley which is defined as a smaller settlement in the Core Strategy settlement hierarchy. This is because it meets the criteria of having a population of over 1,500, a primary school and a convenience store or pub. As a smaller settlement the village is expected to accommodate a small percentage of the growth planned for the Outer South HMCA. Hunts Farm provides an opportunity for rounding off of development within the village. It is unclear whether this site is classed as greenfield or brownfield. In the sustainability appraisal it is described as an 'existing, unattractive brownfield site', in the post Issues and Options Summary it is described as greenfield. It is an existing UDP commitment and this status has enabled an outline consent to be given despite conflicts with flood risk policy.

Sustainability appraisal site assessment: Scores double negative for loss of grade 1, 2 or 3 agricultural land. Scores negative for loss of employment use and because the site is outside the accessibility zone for primary and secondary education. Scores negative for biodiversity and flood risk. Scores positive for housing provision, close to the facilities of the city centre and re-use of land. Scores double positive for access to the highway network.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zones 3A(i) and 2.
- LCC has a scheme in its capital programme to defend this site up to the 1 in 100 year standard.
- Any flooding could be long duration, (greater than 24 hours), because the adjacent washland relies on a pumping station to evacuate the flood water.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Main Street, about 200m from the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards.

- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, development would have to comply with current SuDS policy which requires that surface water run-off rates should not exceed the 'greenfield' run off rate.

Conclusion

Methley is a small settlement and therefore some residential use is appropriate however local facilities are limited and this site has poor access to primary and secondary schools. The sustainability of the site for housing use is tenuous however a programme of flood defence works is taking place which includes defence for this site. Given the heavy reliance on flood defence to improve the sustainability of the site, it is important that adequate maintenance arrangements are in place for the defence to ensure that flood risk can be mitigated for the lifetime of the development.

In terms of whether the sustainability of this site outweighs the flood risk, there are not clear over-riding sustainability benefits to the allocation of this site.

The sites specific requirements for this site should include a reference to the need for the flood defence to be completed and adequate maintenance arrangements for the defence to be in place. They should also require an FRA to be submitted alongside detailed development proposals to demonstrate that the development will be safe and will not increase flood risk elsewhere. As part of the site is in zone 2 and part in zone 3a(i), a sequential approach should be taken to the layout of the site – to attempt to avoid locating the built development in the most risky parts of the site.

Exception Test for xHG1-401 Site Pottery Lane, Woodlesford

Flood Risk Zone: 3b Functional Floodplain

Proposed uses subject of Exception Test: Housing (estimated 41 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

No	Explain how: The majority of the site is in functional flood plain. As such, the site is unsuitable for housing development.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the majority of the site is located within Functional Flood Plain, FZ 3B.
- Only water compatible uses can be considered to be appropriate at this location.

Conclusion

Site xHG1-401 does not pass the Exception Test.
The site cannot proceed to allocation.

Exception Test for Site HG1-415 Main Street, former Bay Horse Public House, Methley**Flood Risk Zone: 3a(i) and 2****Proposed uses subject of Exception Test:** Housing (estimated 22 units)**A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Explain how:**

The site is within the settlement of Methley which is defined as a smaller settlement in the Core Strategy settlement hierarchy. This is because it meets the criteria of having a population of over 1,500, a primary school and a convenience store or pub. As a smaller settlement the village is expected to accommodate a small percentage of the growth planned for the Outer South HMCA. The site is a central location within the village and provides re-use of a brownfield site. These factors make the site a good location for housing development, however the long term sustainability in terms of flood risk is dependent on the implementation of a flood defence to defend the site to the 1 in 100 year standard. The site requirements for this site should include a reference to the need for the flood defence to be completed and for adequate maintenance arrangements to be in place for the defence to ensure that flood risk can be mitigated for the lifetime of the development.

Sustainability appraisal site assessment: Not assessed, however the site is brownfield.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zones 3A(i) and 2.
- LCC has a scheme in its capital programme to defend this site up to the 1 in 100 year standard.
- Any flooding could be long duration, (greater than 24 hours), because the adjacent washland relies on a pumping station to evacuate the flood water.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Station Road, about 200m from the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

The site is brownfield land which improves its overall sustainability score. The site already has a planning consent and construction is almost complete.

The site requirements for this site should include a reference to the need for the flood defence to be completed and for adequate maintenance arrangements to be in place for the defence to ensure that flood risk can be mitigated for the lifetime of the development.

Exception Test for Site HG1-416 Pinfold Lane, Methley WMC, Methley

Flood Risk Zone: 3

Proposed uses subject of Exception Test: Housing (estimated 6 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Explain how:

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

Conclusion

Exception Test for Site xHG1-414 Main Street, Mickletown

Flood Risk Zone: 3 and 2

Proposed uses subject of Exception Test: Housing (estimated 10 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

No	<p>Explain how:</p> <p>The settlement of Mickletown is defined as a smaller settlement in the Core Strategy settlement hierarchy. This is because it meets the criteria of having a population of over 1,500, a primary school and a convenience store or pub. As a smaller settlement the village is expected to accommodate a small percentage of the growth planned for the Outer South HMCA.</p> <p>Sustainability appraisal site assessment: Scores are mostly either neutral or negative. There are 3 double negatives for flood risk, greenfield site and loss of grade 1, 2 or 3 agricultural land.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zone 2. The EA Flood Map indicates that the site is located within Flood Zones 2 and 3.
- LCC has a scheme in its capital programme to defend this site up to the 1 in 100 year standard.
- Any flooding could be long duration, (greater than 24 hours), because the adjacent washland relies on a pumping station to evacuate the flood water.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible

to provide at least 2 hours advance warning, probably much longer for extreme events.

- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Station Road, about 200m from the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classed as a 'greenfield'. Any future development would have to incorporate SuDS measures to mimic greenfield runoff.

Conclusion

Whilst a scheme is being implemented that will defend this site to the 1 in 100 year standard it should not be the flood risk mitigation alone that makes this site sustainable. When the defence is in place the flood risk category of the site could be re-assessed and may then be considered to be in a lower zone, however the site will effectively have become a zone of rapid inundation and will be subject to policy WATER 5 of the adopted Natural Resources and Waste Local Plan. This policy does not support development on previously undeveloped sites in a zone of rapid inundation. To summarise, there are insufficient other sustainability benefits to outweigh the flood risk, particularly as this is a greenfield site and on high quality agricultural land. This site should not be regarded as having passed the Exception Test.

Conclusions

Site HG2-178 Aberford Road - site of Glenoit and Minerva Mills, Oulton passes the Exception Test, however site specific criteria should require a detailed flood risk assessment and require a sequential approach to be taken to the layout of the site so that the built development is in the least risky parts of the site.

Site HG2-186 Main Street, Hunts Farm, Methley does not have a clear list of sustainability benefits that outweigh flood risk, therefore it is difficult to conclude that it has passed the Exception Test. However the site has a planning consent and a flood defence is programmed that will provide mitigation for flood risk. It appears that the site is a mixture of both brownfield and greenfield land. It is recommended that if the site is taken forward in the Site Allocations Plan then this must be conditional upon the completion of the flood defence AND adequate maintenance arrangements being in place for the defence in the long term. A flood risk assessment is required and a sequential approach must be taken to the layout of the site so that the built development is in the least risky parts of the site.

Site xHG1-401 Pottery Lane, Woodlesford is predominantly functional floodplain and does not pass the Exception Test.

Site HG1-415 Main Street, former Bay Horse Public House, Methley provides re-use of a derelict brownfield site in a central location in the village and as such is considered to provide sustainability benefits that outweigh flood risk, as such it passes the Exception Test. Site specific criteria should require completion of the flood defence and adequate maintenance of the defence.

Site xHG1-414 Main Street, Mickletown is a greenfield site and does not score well in the sustainability appraisal. There are insufficient sustainability benefits to the community to outweigh the flood risk. The sustainability of the site is improved by the planned flood defence that will provide mitigation for this site; however flood risk mitigation is not in itself a benefit that outweighs avoiding the risk. The site does not pass the Exception Test. The NPPF requires consideration of residual risk behind flood defences. This is covered by adopted Policy WATER 5 of the NRWLP which states that where there is currently no built development on land behind a defence then there will be a presumption against anything other than water compatible uses or essential infrastructure. It is recommended that the site does not proceed to allocation.

9. OUTER SOUTH EAST

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer South East HMCA 4,600 dwellings are required (7% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

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

Sites not proposed for allocation

The standard approach for each HMCA is to assess the reasoning for not allocating sites in order to make sure that there are no sites that would be better for allocation than ones that have high flood risk. In the case of Outer South East there are no sites proposed that have high flood risk, so this exercise is not strictly necessary. Nevertheless, for completeness sites not being allocated are listed in Table 1 with the reasons for non-allocation. The most common reasons for not allocating are sprawl into the Green Belt, coalescence of settlement and isolation, with several sites “sieved out” at Issues and Options stage. The next most common suitability reasons for non-allocation include access problems and designation as Greenspace. Further suitability reasons include blight from HS2, tree cover, ecology and steep slopes. None were rejected because of lack of availability. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3450	Land to the north of Station Road, Kippax/Great Preston	Not allocated as housing		326	12.4	1.2	28.63	29.83	32.8	29.16			
Greenfield site separating Great Preston and Kippax. Housing on three sides and fields to north. Development of the site would lead to complete merging of Kippax and Great Preston.													
1007	Selby Road (land south of), Garforth	Not allocated as housing		133	5.9	3.45	10.71	14.16	13.36	11.49			
Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the existing settlement. There is no road frontage to the site for access.													
1149B	Park Lane / Doctor's Lane (land off), Allerton Bywater	Not allocated as housing		277	12.3	0.92	2.29	3.21					
Site 1149 at Issues and Options stage contained an area of Green Belt to the south and existing PAS to the north, but site now split so that 1149B is the Green Belt part only. Site bounded by trees, containing agricultural fields and a small area of car park hardstanding. Could constitute rounding off of the settlement with defensible boundaries. However, concern at the scale of the site (plus 1149A which would be required) in relation to the size of Allerton Bywater. As 1149A retained for PAS, determined not to allocate as no need to increase size of PAS larger in this location and on balance are better sites for development elsewhere.													
3106	Selby Road, Swillington	Not allocated as housing		1916	82.4	0.14	1.89	2.03	2	1.7			
Green Belt site which relates poorly to Garforth and would result in a significant isolated finger of development encroaching into the Green Belt to the west of Garforth, eroding the gap between Garforth and East Leeds. Preventing the coalescence of settlements is one of the purposes of Green Belts. The site has no existing defensible boundaries. The western part of site is affected by the proposed HS2 rail route.													
3117	Selby Road, Garforth	Not allocated as housing		40	1.3	0.41	0.31	0.72	0.14				
Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the exiting settlement. There is no road frontage to the site for access. A large portion of the site is covered with trees.													
3096	King Edward Avenue, Allerton Bywater	Not allocated as housing		76	3.4	0.38	0	0.38	0.22				
Green Belt site which relates poorly to the existing settlement and extends beyond the tree lined buffer on its western boundary that acts as a strong defensible boundary. Flat 'C' shaped site with an unusual boundary that doesn't relate well to the existing features on the ground. Further encroachment into the Green Belt would impact on the countryside and the existing Site of Ecological and Geological Importance (SEGI) to the south of the site.													
3116	Pit Lane, Micklefield	Not allocated as housing		127	5.7	0.04	0.11	0.15	0.15	0.11			
Green Belt site which relates poorly to settlement, only connected partially on one side and high potential for further sprawl. It is adjacent to a school and therefore at this time cannot state with certainty that it won't be needed for a school expansion. Highways concerns over access.													
352	Swillington Lane (land on west side of), Swillington	Not allocated as housing		24	0.9	0	0	0					
Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.													
1004	Kennet Lane (land to north of), Garforth	Not allocated as housing		65	3.2	0	0	0					

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Site within existing settlement. Southern half is allocated as N1 greenspace and Local Nature Area on UDP. Greenspace provision has been considered across the HMCA and local preference is to retain as greenspace.													
1013	Goody Cross Lane (land to the south of), Little Preston	Not allocated as housing		100	1.2	0	0	0					
Green Belt site between Swillington and Little Preston. As submitted the site has no access to the adopted highway - the inclusion of the commercial unit to the north would provide access. Green Belt site between Swillington and Little Preston, would significantly reduce the green belt gap.													
1044	Wakefield Road and Barrowby Lane, Garforth	Not allocated as housing		575	21.9	0	0	0					
Green Belt site. No longer identified as needed for a potential extension of the town centre which means less need for a site in this location. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													
1100	Wakefield Road - Clearview Farm, Garforth LS25	Not allocated as housing		47	3.6	0	0	0					
Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. The proposed HS2 rail line runs to the north west. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													
1165	Barwick Road (land north of), Garforth	Not allocated as housing		0253	9.7	0	0	0					
Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.													
1169	Hall Farm Road (paddock to the rear of), Micklefield LS25	Not allocated as housing		27	1	0	0	0					
Green Belt site. Whilst the site is well related to the existing settlement pattern, it is subject to a planning obligation requiring its partial retention and laying out as a tree belt in association with an adjacent planning permission. As it has not been possible to secure the provision of the tree belt through voluntary means or court action a compulsory purchase order has been made to secure the provision of the tree belt. This CPO was won through an inquiry held in April 2013.													
1173	Honeysuckle Close (adjacent to), Micklefield (land to south of)	Not allocated as housing		124	8.3	0	0	0					
Green Belt site. The site is set on the southern edge of Micklefield. Development would extend the settlement significantly to the south and presents a significant encroachment into the Green Belt.													
1175B	Brigshaw Lane (land to east of), Kippax	Not allocated as housing		32	1	0	0	0					
Green Belt site and a protected Site of Ecological and Geological Importance (SEGI) on the existing UDP and West Yorkshire Ecology have objected to its potential development.													
1226	Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25	Not allocated as housing		0457	17.4	0	0	0					
Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Highways access concerns due to narrow bridge into Garforth. Major site 1232B to east of Garforth chosen on													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
balance as a better site for development than the combined sites to the east/north of Garforth.													
1232A	Stourton Grange Farm North, Selby Road - Ridge Road, Garforth	Not allocated as housing		3616	137.7	0	0	0					
Green Belt. Very large site, has been split from former single site at Issues and Options into 1232A north of railway, and 1232B south of railway. 1232B incorporates sites 1244 and 3110 and area reduced (including build out rates in the plan period). North portion 1232A not as favoured as 1232B through local preference. It is closer to HS2, and smaller gap between it and Micklefield so more impact on the green belt.													
1237	Astley Lane (land to the north and east of), Swillington,	Not allocated as housing		137	6.2	0	0	0					
Green Belt site to the south of Swillington. Although the site borders an industrial/trading estate, the site is poorly connected with the residential area of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site. Highways concerns re poor accessibility.													
1269	Pit Lane and Roman Road (land between), Micklefield	Not allocated as housing		621	27.7	0	0	0					
Green Belt site. Isolated site, unrelated to the existing settlement of Micklefield. Development would set a precedent for unrestricted sprawl and contribute to the coalescence of Garforth and Micklefield. Highways concerns re poor accessibility.													
1270	Pit Lane and The Crescent (land between), Micklefield	Not allocated as housing		333	14.8	0	0	0					
Green Belt site. The site is adjacent to an existing quarry and slopes steeply because of this. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl. Development would be highly visible due to the height and sloping nature of the land.													
1276	Newfield Lane - land at Manor House Farm, Ledsham	Not allocated as housing	y	20	0.7	0	0	0					
'Sieved out' site at Issues and Options. It would significantly extend out from the settlement and not be well proportioned to the existing boundaries. It would also be a large increase compared to the size of Ledsham which has minimal facilities and is not within the settlement hierarchy.													
1277	Claypit Lane, Hill Top Farm, Ledsham	Not allocated as housing	y	74	3.3	0	0	0					
'Sieved out' site at Issues and Options as not within the settlement hierarchy. Agricultural field with some tree cover, farm buildings and dwellings with gardens. It would extend out from the settlement and not be well proportioned to the existing boundaries.													
1321	Moorleigh Drive, South of Pondfields Drive, Kippax	Not allocated as housing		13	0.3	0	0	0					
Designated as N1A allotment site on the UDP and local preference is for retention. Development would be set within the middle of the allotment area, so could set a precedent for further pressure to release adjacent land.													
1366	Selby Road (land south of), Garforth , LS25 1	Not allocated as housing		38	1.1	0	0	0					
A three part brownfield site located within the settlement boundary. Two sites contain existing residential dwellings and the other is surrounded by houses. Originally submitted as a way to improve access into the larger adjacent PAS site to the south (2132). Not allocated because not needed in the plan period as part of access for 2132 (as 2132 proposed to retain as PAS, not an allocation), and can't also allocate as PAS as not Green Belt.													
2032	Lotherton Way, Ash Lane, Garforth	Not allocated as housing		23	0.7	0	0	0					

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Within the existing settlement. Concerns over access and without use of adjacent site 2091 (not to be allocated) there is little scope to improve.													
2091	Aberford Road, Garforth LS25	Not allocated as housing		55	1.7	0	0	0					
Within existing settlement. Currently in use as playing pitches and local preference for their retention.													
2156	North of Lotherton Way, Hawks Nest Wood (west off), Garforth	Not allocated as housing		954	36.3	0	0	0					
Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.													
2157A	Ridge Road, East of	Not allocated as housing		631	28.1	0	0	0					
Green Belt site that has a long road frontage but would significantly extend Micklefield to the west and north, without strong defensible boundaries to prevent further sprawl into the Green Belt gap between Garforth and Micklefield. 1232B is a better site for development and allocating both sites would greatly increase coalescence.													
2157B	Ridge Road, East of	Not allocated as housing		2383	105.9	0	0	0					
Green Belt site which is disproportionate and not well related to the settlement of Micklefield. It would result in a substantial incursion into Green Belt and significantly reduce the gap between Micklefield and Garforth. The proposed HS2 rail route runs through the northern part of the site. 1232B is a better site for development and allocating both sites would greatly increase coalescence.													
3100A	Whitehouse Lane, Swillington	Not allocated as housing		70	1.9	0	0	0					
Within the Green Belt. Very steep gradient prohibiting development and does not relate well to the existing settlement pattern.													
3101	Preston Lane, Great Preston	Not allocated as housing		628	19.5	0	0	0					
Green Belt large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further sprawl. Development would not relate well to the existing settlement pattern and cuts across several fields. It also contains mature trees.													
3102	Woodlands View, Kippax	Not allocated as housing		48	1.5	0	0	0					
Green Belt site to the south of Kippax. Sloping site. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl.													
3103	Sandgate Lane, Kippax	Not allocated as housing		56	2.1	0	0	0					
Green Belt site. The site is not connected to the settlement and adjoins a heavily treed area to the south, this separates the site from Kippax and prevents any road access being available. Development would represent an island unrelated to the existing settlement. To the north there is no visible boundary on the ground, as the site cuts through a series of fields. Development would only be possible through neighbouring site 2131 but this is now identified to retain as existing PAS, so no need to extend it to include 3103.													
3104	Sandgate Rise, Kippax	Not allocated as housing		147	5.6	0	0	0					
Green Belt site. The site has no existing defensible boundary so development would lead to a high risk of further sprawl. Development would be unrelated to the existing settlement form. Access issues, limited road frontage.													
3105	Sandgate Drive, Kippax	Not allocated as housing		55	2.1	0	0	0					
Allotment N1a site so is not considered suitable for development. The site boundary is also not rational as contains existing dwellings and may be an anomaly.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3107	Selby Road (N), Garforth	Not allocated as housing		58	2.2	0	0	0					
Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. A large portion of the site is covered with trees.													
3108	Selby Road (S), Garforth	Not allocated as housing		18	0.6	0	0	0					
Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. It is also covered with dense trees.													
3109A	Selby Road/Leeds Road, Kippax	Not allocated as housing		140	11.3	0	0	0					
Green Belt site contained on the west and eastern boundaries but which would create significant encroachment and would lead to further pressure for release of land to the north and south. Highways concerns over access. Local preference that on balance are better sites for Green Belt release than this one.													
3109B	Selby Road/Leeds Road, Kippax	Not allocated as housing		1721	65.6	0	0	0					
Large Green Belt site that if developed would lead to complete coalescence of Garforth and Kippax, contrary to one of the key functions of Green Belt.													
3112	Wakefield Road, Garforth	Not allocated as housing		243	9.3	0	0	0					
Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													
3113	Barrowby Lane, Garforth	Not allocated as housing		18	0.6	0	0	0					
Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. The proposed HS2 rail line runs to the north and highways concerns regarding access and accessibility. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													
3115	New Hold, Garforth	Not allocated as housing		68	2.6	0	0	0					
Green Belt site. Site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries. The proposed HS2 rail line runs to the north of the site. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													
3308	Land south of Micklefied	Not allocated as housing	y	21	0.8	0	0	0					
Sieved out site not connected to any settlement.													
3321	Berry Lane, Great Preston	Not allocated as housing		84	3.2	0	0	0					
Green Belt site in the centre of Great Preston consisting of fields and wrapping round a cricket ground / pitch to the north and further fields to the south. It has strong links to the settlement, bordered on three sites by housing. However, given the location so close to Allerton Bywater development would reduce the separation between the two settlements with concerns over potential for coalescence.													
3441	Land at Hall Lane Ledston	Not allocated as housing	y	87	3.8	0	0	0					
Field bounded by trees and a tree belt to the east. 'Sieved out' site at Issues and Options. The site does have defensible boundaries but would significantly extend out from the settlement and not be well proportioned to the existing boundaries. It would also be a large increase compared to the size of Ledston which has minimal facilities and is not within the settlement hierarchy.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3463	Land North of Brigshaw High School, Allerton Bywater	Not allocated as housing		125	4.8	0	0	0					
Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. There is only a small existing gap separating the settlements so the retention of this site is important.													
4200A	Newtown Farm, Micklefield	Not allocated as housing		28	1	0	0	0					
To the west the site boundary is a natural limestone crag which drops down a few meters to the access road beyond. No road frontage and access only through field to the south. Notwithstanding that it the site is within the 'boundary' of the A1M and so sprawl would be contained, development on site 4200A would greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties and 4200B. Consideration needs to be given to whether ongoing agricultural use would be possible on 4200A if 4200B restricts farm vehicle access.													
4250	Gibson Lane/Sandygate Terrace, Kippax	Not allocated as housing		100	1.5	0	0	0					
Allotment N1a site so is not considered suitable for development. The site boundary is also not rational and appears to be an anomaly.													
4258	Land Adjacent Barrowby Lodge, Garforth	Not allocated as housing		0378	14.4	0	0	0					
Green Belt site. Site is isolated and unrelated to the existing settlement, with significant incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													
5002	Green lane, Kippax	Not allocated as housing		69	2.6	0	0	0					
The site is not well connected to the built up area and only borders it on one side. The development of this site would not constitute rounding off and would lead to urban sprawl and potential for further development pressure on adjacent fields. The site is also sloping and undulating.													
5012	Fairview Farm , Wakefield Road	Not allocated as housing		023	0.7	0	0	0					
Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													
5171	Garforth Cliff/A63 Garforth	Not allocated as housing		66	2.5								
Green Belt site. It is surrounded by Green Belt on all 4 sides (with no adjacent allocations) and therefore would be isolated development with an unacceptable impact on the Green Belt.													
5253	Ninevah Lane, Allerton Bywater	Not allocated as housing		16	0.6								
Green Belt site. At present, Ninevah Lane acts as a relatively strong defensible boundary to prevent development from encroaching south. If the site were built out it would put pressure on surrounding land as there is little to contain development and could lead to unrestricted sprawl.													
5255	Garden Centre, Selby Road, Garforth	Not allocated as housing		365	13.9								
Green Belt site. It is recommended to allocate sites 5255, 5289 and 5298 for housing. Instead of creating a new allocation, it is proposed these sites are amalgamated into site HG2-124. See HG2-124 for details.													
5265	Leeds Road, Swillington	Not allocated as housing		679	30.2								
Green Belt site. The site fails the Green Belt assessment as it is isolated and would significantly reduce the Green Belt gap between Garforth and Swillington.													
5267	Land north of Barrowby Lane, Garforth	Not allocated as housing		138	5.3								
Green Belt site. Narrow strip of land to the west of Garforth, following the line of the railway. Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aia	SFR 3b	RI
the Green Belt which could set a precedent for sprawl.													
5289	Old Saville's garden centre and associated car park, Selby Road, Garforth	Not allocated as housing		71	2.7								
Green Belt site. It is recommended to allocate sites 5255, 5289 and 5298 for housing. Instead of creating a new allocation, it is proposed these sites are amalgamated into site HG2-124. See HG2-124 for details.													
5296	Milestone Farm and the Barn, Sandgate Lane, Kippax	Not allocated as housing		28	1.1								
Green Belt site. Isolated site located to the east of Garforth, along Selby Road. In light of the proposed allocation to the north (HG2-124), the site will be connected to the built up area. However, part of the justification behind HG2-124 is that the A63 Selby Road will provide a defensible boundary containing development to the south. If the site were allocated, it would set a precedent for developing south of the A63.													
5298	Land at Garforth Cliff Caravan site, Selby Road, Garforth	Not allocated as housing		56	2.1								
Green Belt site. It is recommended to allocate sites 5255, 5289 and 5298 for housing. Instead of creating a new allocation, it is proposed these sites are amalgamated into site HG2-124. See HG2-124 for details.													
5308	Manor Farm Allerton Bywater	Not allocated as housing		21	0.8								
Mixed brown/greenfield site within the settlement limits of Allerton Bywater. According to the Strategic Flood Risk Assessment, the site lies within a 'rapid inundation area'. It has therefore been discounted as it fails the flood risk test.													
CFSM021	Land Off Wakefield Road, Garforth	Not allocated for mixed use		0	21.8	0	0	0					
Members want this site retained as open Green Belt. So not to allocate for housing or employment - RC 4/12/14													
CFSM028	Land North of Garforth, Leeds	Not allocated for mixed use		0	46	0	0	0					
Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.													

