



Submission Statement Employment Land Assessment May 2017

Leeds Local Plan

Version to accompany Submission of the Site Allocations Plan

May 2017

1. Introduction

- 1.1. This Employment Land Assessment (ELA) March 2017 has focussed upon the supply of sites and was carried out by the Policy and Plans service of Leeds City Council. Certain elements (eg planning status: permission, construction, completion) of the assessment relate to a base date of April 2016. But site visits and other assessment have been done over a longer period. The City Council intends to maintain the ELA as a live document with further assessment and updates to the flow of sites that enter the supply (for example windfall sites) and exit the supply (for example, completions or loss to other uses).
- 1.2. To assess sites for their suitability, availability and achievability for employment development sites have been scored systematically as explained in the methodology section below.
- 1.3. A full list of all assessed sites is provided in the results section below.

2. Scope

- 2.1. The Council's Employment Land Review 2010 Update was published in 2011. It reviewed changes to national planning policy, updated the quantity of employment land needed and re-appraised the UDP employment land supply, identifying large amounts of land that was no longer suitable or available for employment allocation. The ELR 2010 was relied upon for preparation and examination of Leeds' Core Strategy, which was adopted in November 2014 and sets out requirements for new office and general employment land for the period 2012 – 2028.
- 2.2. This update is concerned with refreshing evidence on Leeds' employment land supply. The requirements are fixed for a number of years in the Core Strategy so do not need to be re-examined.
- 2.3. The Review has been conducted in-house by Leeds City Council Policy and Plans service.
- 2.4. The update has been pitched to meet requirements of national planning practice guidance with a proportionate level of assessment. The assessment covers the whole of Leeds and supports the preparation of the Site Allocations Plan and Aire Valley Leeds Area Action Plan. The update has not engaged directly with landowners, businesses, business representatives, the Leeds enterprise partnership, parish councils nor forums preparing neighbourhood plans. This is because this engagement has been undertaken in parallel through the preparation of the Plans. They had a "call for sites" and have consulted widely on proposals for site allocations. The update has not involved viability assessments as these would be prohibitively expensive for an area as big as Leeds with over 300 sites.

National Policy

- 2.5. The NPPF expects planning authorities to develop an evidence base to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs (para 161). The NPPG provides advice on assessment of sites (both for housing and employment) expecting potential allocations to be suitable, available and achievable. As set out in the methodology section, the ELR update is designed to address all the issues raised in the NPPG.

3. Methodology

- 3.1. The overall aim of the methodology is to ensure that employment sites can be properly assessed against nationally recognised criteria. A system of scoring helps to understand the relative merits of sites, but is not the sole determinant; consideration also needs to be given to wider matters.
- 3.2. Suitability
 - 3.2.1. According to the NPPG, suitability concerns whether a site accords with planning policy in terms of location and impact on regeneration and how a site performs in terms of physical matters (access, ground conditions, flood risk, contamination etc), impact on landscape and conservation, and environmental/amenity impact on neighbours. Regard should be given to whether problems with suitability can be mitigated by imposing site development requirements.
 - 3.2.2. The ELR update relied upon seven detailed indications of suitability concerning physical appropriateness, impact on landscape, nature and heritage, and potential amenity impacts on neighbours. It also considered two indicators of policy compliance including consistency with core strategy locational policy and impact on regeneration.
 - 3.2.3. The assessment of flood risk was based on whether a site has more than 20% of its area within one of the flood risk zones modelled by the Environment Agency¹. Sites are scored higher for being in lower zones of flood risk.
 - 3.2.4. The Council keeps records of historic land contamination which are stored electronically. Where a site is affected by land contamination, the site was scored 1 if the area of contamination covers more than 80% of the site area, scored 2 if between 60 and 80%, 3 if between 40 and 60%, 4 if between 20 and 40% and 5 if less than 20%.
 - 3.2.5. Accessibility was scored as a measure of public transport accessibility. The system used for the ELR involved updating a previous system used for early drafts of Leeds' Sustainability Appraisal of the Site Allocations and Aire Valley Leeds Plans. The scoring criteria used the Core Strategy office accessibility standard as the basis for achieving the highest score for this measure (5) and the general employment accessibility standard as the minimum level of accessibility (scoring 2). Sites which fail to meet the general employment accessibility standard were regarded as the least sustainable scoring 1. The criteria for scoring 3 or 4 lies between the office and general employment

¹ November 2016 data

standard and thus provides a good or very good level of accessibility for general employment but marginally fails the accessibility standard for office development.

- 3.2.6. The West Yorkshire Combined Authority supplied mapped contours of public transport accessibility. Most sites fell entirely within one contour. Where sites overlapped, officers considered size of site, shape of site, extent of overlap and likely access points to determine which contour the site should be attributed to. Under the accessibility to public transport criteria average time to access public transport factors in walk time to a bus stop and the frequency of services serving that stop. It is calculated using the following formula (Average time = x minute walks = $(0.5 \times y \text{ min bus frequency})$ e.g. 5 minute walk and 15 min frequency (the Core Strategy accessibility standard for offices) = $5 + (0.5 \times 15) = 12.5$ minutes. Any site within 10 minutes' walk (800 m) of a railway station also scored 5.
- 3.2.7. Sites were scored 1 if the average time to access public transport services was greater than 40 minutes (fails to meet Core Strategy standard). They were scored 2 if the average time to access public transport services was greater than 20 minutes and less than or equal to 40 minutes (equivalent to Core Strategy standard for general employment uses). Sites were scored 3 if the average time to access public transport services was greater than 15 minutes and less / equal to 20 minutes. Sites were scored 4 if the average time to access public transport services was greater than 12.5 minutes and less than / equal to 15 minutes. They were scored 5 if the average time to access public transport services was less than or equal to 12.5 minutes (equivalent to Core Strategy standard for office uses).
- 3.2.8. To score a site in terms of its topography and layout, officers visiting the site gave a score of 1 for steeply sloping or irregular shape/ layouts not suitable for employment use, a score of 3 for gently sloping land and a score of 5 for flat land.
- 3.2.9. Highway access was scored according to how well a site can be connected to the road network based on an officer site visit and an opinion of the highways officer. Sites with no access achievable were scored 1. Sites with highway frontage but adequate access and visibility not achievable were scored 2. Sites requiring development of adjacent site for access were scored 3. Sites where access can be achieved with mitigation works (e.g. signalised junction) were scored 4. Sites with adequate frontage for suitable access and visibility splays within site / adopted highway were scored 5.
- 3.2.10. Impact on the local highway network was scored as follows: Sites in a location with unsuitable local roads and no potential for mitigation were scored 1. Sites

with unsuitable local roads but potential to mitigate with improvements were scored 2. Sites in areas with local congestion issues were scored 3. Sites with spare capacity in a suitable local network but likely to cause cumulative impact issues were scored 4. Sites with spare local network capacity and suitable network were scored 5.

- 3.2.11. The Council has a range of environmental designations mapped which could be adversely affected by employment land development. Officers made judgements about how significantly environmental designations might be affected depending on proximity of the site and the importance of the designation. Where significant harm would be caused to designations (Special Area of Conservation, Special Protection Area, Sites of Biological Importance, AONB, SSSI, Local ecology designations, Heritage assets, dense TPOs), sites were scored 1. Where mitigation would be necessary (eg Heritage assets, Conservation Area, Local ecology designations, light TPO coverage), sites were scored 3. If no impact on environmental designations was anticipated, sites were scored 5.
- 3.2.12. Sites were also scored according to what level of impact industrial use of a site might have on adjacent uses. This involved officer judgement on the proximity, scale and sensitivity of adjacent uses. Sites were scored 1 if the neighbouring uses were mainly residential or a rural area with no existing industrial/commercial uses. Sites were scored 2 if they were in mainly residential or a rural areas with few industrial/commercial uses; sites were scored 3 if they were in areas of mixed industrial/commercial and residential uses; sites were scored 4 if they were in established commercial areas, with residential uses or rural areas nearby, and sites were scored 5 if they were in well-established industrial/commercial areas"
- 3.2.13. Sites were tested against the locational preferences of planning policy using Officer judgement. Core Strategy Policy EC1 concerns suitability of sites for General Employment. Part A (ii) is relevant which gives locational preference to locations in the Main Urban Area, Major Settlements and Smaller Settlements including sites with good access to the motorway, rail and waterway networks, locations in established industrial areas and locations within urban extensions lined to new housing proposals. Sites within the named areas were scored 5, sites adjoining the named areas or in accessible locations were scored 3 and other sites were scored 1. Policy EC2 concerns suitability of sites for office use. Sites with locations in the city centre or town centres were scored 5, edge of centre were scored 3, and other locations 1.
- 3.2.14. The last test of suitability concerned locations in Leeds' designated regeneration areas: Aire Valley, East Leeds, Inner South, South Leeds, Leeds –

Bradford Corridor and West Leeds Gateway. Sites that are fully within these areas are scored 5, partly within 3 and in other locations 1.

3.3. Availability

3.3.1. According to the NPPG, availability is whether a site is ready for development in terms of being free of legal / ownership constraints. It normally means a developer or landowner is known to be interested in site development.

3.3.2. ELR indications of availability include land owner interest, current state of occupancy and marketing.

3.3.3. Land owner interest was scored by officer judgement based on knowledge from submission information and development interest expressed through planning application history. If there are more than two owners with potential of ransom strips sites were scored 1. If there are two owners or less / or "don't know" sites were scored 3. If there is a single owner with active interest to develop for employment purposes sites were scored 5. Where a site proposed for identification / allocation in a Development Plan has been subject to public consultation, it is assumed that no contact from a landowner will be an indication that there is no disagreement with the proposal: such sites should be scored 3.

3.3.4. An availability score was also awarded according to the state of the site, based on a site visit. If a site is currently occupied it was scored 1. If a site appears empty or with vacant buildings it was scored 3. If the site is cleared it was scored 5.

3.3.5. To ascertain whether a site is being marketed officers looked out for signboards on site visits and also consulted the web-directory "Locate in Leeds". If a site is not being marketed, or being marketed exclusively for a non-employment use, it was scored 1. If a site is being marketed but without specifying employment, it was scored 3. If a site is being marketed for employment it was scored 5.

3.4. Achievability

3.4.1. The NPPG says a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the development over a certain period.

3.4.2. ELR indications of achievability include understanding development viability and the level of development interest.

- 3.4.3. An indication of how viable a development for employment use would be on a site may be achieved by assessing the physical condition of the site. There is an overlap with the suitability test for contamination and the availability test for state of the site. Based on site visits and knowledge acquired about sites officers scored sites as follows: 1 for sites with known severe constraints of contamination, ground conditions etc which require public funding to address; 2 for sites where significant constraints are readily apparent; 3 for sites where clearance is required prior to any new development; 4 for cleared sites not in a prime location (near motorways or established employment areas, or city centre for offices); or 5 for cleared sites in a prime location (near motorways or established employment areas, or city centre for offices).
- 3.4.4. Using the Council's records of planning activity, officers can make a further judgement on achievability. Where sites have planning approval for development of *non-employment uses* they were scored 1; where there is interest in development for *non-employment uses* or no recent interest in employment sites were scored 2; where there is no planning permission for employment in last 10 years sites were scored 3; where planning permission had been given for employment use in last 10 years but no longer extant, sites were scored 4; and sites with current planning permission for employment use were scored 5.

3.5. Use of Scoring

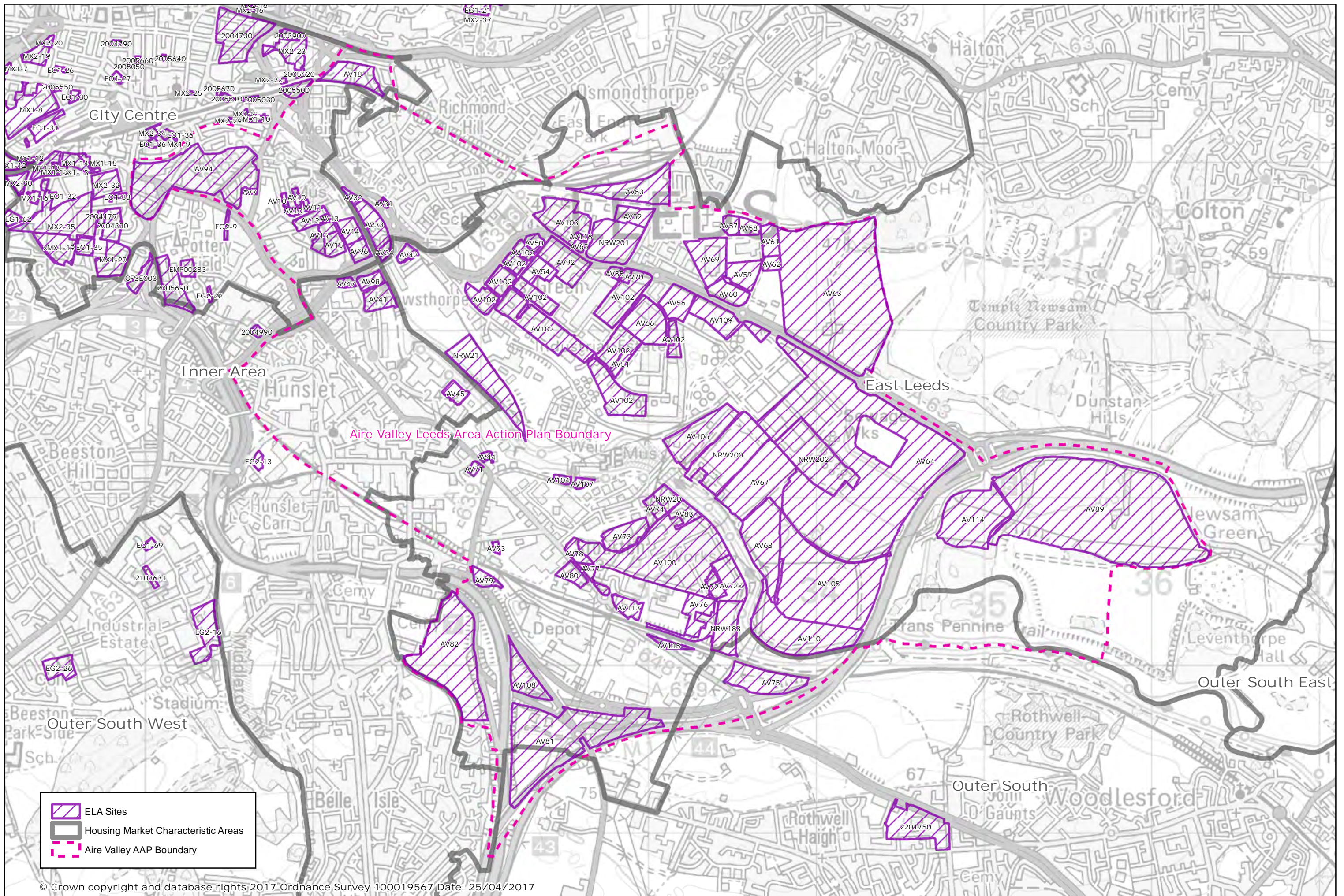
- 3.5.1. Scoring the sites 1 – 5 against the 10 suitability, 3 availability and 2 achievability factors offered a maximum score of 75. Giving a separate average score of 1 - 5 for each of suitability, availability helped to balance the importance of these three criteria. However, a note of caution is needed; the scoring was a helpful tool for reaching conclusions and making recommendations about sites, but there were sometimes other practical reasons for overriding a score.
- 3.5.2. In practice the 15 factors are not equally important. It was not considered appropriate to introduce a comprehensive weighting system because this would make the scoring unduly complex and could easily give false validity to a set of subjective judgements. Even with a simple averaging of the suitability, availability and achievability, the scores need to be treated with caution
- 3.5.3. Some factors may trump all the others. For example, a site in the functional flood plain is entirely unsuitable for employment development. Alternatively a site may be found to be completely unavailable, despite scoring well for suitability and achievability.

- 3.6. Another important issue is whether new development can mitigate against certain low scoring factors. For example, poor access to a site can often be overcome through investment in highway infrastructure or contamination can be re-mediated. Where appropriate, site requirements can be specified in proposed site allocations and conditions and/or S106 Agreements can be attached to planning permissions to ensure that suitability issues are addressed in new development schemes.

4. Results

- 4.1. All the sites assessed are listed below. They are listed by Housing Market Characteristic Area (HMCA) and for the Aire Valley² and in the order of their employment land assessment reference numbers. Sites with planning permission for employment use have not been fully scored because suitability, availability and achievability are demonstrated on the basis of that permission.

² The area of the Aire Valley Leeds Plan overlaps with City Centre, East and Inner HMCAs. Sites in the Aire Valley are shown only in the Aire Valley section.



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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\ELA_Sites A3_HMCA .mxd
 PDFs: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS January 2017 Site Allocations A3_HMCA

HMCA
 Aire Valley AAP



Leeds Employment Land Assessment 2016

ELA ref: ELA00090

Site alias: 2001331

Site area (ha): 1.43

E: 431125

N: 432507

Address: Clarence RoadLS 10

General Attributes

Site Description:

Cleared site on the edge of the defined City Centre. Frontages along Clarence Road and Sayner Lane. A glass manufacturing plant (noise and odour issues) is located to the south west of the site.

Suitability:

Part of site has obtained planning permission for conversion and extension of the vacant building for an industrial / office use on 10/08/2016 and has current approval under 15/07175/FU. The south of the site is constrained for housing uses by proximity to the glass manufacturing plant. A flood risk sequential test has been undertaken.

Availability:

Vacant site with a willing landowner.

Achievability:

Further planning application for office building submitted in 2016. Site is owned by the end user and is expected to be developed for employment in the short term.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV15

Plan status: Aire Valley Allocated for mixed uses

Plan capacity - office (sqm): 10500

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Frontage available on Clarence Road and Sayner Lane
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	5	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA00090

Site alias: 2001331

Site area (ha): 1.43

E: 431125

N: 432507

Address: Clarence RoadLS 10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1587.25
Nearest bus stop	13228
Nearest bus stop distance (m)	97.51

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

LCC ownership	4.57
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00092

Site alias: 2001333

Site area (ha): 1.37

E: 431061

N: 432556

Address: Carlisle Road Clarence Road LS 10

General Attributes

Site Description:

Cleared site on the edge of the defined City Centre. Frontages along Carlisle Road and Sayner Lane. A glass manufacturing plant (noise and odour issues) is located to the south of the site.

Suitability:

The site is edge of centre so partly accords with Policy EC2. The site is suitable for a mix of employment and housing uses with employment uses potentially providing a buffer between housing and the glass manufacturing plant to the south of the site. A flood risk sequential test has been undertaken.

Availability:

The site is vacant and has a willing landowner.

Achievability:

Deliverable site for mixed use development subject to market interest.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV16

Plan status: Aire Valley Allocated for mixed uses

Plan capacity - office (sqm): 10500

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Frontage available on Carlisle Road and Sayner Lane
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		35	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA00092

Site alias: 2001333

Site area (ha): 1.37

E: 431061

N: 432556

Address: Carlisle Road Clarence Road LS 10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1509.06
Nearest bus stop	14356
Nearest bus stop distance (m)	164.21

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

LCC ownership	99.98
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00121

Site alias: 2001840

Site area (ha): 2.82

E: 431360

N: 432629

Address: Low Fold Hammond St Ark St LS9

General Attributes

Site Description:

Vacant brownfield site between the Inner Ring Road and the River Aire partly within and partly on the edge of the City Centre. Access to the site can be taken from East Street. A glass manufacturing plant (noise and odour issues) is located to the west of the site across the river.

Suitability:

Location accords with Policy EC1 for general employment use and partly with EC2 for offices. Also appropriate location for housing and preferable for that use given respective Core Strategy targets. A flood risk sequential test would be required.

Availability:

Planning permission for housing approved August 2015. Not available for employment.

Achievability:

Site to be developed for housing in accordance with extant planning permission so employment development is not achievable

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV33

Plan status: Aire Valley Identified housing

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	Existing access spur available
STB6	Suitability - Environmental constraints	3	Site adjacent to local ecology designation.
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment land. Part of site within City Centre so accords with Policy EC2 for offices the remaining part of the site is edge of centre.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		33	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	1	
Total Achievability score:		3	

Leeds Employment Land Assessment 2016

ELA ref: ELA00121

Site alias: 2001840

Site area (ha): 2.82

E: 431360

N: 432629

Address: Low Fold Hammond St Ark St LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	10.83
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1760.55
Nearest bus stop	8533
Nearest bus stop distance (m)	80.92

Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	90.91
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	14.57
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00122

Site alias: 2001841

Site area (ha): 0.2

E: 431427

N: 432755

Address: Echo Central 3 East Street & Cross Green Lane LS9

General Attributes

Site Description:

Vacant parcel of land next to multi-storey Echo development.

Suitability:

Lapsed planning permission 10/04525/EXT, granted on 15/06/12, indicates suitability of site of office development.

Availability:

Vacant site. Landowner also known to be pursuing other options including residential and education uses.

Achievability:

Scheme had planning permission between 2007 and 2015 but was not developed. Site at edge of the city centre so potentially a viable office location subject to market demand.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV31

Plan status: Aire Valley Identified mixed use

Plan capacity - office (sqm): 6290

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	0	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	2	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		30	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	3	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	4	Permissionfor offices lapsed 15/06/2015
Total Achievability score:		9	

Leeds Employment Land Assessment 2016

ELA ref: ELA00122

Site alias: 2001841

Site area (ha): 0.2

E: 431427

N: 432755

Address: Echo Central 3 East Street & Cross Green Lane LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1788.39
Nearest bus stop	8533
Nearest bus stop distance (m)	68.49

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00123

Site alias: 2001842

Site area (ha): 0.55

E: 431429

N: 432471

Address: South Accommodation Road LS9

General Attributes

Site Description:

Small vacant brownfield site between the Inner Ring Road and the River Aire partly within and partly on the edge of the City Centre. Access to the site can be taken from East Street/South Accommodation Road. A glass manufacturing plant (noise and odour issues) is located to the west of the site across the river. The adjacent Low Fold site has planning permission for housing.

Suitability:

Location accords with Policy EC1 for general employment use and partly with EC2 for offices. Also appropriate location for housing and preferable for that use given respective Core Strategy targets. A flood risk sequential test would be required.

Availability:

The site has had previous planning permission for housing and is not likely to be available for employment.

Achievability:

Site more likely to come forward for residential development given previous application and proposals on the neighbouring Low Fold site.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV34

Plan status: Aire Valley Allocated for housing

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	Existing access available
STB6	Suitability - Environmental constraints	3	Ecology designations along waterfront
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	3	Accords with Policy EC1 for general employment land. Part of site within City Centre so accords with Policy EC2 for offices the remaining part of the site is edge of centre.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	2	Access and flood risk
MKT1	Achievability - Planning interest	2	Had planning permission for housing that lapsed in
Total Achievability score:		4	

Leeds Employment Land Assessment 2016

ELA ref: ELA00123

Site alias: 2001842

Site area (ha): 0.55

E: 431429

N: 432471

Address: South Accommodation Road LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.01
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1880.03
Nearest bus stop	10730
Nearest bus stop distance (m)	76.50

Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	98.46
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	54.79
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00124

Site alias: 2001843

Site area (ha): 0.46

E: 431234

N: 432792

Address: Car Park Adj Rose Wharf East Street LS9

General Attributes

Site Description:

Site immediately to the south of the converted listed office building at Rose Wharf and next to River Aire. Most of the site is used for surface car parking for Rose Wharf. A number of trees have grown along the waterfront. Site has an existing access onto East Street.

Suitability:

Site is located within the City Centre and is suitable for office development in accordance with Core Strategy Spatial Policies 1, 2, 3 & 9 and Policy EC2. As the site is small and sloping it is unlikely to be suitable for other types of employment.

Availability:

Unavailable in the short term due to existing car parking use but this is unlikely to restrict the potential for medium to long term development. Previous interest in the site for housing development indicated by a planning application which was later withdrawn.

Achievability:

Site more likely to come forward for residential development given previous application and proposals on the neighbouring Low Fold site.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV32

Plan status: Aire Valley Allocated for housing

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	Existing access available onto East Street
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	Existing surface parking use would need to be extinguished.
MKT1	Achievability - Planning interest	2	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA00124

Site alias: 2001843

Site area (ha): 0.46

E: 431234

N: 432792

Address: Car Park Adj Rose Wharf East Street LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	99.66
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1592.25
Nearest bus stop	14356
Nearest bus stop distance (m)	159.97

Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	21.61
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00135

Site alias: 2001880

Site area (ha): 2.29

E: 431394

N: 432187

Address: Atkinson St Goodman St LS 10

General Attributes

Site Description:

Site includes vacant listed mill buildings and a flexible approach to the end use of the building is preferred to maximise the opportunity for restoration and re-use of the buildings. The site does not accord with CS Policy EC2 as a first preference for office development. However, it is relatively close to the city centre and high frequency public transport routes and exceptional circumstances relating to the restoration of the listed buildings, it is considered that office uses should be specified as one of the acceptable uses of the site.

Suitability:

Site does not fully accord with Policy EC2 for office use although it is an accessible location with close links to the City Centre. Preferred for residential use but to maximise the opportunity for restoration and re-use of the buildings it is appropriate to consider a range of potential uses, including offices.

Availability:

Site has a planning permission for 699 flats based on a technical start to implement the permission. Expectation that this scheme will progress so site would not be available for offices.

Achievability:

Scheme unlikely to deliver new employment floorspace given the existing planning permission for housing.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV41

Plan status: Aire Valley Identified mixed use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	3	Listed buildings and ecology designation along waterfront
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		32	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	1	
Total Achievability score:		3	

Leeds Employment Land Assessment 2016

ELA ref: ELA00135

Site alias: 2001880

Site area (ha): 2.29

E: 431394

N: 432187

Address: Atkinson St Goodman St LS 10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	3.46
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1976.21
Nearest bus stop	9167
Nearest bus stop distance (m)	94.48

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

LCC ownership	1.38
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00336

Site alias: 2004859

Site area (ha): 0.3

E: 430621

N: 432826

Address: S/o Yorkshire Chemicals Black Bull Street Leeds LS10

General Attributes

Site Description:

Cleared site immediately to the north of the new Leeds College of Building campus.

Suitability:

Suitable for a mix of town centre uses and housing in accordance with Core Strategy Spatial Policies 1, 2, 3 & 9 and Policy EC2. Assumption that office development could be delivered as part of wider mix. Assumed that half site will come forward for offices. Flood risk sequential test has been undertaken.

Availability:

Vacant site. The Landowner has also been approached to confirm availability.

Achievability:

Cleared site considered to be viable for mixed use development including offices within the plan period.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV7

Plan status: Aire Valley Allocated for mixed uses

Plan capacity - office (sqm): 2250

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access possible off one-way Cudbear Street
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA00336

Site alias: 2004859

Site area (ha): 0.3

E: 430621

N: 432826

Address: S/o Yorkshire Chemicals Black Bull Street Leeds LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	998.50
Nearest bus stop	11984
Nearest bus stop distance (m)	86.55

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00344

Site alias: 2004959

Site area (ha): 1.6

E: 431220

N: 432591

Address: Ex-hydro Works Blocks B1 To B9 East Of Clarence RoadLS 10

General Attributes

Site Description:

Cleared waterfront site on the edge of the defined City Centre. Frontage along Clarence Road. Student accommodation adjoins the site to the north and industrial uses to the south. A glass manufacturing plant (noise and odour issues) is located to the south west of the site.

Suitability:

The site is edge of centre so partly accords with Policy EC2. The site is suitable for a mix of employment and housing uses with employment uses potentially providing a buffer between housing and the glass manufacturing plant to the south of the site. A flood risk sequential test has been undertaken. Site adjoins green corridor along River Aire so design needs to accord with Core Strategy Policies G1 and G9.

Availability:

Subject to a planning approval for a residential-led scheme, granted 25/10/2016. This includes two commercial units (990 sq m) which can be used for a number of uses including B1 offices.

Achievability:

Cleared site which is subject to a planning application for a residential-led scheme. Delivery of office uses within the mix of commercial uses permitted will depend on market demand.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV14

Plan status: Aire Valley Allocated for mixed uses

Plan capacity - office (sqm): 12000

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Frontage available on Clarence Road
STB6	Suitability - Environmental constraints	3	Buffer to river bank required.
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		31	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA00344

Site alias: 2004959

Site area (ha): 1.6

E: 431220

N: 432591

Address: Ex-hydro Works Blocks B1 To B9 East Of Clarence Road LS 10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1641.56
Nearest bus stop	13228
Nearest bus stop distance (m)	116.21

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

LCC ownership	49.42
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00353

Site alias: 2005060

Site area (ha): 0.51

E: 431198

N: 432280

Address: South Point House South Accommodation Road Hunslet Leeds LS10

General Attributes

Site Description:

Vacant shell of former office building and land within curtilage. Within industrial area with existing access to Atkinson Street. The listed Hunslet Mills complex is located opposite the site.

Suitability:

Site obtained planning permission for a warehouse on 15/05/2014 and has current approval under 14/00621/FU.

Availability:

Vacant site with willing landowner.

Achievability:

Site acquired by business in January 2015 so assumed to be viable.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV47

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.51

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	Accords with Core Strategy Policy EC1.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		32	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	5	Previously marketed and acquired by businessr (January 2015).
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00353

Site alias: 2005060

Site area (ha): 0.51

E: 431198

N: 432280

Address: South Point House South Accommodation Road Hunslet Leeds LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1760.16
Nearest bus stop	9774
Nearest bus stop distance (m)	73.54

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

LCC ownership	11.24
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00432

Site alias: 2101311

Site area (ha): 1.19

E: 431850

N: 431623

Address: Hunslet Wharf Gibraltar Island Road LS10

General Attributes

Site Description:

Phase 2 of a larger planning approval. Phase 1 developed for offices. Vacant site lying next to the River Aire within industrial estate. Mature trees located adjacent to the river

Suitability:

Site obtained planning permission for industrial/distribution uses on 14/11/2008 and has current approval under 08/00735/FU, implemented through construction of Phase 1.

Availability:

Cleared site with willing landowner.

Achievability:

Located within a well established industrial area and expected to be viable subject to market demand.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV45

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.7

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Core Strategy Policy EC1 for general employment use.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		38	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00432

Site alias: 2101311

Site area (ha): 1.19

E: 431850

N: 431623

Address: Hunslet Wharf Gibraltar Island Road LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2667.16
Nearest bus stop	922
Nearest bus stop distance (m)	225.13

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00475

Site alias: 2102081

Site area (ha): 0.49

E: 432800

N: 432341

Address: Pontefract Lane LS 9

General Attributes

Site Description:

Vacant and cleared infill site within the Cross Green Industrial Estate.

Suitability:

Site located in an existing industrial area which accords with the locational criteria for general employment uses set out under Core Strategy Policy EC1.

Availability:

Vacant site with a willing landowner.

Achievability:

Expectation that site would be viable subject to market demand.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV55

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.49

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access can be provided onto Newmarket Lane
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment use.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		45	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00475

Site alias: 2102081

Site area (ha): 0.49

E: 432800

N: 432341

Address: Pontefract Lane LS 9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3221.88
Nearest bus stop	6773
Nearest bus stop distance (m)	65.48

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

LCC ownership	1.29
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00480

Site alias: 2102086

Site area (ha): 2.97

E: 433171

N: 432160

Address: Pontefract Lane LS 9

General Attributes

Site Description:

Vacant site with frontage onto A63 but access taken from Knosthorpe Road. Part of Yorkshire Water's ownership at Knostrop Waste Water Treatment Works.

Suitability:

Site located in an existing industrial area which accords with the locational criteria for general employment uses set out under Core Strategy Policy EC1.

Availability:

Vacant site but not being actively marketed.

Achievability:

Likely to be viable subject to market demand. Other sites are more advanced so more likely to come forward in the medium to long term.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV56

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 2.97

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	Access available off Knowsthorpe Road
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accord with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		38	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00480

Site alias: 2102086

Site area (ha): 2.97

E: 433171

N: 432160

Address: Pontefract Lane LS 9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3627.99
Nearest bus stop	10449
Nearest bus stop distance (m)	217.76

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

LCC ownership	1.60
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00481

Site alias: 2102087

Site area (ha): 5.22

E: 432991

N: 432043

Address: Knowsthorpe Gate LS 9

General Attributes

Site Description:

Vacant brownfield site within the Cross Green Industrial Estate. Most of previous building demolished with one vacant unit remaining. Frontages onto Knowsthorpe Gate and Knowsthorpe Road.

Suitability:

Site obtained planning permission for extension of existing industrial uses on 26/01/2016 and has current approval under 15/05293/EXT.

Availability:

Site under construction.

Achievability:

Site under construction.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV66

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 5.22

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Existing accesses off Knowsthorpe Road and Knowsthorpe Gate
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		45	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	5	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	Site acquired by business who submitted planning application.
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00481

Site alias: 2102087

Site area (ha): 5.22

E: 432991

N: 432043

Address: Knowsthorpe Gate LS 9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3492.59
Nearest bus stop	3817
Nearest bus stop distance (m)	136.96

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

LCC ownership	0.05
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00490

Site alias: 2102120

Site area (ha): 2.04

E: 432913

N: 432680

Address: Adj Wholesale Markets Site Newmarket Approach Leeds LS9

General Attributes

Site Description:

Vacant former wholesale market site next to the recently constructed energy recovery facility. Located within the Leeds City Region Enterprise Zone.

Suitability:

Site obtained planning permission for industrial/distribution uses on 11/04/2016 and has current approval under 16/00124/FU.

Availability:

Site is under construction.

Achievability:

Site is under construction.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV52

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 2.04

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Adequate site frontage onto highway
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	Under construction as of Sept 2016.
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00490

Site alias: 2102120

Site area (ha): 2.04

E: 432913

N: 432680

Address: Adj Wholesale Markets Site Newmarket Approach Leeds LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3260.83
Nearest bus stop	6773
Nearest bus stop distance (m)	302.98

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

LCC ownership	100.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00492

Site alias: NRW201

Site area (ha): 6.68

E: 432794

N: 432528

Address: S/o Wholesale Markets Newmarket Approach Leeds LS9

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Natural Resources and Waste DPD

Plan ref: NRW201

Plan status: Aire Valley NRW Allocation

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 6.68

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00492

Site alias: NRW201

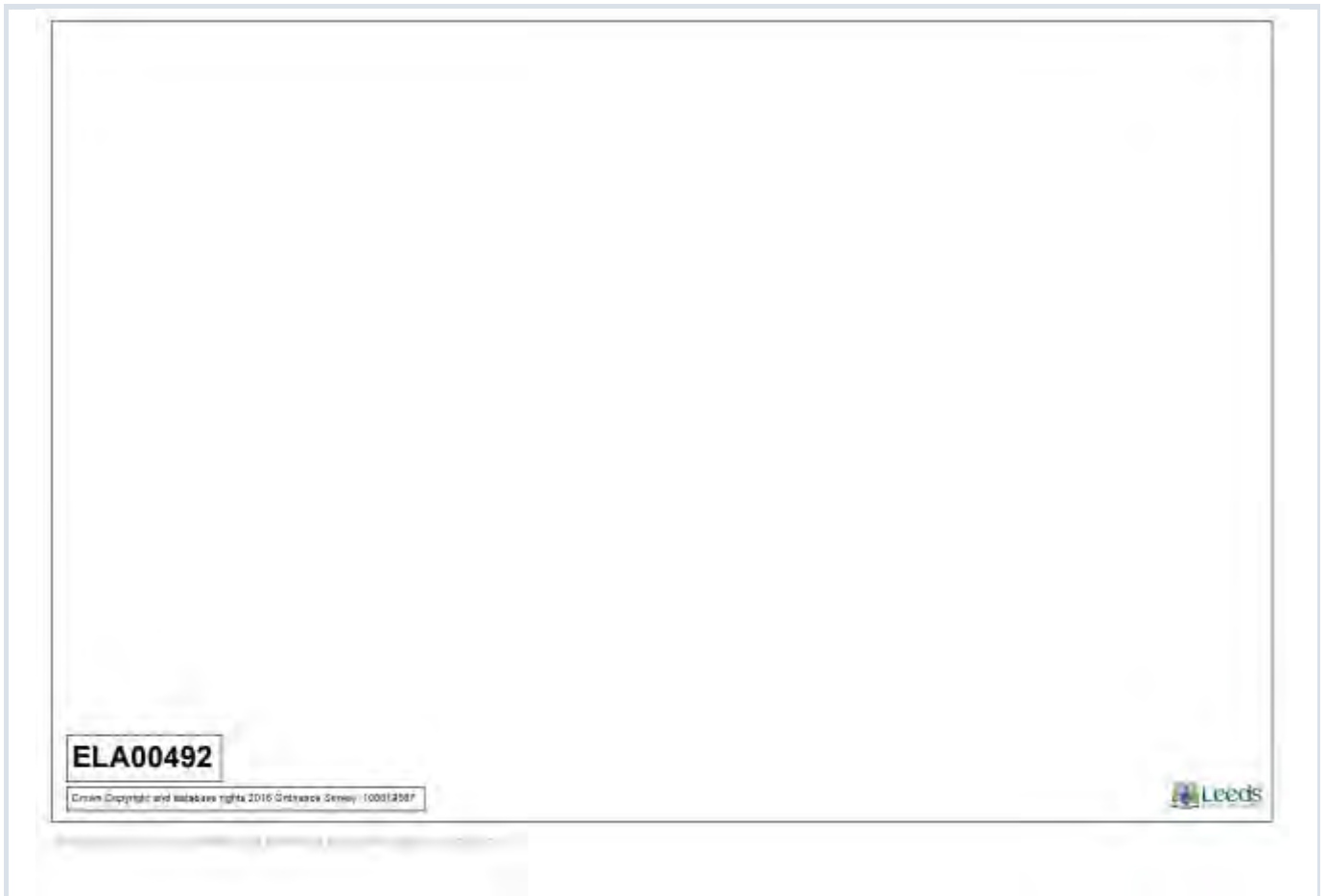
Site area (ha): 6.68

E: 432794

N: 432528

Address: S/o Wholesale Markets Newmarket Approach Leeds LS9

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00494

Site alias: 2102140

Site area (ha): 2.4

E: 433477

N: 432219

Address: Pontefract Lane & Thornes Farm Approach Leeds 9

General Attributes

Site Description:

Serviced plot within the Thornes Farm industrial estate, part of the Leeds City Region Enterprise Zone. Frontage onto A63 with access from Thornes Farm Way.

Suitability:

Site obtained planning permission for industrial/distribution uses on 12/02/2010 and has current approval under 13/00746/EXT.

Availability:

Vacant site with willing landowner.

Achievability:

A planning application has been submitted (Sept 2016) for an industrial unit on part of the site indicating likelihood of development in the short term.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV60

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 2.4

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	3	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00494

Site alias: 2102140

Site area (ha): 2.4

E: 433477

N: 432219

Address: Pontefract Lane & Thornes Farm Approach Leeds 9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	3583.46
Nearest bus stop	251
Nearest bus stop distance (m)	389.86

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

LCC ownership	99.86
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00496

Site alias: 2102142

Site area (ha): 0.87

E: 433736

N: 432396

Address: Thornes Farm Way LS9

General Attributes

Site Description:

Vacant serviced plot within the Thornes Farm Business Park, part of the Leeds City Region Enterprise Zone.

Suitability:

Site obtained planning permission for industrial/distribution uses on 09/10/2015 and has current approval under 15/03236/OT.

Availability:

Vacant site with willing landowner.

Achievability:

Recent planning approval indicates likelihood of development proceeding with employment development in the short term.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV62

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.87

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access radii in place on Thornes Farm Way
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		41	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00496

Site alias: 2102142

Site area (ha): 0.87

E: 433736

N: 432396

Address: Thornes Farm Way LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	3270.67
Nearest bus stop	251
Nearest bus stop distance (m)	609.00

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

LCC ownership	88.83
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00499

Site alias: 2102145

Site area (ha): 4.98

E: 433364

N: 432426

Address: Macfarlane Site Off Thornes Farm Approach Leeds 9

General Attributes

Site Description:

Extension of an existing industrial unit on Thornes Farm Business Park within the Leeds City Region Enterprise Zone. Completed in July 2015 (3,580 sq m).

Suitability:

Site obtained planning permission for extension of industrial building on 01/11/2012 and has current approval under 12/03214/FU. Completion in July 2015.

Availability:

Completion in July 2015.

Achievability:

Completion in July 2015

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV69

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.01

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	Extension of existing business.
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00499

Site alias: 2102145

Site area (ha): 4.98

E: 433364

N: 432426

Address: Macfarlane Site Off Thornes Farm Approach Leeds 9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	3550.62
Nearest bus stop	251
Nearest bus stop distance (m)	239.94

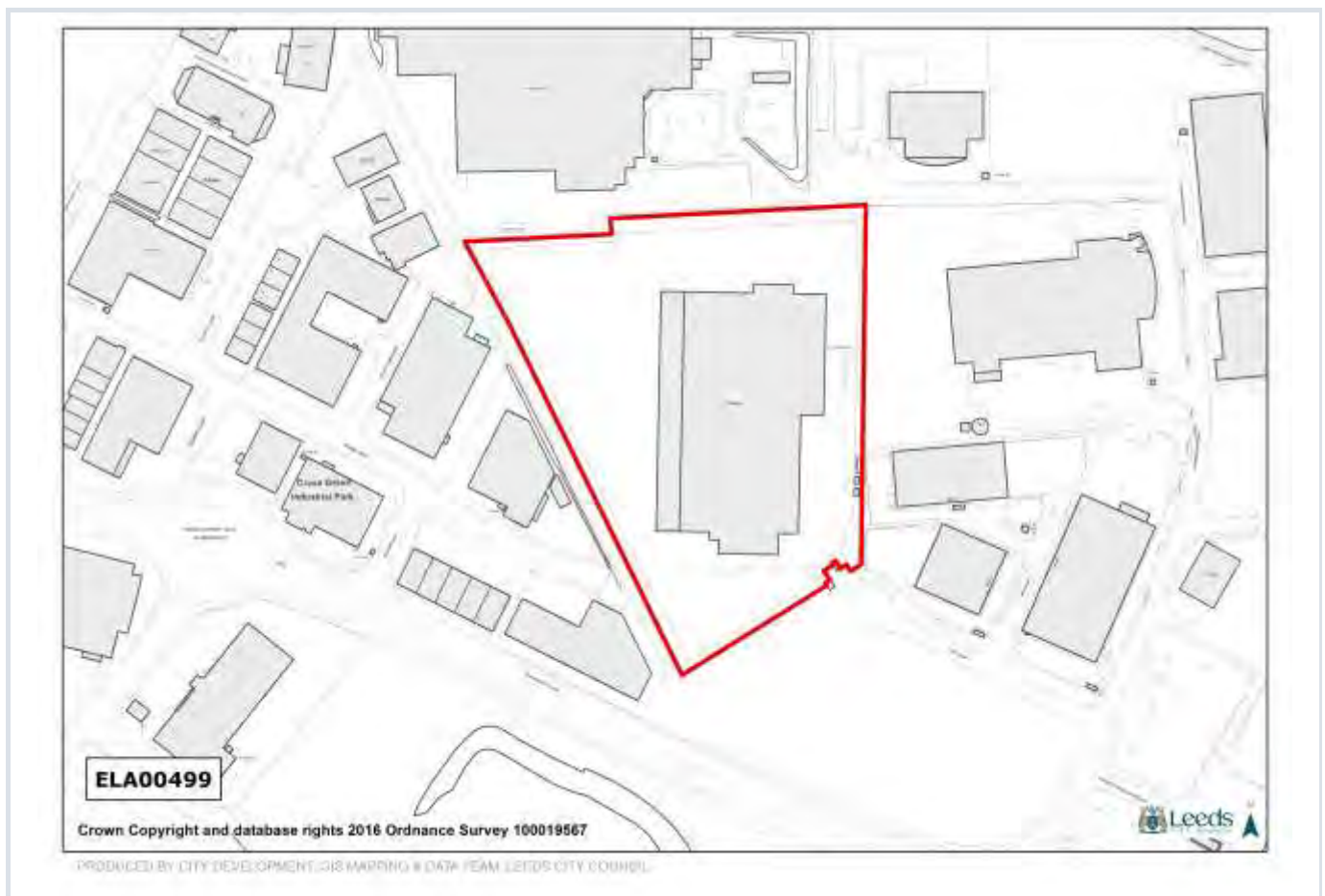
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00502

Site alias: 2102148

Site area (ha): 1.02

E: 433494

N: 432624

Address: Site Adj Mercado Carpets Thornes Farm Way

General Attributes

Site Description:

Site completed during 2015/16. 2,760 sq m industrial unit now occupied.

Suitability:

Site completed during 2015/16.

Availability:

Site completed during 2015/16.

Achievability:

Site completed during 2015/16.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV57

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.99

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	Site completed.
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	Site completed.
MKT1	Achievability - Planning interest	5	Site completed.
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00502

Site alias: 2102148

Site area (ha): 1.02

E: 433494

N: 432624

Address: Site Adj Mercado Carpets Thornes Farm Way

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	3332.37
Nearest bus stop	2766
Nearest bus stop distance (m)	372.49

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00503

Site alias: 2102149

Site area (ha): 2.7

E: 433569

N: 432335

Address: Site Adj Robertsmart Factory Thornes Farm Way LS9

General Attributes

Site Description:

Vacant serviced plot within the Thornes Farm Business Park, part of the Leeds City Region Enterprise Zone. Phase 1 of site completed August 2015.

Suitability:

Site obtained planning permission for industrial/distribution uses on 12/02/2010 and has current approval under 14/04439/RM and 14/06612/RM.

Availability:

Site is under construction.

Achievability:

Site is under construction.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV59

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 2.7

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00503

Site alias: 2102149

Site area (ha): 2.7

E: 433569

N: 432335

Address: Site Adj Robertsmart Factory Thornes Farm Way LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	3439.31
Nearest bus stop	251
Nearest bus stop distance (m)	445.71

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

LCC ownership	100.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00507

Site alias: 2102170

Site area (ha): 0.5

E: 432604

N: 431086

Address: Land East Of Bridge Thwaite Lane Stourton LS 10

General Attributes

Site Description:

Vacant site next to the River Aire corridor with significant tree cover.

Suitability:

Site is located in the functional floodplain and is incompatible with employment development according to Table 3 of the National Planning Policy Guidance on flood risk.

Availability:

Vacant site.

Achievability:

Site is not suitable and therefore has no prospect of being developed.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV107

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.5

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access possible off unadopted Thwaite Lane.
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		35	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	1	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		4	

Leeds Employment Land Assessment 2016

ELA ref: ELA00507

Site alias: 2102170

Site area (ha): 0.5

E: 432604

N: 431086

Address: Land East Of Bridge Thwaite Lane Stourton LS 10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	100.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3592.63
Nearest bus stop	2767
Nearest bus stop distance (m)	231.82

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00508

Site alias: 2102171

Site area (ha): 0.42

E: 432490

N: 431107

Address: Land West Of Bridge Thwaite Lane Stourton LS 10

General Attributes

Site Description:

Site is located next to the River Aire corridor. Site is used by Leeds Rowing and the Sea Scouts who have facilities on the site.

Suitability:

Site is located in functional floodplain and is incompatible with employment development according to Table 3 of the National Planning Policy Guidance on flood risk.

Availability:

Site is occupied by the Leeds Rowing Club boathouse and Sea Scouts building. Not available

Achievability:

Site is not suitable or available therefore has no prospect of being developed.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV104

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.42

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	Functional flood plain (Zone 3B).
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access possible off unadopted Thwaite Lane.
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	1	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		33	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	1	
MKT1	Achievability - Planning interest	1	
Total Achievability score:		2	

Leeds Employment Land Assessment 2016

ELA ref: ELA00508

Site alias: 2102171

Site area (ha): 0.42

E: 432490

N: 431107

Address: Land West Of Bridge Thwaite Lane Stourton LS 10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	99.99
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3488.68
Nearest bus stop	9096
Nearest bus stop distance (m)	292.58

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00525

Site alias: 2102231

Site area (ha): 0.83

E: 432688

N: 430509

Address: Haigh Park Rd Pontefract Rd

General Attributes

Site Description:

Small, vacant, frontage site on Pontefract Road.

Suitability:

Site accords with Core Strategy Policy EC1 for employment uses. Flood risk sequential test has been undertaken.

Availability:

Vacant site but not being actively marketed.

Achievability:

Expected to come forward for development subject to market demand.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV77

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.83

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access available off Nijinsky Way
STB6	Suitability - Environmental constraints	3	Site adjacent to local ecology designation.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		41	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00525

Site alias: 2102231

Site area (ha): 0.83

E: 432688

N: 430509

Address: Haigh Park Rd Pontefract Rd

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	4020.96
Nearest bus stop	14223
Nearest bus stop distance (m)	38.76

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00529

Site alias: NRW183

Site area (ha): 4.22

E: 433467

N: 430224

Address: Former Tar Distillers Site Stourton

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Natural Resources and Waste DPD

Plan ref: NRW183

Plan status: Aire Valley NRW Allocation

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.2

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	0	
STB5	Suitability - Access to highways	0	
STB6	Suitability - Environmental constraints	0	
STB7	Suitability - Adjacent uses	0	
PLC1	Suitability - Policy compliance	0	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		9	
AVB1	Availability - Ownership	0	
AVB2	Availability - Occupancy	0	
AVB3	Availability - Marketing	0	
Total Availability score:		0	
ACB1	Achievability - Viability/Survey	0	
MKT1	Achievability - Planning interest	0	
Total Achievability score:		0	

Leeds Employment Land Assessment 2016

ELA ref: ELA00529

Site alias: NRW183

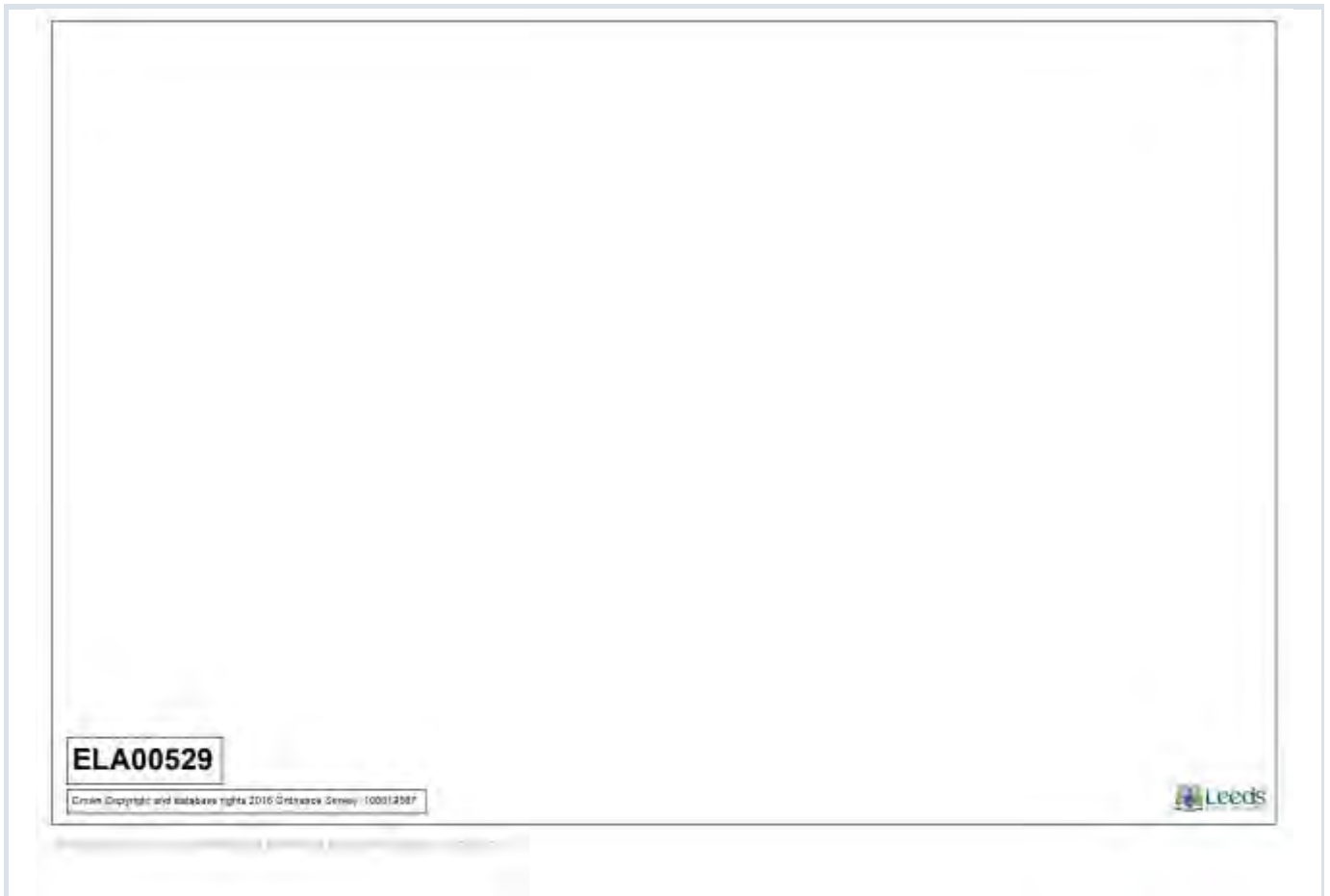
Site area (ha): 4.22

E: 433467

N: 430224

Address: Former Tar Distillers Site Stourton

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00563

Site alias: 2102920

Site area (ha): 18.15

E: 431833

N: 430045

Address: Stourton North Leeds 10

General Attributes

Site Description:

The site is a large piece of open grassland situated to the south and the west of the M621 motorway and to the north and the east of residential areas in Belle Isle.

Suitability:

Suitable for general employment uses.

Availability:

The site is owned by the Passenger Transport Executive and safeguarded for a bus-based park and ride

Achievability:

Some of the site may become available for development in the medium and long term where it is not required for the park and ride facility. Residential is the preferred use of any surplus land given the general character of the surrounding area.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV82

Plan status: Identified transport infrastructure

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.3

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	2	
PLC1	Suitability - Policy compliance	3	Accords with Policy EC1.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		30	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	2	Safeguarded park & ride site.
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA00563

Site alias: 2102920

Site area (ha): 18.15

E: 431833

N: 430045

Address: Stourton North Leeds 10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	38.66
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3805.57
Nearest bus stop	9991
Nearest bus stop distance (m)	304.53

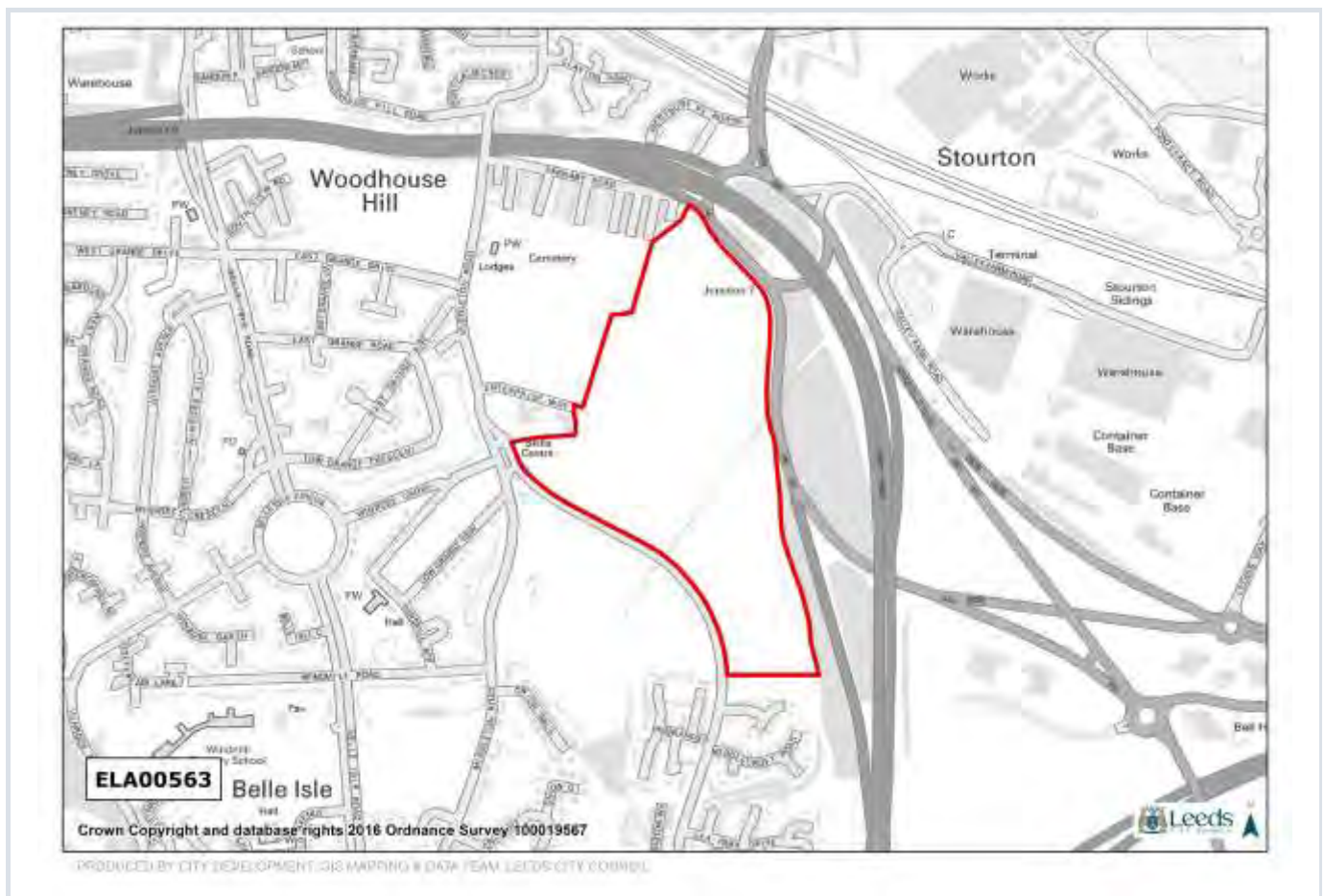
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	99.99
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	100.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00631

Site alias: 2103550

Site area (ha): 9.21

E: 433697

N: 430721

Address: S/o Skelton Grange Pwr Stn LS9

General Attributes

Site Description:

Vacant brownfield former power station site along north bank of the River Aire.

