

# Site Allocations Plan

## Volume 2: 6 Outer North East

Leeds Local Development Framework



Development Plan Document  
Issues and Options for the Plan  
June 2013

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**(Bengali):-**

যদি আপনি ইংরেজীতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

**(Chinese):-**

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

**(Hindi):-**

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रिटर (दुभाषिण) से संपर्क करेंगे।

**(Punjabi):-**

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ.

**(Urdu):-**

اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود تہ جمان (انٹرپرائٹر) سے رابطہ کریں گے۔

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**Please call 0113 247 8092.**

# This is your chance to have your say

This consultation sets out options for the Site Allocations Plan to identify land for retail, housing, employment and greenspace across Leeds. The council is seeking your views on the approach taken and the site suggestions made, and whether other sites and proposals should be considered.

Leeds City Council is consulting on the Leeds Site Allocations Plan Issues and Options from 3<sup>rd</sup> June to 29<sup>th</sup> July 2013. The Issues and Options documents and response form are available for inspection at the following locations.

- **Development Enquiry Centre, City Development, Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD (Monday – Friday 8:30am – 5pm, Wednesday 9:30am – 5pm)**
- **All libraries across the Leeds district – please check local opening times**
- **All One Stop Centres across the Leeds district**

These documents are also published on the council's website. To download or view the material go to [www.leeds.gov.uk/siteallocations](http://www.leeds.gov.uk/siteallocations). Please submit your response to the consultation on-line via the council's web site.

Email: [ldf@leeds.gov.uk](mailto:ldf@leeds.gov.uk)

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## **SEEKING INDEPENDENT ADVICE AND SUPPORT**

Planning Aid provides free, independent and professional advice on planning issues to community groups and individuals who cannot afford to pay a planning consultant.

To contact Planning Aid:

Telephone: Advice Line 0330 123 9244  
Email: [advice@planningaid.rtpi.org.uk](mailto:advice@planningaid.rtpi.org.uk)

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# VOLUME 2: SITE PROPOSALS FOR EACH HOUSING MARKET CHARACTERISTIC AREA: 6. OUTER NORTH EAST

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## **APPENDIX 1**

UDP designated greenspace sites not identified as greenspace in the Open Space Audit – proposed to be deleted

## **PLANS:**

RETAIL: OUTER NORTH EAST

PLAN 6.2A Boston Spa Higher Order Local Centre

PLAN 6.2B Collingham Lower Order Local Centre

PLAN 6.2C Slaid Hill Lower Order Local Centre

PLAN 6.2D Wetherby Town Centre

PLAN 6.2E Plan showing all centres and 'call for sites' submissions

HOUSING: OUTER NORTH EAST

PLAN 6.3 Housing

EMPLOYMENT: OUTER NORTH EAST

PLAN 6.4 Employment

GREENSPACE: OUTER NORTH EAST

PLAN 6.5A UDP Greenspace allocations and open space audit sites

PLAN 6.5B Types of Greenspace

## 6.1.0 INTRODUCTION

- 6.1.1 Volume 1 of the Site Allocations Plan Issues and Options sets out the approach and an overview for each topic which will be included in the final Site Allocations Plan. The plan will cover Retail, Housing, Employment and Greenspace allocations. Please see Volume 1 in conjunction with the area proposals for a full understanding of the context and work involved in producing the Issues and Options for the plan.
- 6.1.2 Plans for initial proposals for retail, housing, employment and greenspace are at the end of this document. View the plans on line at <http://www.leeds.gov.uk/siteallocations>. Please note that if you view this document on line, you can access the full site assessments for housing and employment sites. If you do not have access to a computer, you can use computers at libraries. The Council can make further details available on request, but printing costs may be incurred. It is not practical to put all site details in an appendix due to the volume of sites and information involved.
- 6.1.3 The Outer North East area is characterised by a broad sweep of open countryside and a number of free standing settlements. These include Wetherby, Boston Spa, Harewood, Bardsey and Barwick-in-Elmet. The area is served by the A61, A58 and A64, with the A1 (M), to the East running North/South across the district. The distinctive landscape character and biodiversity (including the Limestone Ridge) of the area also create important networks of Green Infrastructure.

## 6.2.0 OUTER NORTH EAST RETAIL ISSUES AND OPTIONS:

- 6.2.1 The main retail centre in Outer North East is Wetherby. Two of the centres below are being identified for the first time. There are four centres within the Outer North East area:
- Boston Spa Higher Order Local Centre (see plan 6.2A)
  - Collingham Lower Order Local Centre – new proposed centre (see plan 6.2B)
  - Slaid Hill Lower Order Local Centre – new proposed centre (see plan 6.2C)
  - Wetherby Town Centre (see plan 6.2D)
- 6.2.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. This has involved redefining the boundaries of town centres to accommodate retail development within centres. The Council is not allocating sites for retail in these centres but making boundary changes may provide scope to accommodate additional retailing. The survey of uses has been used to determine the primary shopping area and frontages (primary and secondary). There is no evidence of a forecast shortage of retail floor space in this area. Consequently, no expansion sites are proposed on the edge of the existing centres. In relation to the housing assessments, some ancillary retail

may be appropriate if some of the larger potential housing sites are considered appropriate for future development.

6.2.3 Volume 1 page 14 defines these as:

**Primary Shopping Areas (PSA)**

This is the area where retail development and activity is concentrated.

**Frontages**

**Primary Frontages** include the main shopping core of the centre where class A1 premises, such as shops, post offices, travel agencies, hairdressers and dry cleaners, are normally protected.

**Secondary Frontages** include premises on the edge of centres where a wider mix of uses are permitted including financial and professional services, restaurants and cafés and pubs.

See page 14 Volume 1 for full details as to why these designations are required.

6.2.4 **Call for sites**

There were two sites submitted within the Outer North East area:

Site Name	REF	Ward	Nearest Centre	Distance to 300 mtr Edge	Sequential Location	Comment
Land off Sandbeck Lane, Wetherby, Leeds, LS22 7TW	CFSR005	Wetherby	Wetherby	685	Outside Centre & 300m Buffer	Green field employment site in UDP (ref E4.37). Edge of urban area. Site is not currently served by public transport. Sequentially inappropriate.
Land West Of First Avenue, Bardsey	CFSM009	Harewood	Collingham Local Centre	1,986	Outside Centre & 300m Buffer	Mixed use submission for housing and retail. Unsustainable and sequentially inappropriate location for retail.

See plan 6.2E showing the location of the ‘call for sites’ submissions in the table above.

**QUESTIONS ON RETAIL ISSUES AND OPTIONS**

**The council would like your views on the proposed boundaries and frontage designations.**

**R1. Do you have any comments on the proposed centre and Primary Shopping Area (PSA) boundary? Please state the centre/s to which your comments relate.**

**Use plans to support your comments where possible.**

**R2. Do you have any comments on the proposed frontage designations? Please state the centre/s to which your comments relate.**

**Use plans to support your comments where possible.**

- R3. Do you have any comments on the 'call for sites', sites coming forward for retail uses within the plan period?**
- R4. Do you have any other sites to suggest for retail development? (please provide details and plans).**

## 6.3.0 OUTER NORTH EAST HOUSING ISSUES AND OPTIONS:

6.3.1 See Volume 1, pages 16 - 20 for a full explanation of the approach to considering which sites should be allocated for housing. See Plan 6.3 Housing showing the sites referred to in this section.