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

The majority of plan period sites within the Outer South East HMCA are within flood zone 1. In total these sites can deliver 3,409 dwellings of the 4,600 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, to explore the whether development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG1-304	Barrowby Lane, Garforth	Identified housing (UDP)	33	1.1	0	0	0					
HG1-305	Micklefield (south of)	Identified housing (UDP)	150	5.2	0	0	0					
HG1-306	Manor Farm buildings, Micklefield	Identified housing (UDP)	14	0.5	0	0	0					
HG1-308	Barleyhill Road, Garforth	Identified housing (permitted)	30	0.7	0	0	0					
HG1-309	Beech Grove Avenue Garforth	Identified housing (permitted)	9	0.1	0	0	0					
HG1-310	Grange Court, Garforth	Identified housing (permitted)	58	0.4	0	0	0					
HG1-311	Bullerthorpe Lane (Temple Point), Colton	Identified housing (permitted)	69	2.6	0	0	0					
HG1-312	Selby Road, Garforth	Identified housing (UDP)	68	3	0	0	0					
HG1-313	Land Off Birch Grove, Kippax, Leeds	Identified housing (permitted)	6	0.1	0	0	0					
HG1-314	Church Lane Swillington	Identified housing (permitted)	14	0.2	0	0	0					
HG1-315	51 Westfield Lane Kippax	Identified housing (permitted)	6	0.4	0	0	0					
HG1-316	Royal Oak, Cross Hills, Kippax	Identified housing (permitted)	11	0.2	0	0	0					
HG1-317	2 Brigshaw Lane, Allerton Bywater	Identified housing (permitted)	8	0.3	0	0	0					
HG1-318	Queens Court, Queen St Allerton Bywater	Identified housing (permitted)	9	0.2	0	0	0					
HG1-319	Queen Street - Hollinshurst Depot, Allerton Bywater	Identified housing (permitted)	76	2.1	0	0	0					
HG1-320	Queen Street, (a.k.a land south of Leeds Road), Allerton Bywater	Identified housing (UDP)	114	4.1	0	0	0					
HG1-321	Land Adjacent To West Court, Park Lane, Allerton Bywater, Castleford, WF10 2AJ	Identified housing (permitted)	5	0.3	0	0	0					
HG2-124	Stourton Grange Farm South, Selby Road - Ridge Road, Garforth	Housing allocation	2314	132.9 <u>147.3</u>	0	0	0					
HG2-125	Pit Lane (land to south of), Micklefield LS25	Housing allocation	79	4.3	0	0	0					
HG2-126	Micklefield Railway Station Car Park (land to north of), Micklefield, LS25	Housing allocation	18	0.7	0	0	0					
HG2-127	Newtown Farm, Micklefield	Housing allocation	42	1.6	0	0	0					
HG2-128	Selby Road/Leeds Road, Kippax	Housing allocation	40	1.5	0	0	0					
HG2-129	Ash Tree Primary School, Kippax	Housing allocation	22	0.5	0	0	0					
HG2-130	Land at 25 - 29 high Street, Kippax	Housing allocation	16	0.4	0	0	0					
HG2-131	Whitehouse Lane, Great Preston	Housing allocation	40	1.2	0.08	0.56	0.64	1.55	0.27			

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG2-132	Brigshaw Lane (land to east of), Kippax	Housing allocation	76	3	0	0	0					
HG2-133	Ninevah Lane, Allerton Bywater	Housing allocation	57	2.9	0	0	0					
HG2-134	Carlton View, Allerton Bywater	Housing allocation	25	0.9	0	0	0					
HG2-235	<u>Stocks Blocks site, Ninelands Lane, Garforth</u>	<u>Housing allocation</u>	<u>240</u>	<u>8</u>								
EG1-35	Ph2 Hawks Park North Newhold Aberford Road Garforth	Identified employment (permitted)		16.6	0	0	0					
EG1-36	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	Identified employment (permitted)		7.2	0	0	0					
EG1-37	Proctors Site New Hold Garforth	Identified employment (UDP)		1.1	0	0	0					
EG1-38	Ash Lane Procter Bros Site	Identified employment (UDP)		0.4	0	0	0					
EG1-39	Exstg Works At Proctors Site New Hold Garforth	Identified employment (UDP)		0.2	0	0	0					
EG1-40	New Hold Est Garforth Plot 17	Identified employment (UDP)		0.3	0	0	0					
EG1-41	New Hold Est Garforth Plot 9	Identified employment (UDP)		0.2	0	0	0					
EG1-42	New Hold Est Garforth Plot 3-5	Identified employment (UDP)		0.6	0	0	0					
EG1-43	Unit3 Peckfield Business Park Micklefield	Identified employment (UDP)		1.5	0	0	0					
EG1-44	Peckfield Business Park Micklefield	Identified employment (UDP)		7.3	0	0	0					
EG1-45	6A & 7 Astley Way Swillington	Identified employment (permitted)		0.7	0	0	0					
EO1-17	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	Identified employment (permitted)		3.8	0	0	0					
EO1-18	Ph1b Offices Hawks Park North Newhold Aberford Road Garforth	Identified employment (permitted)		0.3	0	0	0					
xEO1-19	Former Colliery Offices Site Park Lane Allerton Bywater Wf10	Identified employment (permitted)		1.8	0	0	0					
			<u>3649</u>									

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

The Sequential Test

In the Outer South East HMCA ~~3,409~~3,649 dwellings can be achieved on sites within zone 1 flood risk, leaving ~~1,191~~1,951 dwellings to be found from the 4,600 target.

Of the 4 further sequential stages agreed in the methodology for the sequential test, Outer South East has only three housing sites for consideration. These all fall within the category of sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3) but where the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc. This category of site is sequentially preferable to sites with meaningful amounts of Flood Zone 2 land. The sites in question have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. The sites are listed in Table 3 below, which provide a total capacity of 671 dwellings. Deducting these from the ~~1,191~~1,951 dwellings means there remains a shortfall of ~~520~~280 dwellings against the 4,600 target. The Publication Plan proposes to identify and allocate sites for housing with a shortfall of ~~520~~280 dwellings in the Outer South East HMCA. So no housing sites of high flood risk have to be tested.

There is one employment sites with substantial proportion of land in flood zone 3ai. The sequential test for employment sites is applied over the whole district because there are no employment land requirements set for individual HMCAS or other sub-areas of Leeds. Also, employment uses are regarded as “less vulnerable” so would be preferable to housing use

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Proportion of site within flood zone												
HG1-307	Church Lane and Manor Farm (existing phase 3 housing allocations), Micklefield	Identified housing (UDP)	400	14.9	0.39	5.84	6.23	6.25	5.85			
HG2-135	Barnsdale Road, Allerton Bywater	Housing allocation	49	1.8	0.01	2.1	2.11					
MX1-27	Station Road, Allerton Bywater	Identified housing (UDP)	222	21.2	0	5.66	5.66	0.01				
			671									

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

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
xEO1-20	Residual Site Station Road Allerton Bywater WF10	Identified employment (permitted)		1.5	0	18.5	18.5	0.29	18.5			
Site xEO1-20 had no recorded flood risk for zones 2, 3ai or 3aii in the SFRA, so it is assumed that all of the EA zone 3 flood risk is placed in zone 3ai rather than 3aii.												

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

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

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

Exception Test

As there are no housing sites proposed with land in flood risk zone 3 (listed in Tables 5 and 6 above) there is no need for any sites to be subject to the Exception Test in the Outer South East HMCA.

Surface water and other sources of flooding

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

10. OUTER SOUTH WEST

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer South West HMCA 7,200 dwellings are required (11% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

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

Sites not proposed for allocation

The standard approach for each HMCA is to assess the reasoning for not allocating sites in order to make sure that there are no sites that would be better for allocation than ones that have high flood risk. In the case of Outer South East there are no sites proposed that have high flood risk, so this exercise is not strictly necessary. Nevertheless, for completeness sites not being allocated are listed in Table 1 with the reasons for non-allocation. In Outer South West HMCA there are many sites with a wide range of reasons. The most common reason for not allocating is sprawl into the Green Belt. Coalescence of settlement was another very common reason for not allocating sites in the Green Belt. The next most common suitability reasons for non-allocation include access problems, isolation or disconnection from the Settlement Hierarchy. Further suitability reasons include location next to incompatible uses, tree cover or current use as Greenspace. Also some sites were found not to be available, because some sites were in active use (for employment and shops) or were designated as Natural Resources and Waste sites or reserved for school use. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
126	Valley Mills, Valley Road, Morley LS27 8AA	Not allocated as housing		116	3.9	0	0	0					
Site is within urban area, accessible to Morley town centre. Currently in employment use, bounded by steep hillside to the south and railway to the north. Access is over short, narrow bridge on unadopted private highway. Highways concerned about very poor access.													
137B	Britannia Road, Morley	Not allocated as housing		87	2.8	0	0	0					
Site B has employment uses to 3 sides including an access road through from the existing employment uses. The preferred use is employment.													
148	Thorpe-on-the-Lane, Thorpe	Not allocated as housing		54	3.1	0	0	0					
Site is unused land, with evidence of historic use - hardstanding etc.													
171	Elwell Street (land off) - Thorpe	Not allocated as housing	y	23	0.7	0	0	0					
not within settlement hierarchy													
173	Main Street (58) - football ground rear of, East Ardsley	Not allocated as housing		29	1.1	0	0	0					
Green Belt site. No existing defensible south eastern boundary, which could set a precedent for further sprawl. The site is an N6 protected playing pitch designation on the existing UDP. See also greenspace section, page 37, question G8. Highways concerns regarding access - would require third party land.													
304	Park Farm Industrial Estate, Westland Road, LS11	Not allocated as housing		29	0.8	0	0	0					
Existing employment site within larger employment area. Employment considered the most appropriate use. Highways concerns regarding poor accessibility of site.													
309	Thorpe Hall, Middleton Lane, Thorpe	Not allocated as housing		70	4.2	0	0	0					
Part Green Belt site/part existing UDP employment allocation. Development of the site would extend the settlement to the east and north. Development would need to consider the listed building on site which is paramount to any scheme. A limited enabling development, which would retain and enhance the listed building could be acceptable in principle.													
314	Haigh Moor Road - Boyle Hall, WA	Not allocated as housing		9	0.9	0	0	0					
Site within the existing settlement. Significant tree cover including Tree Preservation Orders (TPOs) on site surrounding the main building which is listed. Highway concerns re poor visibility at access.													
343	Gelderd Road (off), Gildersome	Not allocated as housing		135	4.4	0	0	0					
Existing employment area. Site has planning permission and work has started with one of the 4 proposed new units now erected.													
550	Rein Road (32-34), Morley	Not allocated as housing	y	15	0.4	0	0	0					
minerals safeguard site													
1018A	Topcliffe Lane (land at), and Capitol Park (north of) LS27	Not allocated as housing		231	8.8	0	0	0					
Green Belt site. Steep sloping site down to beck which provides strong defensible boundary to existing residential area. Significant tree coverage on northern boundary, with well used public right of way bordering the site. Site has no road access.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1018B	Topcliffe Lane (land at), and Capitol Park (north of) LS27	Not allocated as housing		704	26.8	0	0	0					
Green Belt site. Land on hill top overlooking neighbouring Topcliffe Farm, residential areas and Capitol Park. Site is separated by steep gully and beck (site A) from residential area, with much better connection to existing Capitol Park business park. Better suited to an employment use, if allocated at all.													
1043	Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ	Not allocated as housing		58	1.9	0	0	0					
Green Belt site. The whole site is protected by a Tree Preservation Order. It is also designated in the existing UDP as N1 greenspace. See also greenspace section, page 37, question G9. Whilst the site is well contained in terms of Green Belt with the motorway to the west the site is sloping and has significant constraints.													
1064A	Bruntcliffe Road and Scott lane, Morley Leeds LS27	Not allocated as housing		227	7.6	0	0	0					
Site within the urban area. The adjacent site is in employment use. This site has been identified as a site to retain for employment (see page 33 of Issues & Options document).													
1064B	Bruntcliffe Road and Scott lane, Morley LS27	Not allocated as housing		11	1.3	0	0	0					
This site is part of a recent planning permission (12/01332/OT) for residential development. The site will become 'lime green' when the plan is updated.													
1066	Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3	Not allocated as housing		97	3.7	0	0	0					
There is no road frontage to the site and therefore access to the site is not possible.													
1067A	Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3	Not allocated as housing		262	11.7	0	0	0					
Green Belt site. The original SHLAA submission has been split in two. Site A is isolated and unrelated to settlement and would result in a significant encroachment into the Green Belt which could set a precedent for further unrestricted sprawl.													
1067B	Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3	Not allocated as housing		53	2	0	0	0					
Green Belt site. The original SHLAA submission has been split in two. Site B is located to the south of the existing residential area, and is well bounded by a tree line. Development would 'round off' the settlement. Highways concerns re suitable access.													
1068	Stoney Lane, East Ardsley, WF3	Not allocated as housing		21	0.8	0	0	0					
Green Belt site. The site backs onto the motorway interchange roundabout, the slip road makes up the southern boundary. The site currently acts as a good buffer between the motorway and residential development. Highways concerns - no suitable access.													
1069	Manor Farm, East Ardsley WF3	Not allocated as housing		87	3.3	0	0	0					
Green Belt site. The site is well related to the existing settlement, fronting the main road and contained by a cricket ground to the south, limiting the potential for further sprawl. Highways concerns re access.													
1072	Dewsbury Road, Woodkirk WF12	Not allocated as housing		43	1.6	0	0	0					
Green Belt site. Good flat site to the rear of residential area. Residential properties to the south and east boundaries. Northern boundary is raised above the site, offering a natural defensible boundary means the site is well contained.													
1099A	Hepworth Avenue (land at), Churwell LS27	Not allocated as housing		231	9.9	0	0	0					

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.													
1099B	Hepworth Avenue (land at), Churwell LS27	Not allocated as housing		77	3.1	0	0	0					
Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway - this will need further consideration at detailed design stage.													
1112	Asquith Avenue/Gelderd Road (land off), Nephshaw Lane, Gildersome	Not allocated as housing		428	16.3	0	0	0					
The site is a significant portion of a larger strategic employment allocation which is well located for this use. An application is currently pending for development of the larger employment allocation. Allocation changed to 'not preferred' following discussions with Cllr Gruen - site returning to employment allocation. RC 27/11/14													
1135	Dewsbury Road - former Woodkirk Station, Woodkirk WF3	Not allocated as housing		50	4.1	0	0	0					
Green Belt site. Site is raised above surrounding development, steeply sloping and does not relate well to the existing settlement form. Development would result in linear development and set a precedent for further sprawl into Green Belt.													
1143A	Old Thorpe Lane (land at), Tingley WF3	Not allocated as housing		162	7.2	0	0	0					
Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site A is the most northern part and extends up to the boundary with the motorway. It is not as well related to the existing settlement and its release would result in a ribbon development. The site is well contained between roads with little chance of further Green Belt sprawl. However, given its location development would be contingent on the release of site 1143B to link it to the settlement, and this would result in a substantial development.													
1143C	Old Thorpe Lane (land at), Tingley WF3	Not allocated as housing		43	1.6	0	0	0					
Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site C is an existing playing pitch and designated as N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G10. The site also has no road frontage so would need to be developed with 1143B.													
1143E	Old Thorpe Lane (land at), Tingley WF3	Not allocated as housing		114	5.1	0	0	0					
Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site E is currently in use as a football ground and part of the playing field is protected being designated as N6 protected playing pitch in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G11.													
1143F	Old Thorpe Lane (land at), Tingley WF3	Not allocated as housing		253	11.3	0	0	0					
Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site F is the most eastern part of the site and like the others is well contained by development to the south and the motorway, these boundaries reduce the potential for unrestricted sprawl. The site itself is well connected to the settlement but only has a small road frontage with the majority of the site set behind exiting properties.													
1166	Horsfall Street (land at), Churwell, Morley LS27	Not allocated as housing		38	1	0	0	0					
Triangular piece of land behind existing residential properties. No suitable access into site. Adjacent existing school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie as to whether the site could be needed for expansion).													
1171A	Whitehall Road (south of) - Harpers Farm	Not allocated as housing		0	6.3	0	0	0					

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development along road frontage.													
1200B	Highfield Drive/Harthill Lane (land off), Gildersome LS27	Not allocated as housing		39	1.5	0	0	0					
Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.													
1205	Mill Lane (land off), East Ardsley WF3	Not allocated as housing	y	33	1.2	0	0	0					
The site was incorrectly shown as a sieved out Minerals safeguarded site at Issues and Options stage. The site is allocated as a safeguarded waste site in the adopted Natural Resources and Waste DPD. In addition to this it is not considered suitable for housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern at the back of an industrial mill.													
1220B	Churwell (land to the east of) LS27	Not allocated as housing		471	18	0	0	0					
Green Belt site. The site has been split into A and B. Development of site B would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.													
1229	Churwell (land at) - north of Ibbetson Oval and adjacent to M621	Not allocated as housing		61	2.3	0	0	0					
Whilst not within the Green Belt, the site is set behind existing residential development and is adjacent to an area of woodland and recreation maintained by Parks and Countryside. No direct access.													
1260A	Batley Road (Land to north and south of), Tingley, WF3 1HA	Not allocated as housing		61	2.7	0	0	0					
Green Belt site. The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley road on the NE boundary forms a defensible greenbelt boundary. Highway concerns re accessibility.													
1266	Wakefield Road (land at), Drighlington	Not allocated as housing		146	5.5	0	0	0					
Green Belt site. Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.													
1274	East Ardsley (land north of) WF3	Not allocated as housing		326	14.5	0	0	0					
Green Belt site. Development of the site in conjunction with adjacent site 2155 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.													
1275A	Wide Lane (land north of), Morley	Not allocated as housing		90	3.5	0	0	0					
Green Belt site. The site extends to the east of Morley and has been split into two sections. Site A adjoins the urban area and whilst extending beyond the existing settlement, would still allow a green buffer to remain along Dewsbury Road corridor, maintaining a Green Belt gap between Morley and Middleton. If developed with site 1279 it could round off the settlement.													
1275B	Wide Lane (land north of), Morley	Not allocated as housing		166	6.4	0	0	0					
Green Belt site. The site extends to the east of Morley and has been split into two sections. Site B is the western section of site 1275 and provides important separation between settlements.													
1280	Station Road (land at), Morley	Not allocated as housing		21	0.6	0	0	0					
The site is designated as N1 Greenspace on the existing UDP - Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G13. The site is in a densely built up area, with employment and residential uses adjacent.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1283	Lane Side Farm Extension, Morley	Not allocated as housing		560	29.5	0	0	0	0.09	0.09			
Green Belt site. Site falls away steeply down to a railway cutting. Highways concerns re access. Development would represent a major incursion into the Green Belt gap separating Morley and Middleton, contrary to one of the purposes of Green Belts in preventing coalescence of settlements.													
1284B	Albert Drive - Low Moor Farm Extension, Morley	Not allocated as housing		303	11.6	0	0	0					
Green Belt site. Site B is the eastern part of the original SHLAA submission. Site B is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, reducing the gap between Morley and Middleton.													
1325	Dewsbury Road (501) LS11 5LL	Not allocated as housing		28	0.8	0	0	0					
The site is located within an existing employment area and is considered more appropriate for employment use.													
1332	Adwalton - Penfields, Drighlington	Not allocated as housing		414	18.4	0	0	0					
Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary. Highways concerns re poor accessibility and limited access provision.													
1334	Pitty Close Farm, Drighlington BD11	Not allocated as housing		321	14.3	0	0	0					
Green Belt site. The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl. Poor site access.													
2037	Fall Lane, East Ardsley	Not allocated as housing	y	16	0.6	0	0	0					
not within settlement hierarchy													
2098B	Sissons Farm, Middleton LS10	Not allocated as housing		703	26.8	0	0	0					
Green Belt site. Original SHLAA submission split into 3. Site B has substantial tree cover and part is situated between the existing and disused railway embankments, making development very difficult.													
2099	Dunningley Hill, Tingley WF3	Not allocated as housing		82	3.1	0	0	0					
Green Belt site. The site is separated from the urban area by Green Belt, a Protected Area of Search (PAS) site on the existing UDP and the motorway. Release of the site would result in an isolated island of development, unrelated to the existing settlement. The site is covered by dense woodland. Highway concerns re accessibility and poor access options.													
2100B	Throstle Lane Playing Fields, Middleton LS10	Not allocated as housing		125	2.3	0	0	0					
The site is within the urban area, but designated as N1 greenspace on the existing UDP. As it is in a fairly densely built up area, its release needs to be considered in the context of the greenspace review. See also greenspace section, page 37, question G15.													
2114	Gelderd Road, Wortley LS12	Not allocated as housing		60	1.9	0	0	0					
Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.													
2155	Ardsley Common (south of)	Not allocated as housing		246	11.8	0	0	0					
Green Belt site. Development of the site in conjunction with adjacent site 1274 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.													
2159	Whitehall Road, Craven Park, Farnley	Not allocated as housing		0	21.7	0	0	0					