Suitability:

Accords with Core Strategy Policy EC1 for general employment uses subject to access improvements to the site. Access improvements options include to the south via an improved Skelton Grange Bridge to Pontefract Road, the west via Knowsthorpe Lane to M1 J45 or to the north through the Temple Green site to the A63 at the Bellwood roundabout. A flood risk sequential test has been undertaken.

Availability:

Vacant site with a willing landowner.

Achievability:

As a large site development will be phased according to market demand. Requirements to improve highway access means development more likely to come forward in the medium to long term as sites currently progressing, particularly those in the Enterprise Zone, are developed out.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV68

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 9.17

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	4	
STB3	Suitability - Accessibility	1	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	3	Access via Templegate/ P&R site or improved access road along M1 underpass
STB6	Suitability - Environmental constraints	3	Ecological designation within/adjacent to the site.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA00631

Site alias: 2103550

Site area (ha): 9.21

E: 433697

N: 430721

Address: S/o Skelton Grange Pwr Stn LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	3556.83
Nearest bus stop	926
Nearest bus stop distance (m)	881.81

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00632

Site alias: NRW200

Site area (ha): 11.07

E: 433482

N: 431263

Address: S/o Skelton Grange Pwr Stn LS9

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Natural Resources and Waste DPD

Plan ref: NRW200

Plan status: Aire Valley NRW Allocation

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 11.1

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00632

Site alias: NRW200

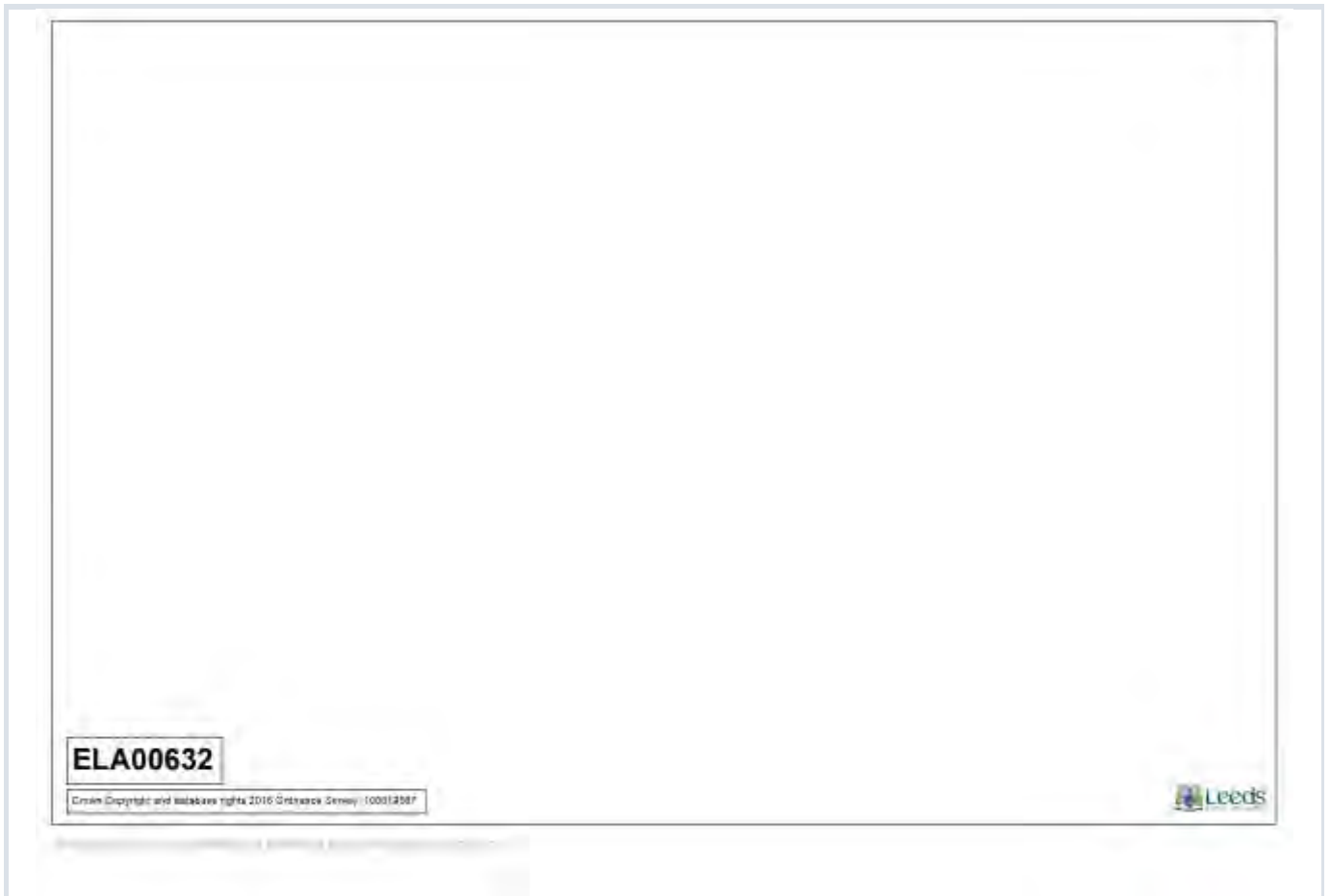
Site area (ha): 11.07

E: 433482

N: 431263

Address: S/o Skelton Grange Pwr Stn LS9

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00633

Site alias: 2103553

Site area (ha): 7.29

E: 433306

N: 431368

Address: National Grid Site Adj Ex Skelton Grange Pwr Stn LS9

General Attributes

Site Description:

Site occupied by a large electricity sub-station. Access to the site is via the privately owned Skelton Grange Bridge to the south.

Suitability:

Location accords with Core Strategy Policy EC1 for general employment uses.

Availability:

Site not available as site occupied by electricity sub-station.

Achievability:

Site is not available therefore has no prospect of being developed in the plan period.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV106

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 7.3

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	1	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access available off the unadopted Knowsthorpe Lane.
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	1	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	1	
MKT1	Achievability - Planning interest	1	
Total Achievability score:		2	

Leeds Employment Land Assessment 2016

ELA ref: ELA00633

Site alias: 2103553

Site area (ha): 7.29

E: 433306

N: 431368

Address: National Grid Site Adj Ex Skelton Grange Pwr Stn LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	4047.69
Nearest bus stop	2767
Nearest bus stop distance (m)	785.26

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00656

Site alias: 2103710

Site area (ha): 1.98

E: 432346

N: 432352

Address: Cross Green Approach LS9

General Attributes

Site Description:

Vacant site within Cross Green Industrial Estate surrounded on all sides by industrial uses.

Suitability:

Accords with Core Strategy Policy EC1 for general employment uses.

Availability:

Vacant site. Landowner has also been approached to confirm availability.

Achievability:

Deliverable site subject to market interest.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV54

Plan status: Aire Valley Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.98

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access directly off Belfry Road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		41	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00656

Site alias: 2103710

Site area (ha): 1.98

E: 432346

N: 432352

Address: Cross Green Approach LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2783.55
Nearest bus stop	3695
Nearest bus stop distance (m)	183.28

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00660

Site alias: 2103730

Site area (ha): 1.16

E: 432022

N: 430513

Address: Valley Farm Road Stourton LS10

General Attributes

Site Description:

Site off M621 Junction 7 with access achievable from Valley Farm Way. Significant tree cover on part of site.

Suitability:

Accords with Core Strategy Policy EC1 for general employment uses. Mitigation for loss of trees (or retention) within development will be required in accordance with Core Strategy Policies G1 and G9.

Availability:

Vacant site. Landowner has also been approached to confirm availability.

Achievability:

Deliverable site in the medium to long term subject to market interest.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV79

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.16

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access could be provided off private Valley Road. Access off the strategic A639 would not be supported. Pedestrian and cycle connections needed.
STB6	Suitability - Environmental constraints	3	Site adjacent to local ecology designation.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		43	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA00660

Site alias: 2103730

Site area (ha): 1.16

E: 432022

N: 430513

Address: Valley Farm Road Stourton LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3549.74
Nearest bus stop	5132
Nearest bus stop distance (m)	138.92

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00661

Site alias: 2103740

Site area (ha): 3.59

E: 432263

N: 429924

Address: North Of Pontefract Road Bell Hill Stourton

General Attributes

Site Description:

Triangular parcels of vacant land between outbound and inbound A61 and A639 routes. Tree cover around the edge of the site.

Suitability:

Locations accords with Core Strategy Policy EC1 for general employment use. The site does not have a current access.

Availability:

Vacant land.

Achievability:

Feasibility study identified substantial highway constraints. It is established that necessary highway works will cost over £5 million. Therefore site is not achievable.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV108

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 3.59

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	3	Access off strategic A61 or A639 would not be supported. Access should be onto Knowsthorpe Road.
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		35	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	1	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		4	

Leeds Employment Land Assessment 2016

ELA ref: ELA00661

Site alias: 2103740

Site area (ha): 3.59

E: 432263

N: 429924

Address: North Of Pontefract Road Bell Hill Stourton

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	4157.19
Nearest bus stop	5691
Nearest bus stop distance (m)	348.74

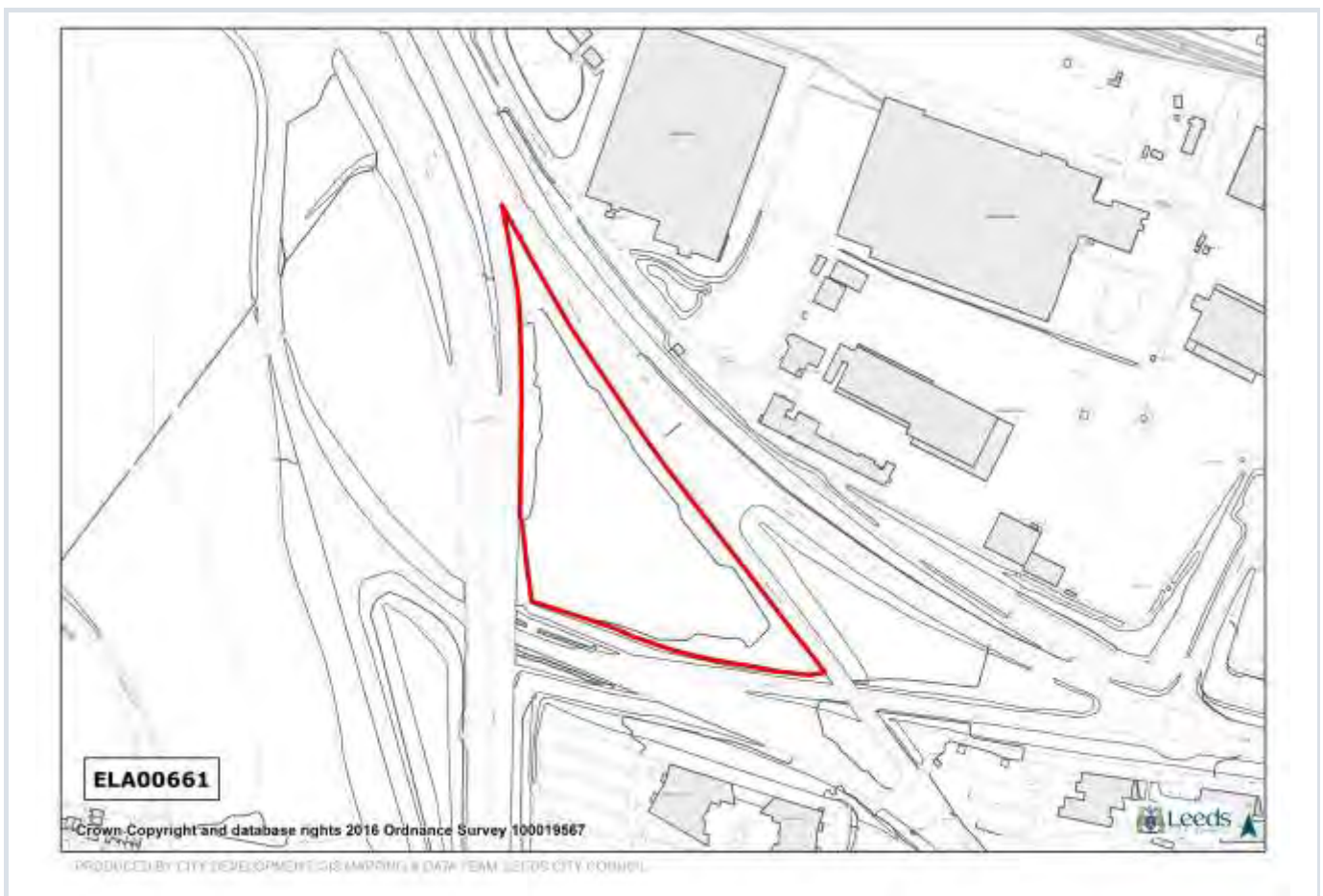
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	86.51
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00663

Site alias: 2103760

Site area (ha): 69.56

E: 434227

N: 431200

Address: Bell Wood Site (e4:9) Off Pontefract Lane LS9

General Attributes

Site Description:

Large development site within the Leeds City Region Enterprise Zone. Site currently used for agriculture having been restored from a former colliery. Site has frontage onto A63 with access taken from the Bellwood roundabout. First phase of spine road from the Bellwood Roundabout to Wyke Beck constructed. Wyke Beck runs through the site in a channel. Reserved matters approval granted for a petrol filling station on a plot to the north west of the site (next to the Bellwood roundabout). A bus-based park & ride is being constructed within the Temple Green development land although this land is excluded from Site AV64.

Suitability:

Site obtained planning permission for B8 distribution uses on 24/05/2006 and has current approval under 10/05048/EXT.

Availability:

Supporting infrastructure for the site is under construction.

Achievability:

As a large site development will be phased according to market demand but Enterprise Zone status and funding support have assisted infrastructure delivery and development viability.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV64

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 69.56

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	
STB6	Suitability - Environmental constraints	3	Wyke Beck runs through the site in a man-made. Conditions on the planning approval require measures to be taken to naturalise the beck to improve its ecological value.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		30	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00663

Site alias: 2103760

Site area (ha): 69.56

E: 434227

N: 431200

Address: Bell Wood Site (e4:9) Off Pontefract Lane LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	9.96
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	3351.60
Nearest bus stop	926
Nearest bus stop distance (m)	1532.43

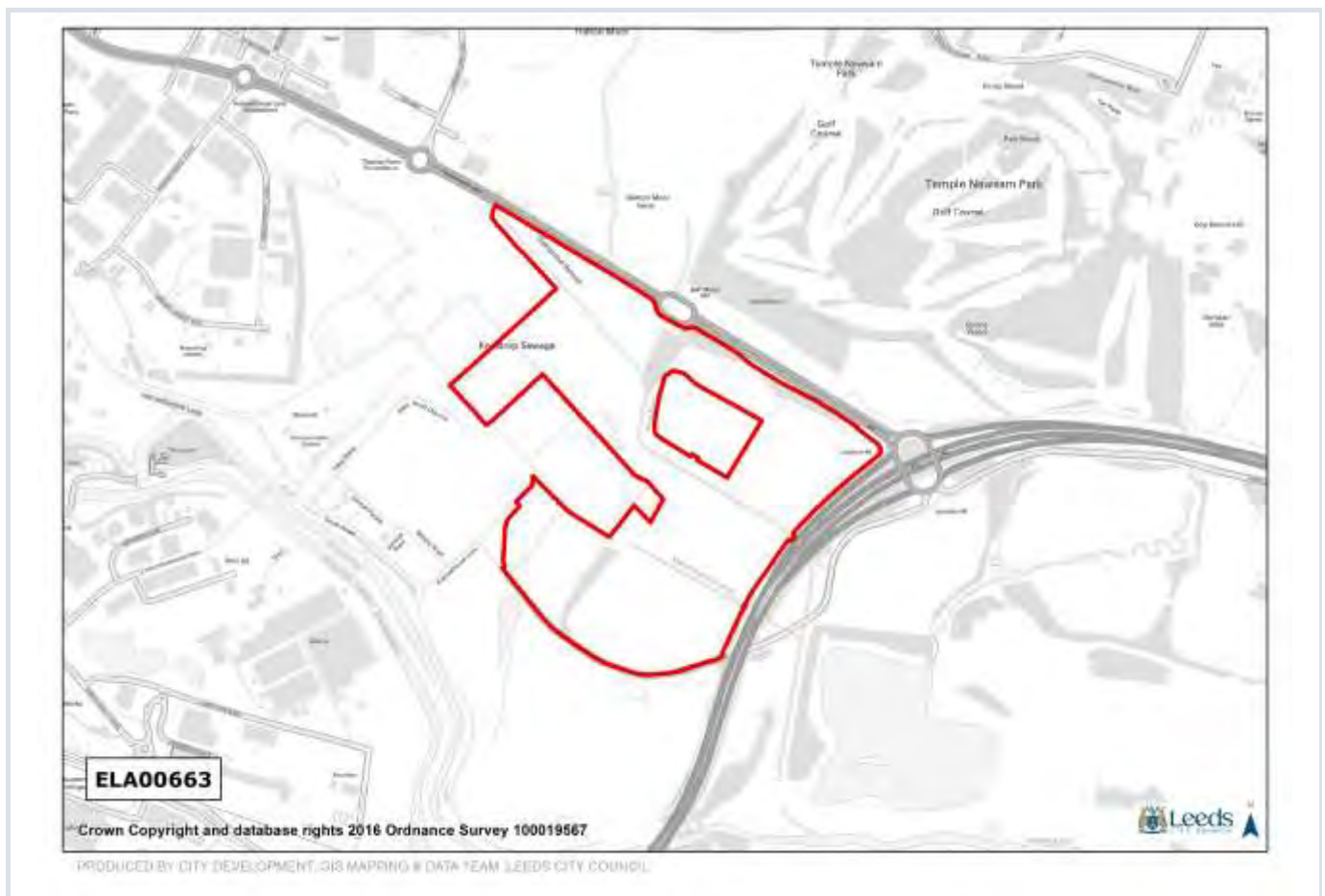
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.92
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00664

Site alias: NRW202

Site area (ha): 10.3

E: 433995

N: 431232

Address: Bell Wood Site (windfall) Off Pontefract Lane LS9

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Natural Resources and Waste DPD

Plan ref: NRW202

Plan status: Aire Valley NRW Allocation

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 10.3

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00664

Site alias: NRW202

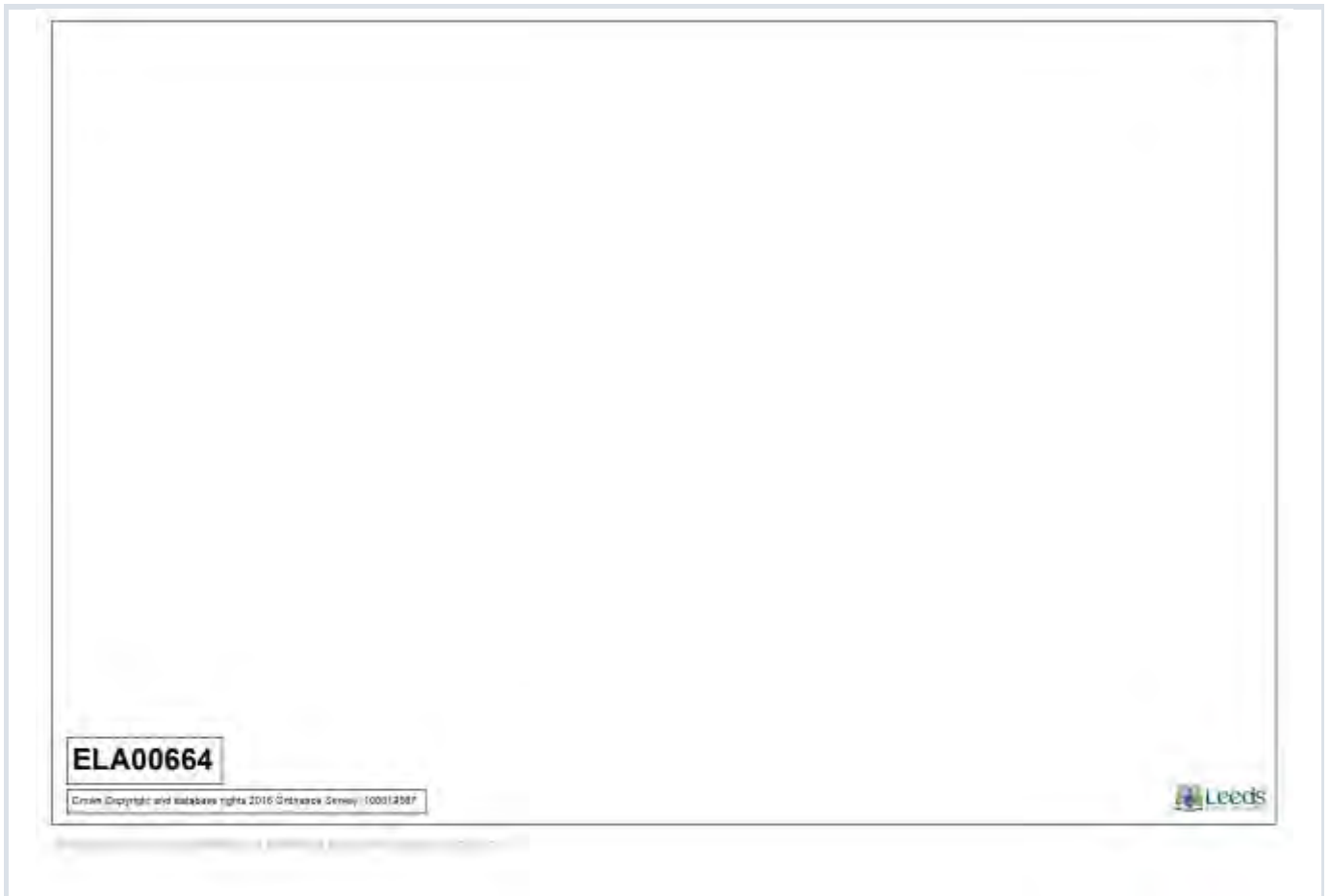
Site area (ha): 10.3

E: 433995

N: 431232

Address: Bell Wood Site (windfall) Off Pontefract Lane LS9

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00670

Site alias: 2103790

Site area (ha): 1.17

E: 432574

N: 430669

Address: Adj Stourton Lagoon Pontefract Road Stourton LS10

General Attributes

Site Description:

Frontage plot on Pontefract Road. Next to lagoons which form part of the habitat network.

Suitability:

Accords with Core Strategy Policy EC1 for general employment uses. Flood risk sequential test has been passed.

Availability:

Vacant site with single owner.

Achievability:

Achievable for employment development subject to market demand but also previous interest for a range of commercial uses (retail / restaurant, pub etc) and housing.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV78

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.17

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access could be provided off Haigh Park Road
STB6	Suitability - Environmental constraints	3	Site adjacent to local ecology designation.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA00670

Site alias: 2103790

Site area (ha): 1.17

E: 432574

N: 430669

Address: Adj Stourton Lagoon Pontefract Road Stourton LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3829.78
Nearest bus stop	1502
Nearest bus stop distance (m)	57.97

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00674

Site alias: 2103830

Site area (ha): 4.62

E: 433444

N: 432063

Address: Land Opposite Thornes Farm Approach Off Pontefract Lane LS9

General Attributes

Site Description:

Vacant greenfield site with frontage along the A63. Access to the site only from private road or adjacent site.

Suitability:

Location accords with Core Strategy Policy EC1 for general employment uses. No highway frontage so would rely on development of adjoining land to achieve access.

Availability:

The landowner Yorkshire Water have indicated they require site for operational use at the earlier consultation stages. Not available.

Achievability:

Site is not available therefore has no prospect of being developed in the plan period.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV109

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.62

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	2	Access only available from adjacent site
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA00674

Site alias: 2103830

Site area (ha): 4.62

E: 433444

N: 432063

Address: Land Opposite Thornes Farm Approach Off Pontefract Lane LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	3707.35
Nearest bus stop	251
Nearest bus stop distance (m)	456.51

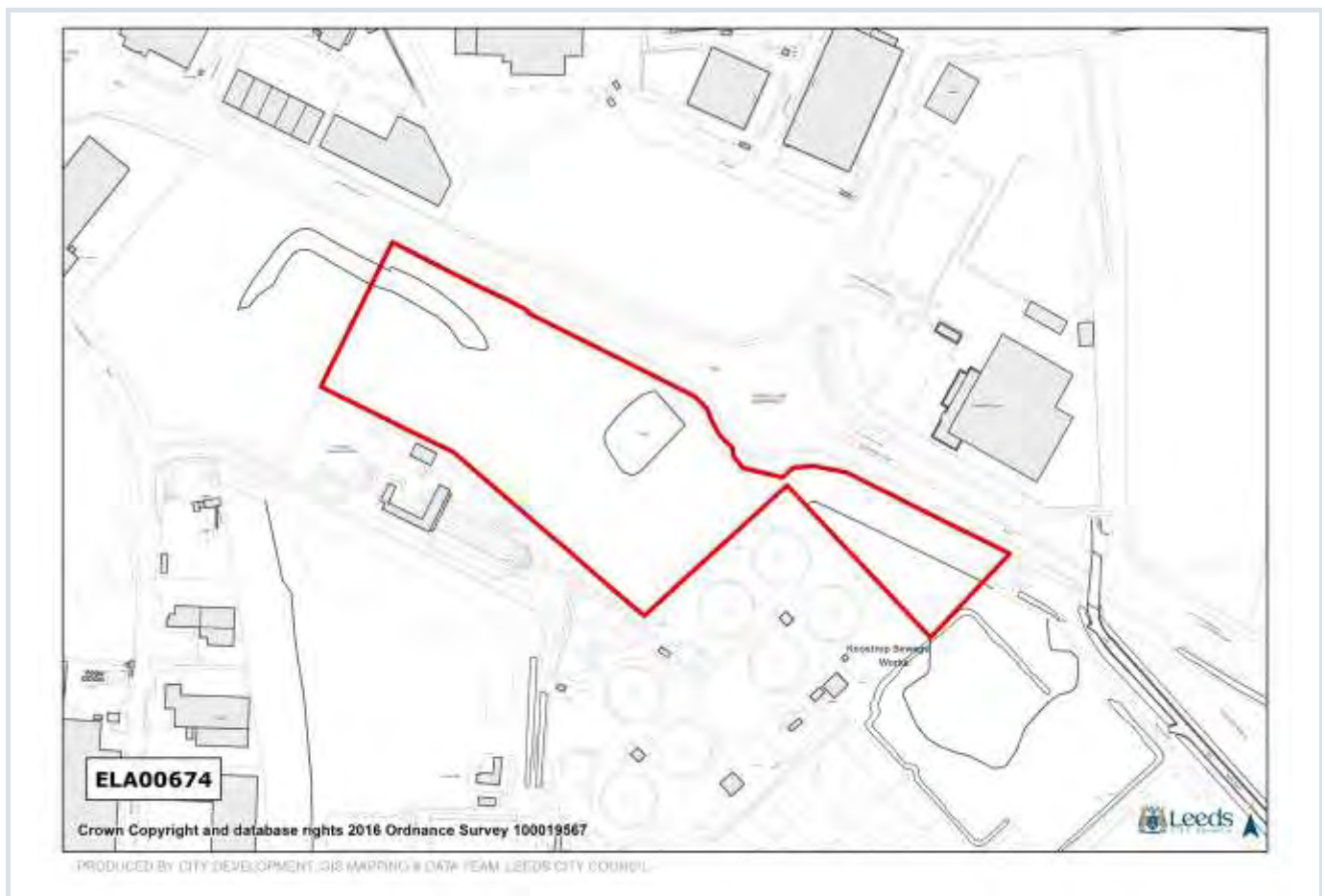
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	1.25
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00676

Site alias: 2103850

Site area (ha): 26.87

E: 434048

N: 430490

Address: Avea Site 51 East Leeds Link Off Pontefract Lane LS9

General Attributes

Site Description:

Site of former sludge lagoon for Knostrop WWTW. The lagoons have been capped and are now naturally revegetating.

Suitability:

Location accords with Core Policy Policy EC1 for general employment use. Site would require remediation to ensure it is suitable for employment development.

Availability:

The site is not part of the operational land at Knostrop Waste Water Treatment Works.

Achievability:

Remediation costs very substantial making site unviable for employment use.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV105

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 25.84

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	1	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	Access via Templegate/ P&R site or improved access road along M1 underpass
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		29	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	1	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		4	

Leeds Employment Land Assessment 2016

ELA ref: ELA00676

Site alias: 2103850

Site area (ha): 26.87

E: 434048

N: 430490

Address: Avea Site 51 East Leeds Link Off Pontefract Lane LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	18.74
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	3111.78
Nearest bus stop	1299
Nearest bus stop distance (m)	893.50

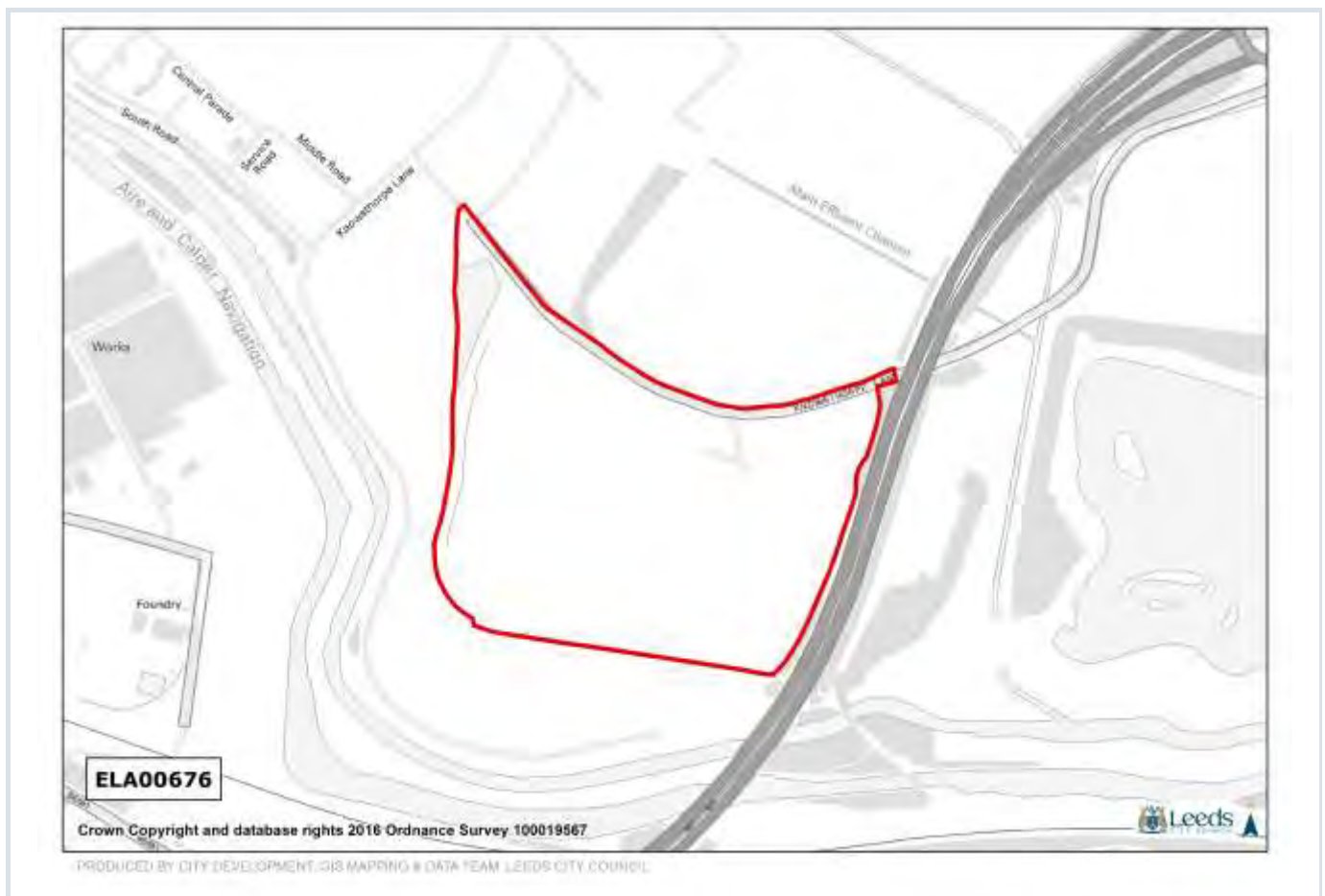
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00677

Site alias: 2103860

Site area (ha): 12.31

E: 433887

N: 430202

Address: Avea Site 50 East Leeds Link Off Pontefract Lane LS9

General Attributes

Site Description:

Vacant site on north bank of River Aire corridor next to the former sludge lagoons. The site does not have a frontage on the existing highway.

Suitability:

Location accords with Core Strategy Policy EC1 for general employment uses. Part of site is Flood Zone 2 so a flood risk sequential test would be required before site can be developed. No existing highway access. Site is identified within the Leeds Habitat Network and therefore Core Strategy Policy G9 applies.

Availability:

Vacant site.

Achievability:

Not deliverable within the plan period. Issues with access and remediation costs which make the site likely to be unviable for employment use without significant public investment.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV110

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 13.52

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	1	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	2	Access only available from adjacent sites
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		28	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	3	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	1	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		4	

Leeds Employment Land Assessment 2016

ELA ref: ELA00677

Site alias: 2103860

Site area (ha): 12.31

E: 433887

N: 430202

Address: Avea Site 50 East Leeds Link Off Pontefract Lane LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	9.82
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	3163.60
Nearest bus stop	1299
Nearest bus stop distance (m)	600.70

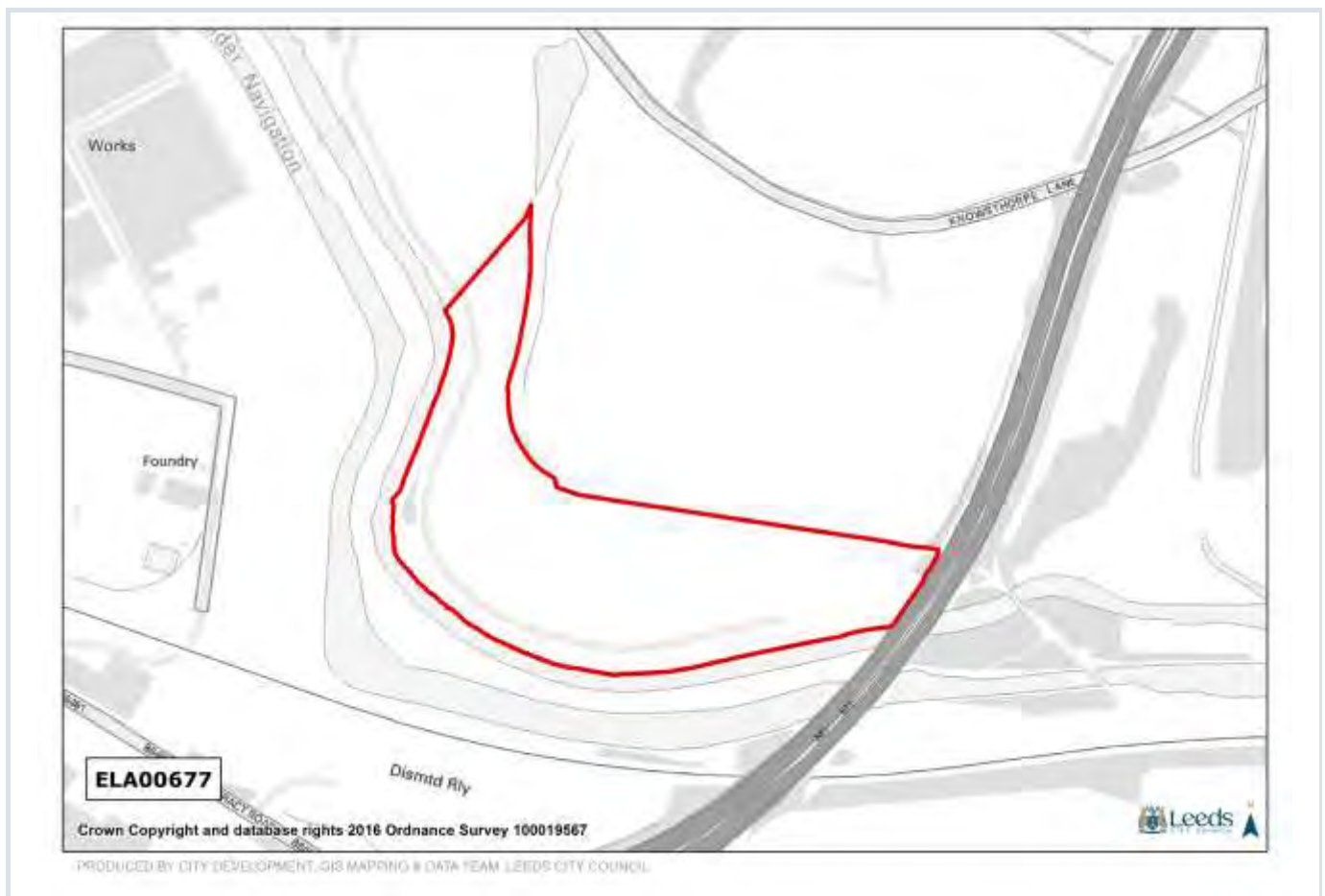
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00694

Site alias: 2104030

Site area (ha): 1.01

E: 433041

N: 430941

Address: Bwb Site Skelton Grange Road Stourton LS10

General Attributes

Site Description:

Former playing fields, now unused, within industrial area in Stourton. Access can be taken from Skelton Grange Road.

Suitability:

Accords with Core Strategy Policy EC1 for general employment uses. The site was granted outline planning permission for B1c, B2 and B8 uses in 2003 and 2005 establishing the principle of the loss of the playing field. A flood risk sequential test has been undertaken.

Availability:

Vacant site with a willing landowner.

Achievability:

Deliverable site subject to market interest.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV74

Plan status: Aire Valley Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.01

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access is from a private road
STB6	Suitability - Environmental constraints	3	Ecological designation to the south west of the site.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		9	

Leeds Employment Land Assessment 2016

ELA ref: ELA00694

Site alias: 2104030

Site area (ha): 1.01

E: 433041

N: 430941

Address: Bwb Site Skelton Grange Road Stourton LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	4034.34
Nearest bus stop	2767
Nearest bus stop distance (m)	351.47

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00710

Site alias: 2104201

Site area (ha): 0.42

E: 431963

N: 431173

Address: Frontage Site Sussex Avenue Thwaite Gate Hunslet LS10

General Attributes

Site Description:

Vacant brownfield site on corner plot off Thwaite Gate, Stourton. Access can be taken from Sussex Avenue. Site completed in July 2016 (Units 1 & 2) and September 2016 (Units 3 & 4).

Suitability:

Site obtained planning permission for industrial/distribution uses on 04/09/2014 and has current approval under 14/02751/FU. Completion in September 2016

Availability:

Completion in September 2016.

Achievability:

Completion in September 2016.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV71

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.43

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		39	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	Site now occupied.
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00710

Site alias: 2104201

Site area (ha): 0.42

E: 431963

N: 431173

Address: Frontage Site Sussex Avenue Thwaite Gate Hunslet LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3037.70
Nearest bus stop	13389
Nearest bus stop distance (m)	105.69

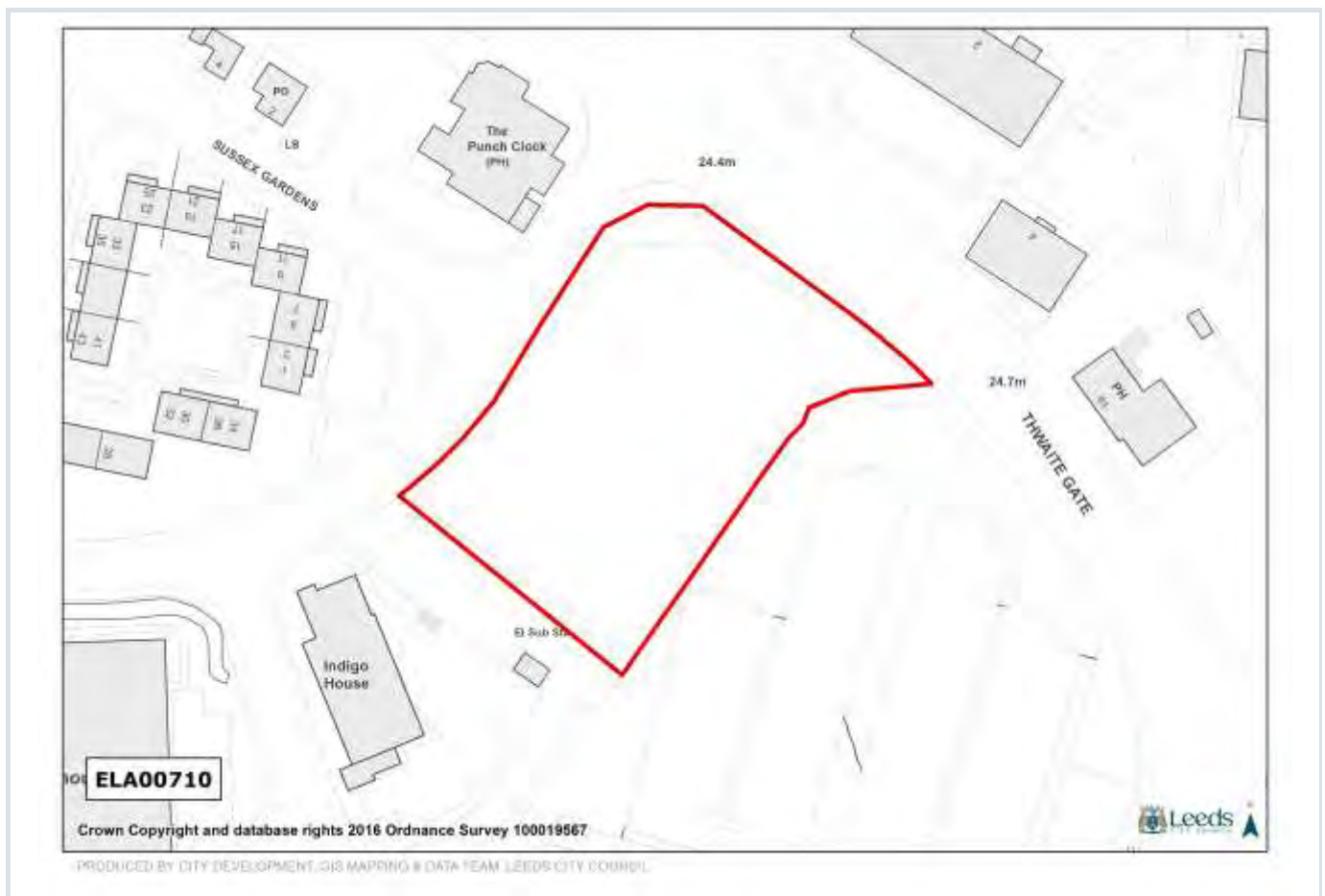
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	9.18
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00736

Site alias: 2104770

Site area (ha): 1.44

E: 432549

N: 430539

Address: Former Stocks Bros Depot Pontefract Road LS10

General Attributes

Site Description:

Site used for vehicle storage and portakabin offices. Site is located within an industrial area in Stourton. Access from Pontefract Road.

Suitability:

Accords with Core Strategy Policy EC1 for general employment uses. Flood risk sequential test has been undertaken.

Availability:

Temporary permission for vehicle storage & portakabin offices. Site expected to become available during the plan period.

Achievability:

Deliverable site subject to market interest.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV80

Plan status: Aire Valley Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.62

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Existing access off Pontefract Road
STB6	Suitability - Environmental constraints	3	Ecological site adjacent to the site.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		9	

Leeds Employment Land Assessment 2016

ELA ref: ELA00736

Site alias: 2104770

Site area (ha): 1.44

E: 432549

N: 430539

Address: Former Stocks Bros Depot Pontefract Road LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3898.02
Nearest bus stop	3494
Nearest bus stop distance (m)	68.85

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00749

Site alias: 2105080

Site area (ha): 0.37

E: 432868

N: 432321

Address: 2 Pontefract Lane, Cross Green Industrial Estate Leeds

General Attributes

Site Description:

Vacant industrial unit on the Cross Green Industrial Estate. Previously used as a training centre. Completion in 2014/15.

Suitability:

Site obtained planning permission for change of use to industrial uses on 25/04/2013 and has current approval under 13/000480/FU. Permission has been implemented.

Availability:

Permission has been implemented.

Achievability:

Permission has been implemented.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV70

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.37

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		37	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	5	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00749

Site alias: 2105080

Site area (ha): 0.37

E: 432868

N: 432321

Address: 2 Pontefract Lane, Cross Green Industrial Estate Leeds LS18 7RH

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3293.13
Nearest bus stop	6773
Nearest bus stop distance (m)	118.33

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

LCC ownership	0.06
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00751

Site alias: NRW21

Site area (ha): 7.51

E: 432030

N: 431717

Address: Bridgewater Road Cross Green Leeds

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Natural Resources and Waste DPD

Plan ref: NRW21

Plan status: Aire Valley NRW Allocation

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 7.51

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00751

Site alias: NRW21

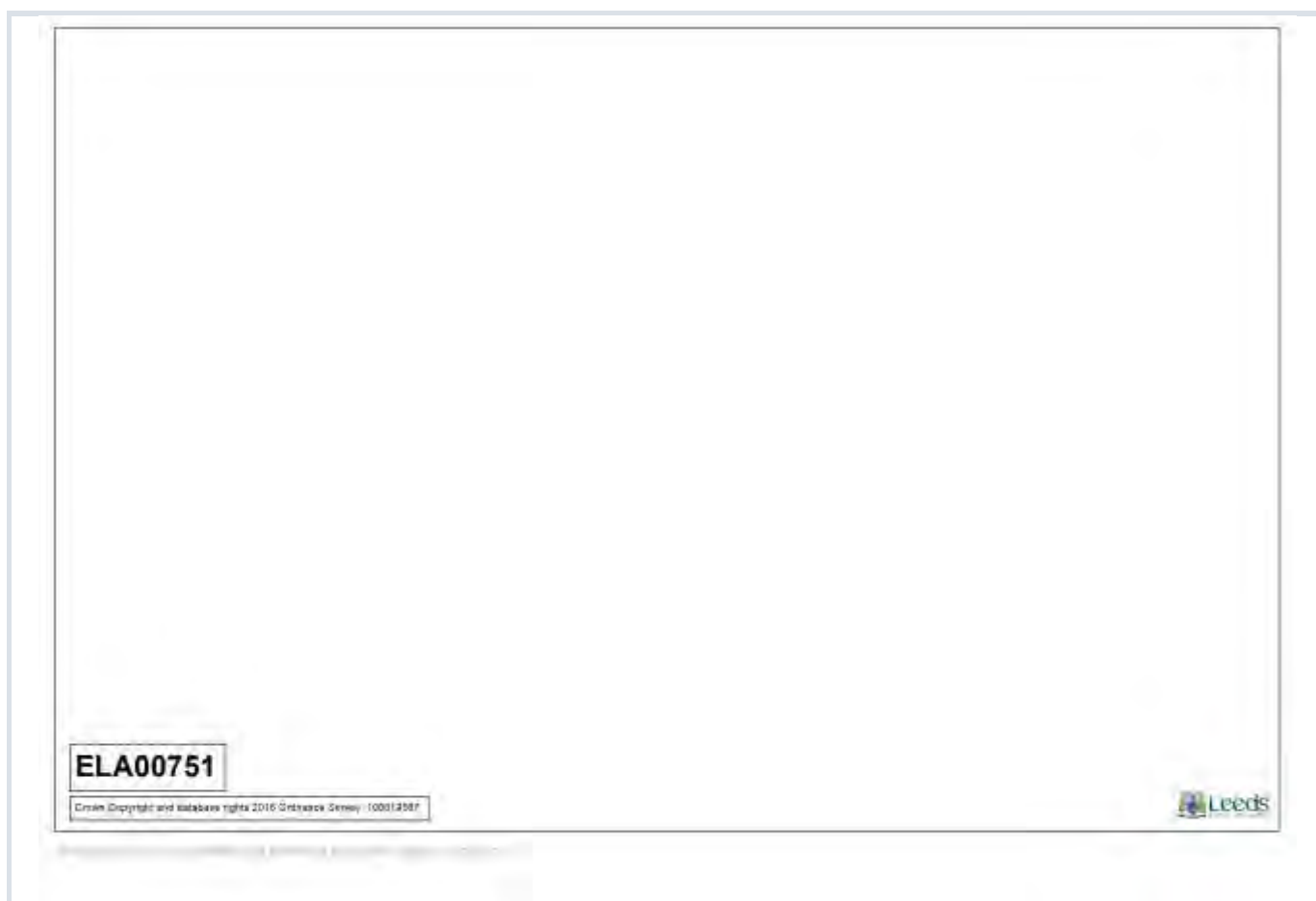
Site area (ha): 7.51

E: 432030

N: 431717

Address: Bridgewater Road Cross Green Leeds

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00754

Site alias: 2105150

Site area (ha): 3.35

E: 432859

N: 430773

Address: Land At Skelton Grange Road, Stourton, LS10 1rd

General Attributes

Site Description:

Cleared former post office depot in Stourton. Completion in February 2016.

Suitability:

Site obtained planning permission for change of use to industrial uses on 18/12/2013 and has current approval under 13/04276/FU & 14/03351/FU.

Availability:

Completion in February 2016.

Achievability:

Completion in February 2016.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV73

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 3.35

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	Site occupied.
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00754

Site alias: 2105150

Site area (ha): 3.35

E: 432859

N: 430773

Address: Land At Skelton Grange Road, Stourton, LS10 1rd

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3984.31
Nearest bus stop	2767
Nearest bus stop distance (m)	191.32

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00755

Site alias: 2105160

Site area (ha): 0.37

E: 432035

N: 431243

Address: Unit 5 Nelson House Quayside Business Park George Mann Road Hunslet LS10 1dj

General Attributes

Site Description:

Vacant unit previously in education use.

Suitability:

Site obtained planning permission for change of use to offices on 10/10/13 has current approval under 13/02883/FU. Building occupied as offices since May 2016.

Availability:

Building now occupied as offices.

Achievability:

Building now occupied as offices.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV44

Plan status: Aire Valley Identified office employment

Plan capacity - office (sqm): 1059

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	5	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00755

Site alias: 2105160

Site area (ha): 0.37

E: 432035

N: 431243

Address: Unit 5 Nelson House Quayside Business Park George Mann Road Hunslet LS10 1dj

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3046.92
Nearest bus stop	13389
Nearest bus stop distance (m)	118.46

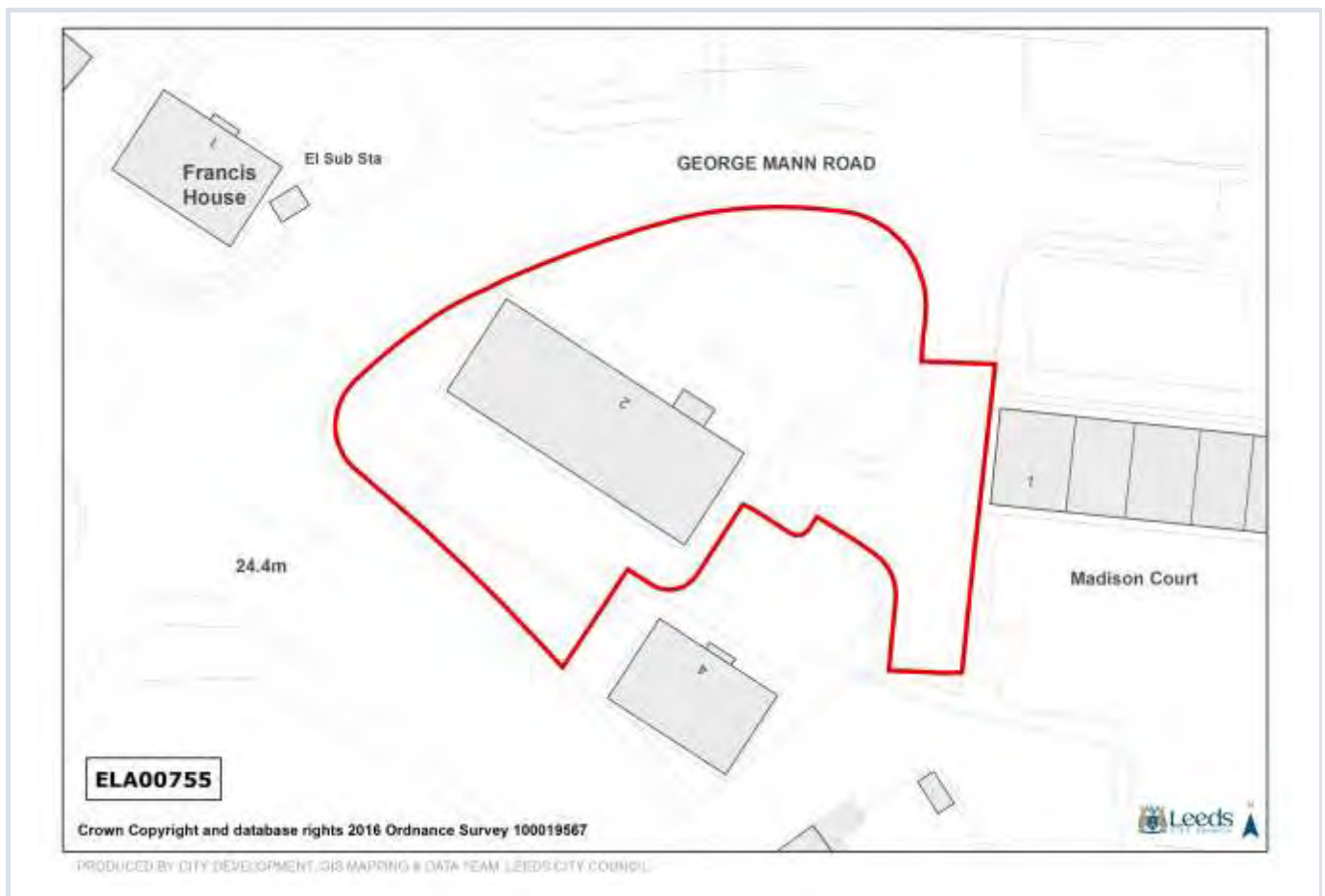
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00767

Site alias: 2200840

Site area (ha): 5.59

E: 433688

N: 429908

Address: Lcc Site Pontefract Road LS26

General Attributes

Site Description:

Vacant site close to M1 Junction 44. Site has been levelled and access created. Tree belt to the north of the site.

Suitability:

Previous planning permission for a warehouse and transport office lapsed in March 2016. A new planning application for a similar scheme has been submitted. Site accords with Core Strategy Policy EC1.

Availability:

Vacant site with a willing landowner.