6.3.2 **Total housing target for Outer North East** (set out in the Core Strategy) = 5,000 units (8% of District wide total)

### **Total number of dwellings/capacity we are seeking:**

The target of 5,000 residential units does not mean that land for 5,000 new units has to be allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed) and planning permissions with units still remaining to be built as at 31.3.12 will be deducted. These sites are listed in table 6.3.1 below and will count towards the overall target. They are shown in lime green on plan 6.3 Housing.

**Table 6.3.1.**

**Table illustrating existing permissions and allocations as at 31.3.12. These sites are shown in lime green on the plan.**

Site Ref	HLA Ref	Address	Capacity	Complete	Under construction	Not started
<b>Allocations - not yet developed</b>						
757	3000210	Village Farm Harewood	18	0	10	8
797	3200330	East Leeds Extension*	675*	0	0	675*
776	3100120	Woodacre Green Bardsey	35	0	0	35
777	3100130	Churchfield Boston Spa	170	0	0	170
778	3100150	Bowcliffe Road Bramham	30	0	0	30
0	3100203	Keswick La, Bardsey	10	0	0	10
785	3103341	Moses Syke Scarcroft	11	0	0	11
<b>Sites 0.4ha+ with planning permission</b>						
786	3104080	Bramham Lodge Aberford Rd Bramham	15	4	0	11
787	3104090	Linton Springs Sicklinghall Rd Linton	22	14	0	8
793	3104190	Raintree Lodge Linton Rd Wetherby	5	1	0	4
90	3104240	St Vincent's Church, St Boston Spa	13	0	0	13
3152	3104260	Spen Common Lane Bramham	9	0	0	9
103	3104270	7-14 Moor End Boston Spa	9	0	0	9
0	3104360	Thorp Arch Grange Walton Road Wetherby	14	0	0	14
3186	3104370	Wetherby Health Centre	8	0	0	8
798	3200340	37-51 Station Road Scholes	10	9	1	0
4070		Black Horse Farm Aberford	5	0	5	0
<b>Sites 0.2ha to 0.4ha with planning permission</b>						
3353	3104430	Former Clifford Primary School, High Street, Clifford, Wetherby, LS23 6HJ	5	0	5	0
0	3306360	Whitehouse Farm Aberford	5	0	0	5
3223	3306510	Elmhurst Elmwood Ln Barwick In E	8	7	1	0

Site Ref	HLA Ref	Address	Capacity	Complete	Under con	Not started
<b>Sites below 0.2ha with planning permission</b>						
0	3104180	The Biggin Great North Road Bramham	7	0	0	7
0	3104250	201 High Street Boston Spa	10	0	10	0
3171	3104340	Former George & Dragon, High Street, Wetherby, LS22 6LT	5	3	0	2
0	3104350	Rear Of 134-140 High Street, Boston Spa, Wetherby, LS23 6BW	6	0	1	5
<b>Outer North East TOTAL</b>			<b>1105</b>	<b>38</b>	<b>33</b>	<b>1034</b>

\*EAST LEEDS EXTENSION - site split between Outer North East (675 units) and East Leeds (2700 units)

The number of dwellings still to be built (still under construction or not started) is 33+ 1034 (last 2 totals in table) = 1067 dwellings still to be built from existing permissions and allocations.

So, the residual target is 5000 – 1067 = **3933 units remaining to find from pool of SHLAA sites as at 31.3.12.**

6.3.3 As Volume 1 para 8.3 explains figures will constantly change as planning permissions are granted through the course of production of this plan. In addition, the target set in the Core Strategy could change as the Core Strategy plan is not yet adopted. The target for each area is therefore based on information at a point in time. If the final target is less, we will be able to further select from the pool of sites the ones we consider most suitable for development. If the final target is more we will have to reconsider some sites, or consider further suggestions for sites.

#### 6.3.4 Sites 'sieved out' of the assessment process (removed from further consideration)

See page 17 Volume 1 for an explanation of sites which have been sieved out as a first stage in the overall assessment process.

**Table 6.3.2 Sieved out sites prior to site assessments in Outer North East**

Site ref	Address	Reason sieved out
15	Former YEB, Wetherby Road, Scarcroft	Not within settlement hierarchy
70	Linton Springs Hotel, Sicklinghall Road, Linton	Not within settlement hierarchy
78	Glenfield Caravan Park, Scarcroft	Not within settlement hierarchy
830	Oaklands Manor, Thorner Lane, Scarcroft	Not within settlement hierarchy
1005	Land opposite Beechgrove Farm, Wetherby Road, Scarcroft	Not within settlement hierarchy
1028	Land to the rear of Syke Lane, Scarcroft	Not within settlement hierarchy
1031	Land to the east of Lower Sandhills, Thorner	Not within settlement hierarchy
1040	Carr Lane, Thorner	Not within settlement hierarchy

<b>Site ref</b>	<b>Address</b>	<b>Reason sieved out</b>
1041	Land to the east of Wetherby Road, Scarcroft	Not within settlement hierarchy
1048	Land to the east of Main Street, North Aberford	Not within settlement hierarchy
1056	Cricket Field off Main Street, Shadwell	Not within settlement hierarchy
1088	Land to the rear of Wainscott Cottage, Whinmoor Lane, Shadwell	Not within settlement hierarchy
1108	Land to the west of Willow Lane, Clifford	Not within settlement hierarchy
1109	Cinder Lane, Clifford	Not within settlement hierarchy
1121	Trip Lane, Linton	Not within settlement hierarchy
1130	Parlington Lane, Aberford	Not within settlement hierarchy
1132	Lotherton Lane, Aberford	Not within settlement hierarchy
1156	Bramham Road, Clifford	Not within settlement hierarchy
1157	Old Mill Lane, Clifford	Not within settlement hierarchy
1158	Boston Road, Clifford	Not within settlement hierarchy
1161	Parlington Drive (west), Aberford	Not within settlement hierarchy
1162	Parlington Drive (east), Aberford	Not within settlement hierarchy
1163	Beckside, Main Street, Aberford	Not within settlement hierarchy
1167	Chapel Lane, Clifford	Not within settlement hierarchy
1182	Woodlands Farm, Syke Lane, Scarcroft	Not within settlement hierarchy
1239	Church Causeway (east), Thorp Arch	Not within settlement hierarchy
1240	Church Causeway (west)Thorp Arch	Not within settlement hierarchy
1241	Land to the west of Walton Road, Thorp Arch	Not within settlement hierarchy
1252	Northgate Lane, Linton	Not within settlement hierarchy
1286	Colliers Lane, Shadwell	Not within settlement hierarchy
1287	Blind Lane, Shadwell	Not within settlement hierarchy
1288	Manor Farm, Shadwell	Not within settlement hierarchy
1289	Dowkell Lane, Thorp Arch	Not within settlement hierarchy
1290	Land to the rear of the Old Rectory, Thorp Arch	Not within settlement hierarchy
1300	Land to the east of Linton Lane, Linton	Not within settlement hierarchy
1304	Land to the west of Larumrise, off Willow Lane, Clifford	Not within settlement hierarchy
1309	Land to the west of Linton Lane, Linton	Not within settlement hierarchy
1315	Holywell Lane, Shadwell	Not within settlement hierarchy
1316	Bridle Path, Road, Shadwell	Not within settlement hierarchy
1329	Blackmoor Lane, Bardsey	Not within settlement hierarchy
2068	Former Waste Tip, Thorp Arch Estate	Not within settlement hierarchy
2136	The Ridge, Linton	Not within settlement hierarchy