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.													
2164	Broad Oaks Farm, Churwell	Not allocated as housing		251	9.6	0	0	0	4.2	3.17			
Green Belt site. By itself the site is isolated and unrelated to the existing settlement. Development would represent a significant incursion into the Green Belt gap between Morley and Middleton, setting a precedent for further sprawl. Highway concerns re access - no access to adopted highway.													
3007	Land at M621 Junction 27 and Wakefield Road, Gildersome	Not allocated as housing		97	3.7	0	0	0					
Existing employment allocation in the existing UDP, well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.													
3056	Wood Lane, Farnley	Not allocated as housing		572	21.8	0	0	0					
Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.													
3057	Cottingley Springs, Gelderd Road	Not allocated as housing		196	7.5	0	0	0					
Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses. Highways concerns re accessibility.													
3061	Cricket Hill Brow, Gelderd Road, Gildersome	Not allocated as housing		62	2.4	0	0	0					
Green Belt site. Development would not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.													
3062	Harthill Rise, Gildersome	Not allocated as housing		30	0.9	0	0	0					
Green Belt site. The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.													
3063	Land north of Harthill Lane, Gildersome	Not allocated as housing		85	3.8	0	0	0					
Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.													
3068	Valley Road, Morley	Not allocated as housing		58	2.2	0	0	0					
Green Belt site. The site is isolated with no road access, and totally unrelated to the existing urban area. The land falls away towards the railway. Development of this site in isolation would result in an island of development surrounded by Green Belt, within the gap between the settlements of Morley and Middleton.													
3075	Whiteways, Thorpe Lane, Middleton	Not allocated as housing		178	6.8	0	0	0					
Green Belt site. Site is currently in use as a scrap yard. Site would require remedial work before any alternative use could be considered. In Green Belt terms the site does not relate particularly well to the existing settlement pattern and development of the site would extend the existing built up urban area to the south.													
3077A	Bulls Head Inn, Dewsbury Road	Not allocated as housing		246	9.4	0	0	0					
Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site A is set behind the neighbouring residential properties, and there are open fields beyond the site's boundary. Single access achievable from Rein Road would limit capacity to 200 dwellings.													
3077B	Bulls Head Inn, Dewsbury Road	Not allocated as housing		124	4.7	0	0	0					
Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site B is unrelated to the existing settlement. The site slopes steeply towards the beck making any development difficult. Development would set a precedent for further encroachment or sprawl.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3078A	Upper Green Farm, Syke Road Tingley	Not allocated as housing		116	5.1	0	0	0					
Green Belt site. Site 3078 has been split into A and B. Site A is well related to the existing settlement and development could constitute a partial 'rounding off' of the settlement.													
3078B	Hey Beck Lane, Wakefield	Not allocated as housing		666	29.6	0	0	0					
Green Belt site. SHLAA 3078 has been split into A and B. Site B has poorly defined boundaries and includes roads, dwellings, a sports club and St Marys Church and cemetery. The site relates poorly to the settlement and development would result in a significant incursion into Green Belt, in the strategic gap between Leeds and Kirklees.													
3189	Bridge Street, Morley	Not allocated as housing		14	0.3	0	0	0					
Former school site in residential area with expired planning permission for housing development. Residential development therefore considered acceptable in principle.													
3311	Land at off Gascoigne Road	Not allocated as housing	y	191	7.3	0	0	0					
not within settlement hierarchy													
3313	Batley Road	Not allocated as housing	y	127	5.7	0	0	0					
not within settlement hierarchy													
3320	Land off Middleton Lane, LS10 4GY	Not allocated as housing		624	27.8	0	0	0					
Green Belt site. The site is unrelated to the settlement. Development would represent a significant incursion into Green Belt of a scale out of keeping with Thorpe on the Hill to the south, and would set a precedent for further unrestricted sprawl.													
3372	Baghill Road, West Ardsley, Morley	Not allocated as housing		40	1.3	0	0	0					
Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation.													
3373B	Haigh Wood, Ardsley	Not allocated as housing		365	16.4	0	0	0					
Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site B is the central valley. It is important that the openness of the central valley is protected and retained as an attractive local resource. The valley is popular among walkers and cyclists and offers impressive open views. Should sites A and C be released for development, the protection and enhancement of site B should be ensured.													
3383	Howden Clough Road, Leeds	Not allocated as housing	y	23	0.7	0	0	0					
not within settlement hierarchy													
3387	Geldered Road, Asquith Avenue, Gildersome	Not allocated as housing		311	11.8	0	0	0					
The site is within the urban area, within an established employment area, allocated for employment uses on the existing UDP. Considered suitable for employment rather than residential use // Allocation changed to 'not preferred' following discussions with Cllr Gruen - site returning to employment allocation. RC 27/11/14													
3397	116 Old Lane, Leeds	Not allocated as housing		19	0.5	0	0	0					
Within the urban area. Pending application for foodstore. The site is between a foodstore and employment uses and would therefore be most appropriate for employment use. Highway concerns re residential access through private industrial road. (Also see CFSM023)													
3456B	Land off Haigh Moor Road	Not allocated as housing		271	12.1	0	0	0					

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Green Belt site. The site has been split into 2. Site B borders the reservoir and it is considered important to protect the openness between the built up area and reservoir. The path around the reservoir is well used.													
3458	Wood End Farm, South of Whitehall Road, Farnley	Not allocated as housing	y	0	13.3	0	0	0					
Site sieved out. Not within settlement hierarchy													
3467	Bruntcliffe Road	Not allocated as housing		16	0.5	0	0	0					
Site within the urban area. Access through site is required for the covered reservoir. However, there may be the opportunity for limited development of the site if access is maintained.													
4029	Ravells Works, Whitehall Road	Not allocated as housing		83	2.8	0	0	0					
Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.													
4033	Throstle Crescent, Middleton	Not allocated as housing		9	0.2	0	0	0					
Flat site in residential area suitable in principle for residential development.													
4054	Peel Street Centre	Not allocated as housing		8	0.2	0	0	0					
Site currently used for parking in an area of mixed employment and residential uses. There is residential development (including a nursery) to three sides. Suitable for residential development in principle.													
4175	Beeston Park Ring Road, Beeston	Not allocated as housing		69	1.9	0	0	0					
Designated N1 greenspace providing landscape setting and amenity value for adjoining area. The existing use of the land should be retained.													
4205	Howley Hall Farm, Scotchman Lane, Morley	Not allocated as housing		228	8.7	0	0	0					
Adverse impact on the openness of the Green Belt.													
4206	Land off Asquith Ave, Morley	Not allocated as housing		32	1	0	0	0					
Green belt site. The site is an isolated location not connected to the existing built up area and has poorly defined boundaries. Development of the site would lead to unrestricted urban sprawl. Not supported.													
4208	Daisy Hill Avenue, Morley	Not allocated as housing		30	1	0	0	0					
The site has poorly defined boundaries and would create an irregular green belt boundary. The land juts out into the green belt. Even when combined with adjoining sites 1282 and 1283 it does not create a logical site or green belt boundary. The site is proposed N5 in the UDP.													
4209	Land off A650 Drighlington bypass	Not allocated as housing		285	10.9	0	0	0					
Green belt site. Development of this site would lead to isolated development contained by road network.													
4252	Sherwood Industrial Estate	Not allocated as housing		40	1.3	0	0	0					
Existing employment site. Site boundary does not appear to include a small part of land which fronts onto the road with access through the site. This piece of land should be included.													
4256	Sharp House Road, Belle Isle	Not allocated as housing		72	2.7	0	0	0					
Do not develop site. Unrestricted urban sprawl and the potential to threaten the green belt between Belle Isle and Robin Hood.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
5000	Healey Croft Lane, East Ardsley	Not allocated as housing		108	4.8	0	0	0					
Development of this site would compromise the openness and permanence of the Green Belt leading to unrestricted sprawl and settlement coalescence.													
5143	Mushroom Farm Old Lane Drighlington	Not allocated as housing	y	53	2	0	0	0					
Site has been sieved out - not within settlement hierarchy.													
5165	Land at Moor Knoll Lane East Ardsley	Not allocated as housing		16	0.5	0	0	0					
Green Belt site. Development of the site could lead to unrestricted sprawl into the Green Belt. The site has indefensible boundaries.													
CFSM023	116, Old Lane, Beeston, LS11	Not allocated for mixed use		0	0.5	0	0	0					
Site has permission as a foodstore													
CFSM040	Wakefield Road, Gildersome, Morley	Not allocated for mixed use		0	3.3	0	0	0					
Allocated for employment use													
3058	Land North of Dean Beck (Including Cottingley Springs) Gildersome	Not allocated as housing		556	21.2	0.01	0.01	0.02	0.02	0.01			
Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Development would represent a significant incursion into Green Belt. Highways concerns re impact on A62/A6120 junction.													
3060B	Gelder Road/M621, Gildersome	Not allocated as housing		2951	114.6	0.03	0.02	0.05	0.05	0.02			
Green Belt site. The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns re cumulative impact on the A62 and A62/ A6120 junction.													
3120	Dewsbury Road, Morley	Not allocated as housing		602	22.9	0.04	0.22	0.26	0.26	0.22			
Green Belt site. The north western side of the site is separated from the existing residential area by a steep cutting with a small beck flowing through. The eastern side of the site is dominated by employment uses. The north eastern boundary is tree lined. Development would represent a significant incursion into Green Belt and set a precedent for further sprawl and pressure for release of adjacent sites to the southwest.													
3059	Land between Gelderd and M621 Wortley	Not allocated as housing		180	6.9	0.37	0.07	0.44	0.43	0.07			
Green Belt site. The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.													
2104	Leeds Road, Lofthouse WF3	Not allocated as housing		0	11.8	0	0.47	0.47	0.54	0.46			
Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.													
1260B	Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA	Not allocated as housing		1221	54.3	0.18	0.76	0.94	0.93	0.75			
Green Belt site. The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility. The site has been split and this site B forms the larger of the two sites.													

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3069	Wide Lane/Dewsbury Road, Morley	Not allocated as housing		124	4.7	0.16	1.39	1.55	1.54	1.38			
Green Belt site. This is the eastern site of three that adjoin Morley along Wide Lane, and being the furthest from the urban area release of this site alone would result in an isolated development within the Green Belt gap between Morley and Middleton.													
1279	Wide Lane - Owers Farm Extension, Morley	Not allocated as housing		91	3.5	0.38	2	2.38	2.37	2			
Green Belt site. This would need to be developed alongside the adjacent Protected Area of Search (PAS) site 1285 for it to be connected to the urban area. The site extends to the east of Morley and there is potential for this site alongside 1275A to the north to round off the settlement if both sites were brought forward for development. This would still leave a green gap between the sites within the Dewsbury Road corridor, and retain a sense of separation between Morley and Middleton to the east.													
CFSM047	White Rose Shopping Centre Dewsbury Road	Not allocated for mixed use		0	32.8	0.95	6.72	7.67	7.67	6.72			
In retail use													
1209	Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11	Not allocated as housing		862	33.3	0.94	6.86	7.8	7.79	6.86			
Green Belt site. Green Belt site. The site is isolated from the existing built area, and by itself would represent a significant incursion into Green Belt unrelated to the existing settlement form. Development here would significantly reduce the Green Belt gap between Morley and Middleton.													
1096	Snittles Farm, New Village Way, Churwell LS27	Not allocated as housing		93	4.2	1.7	7.12	8.82	8.81	7.12			
Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.													
1208	White Rose Shopping , Dewsbury Road LS11	Not allocated as housing		175	32.6	1.24	9.87	11.11	11.12	9.87			
In current retail use (White Rose Centre)													
CFSM046	Cotton Mill and Grove Farm Dewsbury Road	Not allocated for mixed use		0	32.6	1.21	10	11.21	11.21	10			
In current retail use (White Rose Centre)													
2096	West Wood Road, Middleton LS10	Not allocated as housing		103	5.9	2.73	9.62	12.35	12.35	9.61			
Green Belt site, between Morley and Middleton. Separated from the urban area with no connections to either settlement (Morley or Middleton). The land is steeply sloping. Release of the site would represent an island of development in the Green Belt gap between Morley and Middleton, totally unrelated to the existing settlement.													
2095	Stank Hall Barn, Beeston LS11	Not allocated as housing		72	8.2	1.84	14.04	15.88	15.84	14.03			
Green Belt site, ancient monument and conservation area status covers much of the site. A small element of the site is 3ai (high) flood risk. The site is isolated and is identified as green infrastructure in the Core Strategy. Development would represent a finger incursion into Green Belt, unrelated to the existing settlement form.													
1207	Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11	Not allocated as housing		334	11.5	5.69	57.94	63.63	63.62	57.94			
The site is subject to flood risk and is within an employment area. Therefore it is considered that the site should be retained for future employment use.													

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

The majority of plan period sites within the Outer South West HMCA are within flood zone 1. In total these sites can deliver 6,627 dwellings of the 7,200 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, to explore the whether development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG1-357	Sharp Lane B	Identified housing (UDP)	105	9.4	0	0	0					
HG1-283	Sharp Lane C	Identified housing (permitted)	42	2	0	0	0					
HG1-323	Whitehall Road - The Print Factory , Lower Wortley	Identified housing (permitted)	15	0.5	0	0	0					
HG1-324	Whitehall Road - Dunlop and Ranken LS12	Identified housing (permitted)	1	7.1	0	0	0					
HG1-325	Royds Lane, Wortley, LS12	Identified housing (permitted)	154	5.3	0	0	0					
xHG1-326	Cottingley Gate, LS11	Identified housing (permitted)	3	0.3	0	0	0					
HG1-327	Barkly Road LS11	Identified housing (permitted)	25	0.5	0	0	0					
HG1-328	Green Lane LS11	Identified housing (permitted)	13	0.1	0	0	0					
HG1-329	1 Low Moor Terrace, Dewsbury Road,Hunslet, Leeds, LS11 7E	Identified housing (permitted)	5	0	0	0	0					
HG1-330	Drighlington Junior School, Whitehall Road, Drighlington, Bradford, BD11 1LN	Identified housing (permitted)	9	0.4	0	0	0					
HG1-331	2 Back Lane, Drighlington, BD11 1LS	Identified housing (permitted)	6	0.5	0	0	0					
HG1-332	Whitehall Road, Drighlington	Identified housing (UDP)	29	1.3	0	0	0					
HG1-333	Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU	Identified housing (permitted)	20	1.3	0	0	0					
HG1-334	Reedsdale Gardens, Gildersome	Identified housing (UDP)	15	0.4	0	0	0					
HG1-335	Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley, Leeds, LS27 7HF	Identified housing (permitted)	9	0.3	0	0	0					
HG1-336	Wakefield Road, Drighlington	Identified housing (UDP)	5	0.3	0	0	0					
HG1-337	224 Wakefield Rd Drighlington	Identified housing (permitted)	5	0.1	0	0	0					
HG1-338	Bradford Road (land at), Drighlington	Identified housing (permitted)	26	0.8	0	0	0					
HG1-339	18 Bradford Road, Gildersome	Identified housing (permitted)	4	0.3	0	0	0					
HG1-340	Land off Daisy Hill Close, Morley, Leeds	Identified housing (permitted)	14	0.6	0	0	0					
HG1-341	Daisy Hill, Churwell, Morley	Identified housing (UDP)	92	1.9	0	0	0					
HG1-342	Hilltop Gar, Victoria Road, Churwell	Identified housing (permitted)	3	0.3	0	0	0					
HG1-343	Chapel Hill, Morley LS27 9JH	Identified housing (permitted)	1	0.1	0	0	0					
HG1-344	Albert Road, Morley	Identified housing (permitted)	40	0.8	0	0	0					
HG1-345	Kennedys Mill, Albert Road, Morley, Leeds,	Identified housing (permitted)	5	0.1	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
	LS27 8PF											
HG1-346	St Marys Congregational Church, Morley	Identified housing (permitted)	18	0.7	0	0	0					
HG1-347	Commercial Street, Morley, Leeds, LS27 8HX	Identified housing (permitted)	6	0	0	0	0					
HG1-348	Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds	Identified housing (permitted)	9	0.1	0	0	0					
HG1-349	South Parade Morley	Identified housing (permitted)	9	0.2	0	0	0					
HG1-350	South Street - Park Mills, Morley	Identified housing (permitted)	33	0.4	0	0	0					
HG1-351	Owlers Farm PAS , Wide Lane, Morley	Identified housing (permitted)	114	3.8	0	0	0					
HG1-352	Middleton Park Grove, Middleton	Identified housing (permitted)	12	0.4	0	0	0					
HG1-353	Lingwell Road, Middleton LS10	Identified housing (UDP)	128	4.3	0	0	0					
HG1-354	Thorpe Road, Thorpe Crescent, Thorpe View, Middleton	Identified housing (permitted)	25	0.6	0	0	0					
xHG1-355	Acre Mount, Middleton	Identified housing (permitted)	20	2.2	0	0	0					
HG1-356	Sharp Lane A	Identified housing (UDP)	116	5.8	0	0	0					
HG1-358	Beech Works, Worrall Street, Morley	Identified housing (permitted)	11	0.3	0	0	0					
HG1-359	Parkfield Mills Fountain St Morley	Identified housing (permitted)	8	0.8	0	0	0					
HG1-360	Corporation Street, Morley	Identified housing (permitted)	22	0.4	0	0	0					
HG1-361	Chartists Way, Morley	Identified housing (permitted)	51	0.9	0	0	0					
HG1-362	Land Adj To 5 King Street Morley	Identified housing (permitted)	9	0.1	0	0	0					
HG1-363	South Queen Street Morley	Identified housing (permitted)	44	0.1	0	0	0					
HG1-364	Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds	Identified housing (permitted)	7	0.1	0	0	0					
HG1-365	The Former Sycamore Public House, High Street, Morley	Identified housing (permitted)	6	0.1	0	0	0					
HG1-366	Bridge Street Morley	Identified housing (permitted)	11	0.2	0	0	0					
HG1-367	Hollow Top Mill Bridge Street Morley	Identified housing (permitted)	9	0.1	0	0	0					
HG1-368	Throstle Lane Playing Fields, Middleton LS10	Identified housing (UDP)	140	4	0	0	0					
HG1-369	Milner Lane, Robin Hood	Identified housing (UDP)	72	2.3	0	0	0					
HG1-370	Bruntcliffe Road, Morley	Identified housing (UDP)	173	7.8	0	0	0					
HG1-371	Bruntcliffe Road, Morley	Identified housing (UDP)	61	2	0	0	0					
HG1-372	Cross Hall School House, Morley	Identified housing (permitted)	13	0.4	0	0	0					
HG1-373	Summerfield Court Residential Home, Britannia	Identified housing (permitted)	7	0.2	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
	Road Morley, Leeds, LS27 0DN											
HG1-374	Lingwell Gate Lane, Thorpe	Identified housing (permitted)	9	2.4	0	0	0					
HG1-375	309 Leeds Road Lofthouse	Identified housing (permitted)	5	0.3	0	0	0					
HG1-376	Blackgates, Bradford Road, Tingley	Identified housing (permitted)	5	0.3	0	0	0					
HG1-377	Common Lane, East Ardsley	Identified housing (permitted)	10	0.3	0	0	0					
HG1-379	Fall Lane (West), East Ardsley	Identified housing (permitted)	64	7.6	0	0	0					
HG1-380	Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 0NX	Identified housing (permitted)	8	0.9	0	0	0					
HG1-381	Syke Road, Woodkirk	Identified housing (permitted)	6	0.3	0	0	0					
HG1-382	Haigh Moor Road / Westerton Road	Identified housing (permitted)	5	4.1	0	0	0					
HG1-383	Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Plan App 12/01850/RM	Identified housing (UDP)	32	1.3	0	0	0					
HG1-384	7 & 9 Haigh Moor Road, West Ardsley, WF3 1ED	Identified housing (permitted)	5	0.2	0	0	0					
HG1-385	Waterword Close (7a), Tingley WF3 1QL	Identified housing (permitted)	12	0.6	0	0	0					
HG1-386	Westerton Rd and Waterwood Close, Tingley	Identified housing (permitted)	14	0.3	0	0	0					
HG1-387	Bradford Road, East Ardsley	Identified housing (permitted)	12	0.4	0	0	0					
HG1-388	Timber Tops Forsythia Avenue East Ardsley	Identified housing (permitted)	8	0.2	0	0	0					
HG1-389	Fall Lane, East Ardsley	Identified housing (UDP)	35	0.2	0	0	0					
HG1-390	Ardsley Common, Bradford Road	Identified housing (permitted)	23	2.5	0	0	0					
HG1-391	Bramley House, Rear Of 31/93 Bradford Road	Identified housing (permitted)	7	0.1	0	0	0					
HG1-392	Main Street - The Old Hall Yard, East Ardsley WF3 2AP	Identified housing (permitted)	6	0.7	0	0	0					
HG1-393	Baghill Lane - Manor House Farm, West Ardsley	Identified housing (permitted)	6	0.6	0	0	0					
HG1-394	Woolin Crescent, West Ardsley	Identified housing (UDP)	28	1.1	0	0	0					
HG1-395	Batley Road, W Ardsley	Identified housing (permitted)	5	0.3	0	0	0					
HG1-396	Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX	Identified housing (permitted)	6	0.1	0	0	0					
HG1-514	Albert Drive - Lower Moor Farm, Morley	Housing allocation	190	7.2	0	0	0					
HG1-517	Albert Road (land north of), Morley	Housing allocation	63	2.6	0	0	0					
HG2-136	Whitehall Road (south of) - Harpers Farm	Housing allocation	279	10.7	0	0	0					
HG2-137	Royds Lane, Wortley, Leeds	Housing allocation	111	3.6	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG2-138	Park Lees site, St Anthony's Road, Beeston	Housing allocation	18	0.5	0	0	0					
HG2-139	Old Lane - Jubilee Works, Beeston	Housing allocation	44	1.2	0	0	0					
HG2-140	Dewsbury Road, Leeds, LS11 7DF	Housing allocation	60	1.8	0	0	0					
HG2-142	Whitehall Road (off), Drighlington BD11 1BX	Housing allocation	49	1.6	0	0	0					
HG2-143	King Street/Spring Gardens Drighlington	Housing allocation	250	10.8	0	0	0					
HG2-144	Westfield Farm, Drighlington BD11	Housing allocation	17	0.6	0	0	0					
HG2-145	Bradford Road/Wakefield Road Gildersome	Housing allocation	393	18.4	0	0	0					
HG2-146	Geldered Road, Leeds	Housing allocation	85	3.8	0	0	0					
HG2-147	Highfield Drive/Harthill Lane (land off), Gildersome LS27	Housing allocation	76	3.4	0	0	0					
HG2-148	Gelderd Road/M621, Gildersome	Housing allocation	203	7.9	0	0	0					
HG2-149	Lane Side Farm, PAS Morley	Housing allocation	542	20.6	0	0	0					
HG2-150	Churwell (land to the east of) LS27	Housing allocation	213	10.7	0	0	0					
HG2-153	Albert Drive Morley	Housing allocation	121	4.6	0	0	0					
HG2-155	Joseph Priestly College	Housing allocation	14	0.4	0	0	0					
HG2-156	Rod Mills Lane, High Street, Morley	Housing allocation	15	1.8	0	0	0					
HG2-157	Britannia Road, Morley	Housing allocation	58	1.6	0	0	0					
HG2-158	Tingley Mills, Tingley Common, Morley	Housing allocation	36	1	0	0	0					
HG2-159	Sissons Farm, Middleton LS10	Housing allocation	222	8.2	0	0	0					
HG2-160	Acre Road, Sissons Drive, Middleton	Housing allocation	14	0.4	0	0	0					
HG2-161	Throstle Mount, Middleton	Housing allocation	15	0.4	0	0	0					
HG2-164	Thorpe Road, Thorpe Square, Middleton	Housing allocation	26	0.7	0	0	0					
HG2-165	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	Housing allocation	57	2.2	0	0	0					
HG2-166	Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ	Housing allocation	17	0.6	0	0	0					
HG2-167	Old Thorpe Lane (land at), Tingley WF3	Housing allocation	619	27.6	0	0	0					
HG2-168	Haigh Wood, Ardsley	Housing allocation	108	4.8	0	0	0					
HG2-169	Haigh Wood, Ardsley	Housing allocation	262	11.7	0	0	0					
HG2-170	Land off Haigh Moor Road	Housing allocation	41	1.6	0	0	0					
HG2-171	Westerton Road East Ardsley	Housing allocation	213	8.4	0	0	0					
HG2-172	Fall Lane - East Ardsley PS	Housing allocation	25	0.8	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
xEG1-54	Hub62 Bruntcliffe Road Morley Ls27	Identified employment (permitted)		5.9	0	0	0					
xEG2-15	Plots 2 & 3 Astra Park Parkside Lane Ls11	Employment allocation (general)		0.4	0	0	0					
xEG2-18	Off Britannia Rd Morley	Employment allocation (general)		1.2	0	0	0					
xHG2-141	Westland Road	Housing allocation	61	2	0	0	0					
xHG2-151	Land at Parkwood Road Beeston	Housing allocation	19	0.5	0	0	0					
EG1-46	Former Pack Horse Inn Gelderd Road LS12	Identified employment (permitted)		0.3	0	0	0					
EG1-47	R/o Nina Works Cottingley Spring Gelderd Road Ls27	Identified employment (UDP)		0.6	0	0	0					
EG1-48	Opp Ravell Works Gelderd Road Wortley Ls12	Identified employment (permitted)		5	0	0	0					
EG1-50	Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	Identified employment (permitted)		2.6	0	0	0					
EG1-51	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	Identified employment (permitted)		0.8	0	0	0					
EG1-52	Wakefield Road Gildersome	Identified employment (UDP)		3.6	0	0	0					
EG1-53	R/o Epsom Court Bruntcliffe Avenue Morley Ls27	Identified employment (permitted)		0.3	0	0	0					
EG1-55	Adj Ravenheat Ltd Chartists Way Morley	Identified employment (permitted)		0.1	0	0	0					
EG1-56	Plots 210-220 Howley Park Ind Est Morley	Identified employment (UDP)		3.5	0	0	0					
EG1-57	Plots 410 & 420 Howley Park Road East Morley Ls27	Identified employment (UDP)		1.8	0	0	0					
EG1-58	Howley Park Ind Est Morley	Identified employment (UDP)		1.9	0	0	0					
EG1-59	Plot 460 Howley Park Ind Est Morley	Identified employment (permitted)		1.2	0	0	0					
EG1-60	Topcliffe Lane Tingley Ls27	Identified employment (UDP)		1.3	0	0	0					
EG1-61	Lingwell Gate Lane, Thorpe (west)	Identified employment (permitted)		0	0	0	0					
EG2-16	Parkside Lane Ls 11	Employment allocation (general)		3.7	0	0	0					
EG2-16	Parkside Lane Ls 11	Employment allocation (general)		3.7	0	0	0					
EG2-19	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	Employment allocation (general)		26.8	0	0	0					
EG2-20	Fall Lane East Ardsley Wf3	Employment allocation (general)		0.6	0	0	0					
EG2-21	Lingwell Gate Lane, Thorpe	Employment allocation (general)		3.7	0	0	0					
EG2-23	Land At Nephshaw Lane Asquith Avenue Gildersome	Employment allocation (general)		0	0	0	0					
EO1-22	R/o Arlington Business Centre Millshaw Park	Identified employment (permitted)		0.4	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
	Avenue Ls11											
EO1-23	Millshaw Park Lane Leeds LS11 0LT	Identified employment (permitted)		2.3	0	0	0					
EO1-24	Phase 2c Capitol Park Tingley Common Tingley WF3	Identified employment (permitted)		1	0	0	0					
EO1-25	Flats Adj Block B Capitol Park Tingley Common Tingley WF3	Identified employment (permitted)		10.6	0	0	0					
EO1-38	St Anthonys Road Beeston	Employment allocation (office)		2.9	0	0	0					
EO1-39	Phase 3 Capitol Park Tingley Common Wf3	Employment allocation (office)		2.4	0	0	0					
			6627									