Achievability:

Submission of new planning application indicates likelihood of site coming forward for development in the short term.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV75

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 5.58

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	3	TPOs to north of site.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		33	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	Site acquired by dis
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		9	

Leeds Employment Land Assessment 2016

ELA ref: ELA00767

Site alias: 2200840

Site area (ha): 5.59

E: 433688

N: 429908

Address: Lcc Site Pontefract Road LS26

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	3241.04
Nearest bus stop	1299
Nearest bus stop distance (m)	334.59

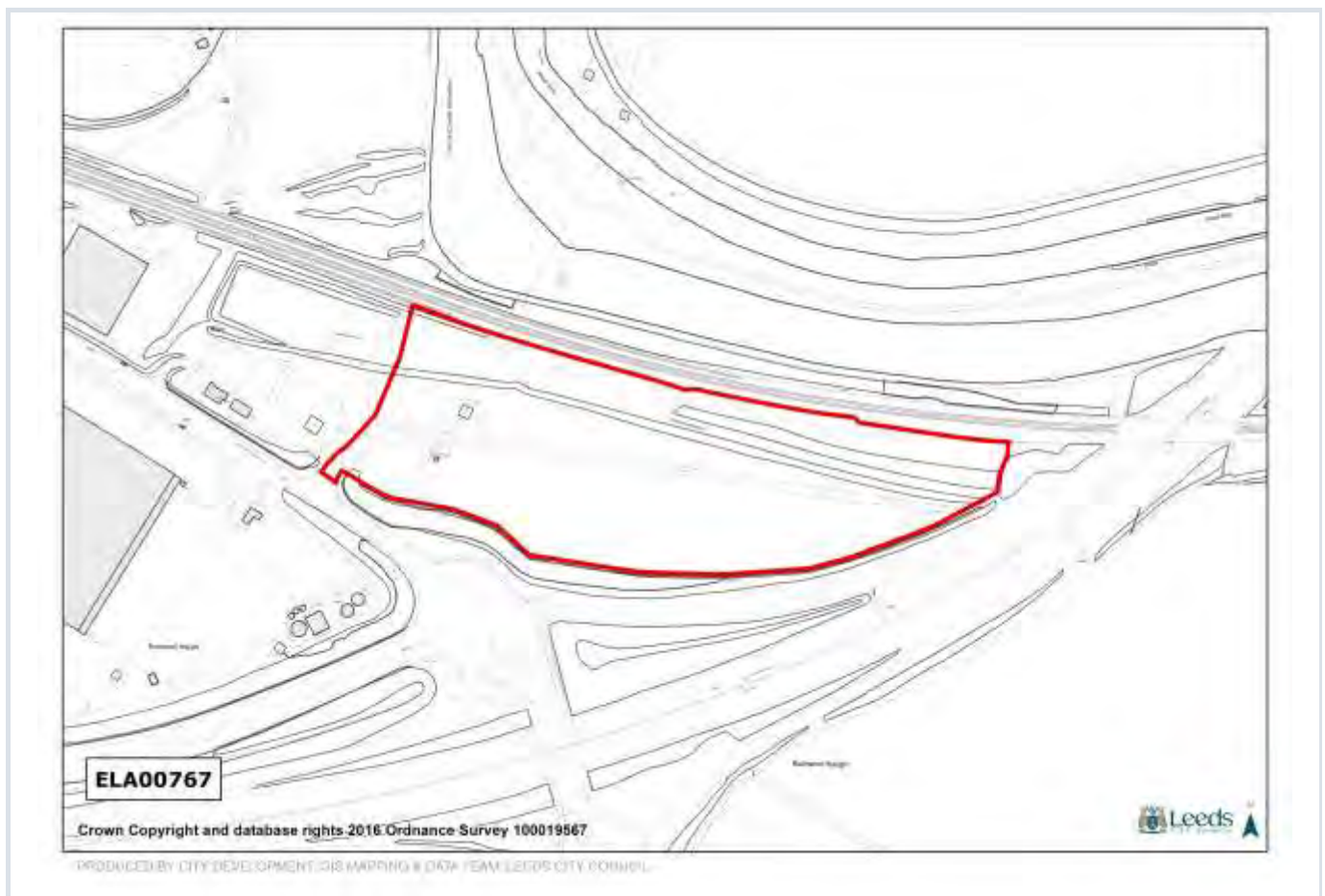
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	98.01
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01983

Site alias: 2103650_21036 Site area (ha): 23.94

E: 432484 N: 429552

Address: Leeds Valley Park Wakefield Road Bell Hill LS26

General Attributes

Site Description:

Two parcels of vacant land, earmarked for later phases of the Leeds Valley Park development located between M1 J44 and M621 J7. Earlier phases built and occupied.

Suitability:

Site obtained outline planning permission in 2002 for offices. There have subsequently been a number of reserved matters approvals.

Availability:

Vacant site with a willing land owner.

Achievability:

Earlier completed phases of development indicate viability of development subject to market demand and competition with competing out of centre office location.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV81

Plan status: Aire Valley Identified office employment

Plan capacity - office (sqm): 46000

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		37	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		9	

Leeds Employment Land Assessment 2016

ELA ref: ELA01983

Site alias: 2103650_21036 Site area (ha): 23.94

E: 432484 N: 429552

Address: Leeds Valley Park Wakefield Road Bell Hill LS26

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	3.51
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	4362.37
Nearest bus stop	5691
Nearest bus stop distance (m)	113.80

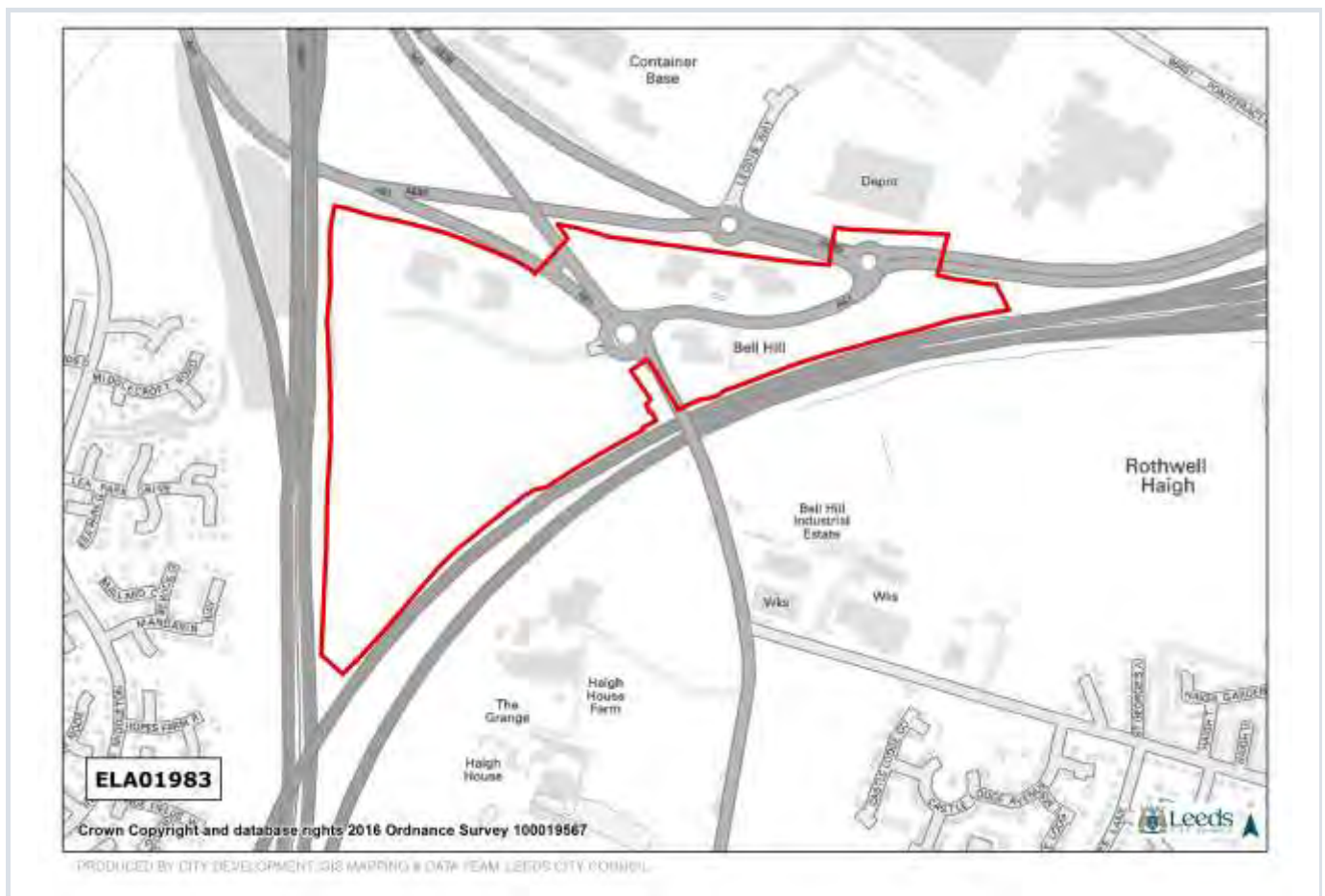
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	4.01
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01984

Site alias: 2104070_21040 Site area (ha): 2.91

E: 433291 N: 430313

Address: Stourton Point Haigh Park Road Stourton LS10

General Attributes

Site Description:

Vacant brownfield site in industrial area in Stourton. Access taken from Haigh Park Road.

Suitability:

Accords with Core Strategy Policy EC1 for general employment uses. A flood risk sequential test has been undertaken.

Availability:

Vacant site. Landowner has indicated availability for a range of uses including general employment and retail, leisure and/or residential as part of a wider area.

Achievability:

Deliverable site subject to market interest.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV76

Plan status: Aire Valley Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 2.91

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Existing access off unadopted Haigh Park Road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01984

Site alias: 2104070_21040 Site area (ha): 2.91

E: 433291 N: 430313

Address: Stourton Point Haigh Park Road Stourton LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	3739.92
Nearest bus stop	12774
Nearest bus stop distance (m)	282.03

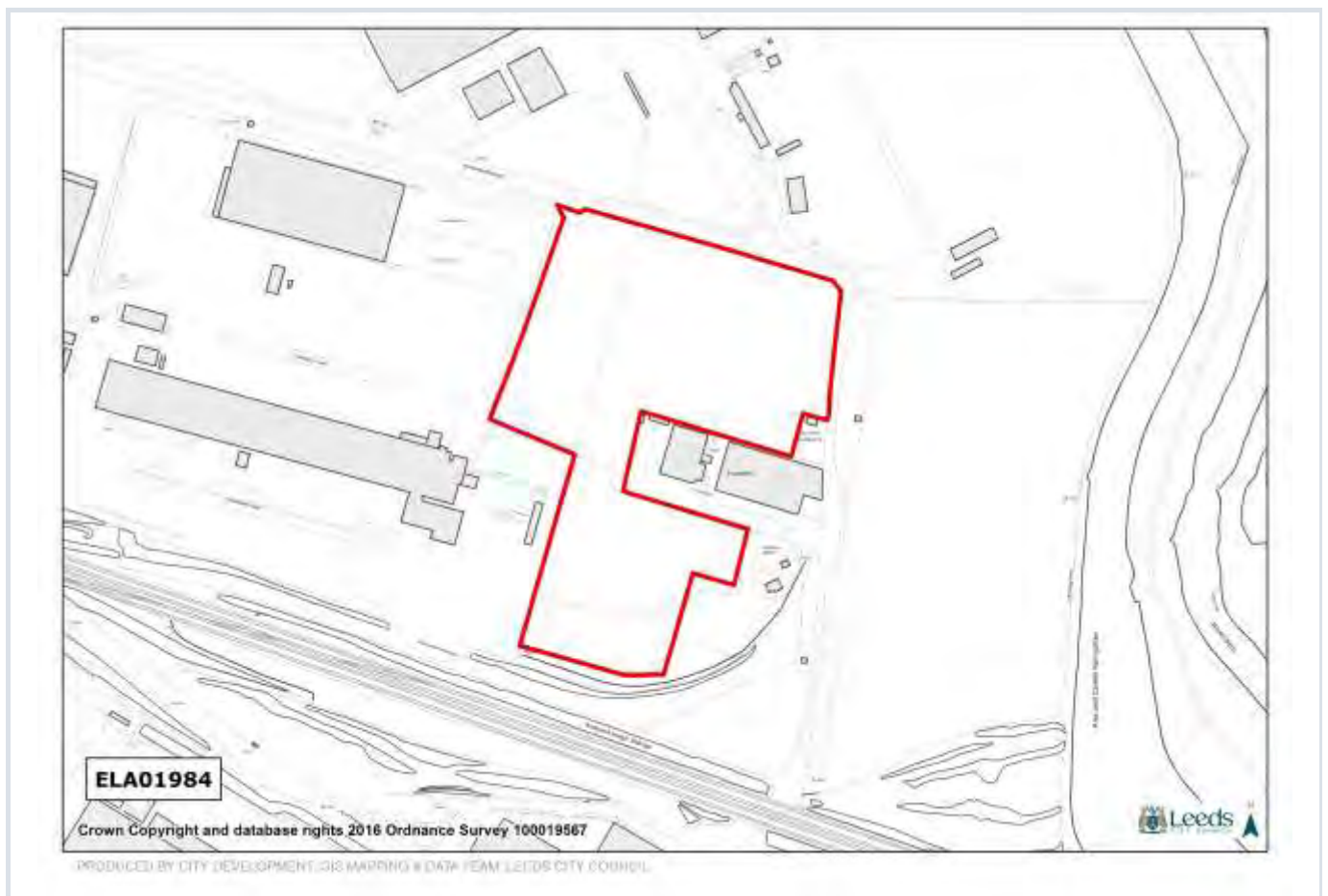
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01985

Site alias: 2103780_21037 Site area (ha): 47.15

E: 434113 N: 432223

Address: Skelton Moor Farm Pontefract Lane LS9

General Attributes

Site Description:

Large site which forms part of the LCR Enterprise Zone. Agricultural land. Early phases of spine road and two warehouse units have been construction. The registered park and garden at Temple Newsam and Halton Moor wood lie to the east of the site. The residential area of Halton Moor lies to the north. Wyke Beck runs in a culvert along the western boundary of the site. A flood alleviation scheme including balancing ponds have been constructed to mitigate flood risk.

Suitability:

Site obtained planning permission for office/industrial/distribution and supporting uses on 26/04/2006 and has current approval under 14/07303/EXT.

Availability:

Site is under construction.

Achievability:

Site is under construction. As a large site development will be phased according to market demand but Enterprise Zone status and funding support have assisted infrastructure delivery and early phases of development.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV63

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 46.4

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	Access arrangements agreed as conditions of planning approval
STB6	Suitability - Environmental constraints	3	Site adjacement to Temple Newsam registered historic park & garden. Ecological site (Halton Moor Farm) to the north east of the site.
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		33	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01985

Site alias: 2103780_21037 Site area (ha): 47.15

E: 434113 N: 432223

Address: Skelton Moor Farm Pontefract Lane LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.09
Overlaps N8 UGC	9.57
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	99.91
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.09
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	3107.93
Nearest bus stop	7827
Nearest bus stop distance (m)	757.19

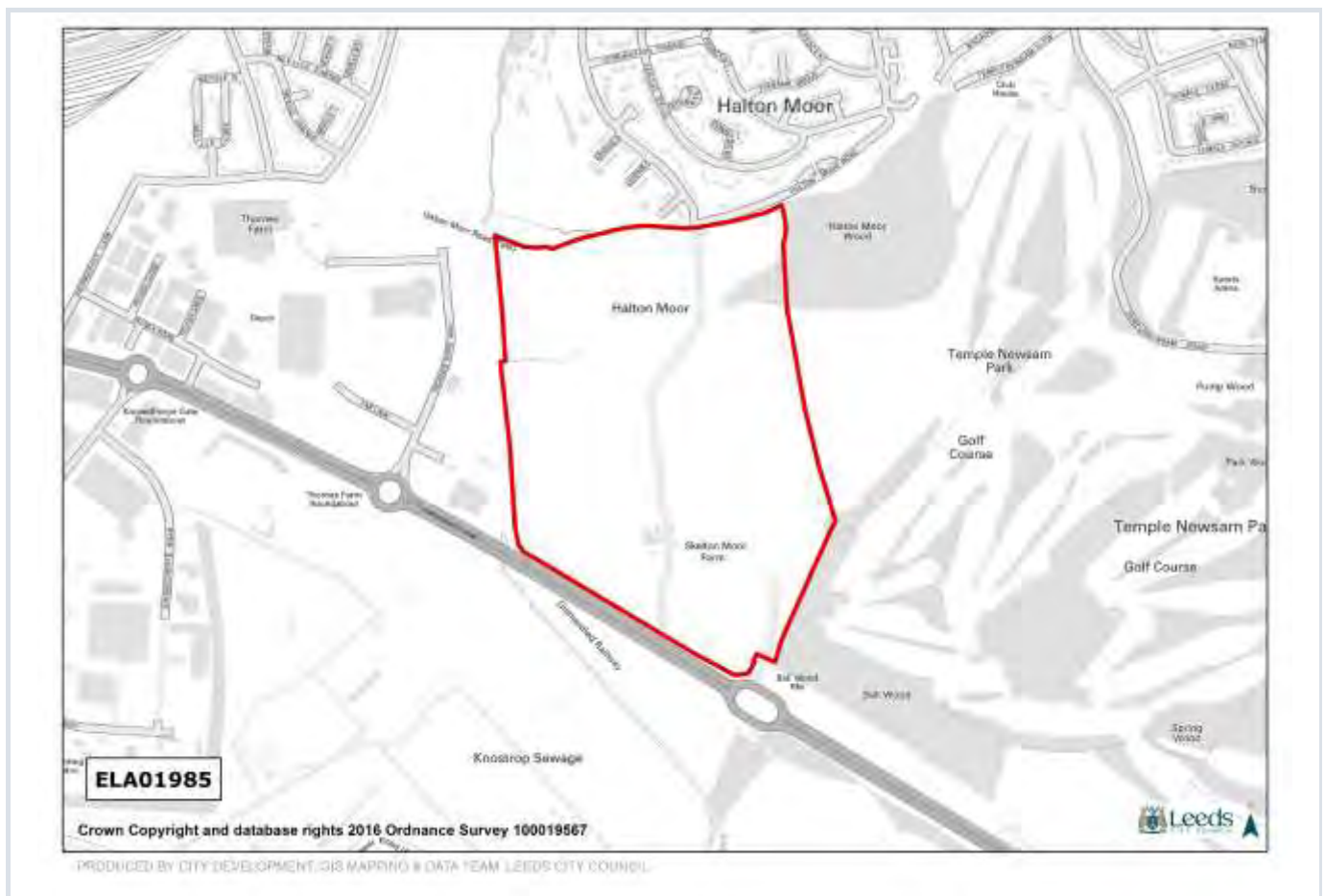
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.21
Overlaps Aire Valley RA	99.91
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.10
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01986

Site alias: 2104400_21044 Site area (ha): 1.86

E: 433726 N: 432531

Address: Vinci Site Thornes Farm WayLeeds 9

General Attributes

Site Description:

Vacant serviced plot within the Thornes Farm Business Park, part of the LCR Enterprise Zone. Completion August 2015 (7,440 sq m).

Suitability:

Site obtained planning permission for industrial/distribution uses on 02/12/2008 and has current approval under 08/03431/RM. Completion August 2015.

Availability:

Completion August 2015.

Achievability:

Completion August 2015.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV61

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.83

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01986

Site alias: 2104400_21044 Site area (ha): 1.86

E: 433726 N: 432531

Address: Vinci Site Thornes Farm Way Leeds 9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	15.56
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	3195.55
Nearest bus stop	7502
Nearest bus stop distance (m)	504.81

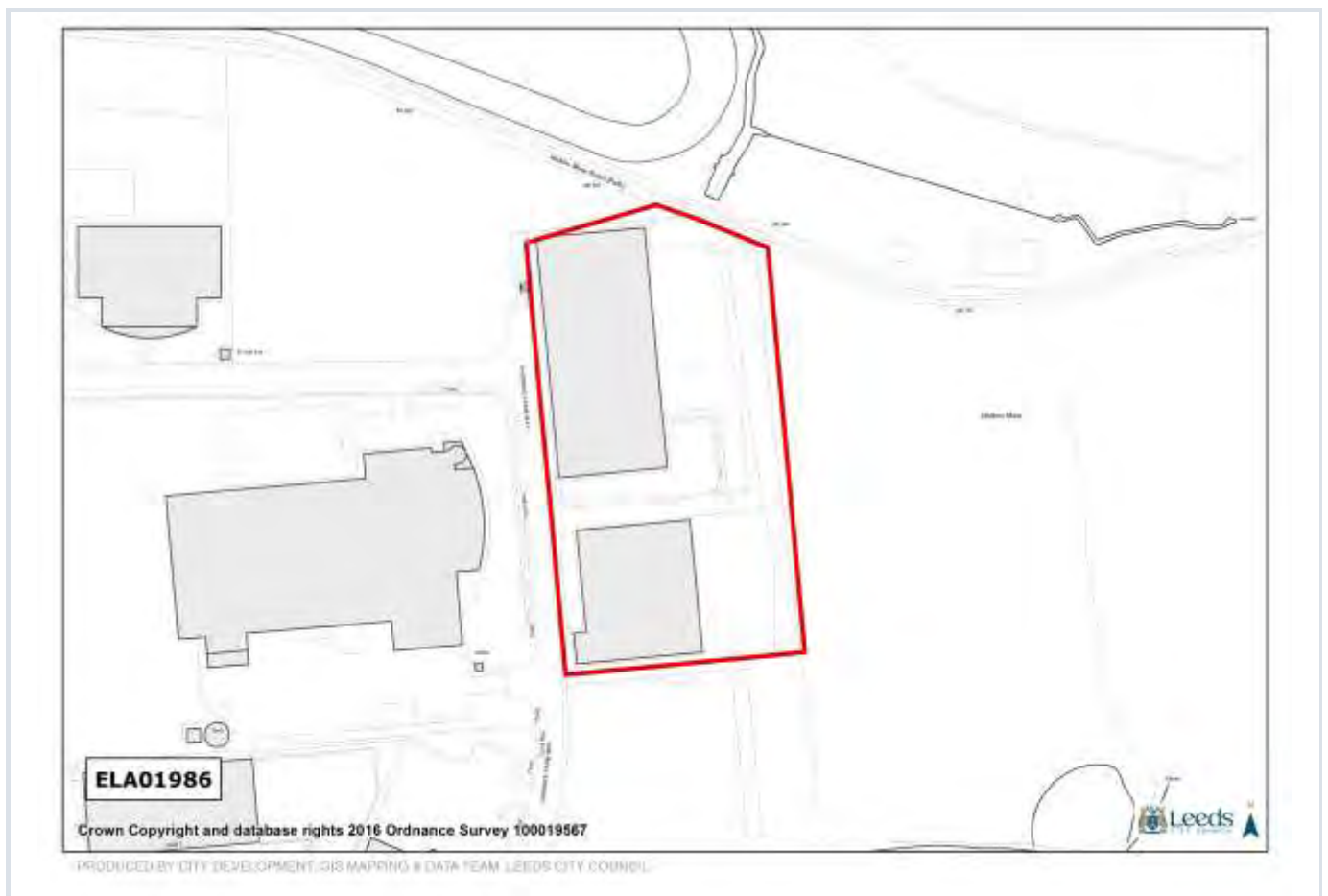
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	86.97
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01987

Site alias: AV18

Site area (ha): 3.67

E: 431242

N: 433516

Address: Marsh Lane

General Attributes

Site Description:

The site is partly vacant, part temporary car parking and part used as a rail sidings. Located within the defined City Centre. Frontages onto Marsh Lane and Shannon Street. The Leeds-York railway line forms the southern boundary of the site.

Suitability:

Suitable for a mix of town centre uses and housing in accordance with Core Strategy Spatial Policies 1, 2, 3 & 9 and Policy EC2. Assumption that office development could be delivered as part of wider mix. Assumed that half site will come forward for offices.

Availability:

The front (western) part of the site is available now, with an expectation that the whole site will become available during the plan period. Both landowners have indicated intention to progress development of site.

Achievability:

Considered to be viable for mixed use development including offices within the plan period.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV18

Plan status: Aire Valley Allocated for mixed uses

Plan capacity - office (sqm): 27500

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	existing Marsh Lane access not suitable for intensification. Frontage available on one-way Shannon Street.
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		35	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	3	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA01987

Site alias: AV18

Site area (ha): 3.67

E: 431242

N: 433516

Address: Marsh Lane

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1583.19
Nearest bus stop	11564
Nearest bus stop distance (m)	135.98

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

LCC ownership	1.12
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01988

Site alias: AV10

Site area (ha): 0.9

E: 430878

N: 432753

Address: Armouries Drive, Leeds Dock

General Attributes

Site Description:

Previously vacant ground floor units at Leeds Dock. Permission implemented between December 2015 and March

Suitability:

Site obtained planning permissions for change of use to offices on 25/11/2013 and 17/03/16 has current approval under 13/03358/FU & 15/01900/FU.

Availability:

Units are now occupied as offices.

Achievability:

Units are now occupied as offices.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV10

Plan status: Aire Valley Identified mixed use

Plan capacity - office (sqm): 8022

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		31	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	5	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01988

Site alias: AV10

Site area (ha): 0.9

E: 430878

N: 432753

Address: Armouries Drive, Leeds Dock

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1263.71
Nearest bus stop	10169
Nearest bus stop distance (m)	112.60

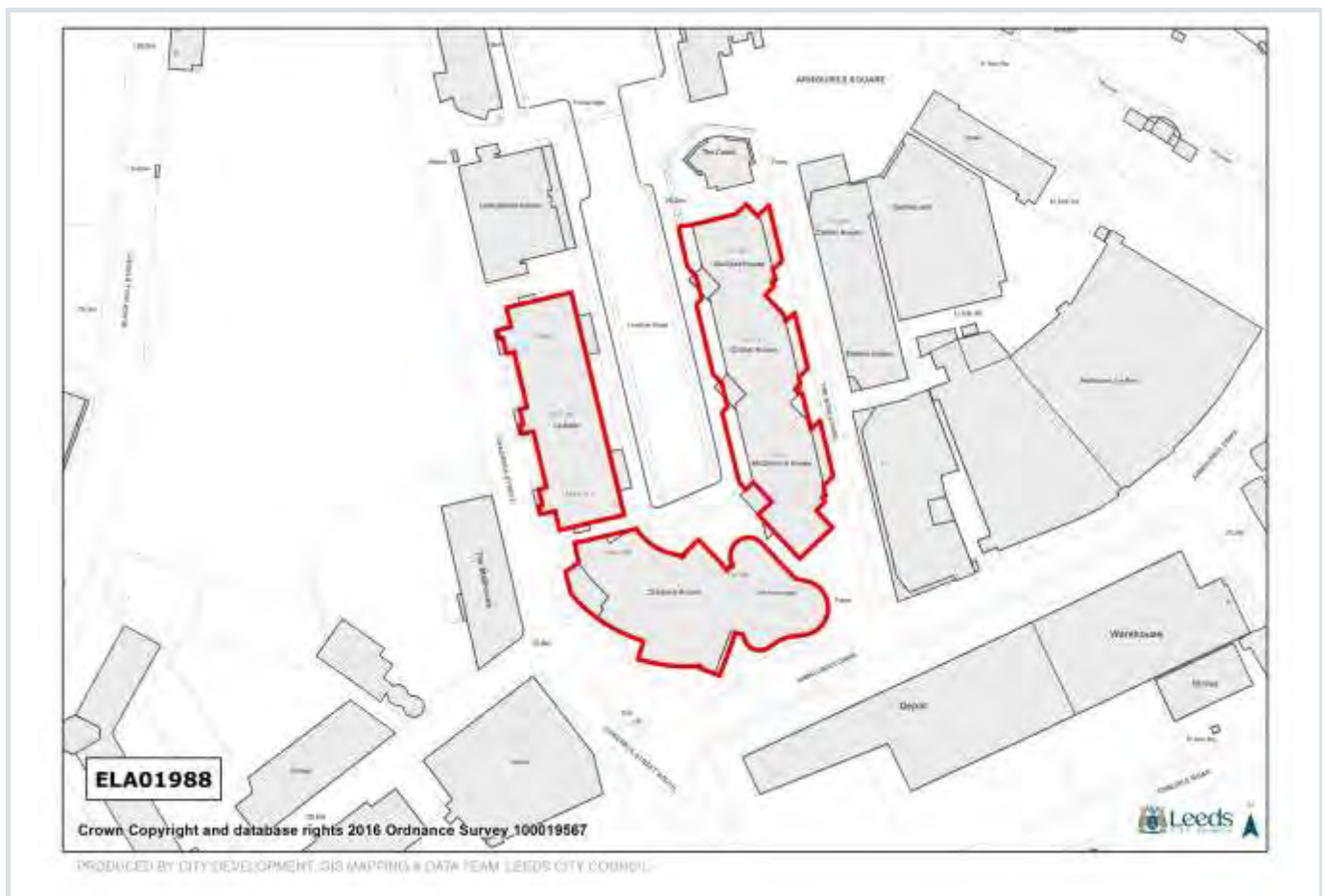
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01989

Site alias: AV11

Site area (ha): 0.17

E: 430960

N: 432742

Address: Former Alea Casino, The Boulevard, Leeds Dock

General Attributes

Site Description:

Vacant former casino building at Leeds Dock.

Suitability:

Site obtained planning permission for change of use to offices on 15/03/16 has current approval under 15/05352/FU.

Availability:

Vacant building with willing landowner.

Achievability:

Other vacant buildings at Leeds Dock have recently become occupied for office uses demonstrating viability and strong market demand for the location.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV11

Plan status: Aire Valley Identified office employment

Plan capacity - office (sqm): 8191

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		32	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	5	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01989

Site alias: AV11

Site area (ha): 0.17

E: 430960

N: 432742

Address: Former Alea Casino, The Boulevard, Leeds Dock

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1345.14
Nearest bus stop	14356
Nearest bus stop distance (m)	134.02

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01990

Site alias: AV42

Site area (ha): 0.81

E: 431561

N: 432452

Address: Riverside Place, Bridgewater Road

General Attributes

Site Description:

Extension of existing industrial unit >500 sqm.

Suitability:

Site obtained planning permission for extension of existing industrial unit on 13/02/14 and has current approval under 13/05703/FU.

Availability:

Extension of existing unit so willing landowner.

Achievability:

As approval obtained for existing occupied unit, extension presumed to be viable.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV42

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.45

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Addressed through planning approval.
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		37	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01990

Site alias: AV42

Site area (ha): 0.81

E: 431561

N: 432452

Address: Riverside Place, Bridgewater Road

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2009.51
Nearest bus stop	10730
Nearest bus stop distance (m)	57.86

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

LCC ownership	0.44
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01991

Site alias: AV50

Site area (ha): 0.8

E: 432319

N: 432522

Address: Land bounded by Aire Valley Way and Cross Green Approach, Cross Green, Leeds

General Attributes

Site Description:

Vacant site former part of the green space at Copperfields but severed by the construction of the A63 link road. Within the Cross Green Industrial Estate. Access from Cross Green Approach.

Suitability:

Site obtained planning permission for a office and storage unit on 14/09/2015 and has current approval under 15/02233/FU.

Availability:

Vacant site with willing landowner.

Achievability:

Recent full planning permission indicates significant progress towards developing the site for employment use.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV50

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.8

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Turning head in place off Cross Green Approach
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		45	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01991

Site alias: AV50

Site area (ha): 0.8

E: 432319

N: 432522

Address: Land bounded by Aire Valley Way and Cross Green Approach, Cross Green, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	98.73
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2710.61
Nearest bus stop	5857
Nearest bus stop distance (m)	109.54

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

LCC ownership	99.12
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01992

Site alias: AV51

Site area (ha): 0.85

E: 432834

N: 431801

Address: Land rear of Pilkington UK, Knowsthorpe Gate, Cross Green, Leeds

General Attributes

Site Description:

Vacant brownfield site surrounded on all sides by industrial uses.

Suitability:

Accords with Core Strategy Policy EC1 for general employment uses.

Availability:

Vacant site. Landowner has also been approached to confirm availability.

Achievability:

Deliverable site subject to market interest.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV51

Plan status: Aire Valley Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.85

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	Adequate site frontage onto Newmarket Lane
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		42	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01992

Site alias: AV51

Site area (ha): 0.85

E: 432834

N: 431801

Address: Land rear of Pilkington UK, Knowsthorpe Gate, Cross Green, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3435.57
Nearest bus stop	3817
Nearest bus stop distance (m)	263.40

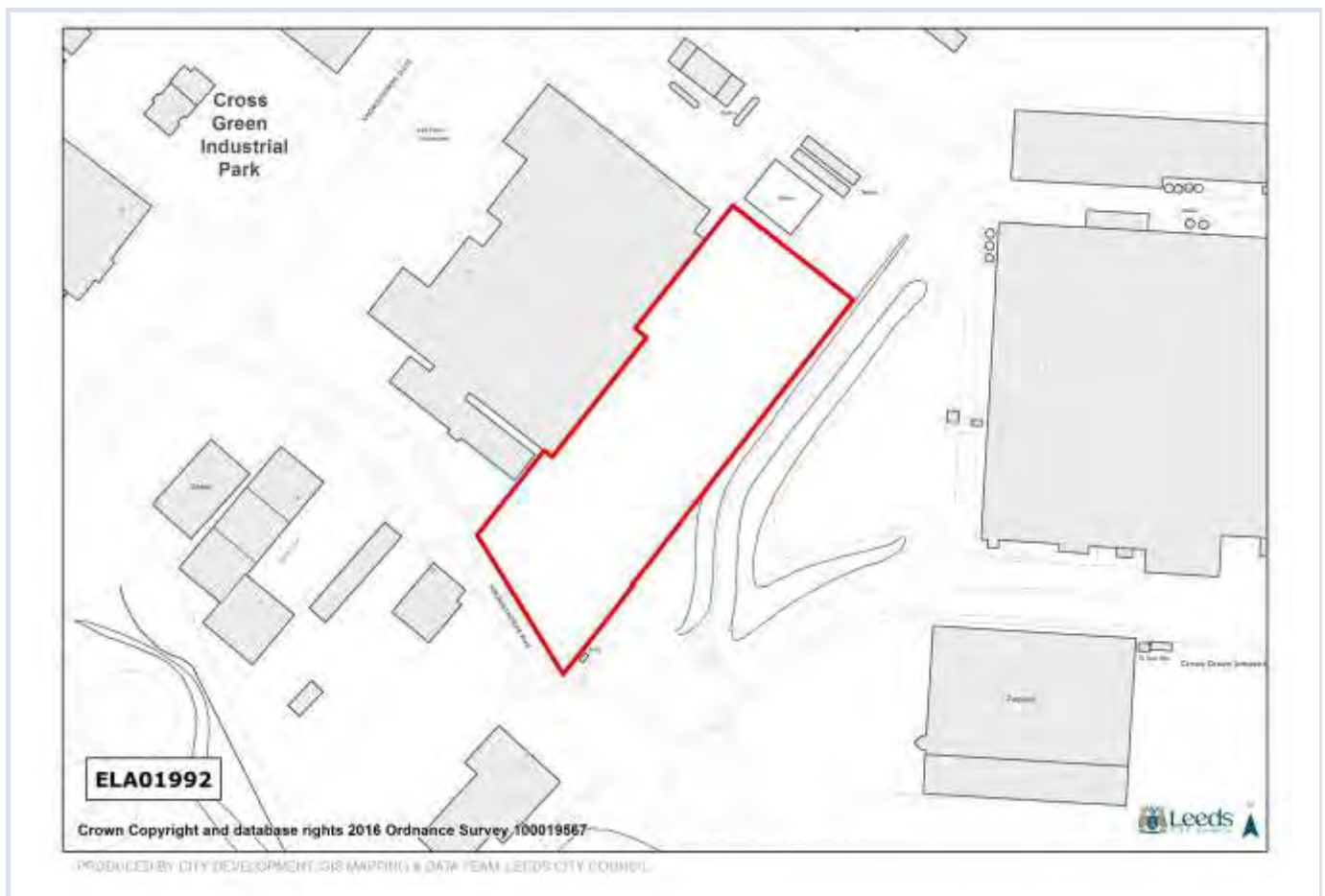
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.07
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01993

Site alias: AV58

Site area (ha): 1.12

E: 433597

N: 432612

Address: Plots 2B, Thornes Farm Business Park

General Attributes

Site Description:

Vacant serviced plot within the Thornes Farm Business Park, part of the LCR Enterprise Zone. Completion September 2016 (3,360 sq m)

Suitability:

Site obtained planning permission for industrial/distribution uses on 12/02/2010 and has current approval under 15/02425/RM. Completion September 2016

Availability:

Completion September 2016.

Achievability:

Completion September 2016.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV58

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.2

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01993

Site alias: AV58

Site area (ha): 1.12

E: 433597

N: 432612

Address: Plots 2B, Thornes Farm Business Park

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	3253.71
Nearest bus stop	7502
Nearest bus stop distance (m)	398.55

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

LCC ownership	100.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01994

Site alias: AV65

Site area (ha): 0.41

E: 432589

N: 432502

Address: Land former Nelson House, Newmarket Approach, Cross Green, Leeds

General Attributes

Site Description:

Vacant brownfield plot within the Cross Green Industrial Estate with frontage onto A63. Access taken from Newmarket Green to the rear of the site. Site is under construction.

Suitability:

Site obtained planning permission for an industrial unit on 04/06/2015 and has current approval under 15/01002/FU.

Availability:

Site is under construction.

Achievability:

Site is under construction.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV65

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.41

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access available off Newmarket Green and Newmarket Approach
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment use.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		43	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01994

Site alias: AV65

Site area (ha): 0.41

E: 432589

N: 432502

Address: Land former Nelson House, Newmarket Approach, Cross Green, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2977.38
Nearest bus stop	5856
Nearest bus stop distance (m)	150.00

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

LCC ownership	0.19
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01995

Site alias: AV67

Site area (ha): 11.81

E: 433658

N: 431093

Address: Skelton Grange (North)

General Attributes

Site Description:

Vacant brownfield former power station site. Access to the site currently taking from the privately owned Skelton grange bridge to the south of the site. Improvements to the bridge and junction improvements at Skelton Grange Road/Pontefract Road are conditions of the extant planning approval. Alternatively it may be possible to take access from M1 J45 via Knowsthorpe Lane subject to further feasibility work.

Suitability:

Site obtained planning permission for industrial/distribution uses on 20/04/2007 and has current approval under 21/279/05/OT.

Availability:

Vacant site with willing landowner.

Achievability:

As a large site development will be phased according to market demand. Requirements to improve highway access means development more likely to come forward in the medium to long term as sites currently progressing, particularly those in the Enterprise Zone, are developed out.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV67

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 11.81

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	Accords with Policy EC1 for general employment uses
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		33	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01995

Site alias: AV67

Site area (ha): 11.81

E: 433658

N: 431093

Address: Skelton Grange (North)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	3751.26
Nearest bus stop	2767
Nearest bus stop distance (m)	986.34

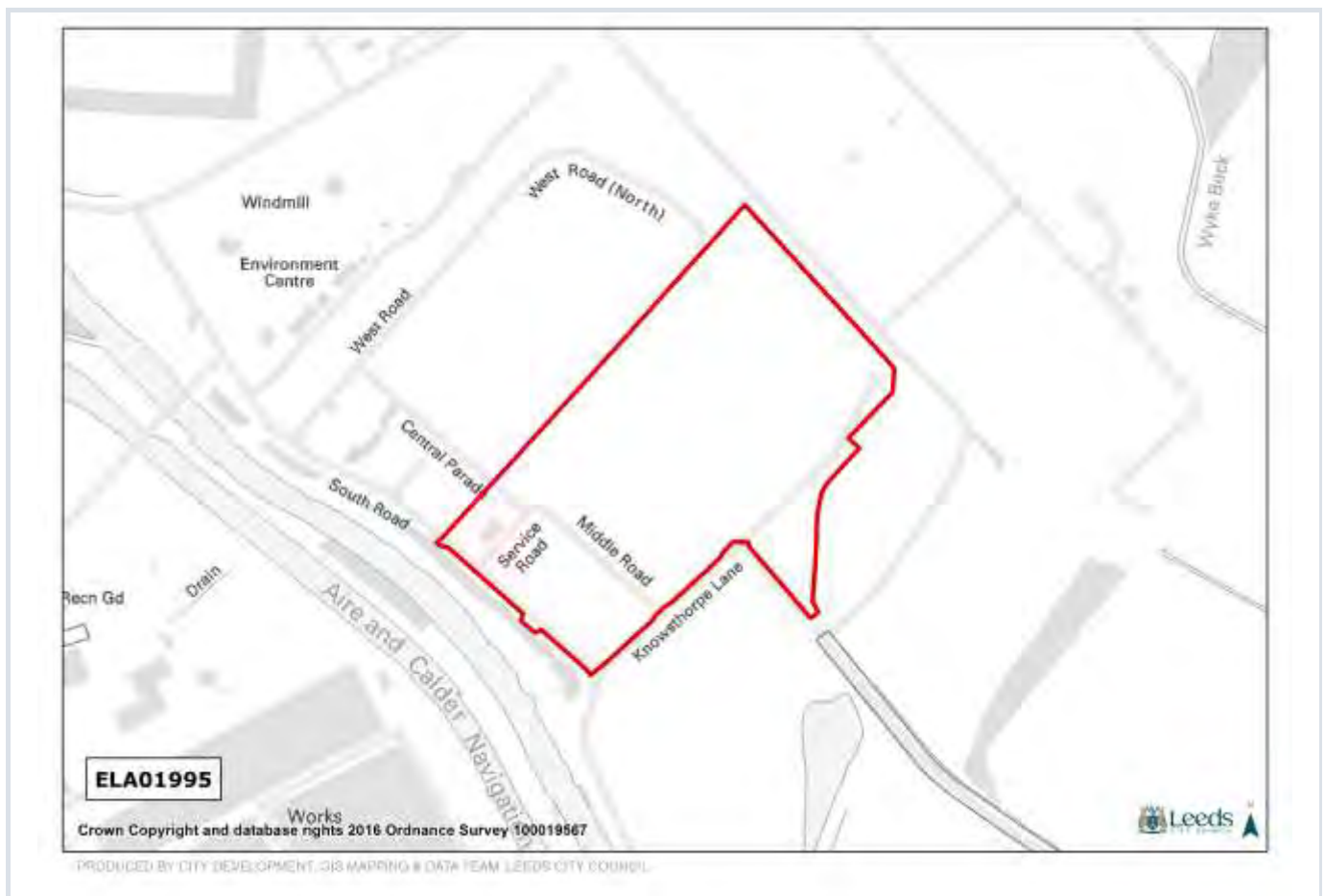
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01996

Site alias: AV72

Site area (ha): 1.26

E: 433399

N: 430473

Address: Land North of Haigh Park Road, Stourton, Leeds

General Attributes

Site Description:

Vacant brownfield site in industrial area in Stourton. Access taken from Haigh Park Road.

Suitability:

Accords with Core Strategy Policy EC1 for general employment uses. A flood risk sequential test has been undertaken.

Availability:

Vacant site. Landowner has indicated availability for a range of uses including general employment and retail, leisure and/or residential as part of a wider area.

Achievability:

Deliverable site subject to market interest.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV72

Plan status: Aire Valley Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.26

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Existing access off unadopted Haigh Park Road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	3	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01996

Site alias: AV72

Site area (ha): 1.26

E: 433399

N: 430473

Address: Land North of Haigh Park Road, Stourton, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	3696.18
Nearest bus stop	12774
Nearest bus stop distance (m)	473.94

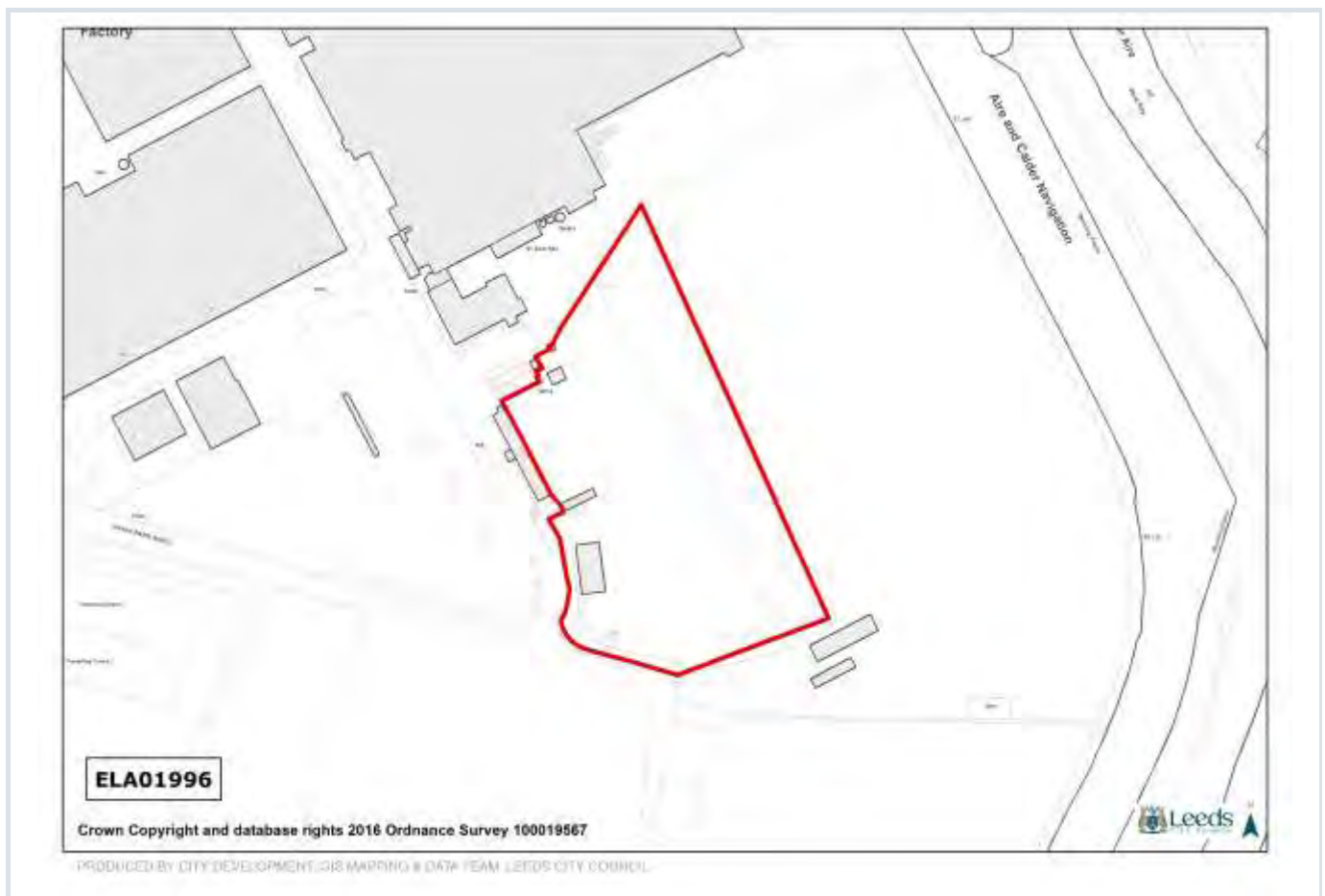
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	100.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01997

Site alias: AV83

Site area (ha): 1.62

E: 433214

N: 430903

Address: Land north of Haigh Park Road, Stourton, Leeds

General Attributes

Site Description:

Vacant brownfield site in industrial area in Stourton.

Suitability:

Accords with Core Strategy Policy EC1 for general employment uses. A flood risk sequential test has been undertaken.

Availability:

Vacant site with a willing landowner.

Achievability:

Deliverable site subject to market interest.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV83

Plan status: Aire Valley Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.41

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	1	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	2	Access only available from adjacent site
STB6	Suitability - Environmental constraints	3	Ecological site adjacent to the north west boundary of the site.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		32	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01997

Site alias: AV83

Site area (ha): 1.62

E: 433214

N: 430903

Address: Land north of Haigh Park Road, Stourton, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	4043.12
Nearest bus stop	2767
Nearest bus stop distance (m)	518.53

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01998

Site alias: AV92

Site area (ha): 4.66

E: 432496

N: 432407

Address: William Cooke Castings, Cross Green Approach

General Attributes

Site Description:

Large industrial operation. Extensions within curtilage of existing buildings. One extension (600 sq m) was constructed in 2013/14.

Suitability:

Site obtained planning permissions for extensions to the existing industrial/distribution uses on 01/10/10 and 18/02/15 and has current approval under 14/07758/FU.

Availability:

Land is within curtilage of existing business.

Achievability:

Permission for extension of existing operation so expectation that development will come forward in the short term.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV92

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.43

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	Infill with curtilage of existing
AVB3	Availability - Marketing	5	Infill development so land owned by end user.
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01998

Site alias: AV92

Site area (ha): 4.66

E: 432496

N: 432407

Address: William Cooke Castings, Cross Green Approach

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2911.83
Nearest bus stop	5856
Nearest bus stop distance (m)	159.51

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

LCC ownership	2.93
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01999

Site alias: AV93

Site area (ha): 0.23

E: 432093

N: 430700

Address: Unit 4 Queen Street Stourton

General Attributes

Site Description:

Extension of existing industrial unit.

Suitability:

Site obtained planning permission for an extension to an industrial unit on 09/08/12.

Availability:

Land is within curtilage of existing business.

Achievability:

Permission for extension of existing operation so expectation that development will come forward in the short term.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV93

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.22

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	Extension to existing building.
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01999

Site alias: AV93

Site area (ha): 0.23

E: 432093

N: 430700

Address: Unit 4 Queen Street Stourton

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3459.90
Nearest bus stop	5181
Nearest bus stop distance (m)	123.73

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02000

Site alias: AV96

Site area (ha): 1.27

E: 431276

N: 432472

Address: Airedale Mills, Clarence Road

General Attributes

Site Description:

Extension to existing industrial operations.

Suitability:

Site obtained planning permissions for extensions to the existing industrial/distribution uses on 04/03/15 and has current approval under 14/05268/FU.

Availability:

Land is within curtilage of existing business.

Achievability:

Permission for extension of existing operation so expectation that development will come forward in the short term.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV96

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.6

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Frontage available on Clarence Road
STB6	Suitability - Environmental constraints	3	Green corridor along waterfront.
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		29	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	Within curtilgae of exsiting building
AVB3	Availability - Marketing	5	Site owned by end user.
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA02000

Site alias: AV96

Site area (ha): 1.27

E: 431276

N: 432472

Address: Airedale Mills, Clarence Road

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1739.66
Nearest bus stop	13228
Nearest bus stop distance (m)	59.80

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02055

Site alias: AV12

Site area (ha): 1.45

E: 430984

N: 432658

Address: Armouries Drive / Carlisle Road

General Attributes

Site Description:

Underused site with some vacant land and some occupied buildings.

Suitability:

Suitable for a mix of town centre uses and housing in accordance with Core Strategy Spatial Policies 1, 2, 3 & 9 and Policy EC2. Assumption that office development could be delivered as part of wider mix. Assumed that half site will come forward for offices. Flood risk sequential test has been undertaken.

Availability:

Landowners have confirmed that site is likely to become available for mixed use development within the plan period.

Achievability:

Deliverable within plan period given location close to Leeds Dock and adjacent to other development sites. Assumption that office development could be delivered as part of wider mix and half the site will come forward for offices.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV12

Plan status: Aire Valley Allocated for mixed uses

Plan capacity - office (sqm): 10875

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Existing suitable accesses on Clarence Road and Carlisle Road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA02055

Site alias: AV12

Site area (ha): 1.45

E: 430984

N: 432658

Address: Armouries Drive / Carlisle Road

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1397.05
Nearest bus stop	14356
Nearest bus stop distance (m)	123.38

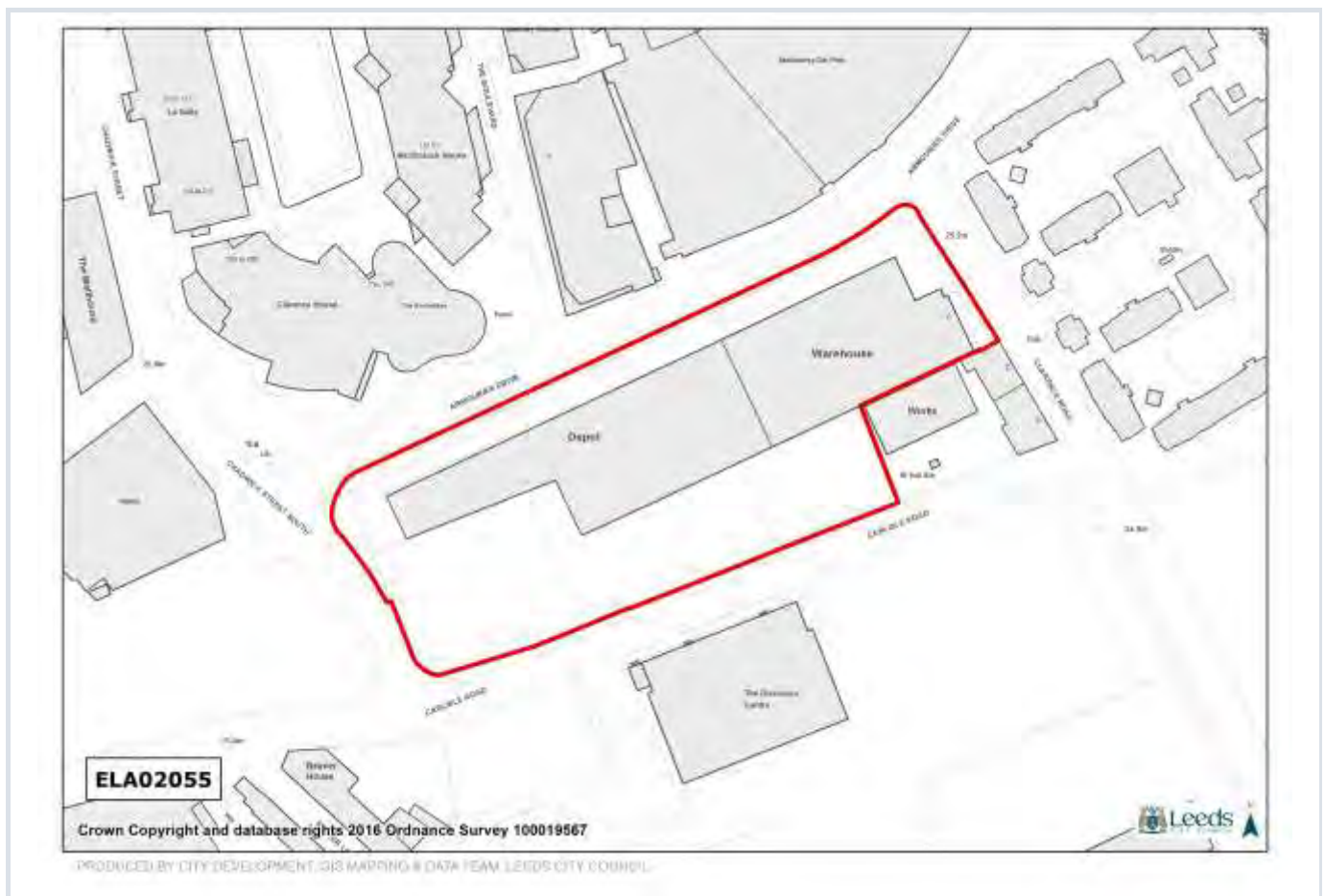
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	61.79
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02056

Site alias: AV13

Site area (ha): 0.17

E: 431076

N: 432668

Address: Clarence Road / Carlisle Road

General Attributes

Site Description:

Occupied car workshop immediately adjacent to site AV12 with frontages onto Clarence Road and Carlisle Road.

Suitability:

uitable for a mix of town centre uses and housing in accordance with Core Strategy Spatial Policies 1, 2, 3 & 9 and Policy EC2. Assumption that office development could be delivered as part of wider mix. Assumed that half site will come forward for offices. Flood risk sequential test has been undertaken.

Availability:

Occupied site. Previous interest in redeveloping the site for housing. The Landowner has also been approached to confirm availability.

Achievability:

Considered to be viable for mixed use development including offices within the plan period.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV13

Plan status: Aire Valley Allocated for mixed uses

Plan capacity - office (sqm): 1250

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Existing accesses available on Carlisle Road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA02056

Site alias: AV13

Site area (ha): 0.17

E: 431076

N: 432668

Address: Clarence Road / Carlisle Road

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1479.60
Nearest bus stop	14356
Nearest bus stop distance (m)	51.43

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02057

Site alias: AV53

Site area (ha): 1.18

E: 431344

N: 432292

Address: Neville Hill Sidings

General Attributes

Site Description:

Land to the south of the Neville Hill rail depot. Mainly greenfield. The site is bounded by houses to the east and a cycle path to the south. There is no existing road frontage.

Suitability:

Accords with Core Strategy Policy EC1 but does not meet CS accessibility standards for employment development. Has significant site access issues (site was considered but rejected as a rail freight site through the Natural Resources and Waste Local Plan on these grounds). A new access road would need to be created crossing the Core Cycle Network path to the south.

Availability:

Site likely to be available if constraints can be overcome.