Site ref	Address	Reason sieved out
3019	Land to the rear of Gateland Lane, Shadwell	Not within settlement hierarchy
3020	Elmete Lane, Shadwell	Not within settlement hierarchy
3126	Land to the north of Syke Lane, Scarcroft	Not within settlement hierarchy
3127	Land to the north of Scarcroft Lodge, Wetherby Road, Scarcroft	Not within settlement hierarchy
3309	Ashfield House, Scarcroft	Not within settlement hierarchy
3319	Land to the east of Main Street, Aberford	Not within settlement hierarchy
3323	Part of Brandon Golf Course, Shadwell	Not within settlement hierarchy
3333	Ling Lane, Scarcroft	Not within settlement hierarchy
3363	Mill Lane Bardsey	Not within settlement hierarchy
3429	Land to the east of Blackmoor Lane, Scarcroft	Not within settlement hierarchy
3437	Home Farm, Parlington	Not within settlement hierarchy
3438	Park House Farm, parlington	Not within settlement hierarchy
3448	Trip Lane, Linton	Not within settlement hierarchy
3452	Land at Kiddle Lane End (east), Potterton	Not within settlement hierarchy
3453	Land at Kiddle Lane End (West), Potterton	Not within settlement hierarchy
3461	Tithe Barn Lane, Bardsey	Not within settlement hierarchy
780	First Avenue, Bardsey	Strategic Flood Risk Assessment (SFRA) flood zone 3b
1001	Land to the South of Tarn Lane, Scarcroft	Not within settlement hierarchy (and the conclusions of the SHLAA partnership were that this site is not suitable)
1131	Field Lane, Aberford	Not within settlement hierarchy and part SFRA flood zone 3b
CFSM033	Former YEB, Wetherby Road, Scarcroft	'Call for sites' submission for housing and retail. Same site as site ref 15. Not within settlement hierarchy.
CFSM038	Park House Farm, South of Parlington	'Call for sites' submission for housing and retail. Same site as site ref 3438. Not within settlement hierarchy.
CFSM053	Home Farm, Parlington	'Call for sites' submission for housing and retail. Same site as site ref 3437. Not within settlement hierarchy.

These sites are shown in purple on Plan 6.3 Housing.

### 6.3.5 Remaining sites in the Strategic Housing Land Availability Assessment (SHLAA) to assess

The sites remaining in the SHLAA after taking account of sites in table 6.3.1 and table 6.3.2 are the ones left to assess to see which may have potential as housing allocations. A site assessment methodology has been developed. The site proforma including the Green Belt Review Assessment is in Volume 1 Appendix.

All sites have been assessed using this proforma and the Green Belt Review assessment undertaken where relevant. In addition a sustainability appraisal has been undertaken of all sites surveyed. See the Issues and Options Sustainability Appraisal Report.

From undertaking this process, sites have been categorised according to the following colour coding:

**Green – sites which have the greatest potential to be allocated for housing.**

**Amber – sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.**

**Red – sites which are not considered suitable for allocation for housing.**

Table 6.3.3 shows the colour coding and reasons for the sites being within the relevant categories. The colour coding and sites listed are shown on Plan 6.3 Housing.