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

The Sequential Test

In the Outer South West HMCA 6,627 dwellings can be achieved on sites within zone 1 flood risk, leaving 573 dwellings to be found from the 7,200 target.

Of the 4 further sequential stages agreed in the methodology for the sequential test, Outer South West has only one housing site for consideration. This falls within the category of sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3) but where the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc. This category of site is sequentially preferable to sites with meaningful amounts of Flood Zone 2 land. The site in question has been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. The site is listed in Table 3 below, which provides a capacity of 174 dwellings. Deducting these from the 573 dwellings means there is a shortfall of 399 dwellings against the 7,200 target. The Publication Plan proposes to identify and allocate sites for housing with a shortfall of 399 dwellings in the Outer South West HMCA. So no housing sites of high flood risk have to be tested.

There are two employment sites with substantial proportions of land in flood zone 3ai. The sequential test for employment sites is applied over the whole district because there are no employment land requirements set for individual HMCAS or other sub-areas of Leeds. Also, employment uses are regarded as “less vulnerable” so would be preferable to housing use.

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site within flood zone							
HG1-378	Ardsley Sidings, East Ardsley	Identified housing (permitted)	174	6.6	0.5	2.95	3.45	2.86				
			174									

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

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
EG1-67	S/o Premier House Ring Road Royds Lane LS12	Employment allocation (office)		0.3	0.84	99.09	99.93	99.92	99.1			
EG2-14	Royds Service Station Royds Lane Beeston	Employment allocation (general)		0.3	25.4	69.96	95.36	95.44	70.06			

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

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

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

Exception Test

As there are no housing sites proposed with land in flood risk zone 3 (listed in Tables 5 and 6 above) there is no need for any sites to be subject to the Exception Test in the Outer South West HMCA.

Surface water and other sources of flooding

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

11. OUTER WEST

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer West HMCA 4,700 dwellings are required (7% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

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

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

Sites not proposed for allocation

Sites considered through the Issues and Options stage of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. The reasons for these sites not being allocated are appraised to see if the need to avoid use of sites that flood might be overriding. In the case of the Outer West HMCA, there are strong reasons for not allocating these sites. The most common reasons for the non-Green Belt sites include tree coverage, use as Greenspace, inadequacy of highway access, separation from the Settlement Hierarchy and location in green corridors. These reasons also feature for the Green Belt sites, but the common Green Belt reasons include coalescence of settlements, dangers of sprawl into the countryside and isolated development in the Green Belt. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

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

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aai	SFR 3b	RI
1051	Newlay Bridge, off Pollard Lane, Newlay LS13	Not allocated as housing	y	20	0.6	4.86	90.73	95.59	51.72	89.9	11.73	54.91	
Site sieved out. Strategic Flood Risk Assessment Flood zone 3b													
1187	Rodley Fold Farm (land at), Rodley LS13	Not allocated as housing		1085	31.5	14.68	52.22	66.9	70.7	49.31		33.96	
Green Belt site. Large site, between a river and canal with no road frontage for access. It relates poorly to the settlement and if developed would considerably reduce the Green Belt between Horsforth and Rodley.													
1053B	Pollard Lane, Newlay LS13	Not allocated as housing		34	1.1	7.99	43.7	51.69	43.51	22.84		0.65	
Green Belt site. It is removed from existing development and due to the narrow linear nature of the site relates poorly to the existing settlement pattern.													
1253	Rodley Fold Farm (land adjoining), Rodley LS13	Not allocated as housing		67	2.7	0	38.25	38.25	28.98	25.19		25.18	
Green Belt site. The site is separated from the settlement by a canal and has no road frontage for access. Development would result in an isolated development with a high potential for further sprawl into the Green Belt.													
3446		Not allocated as housing		50	1.6	11.42	26.93	38.35	32.37	27.04			
Green Belt. Site is close to urban area but removed, being set by the railway line. Development would relate poorly to settlement. Despite this being brownfield its proximity to the railway line and sprawl along the side of the track would be out of character with the area and result in isolated development.													
3377B	Hough Side Road	Not allocated as housing		120	4.6	1.39	16.36	17.75	17.74	16.36			
Green Belt site. Site B is heavily wooded, has no road frontage and relates poorly to the existing settlement.													
3124	Tyersal Beck East, Pudsey	Not allocated as housing		94	3.6	3	15.43	18.43	21.65	18.92			
Located in the Green Belt and is isolated from the main urban area.													
4210	Spring Lea Farm, Troydale, Pudsey	Not allocated as housing		208	7.9	1.14	4.98	6.12	6.12	4.98			
Green Belt site. The site does not connect to the urban area and development would not relate to the settlement.													
3388	Butterbowl Works, Ring Road, Leeds, LS12 5AJ	Not allocated as housing		59	1.7	14.42	2.42	16.84	16.87	2.42			
In existing employment use, adjoining main road. Site should be retained as employment.													
CFSM008	Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ	Not allocated for mixed use		0	1.6	14.28	2.16	16.44	16.48	2.17			
In existing employment use, adjoining main road. Site should be retained as employment.													
3041	Bradley Lane and Gibraltar Lane, Pudsey	Not allocated as housing		77	2.9	0.82	0.94	1.76	0.47	0.24			

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Part of the site is within the urban area and has existing houses on it. The rest is set in the Green Belt, on steep sloping areas with poor access. Development would represent a significant incursion into Green Belt, unrelated to the existing settlement form. Gibraltar Road unsuitable for access.													
3040	Tyersal Beck, North of Gibraltar Mill, Pudsey	Not allocated as housing		91	3.5	0.12	0.9	1.02	0.26	0.08			
Green Belt site. Isolated from the urban area, development would represent a significant incursion into Green Belt unrelated to the existing settlement form, separated by a dense line of trees with no access to the site or road frontage.													
157	Red Lane - Edroyd House, Farsley	Not allocated as housing		5	0.5	0	0	0					
Site contains one large dwelling. Rest of site heavily treed. Set in conservation area. No development opportunity													
306	Pollard Lane, LS13	Not allocated as housing		129	4.9	0	0	0					
Green Belt site. Site is heavily wooded. Highways concerns regarding access along Pollard Lane and poor accessibility.													
308	Stony Royd - The Manor, Farsley	Not allocated as housing		24	1.5	0	0	0					
Green Belt site. Development would not relate well to the existing settlement form in that it would not 'round off' the settlement, but could set a precedent for further sprawl.													
1060B	Houghside Pudsey LS28	Not allocated as housing		30	1	0	0	0					
Green Belt site. Steep gully within wider valley, no road frontage.													
1073B	Owlcotes Farm, Pudsey	Not allocated as housing		73	2.4	0	0	0					
Isolated site and part is steeply sloping. Highways concerns re access. Sites topography offers strong defensible boundary for any potential development on 1073A													
1085	Coal Hill Lane (land on north side of), Rodley	Not allocated as housing		138	2.2	0	0	0					
The site falls within N11 (Other Protected Open Land). Development of the site would encroach into the open corridor of land to the east of Bagley Lane. Highways do not support development.													
1117	Calverley (land east and west of)	Not allocated as housing		166	7.4	0	0	0					
Green Belt site. Access to eastern section would be required through the existing well treed public footpath that splits the site. There is also a line of protected trees running through the centre of the site and the site is within a conservation area. Development would significantly impact on the trees and footpath.													
1123A	Foxhole Lane (land off), Calverley	Not allocated as housing		102	4.5	0	0	0					
Green Belt site. Local preference not to allocate it as other sites considered more favourably.													
1123B	Foxhole Lane (land off), Calverley	Not allocated as housing		149	6.6	0	0	0					
Green Belt site. Development of site would be unrelated to the existing settlement form and set a precedent for further sprawl into Green Belt and would result in a significant extension to Calverley.													
Site sieved out. Not within settlement hierarchy													
1150	Town Street (land off), Stanningley LS28 North Park Road Town Street, Stanni	Not allocated as housing		105	3.5	0	0	0					
Site in existing employment use, in existing employment area. Continuation of employment uses preferable. Visibility at access would require third party lane, no highway support without that land.													

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1171A	Whitehall Road (south of) - Harpers Farm	Not allocated as housing		0	6.3	0	0	0					
Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development along road frontage.													
1183	Turkey Hill (land at), Pudsey LS28	Not allocated as housing		60	2.3	0	0	0					
Green Belt site. The site extends out into Green Belt to the east of the existing settlement and would not constitute rounding off of the existing settlement, but could set a precedent for further unrestricted Green Belt sprawl. Set at the top of a hill the site slopes downwards meaning development would be prominent from the south. No highways frontage.													
1192	Green Top (land adjoining), Pudsey LS28	Not allocated as housing		20	0.6	0	0	0					
Green Belt site. The site extends into Green Belt to the south of Westroyd Hill and development would be isolated. There is no access to the site.													
1193B	Rodley Lane (land at) - Calverley Lane, Calverley LS19	Not allocated as housing		108	6.3	0	0	0					
Green Belt site. The site currently separates Calverley and Rodley. Preventing coalescence of settlements is one of the purposes of Green Belts. Some of the trees are the subject of a tree preservation order (TPO).													
1212	Pollard Lane (land at), Bramley LS13	Not allocated as housing		63	2	0	0	0					
Green Belt site, situated to the north of the built up area, in a green corridor alongside the river and canal. Development would breach barriers protecting this and set a precedent for encroaching of this area running from the city centre west. Highways objections over access to the site and quality of the highway, narrow carriageway beyond site frontage that can't be improved.													
1213	Pudsey Houghside WWTW, off Tong Road, East Side Court LS28 9ND	Not allocated as housing		232	8.7	0	0	0					
Green Belt site. Development would be unrelated to the existing settlement form and could set a precedent for further unrestricted sprawl into Green Belt. Access road narrow and can't be improved within site boundary.													
1250	Elmfield Way (Unit 1), Bramley	Not allocated as housing		31	0.9	0	0	0					
Site is in existing employment use, entrance (road frontage) plot for small industrial estate. Recently vacant but in a good location and would be preferable for employment.													
1273	New Farnley (land north and west of)	Not allocated as housing	y	407	15.5	0	0	0					
Site sieved out. Not within settlement hierarchy													
1328	Roker Lane (land to south of), Pudsey, LS28	Not allocated as housing		35	1.1	0	0	0					
Green Belt site. The site relates poorly to the settlement, extending out into the Green Belt. It has no road frontage to the adopted highway for access and has no defensible boundary on three sides presenting a high risk for further Green Belt sprawl.													
Site no longer available as planning permission granted for a supermarket on site.													
1342	Kilburn Road, Farnley	Not allocated as housing		10	0.6	0	0	0					
Greenspace on West Leeds Gateway SPD.													
1343B	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	Not allocated as housing		223	9.9	0	0	0					

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
The majority of the site is within the Green Belt. Site is not well related to the settlement and would result in a significant encroachment into the countryside.													
2076	Farnley Hall, Farnley LS12	Not allocated as housing	y	779	29.7	0	0	0					
Site sieved out. Not within settlement hierarchy													
2159	Whitehall Road, Craven Park, Farnley	Not allocated as housing		0	21.7	0	0	0					
Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.													
3001	Land at Upper Moorside, Whitehall Road Farnley	Not allocated as housing		245	10.9	0	0	0					
Green Belt site. The site is isolated, set between Gildersome and New Farnley, unrelated to both settlements. Development would represent a significant incursion into Green Belt, contributing to the coalescence of the settlements. No safe access possible where the site meets the highway at the Whitehall Road / Gildersome Lane junction, poor accessibility.													
3048	Land to rear of Kent Close, Pudsey	Not allocated as housing		62	2	0	0	0					
Development of site would lead to unrestricted urban sprawl into the Green Belt.													
3403	Bankhouse Lane	Not allocated as housing		30	1.3	0	0	0					
Green Belt site. No defensible Green Belt boundary, could set a precedent for further sprawl into the Green Belt.													
3458	Wood End Farm, South of Whitehall Road, Farnley	Not allocated as housing	y	0	13.3	0	0	0					
Site sieved out. Not within settlement hierarchy													
4038	Heights Drive, Bramley	Not allocated as housing		18	0.5	0	0	0					
The site is designated as N1 protected green space on the existing UDP. Highways concerns re access (no road frontage).													
4041	Wyther Park Hill, Bramley	Not allocated as housing		34	1.1	0	0	0					
Site identified in the LOSSRA as green space. An important piece of green space in the area to be retained.													
4042B	Raynville Road/Raynville Crescent, Bramley (West)	Not allocated as housing		90	3	0	0	0					
Green space site to be retained and up graded.													
4045	Daleside Road, Thornbury, South	Not allocated as housing		313	10.7	0	0	0					
Green Belt site. Slopes steeply towards railway. Development would represent a significant incursion into Green Belt.													
South Eastern portion of site taken up with parking area for adjacent office conversion. Access to the heavily wooded remainder of the site is extremely limited. No access to highway.													
4050	Holly Park Mills, Calverley	Not allocated as housing		8	0.3	0	0	0					
Too small to allocate on its own. Car park serving existing industry so not considered suitable for development.													
4051	Hill Top Moor	Not allocated as housing		28	0.8	0	0	0					
To be retained as greenspace.													
4168	Palmer Nursery, Caverley	Not allocated as housing		126	4.8	0	0	0					

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
Green Belt site. Set away from urban area with the Ring Road acting a strong defensible barrier. Residential development not appropriate in this location and could create further urban sprawl.													
4202	Roker Lane, Pudsey	Not allocated as housing		114	4.4	0	0	0					
Green Belt site. Development may put pressure on further sprawl into the green belt.													
4203	Crossfield Farm, LS28	Not allocated as housing	y	290	13.8	0	0	0					
not within settlement hierarchy.													
4204	Cliff Hill Quarry, Wortley	Not allocated as housing		74	2.5	0	0	0					
No access possible within site, would need to be enlarged to connect to highway. Green space area still in use.													
4214	Aire Valley Court, Leeds	Not allocated as housing		16	0.5	0	0	0					
Retain as employment													
4226	Whitehall Road, Farnley	Not allocated as housing	y	34	1.3	0	0	0					
New Farnley is not within the settlement hierarchy. Site is not connected to the urban area.													
5004	Calverley Lane, Farsley	Not allocated as housing		145	5.5	0	0	0					
Green belt site with agricultural use. Road frontage to east, tree lined boundaries. Set away from urban area and any development would have significant impact on the green belt and reduce the gap between Calverley and Rodley.													
5159	Land at Arthur Street Stanningley	Not allocated as housing		65	1.4	0	0	0					
The site has a NRW safeguarded site at it's centre which cannot be allocated for housing. Removing this section from the site leaves an unsuitable remainder which can't be allocated. xBrownfield site suitable for residential development.													
5169	Land at Woodhall Road Pudsey	Not allocated as housing		92	3.5	0	0	0					
New site - no decision yet													
5170	Land at Sunnybank Lane Pudsey	Not allocated as housing		45	1.4	0	0	0					
New site - no decision yet													
CFSM016	83-89, Bradford Road, Pudsey, Leeds LS18 6AT	Not allocated for mixed use		0	0.7	0	0	0					
Site has planning permission for residential development													
4227	Leeds & Bradford Road, Bramley	Not allocated as housing		371	14.1	0.01	0	0.01	0.02				
Green Belt site. The site is a corridor of green belt through the urban area alongside the canal. Strong links to the settlement and well contained site, but green belt area is small and would be eroded by development.													
3039	115-127 Waterloo Road, Pudsey	Not allocated as housing		37	1.2	0.42	0	0.42	0.13				
Green Belt site. The site lies behind residential properties on Waterloo Road. There is no direct access to the site; this would need to be created through existing houses or by development of the site to the south. There is no strong defensible boundary, and development of site could set a precedent for further Green Belt sprawl.													