Achievability:

Significant uncertainty about delivery prospects during the plan period.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV53

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 6.17

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	1	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	Existing access on Osmondthorpe Lane, access to southern site requires extension of Newmarket Approach.
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		32	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA02057

Site alias: AV53

Site area (ha): 1.18

E: 431344

N: 432292

Address: Neville Hill Sidings

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	22.72
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	3261.11
Nearest bus stop	1967
Nearest bus stop distance (m)	413.55

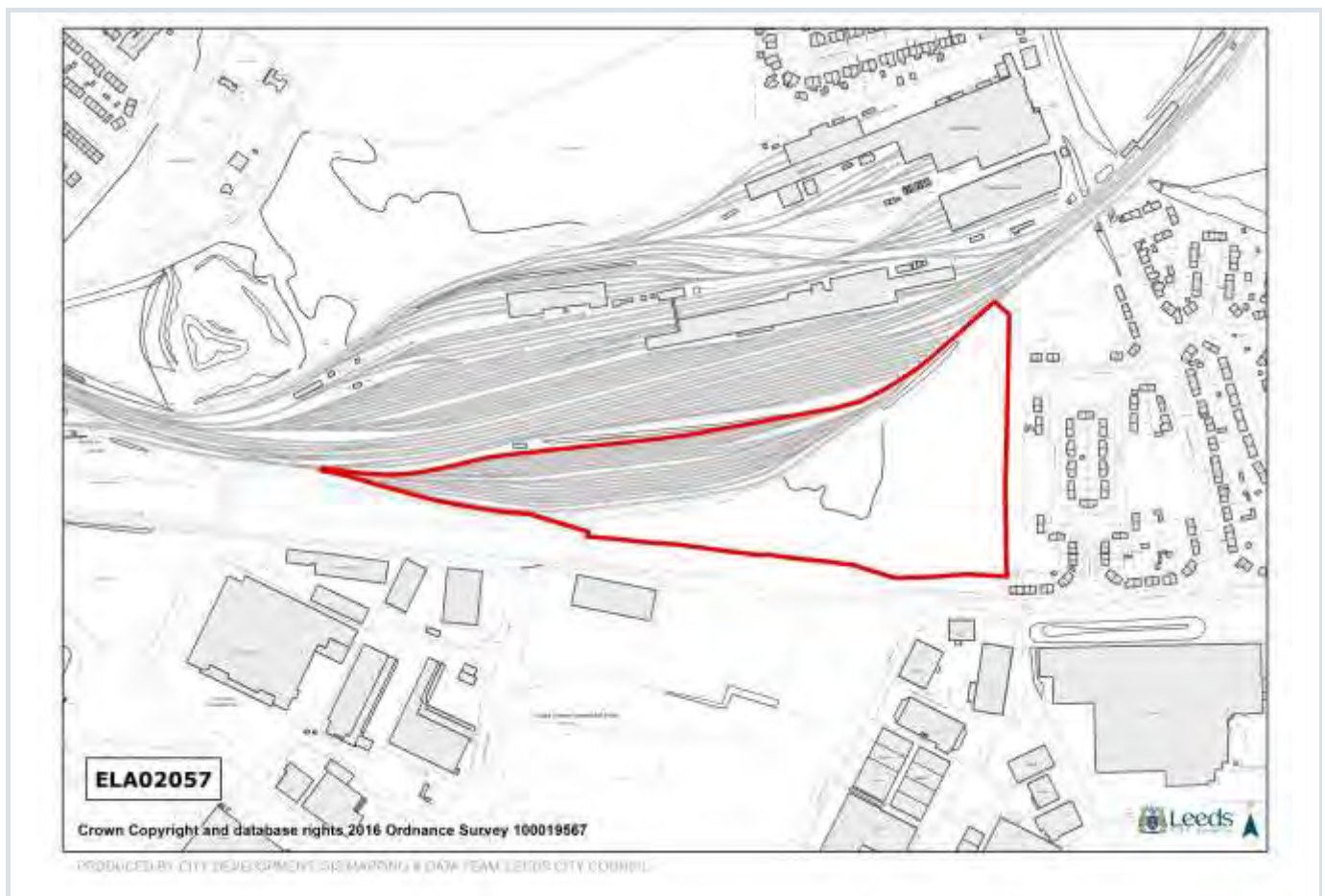
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	36.79
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02058

Site alias: NRW20

Site area (ha): 19.52

E: 430291

N: 432908

Address: Land adjacent to playing fields, Skelton Grange Road, Stourton, Leeds

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Natural Resources and Waste DPD

Plan ref: NRW20

Plan status: Aire Valley NRW Allocation

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 2.83

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	0	
STB5	Suitability - Access to highways	0	
STB6	Suitability - Environmental constraints	0	
STB7	Suitability - Adjacent uses	0	
PLC1	Suitability - Policy compliance	0	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		11	
AVB1	Availability - Ownership	0	
AVB2	Availability - Occupancy	0	
AVB3	Availability - Marketing	0	
Total Availability score:		0	
ACB1	Achievability - Viability/Survey	0	
MKT1	Achievability - Planning interest	0	
Total Achievability score:		0	

Leeds Employment Land Assessment 2016

ELA ref: ELA02058

Site alias: NRW20

Site area (ha): 19.52

E: 430291

N: 432908

Address: Land adjacent to playing fields, Skelton Grange Road, Stourton, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	4064.31
Nearest bus stop	2767
Nearest bus stop distance (m)	432.98

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02059

Site alias: AV94

Site area (ha): 6.17

E: 432934

N: 432837

Address: South Bank Planning Statement Area

General Attributes

Site Description:

Broad area of development split into three main parcels of land: 1. The former Tetleys Brewery site to the east comprising of largely vacant with some temporary uses such as car parking; 2. Asda House (offices); 3. New Lane currently occupied by commercial uses (offices and industrial uses) but within the development area of the proposed HS2 route and station.

Suitability:

Suitable for a mix of town centre uses and housing in accordance with Core Strategy Spatial Policies 1, 2, 3 & 9 and Policy EC2. Assumption that office development could be delivered as part of wider mix. Assumed that half site that is available will come forward for offices. Flood risk sequential test has been undertaken.

Availability:

The former Tetleys Brewery site is generally vacant or subject to short term leases and the owner/developer is pursuing mixed use development (including offices) in the short term. Other parts of the area are not currently available and/or are uncertain pending a decision on the HS2 route and station which are subject to ongoing consultation, supported by a masterplanning process.

Achievability:

Available parts of the site are deliverable within plan period given a willing landowner. Assumption that office development could be delivered as part of wider mix and half the available site will come forward for offices.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV94

Plan status: South Bank PSA

Plan capacity - office (sqm): 73500

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Several existing and potential access points.
STB6	Suitability - Environmental constraints	3	Heritage assets within & adjoining site.
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	3	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02059

Site alias: AV94

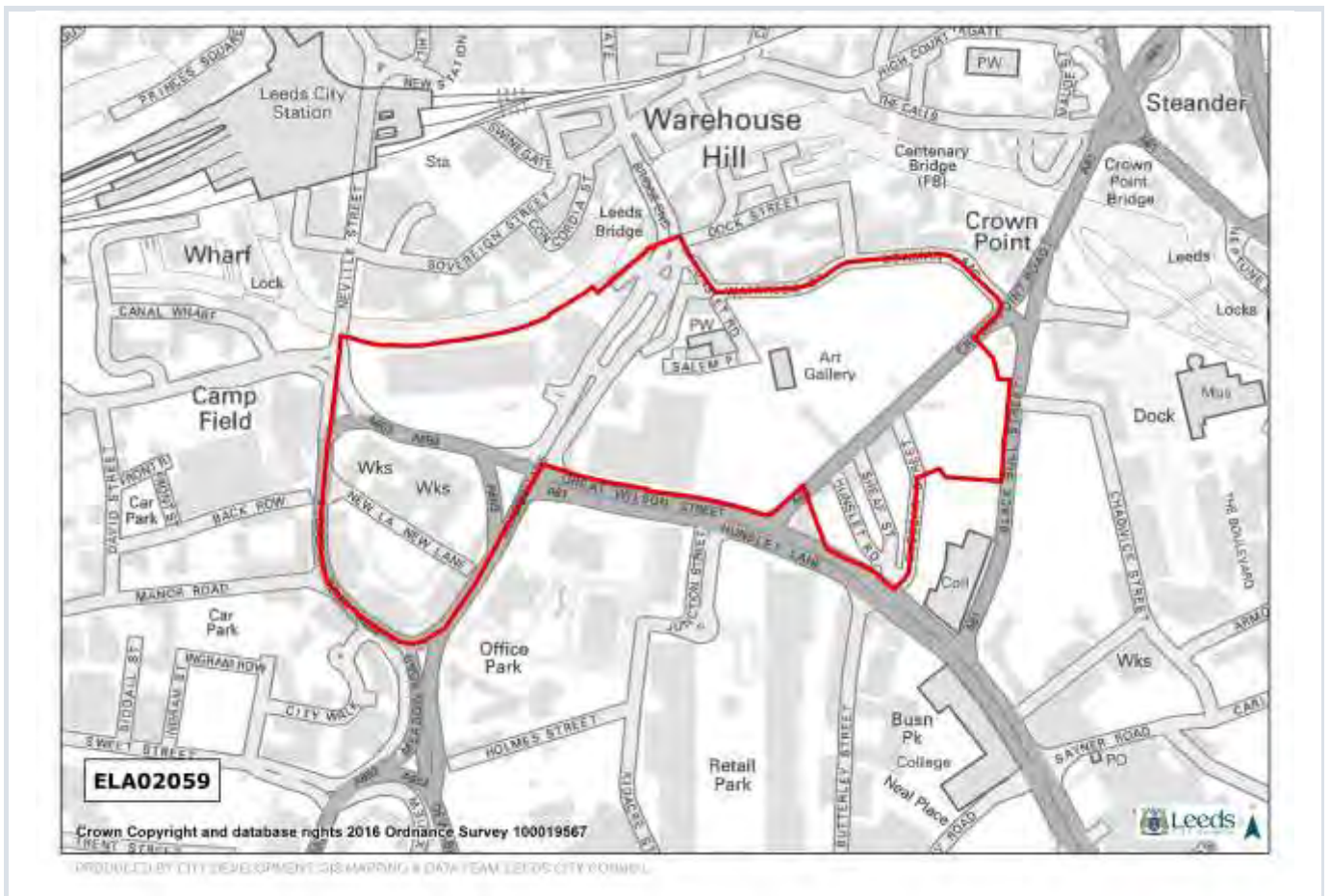
Site area (ha): 6.17

E: 432934

N: 432837

Address: South Bank Planning Statement Area

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02060

Site alias: AV98

Site area (ha): 1.49

E: 433112

N: 430995

Address: Atkinson Street

General Attributes

Site Description:

Site located immediately to the south of the Inner Ring Road and to the west of the River Aire. Occupied by two industrial units. Access to the site from Fox Way to the south. The listed buildings at Hunslet Mills are located to the south of the site. A glass manufacturing plant (noise and odour issues) is located to the north west of the site.

Suitability:

Site does not fully accord with Policy EC2 for office use although it is an accessible location with close links to the City Centre. Preferred for residential use but in recognition that there may need to be a physical buffer between residential use and the nearby glass manufacturing plant, an office development on part of the site could achieve this as part of a mixed use development. A flood risk sequential test has been undertaken.

Availability:

Currently occupied by industrial units but landowner has previously indicated the land is available for redevelopment through responses to consultation on the AVLAAP.

Achievability:

Most likely to be brought forward for redevelopment alongside the adjoining site at Hunslet Mills in the medium to long term and dependent on market demand.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV98

Plan status: Aire Valley Allocated for mixed uses

Plan capacity - office (sqm): 8850

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access available off Fox Way
STB6	Suitability - Environmental constraints	3	Listed buildings at Hunslet Mills to the south of the site.
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	3	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02060

Site alias: AV98

Site area (ha): 1.49

E: 433112

N: 430995

Address: Atkinson Street

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02061

Site alias: AV113

Site area (ha): 1.63

E: 432876

N: 430347

Address: Former Leeds College of Building, Intermezzo Drive, Stourton

General Attributes

Site Description:

Vacant unit previously in education use.

Suitability:

Site obtained planning permission for change of use to extensions to the existing industrial/distribution use on 03/02/15 and has current approval under 14/06210/FU.

Availability:

Vacant unit.

Achievability:

Modern industrial type unit. Expectation that unit will be occupied subject to market demand.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV113

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.62

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	5	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA02061

Site alias: AV113

Site area (ha): 1.63

E: 432876

N: 430347

Address: Former Leeds College of Building, Intermezzo Drive, Stourton

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	4143.90
Nearest bus stop	9532
Nearest bus stop distance (m)	71.88

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02063

Site alias: AV114

Site area (ha): 11.45

E: 434941

N: 430876

Address: Skelton Gate (western part)

General Attributes

Site Description:

Western part of the large Skelton Gate site (AV111) located to the south of M1 Junction 45. Mainly in agricultural use. Site is bounded by Skelton Lake to the south. The site includes public rights of way, hedgerows and small groups of trees.

Suitability:

UDP allocation for a business park. The site is out of centre for office use and does not accord with the locational priorities set out in Policy EC2. Site not likely to be suitable for large scale industrial or distribution due to topography and potential impact on the setting of the Registered Historic Park & Garden at Temple Newsam.

Availability:

The western part of the site now has planning permission for a motorway service area (December 2016) and is not available for employment development.

Achievability:

Based on the recently granted outline planning permission for a motorway service area there is no prospect of delivery of any employment uses over the plan period.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV114

Plan status: Aire Valley Not allocated for other uses

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	1	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	2	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		27	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA02063

Site alias: AV114

Site area (ha): 11.45

E: 434941

N: 430876

Address: Skelton Gate (western part)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	2602.56
Nearest bus stop	8991
Nearest bus stop distance (m)	1530.68

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02064

Site alias: AV89

Site area (ha): 58.77

E: 435679

N: 430913

Address: Skelton Gate North

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	0	
STB5	Suitability - Access to highways	0	
STB6	Suitability - Environmental constraints	0	
STB7	Suitability - Adjacent uses	0	
PLC1	Suitability - Policy compliance	0	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		14	
AVB1	Availability - Ownership	0	
AVB2	Availability - Occupancy	0	
AVB3	Availability - Marketing	0	
Total Availability score:		0	
ACB1	Achievability - Viability/Survey	0	
MKT1	Achievability - Planning interest	0	
Total Achievability score:		0	

Leeds Employment Land Assessment 2016

ELA ref: ELA02064

Site alias: AV89

Site area (ha): 58.77

E: 435679

N: 430913

Address: Skelton Gate North

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.01
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	2161.94
Nearest bus stop	245
Nearest bus stop distance (m)	1393.83

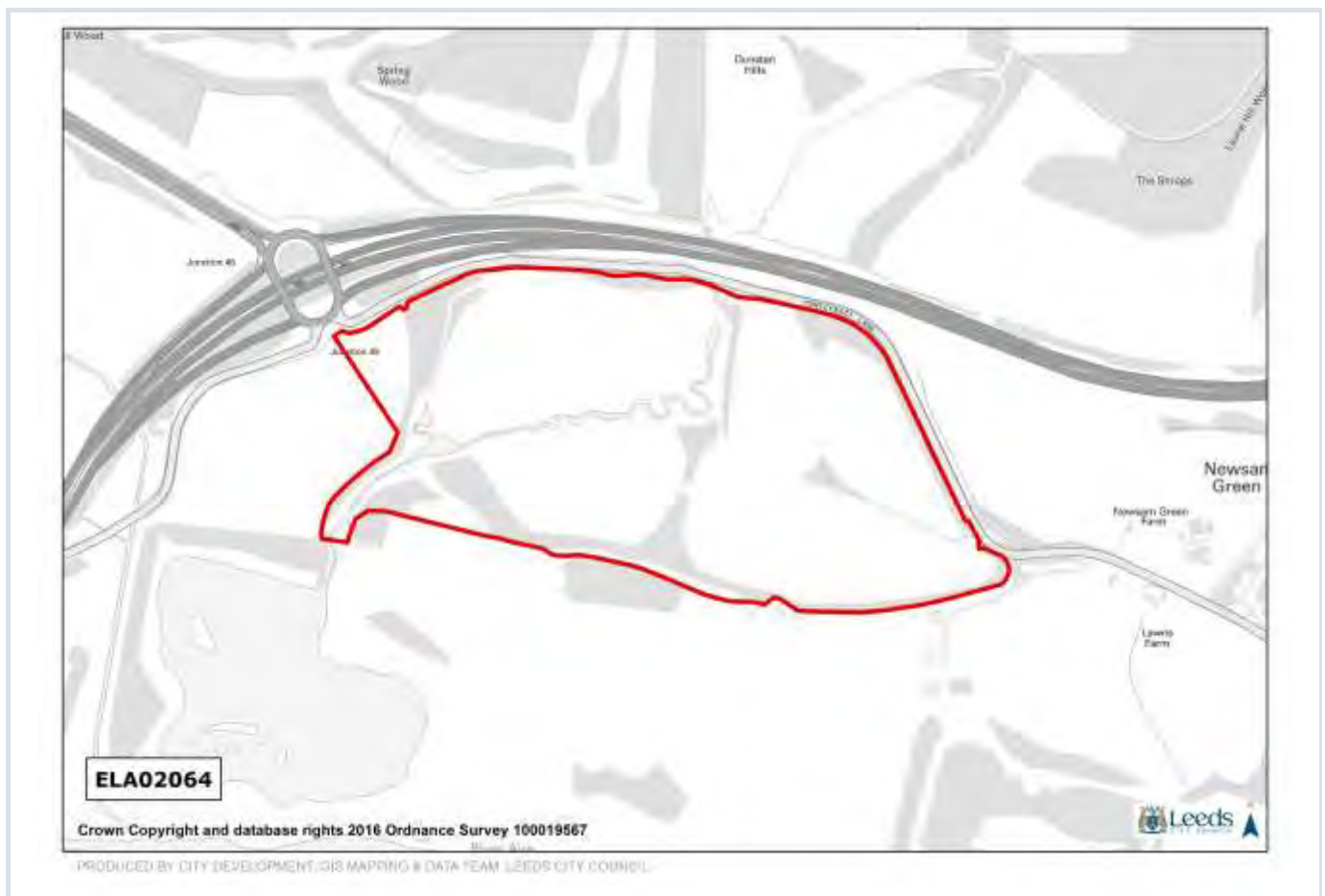
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02065

Site alias: AV100

Site area (ha): 38.13

E: 433165

N: 430617

Address:

General Attributes

Site Description:

Large site between the River Aire and Pontefract Road with access provided off Haigh Park Road. Most of the site is occupied by industrial buildings and some vacant plots which are assessed as separate sites in the ELA.

Suitability:

The vacant plots within the site have been identified as separate sites in the AVLAAP or allocated for freight uses within the Natural Resources and Waste Local Plan. In terms of location the remaining land accords with Policy EC1 for general employment but as it is already used for employment uses does not represent a new supply of employment. The site is out of centre for office use and does not accord with the locational priorities set out in Policy EC2.

Availability:

Most of site in existing employment use and would not provide a new supply of employment land against the Core Strategy target. Vacant plots are already proposed for allocation.

Achievability:

There may be potential for redevelopment of the site for employment uses but at this stage there is no evidence available to suggest this may increase the floorspace and intensity of use of the site to justify making an allocation against the target in Core Strategy Policy SP9 (ii).

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV100

Plan status: Aire Valley Not allocated for housing

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	Broad average over site. Frontage is 5 and river area in 3.
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access available off Haigh Park Road and Skelton Grange Road-both would be required
STB6	Suitability - Environmental constraints	3	Local ecology designations on the site.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	3	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA02065

Site alias: AV100

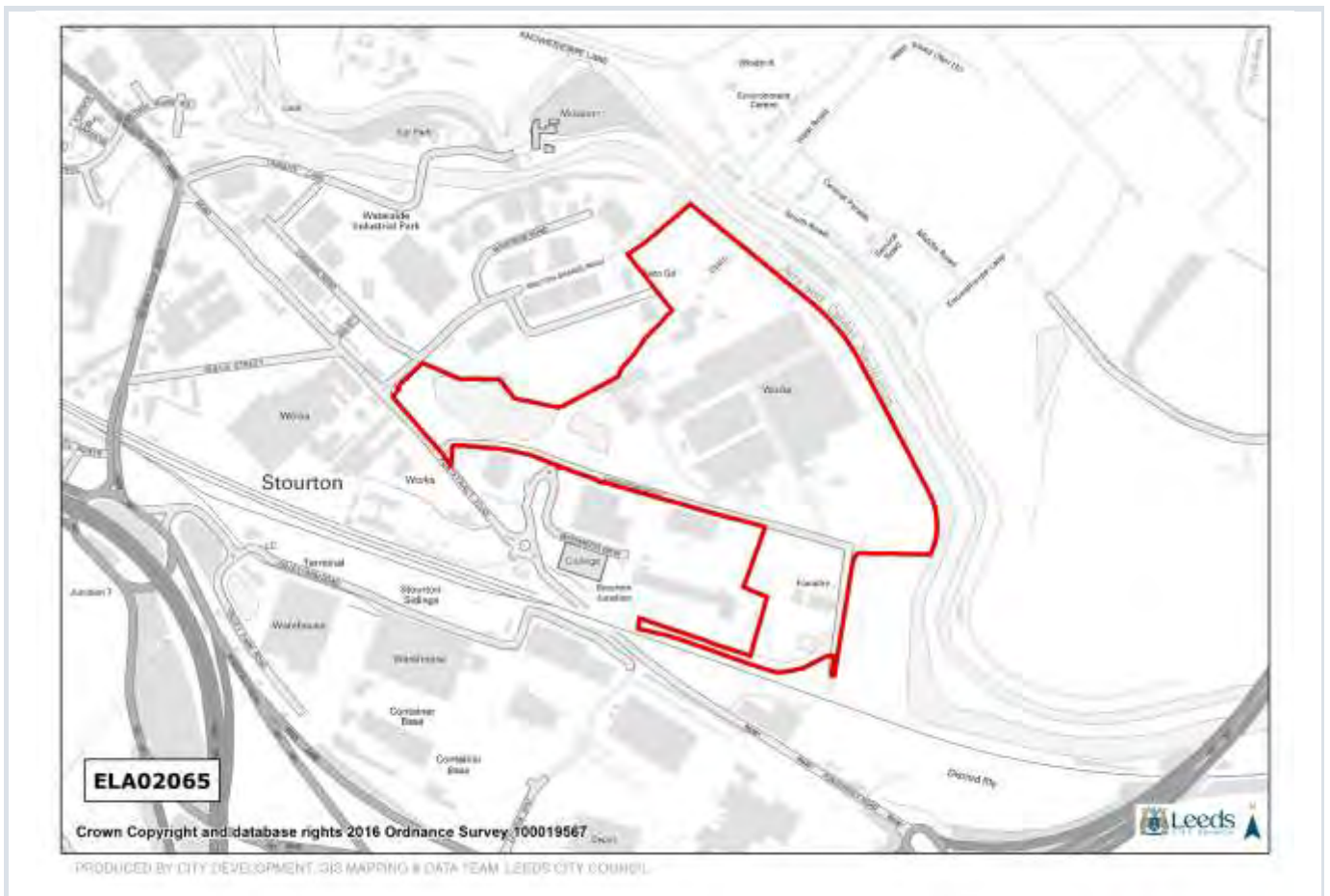
Site area (ha): 38.13

E: 433165

N: 430617

Address:

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02066

Site alias: AV102

Site area (ha): 32.48

E: 432565

N: 432024

Address: Sites at Knowsthorpe Way / Cross Green Way / Cross Green Approach / Knowsthorpe

General Attributes

Site Description:

A number of parcels of land under one ownership within the Cross Green Industrial Estate. Most of site occupied by existing employment uses. Vacant plots identified as separate sites in the ELA.

Suitability:

Location accords with Core Strategy Policy EC1 for general employment uses. Out of centre locations for office uses therefore sequential test applies.

Availability:

Most of site occupied by existing employment uses. Vacant parcels are identified as separate sites in the ELA.

Achievability:

Most of site in existing employment use and would not provide a new supply of employment land against the Core Strategy target.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV102

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 32.48

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access available off Knowsthorpe Lane and Knowsthorpe Gate
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		42	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	Vacant plots are identified as separate ELA sites.
AVB3	Availability - Marketing	3	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02066

Site alias: AV102

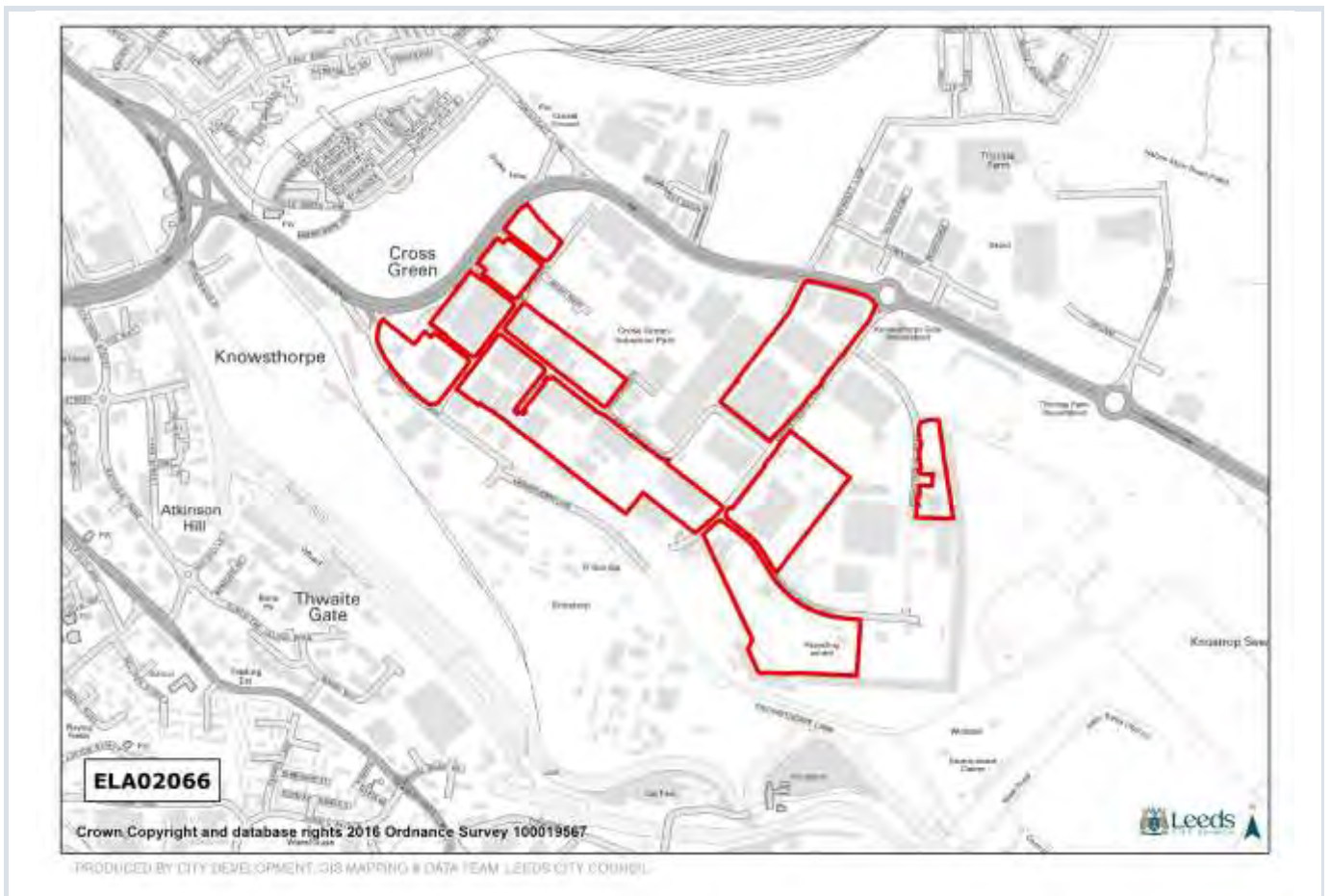
Site area (ha): 32.48

E: 432565

N: 432024

Address: Sites at Knowsthorpe Way / Cross Green Way / Cross Green Approach / Knowsthorpe

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02067

Site alias: AV103

Site area (ha): 6.34

E: 432507

N: 432643

Address:

General Attributes

Site Description:

A number of parcels of land under one ownership within the Cross Green Industrial Estate. Most of site occupied by existing employment uses. Vacant plots identified as separate sites in the ELA.

Suitability:

Location accords with Core Strategy Policy EC1 for general employment uses. Out of centre locations for office uses therefore sequential test applies.

Availability:

Most of site occupied by existing employment uses. Vacant parcels are identified as separate sites in the ELA.

Achievability:

Most of site in existing employment use and would not provide a new supply of employment land against the Core Strategy target.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV103

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 6.33

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access available off Newmarket Approach
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		42	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	Vacant plots are identified as separate ELA sites.
AVB3	Availability - Marketing	3	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02067

Site alias: AV103

Site area (ha): 6.34

E: 432507

N: 432643

Address:

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02083

Site alias: AV116

Site area (ha): 0.16

E: 432598

N: 432556

Address: Site 8, Newmarket Green

General Attributes

Site Description:

Mostly vacant land within an island site on Newmarket Green.

Suitability:

Site obtained planning permission an industrial unit on 19/06/2015 and has current approval under 15/01003/FU.

Availability:

Mostly vacant site with a willing landowner.

Achievability:

Recent planning permission indicates significant progress towards developing the site for employment use.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV116

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.16

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	0	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		35	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	5	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA02083

Site alias: AV116

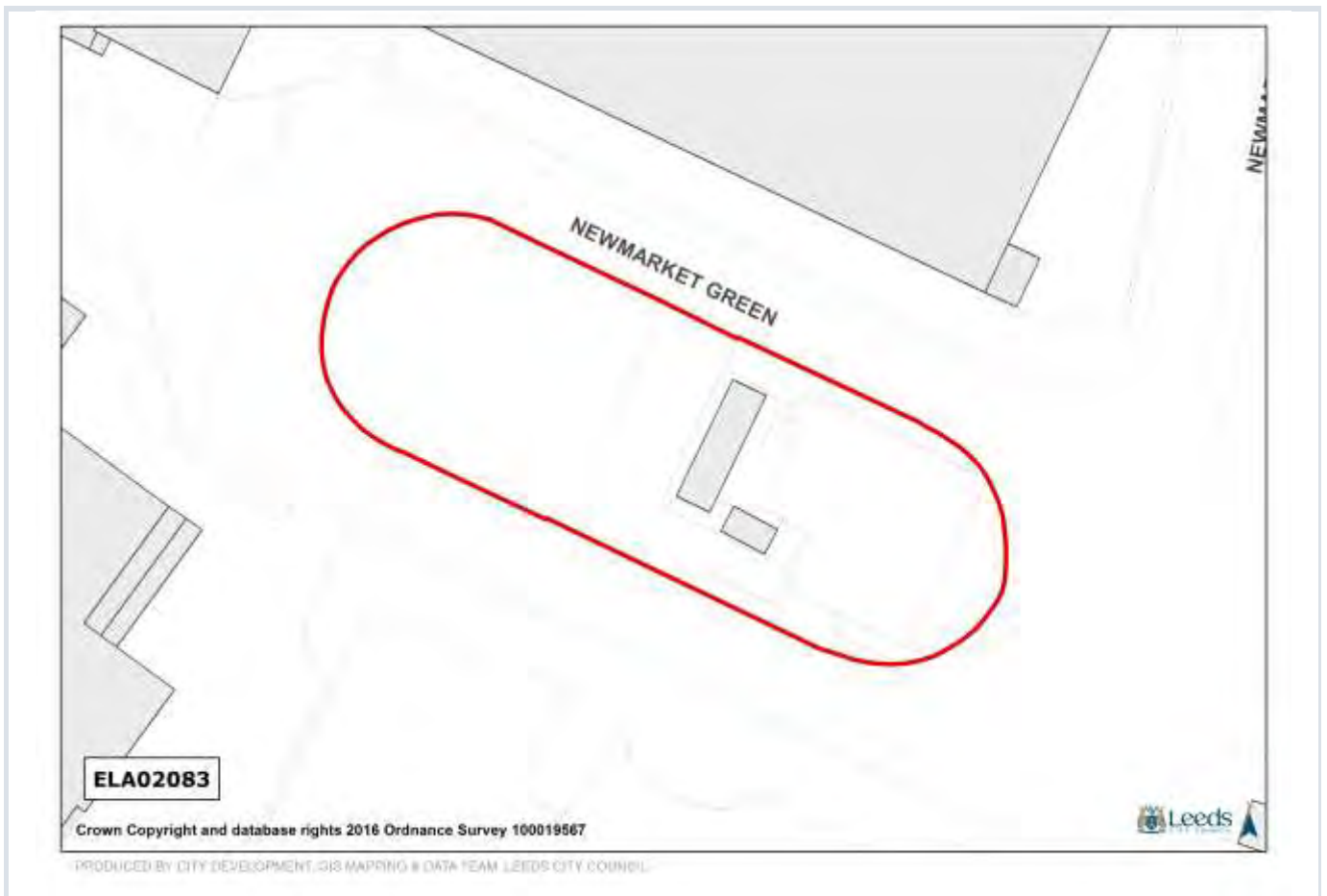
Site area (ha): 0.16

E: 432598

N: 432556

Address: Site 8, Newmarket Green

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02084

Site alias: AV115

Site area (ha): 0.71

E: 433125

N: 430125

Address: Land off Pontefract Road

General Attributes

Site Description:

Vacant parcel of land between Pontefract Road and the railway line.

Suitability:

Site obtained outline planning permission for industrial development on 26/05/15 and has current approval under 15/01879/OT.

Availability:

Vacant site with a willing landowner.

Achievability:

Recent planning permission indicates significant progress towards developing the site for employment use.

Development Plan Status

Development Plan: Aire Valley Area Action Plan

Plan ref: AV115

Plan status: Aire Valley Identified general employment

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.71

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	0	
STB3	Suitability - Accessibility	0	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Accords with Policy EC1 for general employment uses.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		30	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA02084

Site alias: AV115

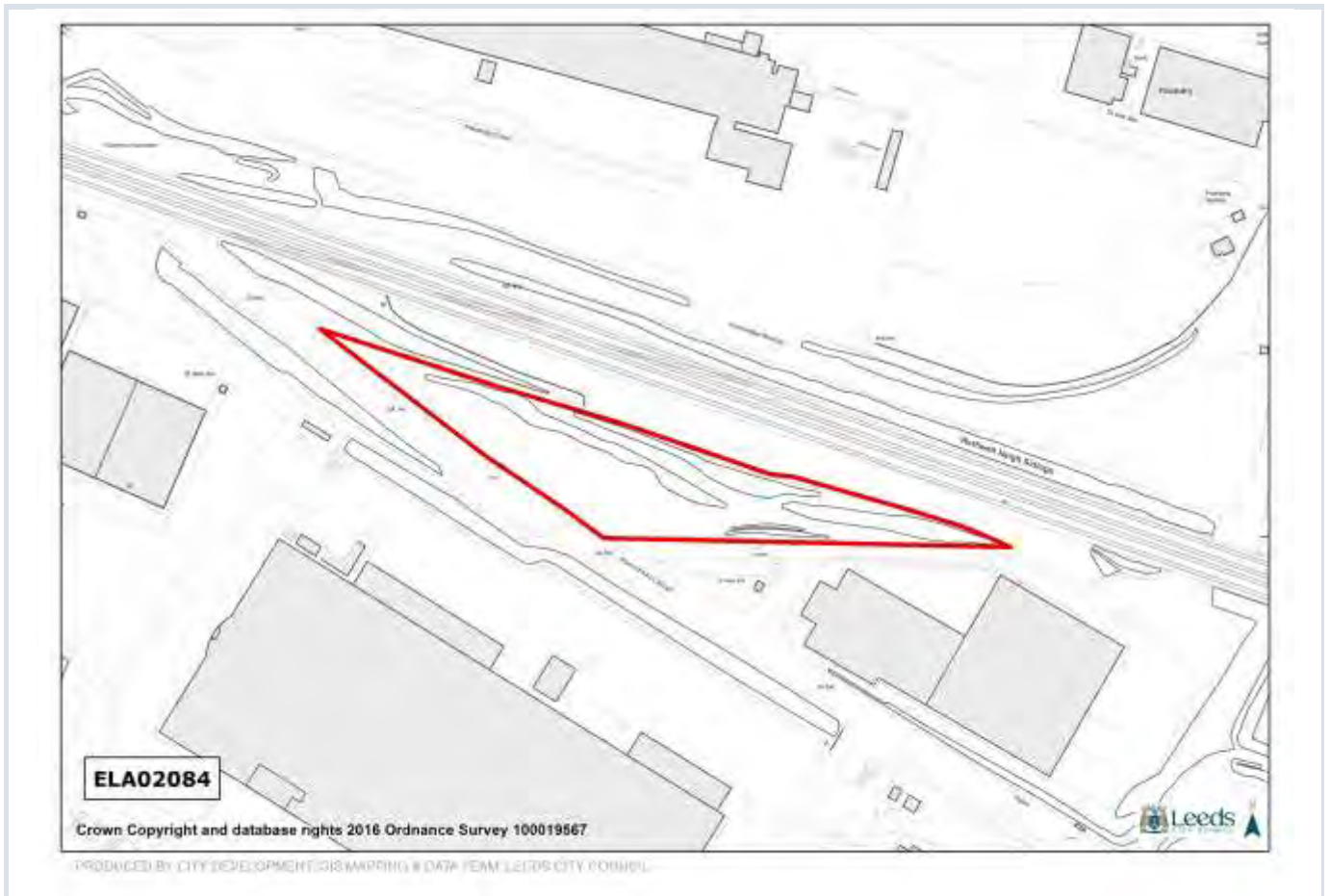
Site area (ha): 0.71

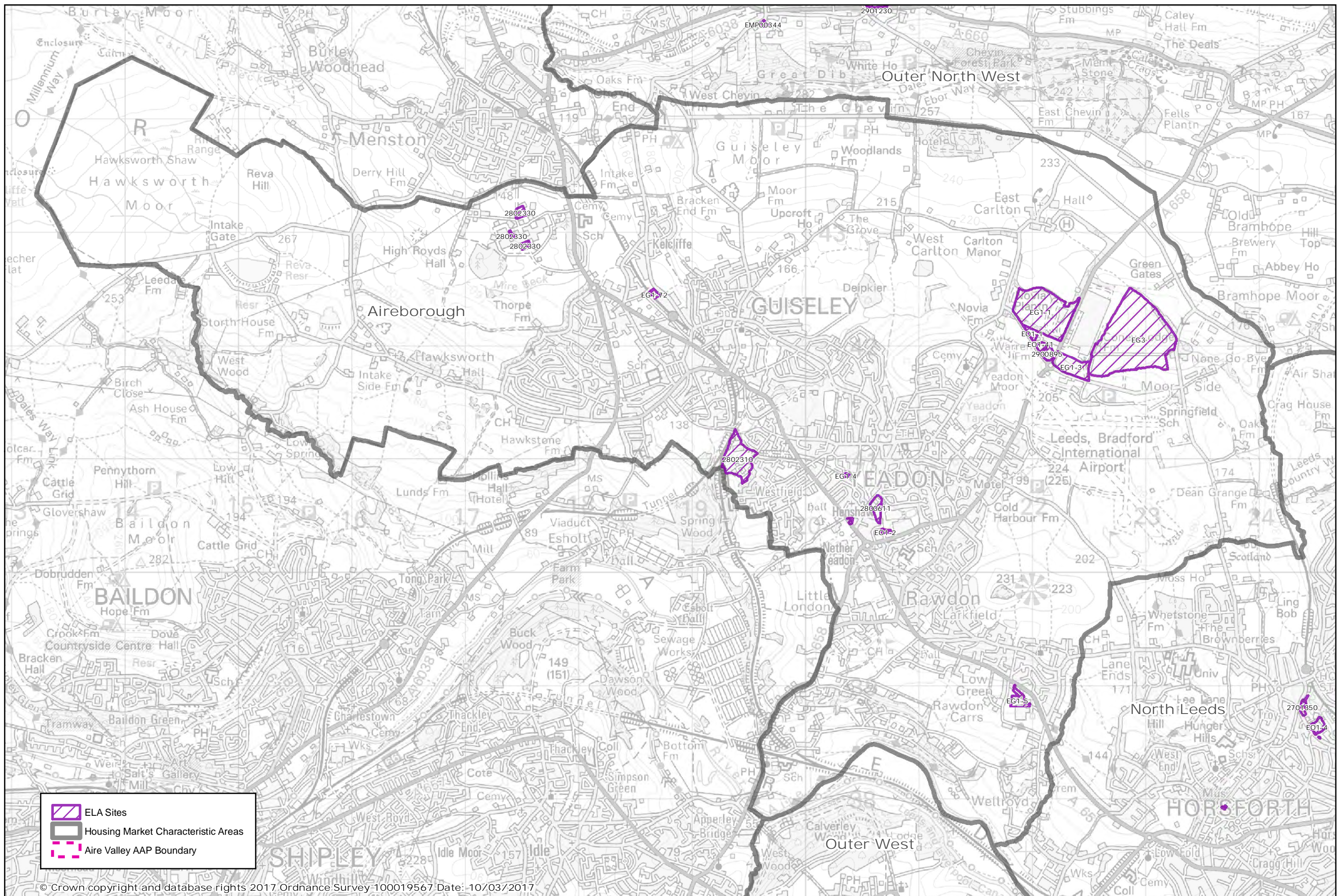
E: 433125

N: 430125

Address: Land off Pontefract Road

Site boundary plan





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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\ELA_Sites A3_HMCA .mxd
 PDFs: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS January 2017 Site Allocations A3_HMCA

HMCA
Aireborough



Leeds Employment Land Assessment 2016

ELA ref: ELA01421

Site alias: 2701530

Site area (ha): 1.6

E: 421880

N: 438872

Address: Park Mill Leeds Road Rawdon

General Attributes

Site Description:

n/a

Suitability:

Completed general employment under 14/00477/FU approved on 24/04/2014. No need for assessment.

Availability:

Completed general employment under 14/00477/FU approved on 24/04/2014. No need for assessment.

Achievability:

Completed general employment under 14/00477/FU approved on 24/04/2014. No need for assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-5

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.34

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01421

Site alias: 2701530

Site area (ha): 1.6

E: 421880

N: 438872

Address: Park Mill Leeds Road Rawdon

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	2555.13
Nearest bus stop	1036
Nearest bus stop distance (m)	155.82

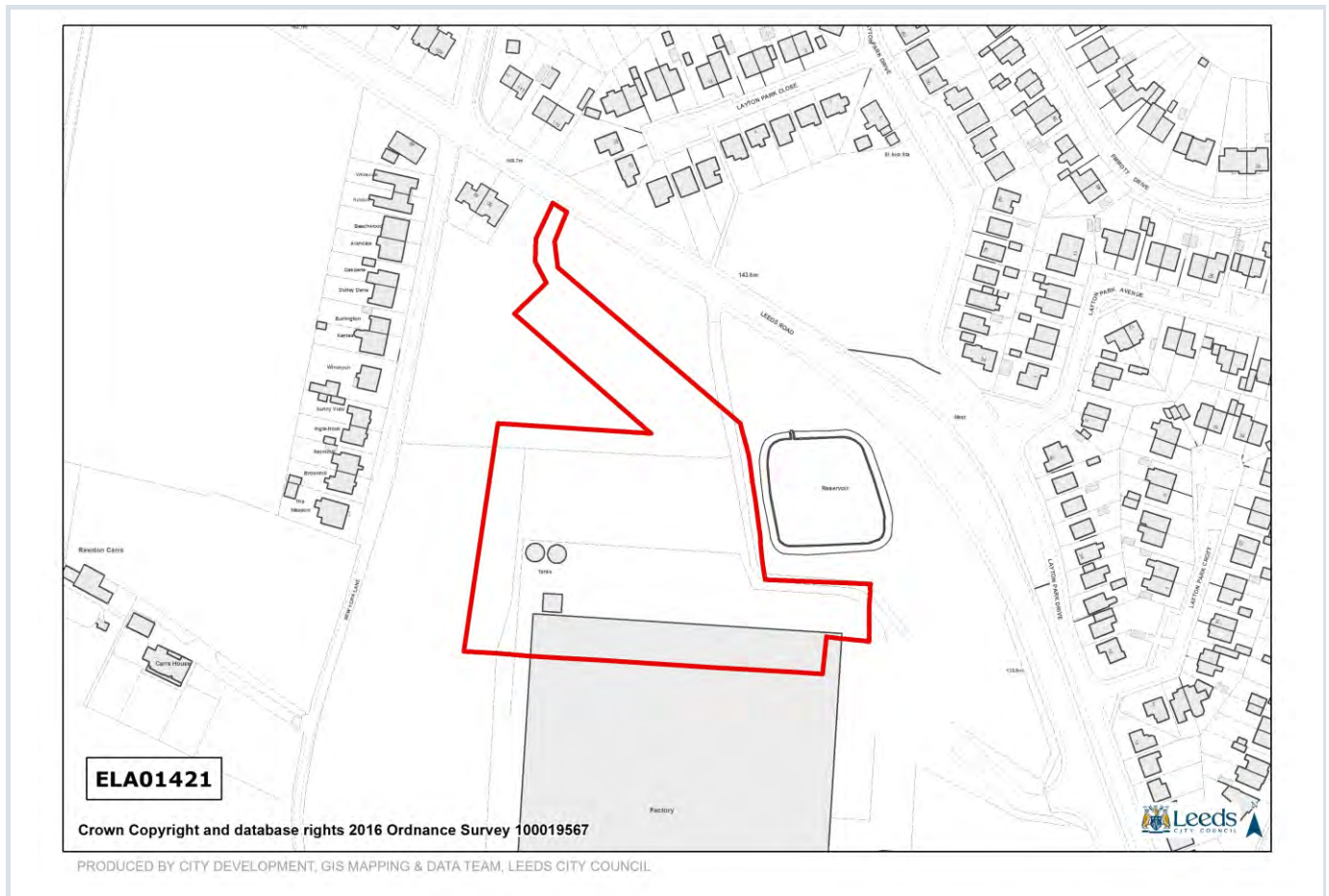
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01436

Site alias: 2800611

Site area (ha): 1.5

E: 420630

N: 440568

Address: Lcc Depot Off Green Lane Yeadon

General Attributes

Site Description:

This is a site that is currently occupied by Leeds City Council waste, environmental action and highway depot, all of which are of similar nature to industrial use.

Suitability:

Possible land contamination due to previous and existing uses on site. Other than this, the site is free from other physical or policy constraints. Site carries UDPR employment notation E4:4. It is noted that the surrounding sites have been recently approved for residential development, and the area character is now changing which might cause concern on compatibility in the long term should this site be proposed for new general employment use. Office use would be contrary to policy EC2 due to its out of centre location.

Availability:

This site is currently occupied by 3 LCC services: waste; environmental action; and highways. Waste is proposed to relocate whilst the other 2 services likely to remain unless alternative sites are found. Site does not seem to be available for general employment use.

Achievability:

Remediation would be needed prior to new development which would affect viability. No planning permission for employment in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2800611

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.5

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Established Access via Focus Way acceptable
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	Well established commercial area. However there is increasing residential use in nearby sites.
PLC1	Suitability - Policy compliance	5	Site carries UDPR employment notation E4:4. General employment accords fully with Ec1 however offices would be contrary to Ec2 due to out of centre location.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		41	
AVB1	Availability - Ownership	5	Site seems to be under LCC ownership.
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	site has contamination from current/previous uses.
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA01436

Site alias: 2800611

Site area (ha): 1.5

E: 420630

N: 440568

Address: Lcc Depot Off Green Lane Yeadon

Leeds Employment Land Assessment 2016

ELA ref: ELA01436

Site alias: 2800611

Site area (ha): 1.5

E: 420630

N: 440568

Address: Lcc Depot Off Green Lane Yeadon

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	2417.33
Nearest bus stop	11710
Nearest bus stop distance (m)	126.11

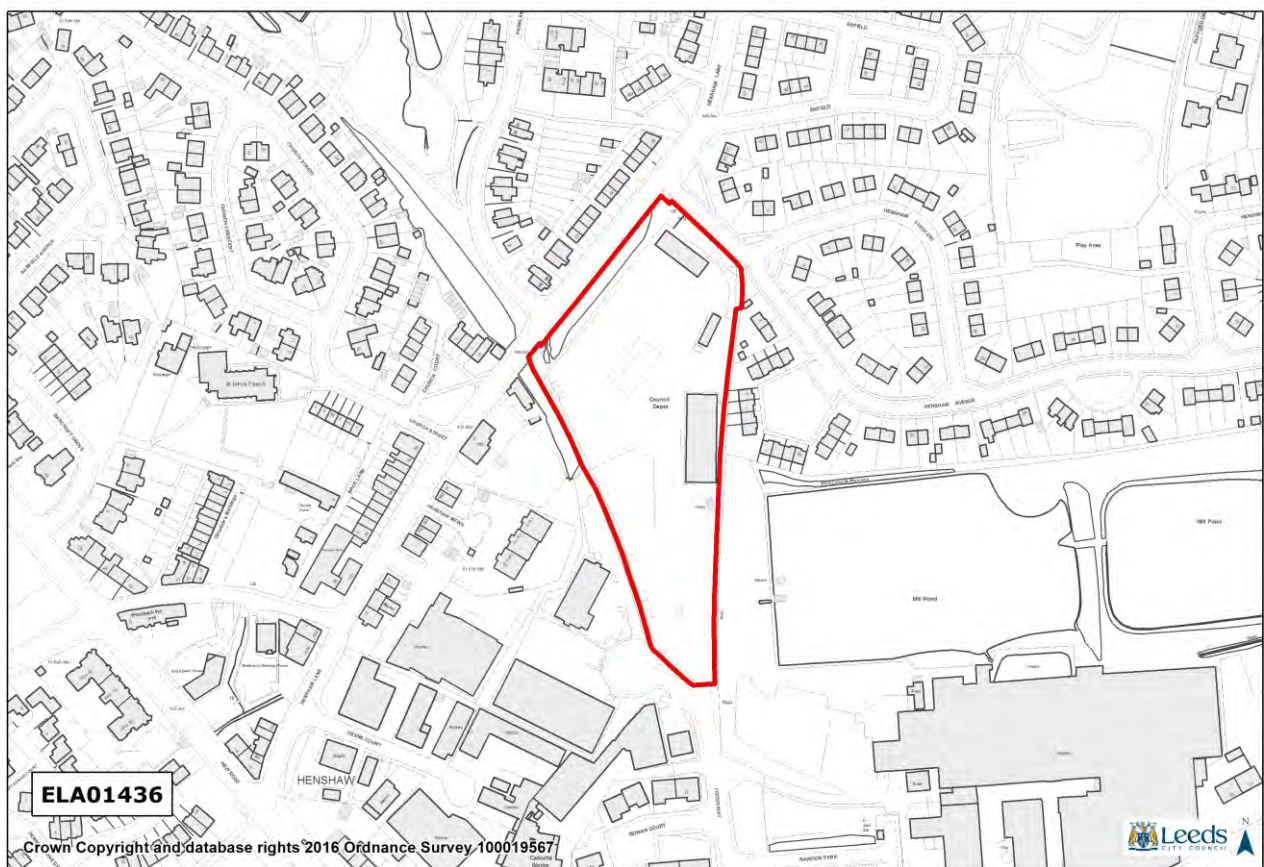
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	99.97
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01440

Site alias: 2801002

Site area (ha): 0.24

E: 420707

N: 440360

Address: Ph3 Rawdon Park Green Lane Yeadon

General Attributes

Site Description:

Site has extant permission for offices (under 13/00323/FU approved on 15/03/2013). No need for assessment.

Suitability:

Suitability demonstrated via extant permission for offices (under 13/00323/FU approved on 15/03/2013).

Availability:

Availability demonstrated via extant permission for offices (under 13/00323/FU approved on 15/03/2013).

Achievability:

Achievability demonstrated via extant permission for offices (under 13/00323/FU approved on 15/03/2013).

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-2

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 510

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01440

Site alias: 2801002

Site area (ha): 0.24

E: 420707

N: 440360

Address: Ph3 Rawdon Park Green Lane Yeadon

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	2617.22
Nearest bus stop	7261
Nearest bus stop distance (m)	224.59

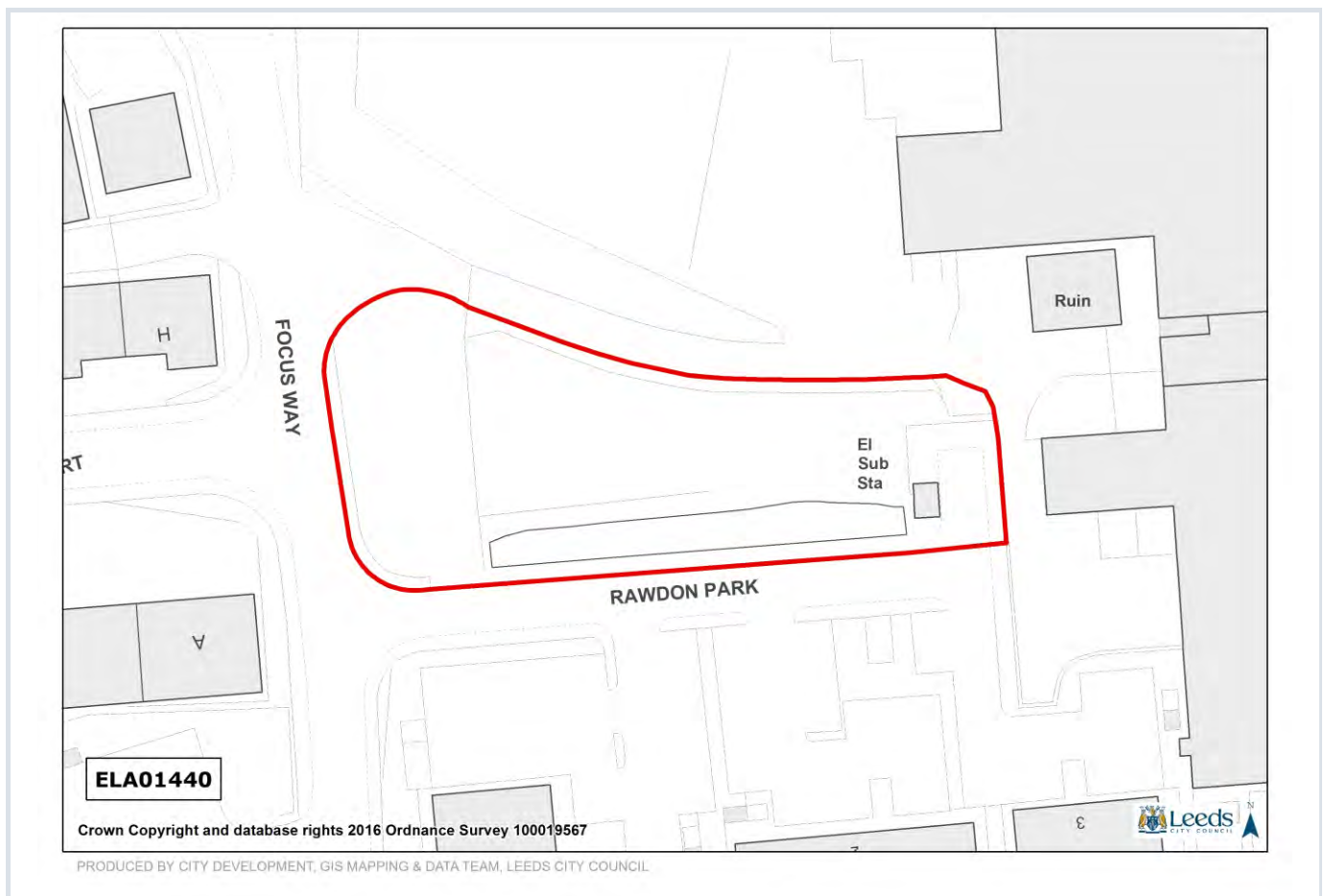
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	2.30
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01441

Site alias: 2801270

Site area (ha): 0.4

E: 418668

N: 442456

Address: Netherfield Rd Guiseley

General Attributes

Site Description:

n/a

Suitability:

Site has planning permission for extension to factory and subsequently implemented (11/05396/FU approved 30/04/2012). No need for assessment.

Availability:

Site has planning permission for extension to factory and subsequently implemented (11/05396/FU approved 30/04/2012). No need for assessment.

Achievability:

Site has planning permission for extension to factory and subsequently implemented (11/05396/FU approved 30/04/2012). No need for assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-72

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.4

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01441

Site alias: 2801270

Site area (ha): 0.4

E: 418668

N: 442456

Address: Netherfield Rd Guiseley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	308.43
Nearest bus stop	2669
Nearest bus stop distance (m)	69.57

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01444

Site alias: 2801642

Site area (ha): 0.12

E: 420360

N: 440853

Address: Adj Westfield Mills Yeadon

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for an industrial unit (12/03363/FU approved 01/11/2012). No need for assessment.

Availability:

Site has extant planning permission for an industrial unit (12/03363/FU approved 01/11/2012). No need for assessment.

Achievability:

Site has extant planning permission for an industrial unit (12/03363/FU approved 01/11/2012). No need for assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-4

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.11

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01444

Site alias: 2801642

Site area (ha): 0.12

E: 420360

N: 440853

Address: Adj Westfield Mills Yeadon

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	2025.55
Nearest bus stop	10504
Nearest bus stop distance (m)	290.37

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

LCC ownership	0.03
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01471

Site alias: 2802310

Site area (ha): 7.23

E: 419407

N: 441003

Address: Low Mills Guiseley LS19

General Attributes

Site Description:

This site splits into three parts: the northern and southern parts are currently occupied by waste uses (4 Safeguarded NRW sites), and the land that remains available is the central strip bounded by the beck (north) and Milner's Road (south).