Table 6.3.3 SITES ASSESSED FOR POTENTIAL HOUSING ALLOCATIONS IN OUTER NORTH EAST

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
1	361	Land At Spofforth Hill Wetherby Leeds LS22 6SF	Wetherby	0.948	34	Brownfield site in existing residential area, presently occupied by 3 dwellings and associated gardens. Tree Preservation Order on Spofforth Hill street frontage and a band of trees east-west across the site. Concerns regarding loss of established tree cover and local amenity issues.
2	783	Bowcliffe Road, Bramham	Wetherby	0.905	18	Brownfield site. Principle of housing is already established as historic consents exist. A recent planning application for housing (12/01231/FU) was withdrawn, however the principle of housing on the site was not objected to. No highways issues raised.
3	1008	Grove Road, Clifford	Wetherby	3.883	116	Designated as PAS (protected area of search) on the existing UDP, not within the Green Belt. No physical constraints that would prevent development, topography is flat with a road frontage along two sides of the site available for access. Local network concerns, particularly cumulative impact.
4	1027	Land to west of Wetherby Road, south of Bardsey	Harewood	25.1	565	Green Belt site. Development of this relatively large site would result in the merging of two settlements (Scarcroft and Bardsey). Highways concerns re access onto Wetherby Road.
5	1046	Spofforth Hill, Wetherby, LS22	Wetherby	15.408	405	Designated as PAS (protected area of search) on the existing UDP, not within the Green Belt. Local Nature Area (LNA) 109 is present within part of the site, however West Yorkshire Ecology support development subject to appropriate mitigation. Development of the site would be well connected to the existing settlement.
6	1055	Thorp Arch Trading Estate	Wetherby	161.53	1700	Major brownfield site suitable for large scale redevelopment in principle. The wider development of the Thorp Arch Trading Estate is likely to require commercial, employment, leisure, education and greenspace supporting elements in order to create a comprehensive and sustainable masterplan for the area. Any development of this scale would be required to invest significantly in public transport measures and a new relief road.
7	1057	Scholes Lane, Scholes	Harewood	0.74	20	Green Belt site. There is no development beyond the railway line which is a strong defensible boundary to Scholes. Breaching the railway would set a precedent for further sprawl into a narrow gap between Scholes and the main urban area of Leeds. No Highways issues raised.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
8	1061	Land off Wood Lane and east of former railway, Scholes, LS15	Harewood	1.875	59	Designated as PAS (protected area of search) on the existing UDP, not within the Green Belt. Set behind a school, the site is connected to the settlement in terms of its location, and is bordered by trees which provide natural screening and containment. However, there is no road frontage and access to the site would require highways works, potentially involving part of site 1094.
9	1070	Cragg Hall Farm , Linton Lane, Linton, LS22	Harewood	1.011	32	Green Belt site. Deliverability of the site is under significant doubt given that construction of a large single dwelling (approved under planning app:10/04438/FU) is completed. This planning consent supersedes the sites SHLAA submission.
10	1089	Holmecroft, York Road, Scholes, LS15 4NF	Harewood	2.378	54	Green Belt site. Planning permission has recently being granted on the site for laying out of access road and erection of 4 buildings comprising of 1 single block of 12 start up units with 2 seminar areas and 6 workshop units in 3 blocks (all class B1(b and c)) with car parking. No Highways issues raised.
11	1094A(Part of site in East area)	Between Red Hall Lane and Manston Lane	Harewood / Crossgates & Whinmoor	112.38 1	2940	Green Belt site. Preventing neighbouring towns from merging is one of the purposes of Green Belt. The site is of significant scale and would constitute a significant encroachment into the Green Belt resulting in the merging of Scholes with the main urban area (subject to development of the East Leeds Extension). The southern part of the site also contains Tree Preservation Orders and a Site of Ecological and Geological Importance (SEGI). Whilst such designations do not necessarily preclude development, they are constraints which would need further consideration should the site have been considered to have any potential. Given that significant parts of the site abut the allocated East Leeds Extension there are also concerns regarding the deliverability of housing within the plan period. Highways raise concerns due to issues arising from the proposed East Leeds Orbital route.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
12	1106	Land West of First Avenue, Bardsey	Harewood	13.994	315	Green Belt site within special landscape area. The site is of substantial scale and development could affect the existing character of Bardsey. Flood zones 3b (washland), 3a (high risk) and 2 (medium risk) exist adjacent to the beck (north western part of site). Highways concerns re general accessibility of the site to facilities.
13	1107	Land East of Green Lane, Boston Spa, LS23	Wetherby	9.469	249	Green Belt site. The site has no physical constraints and is related to the existing settlement however, this is a large site and represents a significant encroachment into the green belt. Highways concerns re general accessibility of the site to facilities.
14	1134	Aberford Road, Barwick, LS15	Harewood	6.247	139	Green Belt site. This would represent a substantial addition to Barwick-in-Elmet that encroaches into the green belt. Despite its size the site links well with the settlement as it is partially contained on three sides. However, there is no defensible boundary to the north and this could lead to further sprawl. The site is flat with a long road frontage. No Highways issues raised.
15	1139	Land adjacent to Morwick Hall, York Road, Whinmoor, LS15	Harewood	13.830	362	Green Belt site. The site has no connections with the existing settlement, separated by a strip of Green Belt. Development would only be possible if site 1094 was also developed. The two sites combined would result in a significant encroachment into the Green Belt. Highways concerns re access.
16	1153	Land to the North of Keswick Lane, Bardsey Site of The Blessed Sacrament Church LS22	Harewood	0.405	10	Green Belt site. The site would constitute a small extension into the Green Belt which is well related to the existing settlement. Greenspace to the north also contains the site and as such sprawl is unlikely to the north. The site lies adjacent to two low density dwellings which will help safeguard the open character of the Green Belt and prevent further sprawl.
17	1154	Land to the East of Church Street, Boston Spa LS23	Wetherby	1.136	19	The site is not within the Green Belt but situated within the heart of the settlement close to main services. However, the site has no direct road access. Access maybe possible through adjacent sites 3132 or 90, although the current approval on site 90 does not provide for this. The site is also situated within a conservation area with some existing trees, so this would need consideration at detailed design stage.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
18	1155	Land to the west of Bramham Road and North of Lyndon Road, Bramham LS23	Wetherby	11.964	269	Green Belt site. Development of this site would represent a significant encroachment into the Green Belt reducing the gap between Clifford and Bramham. Originally a quarry the site is set above Bramham and development would be highly visible from the village. No Highways issued raised.
19	1164	Land at Richmondfield Lane - Long Lane, Barwick in Elmet LS15	Harewood	7.153	160	Green Belt site. The site is set on the edge of Barwick-in-Elmet and would result in a significant encroachment into the Green Belt, not well related to the existing settlement, having no road access and only one side that adjoins the village. Development could set a precedent for further sprawl into the Green Belt. The centre of the site contains a wooded area and beck which could result in the northern section of the site being disconnected from the south. Highways raise concerns as no road frontage.
20	1165 (Part of site in Outer South East area)	Land North of Garforth, Barwick Road, Garforth	Garforth & Swillington / Harewood	5.058	133	Green Belt site. The proposed HS2 rail route runs through the middle of the site, which would significantly reduce development potential for housing. The site is well contained by the motorway to the north consequently there is little potential for further sprawl into the Green Belt. Highways concerns re access - no site frontage and route to Garforth constrained by narrow railway bridge. These considerations will need to be taken into account in any detailed design and capacity may need to be reduced accordingly once more details of the proposed rail line are known.
21	1226 (Part of site in Outer South East area)	Nanny Goat Lane (land North of) and adjacent to M1 Garforth	Garforth & Swillington / Harewood	12.335 3	324	Green Belt site, The proposed HS2 rail route affects the northern part of the site. The site is well contained by the motorway to the north so little potential for further sprawl into the Green Belt. Flat site with road frontage. Highways concerns re access - route to Garforth constrained by narrow railway bridge. These considerations will need to be taken into account in any detailed design and capacity may need to be reduced accordingly once more details of the proposed rail line are known.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
22	1233	Land at York Road - Sandbeck Lane, Wetherby, LS22	Wetherby	39.941	1047	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. Surrounding major roads would prevent unrestricted further sprawl. The site is also situated in close proximity to the Young Offenders Institution and Racecourse buildings which are already significant intrusions within the open countryside and reduce the site's potential impact. The site is quite isolated from the main urban area of Wetherby with only two access roads across the A1(M) which creates a significant barrier to the existing settlement of Wetherby. As such the site has high potential to create a car dominated development unless the site incorporates a range of services given that new pedestrian links will be difficult to achieve due to the A1(M). Potential noise issues due to the site's close proximity to the motorway. Any development should protect Cockshot Wood and an attractive avenue of trees which are present across the site. This site should be considered as a cluster of sites with 2158 and 3125.
23	1251	Leeds Road, Collingham, LS22	Harewood	4.474	63	Green Belt site. By itself development of the site would constitute isolated development unrelated to the existing settlement pattern. Development of the site would be contingent on the prior development of site 2135 for access. The southern part of the site is also within flood zone 3a (high risk), 3b (washland) and 2 (medium risk).
24	1262	Site of Sandy Lodge, Roundhay Park Lane, Leeds LS17 8AS	Alwoodley	1	32	Site is within the urban area. Adjacent to a listed building. A mature tree belt covers part of the site.
25	1271	Land off Rakehill Road, Scholes, LS15	Harewood	112.34 7	2527	Green Belt site. The site is of significant scale wrapping around the northern part of the settlement. The north western part is set beyond a disused railway line which currently acts as a strong defensible Green Belt boundary for Scholes. Development beyond this point would contribute to reducing the Green Belt gap between Scholes and the main urban area. To the east of Scholes the remaining section of the site is separated from Scholes by site 2134, a PAS (protected area of search) site. Development of this part of the site would significantly reduce the Green Belt gap between Scholes and Barwick-in-Elmet. Highway concerns re accessibility, access and local road network impact.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
26	1291	Land at Lilac Farm, lilac Farm, Collingham, LS22	Harewood	8.150	182	Green Belt site. The development of the site would lead to the partial rounding off of the settlement given that some linear development presently exists along Main Street (albeit half of which is washed over by Green Belt) and existing residential development is also present to the west. Any development would also be well contained by the road (Wattle Syke) along its eastern boundary. However, no strong defensive boundary would exist to the long south side boundary of the site. In addition no coalescence would occur as the surrounding settlements would remain well separated from Collingham. Highway concerns regarding poor accessibility of the site.
27	1292	Paddock at Jewitt Lane, Jewitt Lane, Collingham, LS22	Harewood	1.140	30	The site is within the existing settlement of Collingham, not within the Green Belt. However, Highways concerns re 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.
28	1293	Land at Harewood Road, Collingham LS22	Harewood	4.588	104	Green Belt site. Existing residential development is present to the north and east of the site. As such development of the site would partially round off the settlement. A significant Green Belt gap would remain with Bardsey / Rigton Hill to the south-west with the disused railway and tree line providing a defensible boundary to prevent further sprawl to the south of the site. Highway concerns regarding poor accessibility of the site.
29	1294	Land at Leeds Road, Collingham, LS22	Harewood	5.371	121	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.
30	1301	Wetherby Golf Course house and Car park, Linton Lane, Linton	Harewood	0.616	19	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. No highways concerns.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
31	1367	Land North of Rakehill Road, Barwick in Elmet	Harewood	1.276	31	Green Belt site. Development of this site alone would not relate well to the existing settlement form. However, if site 1368 was to be developed, the site would not be so isolated. The beck to the north provides a defensible boundary. Highway concerns regarding poor access and narrow local roads.
32	1368	Land South of Rakehill Road Barwick in Elmet	Harewood	3.140	71	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.
33	2059	Oakhill Cottage Farm, West of Shadwell LS17	Harewood	13.85	364	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. Highway concerns regarding poor accessibility.
34	2067	Thorp Arch Grange	Wetherby	0.607	19	The site is designated as N6 protected playing pitch on the existing UDP and currently provides an open setting for Thorp Arch Grange and the Leeds United training ground. The site is flat and has a road frontage. See also greenspace section page 33, question G8.
35	2134	East of Scholes	Harewood	32.129	843	Designated as PAS (protected area of search) on the existing UDP, not within the Green Belt. Development would represent a significant and disproportionate addition to the settlement. Highway concerns re access, accessibility and local network.
36	2135	Leeds Road Collingham	Harewood	6.477	97	Designated as PAS (protected area of search) on the existing UDP, not within the Green Belt. However, access to the site appears to be difficult to achieve as Collingham Beck runs adjacent to Leeds Road. As such a bridge would be required across the beck to allow access to the site from Leeds Road. Furthermore, a significant part of the site (30%+ is situated in floodzones 3b (washland) and 3a (high risk), which reduces the developable area of the site. Therefore, whilst the site is not within the Green Belt, access and flooding provide significant constraints.
37	2137	West Park Boston Spa	Wetherby	4.135	109	Designated as a PAS (protected area of search) site, not within the Green Belt. Protected trees line the boundary of the site, providing a strong boundary. The site is within a conservation area so design and layout of any scheme would need to be carefully considered. Highway concerns regarding suitability of Deepdale Lane – adjacent site 3128 required for improvements. Any access would require significant tree loss.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
38	2158	South of Sandbeck wood, Wetherby	Wetherby	5.388	141	The site is not situated within the Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. Development of the site in isolation would represent an island site unrelated to the existing settlement. The development of the site is reliant on the prior development of 1233 in particular. Surrounding major roads would prevent unrestricted further sprawl. The site is also situated in close proximity to the Young Offenders Institution and Racecourse buildings which are already significant intrusions within the open countryside and reduce the site's potential impact. The site is quite isolated from the main urban area of Wetherby with only two access roads across the A1(M) which creates a significant access barrier to the existing settlement (if developed with 1233). As such the site has high potential to create a car dominated development unless the site(s) incorporate a range of services given that new pedestrian links will be difficult to achieve due to the A1(M). Potential noise issues given the close proximity to the motorway. The site should be considered as a cluster with 1233 and 3125. Highway concerns regarding accessibility, severance issues, access and cumulative impact.
39	3114	Land adjacent to The Cottage, Nanny Goat Lane, Garforth, Leeds, LS25 2DQ	Harewood	1.1233	35	Green Belt site. Proposed HS2 rail route runs to the north of the site. Highways concerns re access - route to Garforth constrained by narrow railway bridge and access to the site itself is down a narrow unadopted road. Development would be contingent on site 1226 coming forward so that access could be shared. The motorway would form a strong defensible boundary preventing further sprawl of Garforth if this and adjacent sites were to be released.
40	3125	Carr Lane, Wetherby LS22 5EB	Wetherby	2.259	59	The site is not situated within Green Belt, however it is open countryside which is safeguarded presently by rural land policy (RL1) within the UDP. The development of the site is reliant on the development of site 1233 in particular. Surrounding major roads (around 1233 partially) would prevent further unrestricted sprawl. The site is also situated in close proximity to the Young Offenders Institution and Racecourse buildings which are already significant intrusions within the open countryside and reduce its potential impact. The site and adjacent sites are quite isolated from the main urban area of Wetherby with only two access roads across the A1(M) which creates a significant access barrier to the existing settlement (if developed with 1233). As such the site has high potential to create a car dominated development unless the site(s) incorporate a range of services given that new pedestrian links will be difficult to achieve due to the A1(M). Potential noise issues given the close proximity to the motorway. The site should be considered in conjunction with 1233 and 2158. Highway concerns regarding accessibility, severance issues, access and cumulative impact..