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

Sites contributing to meeting needs

Sites with low flood risk – zone 1

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

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

The majority of plan period sites within the Outer West HMCA are within flood zone 1. In total these sites can deliver 3,952 dwellings of the 4,700 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that although the Outer West HMCA experiences flood risk from two rivers – the Aire and the Calder, development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG1-132	Ross Studios, Rodley Lane, Rodley, Leeds	Identified housing (permitted)	8	0.1	0	0	0					
HG1-133	Calverley Lane, Farsley	Identified housing (permitted)	70	2.8	0	0	0					
HG1-134	Bagley Lane, Farsley	Identified housing (UDP)	45	1.7	0.04	0	0.04	1.45	0.5			
HG1-135	Springfield Iron Works, Bagley Lane, Farsley	Identified housing (permitted)	11	0.4	0	0	0					
HG1-137	Cherry Tree Drive, Farsley	Identified housing (UDP)	13	0.5	0	0						
HG1-138	Cherry Tree Drive, Farsley	Identified housing (UDP)	10	0.4	0	0						
HG1-139	Whitecote Hill LS13	Identified housing (permitted)	5	0.2	0	0	0					
HG1-140	The Old Vic, 17 Whitecote Hill, Bramley, Leeds	Identified housing (permitted)	6	0.3	0	0	0					
HG1-141	Hayley's Yard, Upper Town Street Bramley	Identified housing (permitted)	10	0.2	0	0	0					
HG1-142	Broad Lane (139) - Salvation Army, Bramley	Identified housing (UDP)	83	0.7	0	0						
HG1-143	Victoria Park Avenue, Bramley	Identified housing (permitted)	21	0.8	0	0						
HG1-144	Broad Lane, Bramley LS5	Identified housing (permitted)	19	0.9	0	0						
HG1-145	Canal Wharf, Wyther Lane LS5	Identified housing (permitted)	84	1.1	0.14	0	0.14	0.15				
HG1-146	Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds	Identified housing (permitted)	8	0.2	0	0	0					
HG1-147	Bramley District Centre LS13	Identified housing (permitted)	21	0	0	0	0					
HG1-148	Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE	Identified housing (permitted)	14	0.3	0	0	0					
HG1-149	New Street, Farsley, Pudsey, LS28 5DJ	Identified housing (permitted)	10	0.3	0	0	0					
HG1-150	Newlands - Farsley Celtic AFC, Farsley	Identified housing (permitted)	14	3.7	0	0	0					
HG1-151	Land And Premises Opposite 60 To 68, Half Mile Lane, Stanningley, Pudsey	Identified housing (permitted)	12	0.3	0	0	0					
HG1-152	Broad Lane - Westfield Mill LS13	Identified housing (permitted)	133	2	0	0						
HG1-153	Brown Cow Ph Stanningley Rd Pudsey	Identified housing (permitted)	18	0.2	0	0	0					
HG1-154	Fairfields, Fairfield Grove, Bramley	Identified housing (permitted)	16	2.8	0	0	0					
HG1-155	Elder Road / Swinnow Road LS13	Identified housing (permitted)	25	0.8	0	0						
HG1-156	Swinnow Road - land north of Morrisons	Identified housing (permitted)	25	0.7	0	0						
HG1-157	Elder Road, LS13	Identified housing (permitted)	22	0.4	0	0						
HG1-158	Town End Works, Bramley	Identified housing (permitted)	28	0.2	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
xHG1-159	Springfield Mill and Craven Mill, Stanningley Road, Bramley	Identified housing (permitted)	72	0.6	0	0						
HG1-160	Hisco Works Aston Mount LS13	Identified housing (permitted)	5	0.1	0	0	0					
HG1-161	Charity Farm, Swinnow	Identified housing (UDP)	50	3.2	0	0	0					
HG1-162	Bradford Road (83-105), Stanningley	Identified housing (permitted)	78	1.2	0	0						
HG1-163	Vernon Place LS28	Identified housing (permitted)	8	0.1	0	0	0					
HG1-164	Town Street - Belgrave Works LS13	Identified housing (permitted)	78	2	0	0						
HG1-165	Dick Lane - Midpoint, Pudsey	Identified housing (permitted)	122	3.1	0	0	0					
HG1-166	Land off Waterloo Mount, Pudsey LS28	Identified housing (permitted)	22	0.5	0	0						
HG1-167	Ingham's Avenue, Waterloo Mount & Grove	Identified housing (permitted)	24	1	0	0						
HG1-168	Delph End, Pudsey	Identified housing (UDP)	38	1.4	0	0						
HG1-169	Land At Waterloo Road and Gibraltar Road, Pudsey	Identified housing (permitted)	29	1.1	0	0						
HG1-170	Waterloo Infants School, Waterloo Road, Pudsey	Identified housing (permitted)	4	0.8	0	0						
HG1-171	9 Marsh, Pudsey	Identified housing (permitted)	5	0.3	0	0	0					
HG1-172	Occupation Lane, Pudsey	Identified housing (permitted)	83	2.7	0	0						
HG1-173	Cemetery Road, Pudsey LS28 7HH	Identified housing (permitted)	103	4	0	0	0					
HG1-174	Former Pudsey Grangefield School, LS28 7ND	Identified housing (permitted)	49	0.9	0	0						
HG1-175	Clifton Road, Pudsey	Identified housing (permitted)	3	0.3	0	0	0					
HG1-176	51-61 Mount Pleasant Road, Pudsey	Identified housing (permitted)	5	0.4	0	0						
HG1-177	Lane End, Pudsey	Identified housing (UDP)	20	0.7	0	0						
HG1-178	Lane End, Pudsey	Identified housing (permitted)	14	0.5	0	0						
HG1-179	Former Bowling Green, Intake Road, Pudsey	Identified housing (permitted)	4	0.2	0	0	0					
HG1-180	Former Garage Site, Harley Green	Identified housing (permitted)	8	0.5	0	0						
HG1-181	Pudsey Road, Bramley LS13	Identified housing (UDP)	10	1.4	0	0						
HG1-182	30 Tower Lane LS12	Identified housing (permitted)	5	0.1	0	0	0					
HG1-183	Moorfield Road -Tower Works LS12 3RS	Identified housing (permitted)	62	1	0	0						
HG1-184	Far Fold, Theaker Lane LS12	Identified housing (permitted)	46	1.3	0	0						
HG1-185	The Former Barleycorn, 114 Town Street, Armley, Leeds	Identified housing (permitted)	8	0.1	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG1-186	Oddy's Yard Town Street LS12	Identified housing (permitted)	9	0.1	0	0	0					
HG1-187	43 Carr Crofts LS12	Identified housing (permitted)	7	0	0	0	0					
HG1-188	St Lawrence House, Pudsey	Identified housing (permitted)	11	0.2	0	0	0					
HG1-189	Robin Lane/Longfield Road, Pudsey	Identified housing (UDP)	28	0.9	0	0						
HG1-190	Berry Mount, Wood Lane LS12	Identified housing (permitted)	12	0.6	0	0						
HG1-192	Land Off Tong Way, Farnley	Identified housing (permitted)	16	0.4	0	0						
HG1-193	Royal Oak, 40 Silver Royd Hill, Wortley, Leeds, LS12 4QQ	Identified housing (permitted)	6	0.1	0	0	0					
HG1-194	Ashley Road LS12	Identified housing (permitted)	49	1.4	0	0						
HG1-195	120-122 Smalewell Road, Pudsey	Identified housing (permitted)	5	0.3	0	0	0					
HG1-196	Green Lane, Pudsey, Leeds	Identified housing (permitted)	14	0.6	0	0						
HG1-197	Land Off Fartown, Pudsey	Identified housing (permitted)	13	0.4	0	0	0					
HG1-198	Carlisle Road - Daytona Works, Pudsey LS28 8PL	Identified housing (permitted)	23	0.5	0	0						
HG1-199	Roker Lane, Hare Lane	Identified housing (UDP)	9	0.4	0	0	0					
HG1-200	Lumby Lane	Identified housing (UDP)	13	0.3	0	0	0					
HG1-201	Walmer Grove, Pudsey	Identified housing (permitted)	36	1.4	0	0						
HG1-202	WEASEL PH ROKER LANE PUDSEY	Identified housing (permitted)	12	0.2	0	0	0					
HG1-203	Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et	Identified housing (permitted)	8	0.6	0	0						
HG1-204	Prospect House Fawcett Lne LS12	Identified housing (permitted)	12	0.1	0	0	0					
HG1-205	Fawcett Lane - Cliff House, LS12	Identified housing (permitted)	7	1.2	0	0						
HG1-507	Hillside Reception Centre Leeds and Bradford Road Bramley	Housing allocation	24	0.7	0	0						
HG2-200	Stanningley Road, Leeds	Housing allocation	22	0	0	0	0					
HG2-54	Upper Carr Lane (land off), Calverley	Housing allocation	18	0.9	0	0						
HG2-55	Calverley Lane, Calverley	Housing allocation	18	0.6	0	0						
HG2-56	Rodley Lane (land at) - Calverley Lane, Calverley LS19	Housing allocation	53	2	0	0						
HG2-59	Land at Rodley lane	Housing allocation	17	0.6	0	0						
HG2-61	Raynville Road/Raynville Crescent, Bramley (East)	Housing allocation	15	0.5	0	0						

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG2-63	Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3	Housing allocation	196	7.4	0	0	0					
HG2-64	Bradford Road, Sunnybank Lane, Pudsey	Housing allocation	22	0.6	0	0						
HG2-65	Daleside Road, Thornbury, North	Housing allocation	89	3.4	0	0	0					
HG2-66	Hill Foot Farm, Pudsey	Housing allocation	70	2.7	0	0	0					
HG2-67	Owlcotes Farm/Owlcotes Gardens Pudsey	Housing allocation	100	3.3	0	0	0					
HG2-68	Waterloo Road (land at), Pudsey LS28	Housing allocation	35	1.1	0	0						
HG2-69	Dick Lane Thornbury	Housing allocation	206	7.5	0	0	0					
HG2-70	Tyresal Lane	Housing allocation	27	0.9	0	0						
HG2-71	Land off Tyersal Road, Pudsey	Housing allocation	33	1.1	0	0						
HG2-72	Land off Tyersal Court, Tyersal	Housing allocation	40	2.9	0	0	0					
HG2-73	Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD	Housing allocation	283	9.2	0	0	0					
HG2-74	Station Street, Pudsey	Housing allocation	20	0.5	0	0						
HG2-75	Musgrave House Crawshaw Road Pudsey	Housing allocation	14	0.4	0	0						
HG2-76	Hough Side Road Pudsey	Housing allocation	160	5.5	0	0	0					
HG2-77	Regina House, Ring Road Bramley	Housing allocation	64	1.8	0	0						
HG2-80	Acres Hall Avenue Pudsey	Housing allocation	99	3.6	0	0	0					
HG2-81	Land off Gamble Lane	Housing allocation	200	7.6	0	0	0					
HG2-82	Wortley High School	Housing allocation	40	6.6	0	0	0					
HG2-83	Upper Wortley Road, Thornhill Road, Bramley	Housing allocation	18	0.5	0	0						
HG2-84	Oldfield Lane - Leeds City Boy's pitch, LS12	Housing allocation	61	1.7	0	0						
MX1-4	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	Identified mixed use (permitted)	12	3.3	0	0	0					
MX2-5	Waterloo Lane, Leeds	Housing allocation with mixed uses	20	1.2	0	0						
EG1-15	Intercity Way Stanningley Ls13	Identified employment (UDP)		0.5	0	0	0					
EG1-16	Tong Road/pipe & Nook La Ls 12	Identified employment (permitted)		0.2	0	0	0					
EG1-17	DSL House Wortley Moor Road Upper Wortley LS12 4JE	Identified employment (permitted)		0.3	0	0	0					
EG1-18	Carr Crofts Drive Armley Moor Ls 12	Identified employment (UDP)		0.2	0	0	0					
EG1-19	Allocated Site Chelsea Close Leeds 12	Identified employment (permitted)		0.9	0	0	0					
EG1-66	Land Adjacent To Canada Dry Intercity Way	Employment allocation (general)		0.8	0	0	0					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
	Stanningley Pudsey											
EG2-6	Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow	Employment allocation (general)		0.5	0	0	0					
EG2-7	Stanningley Road & Swinnow Road, Pudsey	Employment allocation (general)		0.4	0	0	0					
xEG2-8	Land at former Kirkstall Power Station	Employment allocation (general)		4.2	0	0	0					
EG2-9	Expansion Land At Emballator Ltd Phoenix Way Bd4	Employment allocation (general)		1.2	0	0	0					
				3952								

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

The Sequential Test

In the Outer West HMCA 3,952 dwellings can be achieved on sites within zone 1 flood risk, leaving 748 dwellings to be found from the 4,700 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 104 dwellings. Deducting these from the 748 dwellings means that 638 dwellings still need to be found from the 4,700 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. In Outer West there are two sites that qualifies as shown in Table 4, so that 205 dwellings can be deducted from the 638 target leaving 433 dwellings needed to meet the 4,700 target.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, these are set out in Table 5 and provide for a total capacity of dwellings of 100. ?? Deducting these from the 433 dwellings means that 408 dwellings still need to be found from the 4,700 target. Please note that the site at Harrogate Road - Stylo House Apperley Bridge (HG1-130) has been included because EA data recorded a meaningful area of zone 3 rather than the SFRA data for 3ai.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aii, these are set out in Table 6 and provide for a total capacity of 415 dwellings from one site. Deducting 415 dwellings from the 408 leaves a final excess of 7 dwellings which means that all the sites in Outer West have passed the sequential test. Therefore, collectively they pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.

Surface water and other sources of flooding

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site within flood zone							
HG2-205	Strandridge Mills, Farnley	Housing allocation	75	3.6	3.27	18.9	22.17					
MX2-6	Wortley Low Mills Whitehall Road	Housing allocation with mixed uses	35	2.5	3.21	17.3	20.51	12.83	10.86			
1322	Airedale Mills, Rodley	Housing allocation	69	1.9	9.46	6.47	15.93	9.46	6.47		0.15	
			110									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-131	Pollard Lane LS13	Identified housing (permitted)	136	2.2	35.88	10.43	46.31	46.25	9.94		0	
HG2-58	Airedale Mills, Rodley	Housing allocation	69	1.9	9.46	6.47	15.93	9.46	6.47		0.15	
			205									

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
HG1-130	Harrogate Road - Stylo House Apperley Bridge Bradford BD10	Identified housing (permitted)	17	2.7	3.31	73.35	76.66	11.66	9.77			
HG1-136	Bank Bottom Mills, Farsley	Identified housing (permitted)	32	0.9	4.24	25.19	29.43	32.35	30.96			
HG1-191	249 Pudsey Road LS13	Identified housing (permitted)	5	0.1	0	100	100	82.96	81.03			
HG1-206	South Park Mills (15a 15 16 17) - Acrivan Ltd	Identified housing (permitted)	14	1.3	12.64	20.58	33.22	25.56	14.04			
HG2-53	Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge	Housing allocation	32	1.1	2.33	18.84	21.17	23.97	17.94			
			100									

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

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

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
MX1-3	Abbey Road - Kirkstall Forge LS5	Identified mixed use (permitted)	415	17.8	1.66	89.99	91.65	59.15	86.12	45.02	9.31	
			415									

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

Exception Test

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

OUTER WEST HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the Leeds Strategic Flood Risk Assessment; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 6 sites in the Outer West HMCA which require the Exception Test to be applied. These sites are:

HG1-206	South Park Mills (15a 15 16 17) – Acrivan Ltd
HG1-191	249 Pudsey Road LS18
HG1-136	Bank Bottom Mills, Farsley
HG2-53	Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge
HG1-130	Harrogate Road – Stylo House Apperley Bridge, Bradford BD10
MX1-3	Abbey Road – Kirkstall Forge LS5 (See North HMCA - site overlaps HMCAs)

Exception Test for Site HG1-206 South Park Mills (15a 15 16 17) – Acrivan Ltd	
Flood Risk Zone: Small parts of site in zone 2 and some 3ai	
Proposed uses subject of Exception Test: Housing (14 Units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning permission.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none">• The SFRA Flood Map indicates that the bottom of the site adjacent to Pudsey Beck is located within Flood Zones 2 and 3A(i). The EA flood zone map shows something similar, albeit more of the site is shown to be located within the flood plain.• Detailed modelling of Pudsey Beck should be able to provide flood levels at this location and this together with a detailed topographical survey will allow the extent of flood plain to be mapped more precisely.• No buildings should be located within the 1,000 year flood plain, or 9m away from the top of the batter of the beck, whichever is greater.• Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.	
Conclusion	
This site already has planning permission for which flood risk would have been a consideration.	

Exception Test for Site HG1-191 249 Pudsey Road LS18**Flood Risk Zone: Zone 2, some zone 3ai****Proposed uses subject of Exception Test: Housing (5 units)****A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Yes****Explain how:** The site already has a planning permission.**B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?**

- The SFRA Flood Map indicates that the site is located within Flood Zones 2 and 3A(i). The EA Flood Map indicates that the majority of the site is located within Flood Zone 3.
- Additional modelling of the beck (Pudsey Beck) is required in order to make a more accurate assessment of flood risk at the site.
- Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- Higher ground can be found immediately adjacent to the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
 - Building should be set back from the edge of the watercourse by at least 8m.
 - Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
 - Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
 - There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
 - In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere

Conclusion

This site already has planning permission for which flood risk would have been a consideration.

Exception Test for Site HG1-136 Bank Bottom Mills, Farsley	
Flood Risk Zone: Small areas of Zone 2 and Zone 3ai	
Proposed uses subject of Exception Test: Housing (32 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has planning permission and development is almost complete.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
Development virtually complete summer 2015.	
Conclusion	
This site is largely completed.	

Exception Test for Site HG2-53 Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge	
Flood Risk Zone: small areas of Zone 2 and Zone 3ai	
Proposed uses subject of Exception Test: Housing (32 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The sustainability appraisal of this site scores well on the social objectives of providing housing and social inclusion. It scores badly on the environmental objectives of greenspace, greenfield land, biodiversity, flood risk, landscape and agricultural land, but positively on transport accessibility and natural resources. Despite the limited positives, only 18% of the site is covered by Zone 3 flood risk which runs in a north-south arc through the western flank of the site.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none"> • The SFRA Flood Map indicates that part of the site is located within Flood Zones 3A(i). • Carr Beck runs in a culvert immediately to the West and the site could be at risk of flooding from this source – particularly if there is a blockage within the culvert. • Additional modelling work is needed in order to determine more precisely the location of any overland flow routes. • The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. • The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users: • Any future development may need to incorporate a designated flood route through the site to allow overland flows to pass through the site safely, without risk of property flooding. • Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level. • Floor levels should be raised up above adjacent ground levels. • In terms of drainage, the site is classed as a 'green-field'. Any future development would have to incorporate SuDS measures to mimic greenfield runoff. 	
Conclusion	
Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe, will not increase flood risk elsewhere, and will apply a sequential	

approach to the layout of the site so that the built development is in the least risky parts, the proposed housing use on site HG2-53 is considered to have passed the Exception Test. The advice in Part B of the test above should be followed.

The site residential capacity of 32 in the Site Allocations Plan Issues and Options should have been 35 according to the standard calculation. Given that this site is adjacent to the Bradford urban area, a re-calculation allowing for 18% of the site not to have houses instead of the standard 10% means that 32 dwellings would be achievable.

Exception Test for Site 1337 Harrogate Road – Stylo House Apperley Bridge, Bradford BD10

Flood Risk Zone: Small parts of site in zone 2 and large part in zone 3

Proposed uses subject of Exception Test: Housing (17 Units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	Explain how: The site already has a planning permission and development is almost complete.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- Development virtually complete summer 2016.

Conclusion

This site already has planning permission for which flood risk would have been a consideration.

Exception Test for Site HG1-191 249 Pudsey Road LS18

Flood Risk Zone: Zone 2, some zone 3ai and small areas of 3aii and 3b

Proposed uses subject of Exception Test: Housing (5 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	Explain how: The site already has a planning permission.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The SFRA Flood Map indicates that the site is located within Flood Zones 2 and 3A(i). The EA Flood Map indicates that the majority of the site is located within Flood Zone 3.
- Additional modelling of the beck (Pudsey Beck) is required in order to make a more accurate assessment of flood risk at the site.
- Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- Higher ground can be found immediately adjacent to the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
 - Building should be set back from the edge of the watercourse by at least 8m.
 - Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
 - Floor levels should be raised above the 100 year flood level, as per LCC's Minimum

Development Control Standards.

- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere

Conclusion

This site already has planning permission for which flood risk would have been a consideration.

Employment Sites

Sequential Test

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

Table E1: Proposed General Employment Sites					Environment Agency 2015			Strategic Flood Risk Assessment 2007				
Site Ref	Site Name	HMCA	Status	ha	EA2	EA3	EA Tot	2	3a1	3a2	3b	RI
EG1-5	Park Mill Leeds Road, Rawdon	Aireb	Identify PP	1.6	0	0	0					
EG1-72	Land to side Netherfield Mills, Netherfield Road, Guiseley	Aireb	Allocate	0.4	0	0	0					
EG1-4	Adj Westfield Mills Yeadon	Aireb	Identify UDP	0.1	0	0	0					
EG1-1	Coney Park Harrogate Rd Yeadon Ls19	Aireb	Identify PP	16.5	0	0	0					
EO1-41	Airport West Ph3 Warren House Lane Yeadon Ls19	Aireb	Identify PP	0.5	0	0	0					
EG1-3	White House Lane Yeadon Ls20	Aireb	Identify PP	4.6	0	0	0					
EMP00338	Land at Carlton Moor / Leeds Bradford Airport	Aireb	Allocate	36.2	0	0	0					
EG2-22	Leathley Road & Cross Myrtle Street LS11	CC	Allocate	0.2	0	20.82	20.82		25.41			
EG1-62	Bristol Street Motors Bridge Road Water Lane	CC	Identify PP	0.7	0	100	100	100	100			
xEG1-33	Manston La Sandeas Way Ls15	East	Identify UDP	1	0	0	0					
EG1-32	Coal Road Seacroft Ls 14	East	Identify UDP	3.7	0	0	0					
EG1-34	Land off Bullerthorpe Lane LS15	East	Identify PP	0.1	0	0	0					
AV42	Riverside Place, Bridgewater Road	East	Identify	0.8	0	0	0					
AV50	Snake Lane	East	Allocate	0.8	0	0	0					
AV51	Knowsthorpe Way	East	Allocate	0.8	0	0	0					
AV52	Newmarket Lane	East	Identify	2	0	0	0					
AV54	Belfry Road	East	Allocate	2	0	0	0					
AV55	South of Pontefract Road	East	Identify	0.5	0	0	0					
AV56	Land off Knowsthorpe Road	East	Identify	3	0	0	0					
AV57	Plot 2A, Thornes Farm Business Park	East	Identify	1	0	0	0					
AV58	Plots 2B, Thornes Farm Business Park	East	Identify	1.1	0	0	0					
AV59	Plot 5, Thornes Farm Business Park	East	Identify	2.7	0.05	0	0.05	0.05				
AV60	Plot 6, Thornes Farm Business Park	East	Identify	2.4	0	0	0					
AV61	North site, Thornes Farm Way	East	Identify	1.9	22.18	58.2	80.38	80.37	58.2	50.88		
AV62	South site, Thornes Farm Way	East	Identify	0.9	53.52	44.48	98	98	44.48	32.37		
AV63	Logic Leeds (Skelton Moor Farm)	East	Identify	46.4	1.69	21.79	23.48	23.48	21.79	16.47		
AV64	Temple Green	East	Identify	69.6	7.97	2.64	10.61	10.6	2.64	2.49		
AV65	Pontefract Road / Newmarket Approach	East	Allocate	0.4	0	0	0					