Suitability:

The only available land is the strip in the middle, which has an irregular shape and different land levels. It includes the beck, woodland and a well used public footpath, which is an area of high ecological value. Site is also in a high Flood Risk Zone (Zone 3). Records show that the land is contaminated. Part of the site contains a former landfill site. Milners Road would require highway improvement. Development is likely to have significant ecological impact. Whilst the site appears to accord with EC1 for general employment, the above physical constraints would have a significant bearing on site suitability.

Availability:

The north and south part already have existing waste uses which are safeguarded in the Natural Resources and Waste DPD. The central part is currently available however has the physical constraints of the woodland and beck. Site not currently being marketed.

Achievability:

Significant constraints are identified under 'suitability' which would have impact on viability, for instance flood risk, topography, ecological impact, public right of way and potential land contamination. The cumulative impact would be significant effects on site viability for general employment use. No recent interest in employment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2802310

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 7.22

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	1	
STB5	Suitability - Access to highways	3	Established access via Ghyll Royd and Milders Road, both have poor footways, Milners Road needs improvement to width and footways including Dibb Lane bend.
STB6	Suitability - Environmental constraints	1	Remaining land in the middle have high ecological value.
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	Currently in UDPR E4:5 for general employment allocation hence fully accords with CS EC1.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		23	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	The north and south part already have existing waste uses which are safeguarded in the Nature Resource and Waste DPD.
AVB3	Availability - Marketing	1	

Leeds Employment Land Assessment 2016

ELA ref: ELA01471

Site alias: 2802310

Site area (ha): 7.23

E: 419407

N: 441003

Address: Low Mills Guiseley LS19

Test	Description	Score	Comment
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		4	

Leeds Employment Land Assessment 2016

ELA ref: ELA01471

Site alias: 2802310

Site area (ha): 7.23

E: 419407

N: 441003

Address: Low Mills Guiseley LS19

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.01
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	1328.43
Nearest bus stop	3957
Nearest bus stop distance (m)	479.39

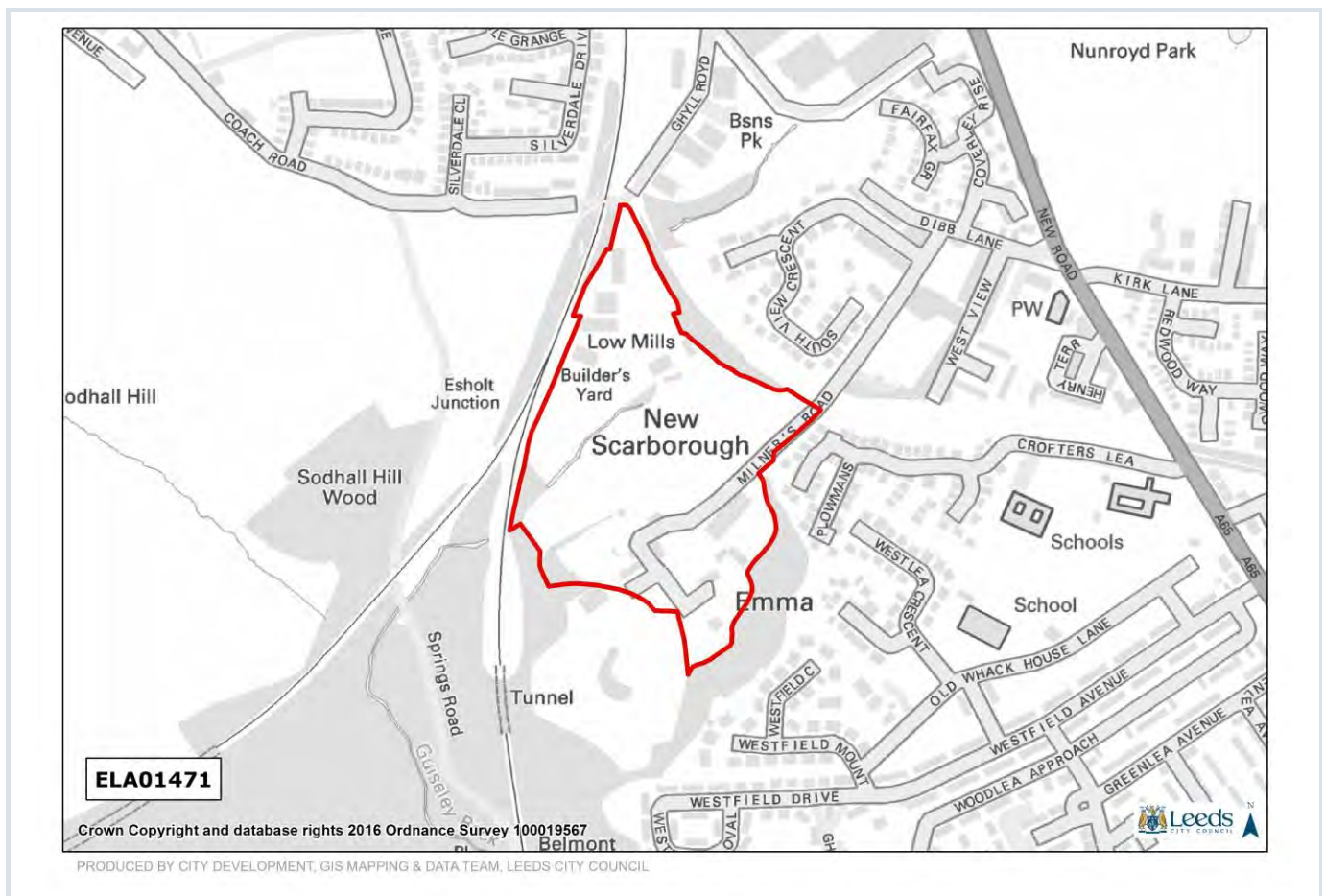
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	35.16
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01473

Site alias: 2802330

Site area (ha): 1.28

E: 417491

N: 443059

Address: Office Element High Royds Hospital Redevelopment Bradford Road Guiseley

General Attributes

Site Description:

n/a

Suitability:

Site has extant residential planning permission 14/05510/FU approved on 27.11.2015. Not available for new employment allocation. No need for further assessment.

Availability:

Site has extant residential planning permission 14/05510/FU approved on 27.11.2015. Not available for new employment allocation. No need for further assessment.

Achievability:

Site has extant residential planning permission 14/05510/FU approved on 27.11.2015. Not available for new employment allocation. No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2802330

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01473

Site alias: 2802330

Site area (ha): 1.28

E: 417491

N: 443059

Address: Office Element High Royds Hospital Redevelopment Bradford Road Guiseley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	1608.07
Nearest bus stop	6204
Nearest bus stop distance (m)	401.48

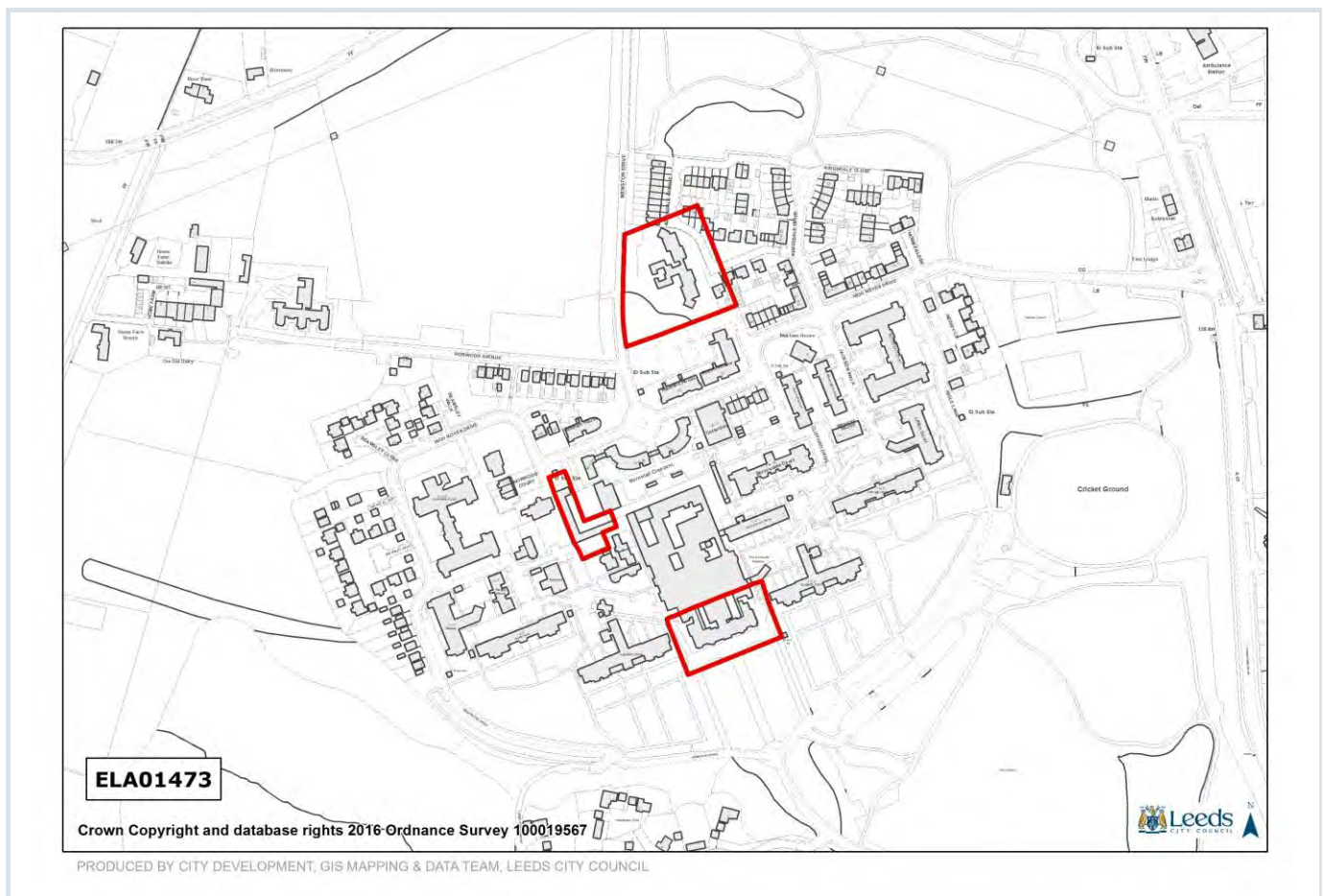
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Employmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01480

Site alias: 2802410

Site area (ha): 0.1

E: 420400

N: 440448

Address: Land Adj Woolpack Inn Off Gill Lane Yeadon LS19

General Attributes

Site Description:

n/a

Suitability:

Site has been built out prior to plan period ("First Event" office/ conference) hence no longer available for new employment use. No need for further assessment.

Availability:

Site has been built out prior to plan period ("First Event" office/ conference) hence no longer available for new employment use. No need for further assessment.

Achievability:

Site has been built out prior to plan period ("First Event" office/ conference) hence no longer available for new employment use. No need for further assessment.

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01480

Site alias: 2802410

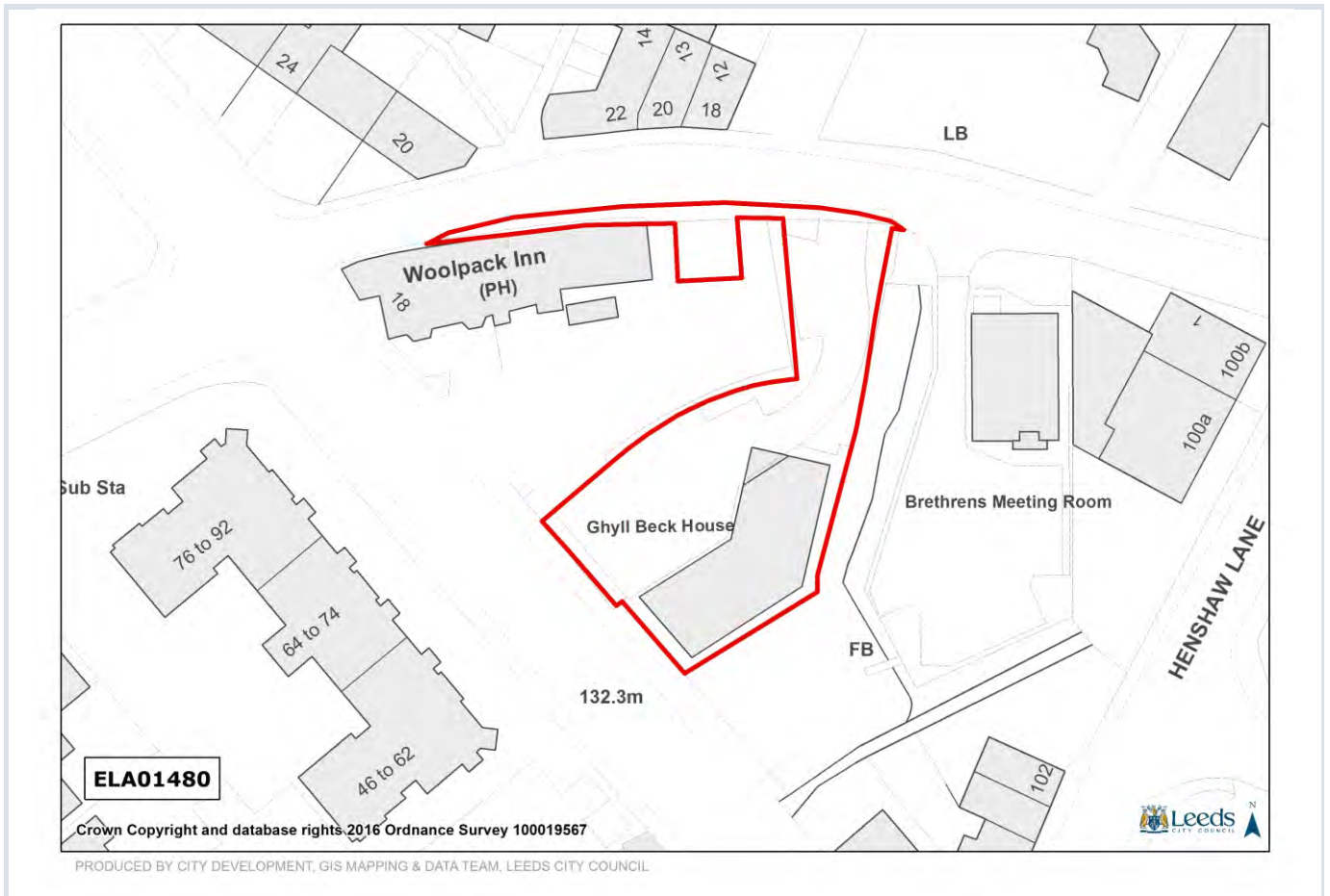
Site area (ha): 0.1

E: 420400

N: 440448

Address: Land Adj Woolpack Inn Off Gill Lane Yeadon LS19

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01491

Site alias: 2900890

Site area (ha): 0.8

E: 421993

N: 442112

Address: Warren House Lane Harrogate Rd Yeadon LS19

General Attributes

Site Description:

Vacant land abutting Airport West Business Park to the east, and in close proximity to LBIA. Site is currently overgrown vacant site and generally flat.

Suitability:

Site is part of a larger development site, which has in part been developed out. It carries Key Business Park in the UDPR E4:1 and E8:1. Site is free from flood risk, contamination, and is generally flat. It is served by public transport and adequate access. No apparent physical or policy constraints for either general employment or office development.

Availability:

Whilst no on site market board present this is a vacant development site.

Achievability:

Cleared site immediately adjacent to the established Airport West Business Park. No planning permission for employment in last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: E01-1

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 3000

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Established access from Warren House Lane
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	UDPR Business Park E4:1 and E8:1. Accords with EC2 (iii) and (v) exception policies for out of centre office development. It also accords fully with EC1 for general employment use.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		45	
AVB1	Availability - Ownership	3	'don't know'
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01491

Site alias: 2900890

Site area (ha): 0.8

E: 421993

N: 442112

Address: Warren House Lane Harrogate Rd Yeadon LS19

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	3135.70
Nearest bus stop	8308
Nearest bus stop distance (m)	262.26

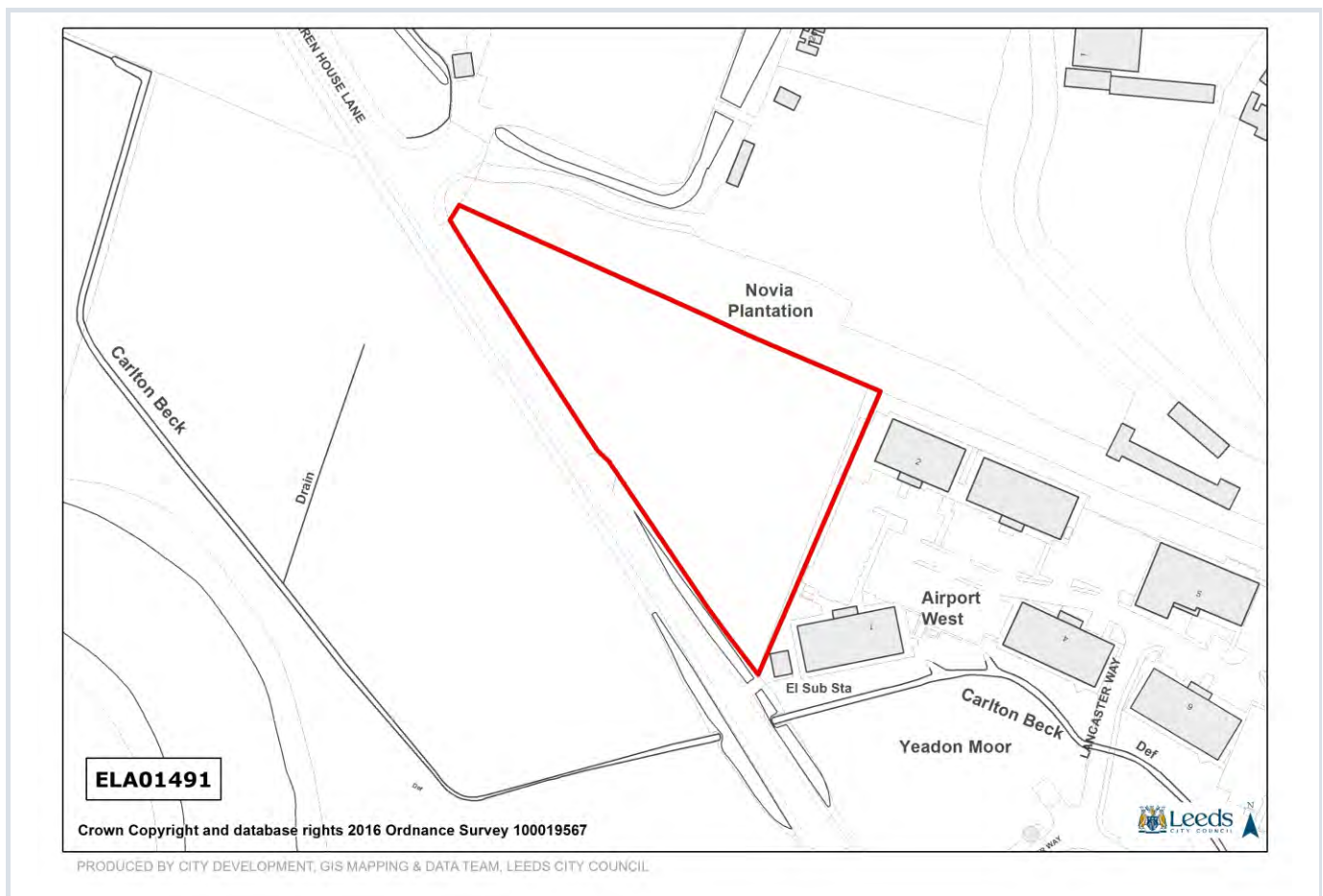
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01492

Site alias: 2900891

Site area (ha): 16.5

E: 422101

N: 442295

Address: Coney Park Harrogate Rd Yeadon LS19

General Attributes

Site Description:

A large site in close proximity to LAB. This site currently accommodate various uses mostly under temporary permission including car park and caravan storage.

Suitability:

This site has extant planning permission (under 14/03251/EXT, approved 08/06/2015, Extension of time period for planning permission 06/05103/OT to erect industrial, warehouses, offices and hotel)). Note that this site includes an area of the Safeguarded Warren Farm Waste Site which is an existing waste use hence not available for general employment use.

Availability:

This site has extant planning permission (under 14/03251/EXT, approved 08/06/2015, Extension of time period for planning permission 06/05103/OT to erect industrial, warehouses, offices and hotel)). Note that this site includes an area of the Safeguarded Warren Farm Waste Site which is an existing waste use hence not available for general employment use.

Achievability:

This site has extant planning permission (under 14/03251/EXT, approved 08/06/2015, Extension of time period for planning permission 06/05103/OT to erect industrial, warehouses, offices and hotel)). Note that this site includes an area of the Safeguarded Warren Farm Waste Site which is an existing waste use hence not available for general employment use.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-1

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 16.5

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01492

Site alias: 2900891

Site area (ha): 16.5

E: 422101

N: 442295

Address: Coney Park Harrogate Rd Yeadon LS19

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.01
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	3242.57
Nearest bus stop	2391
Nearest bus stop distance (m)	291.70

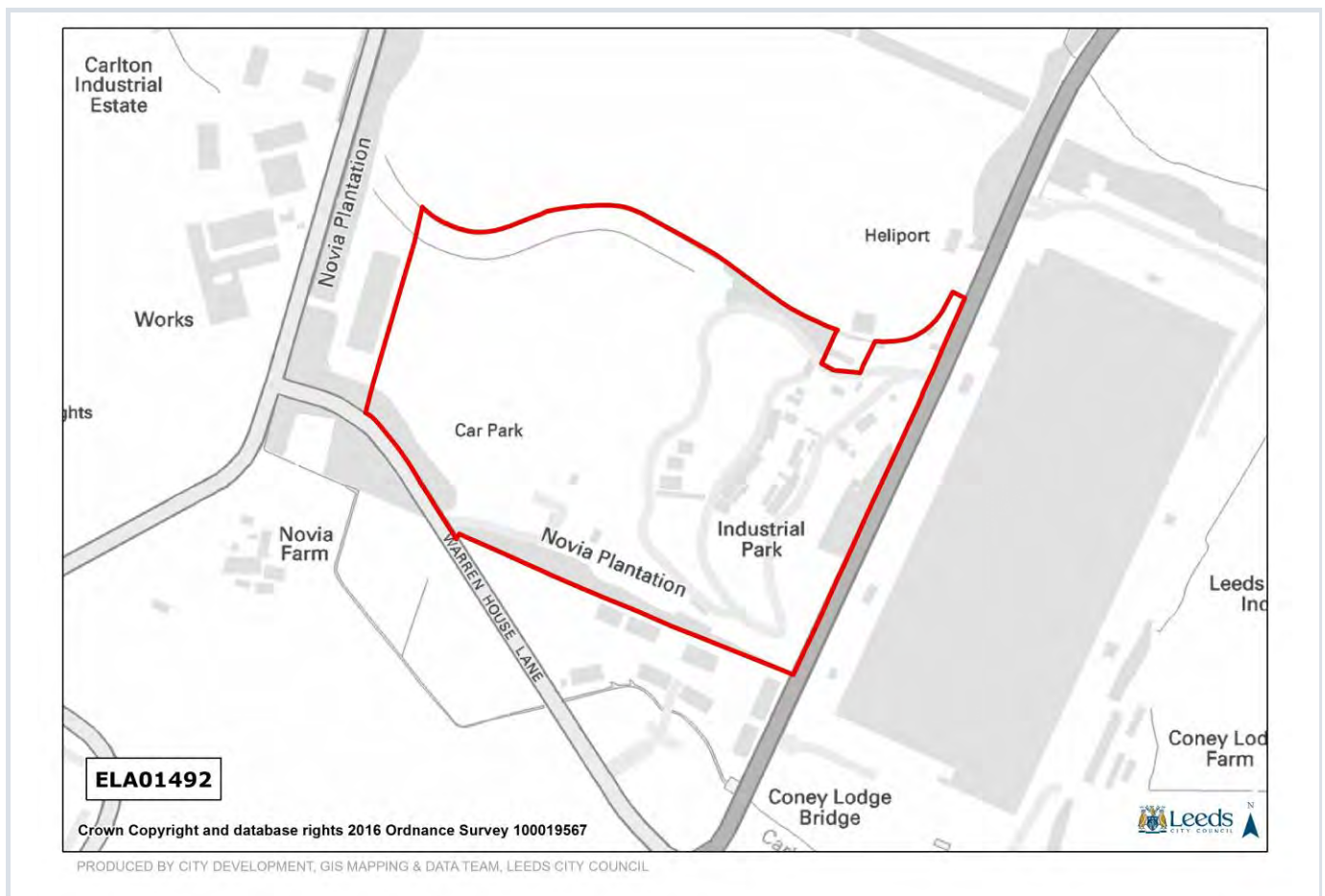
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01494

Site alias: 2900893

Site area (ha): 0.45

E: 422078

N: 441995

Address: Airport West Ph3 Warren House Lane Yeadon LS19

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for office blocks with Phase 1 built out (under 29/249/04/OT, 29/99/05/RM and 06/05594/FU). Consent will not lapse. No need for assessment.

Availability:

Site has extant permission for office blocks with Phase 1 built out (under 29/249/04/OT, 29/99/05/RM and 06/05594/FU). Consent will not lapse. No need for assessment.

Achievability:

Site has extant permission for office blocks with Phase 1 built out (under 29/249/04/OT, 29/99/05/RM and 06/05594/FU). Consent will not lapse. No need for assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-41

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 2564

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01494

Site alias: 2900893

Site area (ha): 0.45

E: 422078

N: 441995

Address: Airport West Ph3 Warren House Lane Yeadon LS19

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	3226.33
Nearest bus stop	8308
Nearest bus stop distance (m)	150.26

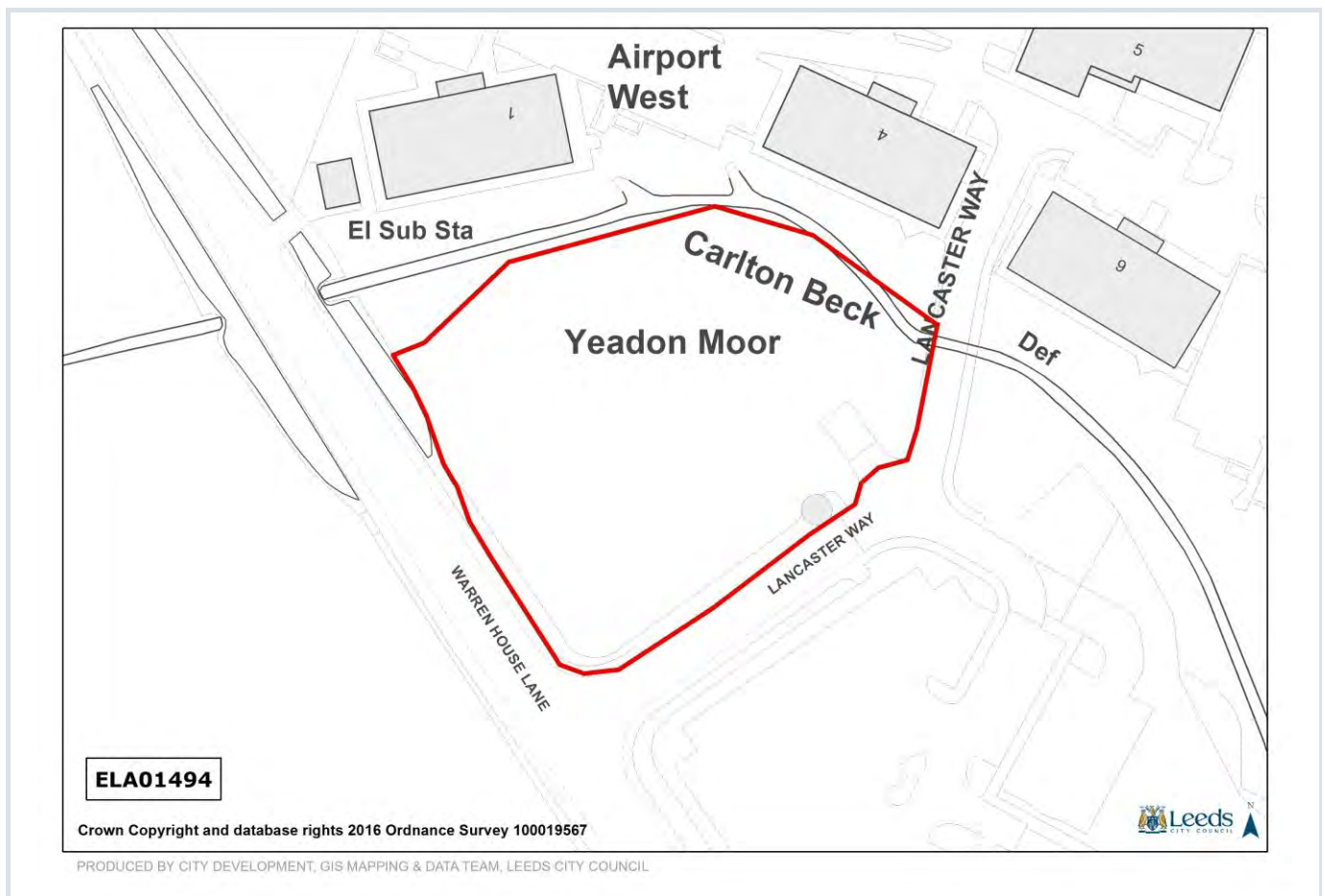
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01496

Site alias: 2900895

Site area (ha): 1.03

E: 422138

N: 441931

Address: Airport West Ph4 Warren House Lane Yeadon LS19

General Attributes

Site Description:

n/a

Suitability:

Permission granted for a restaurant on this site and subsequently completed. Not available for new employment allocation. No need for further assessment.

Availability:

Permission granted for a restaurant on this site and subsequently completed. Not available for new employment allocation. No need for further assessment.

Achievability:

Permission granted for a restaurant on this site and subsequently completed. Not available for new employment allocation. No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2900895

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.03

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01496

Site alias: 2900895

Site area (ha): 1.03

E: 422138

N: 441931

Address: Airport West Ph4 Warren House Lane Yeadon LS19

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	3290.98
Nearest bus stop	8308
Nearest bus stop distance (m)	111.00

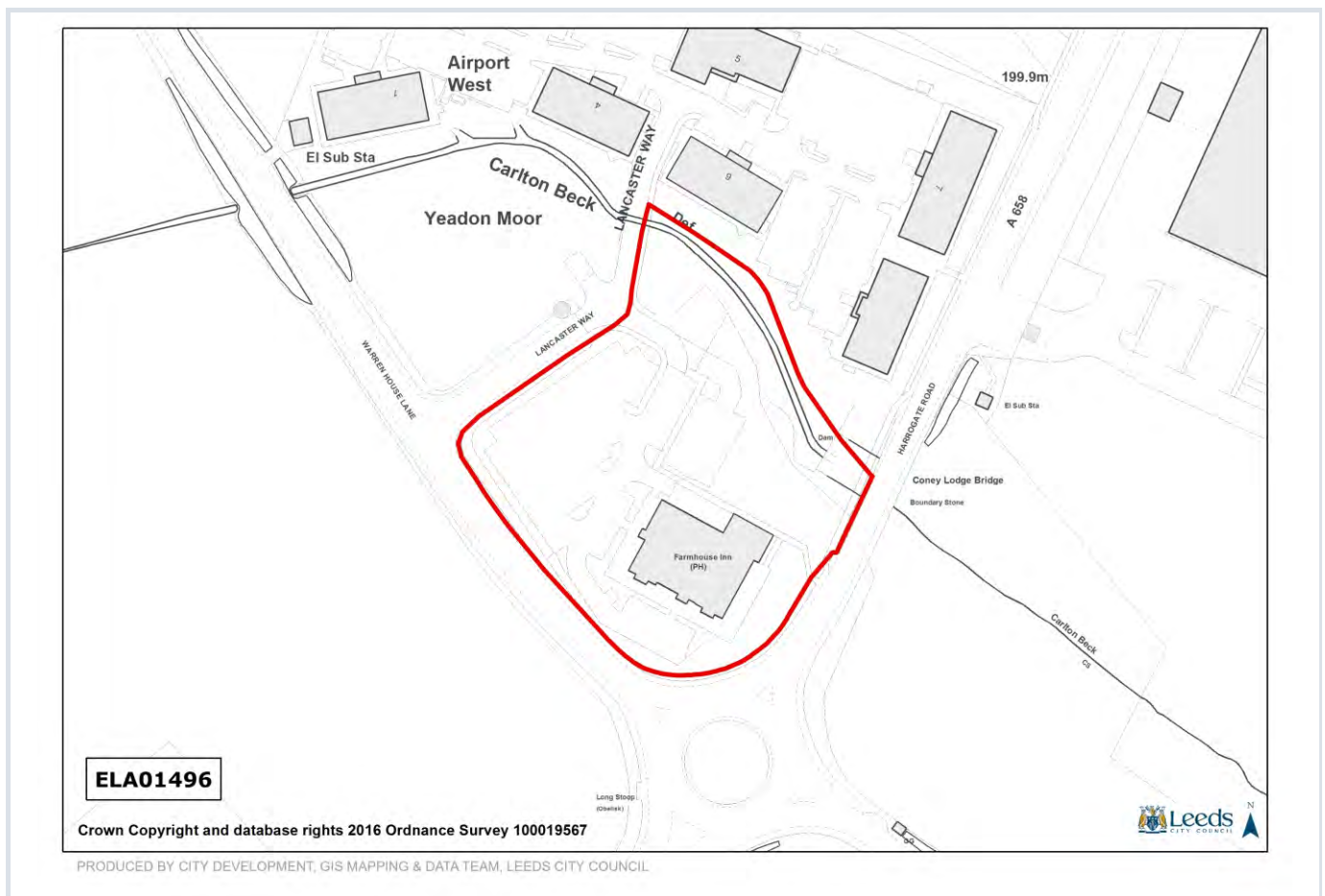
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01511

Site alias: 2901210

Site area (ha): 4.6

E: 422347

N: 441820

Address: White House Lane Yeadon LS20

General Attributes

Site Description:

Vacant site with road frontage, opposite to Leeds Bradford International Airport. Site has steep slopes. It has limited tree covers and well screened by bushes from the main road.

Suitability:

The biggest physical constraint for this site to be suitable for development is the topographical issue - the site has a steeply sided furrow that would need to be filled or levelled out in any development. Apart from this, it does not seem to have other suitability concern i.e. free from flood or contamination or environmental constraints. This site carries UDPR employment notation E4:2. It is at strategic location for LBIA, adjacent to established business park and industrial area, and currently well served by buses.

Availability:

Site is not currently being marketed for new employment use. Site is under single ownership.

Achievability:

The topographic constraint can be addressed but would make the site more difficult and costly to develop. There is no planning permission for employment in last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-3

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.59

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	1	Serious concern on topography which could potentially be overcome at development cost.
STB5	Suitability - Access to highways	5	Established access from Whitehouse Lane
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		41	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	2	Apparent topographic issue.
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA01511

Site alias: 2901210

Site area (ha): 4.6

E: 422347

N: 441820

Address: White House Lane Yeadon LS20

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	3388.92
Nearest bus stop	2897
Nearest bus stop distance (m)	107.94

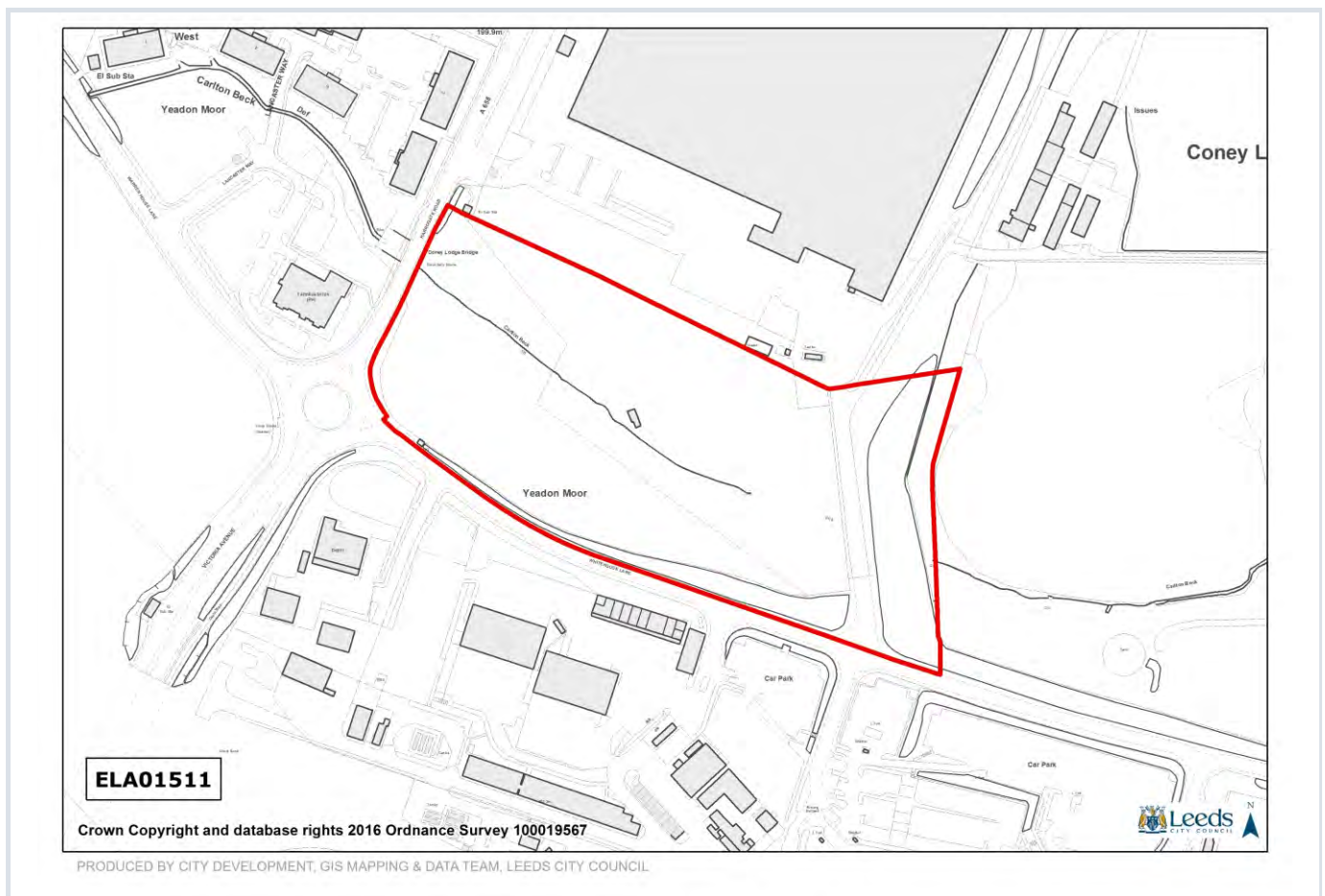
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	48.49
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01981

Site alias: 2901660

Site area (ha): 36.23

E: 422886

N: 442057

Address: Land at Carlton Moor / Leeds Bradford Airport

General Attributes

Site Description:

Large site in agricultural use bordered by significant tree belt to north east. Adjacent to the Airport Industrial Estate to the west. Leeds Bradford International Airport lies to the south beyond beck and field within the Airport Operational Land Boundary and White House Lane. The site is not very visible from White House Lane to the south and east.

Suitability:

This massive area of land is free from flood risk or land contamination. It is not currently very well served by public transport however does meet the Core Strategy accessibility standards for general employment use. Land is on gentle slope. Site overlaps with public right of way which can be safeguarded or diverted as part of the masterplanning of the site. Green belt land take is justified by Policy SP10 of the Core Strategy ensuring that employment needs of the district can be met. Adjoining the airport this site is close to the Major Settlement of Guiseley/Yeadon/Rawdon and not far from the Main Urban Area. Improved transport links to the airport are being pursued, including the potential for a new link road from the A65 which would wrap around the edge of this site.

Availability:

This is a large area of agricultural land being promoted for economic development by the landowner.

Achievability:

Site is in very close proximity to Leeds Bradford International Airport. The draft Airport Strategic Development Plan "Route to 2030" sees the expansion of employment opportunities as a key objective for the growth of the airport, with the allocation of this site for employment use as an important component.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG3

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 36.23

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	3	Access should be possible onto Whitehouse Lane using land in the same ownership, but improved access is proposed via the new airport access link road
STB6	Suitability - Environmental constraints	3	Site has Public Right of Way.
STB7	Suitability - Adjacent uses	2	site bounded by agricultural use to the north and east. It is adjacent to the LBA, and the airport industrial park to the west and south.
PLC1	Suitability - Policy compliance	3	Green Belt washes over the whole site.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		32	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	No clearance required however majority in existing agricultural use.
AVB3	Availability - Marketing	1	No marketing board present during site visit in 2015.
Total Availability score:		11	

Leeds Employment Land Assessment 2016

ELA ref: ELA01981

Site alias: 2901660

Site area (ha): 36.23

E: 422886

N: 442057

Address: Land at Carlton Moor / Leeds Bradford Airport

Test	Description	Score	Comment
ACB1	Achievability - Viability/Survey	4	Site is on very close proximity to the Leeds Bradford International Airport.
MKT1	Achievability - Planning interest	3	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA01981

Site alias: 2901660

Site area (ha): 36.23

E: 422886

N: 442057

Address: Land at Carlton Moor / Leeds Bradford Airport

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	3296.30
Nearest bus stop	4281
Nearest bus stop distance (m)	586.44

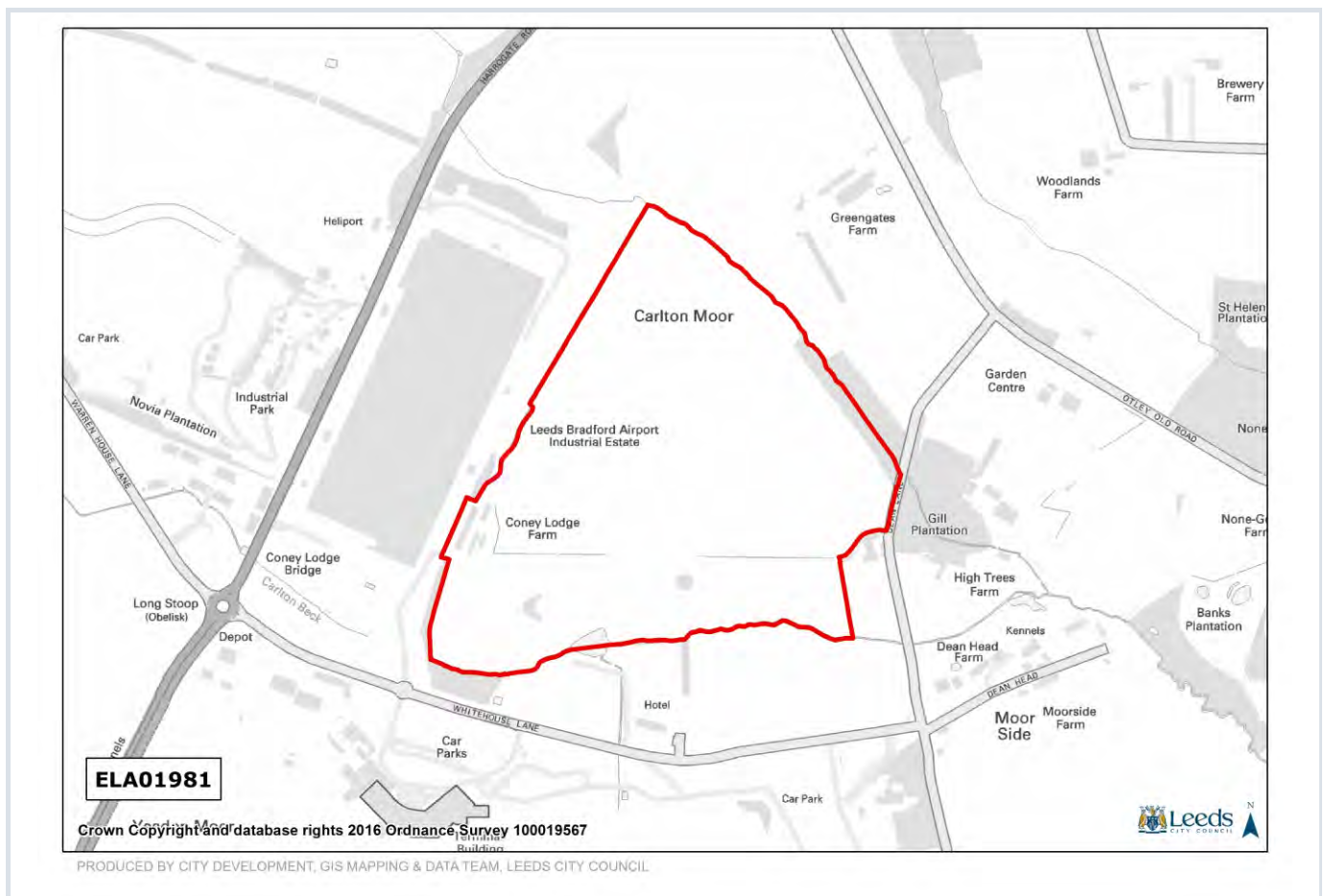
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	99.68
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00050

Site alias: 2000950

Site area (ha): 0.16

E: 430384

N: 432209

Address: Leathley Road & Cross Myrtle Street LS 11 (Site Allocation EG2-22)

General Attributes

Site Description:

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

Suitability:

Site accords EC1 and EC2. Adjacent to existing business units. No physical constraints. Flood risk will be reduced in this area by the Flood Alleviation Scheme.

Availability:

Site cleared. Some temporary storage units could be easily removed.

Achievability:

Available cleared site in a business area. 2003 permissions for business units.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-22

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.16

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Accesses to adopted highway achievable
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		39	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00050

Site alias: 2000950

Site area (ha): 0.16

E: 430384

N: 432209

Address: Leathley Road & Cross Myrtle Street LS 11 (Site Allocation EG2-22)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1201.49
Nearest bus stop	11274
Nearest bus stop distance (m)	213.57

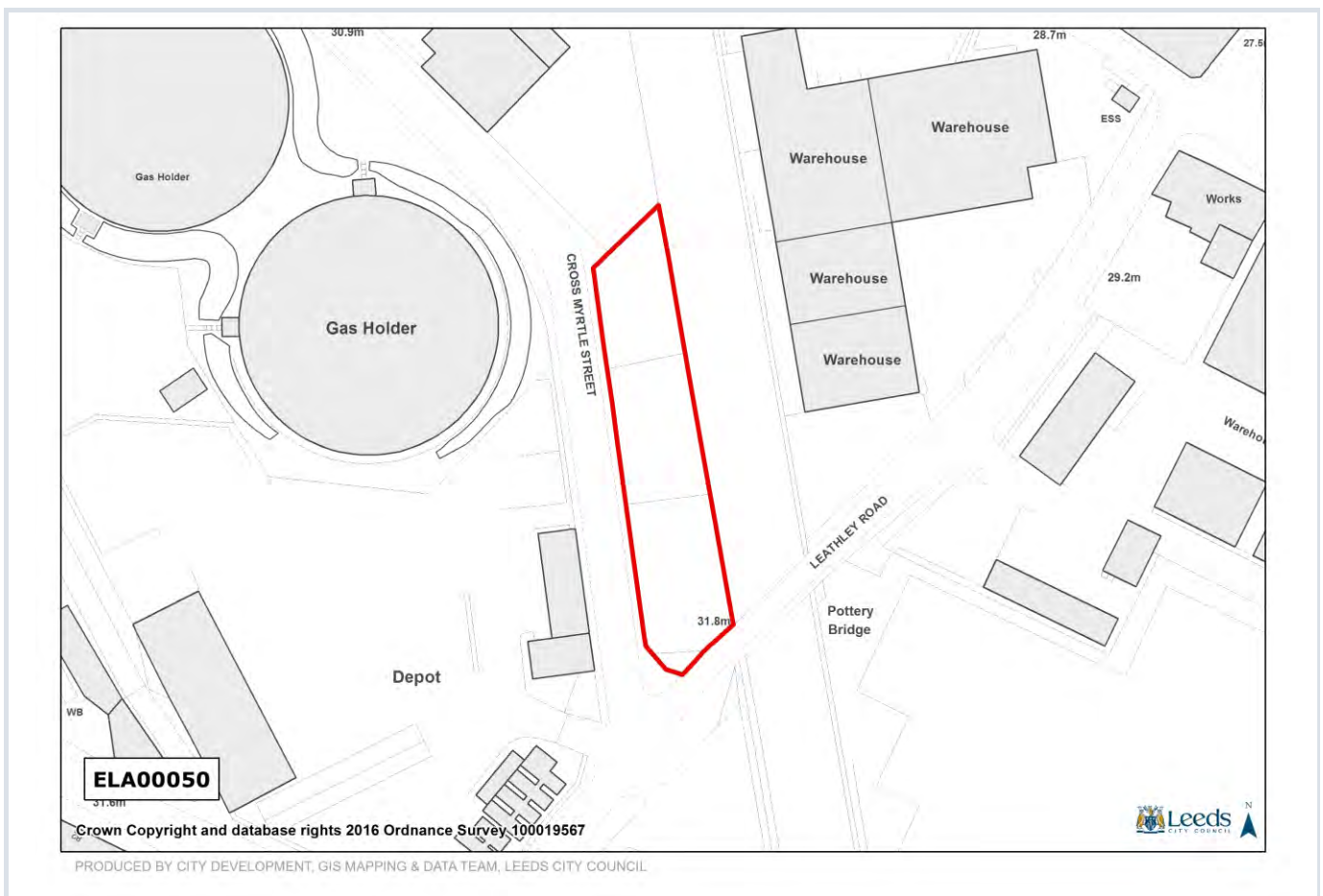
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.61
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

Leeds Employment Land Assessment 2016

ELA ref: ELA00198

Site alias: 2002362

Site area (ha): 0.02

E: 429465

N: 432802

Address: Flax Warehouse (formerly Marshall House) Marshall Street LS11

General Attributes

Site Description:

n/a

Suitability:

Site was previously identified for office development from planning permission Ref 12/03990/LI in Jan 2013. The principle of office development is acceptable. However it has since then been granted permission, and subsequently implemented, for non employment use (A3 and A4 food and drink retail) under 15/01153/FU on 07/05/2015. This site is therefore no longer available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-32

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 390

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00198

Site alias: 2002362

Site area (ha): 0.02

E: 429465

N: 432802

Address: Flax Warehouse (formerly Marshall House) Marshall Street LS11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	450.26
Nearest bus stop	12632
Nearest bus stop distance (m)	308.41

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00203

Site alias: 2002400

Site area (ha): 1.7

E: 429403

N: 433214

Address: Whitehall Riverside Whitehall Road LS1

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for office led development Ref 13/02619/OT. No further assessment necessary. This site is currently included in SAP as EO1-31.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-31

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 9690

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00203

Site alias: 2002400

Site area (ha): 1.7

E: 429403

N: 433214

Address: Whitehall Riverside Whitehall Road LS1

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	290.53
Nearest bus stop	7872
Nearest bus stop distance (m)	105.02

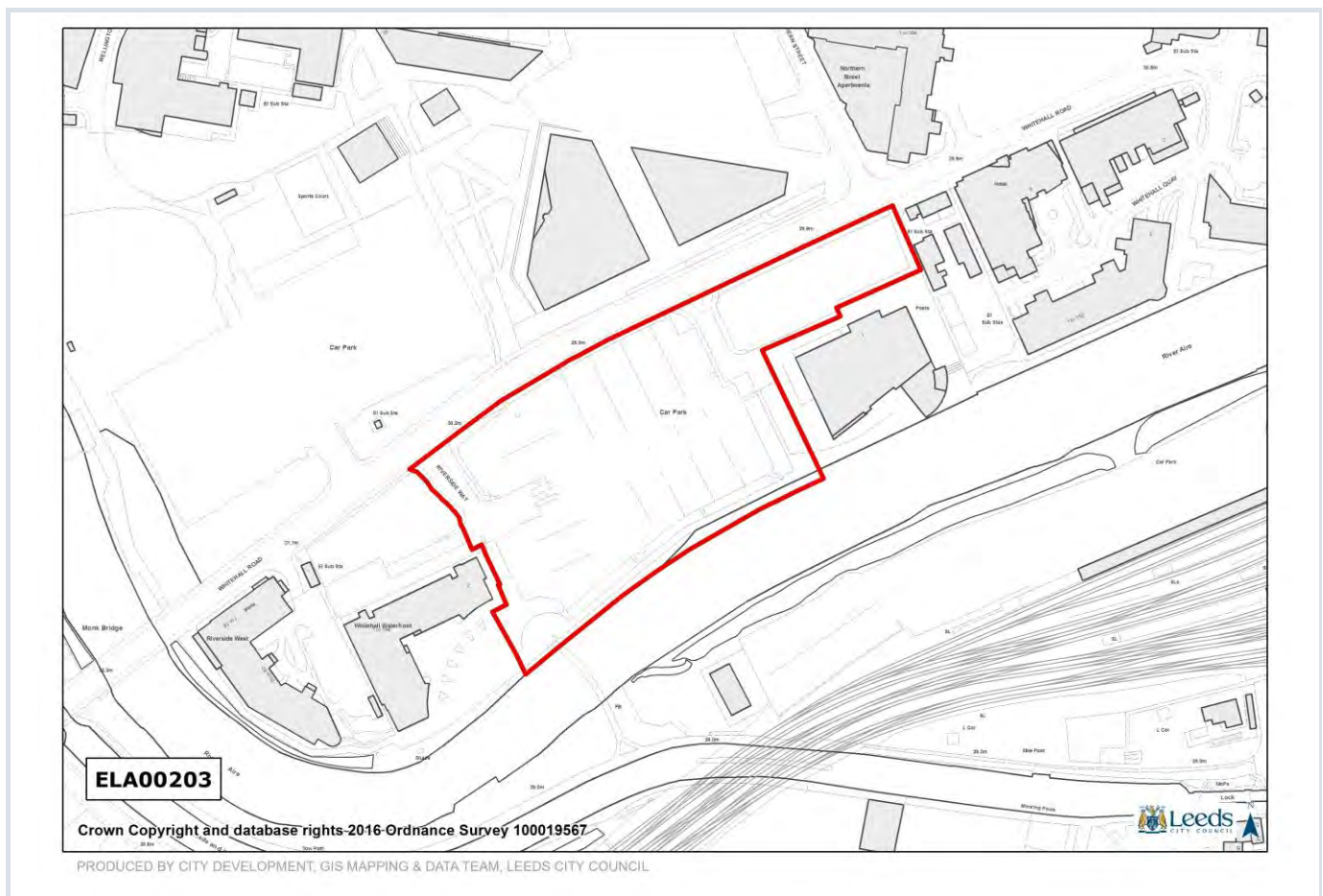
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00264

Site alias: 2003139

Site area (ha): 0.36

E: 429577

N: 433393

Address: Adj West Point Wellington Street LS1

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission office development with ancillary uses Ref 13/05506/FU approved on 12/06/2014. No need for further assessment. Site is currently included in SPA as EO1-30.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-30

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 22680

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00264

Site alias: 2003139

Site area (ha): 0.36

E: 429577

N: 433393

Address: Adj West Point Wellington Street LS1

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	232.47
Nearest bus stop	10619
Nearest bus stop distance (m)	31.43

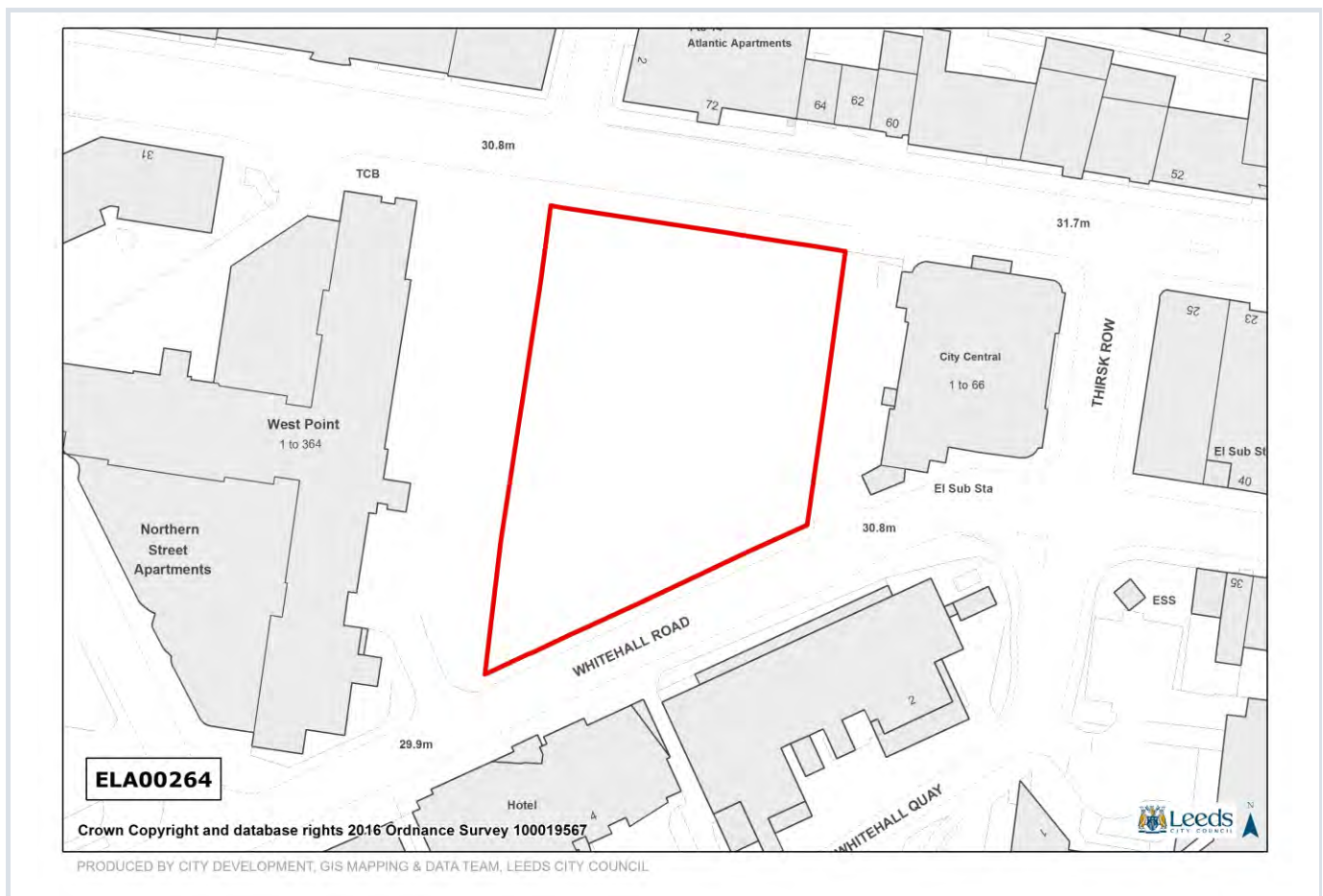
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00290

Site alias: 2003900

Site area (ha): 0.67

E: 430864

N: 433758

Address: Ex-metroholst Site Quarry Hill Leeds 9

General Attributes

Site Description:

Plot of cleared development land on the north side of the Quarry Hill site.