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
41	3128	Deepdale Lane/High Street, Boston Spa, LS23 6EP	Wetherby	2.230	59	Green Belt site. No physical constraints, flat with good road access and relates well to the existing settlement pattern. However, no current defensible boundary to the west of the site which could set a precedent for further sprawl. The site is within the conservation area so will need careful consideration at design stage. No Highways issues raised.
42	3129	Moor End/Leys Lane, Boston Spa, LS23 6ER	Wetherby	2.472	65	Green Belt site. The site is well contained and related to the existing settlement and development would constitute rounding off of the settlement. Highways support development with appropriate mitigation.
43	3130	Land adj Thorny Croft Stables, Church Street/Primrose Lane, Clifford	Wetherby	3.672	96	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 .
44	3131	Land adj Thorny Croft Stables, Church Street/Primrose Lane, Clifford	Wetherby	1.554	49	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 .
45	3132	Church Street, Boston Spa	Wetherby	0.53	17	Site within the settlement of Boston Spa. Within the conservation area. Development would need to respect the character of the area and the trees on site. This would be dealt with at detailed design stage.
46	3133	Land to east of Woodacre Lane, Bardsey, LS17 9DF	Harewood	1.724	46	Green Belt site. The site is situated on a very steep slope which could restrict the development of the site. Highways raise concerns due to lack of access options and poor accessibility.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
47	3134	Land to east of Woodacre Lane, Bardsey, LS17 9DF	Harewood	9.094	204	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 site is mostly surrounded by built up land, except to the north where a short gap occurs to residential properties. As such development would partially round off the existing settlement. The site is also situated opposite Bardsey Junior and Infant school. However, 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. As such mitigation measures would be required to prevent any harm to these historical assets. In addition the site is situated on a significant slope which could impact on potential housing density and would result in any development being very prominent within the landscape. A protected mature tree belt and beck (with flooding concerns) lies to the east of the site which would prevent the development of this section of the site.
48	3135	Land south of Wetherby Race Course (north of dismantled railway)	Wetherby	17.158	450	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 only one access road across the A1(M) which creates a significant access barrier to the existing settlement.
49	3136	Land south of Wetherby Racecourse (south of dismantled railway)	Wetherby	34.222	898	The site is not within Green Belt, however it 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 only one access road across the A1(M) which creates a significant access barrier to the existing settlement. No Highways concerns raised.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
50	3310	Land to rear of Police Station, Boston Road, Wetherby, LS22 5HA	Wetherby	1.463	39	The site is presently designated as N1 greenspace on the existing UDP. Any development of the site would therefore be reliant on the site being deemed surplus for greenspace use. (See greenspace section, page 32-34). The site slopes significantly down towards the river which may impact on possible development. Flooding issues as the majority of the site lies within flood zones 3b (washland) and 3a (high risk). In addition the site only appears to have one very narrow access point, off Boston Road which is surrounded by high stone walls and mature trees. The site lies within a conservation area where careful consideration of these aspects would be needed.
51	3317	Scholes Thorner Railtrack, A64, York Road, Scholes, Leeds, LS15 4	Harewood	3.328	4	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 re access.
52	3322	Grove Farm, Moor End, Boston Spa, Wetherby, LS23 6ER	Wetherby	14.63	384	Green Belt site. The site is set to the west of Boston Spa and although it is connected to the urban area along the eastern side it would result in a significant expansion to the settlement, reducing the gap between the town and motorway. No Highways issues.
53	3325	Land east of Thorner Lane (at junction of Thorner Lane & Skeltons Lane) North of Scholes LS15 4	Harewood	6.315	142	Green Belt site. The site is set in an isolated position and does not relate to any of the nearby settlements. As such development would represent an island site within the Green Belt, contrary to the purposes of Green Belt. The site itself has a road frontage. No Highways issues raised.
54	3332	High Trees Day Nursery, High Trees School, Boston Spa	Wetherby	0.846	22	Green Belt site. The site is separated from the main settlement area. Development would represent isolated development and contribute to narrowing the gap between Boston Spa and Clifford. The site is also designated as N6 (protected playing pitch) in the current UDP. Any development of the site would therefore be reliant on the site being deemed surplus for greenspace use. See greenspace section, page 33, question G9.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
55	3334	Land south of the A58 Collingham, LS22 5	Harewood	6.291	141	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. A mature tree belt is present along the north-east boundary of the site which creates a strong existing boundary to the existing settlement, even if the adjacent site (1294) was developed. A protected mature tree belt also exists diagonally across the site which could further restrict it's development potential. Highways concerns re access.
56	3371	Boston Road, Wetherby Wetherby LS22 5DZ	Wetherby	32.817	861	Green Belt site. Whilst the site has good accessibility to the town centre of Wetherby, Wetherby Road currently provides a clear defensible boundary with the Green Belt. Development of the site would breach this boundary creating a significant incursion into Green Belt with no current defensible boundary to the south side of the site, creating the potential for further unrestricted sprawl. No Highways issues raised.
57	3375	North of Elmet Drive, Barwick In Elmet	Harewood	1.662	44	Green Belt site. The site does not relate well to the existing settlement form as it abuts open boundaries with greenspace, allotments and Green Belt on 3 sides respectively.
58	3391	Spenn Common Lane, near Bramham, Leeds, LS24 9	Wetherby	261.411	3000	Green Belt site. Development of the site would create a significant new settlement within the Green Belt. The site could be a suitable alternative option given it's scale if a sustainable settlement could be planned. Additional information is required to assess the sites sustainability and capacity credentials, including a detailed feasibility study and master planning.
59	4018	Shadwell Lane	Harewood	4.141	109	Green Belt site. Development of the site would significantly reduce the Green Belt gap between Leeds and Shadwell and extend the linear form of the existing built up urban area. No Highways issues raised.
60	4065	Piccolino's, Wetherby Road Collingham	Harewood	0.2369	7	The site is currently an established restaurant with carparking, situated within the existing settlement. Acceptable for residential development in principle (previous residential use granted approval, now expired). The west side of the site is situated within the conservation area, which would be taken into consideration at detailed design stage.
61	4068	Land adjacent to Belle Vue Road, Scholes	Harewood	0.5739	15	The site is situated within the existing settlement, not within Green Belt, adjacent to existing residential development. Residential development is acceptable in principle. No Highways issues raised.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
62	4074	Sandbeck Way Wetherby	Wetherby	1.962	71	The site is brownfield land situated in a central location within the settlement. Residential development is acceptable in principle. No Highways issues raised.
63	4075	Mercure Hotel, Leeds Road, Wetherby, LS22 5HE	Wetherby	1.8522	67	Brownfield site which is well connected to the existing settlement with excellent accessibility to the town centre. However the site is presently in use as a hotel and would result in a loss of local employment.
64	4076	Deighton Road Wetherby	Wetherby	0.4056	15	Brownfield site situated in a central location within the settlement. Residential development is acceptable in principle. No Highways issues raised.
65	4079	Rudgate Park, Walton	Wetherby	0.8669	23	The site is situated outside the defined settlement hierarchy within the Core Strategy and as such is considered to be situated in an unsustainable location. However, the site is brownfield and lies adjacent to existing housing development. Presently the derelict buildings are an eyesore, so development could improve the area.
66	4096	Former Nidd Vale Motors site, Wetherby	Wetherby	0.43	15	Brownfield site located within a central location within the settlement surrounded by existing housing development. Suitable in principle for residential development. No Highways issues raised.
CALL FOR SITES:						
67	CFS M009	Land West Of First Avenue, Bardsey		13.887 6	315	Call for sites for housing and retail. Retail unsuitable in this location. Housing covered above - site ref 1106