Table E1: Proposed General Employment Sites					Environment Agency 2015			Strategic Flood Risk Assessment 2007				
Site Ref	Site Name	HMCA	Status	ha	EA2	EA3	EA Tot	2	3a1	3a2	3b	RI
AV66	Former Pittards site, Knowsthorpe Gate	East	Allocate	5.2	0	0	0					
AV67	Skelton Grange (North)	East	Identify	11.8	23.18	0	23.18	22.84				
AV68	Skelton Grange (South)	East	Identify	7.3	93.79	0	93.79	93.83				
AV69	Symingtons Plot, Far Lane, Thormes Farm Business Park	East	Identify	5	0	0	0					
AV70	2 Pontefract Lane	East	Identify	0.4	0	0	0					
AV71	Thwaite Gate & Sussex Avenue	East	Identify	0.4	0	0	0					
AV72	North of Haigh Park Road	East	Allocate	1.3	12.42	87.58	100	100	100	100		
AV73	Former Post Office building, Skelton Grange Road	East	Identify	3.3	0	100	100	100	100	100		
AV74	Former Playing fields, Skelton Grange Road	East	Allocate	1	0	100	100	100	100	100		
AV75	Pontefract Road, North of M1 J44	East	Identify	5.6	0	0	0					
AV76	Haigh Park Road	East	Allocate	2.9	0.23	99.77	100	100	92.99	10.84		
AV77	Pontefract Road / Haigh Park Road	East	Identify	0.8	0	100	100	98.47	100			
AV78	Haigh Park Road / Pontefract Road	East	Identify	1.2	0	100	100	90.53	100	10.85		
AV79	Adj M621 J7, Stourton	East	Identify	1.2	0	0	0					
AV80	Stock Bros, Pontefract Road	East	Allocate	1.4	0.17	44.51	44.68	6.52	45.33			
AV92	William Cooke Castings, Cross Green Approach	East	Identify	4.7	0	0	0					
AV93	Unit 4 Queen Street Stourton	East	Identify	0.2	0	0	0					
AV113	Former Leeds College of Building, Intermezzo Drive, Stourton	East	Identify	1.6	0	0	0					
EG1-27	Brown Lane Ls 12	Inner	Identify UDP	1	7.27	88.6	95.87	95.86	88.59			
EG1-28	Brown Lane Ls 12	Inner	Identify UDP	0.2	0	100	100	100	100			
EG1-26	Land Inc Plot 7 The Piggeries Brown Lane West Ls12	Inner	Identify UDP	0.1	38.19	41.21	79.4	79.35	41.17			
EG2-12	Gelderd Road Leeds 12	Inner	Allocate	1	0	100	100	100	100			
EG1-22	S/o 30 Springwell Road Holbeck Leeds 12	Inner	Identify PP	0.4	99.99	0	99.99	99.99				
EG1-25	139 Gelderd Road Leeds 12	Inner	Identify PP	0.2	0	0	0					
EG2-11	Former Co-op Dairy Depot Gelderd Road Ls12	Inner	Allocate	1.6	0.63	21.05	21.68	21.68	21.05			
xEG1-29	Ex- Boc Works Gelderd Road Ls12	Inner	Identify PP	3.3	1.76	4.26	6.02	6.02	4.26			
EG2-13	Tulip Street Beza Street Ls10	Inner	Allocate	0.5	0	0	0					

Table E1: Proposed General Employment Sites					Environment Agency 2015			Strategic Flood Risk Assessment 2007				
Site Ref	Site Name	HMCA	Status	ha	EA2	EA3	EA Tot	2	3a1	3a2	3b	RI
2105050	Land at Brown Lane West Holbeck	Inner	Allocate	1.5	0	100	100	100	100			
2105070	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	Inner	Identify PP	0.1	73.25	26.75	100	100	26.67			
2105170	Latchmore Road LS11	Inner	Identify PP	0.6	0	100	100	100	100			
2105180	48-52 Springwell Road Holbeck LS12 1AW	Inner	Identify PP	0.2	16.02	83.98	100	100	83.92			
2202540	Holme Well Road Middleton LS10 4SL	Inner	Identify UDP	0.2	0	0	0					
3400620	Trent Road Torre Road Ls9	Inner	Identify UDP	8.6	0	0	0					
3402480	Long Close Industrial Estate Dolly Lane Burmantofts	Inner	Identify PP	0.2	0	0	0					
AV45	Gibraltar Island Road	Inner	Identify	1.1	0	100	100	100	100	100		
AV47	South Point, South Accomodation Road	Inner	Identify	0.5	0	100	100	100	100			
2404190	Lcc Depot Off Viaduct Road Leeds Ls4	North	Identify UDP	0.3	4.03	91.32	95.35	60.18	92.95			
2404192	Premises Of J W Hinchliffe Scrap Yard Weaver Str	North	Identify UDP	0.3	8.84	91.16	100	100	89.55	6.67		
2404193	Former Gas Holder Station Burley Place Leeds Ls4	North	Identify UDP	0.5	6.96	93.04	100	99.7	94.23			
2405330	Unit 2 St Anns Mills Off Commercial Road Kirkstall	North	Identify PP	0.2	0	100	100	100	100	100		
3100832	Avenue D Thorp Arch T E	ONE	Identify UDP	4.3	0	0	0					
3103750	Wighill Lane & Rudgate, Thorp Arch Ind Estate	ONE	Identify UDP	3.5	0	0	0					
3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23 7bj	ONE	Identify PP	1.6	0	0	0					
3104450	Land at Rudgate Walton Wetherby	ONE	Identify PP	0.7	0	0	0					
3203550	Holmecroft York Road Ls13 4	ONE	Identify PP	2.3	0	0	0					
EMP00337	Avenue D & E Thorp Arch Estate	ONE	Identify UDP	8.1	0	0	0					
2900040	Land off Ilkley Road, Otley, Leeds	ONW	Allocate	0.5	100	0	100	100	32.32		10.38	
2900042	Land off Ilkley Road, Otley, Leeds	ONW	Allocate	0.5	100	0	100	100	72.34		3.2	
2901470	East Of Otley (indicative Allocation) Off Pool R	ONW	Identify PP	5	0	0	0	20.09	20		14.88	
2901640	Pool Road Otley LS21 1EG	ONW	Identify PP	0.3	0	0	0					
3303683	New Hold Est Garforth Plot 3-5	OSE	Identify UDP	0.6	0	0	0					
3303689	New Hold Est Garforth Plot 9	OSE	Identify UDP	0.2	0	0	0					
3303691	New Hold Est Garforth Plot 17	OSE	Identify UDP	0.3	0	0	0					
3305010	Proctors Site New Hold Garforth	OSE	Identify UDP	1.1	0	0	0					
3305013	Exstg Works At Proctors Site New Hold Garforth	OSE	Identify UDP	0.2	0	0	0					

Table E1: Proposed General Employment Sites					Environment Agency 2015			Strategic Flood Risk Assessment 2007				
Site Ref	Site Name	HMCA	Status	ha	EA2	EA3	EA Tot	2	3a1	3a2	3b	RI
3305014	Ash Lane Procter Bros Site	OSE	Identify UDP	0.4	0	0	0					
3305670	Peckfield Business Park Micklefield	OSE	Identify UDP	7.3	0	0	0					
3305674	Unit3 Peckfield Business Park Micklefield	OSE	Identify UDP	1.5	0	0	0					
3305990	6A & 7 Astley Way Swillington	OSE	Identify PP	0.7	0	0	0					
3306220	Ph2 Hawks Park North Newhold Aberford Road Garforth	OSE	Identify PP	16.6	0	0	0					
3306223	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	OSE	Identify PP	7.2	0	0	0					
2101900	Parkside Lane Ls 11	OSW	Allocate	3.7	0	0	0					
2103631	Plots 2 & 3 Astra Park Parkside Lane Ls11	OSW	Allocate	0.4	0	0	0					
2104440	S/o Premier House Ring Road Royds Lane Ls12	OSW	Identify PP	0.3	0.84	99.09	99.93	99.92	99.1			
2104450	Royds Service Station Royds Lane Beeston	OSW	Allocate	0.3	25.4	69.96	95.36	95.44	70.06			
2105040	Former Pack Horse Inn Gelderd Road LS12	OSW	Identify PP	0.3	0	0	0					
2200462	Fall Lane East Ardsley Wf3	OSW	Allocate	0.6	0	0	0					
2202290	Lingwell Gate Lane, Thorpe	OSW	Allocate	3.7	0	0	0					
2202570	Lingwell Gate Lane, Thorpe (west)	OSW	Identify PP	3.2	0	0	0					
2300262	Plots 210-220 Howley Park Ind Est Morley	OSW	Identify UDP	3.5	0	0	0					
2300267	Plot 460 Howley Park Ind Est Morley	OSW	Identify PP	1.2	0	0	0					
2300268	Plots 410 & 420 Howley Park Road East Morley Ls27	OSW	Identify UDP	1.8	0	0	0					
2300894	Adj Ravenheat Ltd Chartists Way Morley	OSW	Identify PP	0.1	0	0	0					
2301350	Howley Park Ind Est Morley	OSW	Identify UDP	1.9	0	0	0					
2301611	Wakefield Road Gildersome	OSW	Identify UDP	3.6	0	0	0					
2302250	Off Britannia Rd Morley	OSW	Allocate	1.2	0	0	0					
2302750	Topcliffe Lane Tingley Ls27	OSW	Identify UDP	1.3	0	0	0					
2303010_2303011	Land At Nepshaw Lane Asquith Avenue Gildersome	OSW	Allocate	29	0	0	0					
2303020	Hub62 Bruntcliffe Road Morley Ls27	OSW	Identify PP	5.9	0	0	0					
2304060	R/o Epsom Court Bruntcliffe Avenue Morley Ls27	OSW	Identify PP	0.3	0	0	0					
2304190	Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	OSW	Identify PP	2.6	0	0	0					

Table E1: Proposed General Employment Sites					Environment Agency 2015			Strategic Flood Risk Assessment 2007				
Site Ref	Site Name	HMCA	Status	ha	EA2	EA3	EA Tot	2	3a1	3a2	3b	RI
2304191	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	OSW	Identify PP	0.8	0	0	0					
2403262	R/o Nina Works Cottingley Spring Gelderd Road Ls27	OSW	Identify UDP	0.6	0	0	0					
2403810	Opp Ravell Works Gelderd Road Wortley Ls12	OSW	Identify PP	5	0	0	0					
CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	OSW	Allocate	26.8	0	0	0					
2400850	Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow	OW	Allocate	0.5	0	0	0					
2401181	Allocated Site Chelsea Close Leeds 12	OW	Identify PP	0.9	0	0	0					
2401631	Tong Road/pipe & Nook La Ls 12	OW	Identify PP	0.2	0	0	0					
2401892	Stanningley Road & Swinnow Road, Pudsey	OW	Allocate	0.4	0	0	0					
2402152	Carr Crofts Drive Armley Moor Ls 12	OW	Identify UDP	0.2	0	0	0					
2405670	DSL House Wortley Moor Road Upper Wortley LS12 4JE	OW	Identify PP	0.3	0	0	0					
2500680	Land Adjacent To Canada Dry Intercity Way Stanningley Pudsey	OW	Allocate	0.8	0	0	0					
2501424	Expansion Land At Emballator Ltd Phoenix Way Bd4	OW	Allocate	1.2	0	0	0					
2501660	Intercity Way Stanningley Ls13	OW	Identify UDP	0.5	0	0	0					
CFSE005	Land at former Kirkstall Power Station	OW	Allocate	4.2	0	0	0					

Table E1a: Sites which are already allocated in the Natural Resources and Waste Local Plan and count towards the employment land target.											
Site Ref	Address	Status	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
NRW21	Bridgewater Road South	Employment allocation (NRW)	7.5	13.78	26.55	40.33	36.25	26.02		22.85	
NRW20	Skelton Grange Road	Employment allocation (NRW)	1.5	0	100	100	100	100	100		
AV83 (to be an extension to NRW20 following adoption on 16.9.15)	Off Skelton Grange Road, East site.	Employment allocation (NRW)	1.6	0	100	100	100	100	100		
NRW200	Former Skelton Grange Power Station Site	Waste allocation (NRW)	11.10								
NRW201	Former Wholesale Market, Newmarket Approach		6.7								
NRW 202	Knostrop WWTW land, Temple Green	Waste allocation (NRW)	10.31								
NRW183	Cinder Oven Bridge	Waste allocation (NRW)	4.2	38.87	50.93	89.8	90.2	73.87	40.13		

Table E2a: General Employment Sites with Low Flood Risk Not Allocated for Employment with Reasons				
Site Ref	Site Name	HMCA	ha	Reason
2800611	Lcc Depot Off Green Lane Yeadon	Aireb	1.5	Site is not available. It is in use as a LCC highways Depot.
2900895	Airport West Ph4 Warren House Lane Yeadon Ls19	Aireb	1	Not available. Site removed from supply as detached restaurant scheme approved under 14/03387/FU at Airport West Business Park, Warren House Lane, Yeadon.
3203490	R/o Woodville Garage York Road Whinmoor Ls14	East	0.4	Permission for housing 08/04/2015 (14/03560/FU). Supersedes unimplemented consent for demolition and erection of industrial units (08/05072/FU).
3203230	Former Vickers Factory Manston Lane LS15	East	20.5	Proposed for residential allocation. Developer interest expressed through planning application for residential use (14/02514/OT and 14/02521/FU).
3203231	Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15	East	5	Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM).
AV102	Site at Cross Green Way and Approach and Knowsthorpe Way and Road	East	32.5	Not available. Site already is existing employment use.
AV105	Sludge Lagoons, south of Knowsthorpe Lane	East	25.8	Not suitable / deliverable. Site of former sludge lagoon for Knostrop WWTW now capped and re-vegetating. High remediation costs. Unviable for employment use.
AV106	National Grid Site adj ex Skelton Grange Power Station	East	7.3	Not available. Site occupied by a large electricity sub-station.
AV103	Site at Pontefract Lane / Newmarket Approach	East	6.3	Not available. Site already is existing employment use.

Table E2a: General Employment Sites with Low Flood Risk Not Allocated for Employment with Reasons

Site Ref	Site Name	HMCA	ha	Reason
AV53	Neville Hill Sidings	East	6.2	Not suitable. Rejected as a NRW site. Insufficient certainty about delivery because of highway access and amenity constraints.
AV108	Land north of Pontefract Road, Bell Hill	East	3.6	Not deliverable. Feasibility study identified substantial highway constraints. It is estimated that necessary highway works will cost over £5million.
AV109	Land opposite Thornes Farm Approach	East	4.6	Not available. The landowner Yorkshire Water have indicated they require site for operational use at the earlier consultation stages.
3400360	Land off Preston Terrace Sheepscar Leeds	Inner	0.4	Site currently 'land locked' by other owners and uses. Uncertainty over future availability.
EMP00303	Denso Marston 49-59 Armley Road	Inner	2.2	Not available. Permission for retail use.
2202170	Holme Well Road Middleton Ls10	Inner	0.2	The site is part of a large ASDA store.
2104690	Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp	Inner	0.9	Site appears to be newly developed. Includes 2104460 and 2104690.
2001200	Land at Elland Road Holbeck	Inner	4.2	The site is currently used as a Park and Ride with the residual area having permission for an ice rink.
2601360	Ex-woodside Quarries Clayton Wood Road Ls16	North	13.1	UDP employment allocation. However, outline consent for a housing-led mixed use 'urban village' granted March 2010. Not suitable for B2-B8.
2601811	Moor Grange West Park Ls 16	North	0.7	Not suitable for employment. UDP employment allocation. However, land-locked site within a Local Nature Reserve (LNR 026).
3104030	Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby	ONE	1.4	Site is already in active general employment use.
3104400	Sweep Farm Boston Road Wetherby Ls22 5 Dx	ONE	0.4	Isolated Green Belt location, not suitable for allocation. Planning permission for B8 use now expired.
EMP00326	Thorp Arch Trading Estate	ONE	85.2	Landowner is promoting the site for housing so no longer available for employment allocation.
3104420	Land At Sandbeck Lane Wetherby Ls23	ONE	0.5	Site built out in 2011. Would not contribute to employment land supply for the plan period
3104020	Sandbeck Lane Wetherby Ls22	ONE	6.3	Not available. Site required for residential use.
2901230	East Chevin Road Otley Ls21	ONW	1.5	Site was an employment allocation in the UDP, however it is considered more appropriate as a housing site (see proposed housing allocation HG2-14).
2901530	Wharfedale Fabrication Coal Yard, Station Rd, Arthington	ONW	0	Site is too small for allocation and has existing employment uses on site.
2201750	Pontefract Road Rothwell	OS	6.6	The site has an existing employment use and therefore cannot contribute to additional supply.
3305200	Lotherton Way & Ash Lane Garforth	OSE	0.7	Unsuitable site. UDP employment allocation but unsuitable because of highway constraints and drainage issues.
3305370	Aberford Road Garforth	OSE	1.8	Unsuitable site. UDP employment allocation but unsuitable because of highway constraints and drainage issues.

Table E2a: General Employment Sites with Low Flood Risk Not Allocated for Employment with Reasons

Site Ref	Site Name	HMCA	ha	Reason
2201920	Former Brick Works Lingwell Gate Lane Thorpe Wf3	OSW	2.7	Not suitable for development as site provides a buffer between residential development and employment site.
2201921	Former Brick Works Lingwell Gate Lane Thorpe Wf3	OSW	2.4	Site has been built out as residential.
2301552	Bruntcliffe Lane Morley	OSW	1.2	Availability for employment development uncertain.
2403250	Carr Crofts Tong Rd Ls12	OSW	0.2	Site unavailable as currently occupied for employment purposes.
2304490	Howley Park Road East LS27	OSW	0.9	Site unavailable as currently occupied for employment purposes.
2503200	Waterloo Road & Gibraltar Road Pudsey	OW	1.1	Site has planning permission for residential development so is unavailable for employment uses
2403270	Whitehall Park Whitehall Road Leeds 12	OW	2	Remove site as it is in current use for materials recycling.
2500550	Round Hill Pudsey	OW	1	Planning permission has been granted for residential development on site.
2501400	Stanningley Station Ls 28	OW	3.1	Site is in use as a timber and building merchants and should therefore be removed.
2502510	Off Tyersal Lane Tyersal Bd4	OW	11.1	Site identified for housing. Former employment allocation. Remove
2501410	Providence Mills, Viaduct Street, Stanningley, Pudsey	OW	0.5	Site is in use. Doesn't appear underdeveloped. Remove
2403210	Wyther Lane Leeds 5	OW	1.1	Site not available following permission for residential.

Table E2b: Sites with High Flood Risk Not Allocated for Employment

Site Ref	Site Name	HMCA	ha	Environment Agency 2015			Strategic Flood Risk Assessment 2007				
				EA2	EA3	EA Tot	2	3a1	3a2	3b	RI
2403100	Abbey Rd Adj R Aire Leeds 5	OW	1.2	0	100	100	78.01	100		0.83	
AV107	Land East of bridge, Thwaite Lane, Stourton	East	0.5	0	100	100	100	100	0.56	99.4	
AV104	Land west of bridge, Thwaite Lane, Stourton	East	0.4	0	100	100	100	100	10.79	89.11	
AV110	South of Knowsthorpe Lane (East Site)	East	13.5	10.19	12.89	23.08	22.53	13.42		10.47	
2003190	Ex LCC Depot Viaduct Road LS4	Inner	0.6	0	100	100	100	100	98.85	1.15	
2104720	Ring Road Beeston/Gelderd Road LS12	Inner	4.1	1.75	96.81	98.56	98.55	96.8			
2105060	Land at Sydenham Street Holbeck	Inner	1.6	8.14	79.09	87.23	87.23	79.08			
2002611	Wellbridge Industrial Estate Graingers Way Ls12	Inner	0.5	68.23	0	68.23	68.22				
3400920	Bayswater No.1 Arundel Leeds	Inner	0.4	5.37	17.74	23.11					
2404191	Premises Of A Taylor & Son Weaver Street Ls4	North	0.5	5.8	91.12	96.92	91.54	89.78			
2005500	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	CC	1.1	6.76	30.19	36.95					
2802310	Low Mills Guiseley Ls19	Aireb	7.2	2.22	25.84	28.06	24.54	20.85			

Table E3: Proposed Office Sites					Environment Agency 2015			Strategic Flood Risk Assessment 2007				
Site Ref	Site Name	Status	Sqm	ha	EA2	EA3	EA Tot	2	3a1	3a2	3b	RI
2005400	Hunslet Lane Hunslet Leeds	Allocate	6000	0.3	0	100	100	100	100	100		
2005630	Kirkstall Road Car Park	Allocate	22300	0.7	9	91	100	100	90.65	91		
2004069	Office Scheme Wellington Road & Gotts Road Leeds 12	Allocate	20370	0.5	100	0	100	100				
AV10	Armouries Drive, Leeds Dock	Identify PP	4130	0.9	0	100	100	100	100	100		
AV11	Former Alea Casino, The Boulevard, Leeds Dock	Identify PP	5890	0.2	0	100	100	100	100	100		
2002362	Flax Warehouse (formerly Marshall House) Marshall Street LS11	Identify PP	390	0	0	100	100	100	100	100		
2002400	Whitehall Riverside Whitehall Road LS1	Identify PP	9690	1.7	0	100	100	19.76	100	50.95	2.2	
2005750	1 Victoria Place Holbeck LS11 5AN	Identify PP	660	0.2	100	0	100	100				
AV44	Unit 5 Nelson House, Quayside Business Park, George Mann Road	Identify PP	1059	0.4	0.13	99.57	99.7	99.49	99.77	39.61		
EO1-34 2005740	Warehouse Sweet Street LS11	Identify PP	13515	0.3	98.15	0	98.15	98.18	-	-	-	-
2005760	Kirkstall Road - Maxis Restaurant site	Identify PP	7330	0.3	0.41	75.36	75.77	16.02	75.53	28.59		
2103380	City West Office Park Gelderd Road Leeds 12	Identify PP	4160	1.4	30.51	32.19	62.7	62.66	32.19			
3306161	Residual Site Station Road Allerton Bywater Wf10	Identify PP	5550	1.5	0	18.5	18.5	0.29				
2701510	Low Lane Horsforth	Identify PP	8302	1.2	1.72	12.76	14.48	57.48	49.87			
2003139	Adj West Point Wellington Street LS1	Identify PP	22680	0.4	2.51	0	2.51	2.5				
2005100	10 - 11 Sweet Street Holbeck LS11 9DB	Identify PP	7900	0.9	1.53	0	1.53	1.55				
2401781	Ph2 Arlington Mills Armley Road Pickering Street Ls12	Allocate	1780	0.5	0	0	0					
AV81	Leeds Valley Park	Identify PP	46000	23.9	0	0	0					
AV31	Cross Green Lane / Echo Phase 3	Identify PP	6290	0.2	0	0	0					
2105090	St Anthonys Road Beeston	Identify PP	3295	2.9	0	0	0					
2302836	Phase 3 Capitol Park Tingley Common Wf3	Identify PP	1600	2.4	0	0	0					
2801002	Ph3 Rawdon Park Green Lane Yeadon	Identify PP	510	0.2	0	0	0					
2900890	Warren House Lane Harrogate Rd Yeadon Ls19	Identify PP	3000	0.8	0	0	0					
2004840	Extension At Cloth Hall Court Infirmary Street LS1	Identify PP	4350	0.3	0	0	0					
2005020	6 Queen Street And 28a York Place LS1	Identify PP	8070	0.2	0	0	0					
EMP00335	Criterion Place	Identify PP	12596	0.6	0	0	0					
3203250	Plot 4500 Century Way Thorpe Park Ls15	Identify PP	6310	2	0	0	0					
3203252	Plot 4400 Park Approach Thorpe Park Ls15	Identify PP	360	0.9	0	0	0					
3203254	Plot 3175 Century Way Thorpe Park Ls15	Identify PP	3000	0.6	0	0	0					

Table E3: Proposed Office Sites					Environment Agency 2015			Strategic Flood Risk Assessment 2007				
Site Ref	Site Name	Status	Sqm	ha	EA2	EA3	EA Tot	2	3a1	3a2	3b	RI
2005700	Former John Peters Armley Road	Identify PP	2245	0.7	0	0	0					
2602760	Bodington Business Park Otley Road Ls16	Identify PP	24375	4.4	0	0	0					
2701300	OFFICE ELEMENT CORN MILL FOLD LOW LANE HORSFORTH LS18	Identify PP	540	0.1	24.58	72.54	97.12					
2404920	471 KIRKSTALL RD LS5	Identify PP	500	0.1	0	0	100					
3103954	Park Hill Farm Park Hill Studio Walton Road Wetherby	Identify PP	579	0.5	0	0	0					
3306221	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	Identify PP	1860	3.8	0	0	0					
3306222	Ph1b Offices Hawks Park North Newhold Aberford Road Garforth	Identify PP	9290	0.3	0	0	0					
3306260	Former Colliery Offices Site Park Lane Allerton Bywater Wf10	Identify PP	1400	1.8	0	0	0					
2302404	R/o Arlington Business Centre Millshaw Park Avenue Ls11	Identify PP	3280	0.4	0	0	0					
2302835	Phase 2c Capitol Park Tingley Common Tingley Wf3	Identify PP	4400	1	0	0	0					
2302837	Flats Adj Block B Capitol Park Tingley Common Tingley Wf3	Identify PP	476	10.6	0	0	0					
2304560	Millshaw Park Lane Leeds LS11 OLT	Identify PP	6265	2.3	0	0	0					
2104460	Tristram Centre Brown Lane West Ls12	Identify UDP	650	0.1	0	0	0					

Table E4a: Office sites with Low Flood Risk Not Allocated for Employment with Reasons				
Site Ref	Site Name	HMCA	Sqm	Reason
EMP00283	Kidacre Street, Motorcycle Training Area	CC		Blighted by HS2 Route.
2005640	Leeds Club Albion Place	CC		Not available because site has become fully established as a conference and hospitality venue.
2005670	Crown Street - White Cloth Hall LS2	CC		Site suited to mixed retail development without offices. Duplicates SHLAA site 2008 which concluded no scope for residential in a retail/heritage led scheme.
2005690	Meadow Lane frontage - Apex Business Park	CC		Blighted by HS2 Route.
2004790	9, 10 & 12 South Parade Leeds LS1 5QS	CC	9150	Offices (09/02975/FU) – Completed 01/03/2012 - before the base date of the plan.
2005050	11-14 Bond Court LS1	CC	200	Change of use 09/03717/FU completed before base date of plan.
3203180	Red Hall Lane LS17	East		Out of centre location. Residential proposed.
3203123	Colton Mill Bullerthorpe Lane Ls15	East	60	Already converted to a five bedroom dwelling.
2603880	Royal Park Primary School Queens Road Ls6	Inner	660	Site to be used for Open Space. No longer available.
2602360	St Marks Church St Marks Road Ls 6	Inner		Has been historic interest in conversion to offices, but the site is constrained by listed status and burial ground.
3400301	Hill Top Works Buslingthorpe Lane Ls 7	Inner		Site was in employment use. Recent interest for residential expressed.
2802330	Office Element High Royds Hospital Redevelopment Bradford Road Guiseley	Aireb		Not deemed to be an acceptable location for office use. Subsequent consent for residential granted.