Suitability:

Site has extant permission for office development 12/03110/EXT approved 16/10/2016 Extension of time period for planning permission 08/06093/FU Multi level development up to 14 storeys, comprising offices, fitness centre and shop with 13 storeys of car parking in two phases. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-42

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 19535

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00290

Site alias: 2003900

Site area (ha): 0.67

E: 430864

N: 433758

Address: Ex-metroholst Site Quarry Hill Leeds 9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1301.23
Nearest bus stop	5179
Nearest bus stop distance (m)	216.16

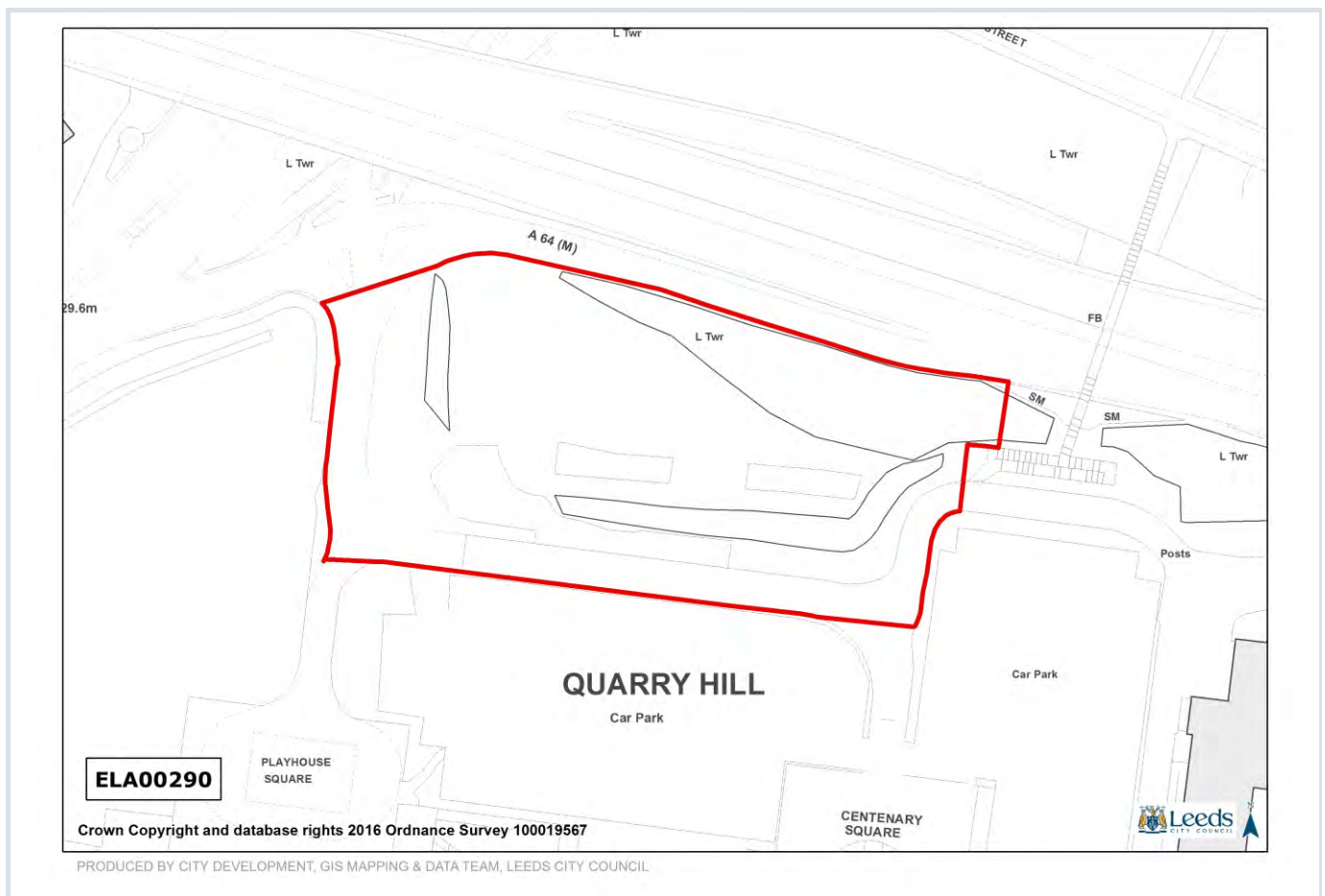
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	100.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00300

Site alias: 2004179

Site area (ha): 0.38

E: 429736

N: 432662

Address: S/o 20-22 Manor Road Holbeck LS11

General Attributes

Site Description:

n/a

Suitability:

Site no longer available for new employment. Mixed use predominantly residential scheme completed in December 2008. No further assessment necessary.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2004179

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 909

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00300

Site alias: 2004179

Site area (ha): 0.38

E: 429736

N: 432662

Address: S/o 20-22 Manor Road Holbeck LS11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	531.32
Nearest bus stop	12632
Nearest bus stop distance (m)	206.99

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00307

Site alias: 2004330

Site area (ha): 1.92

E: 429803

N: 432624

Address: Land Off Manor Road Ingram Row & Sweet Street

General Attributes

Site Description:

n/a

Suitability:

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

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2004330

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 10275

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00307

Site alias: 2004330

Site area (ha): 1.92

E: 429803

N: 432624

Address: Land Off Manor Road Ingram Row & Sweet Street

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	578.28
Nearest bus stop	2873
Nearest bus stop distance (m)	193.30

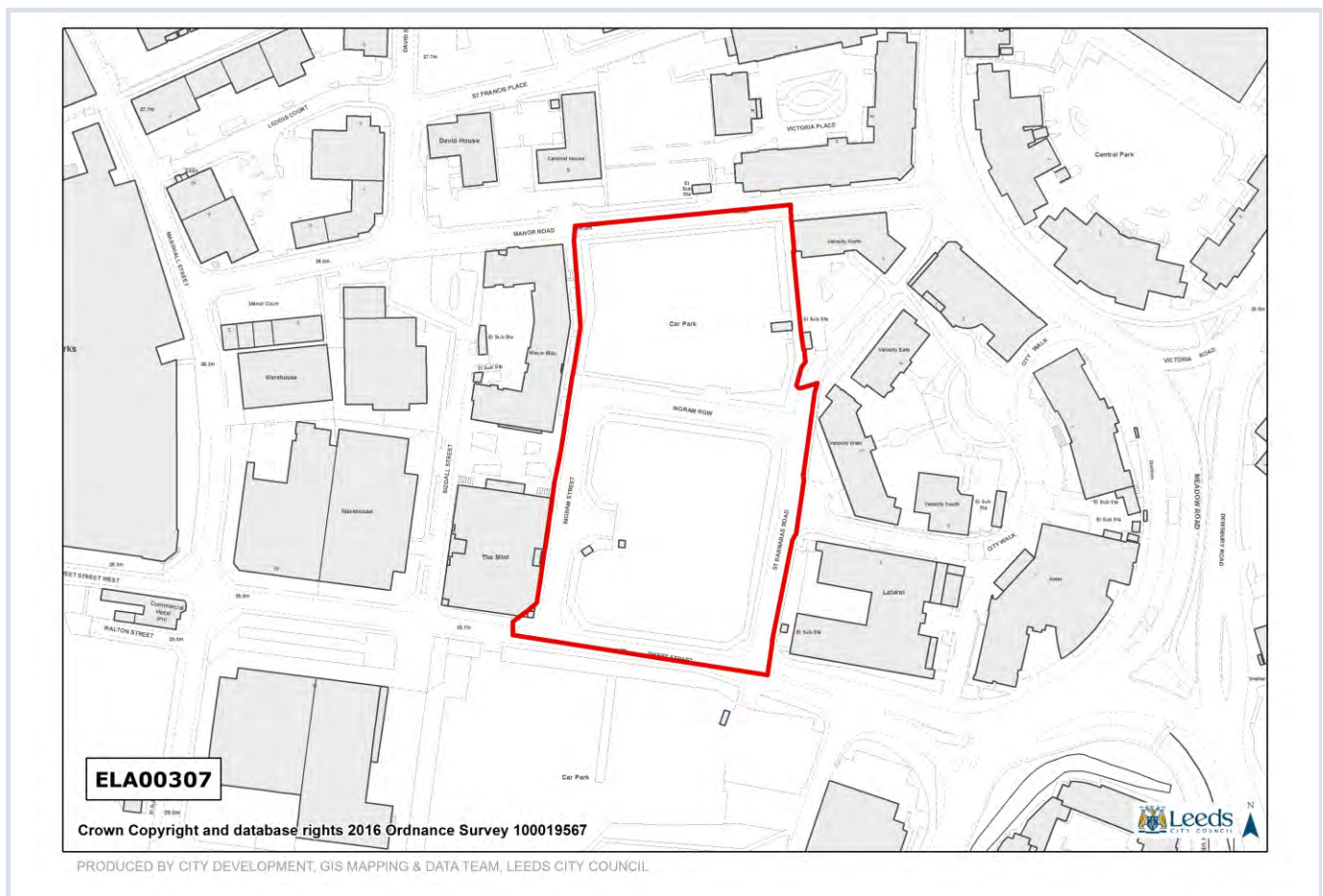
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	15.23
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00326

Site alias: 2004730

Site area (ha): 6.78

E: 430556

N: 433759

Address: Office Elements Harewood Quarter LS2

General Attributes

Site Description:

n/a

Suitability:

Phase II of the Victoria Gate scheme is expected to have no office content. Site not available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2004730

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 9260

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00326

Site alias: 2004730

Site area (ha): 6.78

E: 430556

N: 433759

Address: Office Elements Harewood Quarter LS2

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	81.83
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1033.48
Nearest bus stop	11056
Nearest bus stop distance (m)	50.93

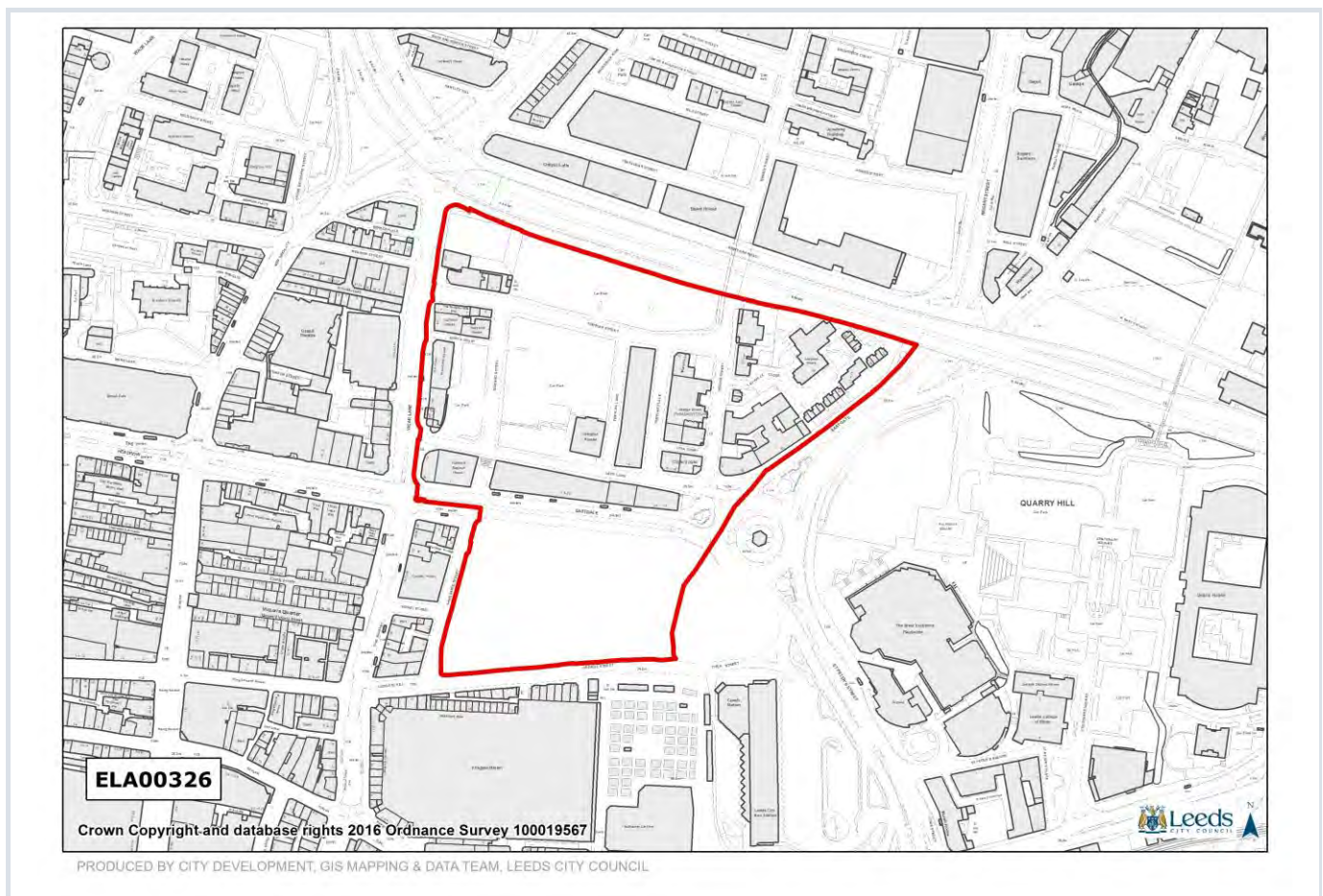
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	43.34
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00331

Site alias: 2004790

Site area (ha): 0.14

E: 429828

N: 433711

Address: 9, 10 & 12 South Parade Leeds LS1 5qs

General Attributes

Site Description:

n/a

Suitability:

Offices (09/02975/FU) – Completed 01/03/2012 - before the base date of the plan. Site no longer available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2004790

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 9150

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00331

Site alias: 2004790

Site area (ha): 0.14

E: 429828

N: 433711

Address: 9, 10 & 12 South Parade Leeds LS1 5qs

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	537.20
Nearest bus stop	4019
Nearest bus stop distance (m)	34.22

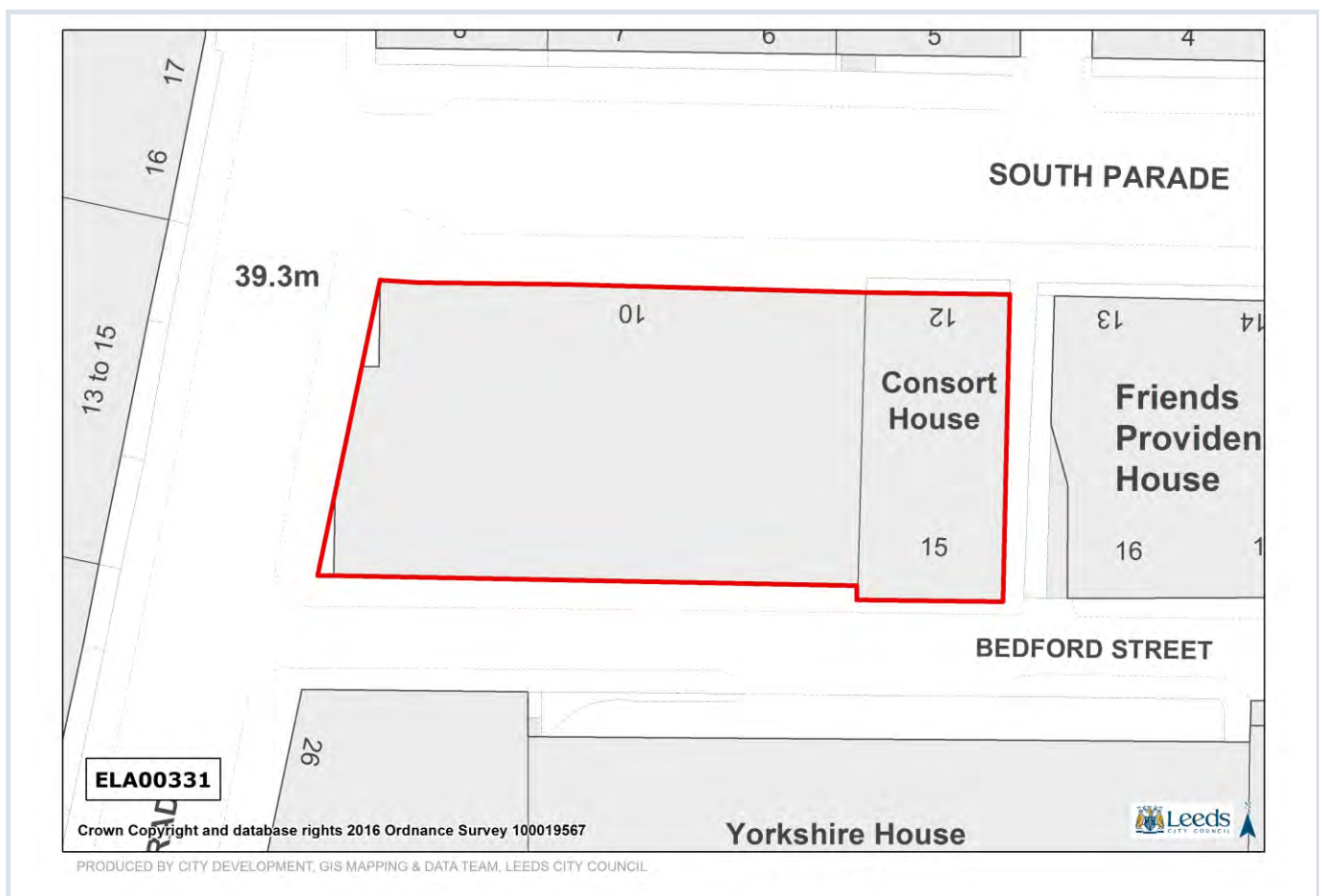
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.01
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00335

Site alias: 2004840

Site area (ha): 0.28

E: 429838

N: 433503

Address: Extension At Cloth Hall Court Infirmary Street LS1

General Attributes

Site Description:

n/a

Suitability:

Site had permission 06/07707/FU for office development granted on 28/03/2007. Development was implemented prior to 2012 base date. Site is no longer available.

Availability:

Site had permission 06/07707/FU for office development granted on 28/03/2007. Development was implemented prior to 2012 base date. Site is no longer available.

Achievability:

Site had permission 06/07707/FU for office development granted on 28/03/2007. Development was implemented prior to 2012 base date. Site is no longer available.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2004840

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 4350

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00335

Site alias: 2004840

Site area (ha): 0.28

E: 429838

N: 433503

Address: Extension At Cloth Hall Court Infirmary Street LS1

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	344.25
Nearest bus stop	7472
Nearest bus stop distance (m)	38.02

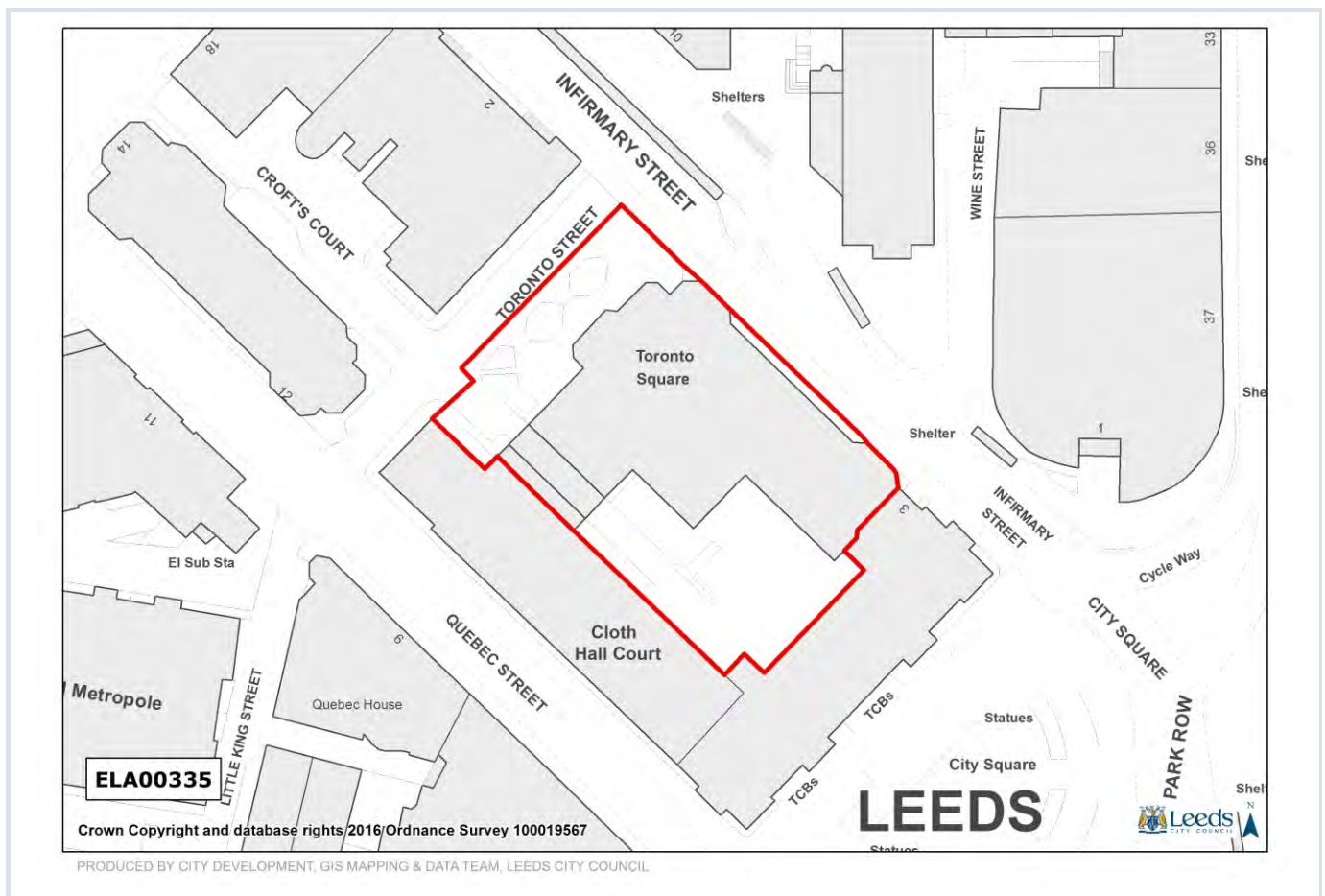
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00349

Site alias: 2005020

Site area (ha): 0.19

E: 429496

N: 433554

Address: 6 Queen Street And 28a York Place LS1

General Attributes

Site Description:

n/a

Suitability:

Full permission granted on 24/01/2013 under 12/04569/FU for office development, followed by a series of permission for modifications in 20015/16. No need for further ELA assessment. This site is currently included as identified office supply in the SAP EO1-26.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-26

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 8070

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00349

Site alias: 2005020

Site area (ha): 0.19

E: 429496

N: 433554

Address: 6 Queen Street And 28a York Place LS1

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	412.45
Nearest bus stop	7569
Nearest bus stop distance (m)	93.22

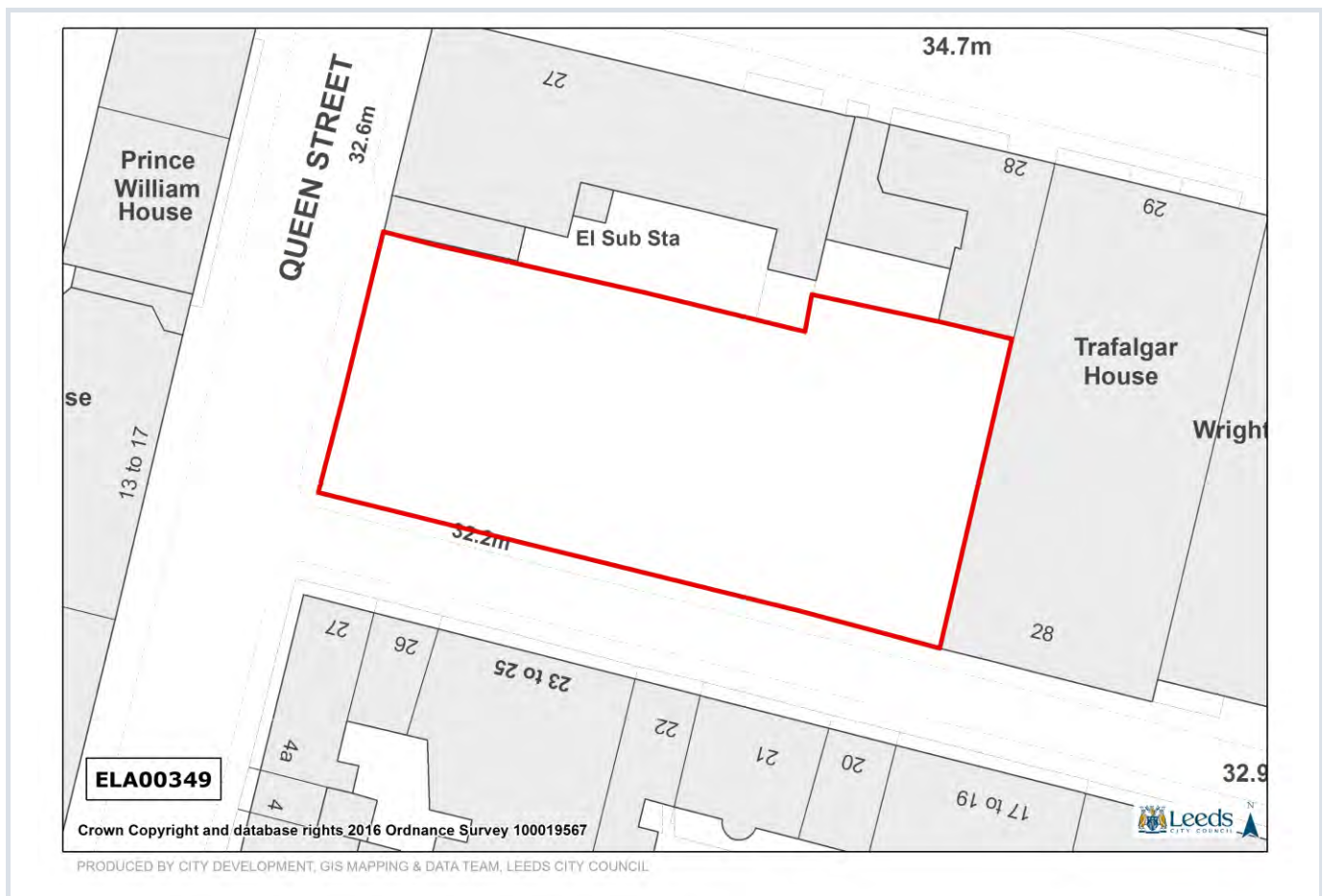
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00350

Site alias: 2005030

Site area (ha): 0.21

E: 430627

N: 433376

Address: Arches 1 - 8 Church Walk LS2

General Attributes

Site Description:

n/a

Suitability:

Site not available for new employment allocation as it is being used for day nursery. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2005030

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00350

Site alias: 2005030

Site area (ha): 0.21

E: 430627

N: 433376

Address: Arches 1 - 8 Church Walk LS2

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	953.17
Nearest bus stop	10686
Nearest bus stop distance (m)	78.15

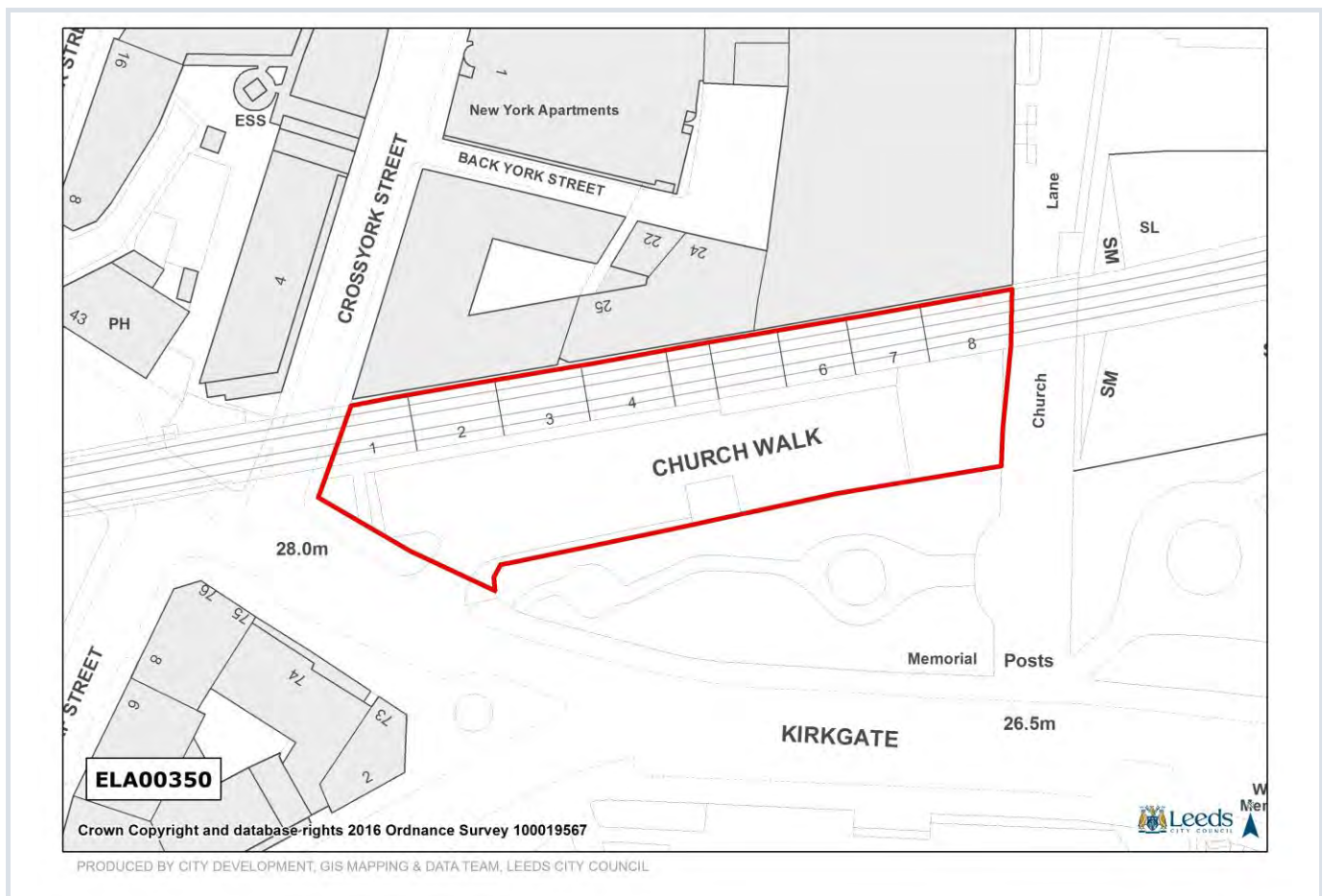
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	3.50
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00352

Site alias: 2005050

Site area (ha): 0.01

E: 429903

N: 433574

Address: 11-14 Bond Court LS1

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2005050

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 200

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00352

Site alias: 2005050

Site area (ha): 0.01

E: 429903

N: 433574

Address: 11-14 Bond Court LS1

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	437.21
Nearest bus stop	1131
Nearest bus stop distance (m)	39.88

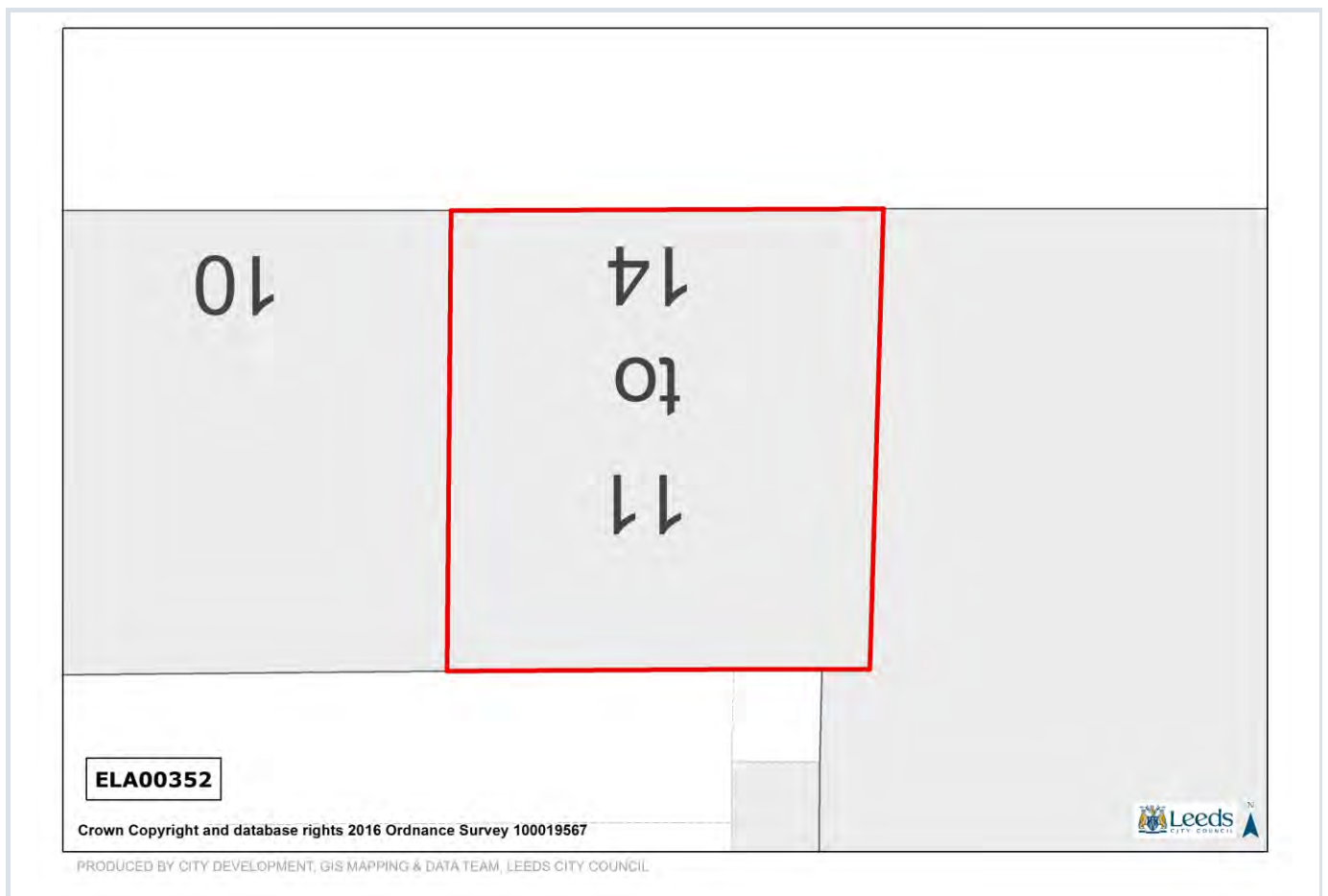
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00355

Site alias: 2005100

Site area (ha): 0.94

E: 429644

N: 432496

Address: 10 - 11 Sweet Street Holbeck LS11 9db

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning consent for office and gym, Ref 09/03829/OT approved on 13/10/2010. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-35

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 7900

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00355

Site alias: 2005100

Site area (ha): 0.94

E: 429644

N: 432496

Address: 10 - 11 Sweet Street Holbeck LS11 9db

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	696.53
Nearest bus stop	12632
Nearest bus stop distance (m)	61.67

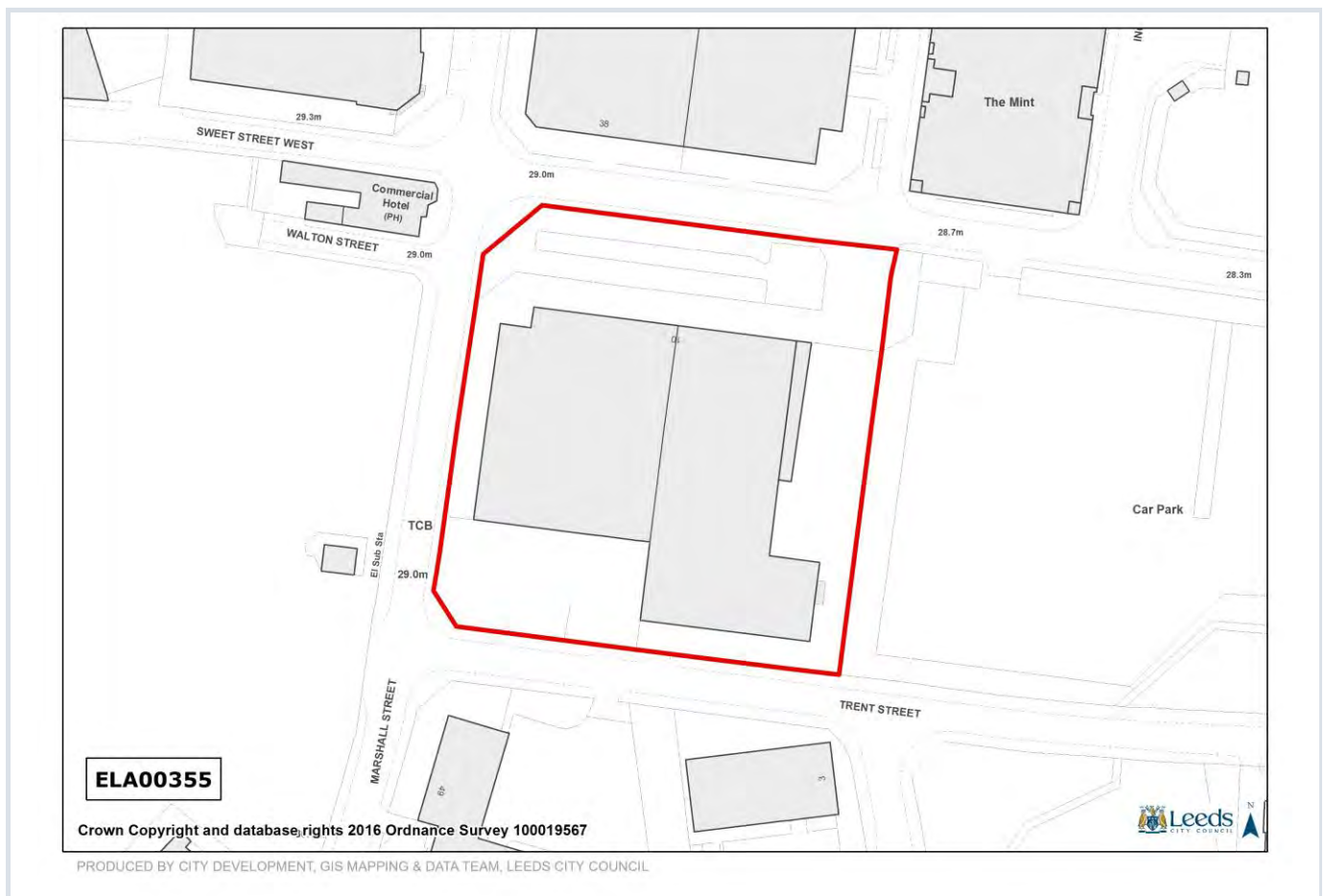
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00363

Site alias: 2005390

Site area (ha): 0.07

E: 429295

N: 433114

Address: Whitehall Waterfront 2 Riverside Way Leeds

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00363

Site alias: 2005390

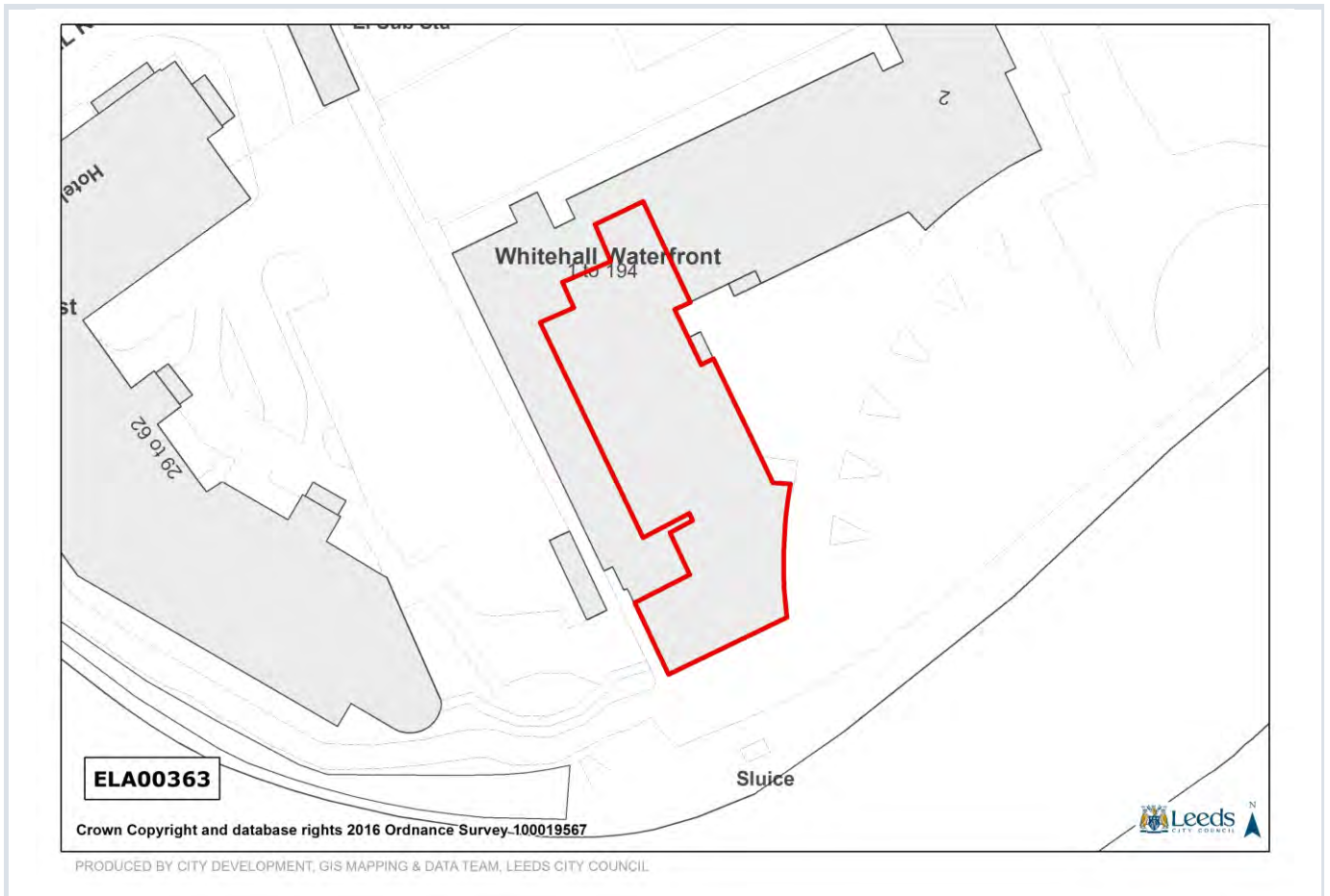
Site area (ha): 0.07

E: 429295

N: 433114

Address: Whitehall Waterfront 2 Riverside Way Leeds

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00364

Site alias: 2005400

Site area (ha): 0.28

E: 430485

N: 432621

Address: 110 Hunslet Lane Hunslet Leeds Hunslet Lane Hunslet Leeds

General Attributes

Site Description:

Linea shaped site between Butterley Street and Crown Point Retail Park. A small three storey office building faces Hunslet Road with an adjoining similar height warehouse building behind running along Butterley Street.

Suitability:

City centre location suitable for office use. Site has a couple of constraints e.g. flood risk (zone 2) and contamination; however industrial use would be a "less vulnerable use" for an area of flood risk.

Availability:

The building has been occupied by a variety of uses over the years, with a range of planning permissions. Partly vacant.

Achievability:

Warehouse building may be underdeveloped for this city centre location adjacent to the retail park.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: E02-9

Plan status: Allocated for employment use (office)

Plan capacity - office (sqm): 6000

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access onto Butterley Street
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		35	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	4	Permission for warehousing rather than offices.
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA00364

Site alias: 2005400

Site area (ha): 0.28

E: 430485

N: 432621

Address: 110 Hunslet Lane Hunslet Leeds Hunslet Lane Hunslet Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	976.60
Nearest bus stop	14271
Nearest bus stop distance (m)	126.55

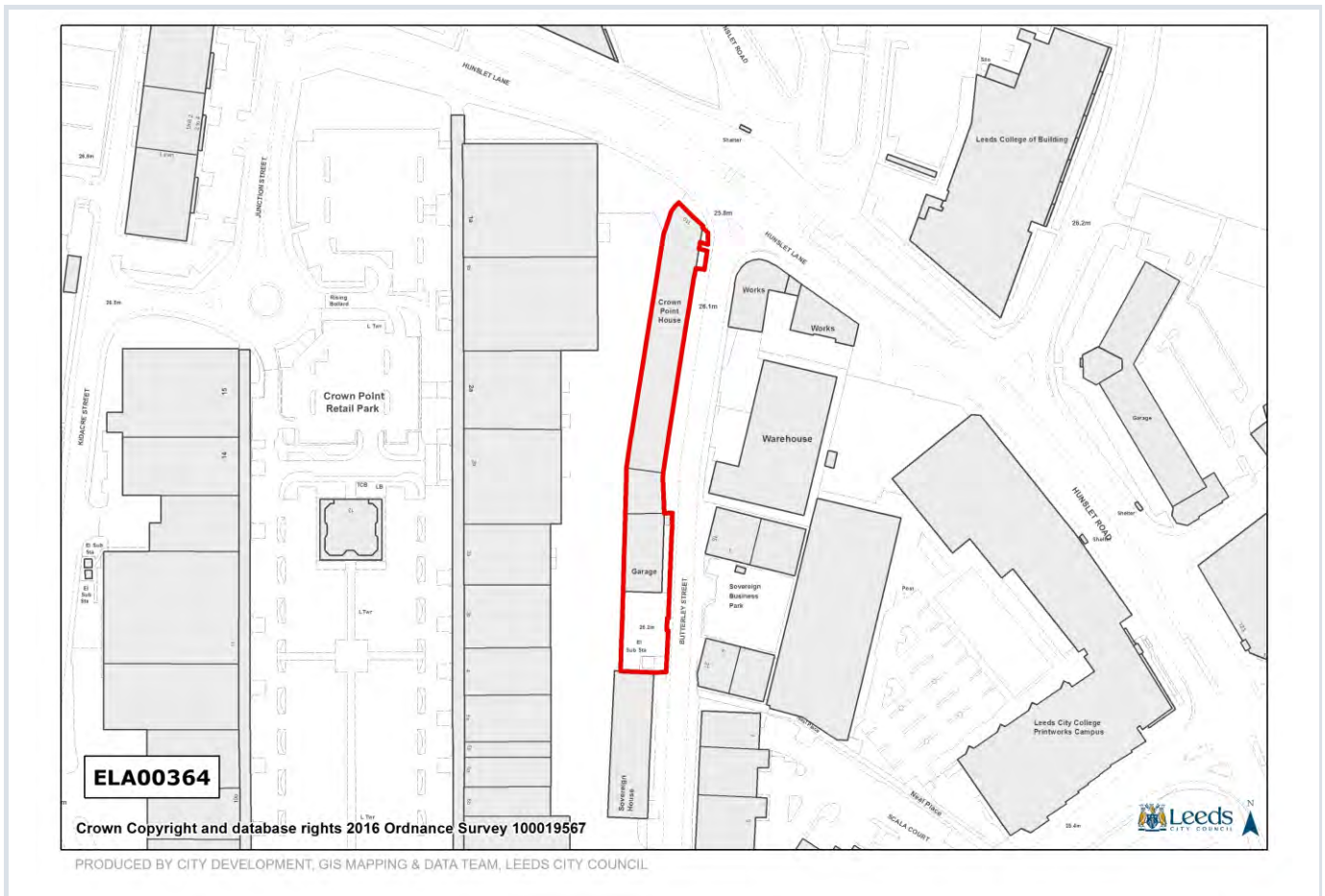
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00370

Site alias: 2005500

Site area (ha): 1.07

E: 430901

N: 433436

Address: Marsh Lane/york Street - Co-op Funeral Services & St Annes Shelter

General Attributes

Site Description:

n/a

Suitability:

Majority of buildings on site are fully occupied. Land not available for redevelopment or new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2005500

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00370

Site alias: 2005500

Site area (ha): 1.07

E: 430901

N: 433436

Address: Marsh Lane/york Street - Co-op Funeral Services & St Annes Shelter

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1233.21
Nearest bus stop	6451
Nearest bus stop distance (m)	36.98

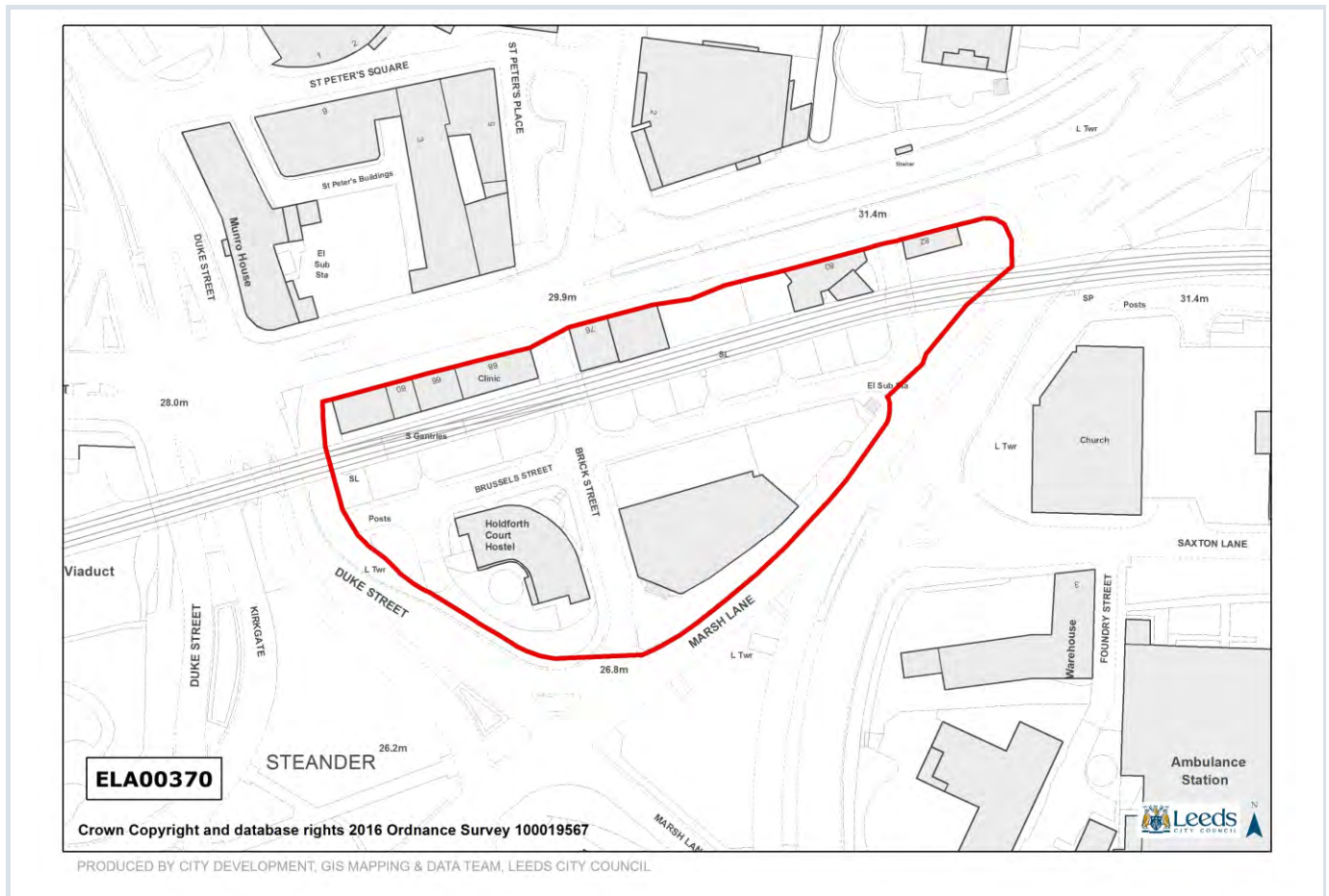
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	22.47
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00371

Site alias: 2005510

Site area (ha): 0.28

E: 430486

N: 433386

Address: Kirkgate Phase II

General Attributes

Site Description:

Site comprises a parade of shops on the south side of Kirkgate and courtyard behind

Suitability:

Complies with Policy EC2

Availability:

Some shop units currently occupied and trading.