6.3.6 Para 6.3.2 identifies that in this area we need to allocate sites to accommodate 3933 residential units. From table 6.3.3 above, the total capacity from green sites alone is 2323. The total capacity from amber sites is 3525. The total from both green and amber is 5848 which is over and above the 3933 we are seeking, so not all green and amber sites will eventually need to be allocated. In addition, in Outer North East there is uniquely an opportunity to consider whether a new settlement represents the most appropriate way of meeting the housing growth needs of the area (consistent with the National Planning Policy Framework (NPPF) para 52). The site at Spen Common Lane (site 3391) could provide around 2500 dwellings within the plan period (up to 5000 in the longer term), although further work is needed to demonstrate that this represents a suitable option. Such a new settlement would provide a clear alternative to amber sites in this area. At this stage, we are seeking views as to whether we have got the colour coding right and which are the most suitable sites. Alternative sites can also be suggested.

## **QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR HOUSING**

### **'GREEN' SITES**

**H1. Do you agree that the sites that have been identified as 'green' represent the most suitable sites to consider allocating for future housing development?**

**Yes/No**

**Reason**

**H2. Which sites do you disagree with and why? (Give site ref no. and reason).**

**H3. Do you think a site that is not colour coded green should have been? If so, please give site ref no. and reason.**

### **'AMBER' SITES**

**H4. Do you agree that the sites that have been identified as 'amber' represent sites with potential for allocating for future housing development?**

**Yes/No**

**Reason**

**H4a. Do you think that the development of a new settlement at Spen Common Lane, near Bramham could be delivered sustainably and represents a better alternative than the amber sites?**

**H5. Which sites do you disagree with and why? (Give site ref no. and reason).**

**H6. Do you think a site that is not colour coded amber should have been? If so, please give site ref no. and reason.**

### **'RED' SITES**

**H7. Do you agree that the sites that have been identified as 'red' are not suitable for allocation for future housing development?**

**Yes/No**

**Reason**

**H8. Which sites do you disagree with and why? (Give site ref no. and reason).**

**H9. Do you think a site that is not colour coded red should have been? If so, please give site ref no. and reason.**

**OTHER SITES?**

**H10. Do you think there are other more suitable sites not shown on the plan that could be considered as future housing allocations? If so, please supply details – address and site plan.**

**PHASING**

**H11. The Site Allocations Plan will need to also identify phasing of housing allocations (see Volume 1 page 19). The phases are:**

**Delivery/development in the short term, 0-5 years**

**Delivery/development in the medium term, 5-10 years**

**Delivery/development in the long term, 10 + years**

**Do you think any particular sites should be developed in the short, medium or long term? If so, please state site ref no. of site and phase (short, medium or long term) and why.**

**GYPSY AND TRAVELLER SITES (See Volume 1, para 8.18)**

**H12. Do you think that any sites being considered in this area could be suitable for gypsy and traveller site use? Please state reason, and list site ref no. of any specific sites.**

**H13. Do you think there are other more suitable sites not shown on the plan that could be considered for future gypsy and traveller site use? If so, please supply details – address and site plan.**

**ELDERLY ACCOMMODATION (See Volume 1, para 8.19)**

**H14. Do you think that any sites being considered in this area could be suitable for use solely or in part for elderly housing accommodation? Please state reason, and list Site ref no. of specific sites.**

**H15. Do you think there are other more suitable sites not shown on the plan that could be considered for elderly housing accommodation? If so, please supply details – address and site plan.**

## 6.4.0 OUTER NORTH EAST EMPLOYMENT ISSUES AND OPTIONS:

See Plan 6.4 Employment

6.4.1 The employment sites in Outer North East have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development and **493 hectares** of industrial and warehousing. Sites which either have planning permission for employment uses (as at 31.3.12) and/or are allocated for employment as part of the existing development plan and are to be retained for employment are shown as lime green on plan 6.4 including sites within the Thorp Arch Estate in Wetherby which has a range of employment, retail and leisure uses and provides an opportunity for regeneration through mixed use development. These sites will count towards the employment requirement.