Table E4a: Office sites with Low Flood Risk Not Allocated for Employment with Reasons

Site Ref	Site Name	HMCA	Sqm	Reason
CFSE003	Land Between Apex View, Dewsbury Road & Meadow Road, Leeds	Inner		Located in a major road gyratory. Site may be constrained by efficient access on and off the M621 slip roads. However existing office development adjacent to site.
2004990	Jack Lane/grape Street Hunslet Ls10	Inner	1440	Site already developed for employment use.
2603710	Site 4 Oatland Lane Meanwood Ls7	Inner	160	Permission for 3 retail units.
2103480	TULIP STREET BEZA STREET LS10	Inner	14500	Completion under 13/04073/FU for Change of use of units 5 and 6 (A1 retail) to gymnasium (D2). Not additional employment land or floorspace.
2103560	SITE B OLD RUN ROAD LEEDS 10	Inner	6410	Completed under 13/02488/FU on 04/07/2014 for change of use from warehousing (B8) to industrial (B2) but change between uses within general employment means it is not identified as a completion of additional employment.
3203370	S/o Howson Algraphy Ring Road Seacroft Ls14	Inner		Out of centre location no longer considered suitable for offices.
3002680	355 Roundhay Road, Leeds	North	580	The site is not available for employment. Permission for petrol filling station (13/00296/FU).
3401980	Mansion & Former Kitchen Garden Gledhow Park Dri	North		A UDP Employment site. However, the site is not available as permission for residential was extended Nov 2013 (13/03145/EXT).
3104100	Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22	ONE		Site appears to have been recently converted into residential use as such it is not likely to be available for employment use. The site would create an isolated development within the Green Belt with poor transport links. Out of centre location.
3103830	Deighton Rd Wetherby	ONE	1210	Site not available. Required for residential use. Current planning application for 13 apartments pending.
3104060	Units A-d Cromwell Park York Road Wetherby Ls22	ONE	800	Site unavailable. Northern section of the site has been fully built out (as 2004 PP). The southern part has permission for nightclub (extension of The Engine Room)
3104330	S/o Travellers Rest Inn Harewood Road Collingham Wetherby	ONE	430	Not available for employment use. Recent consent for a nursery development post dates the previous office permission
3203170	Residual Land At Temple Point Bullerthorpe Lane Ls15	OSE		UDP employment allocation. However, not available as the site has permission for 86 houses (12/01422/FU).
2303459	Peel Mills Commercial Street Morley Ls27	OSW	430	Site not available due to residential and office development.
2201930	Thorpe Hall Thorpe Lane Thorpe Wf3	OSW		Out of centre location. Site is a historic building falling into disrepair. Negotiations are continuing to release land for housing to fund repair of the house.
2302530	Rods Mills Lane - High St Morley	OSW		Site proposed for housing
2401060	Former Loco Shed Site Off Royds Lane Ls 12	OSW		Site unavailable as being developed as full residential scheme for 154 dwellings under 14/00521/RM.
2303441	Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11	OSW	580	Not available for employment due to existing new building.
2100562	Manor Mill Lane LS 11	OSW	3790	Completion of change of use to ambulance service response unit. Not additional employment land so not allocated.

Table E4a: Office sites with Low Flood Risk Not Allocated for Employment with Reasons

Site Ref	Site Name	HMCA	Sqm	Reason
2304500	Unit 1 Adwalton Business Park 132 Wakefield Road Drighlington BD11 1DR	OSW	560	Not available for employment due to existing, new building on site
2502500	Midpoint Dick Lane Thornbury Bd4	OW		Remove. Site under construction for residential development.
2502721	83-99 Bradford Road Stanningley Ls28	OW		Remove. Planning permission granted for 92 flats and a two storey office block.
2502940	Richardshaw Drive Pudsey Ls28	OW		Planning permission granted 25/428/04/FU for 7 two storey office units in 3 blocks with 60 car parking spaces. Built and in use. Remove site no longer available.
2403820	Swinnow Road Bramley Ls13	OW	2663	More recent planning permission for housing development makes the site unavailable for employment uses.
2402880	Cubic Business Centre Stanningley Road Ls13	OW	1150	Site is currently in employment use - permission 09/00695 completed
2501640	Lane End Terrace Pudsey	OW	975	Current employment site with planning permission for employment purposes. Retain

Table E4b: Office sites with High Flood Risk Not Allocated for Employment

Table E4b: Office sites with High Flood Risk Not Allocated for Employment					Environment Agency 2015			Strategic Flood Risk Assessment 2007				
Site Ref	Site Name	HMCA	Sqm	ha	EA2	EA3	EA Tot	2	3a1	3a2	3b	RI
2005580	Manor Court Manor Road Leeds	CC		0.1	100	0	100	100				
2004179	S/o 20-22 Manor Road Holbeck LS11	CC	909	0.4	100	0	100	100				
2005010	Globe Road Leeds LS11	CC	280	0.2	9.24	90.76	100	100	89.56			
2004330	Land Off Manor Road Ingram Row & Sweet Street	CC	10275	1.9	100	0	100	100				
2005030	Arches 1 - 8 Church Walk LS2	CC		0.2	3.97	56.35	60.32	27.32	19.75			
2000721	Kidacre Street - former gas works site	CC		4.3	33.76	3.11	36.87	36.9	3.24			
2004730	Office Elements Harewood Quarter LS2	CC	9260	6.8	1.54	33.58	35.12	9.3	7.34			
2201970	Adj Dunford House Green Lane Methley Ls26	OSE	270	0.4	0	100	100	76.72			0.01	
CFSE002	Land at Newton Lane, Allerton Bywater, WF10 2AA	OSE		9.3	24.18	5.35	29.53	6.67	3.77		1.19	
3402830	Land at Regent Street/Skinner Lane Leeds	Inner	10316	1	0.07	98.59	98.66	61.19	49.31			
AV110	South of Knowsthorpe Lane (East Site)	East		13.5	10.19	12.89	23.08	22.53	13.42		10.47	
2701350	S/o Troy Mills Troy Road LS18	North	1140	0.6	0.28	11.95	12.23	19.65	16.87			

SURFACE WATER FLOODING

Surface water flooding occurs when the rainfall intensity exceeds the ability of the ground to absorb the water and when the drainage system is at full capacity. It commonly occurs during high intensity, short duration, rainfall. The resulting flooding is more often localised in nature, rather than wide scale flooding usually associated with river (fluvial) flooding.

The Environment Agency has undertaken modelling of surface water flood risk at a national scale and produced mapping identifying those areas at risk of surface water flooding during three annual probability events: 3.3% AEP (1 in 30 chance of flooding in any one year), 1% AEP and 0.1% AEP. The latest version of the mapping is available on the Environment Agency website, and is referred to as '**Risk of Flooding from Surface Water**'. The data for the Leeds District is presented here by HMCA and should be considered alongside the Flood Risk comments in the Site Allocations Plan. Additional flood risk mitigation measures, such as raised floor levels, may be required for sites that are shown to be at risk from surface water flooding. This should be addressed within the developer's Flood Risk Assessment.

All sites within the Plan are required to comply with Council's Policy WATER 7 of the Natural Resources and Waste Local Plan regarding the need to reduce the rate of surface water run-off from the site, post-development

Land at, New Birks Farm, Guiseley (HG2-1)

Potential Development Site

Preliminary Appraisal of Flood Risk

Prepared by:	Dr Kevin Tilford BSc MSc (Eng) PhD MBA C.WEM MCIWEM <i>Managing Director</i>
Project ref:	3412 – Mire Beck, Guiseley
Date:	14 June 2016
Version:	Final v1.0

1. This document has been prepared by Weetwood Services Ltd ('Weetwood') on behalf of Leeds City Council and presents a review of flood risk for a potential development site located at New Birks Farm, Guiseley.
2. The document has been prepared solely for and is confidential to Leeds City Council. Weetwood accepts no responsibility or liability for any use that is made of this document other than by Leeds City Council for the purposes for which it was originally commissioned and prepared.

Introduction

3. Leeds City Council is currently in the process of allocating sites for development in its Sites Allocation Plan.
4. The Council has endeavoured to avoid allocating sites at significant risk of fluvial flooding, especially those indicated by the EA Flood Map for Planning to be located in Flood Zone 3. However, to meet targets for housing growth, it may be necessary to allocate some sites that are known to be at high risk of fluvial flooding and/or risk of flooding from other sources such as surface water or groundwater.
5. A 10.84 hectare Greenfield site at New Birks Farm, Ings Lane, Guiseley (site ref: HG2-1) has been submitted for potential residential development for an estimated 285 dwellings.
6. To help inform the allocation decision making process, Weetwood has investigated flood risk to the site from fluvial, surface water and groundwater sources.

Site Description

7. The site is to the north of the settlement of Guiseley; lying at the foot of the hills that form the South Pennine Moors. It is currently in agricultural use and is bounded to the east by a railway line and Ings Lane, to the north by playing pitches and open farmland and to the west and south by existing residential development.
8. Mire Beck runs along the western boundary of the site. Beyond the boundary of Mire Beck there is existing housing with back gardens leading down to the Beck. The site is fairly level adjacent to Ings Lane but then slopes down towards the west.

9. According to Cranfield University's Soilscape soil mapping, soils at the site are slowly permeable and seasonally wet loams and clays with impeded drainage, prone to overland flow where fields are compacted or poached.
10. According to British Geological Survey mapping, superficial geology consists of Tills and Alluvial deposits (any of clays, silts, sands and gravels) overlying Grits and Sandstones.
11. The site will naturally drain to Mire Beck through the process of overland flow and shallow interflow.

Flood Risk Appraisal

Fluvial Flood Risk

12. A relatively small watercourse, Mire Beck, flows in a northerly direction adjacent to the western boundary of the site. To the west of the site the beck crosses under the A65 Bradford Road in a culvert; the beck then flows in an open channel to the northern point of the site where it crosses under a railway line in another culvert.
13. The Environment Agency (EA) Flood Map for Planning (Rivers & Sea) indicates that almost the entire site is located in Flood Zone 1, defined as land having a less than 1 in 1,000 annual probability of river flooding (low probability) with only the northernmost part of the site located in Flood Zone 3, defined as land having a 1 in 100 or greater annual probability of river flooding (high Probability); and Flood Zone 2, defined as land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (medium probability).
14. However, anecdotal evidence suggests that some of the land floods at least once or twice a year. As such, the Council's Flood Management Team believes that the Environment Agency and Leeds SFRA flood mapping significantly underestimates flood risk at the site and that it is likely that up to 75% of the site may actually be located within Flood Zone 3b, defined as land where water has to flow or be stored in times of flood (functional floodplain) with the remaining 25% in Flood Zone 1.
15. It is evident that the flood outline on the EA Flood Map for Planning is incomplete. This suggests that part of the watercourse has not been modelled (the EA Flood Map only maps river flooding where the river catchment area exceeds a predefined threshold). As such, the EA Flood Map is considered likely to be incomplete for the potential development site.
16. To more accurately assess fluvial flood risk, a 1D hydraulic model of Mire Beck has been constructed. The upstream extent of the modelled reach is the culvert under the A65 and the downstream extent is the culvert under the railway line. The modelled reach is based on twelve channel cross sections. Both culverts and the channel cross sections have been surveyed by Survey Operations specifically for the purpose of the modelling study.
17. Design inflows to the model have been estimated using the accepted industry standard ReFH2 approach. This approach estimates peak design flows and design hydrographs using physical catchment descriptors. The flood extents have been derived using the 1D Flood Map tool provided as part of the Flood Modeller software package with in-channel flood levels projected across ground levels derived from 1.0 m LiDAR data.

18. Modelled flood extents for the 1 in 2, 1 in 10, 1 in 20, 1 in 50, 1 in 100 and 1 in 1000 annual probability (AEP) flood events are presented on **Figure 2** and the 1 in 20, 1 in 100 and 1 in 1000 plus a 20% increase in peak flows to allow for climate change are presented in **Figure 3**.
19. The modelling illustrates that significant flooding of the site occurs in the 1 in 2 AEP event and that approximately 5.9 hectares of the site floods in the 1 in 20 AEP event, i.e. is in the functional floodplain. The findings are not particularly sensitive to climate change, in that the flood extents do not increase significantly when peak design flows are increased by 20%.
20. It is evident from **Figure 2** and **Figure 3** that the extent of flooding for the more extreme flood events (i.e. 1 in 100 and 1 in 1000 AEP events) is not significantly greater than for the lower magnitude events (i.e. the 1 in 50 AEP event and less).
21. The sensitivity of the site to flooding from Mire Beck is due to the low lying topography of much of the site and the relatively low conveyance capacity of the channel. Although not modelled, based on these model outputs it is likely that flooding from the beck could occur several times a year, which would accord with anecdotal reports from local residents.
22. It should be noted that as with any form of hydraulic modelling there are a number of limitations associated with the flood modelling which may result in overestimation of flood extents:
 - The catchment has been output directly from the FEH Web Service for the coordinates at the railway bridge. On closer inspection the catchment used may slightly overestimate the area of land which drains to the site.
 - The channel survey does not extend upstream of the A65 Bradford Road. Consequently, the model does not take into account storage upstream of the road.
 - The flood extents have been derived using the 1D Flood Map tool provided as part of the Flood Modeller software package. In-channel flood levels have been projected across 1.0 m LiDAR data which has not been validated against topographic survey.
 - 'Glass walling' occurs for all modelled events due to the flat topography across the floodplain.
 - The modelling approach includes a limited representation of conveyance across the floodplain and storage in the floodplain.
 - Dry islands < 200 sq m have been removed in accordance with the EA's approach to flood mapping.

Other Sources of Flood Risk

23. The Risk of Flooding from Surface Water map (**Figure 4**) indicates that a significant part of the site is at risk of flooding from this source, with two west to east overland flow pathways indicated.
24. BGS mapping (**Figure 5**) shows that the site is at 'Moderate' to 'Significant' risk of groundwater flooding.
25. According to EA mapping, the site is not at risk of flooding from reservoirs, canals or other artificial water impoundments.
26. However, based on the findings presented above, fluvial flood risk is considered to be the most significant source of flood risk to the site.

Implications on Site Developability

27. According to the National Planning Policy Framework, Less Vulnerable (e.g. retail, commercial), More Vulnerable (e.g. residential use) and Highly Vulnerable (e.g. caravans, mobile homes, park homes) land uses are not compatible with land located in Flood Zone 3b functional floodplain.
28. The land shown to be at risk of flooding in the 1 in 20 AEP event (functional floodplain) is not developable, according to national planning policy, regardless of whether the risk could be mitigated.
29. Based on the model outputs outlined above, the developable area of the site is restricted to the eastern half of the site which is shown to be in Flood Zone 1 (with a small area in Flood Zone 2), an area of approximately 5.0 hectares. As such the potential yield of the site is almost certainly less than the potential allocation quantum of 285 dwellings, and more likely to be 150 dwellings (not withstanding other potential constraints to development).
30. In flood risk terms, the eastern part of the site is considered to be developable subject to the potential implementation of the following flood risk mitigation measures:
 - Implementation of a surface water drainage system which restricts peak runoff rates and volumes from the development to existing Greenfield rates and volumes (and ideally less to provide betterment and reduce flood risk elsewhere).
 - Raise finished floor levels above ground levels to mitigate the risk of flooding from surface water and groundwater flooding.
 - Provide flood pathways through the site to mitigate the risk of surface water flooding and the risk of flooding in the event that the capacity of the drainage system is exceeded.

Summary

31. Hydraulic modelling of Mire Beck indicates that approximately 50% (5.9 ha) of potential development site (HS2-1) is located within the functional floodplain and, according to national planning policy should not be developed.
32. The remaining part of the site is indicated to be located in Flood Zone 1 and Flood Zone 2. This part of the site is considered, from a flood risk and drainage perspective, to be developable, subject to the implementation of measures to mitigate flood risk from all sources of flooding.