Achievability:

Not available for office use. Council pursuing CPO for retail / leisure conservation led scheme

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2005510

Plan status: Superseded by Housing with mixed use allocation

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00371

Site alias: 2005510

Site area (ha): 0.28

E: 430486

N: 433386

Address: Kirkgate Phase II

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	92.12
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	817.06
Nearest bus stop	4471
Nearest bus stop distance (m)	50.66

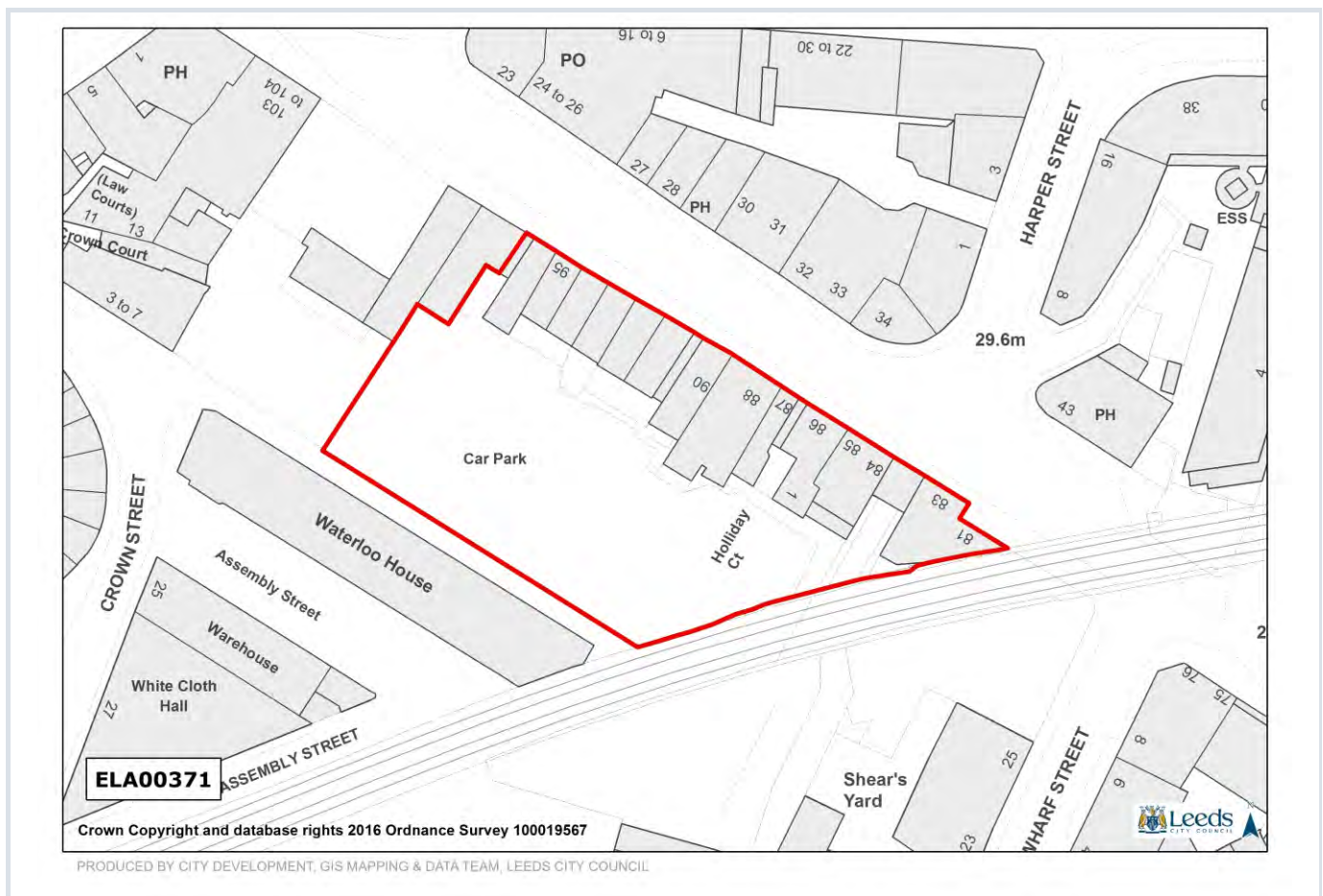
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00375

Site alias: 2005550

Site area (ha): 0.07

E: 429475

N: 433433

Address: Wellington Plaza, 31, Wellington Street, Leeds

General Attributes

Site Description:

Office building on the south side of Wellington Street

Suitability:

Suitable site for office use

Availability:

Already in use as an office. Not available.

Achievability:

Existing office recently refurbished.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2005550

Plan status: Superseded by Housing with mixed use allocation

Plan capacity - office (sqm): 127

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00375

Site alias: 2005550

Site area (ha): 0.07

E: 429475

N: 433433

Address: Wellington Plaza, 31, Wellington Street, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	324.51
Nearest bus stop	7569
Nearest bus stop distance (m)	30.43

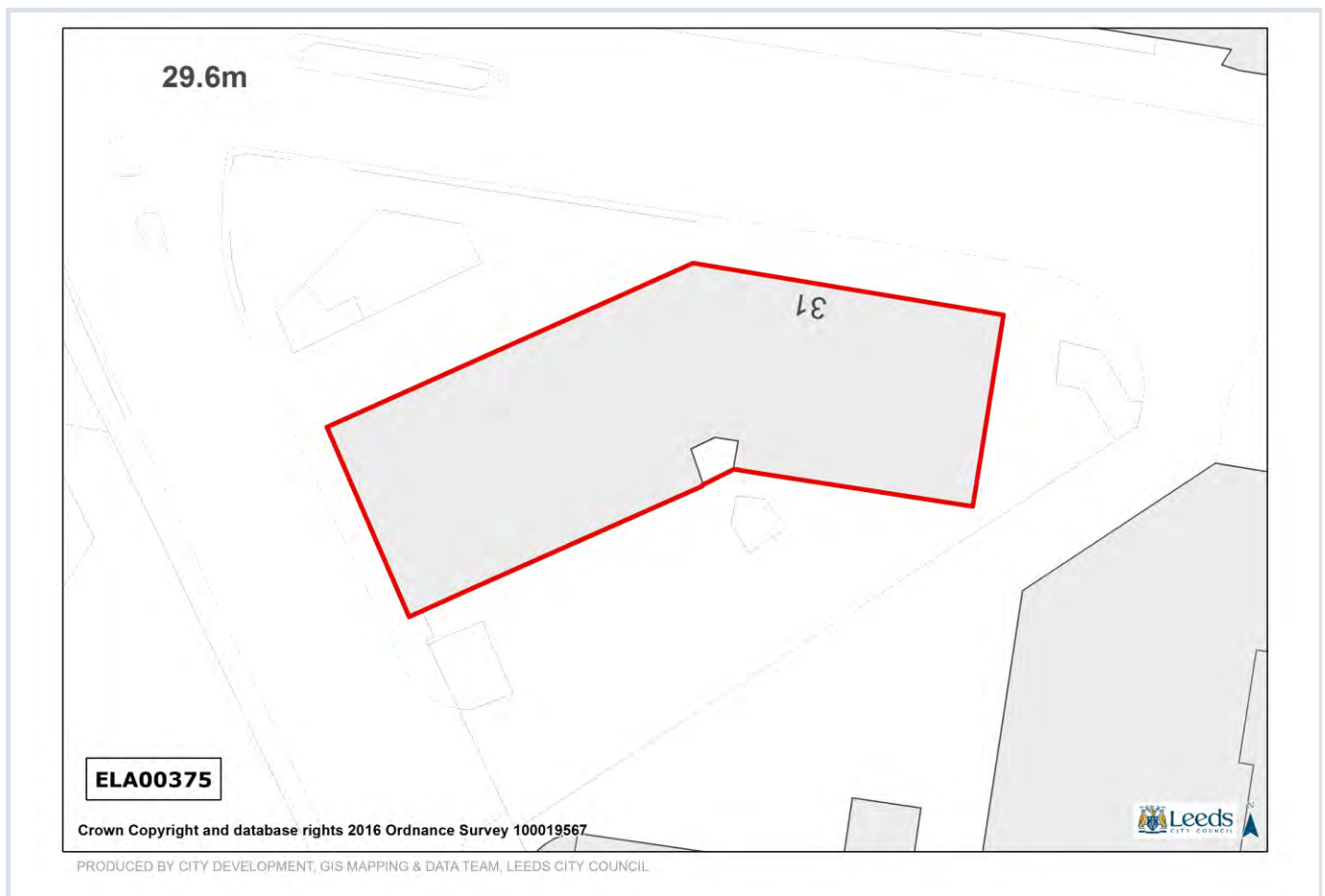
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00382

Site alias: 2005620

Site area (ha): 0.24

E: 430919

N: 433530

Address: York Street LS1 (Site Allocation MX2-23)

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2005620

Plan status: Superseded by Housing with mixed use allocation

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00382

Site alias: 2005620

Site area (ha): 0.24

E: 430919

N: 433530

Address: York Street LS1 (Site Allocation MX2-23)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1273.29
Nearest bus stop	11030
Nearest bus stop distance (m)	51.74

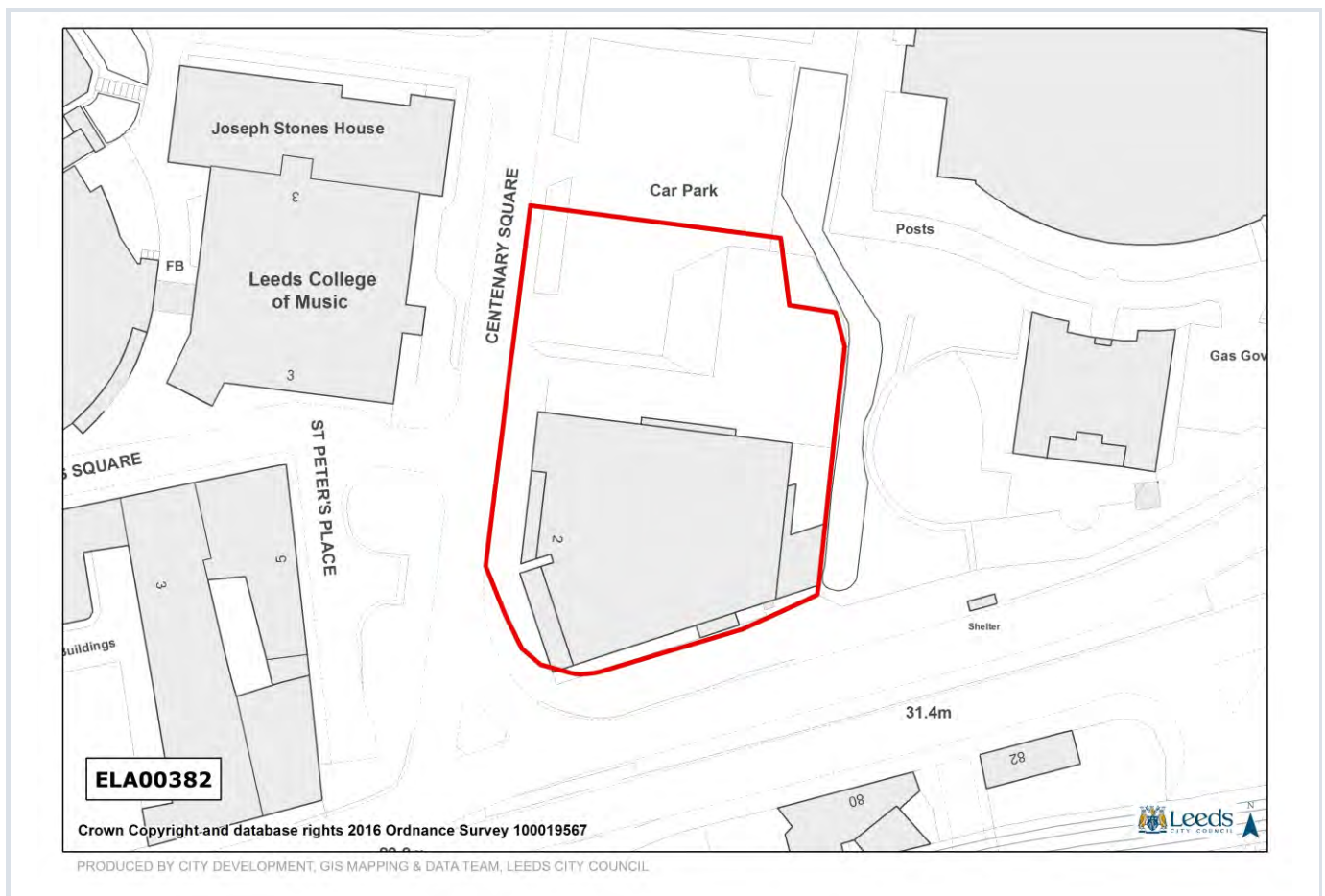
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	99.48
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00383

Site alias: 2005630

Site area (ha): 0.74

E: 429020

N: 433621

Address: Kirkstall Road Car Park

General Attributes

Site Description:

Surface car park at the junction of the A65 and A58.

Suitability:

City centre location offers suitability for office use. Access and amenity issues could be overcome through design.

Availability:

The car park is currently owned and run by Leeds City Council. Could be a future development site.

Achievability:

Highly accessible city centre location which is under-developed as a surface car park.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO2-6

Plan status: Allocated for employment use (office)

Plan capacity - office (sqm): 22300

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access possible via existing car park arrangements
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		32	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	In use as a surface car park.
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA00383

Site alias: 2005630

Site area (ha): 0.74

E: 429020

N: 433621

Address: Kirkstall Road Car Park

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	797.73
Nearest bus stop	12034
Nearest bus stop distance (m)	143.35

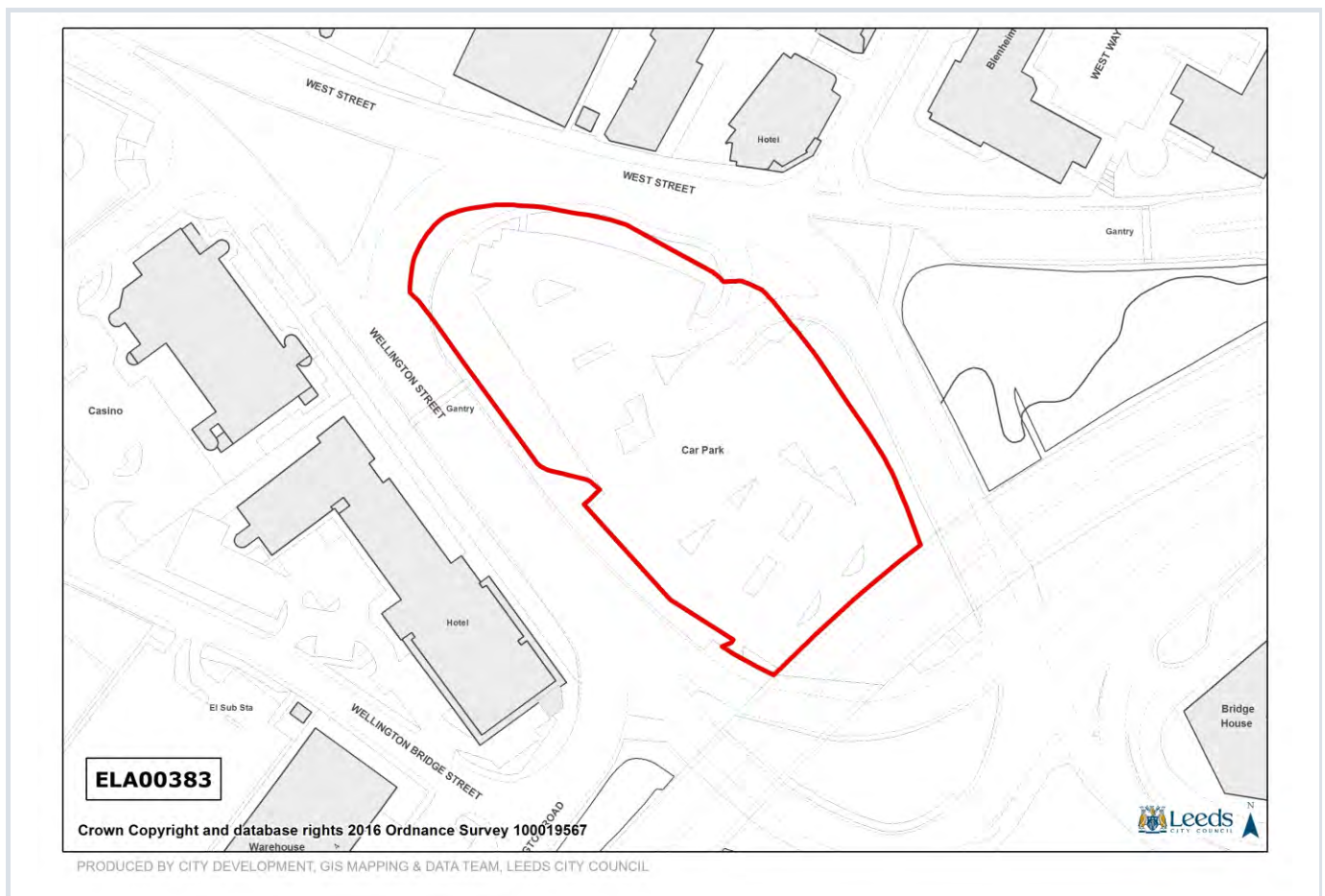
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	96.30
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00384

Site alias: 2005640

Site area (ha): 0.07

E: 430111

N: 433623

Address: Albion Place - Leeds Club

General Attributes

Site Description:

n/a

Suitability:

Not available for new employment allocation because site has become fully established as a conference and hospitality venue.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2005640

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00384

Site alias: 2005640

Site area (ha): 0.07

E: 430111

N: 433623

Address: Albion Place - Leeds Club

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	100.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	601.57
Nearest bus stop	1860
Nearest bus stop distance (m)	137.73

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00386

Site alias: 2005660

Site area (ha): 0.11

E: 429955

N: 433612

Address: Park Row (8)

General Attributes

Site Description:

n/a

Suitability:

The site is not expected to be available for new office allocation in the near future. It is currently occupied by bank on the ground floor with 8 upper floors of offices. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2005660

Plan status: Superseded by Housing with mixed use allocation

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00386

Site alias: 2005660

Site area (ha): 0.11

E: 429955

N: 433612

Address: Park Row (8)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	496.08
Nearest bus stop	8119
Nearest bus stop distance (m)	36.01

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00387

Site alias: 2005670

Site area (ha): 0.09

E: 430441

N: 433413

Address: Crown Street - White Cloth Halls2

General Attributes

Site Description:

n/a

Suitability:

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

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2005670

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00387

Site alias: 2005670

Site area (ha): 0.09

E: 430441

N: 433413

Address: Crown Street - White Cloth Halls2

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	100.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	780.82
Nearest bus stop	4471
Nearest bus stop distance (m)	23.34

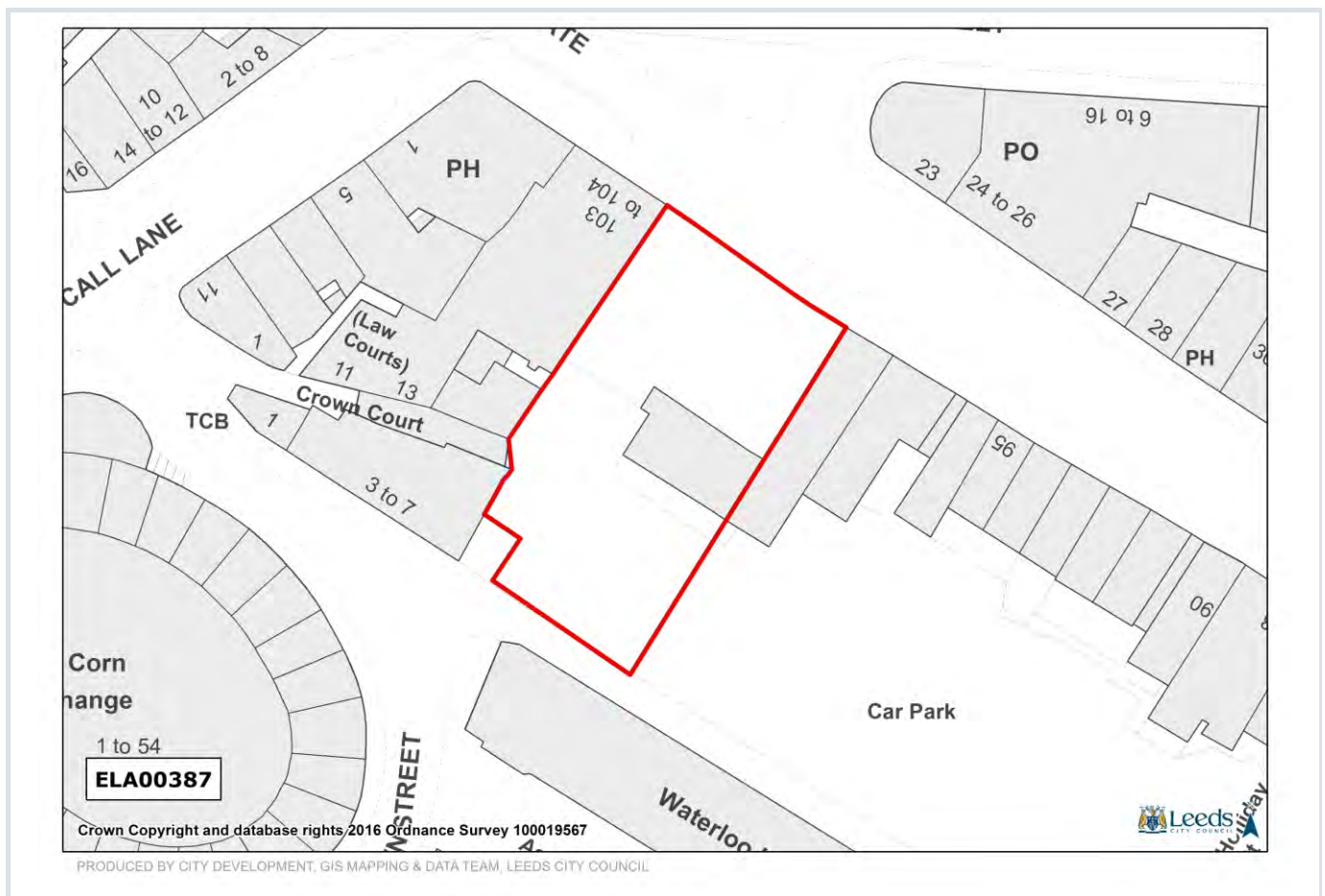
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00389

Site alias: 2005690

Site area (ha): 3.41

E: 430163

N: 432262

Address: Meadow Lane Frontage - Apex Business Park

General Attributes

Site Description:

Site has a mix of uses including car showrooms, car parks and business buildings which are currently occupied. It fronts Meadow Lane which is the main radial route into the City Centre.

Suitability:

Site is in a central accessible position on the south side of Leeds City Centre reasonably close to the train station.

Availability:

Most of the site is in use. It is not threatened by the safeguarding line of HS2 which affects sites fronting Kidacre Street to the east.

Achievability:

As part of the southern half of the city centre which is expected to be redeveloped with city centre scale buildings, including offices and residential, the current buildings and uses may be considered under-developed with potential for higher density development in the longer term, but not short-medium term.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2005690

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access from Apex Way
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		37	
AVB1	Availability - Ownership	1	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		3	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA00389

Site alias: 2005690

Site area (ha): 3.41

E: 430163

N: 432262

Address: Meadow Lane Frontage - Apex Business Park

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1041.34
Nearest bus stop	11274
Nearest bus stop distance (m)	89.93

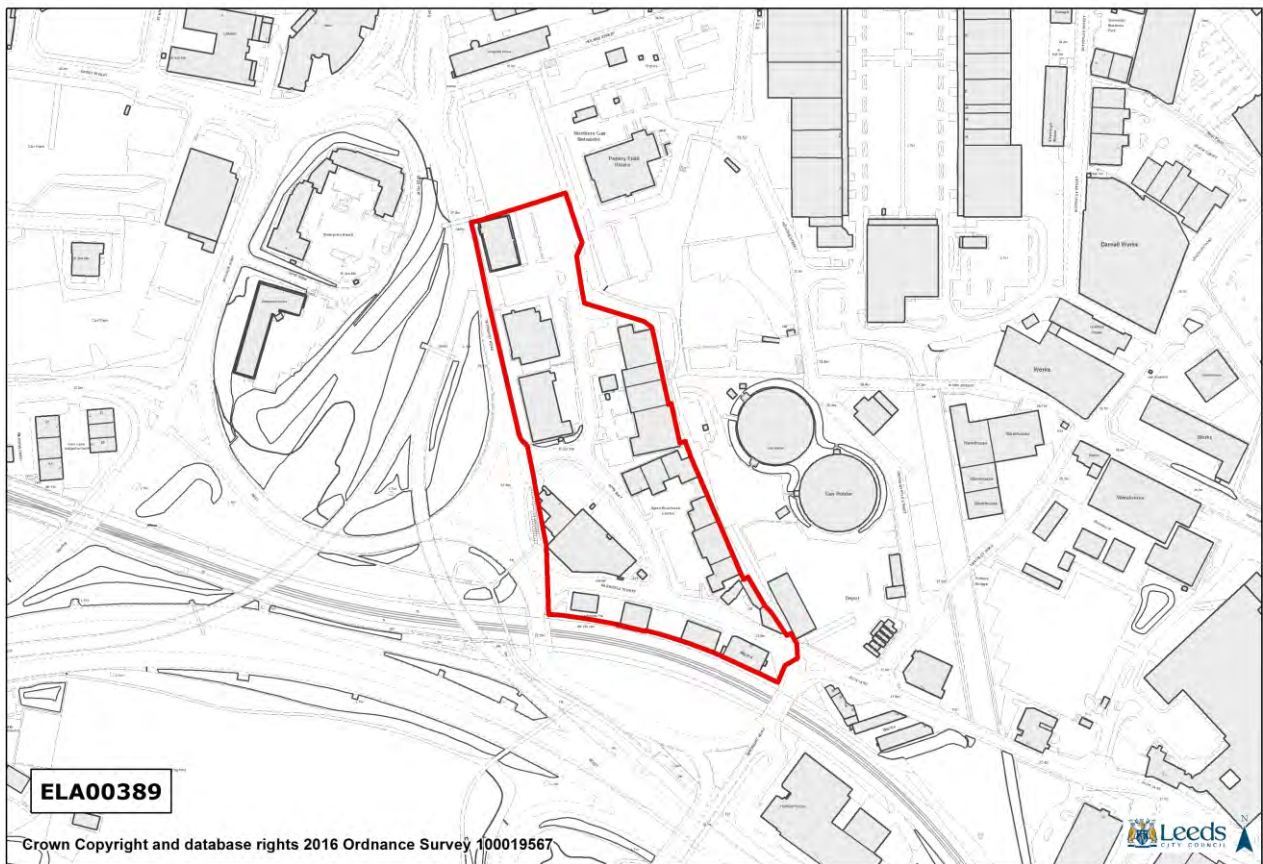
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	12.94
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

Leeds Employment Land Assessment 2016

ELA ref: ELA00392

Site alias: 2005750

Site area (ha): 0.22

E: 429834

N: 432792

Address: 1 Victoria Place Holbeck Leeds LS11 5an

General Attributes

Site Description:

n/a

Suitability:

Site has planning permission under 14/04149/FU for change of use to convert existing ground floor car parking to office use; with associated external alterations for office extension over existing car park approved on 17/09/2014. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-33

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 660

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00392

Site alias: 2005750

Site area (ha): 0.22

E: 429834

N: 432792

Address: 1 Victoria Place Holbeck Leeds LS11 5an

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	423.29
Nearest bus stop	6735
Nearest bus stop distance (m)	158.88

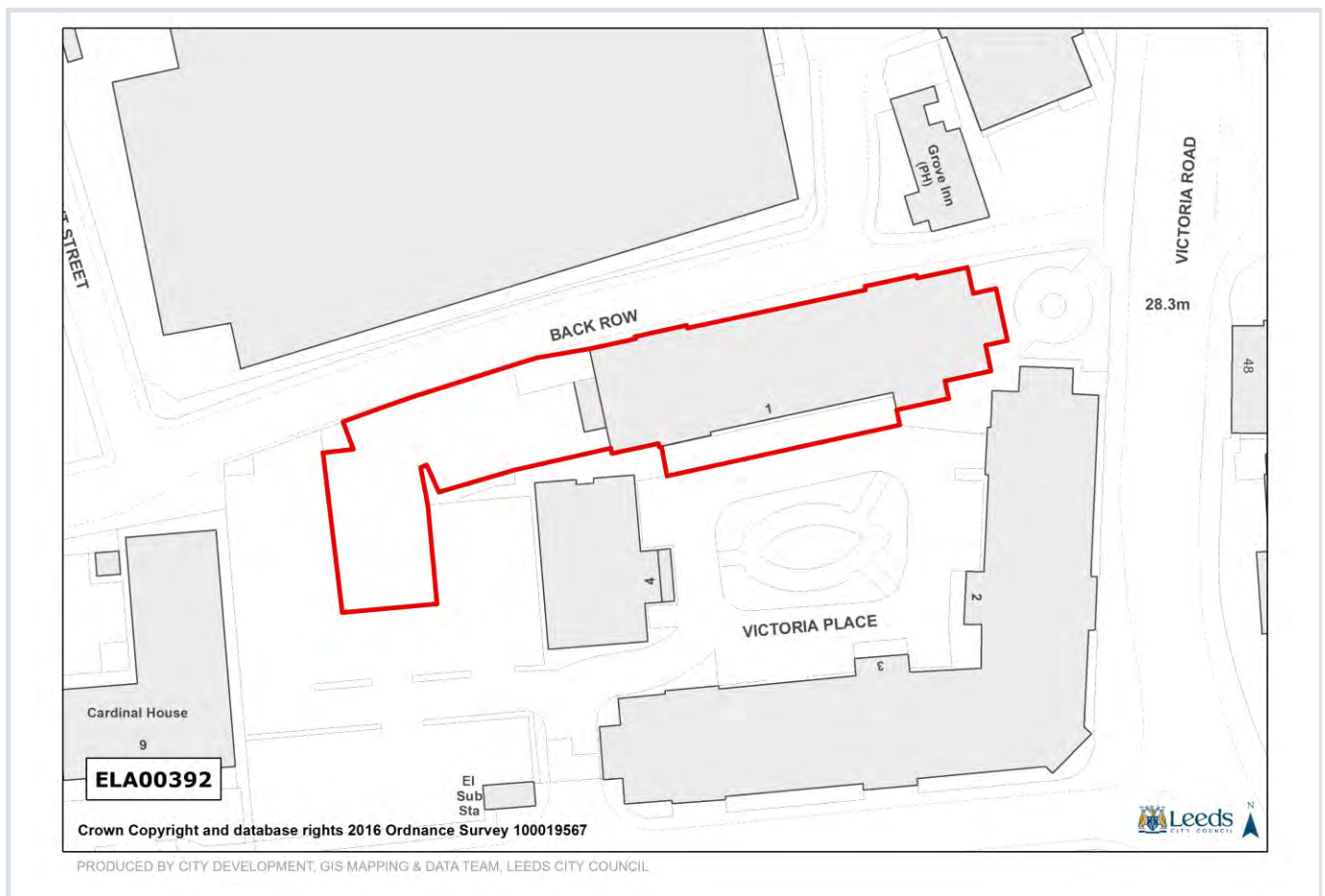
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00653

Site alias: 2103680

Site area (ha): 0.68

E: 429204

N: 432663

Address: S/o Bristol Street Motors Bridge Road Water Lane LS11

General Attributes

Site Description:

Cleared site on the City Centre Fringe.

Suitability:

Site has approval under 14/05464/FU on 17/09/2014 for Bus storage depot and ancillary office/amenity building. No need for further assessment. Site is currently included in SAP PD as an identified employment site EG1-62.

Availability:

Site has approval under 14/05464/FU on 17/09/2014 for Bus storage depot and ancillary office/amenity building. No need for further assessment. Site is currently included in SAP PD as an identified employment site EG1-62.

Achievability:

Site has approval under 14/05464/FU on 17/09/2014 for Bus storage depot and ancillary office/amenity building. No need for further assessment. Site is currently included in SAP PD as an identified employment site EG1-62.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-62

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.68

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00653

Site alias: 2103680

Site area (ha): 0.68

E: 429204

N: 432663

Address: S/o Bristol Street Motors Bridge Road Water Lane LS11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	718.80
Nearest bus stop	14268
Nearest bus stop distance (m)	252.73

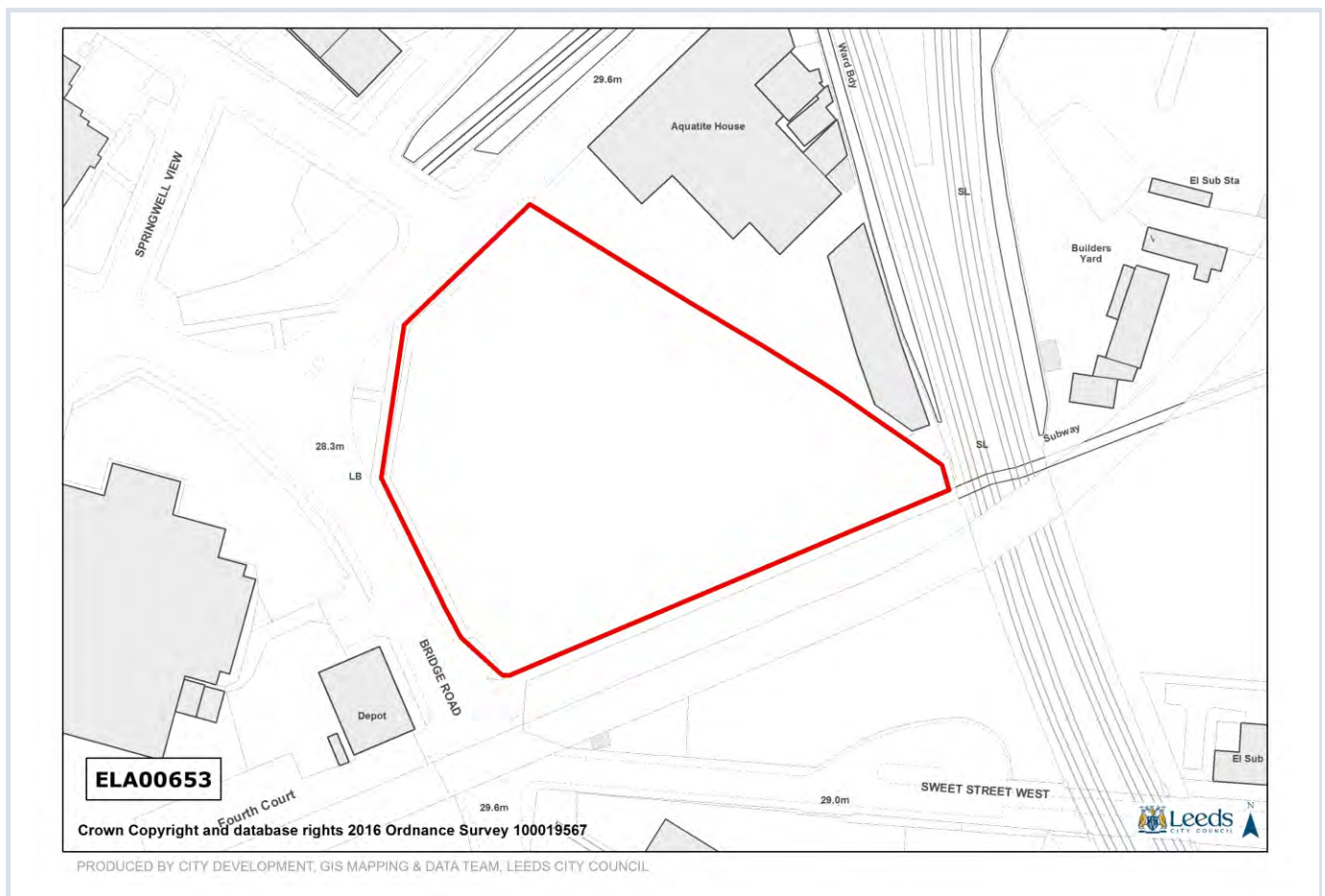
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02004

Site alias: EMP00283

Site area (ha): 0.77

E: 430254

N: 432365

Address: Kidacre Street, Former Motorcycle Training Area

General Attributes

Site Description:

Former motor cycle training area with pre-fab building, currently being used as a temporary Gypsy and Traveller site

Suitability:

Good central location for office and high density residential development.

Availability:

Site is currently in the safeguarded zone for HS2.

Achievability:

Any development potential would only be apparent once the exact land take for HS2 is clarified. So cannot currently be relied upon as a deliverable development site.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00283

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access using existing access arrangements
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		35	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA02004

Site alias: EMP00283

Site area (ha): 0.77

E: 430254

N: 432365

Address: Kidacre Street, Former Motorcycle Training Area

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	999.22
Nearest bus stop	11274
Nearest bus stop distance (m)	207.57

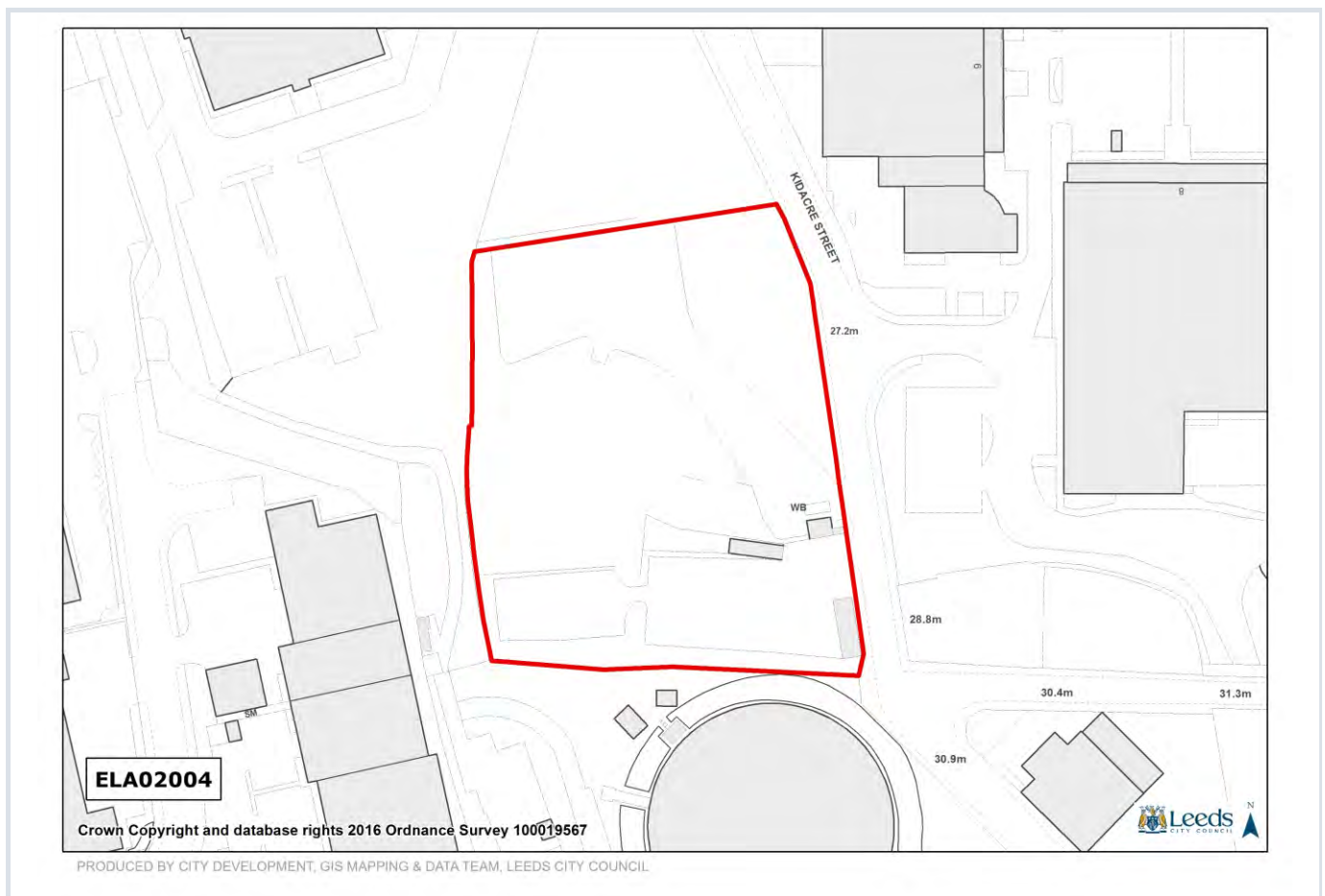
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	99.97
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02007

Site alias: EMP00335

Site area (ha): 0.59

E: 430083

N: 433136

Address: Criterion Place

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning consent for office development under 12/04018/FU (Four storey office development with basement car parking and landscaping) approved 03/12/2013. No further assessment necessary. Site is currently included in SAP EO1-36.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-36

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 12596

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02007

Site alias: EMP00335

Site area (ha): 0.59

E: 430083

N: 433136

Address: Criterion Place

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	394.40
Nearest bus stop	1128
Nearest bus stop distance (m)	83.87

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

LCC ownership	99.93
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02010

Site alias: HSG00009

Site area (ha): 0.2

E: 430635

N: 433932

Address: Bridge Street, Baker House

General Attributes

Site Description:

Storage building between York Road and Bridge Street

Suitability:

City centre location good for office use. Office use would be preferable to residential use at ground floor level because of noise and pollution from vehicles on the busy A64.

Availability:

Historic developemnt interest.

Achievability:

Adjacent building has recently been converted from office to residential.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-16

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 1000

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	Access for local network ok
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		35	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	Expect building conversion rather than demolition
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02010

Site alias: HSG00009

Site area (ha): 0.2

E: 430635

N: 433932

Address: Bridge Street, Baker House

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1198.84
Nearest bus stop	7166
Nearest bus stop distance (m)	197.45

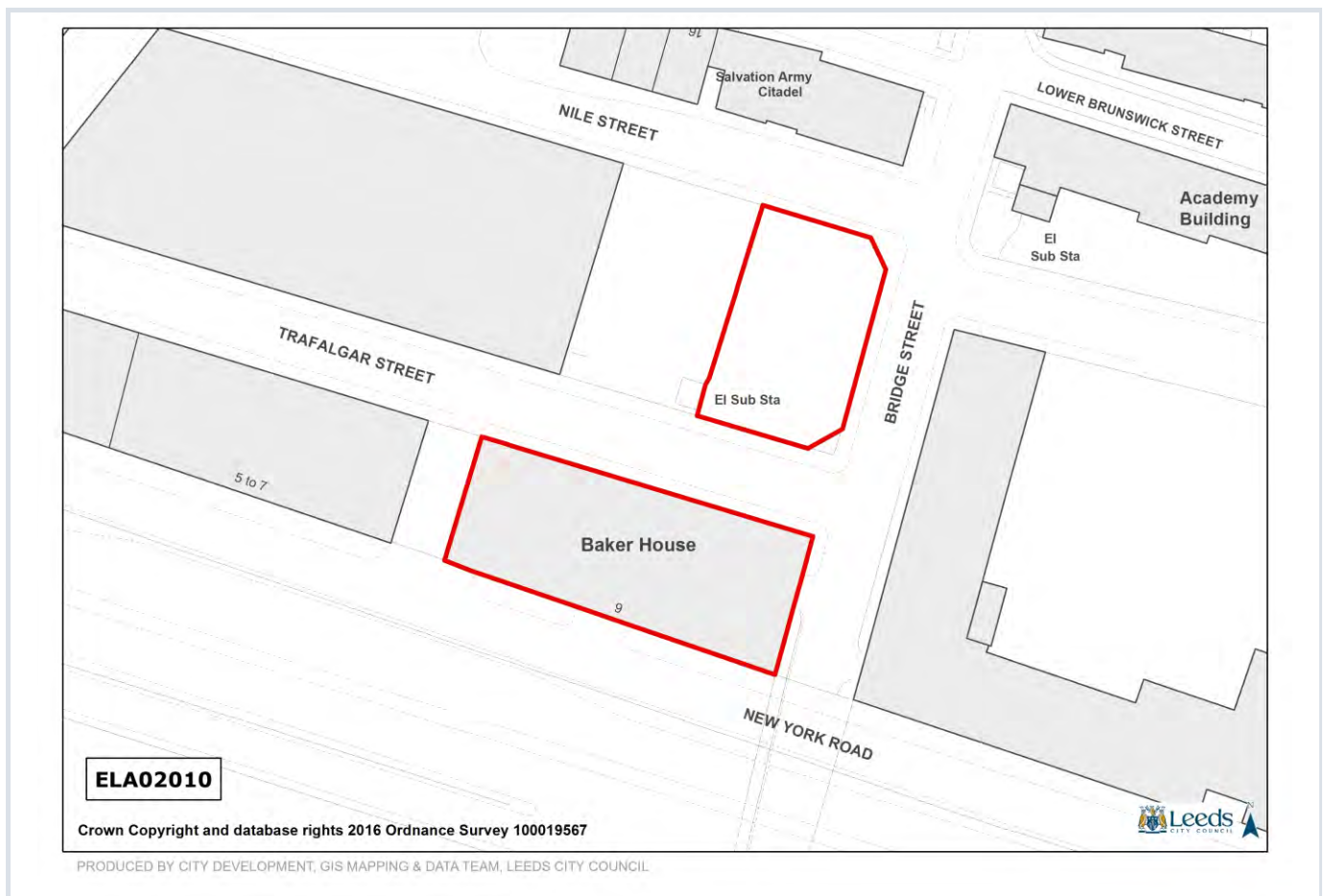
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA02014

Site alias: HSG00348 Site area (ha): 0.27

E: 429427 N: 433717

Address: Westgate - Brotherton House LS1 2RS

General Attributes

Site Description:

Free standing 1950s 5 storey office block in the city centre currently vacant.

Suitability:

Suitable for mixed residential/office conversion.

Availability:

Currently vacant and up for sale.

Achievability:

Pre application interest expressed for conversion schemes. Quantity of office space to be provided depends on market interest.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-20

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 5000

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		37	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	3	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	5	Conversion of building expected, so demolition not necessary
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA02014

Site alias: HSG00348

Site area (ha): 0.27

E: 429427

N: 433717

Address: Westgate - Brotherton House LS1 2RS

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	588.98
Nearest bus stop	4517
Nearest bus stop distance (m)	172.44

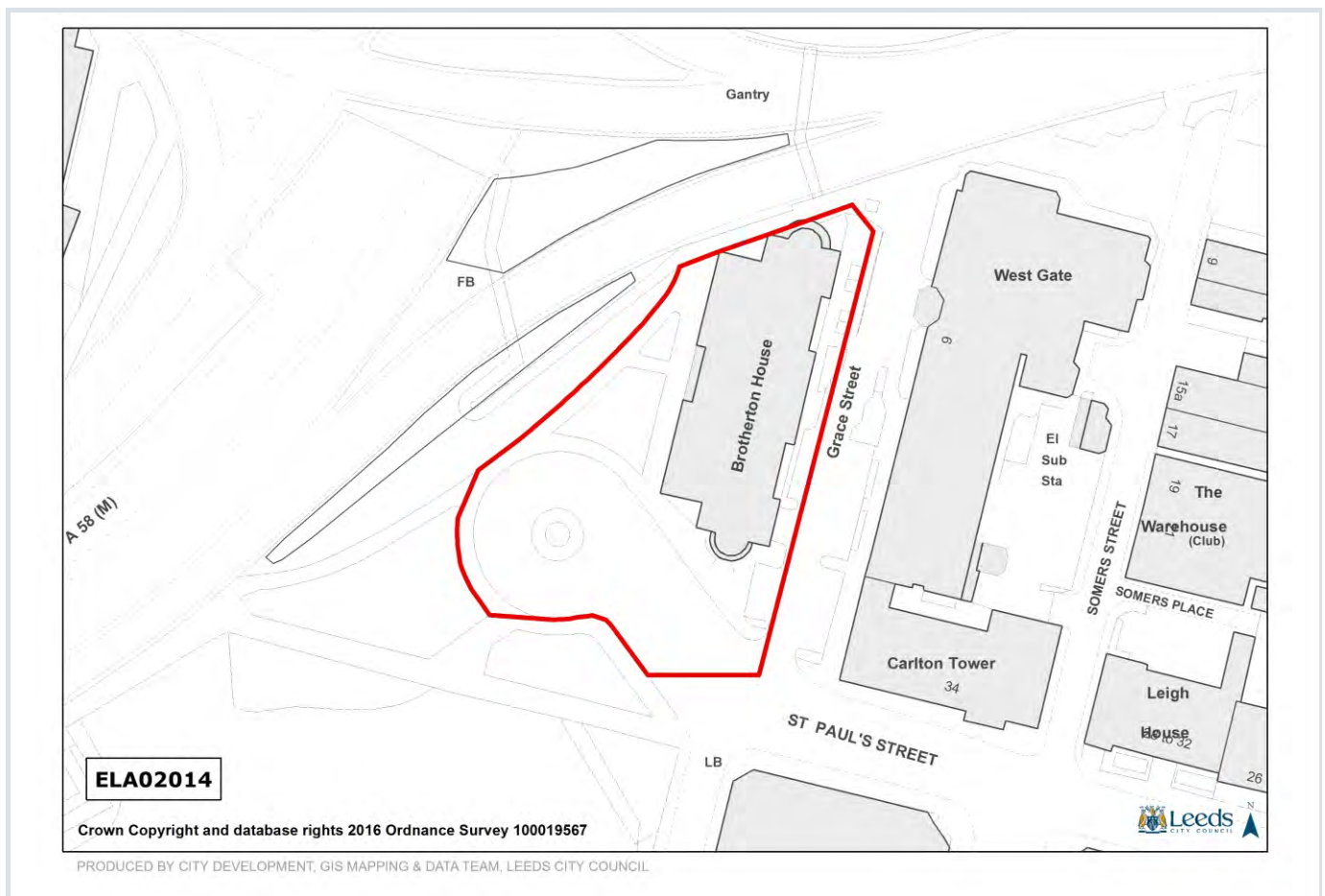
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	23.73
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02015

Site alias: HSG00354

Site area (ha): 0.09

E: 430824

N: 433485

Address: St Peters Square

General Attributes

Site Description:

Cleared site facing York Street and surrounded by historic 5 storey building of St Peters Square

Suitability:

Suitable for infil development. City centre location suitable for office use. Site has flood risk that needs to be mitigated.

Availability:

Cleared site.

Achievability:

City centre site with adjacent residential conversions. Office use at ground floor level and residential on upper floors would be achievable.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-22

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 600

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Existing St Peters Square access should be used, no other direct access onto York St.
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		34	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	3	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA02015

Site alias: HSG00354

Site area (ha): 0.09

E: 430824

N: 433485

Address: St Peters Square

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1169.14
Nearest bus stop	6451
Nearest bus stop distance (m)	68.74

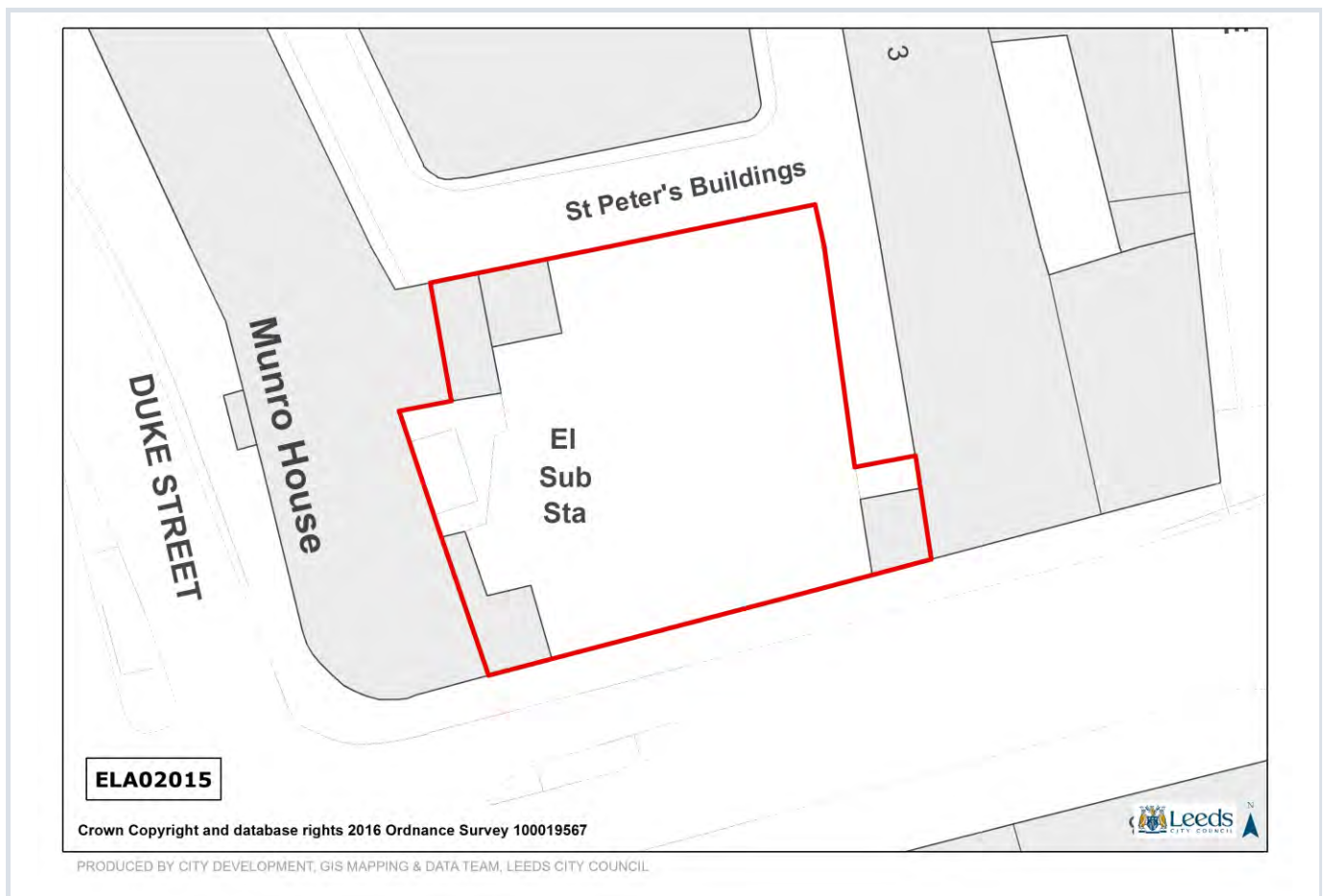
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02016

Site alias: HSG00357

Site area (ha): 0.9

E: 430692

N: 434170

Address: North Street - Leeds College of Building

General Attributes

Site Description:

Purpose built college building on the east side of North Street.

Suitability:

Appropriate city centre location for mixed use development.

Availability:

Building currently occupied.