In Outer North East these sites are:

**Table 6.4.1: Office based development**  
'Lime Green' sites for office development.

Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Reason for retention
<b>Lime Green</b>				
3104330	S/O Travellers Rest Inn Harewood Road Collingham Wetherby	0.41	430	Current site with planning permission for employment purposes.
3103954	Park Hill Farm Park Hill Studio Walton Road Wetherby	0.5	510	Current site with planning permission for employment purposes.
3203550	Holmecroft York Road LS13 4	2.29	2100	Current site with planning permission for employment purposes.
3103830	Deighton Rd Wetherby	0.28	1210	Current site with planning permission for employment purposes.
3104060	Units A-D Cromwell Park York Road Wetherby Ls22	0.32	800	Current site with planning permission for employment purposes.
<b>TOTAL</b>		<b>3.80</b>	<b>5050</b>	

**Table 6.4.2: Industrial & Warehousing**  
'Lime Green' sites for industrial and warehousing development.

Site Ref	Address	Site area (ha)	Reason for retention
<b>Lime Green</b>			
3102230	Avenue B Thorp Arch T E	2.57	Site is located on an established trading estate with few constraints to its development.
3100830	Avenue B Thorp Arch T E	2.69	Site located within established trading estate with no significant constraints to its development.
3100831	Avenue D Thorp Arch T E	0.82	Site located within established trading estate with no significant constraints to its development.
3104020	Sandbeck Lane Wetherby LS22	6.28	The site is located on the edge of an existing employment site with good access both to the main road and the motorway.
3100820	Avenue E West Thorp Arch T E	3	This is a good quality site is located within a well established trading estate and is therefore appropriate for employment use.
3100832	Avenue D Thorp Arch T E	3.46	The site is of good quality and located within an established trading estate making it appropriate for employment use.
3104420	Land at Sandbeck Lane Wetherby LS23	0.52	Current site with planning permission for employment purposes

Site Ref	Address	Site area (ha)	Reason for retention
3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby LS23 7BJ	1.69	Consent 08/05903/FU for refurbishment into 24 industry units. Expired 20/1/2012 but office units built so valid in perpetuity.
3104400	Sweep Farm Boston Road Wetherby LS22 5 DX	0.39	Current site with planning permission for employment purposes.
<b>TOTAL</b>		<b>21.42</b>	

6.4.2 Sites assessed for employment are those sites from the Employment Land Review which are categorised as 'LDF to determine' sites and new sites submitted through the 'Call for Sites'. There was 1 'call for sites' for employment, or mixed use including employment submitted in Outer North East. There will of course be numerous existing employment sites both in use or last in use for employment which do not require planning permission or allocation. From undertaking assessments, sites have been categorised according to the following colour coding:

**Green** 'To assess' sites which have the greatest potential to be allocated for employment.

**Amber** 'To assess' sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.

**Red** 'Remove' sites from the Employment Land Review and 'To assess' sites which are not considered suitable for allocation for employment.

Table 6.4.3 below shows the colour coding and reasons for the sites being within the relevant categories. The sites are shown on Plan 6.4 Employment.

**Table 6.4.3 SITES ASSESSED FOR POTENTIAL EMPLOYMENT ALLOCATIONS IN OUTER NORTH EAST**

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
<b>Offices</b>							
<b>Green</b>							
None							
<b>Amber</b>							
None							
<b>Red</b>							
	3104100	Adj Former Linton Springs Hotel Sicklinghall Road Wetherby LS22	1.41	5287.5	ELR	Remove	Not deemed to be an acceptable location for office use. Subsequent consent for residential granted.
<b>Industry</b>							
<b>Green</b>							
	3104030	Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby	1.41		ELR	Retain	The site is located within an existing larger employment site (Thorp Arch Estate) and is appropriate for continued employment.
<b>Amber</b>							
None							
<b>Red</b>							
None							
<b>Mixed Use</b>							
<b>Green</b>							
	CFSM033	NEB Site, Scarcoft Lodge, Scarcoft, Leeds	4.78		Site assessment	Industry	Employment for industry and other uses on site may be acceptable subject to assessment.
	CFSM038	Land at Parkhouse Farm, Aberford, Leeds	1.20		Site assessment	Industry	Employment for industry and other uses on site may be acceptable subject to assessment.
	CFSM053	Home Farm Aberford	2.23		Site assessment	Industry	Employment for industry and other uses on site may be acceptable subject to assessment.
<b>Amber</b>							
	CFSM039	Land at Parlington, Aberford, Leeds	28.4		Site visit		Site visit - Greenbelt site may have potential for future development.
<b>Red</b>							
None							

## **QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR EMPLOYMENT**

**E1. Do you think a site that is not colour coded 'green' should have been? If so, please state which site (site ref) this is and why.**

**E2. Do you think a site that is not colour coded 'amber' should have been? If so, please state which site (site ref) this is and why.**

**E3. Do you agree that the sites that have been identified as 'red' are not suitable for allocation for future employment or office development?**

**Yes/No**

**Reason**

**E4. Do you think there are other more suitable sites not shown on the plan that could be considered as future employment or office allocations? If so, please supply details – address and site plan.**

## 6.5.0 OUTER NORTH EAST GREENSPACE ISSUES AND OPTIONS:

6.5.1 The two plans at the end of this document show 1) greenspace sites currently designated through the UDP Review 2006 and sites identified through the open space audit in the Outer North East Housing Market Characteristic Area (Plan 6.5A) and 2) the categories or types of greenspace (Plan 6.5B). There are two elements to consider, firstly the changes being proposed to the allocated greenspace as a result of the 2011 Open Space, Sport & Recreation Assessment (*hereafter referred to as the 'Open Space Audit'*) and secondly the implications of the subsequent assessments undertaken in relation to surpluses and deficiencies, quality and accessibility to greenspace. Sites that are proposed for deletion following the Open Space Audit are listed at the end of this document and are the sites which are not overlain by hatching on Plan 6.5A. Sites proposed to be deleted will be considered in the context of the surpluses and deficiencies identified in each particular area.

6.5.2 Core Strategy policy G3 sets quantity, quality and accessibility standards for these different types of open space:

Type	Quantity per 1000 people	Quality (Sites were scored from 1 to 10, 10 being excellent quality, 1 very poor. A score of 7 is considered good)	Accessibility
Parks and gardens	1 hectare	Good (7)	720 metres
Outdoor sports provision	1.2 hectares (does not include education provision)	Good (7)	Tennis court 720 metres, bowling greens and grass playing pitches 3.2km, athletics tracks, synthetic pitches 6.4km
Amenity greenspace	0.45 hectares	Good (7)	480 metres
Children and young people's equipped play facilities	2 facilities (per 1000 children/young people 0-16 years old)(excluding education provision)	Good (7)	720 metres
Allotments	0.24 hectares	Good (7)	960 metres
Natural greenspace	0.7 hectares main urban area and major settlements, 2 hectares other areas	Good (7)	720 metres and 2km from site of 20 hectares
City Centre open space (all types including civic space)	0.41 hectares	Good (7)	720 metres

6.5.3 There are no standards in the Core Strategy for cemeteries, green corridors and golf courses therefore there is no analysis of surpluses and deficiencies for these typologies. They are, however, shown on Plan 6.5B for completeness.