Figures

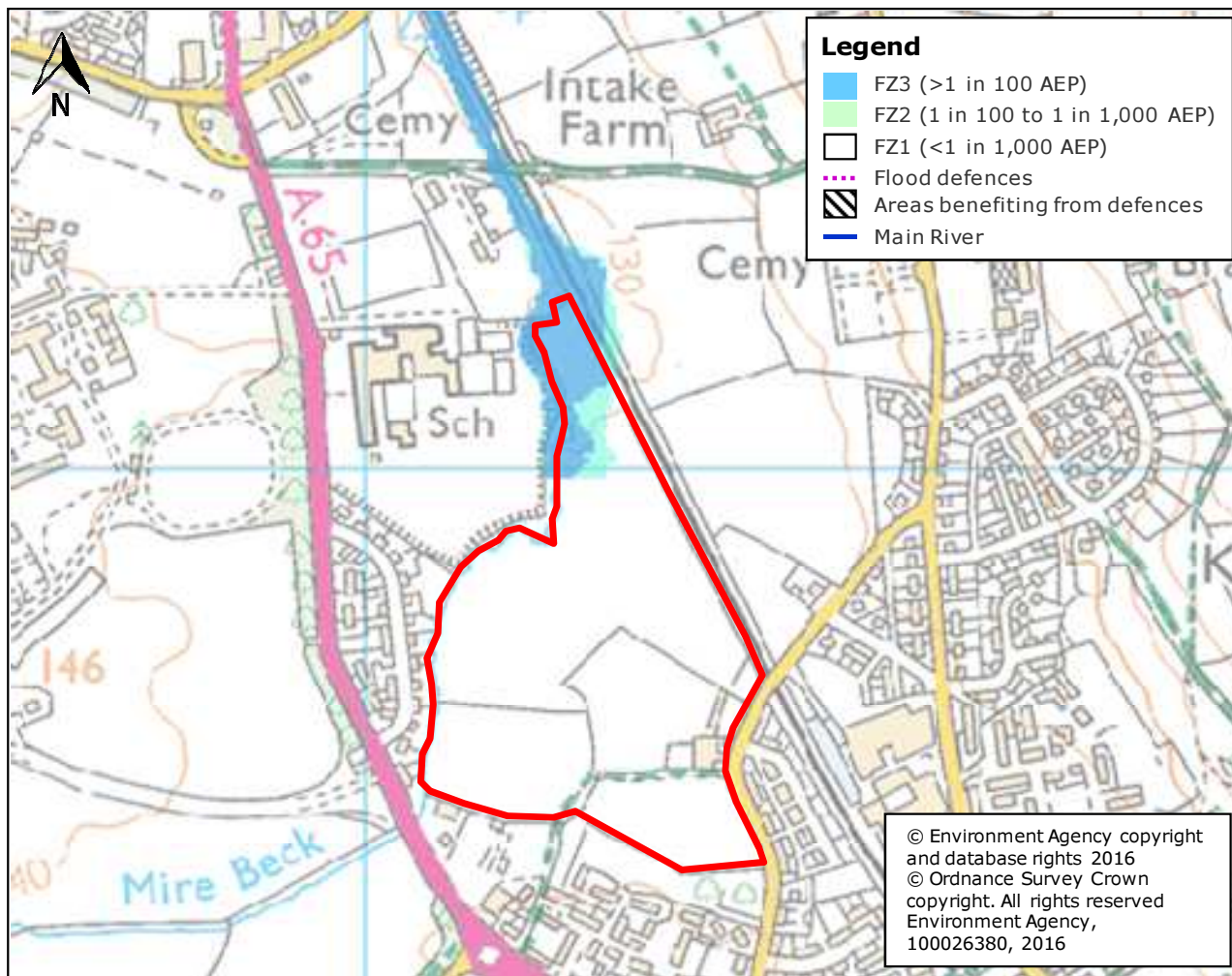


Figure 1: EA Flood Map for Planning

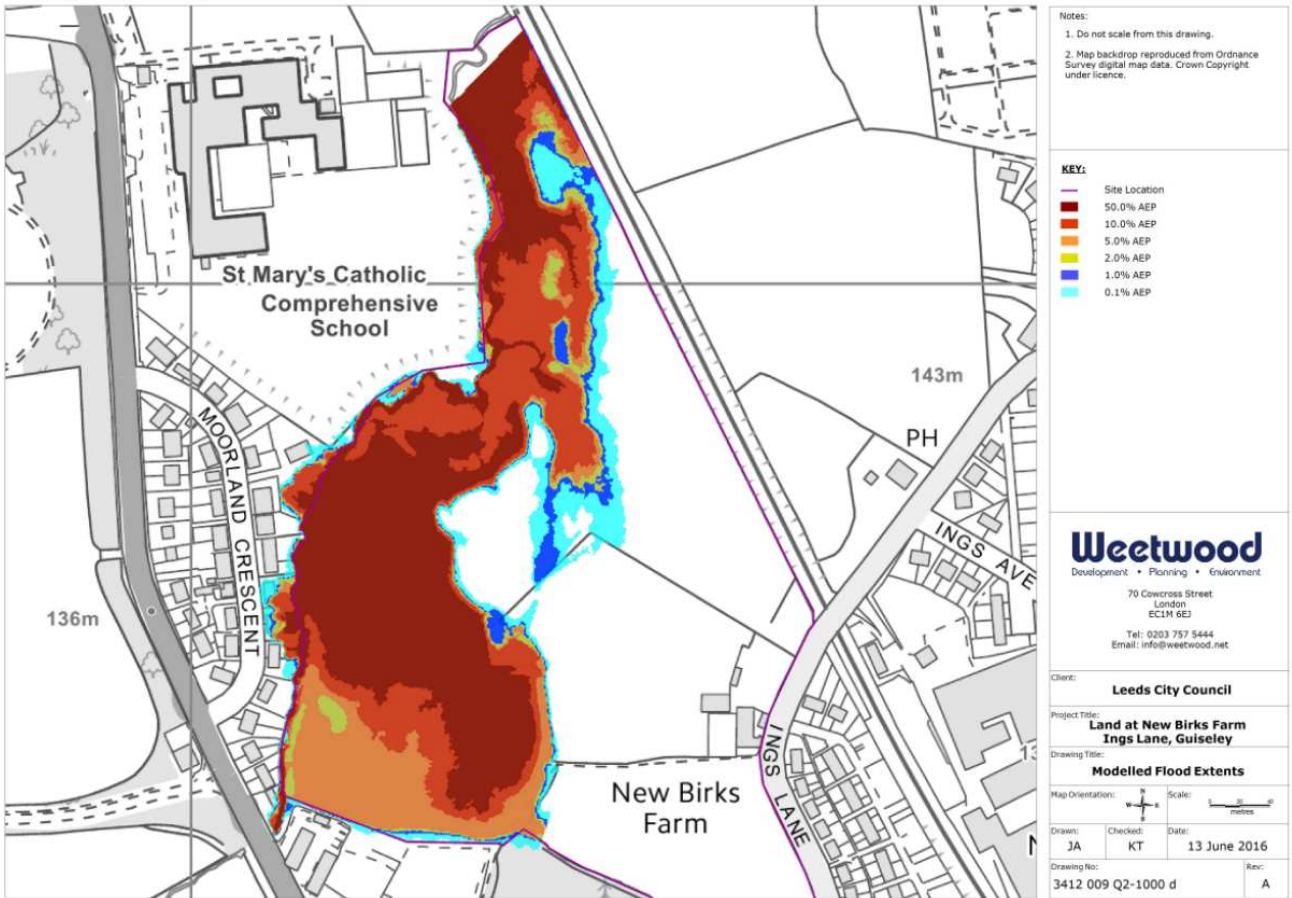


Figure 2: Modelled Flood Outlines for 1 in 2 to 1 in 1000 annual probability

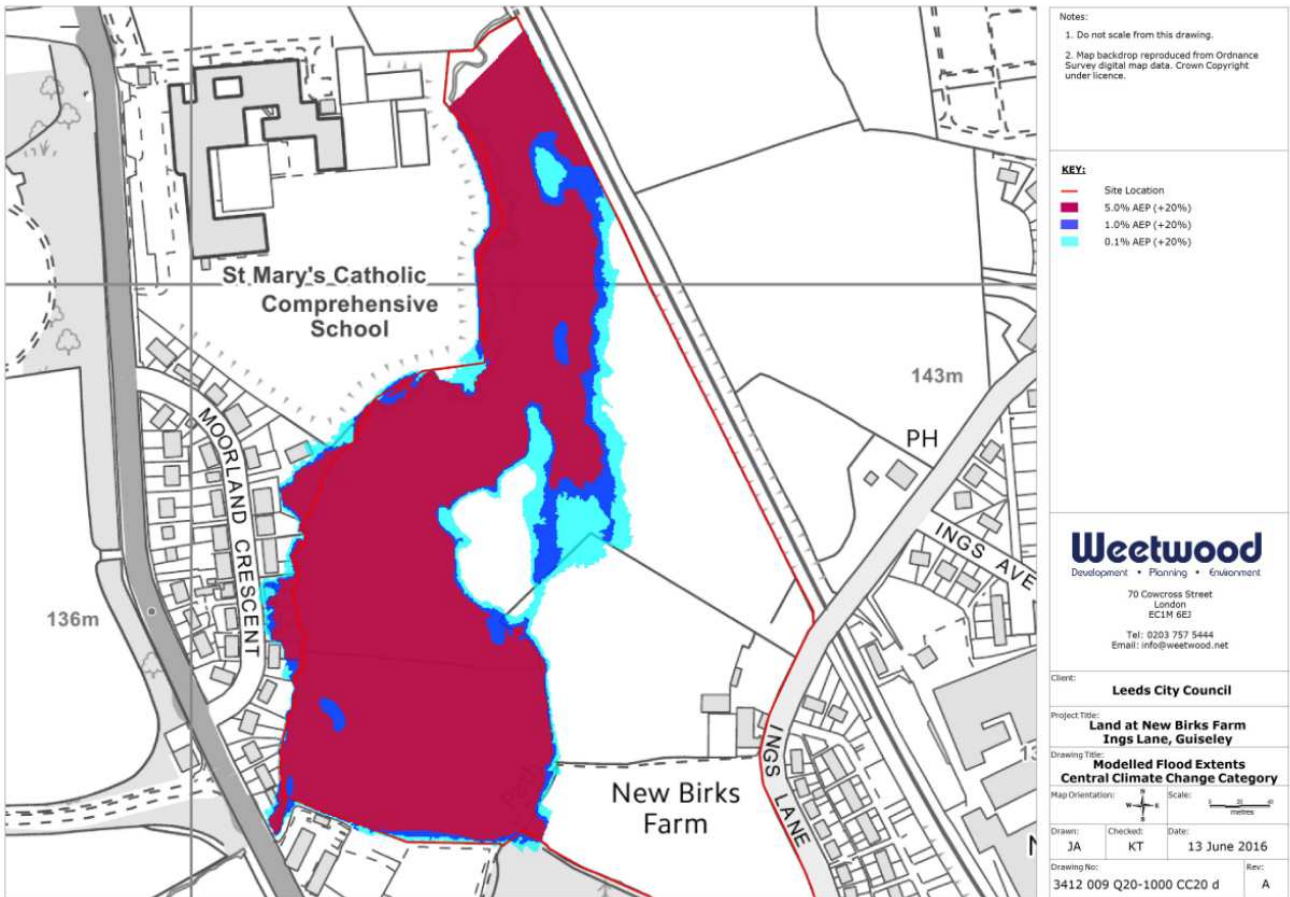


Figure 3: Modelled Flood Outlines for 1 in 2 to 1 in 1000 annual probability plus 20% climate change allowance

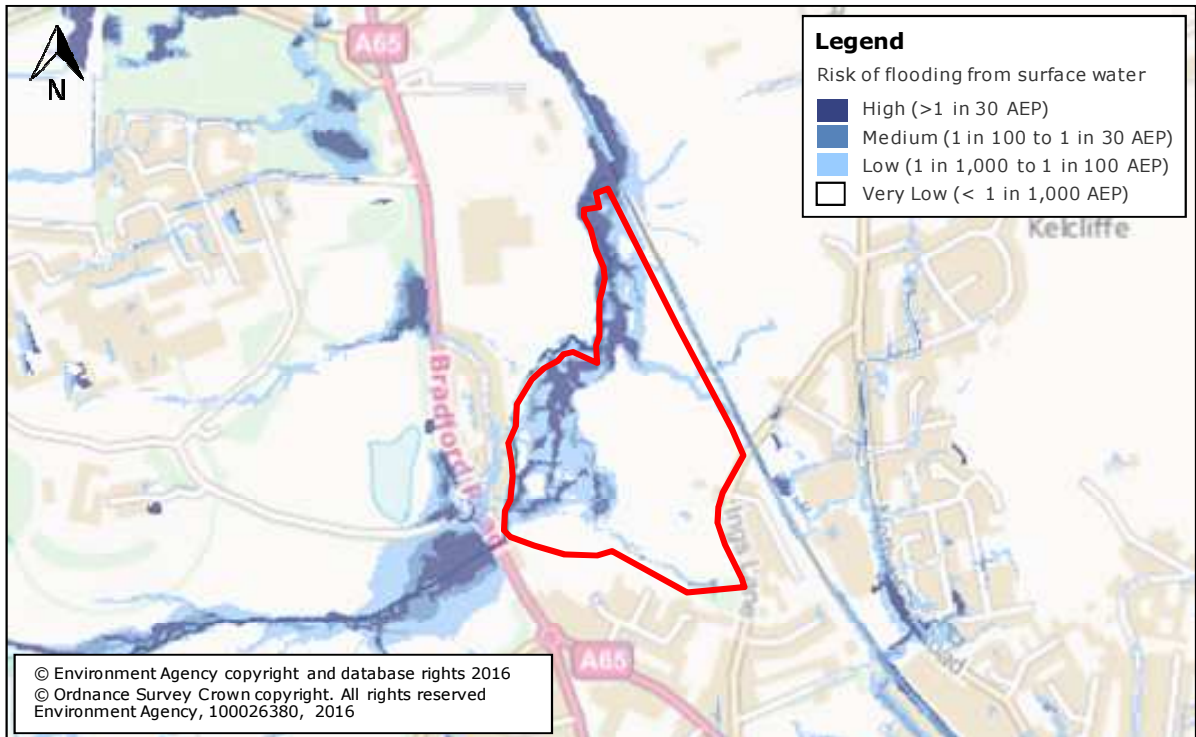


Figure 4: Risk of Flooding from Surface Water

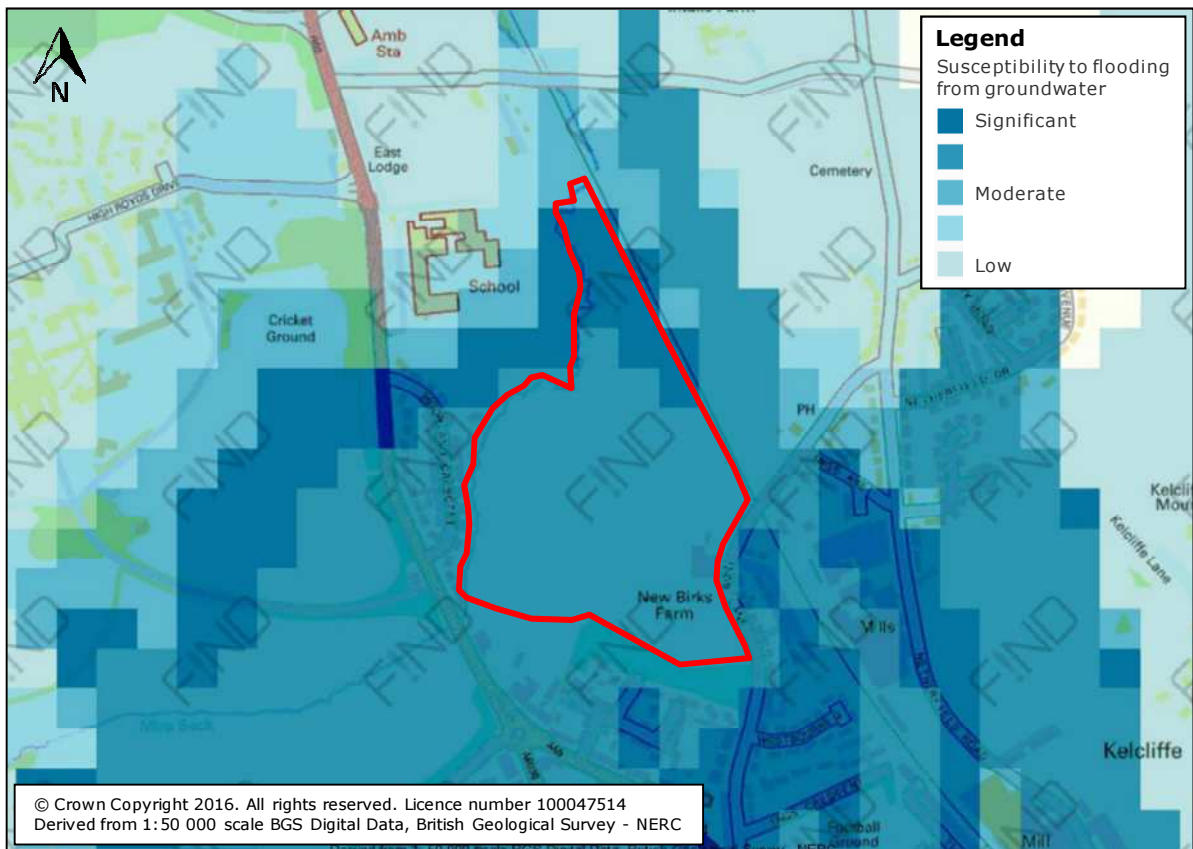


Figure 5: Groundwater Flooding Hazard (Source: BGS)

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Exception Test for Site: MX1-8, Aireside Development, Wellington Place and Whitehall Road, HMCA: City Centre	
Flood Risk Zone: 3Ai and 3Aii	
Proposed uses subject of Exception Test:	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how:
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none"> • The SFRA Flood Map indicates that the site is located within Flood Zones 3A(i) and 3A(ii). The site flooded on Boxing Day 2015 - the return period for this event is estimated to have been between 1 in 200 and 1 in 300 years. • The measures below describe how the impacts of flooding to any development within this site will be mitigated. • The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events. • Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. • Buildings, such as flats – at first floor level and above, with car parking at ground level, would be preferable to dwelling houses. Bungalows are not acceptable. • Ideally, openings should be incorporated within the building structure at ground floor level, to allow water to pass through the site. • Any flooding is likely to be of short duration, (less than 24 hours), hence it is likely that people could remain inside buildings, if they are unable to evacuate the site. • The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. • Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level. • Floor levels should be raised above predicted flood levels, as per LCC's Minimum Development Control Standards. • There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels. • The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment. • In terms of drainage, the site is classed as a 'brownfield'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere. 	
Conclusion	

Exception Test for Site: HG2-208, Globe Quay, Globe Road, HMCA: City Centre	
Flood Risk Zone: 3Ai and 3Aii	
Proposed uses subject of Exception Test:	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how:
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none"> • The SFRA Flood Map indicates that the site is located within Flood Zone 3A(ii). However, the site did not flood on Boxing Day 2015. The return period for this event is estimated to have been between 1 in 200 and 1 in 300 years. It is therefore likely that the site is actually located within Flood Zone 2. Once the Leeds Flood Alleviation Scheme is complete, the risk of flooding to the site, from the river Aire will be further reduced. • Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced. • The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events. • Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. • Any flooding is likely to be of short duration, (less than 24 hours), hence it is likely that people could remain inside their apartments, if they are unable to evacuate the site. • The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. • Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level. • Floor levels should be raised above predicted flood levels, as per LCC's Minimum Development Control Standards. • There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels. • The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment. • In terms of drainage, the site is classed as a 'brownfield'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere. 	
Conclusion	

Exception Test for Site: MX2-36 (2021) Water Lane Carp Park, City Centre HMCA	
Flood Risk Zone: 3Aii	
Proposed uses subject of Exception Test:	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how:
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none"> • The SFRA Flood Map indicates that the site is located within Flood Zone 3A(ii). However, the site did not flood on Boxing Day 2015. The return period for this event is estimated to have been between 1 in 200 and 1 in 300 years. It is therefore likely that the site is actually located within Flood Zone 2. Once the Leeds Flood Alleviation Scheme is complete, the risk of flooding to the site, from the river Aire will be further reduced. • Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced. • The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events. • Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. • Any flooding is likely to be of short duration, (less than 24 hours), hence it is likely that people could remain inside their apartments, if they are unable to evacuate the site. • The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. • Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level. • Floor levels should be raised above predicted flood levels, as per LCC's Minimum Development Control Standards. • There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels. • The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment. • In terms of drainage, the site is classed as a 'brownfield'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere. 	
Conclusion	

Site HG2-234 (East: Adjacent to Rugby Football Ground)
Land at Kirkstall Forge, Kirkstall Road, Leeds

Flood Risk Assessment and Exceptions Test

Existing Ground Levels (m AoD) as follows:

SW = 46.58; SE = 47.33; NW = 47.82; NE = 48.06m.

Upstream Cross Section: RIVER_SECTION_02671606769

Downstream Cross Section: RIVER_SECTION_02671606486

Base model										
Node	Description	Centreline Chainage (m)	Bed Level	Max Stage 50year	Max Stage 75year	Max Stage 100year	Max Stage 200year	Max Stage 100+CC year	Max Stage 500year	Max Stage 200yr +CC
2671606486	Rugby ground (left bank)	2,182.0	32.840	37.358	37.449	37.505	37.634	37.805	37.835	38.012
2671606769		1,899.0	32.850	37.74	37.837	37.898	38.037	38.213	38.241	38.404

Conclusion

The majority of the site is located within FZ1, however, the linear tail of the site boundary sits within Flood Zones 2 and 3. No building should be constructed within this part of the site, which is presumably an access road?

Site HG2-234 (West: Opposite Newlay Wood Close)
Land at Kirkstall Forge, Kirkstall Road, Leeds

Flood Risk Assessment and Exceptions Test

Existing Ground Levels (m AoD) as follows:

SW = 41.00; SE = 41.30; NW = 39.40; NE = 40.41m.

Adjacent Cross Section: RIVER_SECTION_02671700963

Base model										
Node	Description	Centreline Chainage (m)	Bed Level	Max Stage 50year	Max Stage 75year	Max Stage 100year	Max Stage 200year	Max Stage 100+CC year	Max Stage 500year	Max Stage 200yr +CC
2671700963	Rein Road	585.0	34.788	40.599	40.804	40.927	41.253	41.666	41.717	42.065

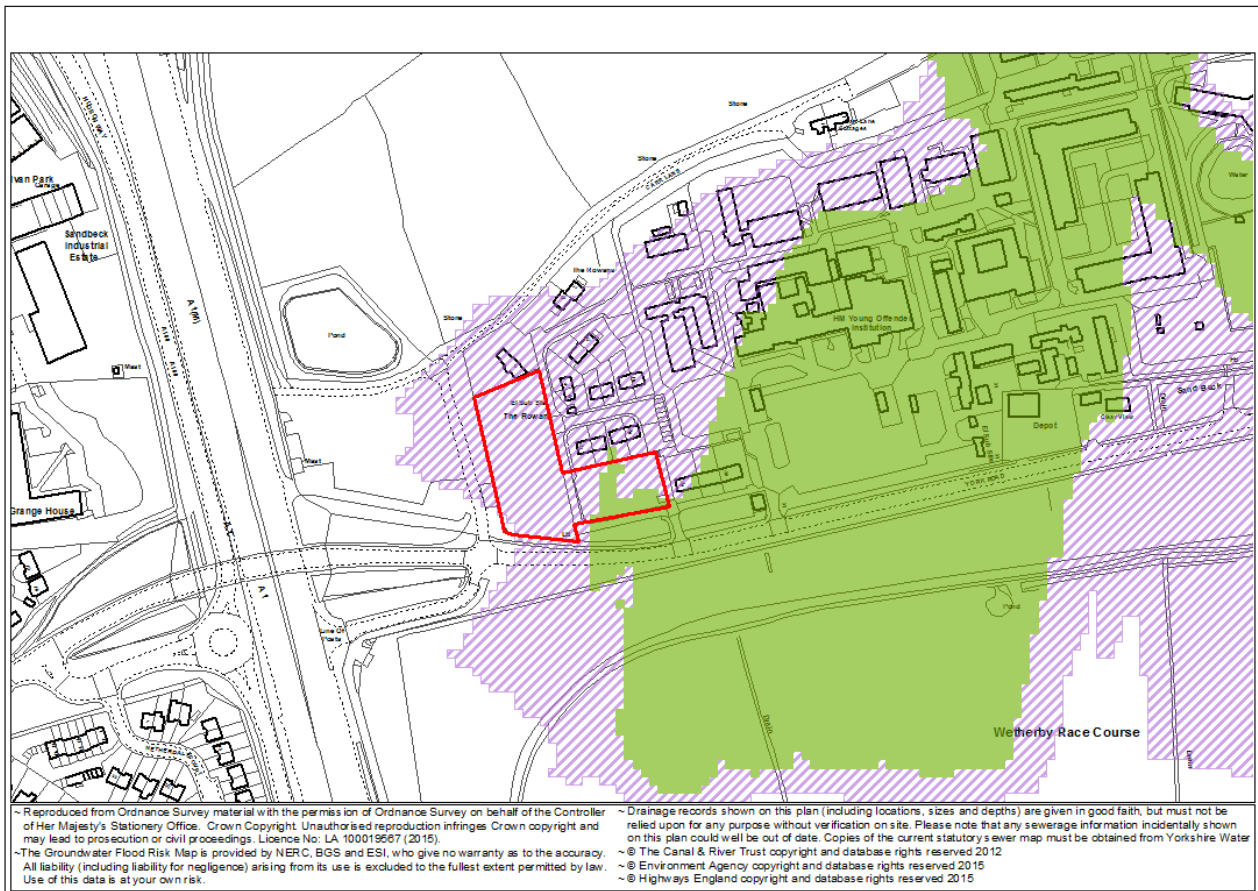
Conclusion

The entire site is located within FZ3 – particularly so when climate change is considered. The site should not be developed for anything other than water compatible uses.

It will not be possible to raise the level of the site out of flood plain without displacing water in the direction of the opposite bank and increasing flood risk there.

Site HG2-225 (Land at the Rowans, Wetherby)

Flood Risk Assessment and Exceptions Test



The site is located wholly within FZ 2 and FZ 3A(i).

Estimated Flood Levels:

1 in 100 year return period = 24.90m AoD

1 in 1,000 year return period = 25.50m AoD

Note: these flood levels have been assessed by cross referencing LiDAR spot levels against the SFRA Flood Mapping. No specific hydrological analysis/ flood modelling has been carried out. As such, the figures should be treated with circumspect.

ARGUMENTS FOR:

The existing site levels are generally between 24.9m AoD and 25.2m AoD (LiDAR), therefore it would be practicable to raise the site or floor levels by 600mm above the 1 in 100 year flood level. Flood resilient construction methods could also be employed.

ARGUMENTS AGAINST:

It is not certain that a flood warning could be provided for such a small catchment. Access / egress could be a problem because the depth of flooding would be higher on York Road. The EA may require compensatory flood plain storage, but more detailed modelling may show that this is not required, if the site is entirely within FZ2.

CONCLUSION:

This site should only be considered if there are other factors that outweigh flood risk. If so, a detailed Flood Risk Assessment should be carried out.