### 6.5.4 Quantity

The table below sets out the amount of surplus land or the deficiency in provision for each greenspace type.

**Table 6.5.1 Surpluses and deficiencies in different types of greenspace in Outer North East**

	Parks and Gardens	Outdoor Sports (excluding education)	Amenity	Children & Young People	Allotments	Natural
Standard	1ha/1000 people	1.2ha/1000 people	0.45ha/1000 people	2 facilities/ 1000 children	0.24ha/1000 people	0.7ha/1000 people
Harewood	Surplus (2.15 ha)	Surplus (0.376ha)	Deficiency (-0.079ha)	Surplus (1.1 facilities)	Deficiency (-0.082ha)	Surplus (1.009ha)
Wetherby	Deficiency (-0.253ha)	Surplus (0.328ha)	Deficiency (-0.078ha)	Surplus (5.2 facilities)	Deficiency (-0.063ha)	Deficiency (-0.126ha)
Average	Surplus (0.948 ha)	Surplus (0.352 ha)	Deficiency (-0.078ha)	Surplus (3.15 facilities)	Deficiency (-0.072 ha)	Surplus (0.441ha, excluding areas outside HMCA)

6.5.5 Overall the Outer North East area is well provided for in terms of children and young people’s equipped play facilities and outdoor sports facilities. However, it should be noted that whilst there is an excess of children and young peoples play facilities, 17 of the facilities are children’s play areas, in comparison to only 1 multi use games area (MUGA) and 2 skate parks. This clearly shows there is a shortage of facilities for older children which should be addressed. Wetherby Ward is deficient in 4 typologies (parks and gardens, amenity, allotments and natural) though the deficiency in amenity and allotments is small. Harewood is only deficient in 2 (amenity and allotments) again by a small margin. Although there is a deficiency in parks and gardens and natural greenspace in Wetherby Ward, the surpluses in Harewood ward ensure on average there is a surplus of these two typologies in the area as a whole. It should be noted that outdoor sport excludes a significant number of sport facilities within education facilities as they have been universally regarded as for the use of the school only and private. In some cases communities will have access to school pitches and facilities therefore there could be an even greater surplus. Due to the predominantly rural nature of this area, residents will also have good access to the countryside for recreation.

6.5.6 There is a need to provide more specific types of greenspace across the 2 wards. This could be achieved by laying out some of the surplus areas of alternative greenspace types e.g. lay out some of the surplus children and young people’s equipped play facilities or outdoor sports to amenity or allotments (and parks and gardens or natural in Wetherby Ward) which are deficient. However, due to the nature of the area this would not be appropriate. The area is dominated by a number of clearly identifiable villages which are separated by open rural land. Many of the villages have a play facility which is a vital facility to the local community and therefore should not be lost. Facilities in neighbouring villages are beyond the acceptable travelling distances. Similarly, certain villages have outdoor sports facilities e.g. tennis courts, bowling greens, grass pitches, which serve the immediate community. The loss of any of these facilities would disadvantage the communities affected. If the typology of an area of greenspace is to be changed, it will need to be carefully assessed to ensure it is suitable and appropriate for the new type and not a well used and valued area of the original typology.

6.5.7 The alternative is that new areas which aren’t greenspace currently could be laid out to improve quantity of provision. This could be delivered by a developer as a

requirement on new residential development or by the Council following the payment of commuted sums or potentially by the community itself through Community Infrastructure Levy receipts.

6.5.8 A number of greenspace sites have been suggested for housing. The following questions (page 32 and 33) seek views as to whether the sites should be retained for their current or alternative greenspace use, or might be better used for housing in preference to land elsewhere within the area.

**6.5.9 Quality**

Overall, the plan and tables show a predominance of sites (87 out of 118) which fall below the required quality standard of 7, which indicates an issue of substandard greenspace provision across all wards and typologies.

**6.5.10 Accessibility**

Most of the built up area is accessible to at least some types of greenspace but no town/village is accessible to all typologies. Aberford, Boston Spa, Collingham, Bardsey and Barwick are the best served with acceptable access to 5 (6 in the case of Aberford) typologies whilst more rural areas generally fall beyond the acceptable distances and therefore have poor accessibility to greenspace. Accessibility should be improved by providing more greenspace sites, however this can only realistically be delivered through development. The scattered pattern of settlements and the large extent of Green Belt will make this difficult to achieve.

## **QUESTIONS ABOUT GREENSPACE PROVISION IN OUTER NORTH EAST**

### **General**

- G1. Do you have any comments on the proposed boundary amendments, additions and deletions to the greenspace provision in the area as shown on greenspace plan A?**
- G2. Do you think the Council should consider changing the type of greenspace where that type of greenspace is in surplus (ie more than meets the standard) to another type of greenspace that falls short of the standards?**
- G3. Do you think the Council should consider allowing development of any of the greenspace sites where that type of greenspace is in surplus (ie more than meets the standard)? If so, which sites?**
- G4. The quality of many existing greenspace sites in the area falls below the required standard. Do you agree that resources (including commuted sums obtained from planning permissions and legal agreements) should be channelled to improving quality of existing sites?**
- G5. Alternatively, if a site is of poor quality and/or disused, do you think it is better to consider allowing development of that site to generate resources to invest in greenspace elsewhere?**
- G6. Do you agree that, where opportunities arise, new greenspace provision should be provided in areas that fall below accessibility distance standards, to ensure residents have adequate access to different types of greenspace?**

**G7. Have you any other comments/suggestions about greenspace provision in the area?**

**Specific to Outer North East:**

**G8 Part of the existing UDP N6 (playing pitch) designation at Thorp Arch Grange has been put forward as a possible housing site (Site ref 2067, see page 17). Do you think this land should be retained as greenspace (protected as play pitch or another greenspace typology) or released for housing?**

**G9 Part of the existing UDP N6 (playing pitch) designation at High Trees School, Boston Spa has been put forward as a possible housing site (Site ref 3332, see page 21). This part of the site is currently not used as playing pitch. Do you agree with amending the boundary of the greenspace allocation to remove this land? This does not mean development will be acceptable in this location as it is in the Green Belt.**

**G10 Bearing in mind the amount of land that falls outside the accessibility distances and the comparatively low number and scattered distribution of population in these areas, do you agree that, where opportunities arise, new greenspace provision should be provided in areas that fall below accessibility distance standards, to ensure residents have adequate access to different types of greenspace?**

## Appendix 1

### UDP designated greenspace sites not identified as greenspace in the Open Space Audit – proposed to be deleted

Open Space type in existing UDP	Ref number	Address	Reasons for proposed deletion
N1	31/0	Milnthorpe Close, Bramham	Developed for housing
N1	31/3	Woodacre Green, Bardsey	Less than the 0.2ha threshold.
N1	31/8X	Boston Road, Wetherby	In an agricultural rather than a greenspace use (also see site 3310, page 20).
N1	31/10	Shaw Barn Lane, Wetherby	Less than the 0.2ha threshold.
N1	31/38	Ainsty Road, Wetherby	Less than the 0.2ha threshold.
N6 (playing pitches)	31/17X	St John's School, Boston Spa	Outdoor sports facilities relocated to south of school buildings.



## Contact Details

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# Site Allocations Plan

Leeds Local Development Framework

## Issues and Options for the Plan

June 2013