Achievability:

Some development interest associated with relocation of college.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-17

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 4500

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		37	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02016

Site alias: HSG00357

Site area (ha): 0.9

E: 430692

N: 434170

Address: North Street - Leeds College of Building

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1399.70
Nearest bus stop	5870
Nearest bus stop distance (m)	73.35

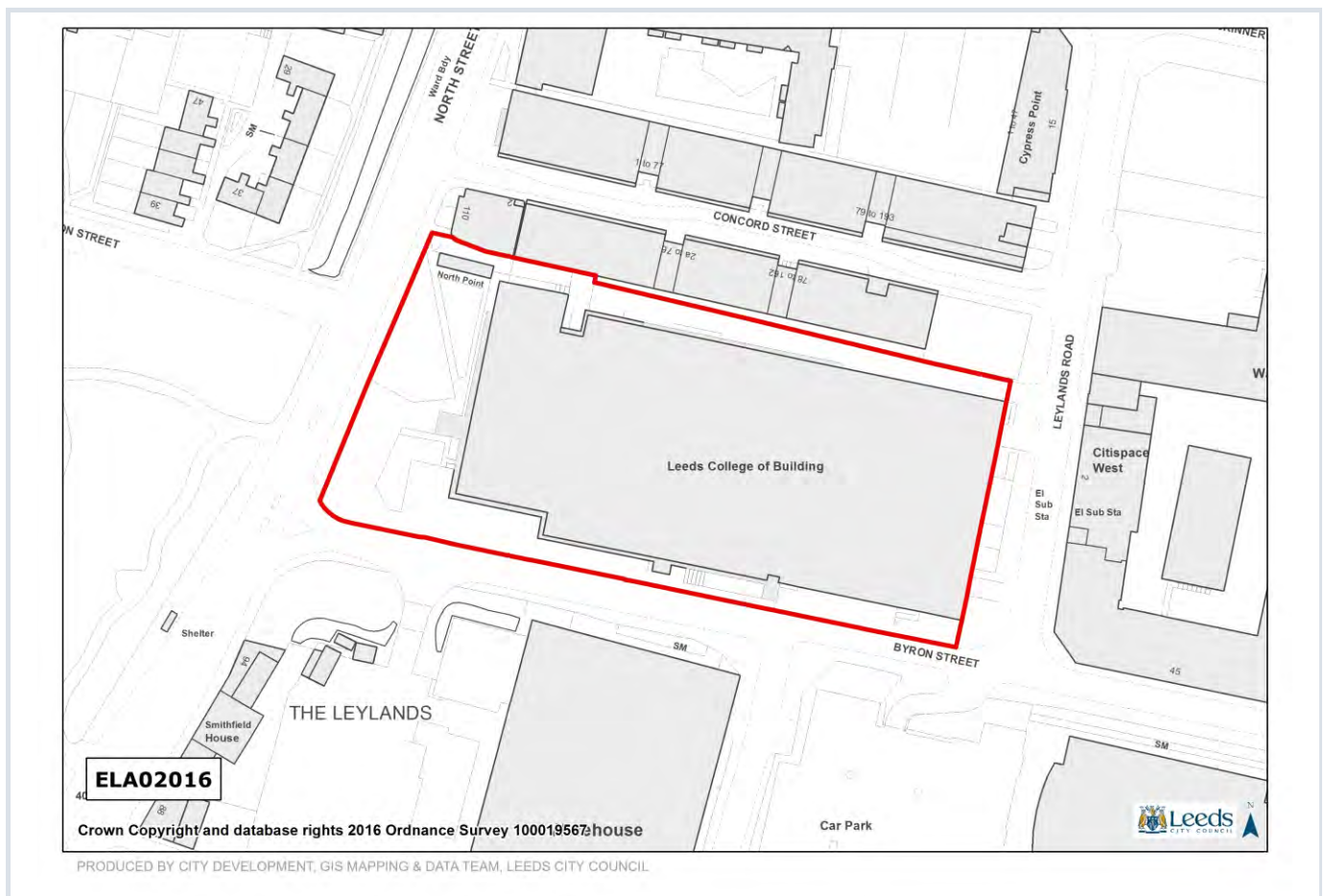
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.03
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02017

Site alias: HSG00373

Site area (ha): 0.37

E: 429339

N: 432791

Address: Silver Street - Midland Mills LS11 9YW

General Attributes

Site Description:

n/a

Suitability:

Site has extant mixed use permission, Ref 06/02209/FU approved 06/05/2010 for Change of use including alterations 2 storey infill extension, a 2 storey and a 3 storey extension and roof extension to former workshop to form offices and 15 flats. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-16

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 3310

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02017

Site alias: HSG00373

Site area (ha): 0.37

E: 429339

N: 432791

Address: Silver Street - Midland Mills LS11 9YW

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	533.98
Nearest bus stop	4261
Nearest bus stop distance (m)	355.71

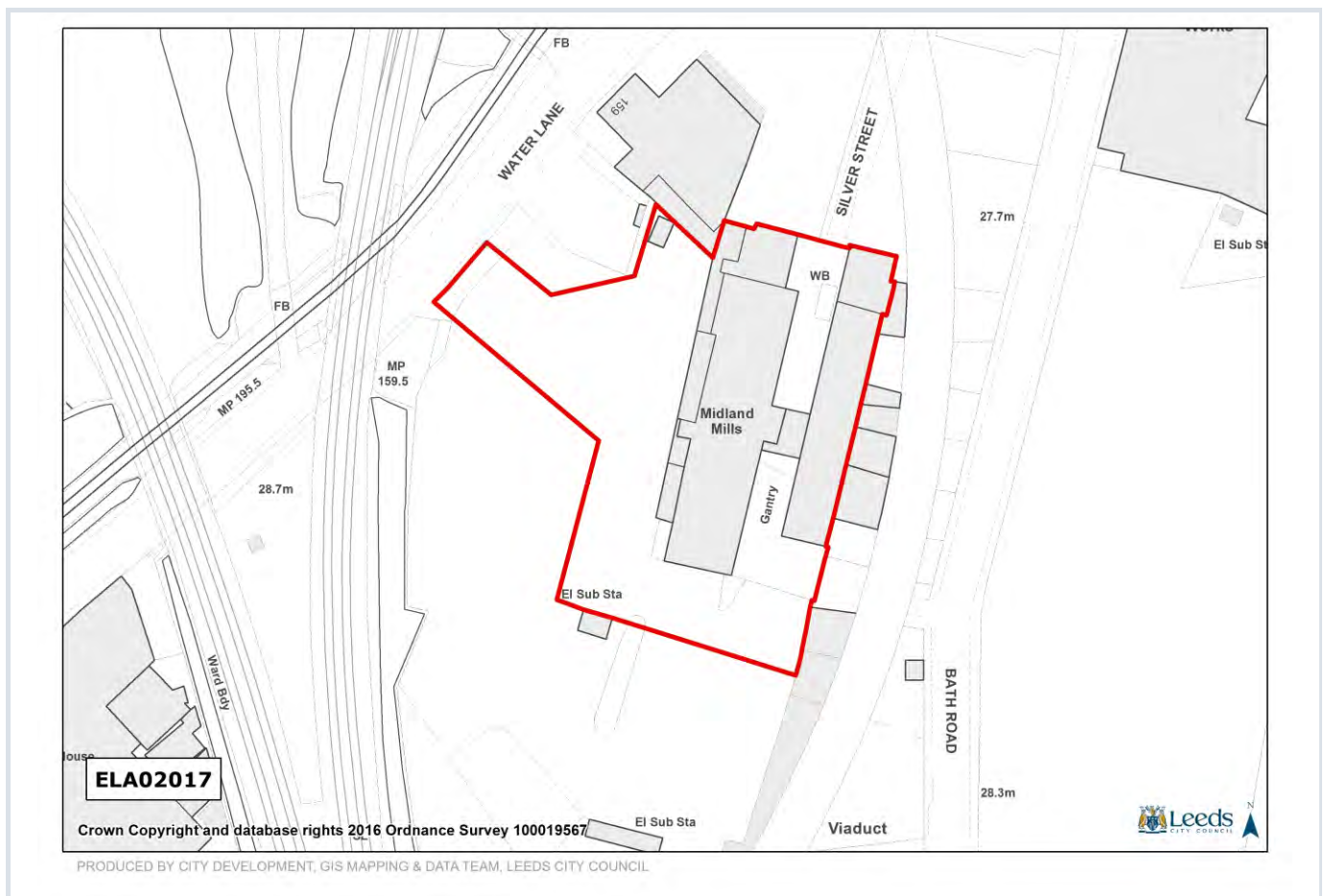
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02018

Site alias: HSG00376

Site area (ha): 1.85

E: 429075

N: 433430

Address: Wellington Street - YEP LS1 1RF

General Attributes

Site Description:

Cleared site formerly containing offices and print works for the Yorkshire Evening Post newspaper

Suitability:

Good accessible city centre site for office development. Flood risk would need to be mitigated through scheme design

Availability:

Site cleared with planning permission for mixed use scheme and available for development.

Achievability:

Landowners currently pursuing development schemes for a mix of uses including residential and offices. Site has extant permission for mixed use development consisting of offices, Ref 14/05976/OT approved on 01/04/2015.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-24

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 37000

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02018

Site alias: HSG00376

Site area (ha): 1.85

E: 429075

N: 433430

Address: Wellington Street - YEP LS1 1RF

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	661.67
Nearest bus stop	11140
Nearest bus stop distance (m)	66.27

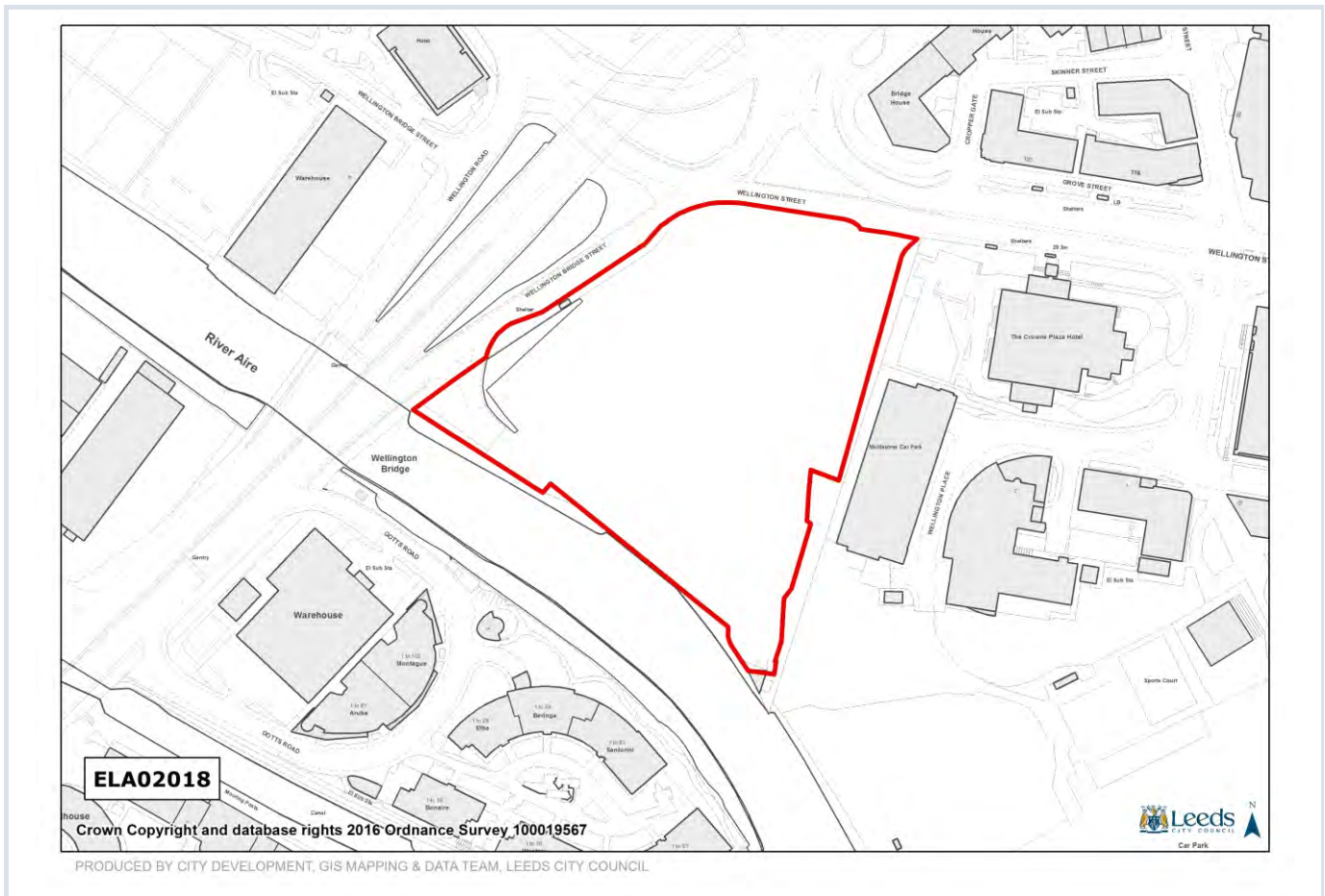
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	2.10
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02019

Site alias: HSG00381

Site area (ha): 4.25

E: 429682

N: 434066

Address: Great George Street, LGI

General Attributes

Site Description:

Hospital buildings to the north of Great George St and west of Calverley Street in Leeds City Centre. Many of the buildings are listed.

Suitability:

Good town centre location for office and residential conversion and new build subject to sensitivity to listed buildings and conservation area.

Availability:

The landowner (NHS Trust) has confirmed in writing intention to dispose of these buildings in the short-medium term.

Achievability:

The location would be attractive for office and residential development

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-15

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 12000

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	4	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	Access from Gt George St OK
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		36	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	2	The listed building will need to be retained and sensitively converted for alternative use.
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA02019

Site alias: HSG00381

Site area (ha): 4.25

E: 429682

N: 434066

Address: Great George Street, LGI

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

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

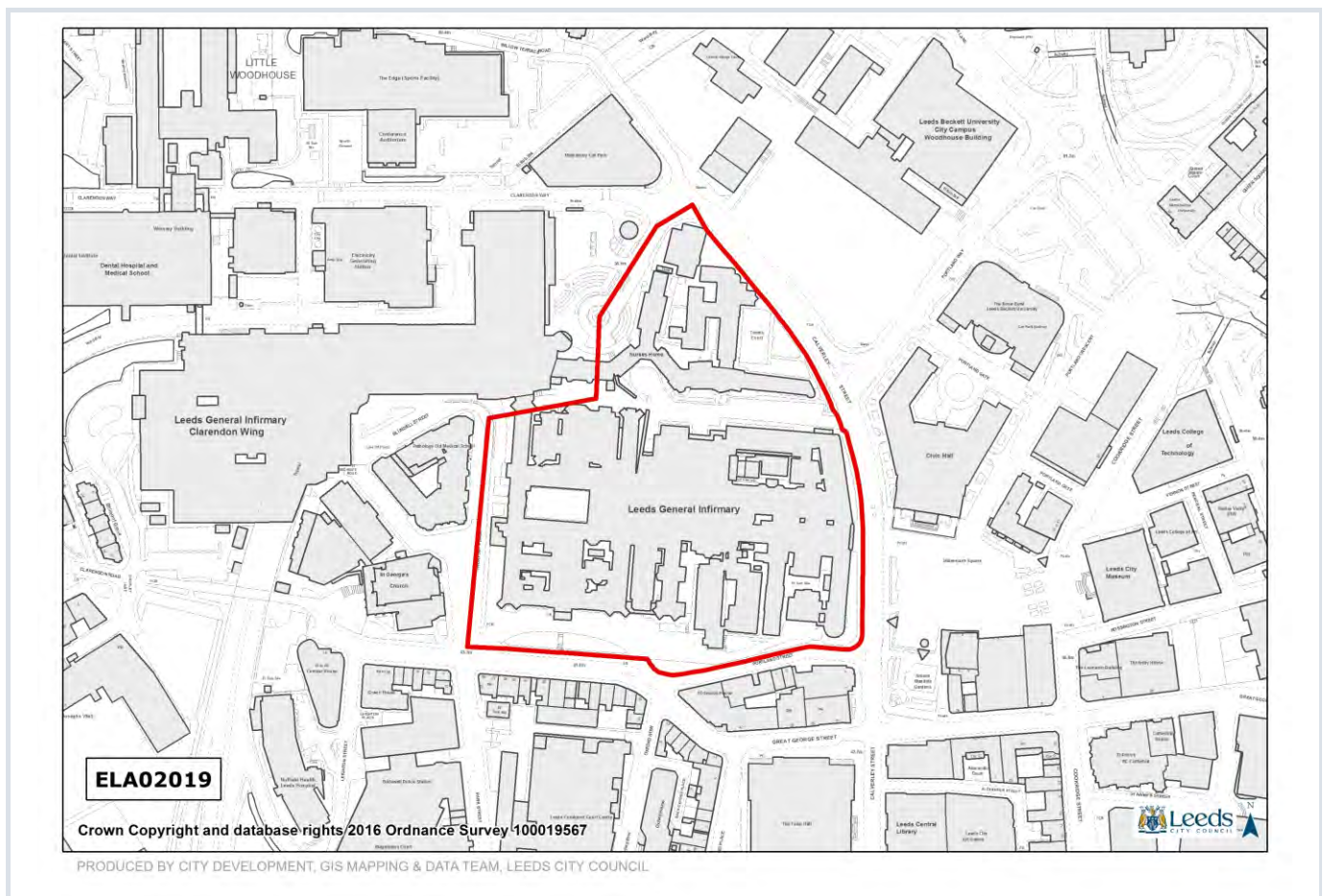
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02024

Site alias: HSG00494

Site area (ha): 2.2

E: 429765

N: 432867

Address: Water Lane - Westbank

General Attributes

Site Description:

Low rise offices and surface car park on the south side of Water Lane. Adjacent to Bridgewater Place.

Suitability:

Very central city centre location adjacent to residential and office uses. Accords well with Policy EC2. High flood risk but will benefit from the Flood Alleviation Scheme. No other physical constraints.

Availability:

Not cleared or being promoted for development but some redevelopment interest expressed

Achievability:

An under-developed prime city centre site which benefits from close proximity to the train station and safeguarded area for HS2 station

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-32

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 20790

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02024

Site alias: HSG00494

Site area (ha): 2.2

E: 429765

N: 432867

Address: Water Lane - Westbank

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	332.34
Nearest bus stop	6735
Nearest bus stop distance (m)	164.19

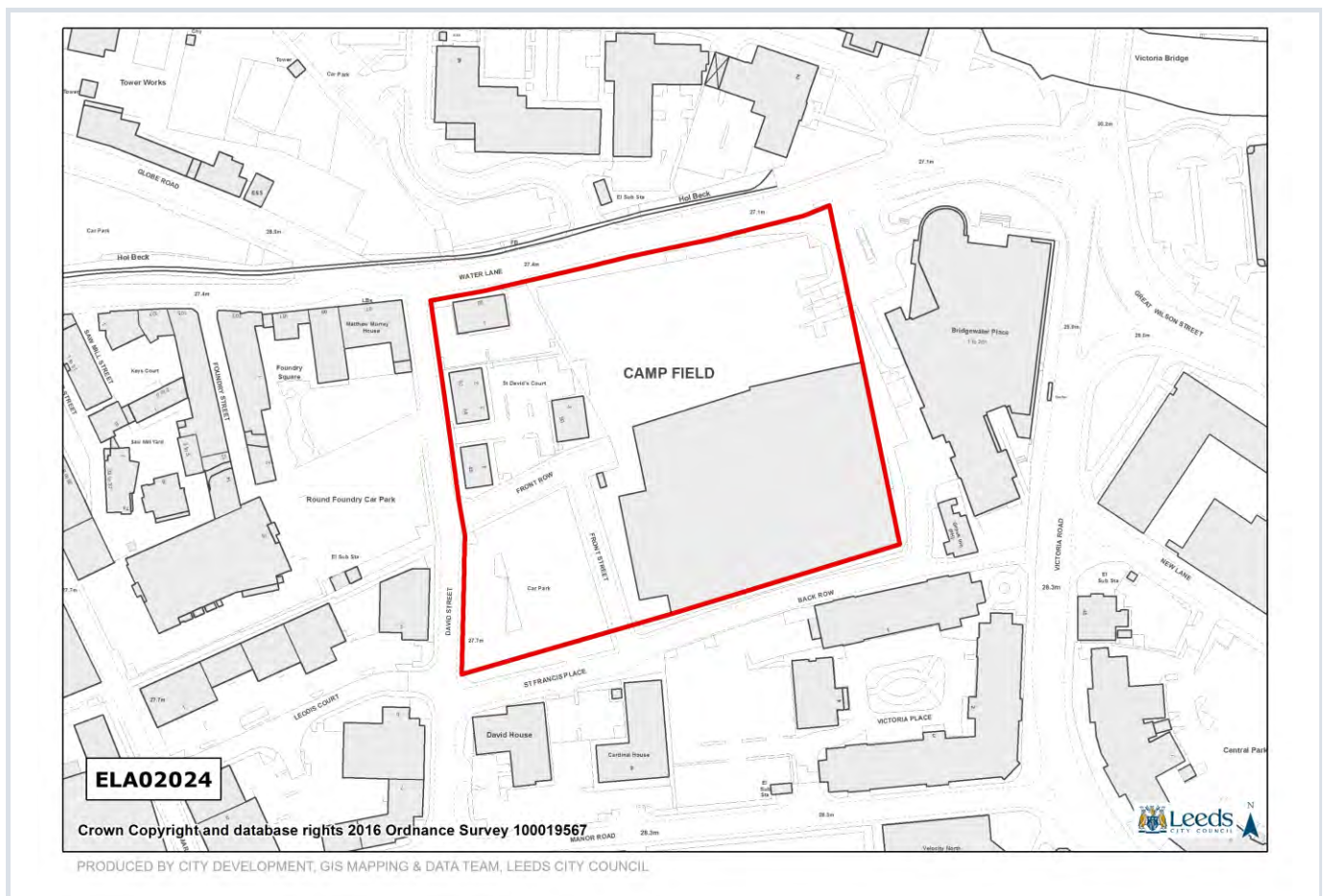
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	1.96
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02025

Site alias: HSG00498

Site area (ha): 1.32

E: 429353

N: 433637

Address: Westgate - Leeds International Swimming Pool

General Attributes

Site Description:

Cleared site of the former International Pool in the City Centre north of Wellington Street.

Suitability:

Office use would comply with Policy EC2.

Availability:

Cleared site owned by Leeds City Council available for development.

Achievability:

Good central location for mixed use development.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-19

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 13243

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access possible from Lisbon St or Little Queen St
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		39	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	3	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA02025

Site alias: HSG00498

Site area (ha): 1.32

E: 429353

N: 433637

Address: Westgate - Leeds International Swimming Pool

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

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

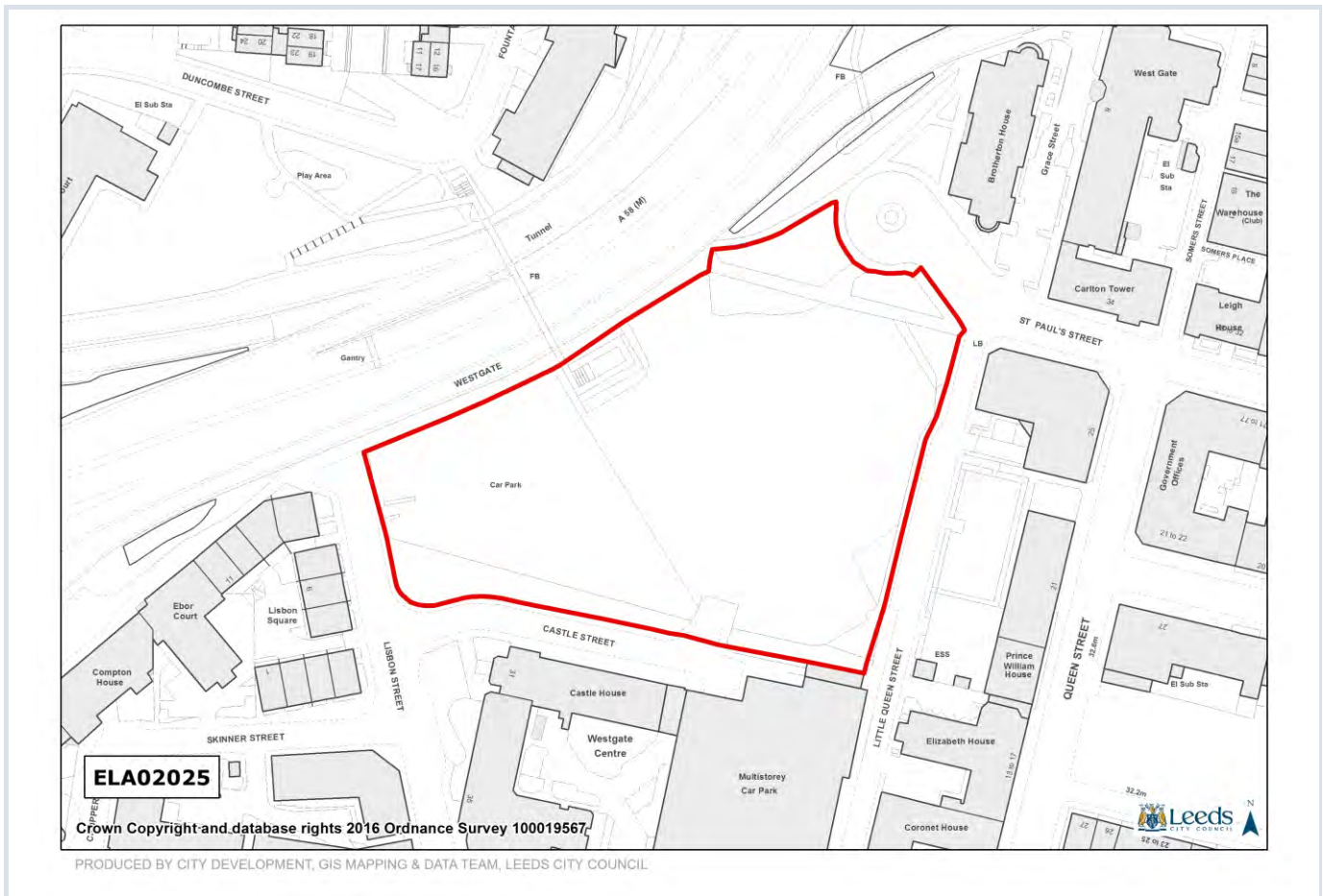
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	99.53
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02028

Site alias: HSG00539 Site area (ha): 0.33

E: 430665 N: 433262

Address: St Peters church & house

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for mixed use with residential and office use (ref 13/00819/FU). No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-10

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 93

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02028

Site alias: HSG00539

Site area (ha): 0.33

E: 430665

N: 433262

Address: St Peters church & house

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	974.91
Nearest bus stop	9254
Nearest bus stop distance (m)	172.18

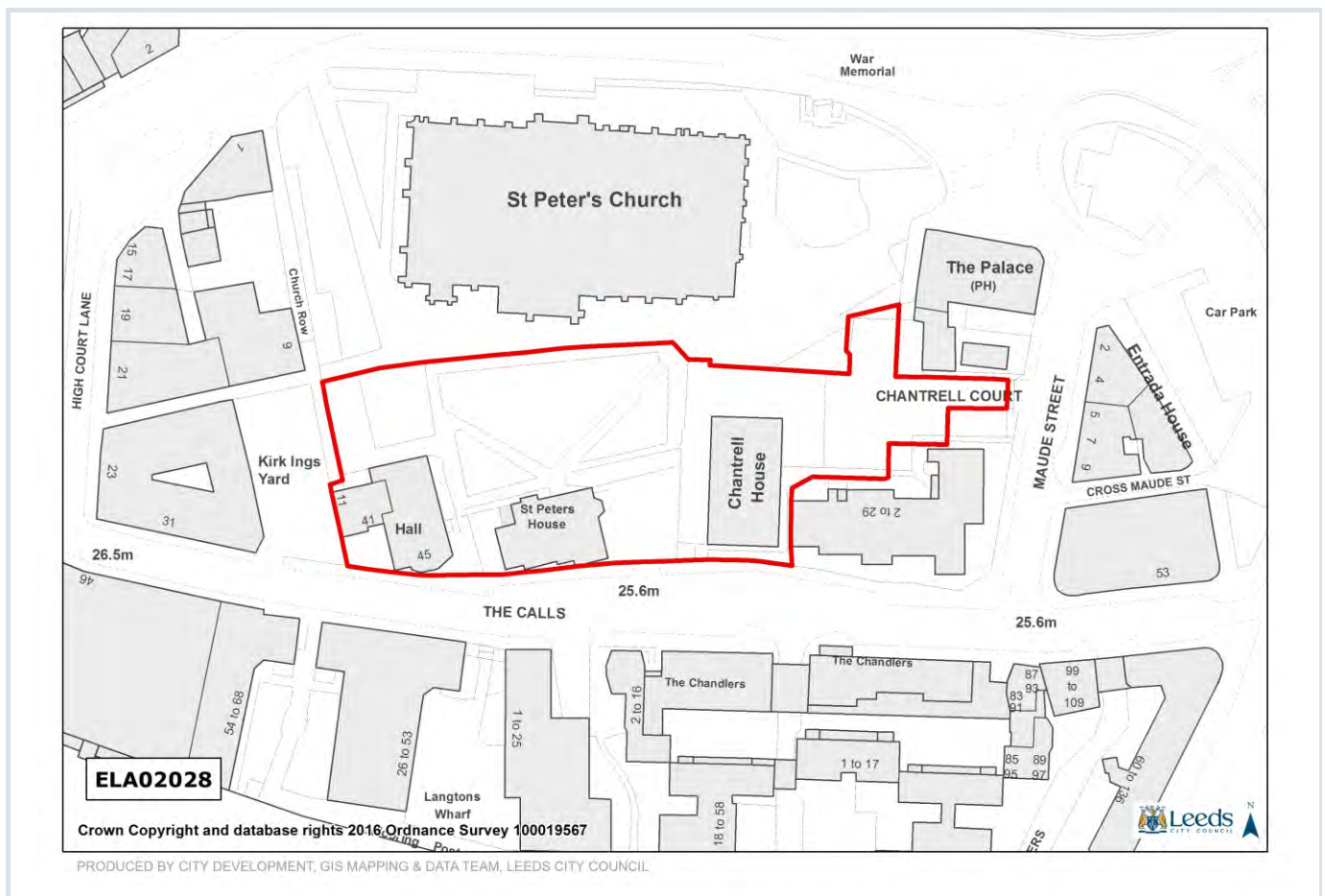
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02031

Site alias: HSG00834

Site area (ha): 0.22

E: 429170

N: 433556

Address: Cropper Gate - Mayfair LS1

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for mixed use development, 10/03459/EXT approved on 22/07/2011 for Extension of time planning application 20/207/05/FU (10-28 storey block-272 flats offices, A3 use and basement parking). No further assessment on suitability availability and achievability necessary.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-7

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 3620

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02031

Site alias: HSG00834

Site area (ha): 0.22

E: 429170

N: 433556

Address: Cropper Gate - Mayfair LS1

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	636.68
Nearest bus stop	5349
Nearest bus stop distance (m)	61.10

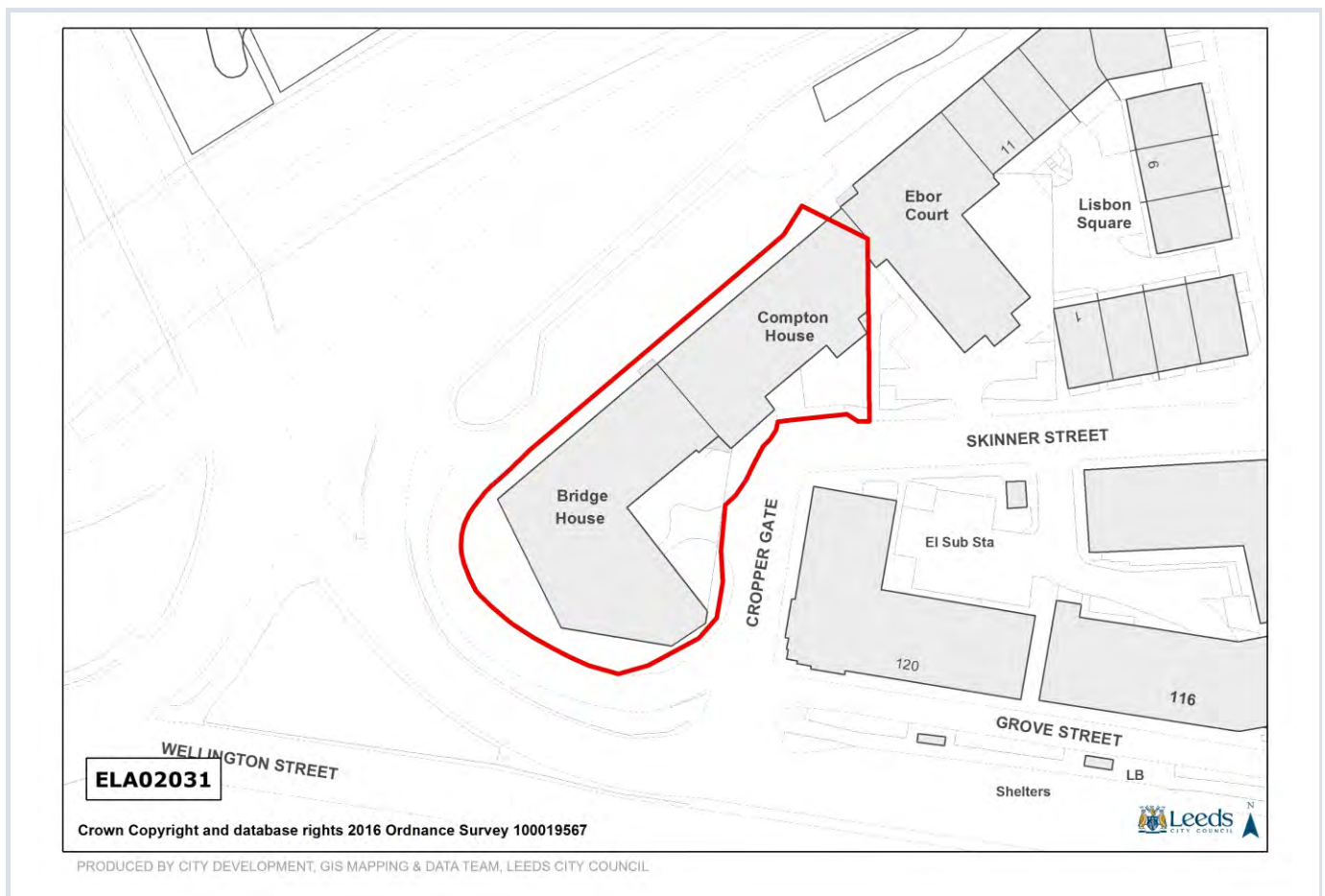
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	13.86
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02032

Site alias: HSG00859 Site area (ha): 1.13

E: 429583 N: 433000

Address: Globe Road - Tower Works LS10

General Attributes

Site Description:

n/a

Suitability:

This is the Tower Works site. It has extant mixed use permission (12/01617/FU). No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-14

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 11860

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02032

Site alias: HSG00859

Site area (ha): 1.13

E: 429583

N: 433000

Address: Globe Road - Tower Works LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	220.35
Nearest bus stop	8681
Nearest bus stop distance (m)	336.14

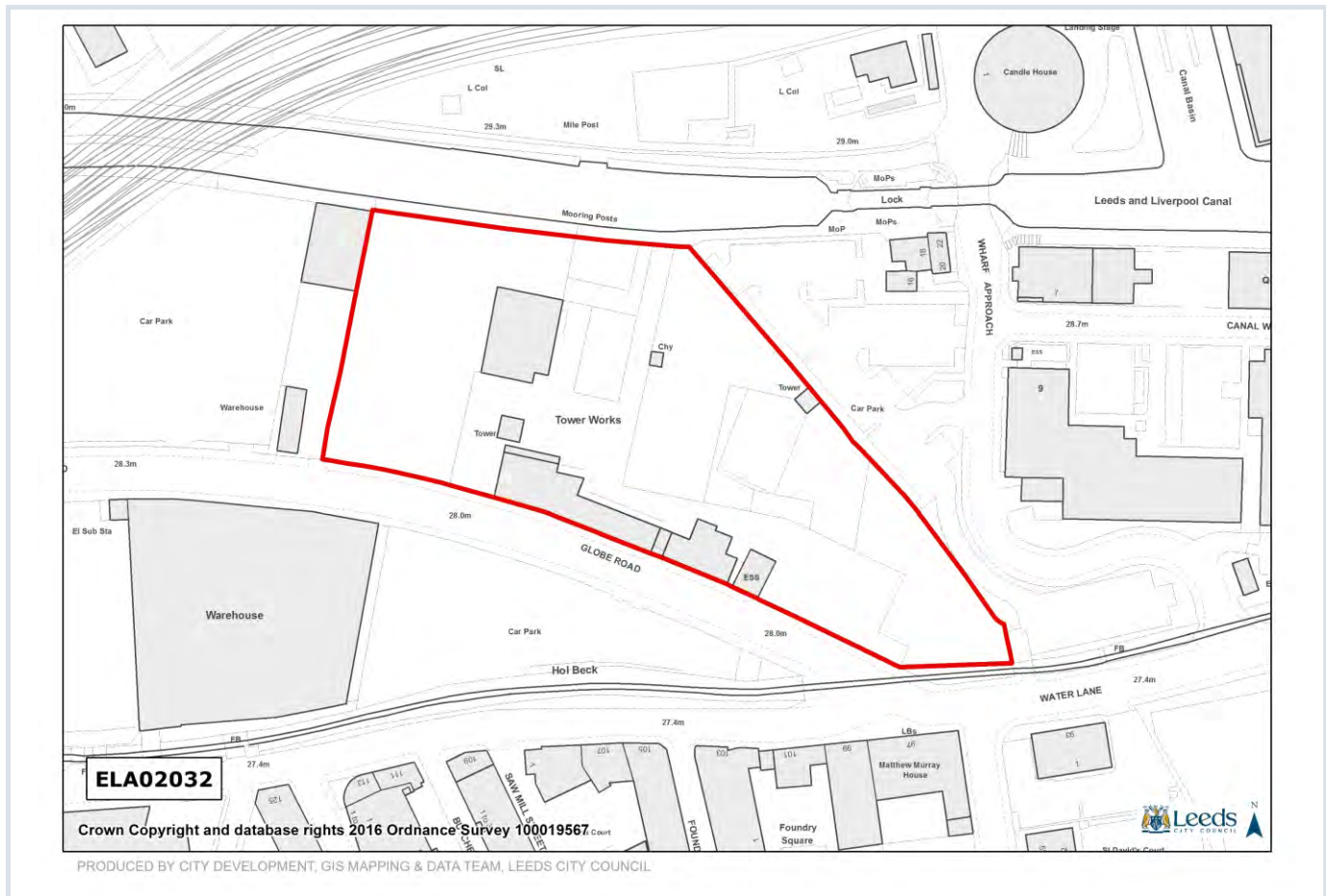
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02034

Site alias: HSG00914

Site area (ha): 0.07

E: 430602

N: 433294

Address: High Court LS1

General Attributes

Site Description:

n/a

Suitability:

Site has extant mixed use consent for residential and office development, Ref 14/05054/FU approved 23/01/2015.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-21

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 707

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02034

Site alias: HSG00914

Site area (ha): 0.07

E: 430602

N: 433294

Address: High Court LS1

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	915.85
Nearest bus stop	13513
Nearest bus stop distance (m)	107.32

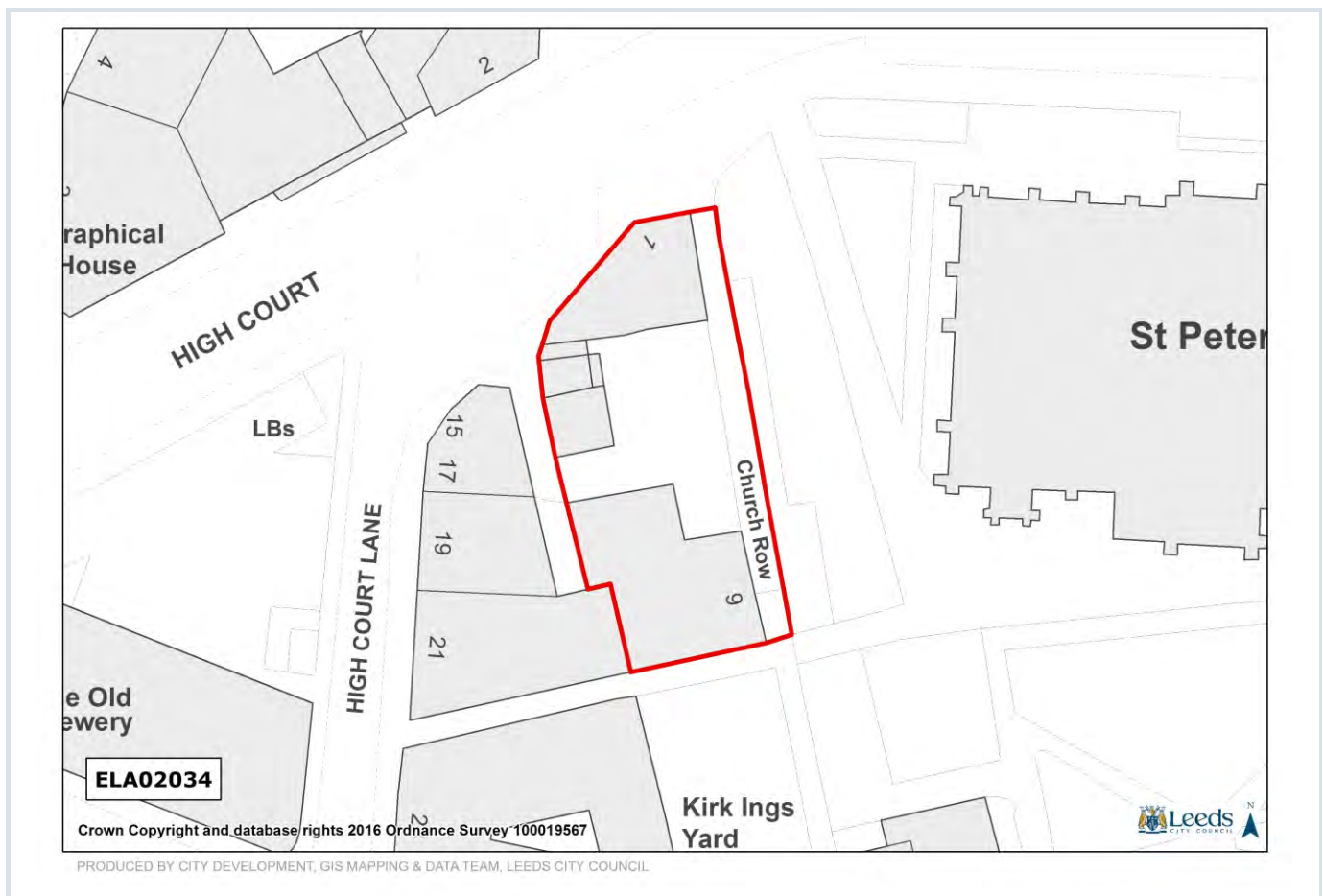
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02038

Site alias: HSG00927

Site area (ha): 0.18

E: 430750

N: 434253

Address: Skinner Lane - Jayco House LS7

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for residential and office mixed use development Ref 14/01008/FU approved 04/12/2014. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-22

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 247

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02038

Site alias: HSG00927

Site area (ha): 0.18

E: 430750

N: 434253

Address: Skinner Lane - Jayco House LS7

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1498.99
Nearest bus stop	5870
Nearest bus stop distance (m)	147.28

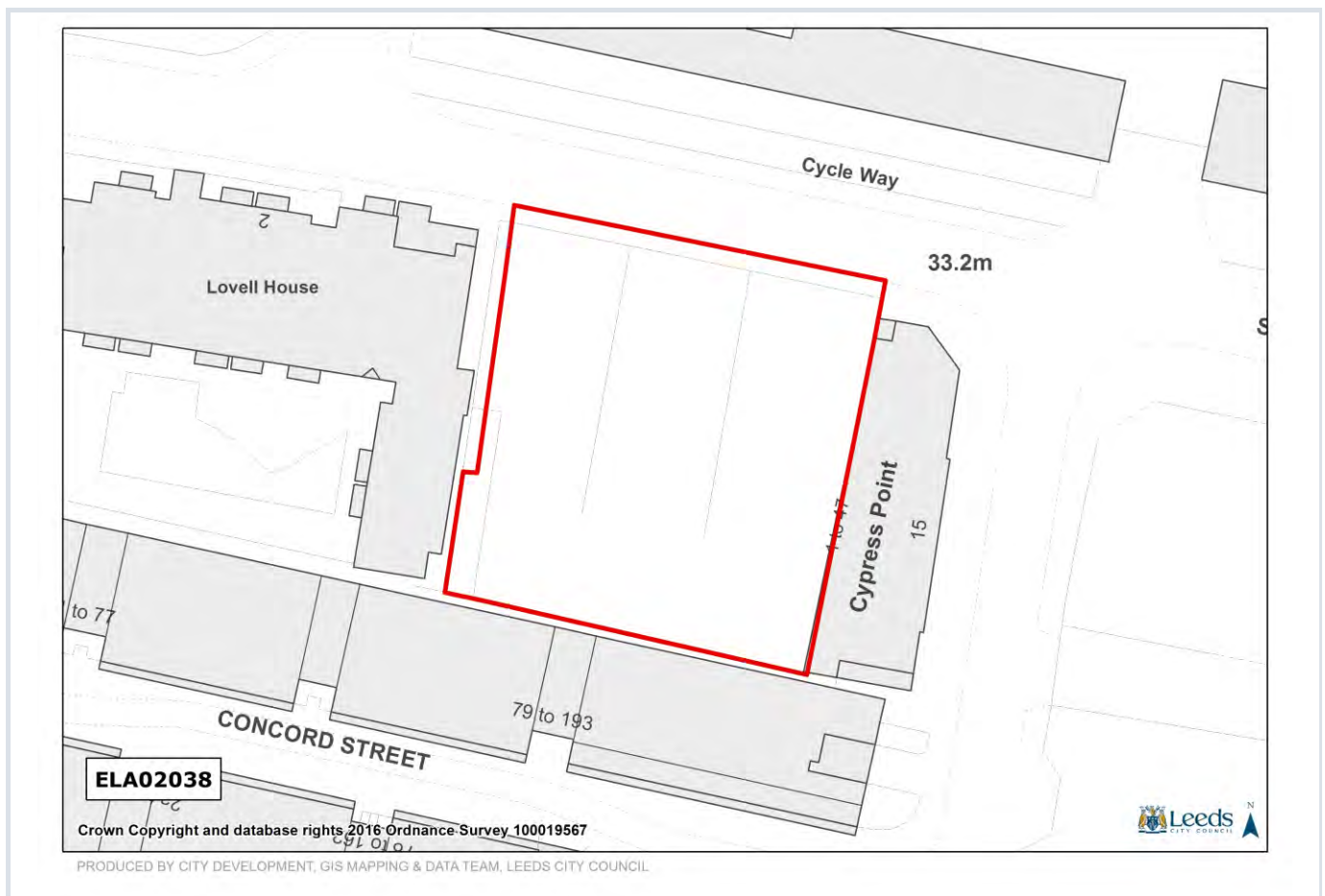
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02039

Site alias: HSG00929

Site area (ha): 2.93

E: 429808

N: 432414

Address: Jack Lane / Sweet Street LS10

General Attributes

Site Description:

Cleared site on the corner of Meadow Lane and Jack Lane.

Suitability:

Has planning permission for mixed use development

Availability:

Being used temporarily for commuter car parking.

Achievability:

Site with planning permission expected to be developed when the market allows

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-20

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 95570

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02039

Site alias: HSG00929

Site area (ha): 2.93

E: 429808

N: 432414

Address: Jack Lane / Sweet Street LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	785.67
Nearest bus stop	4404
Nearest bus stop distance (m)	122.91

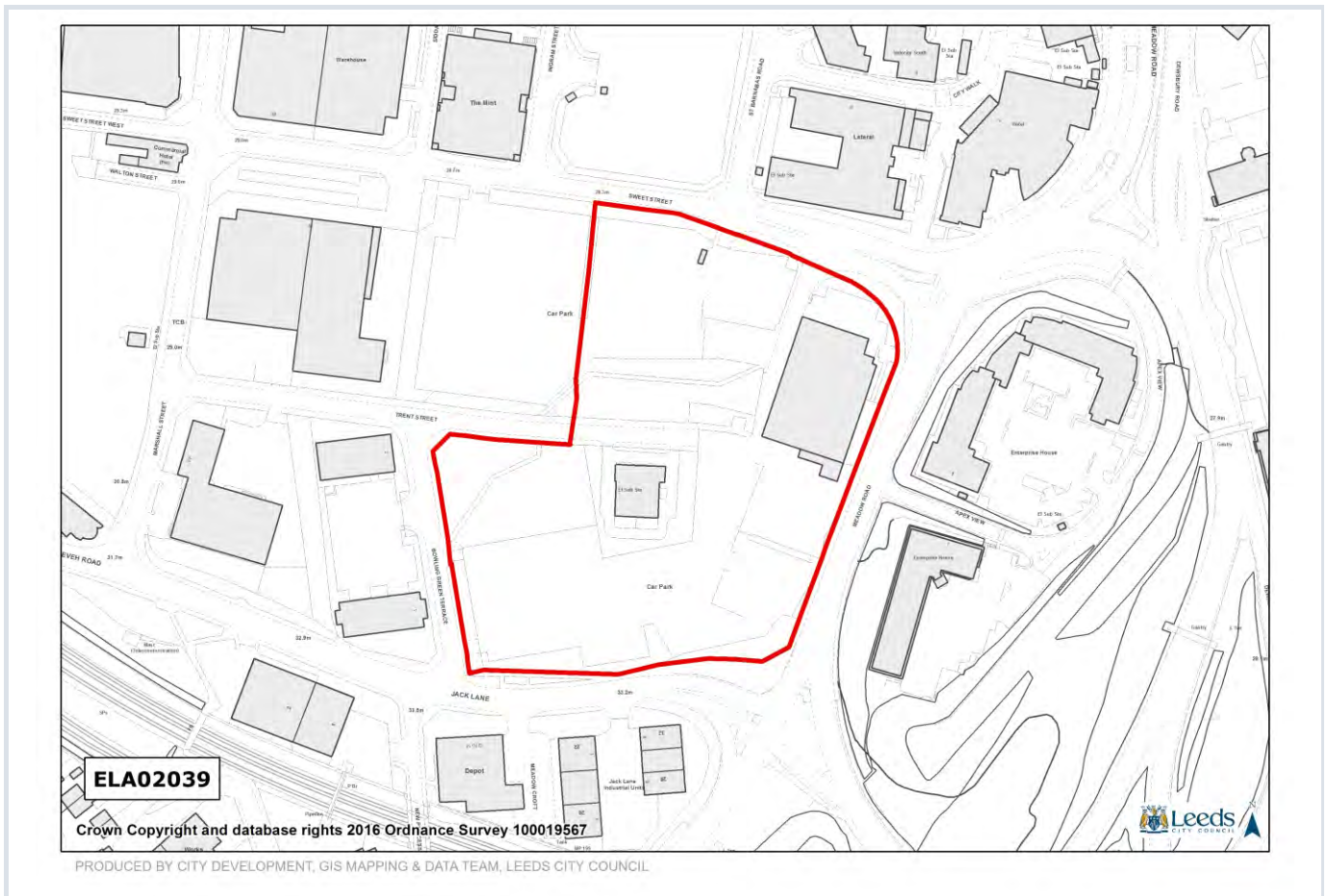
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	2.52
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02041

Site alias: HSG00932

Site area (ha): 0.04

E: 430273

N: 433415

Address: Duncan Street (7)

General Attributes

Site Description:

Upper floors of retail premises on the north side of Duncan Street in the City Centre

Suitability:

Good location for office use compliant with Policy EC2

Availability:

Upper floors currently under used and vacant

Achievability:

Some planning interest for upper floor conversion to residential and office use.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-25

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 428

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	Conversion, so site clearance not necessary
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA02041

Site alias: HSG00932

Site area (ha): 0.04

E: 430273

N: 433415

Address: Duncan Street (7)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	622.85
Nearest bus stop	9042
Nearest bus stop distance (m)	33.68

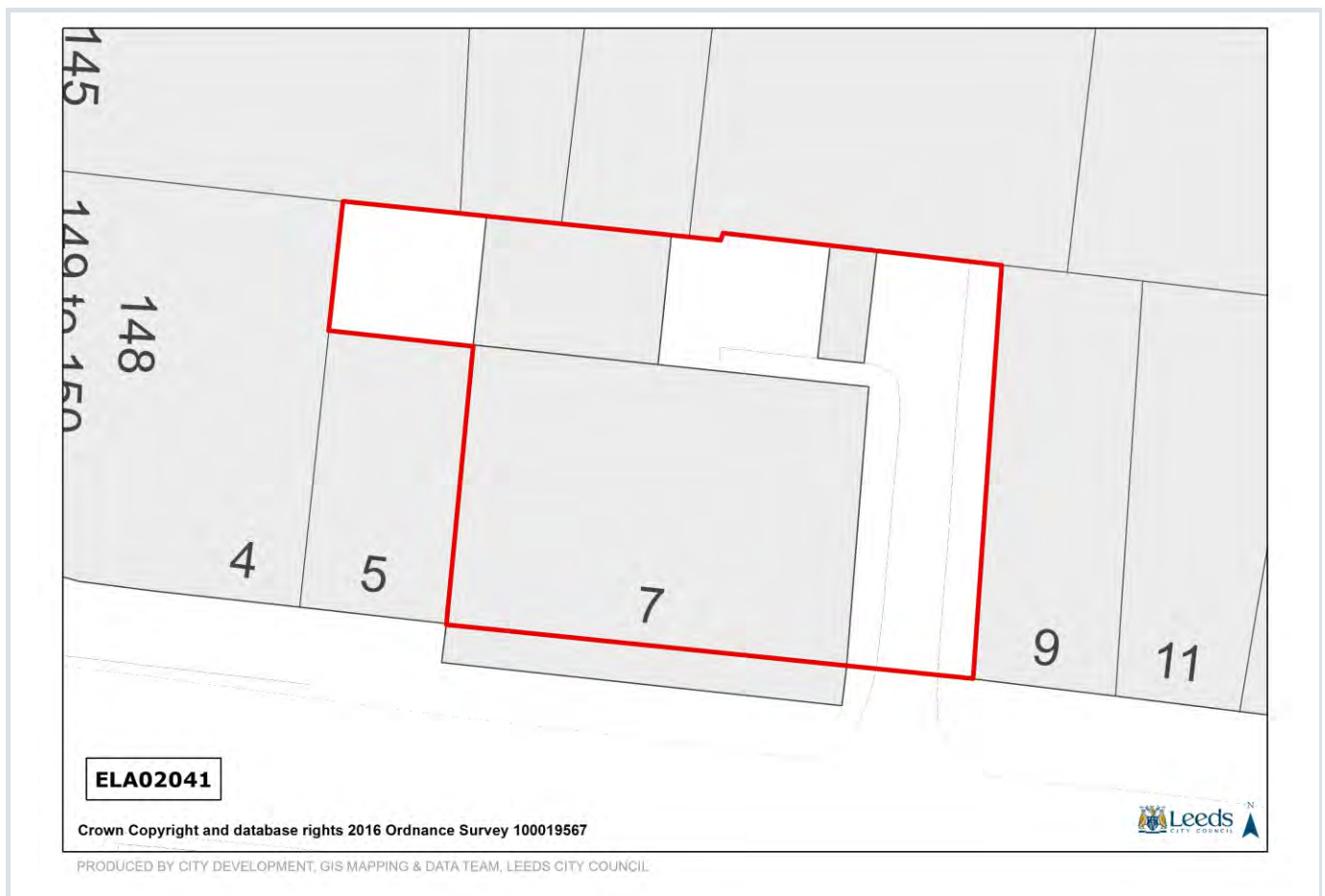
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.02
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02042

Site alias: HSG00933 Site area (ha): 1.79

E: 429426 N: 432967

Address: Globe Road / Water Lane LS11

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for mixed use development, Ref 13/03647/OT approved 31/07/2014, Outline application to erect mixed use development with hotel, residential, A2/A3/A4/A5/B1/D1 uses and car parking. No need for further assessment.

Availability:

AS above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-13

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 18720

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02042

Site alias: HSG00933

Site area (ha): 1.79

E: 429426

N: 432967

Address: Globe Road / Water Lane LS11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	347.83
Nearest bus stop	7872
Nearest bus stop distance (m)	266.74

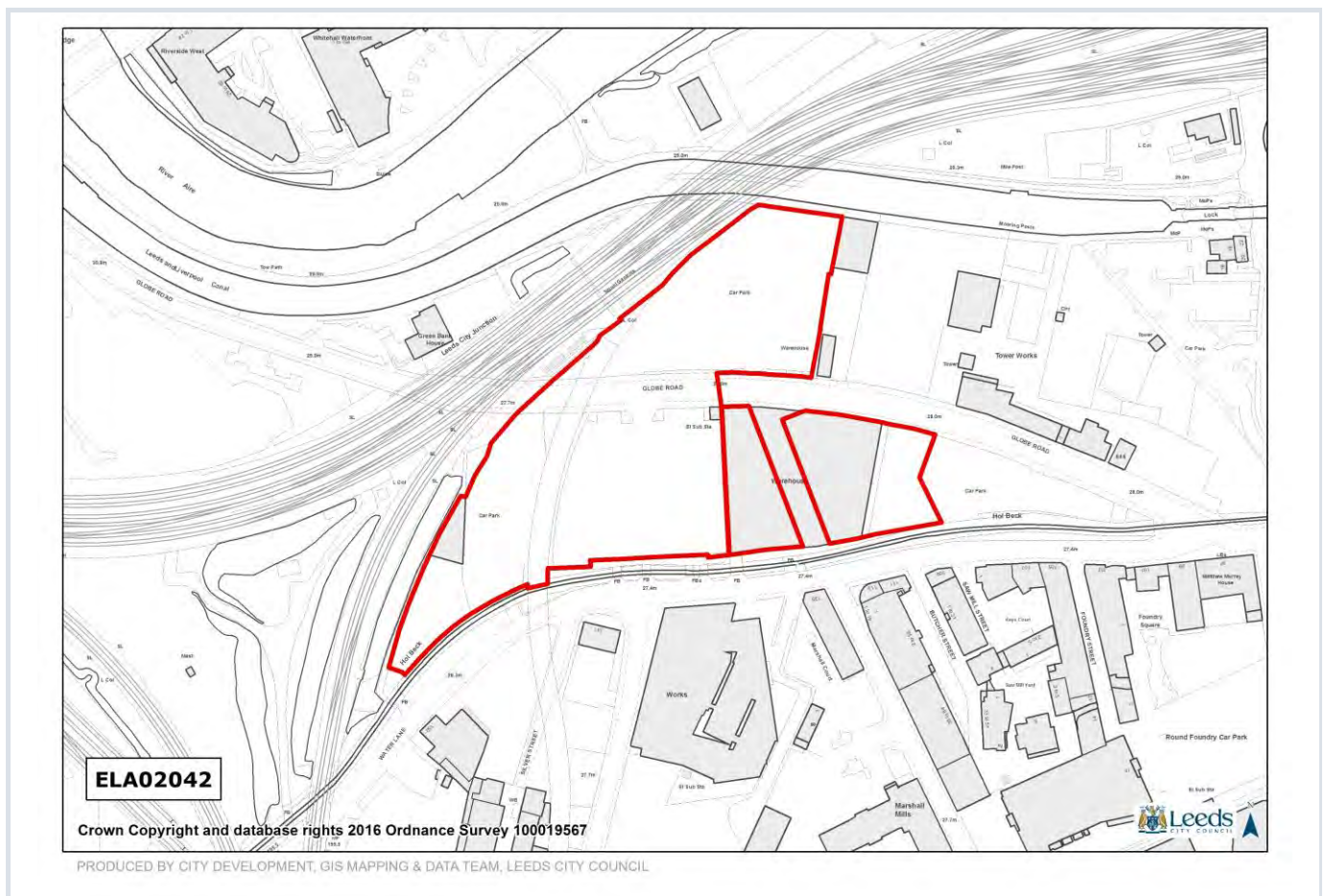
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02043

Site alias: HSG00934

Site area (ha): 0.92

E: 429893

N: 434185

Address: Portland Crescent LS1

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission. Phase 1 (Business School) of the planning has already been implemented and permission will not lapse. The remaining unimplemented office capacity is 4,000 sqm (Phase 2 of the mixed use scheme approved under 06/00949/FU on 28/02/2007, university business school (phase 1) and permission for a mixture of office, residential, hotel and ancillary commercial uses (class A1, A2, A3, A4 and D1) (phase 2)).

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-5

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 4000

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02043

Site alias: HSG00934

Site area (ha): 0.92

E: 429893

N: 434185

Address: Portland Crescent LS1

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1014.35
Nearest bus stop	1293
Nearest bus stop distance (m)	53.99

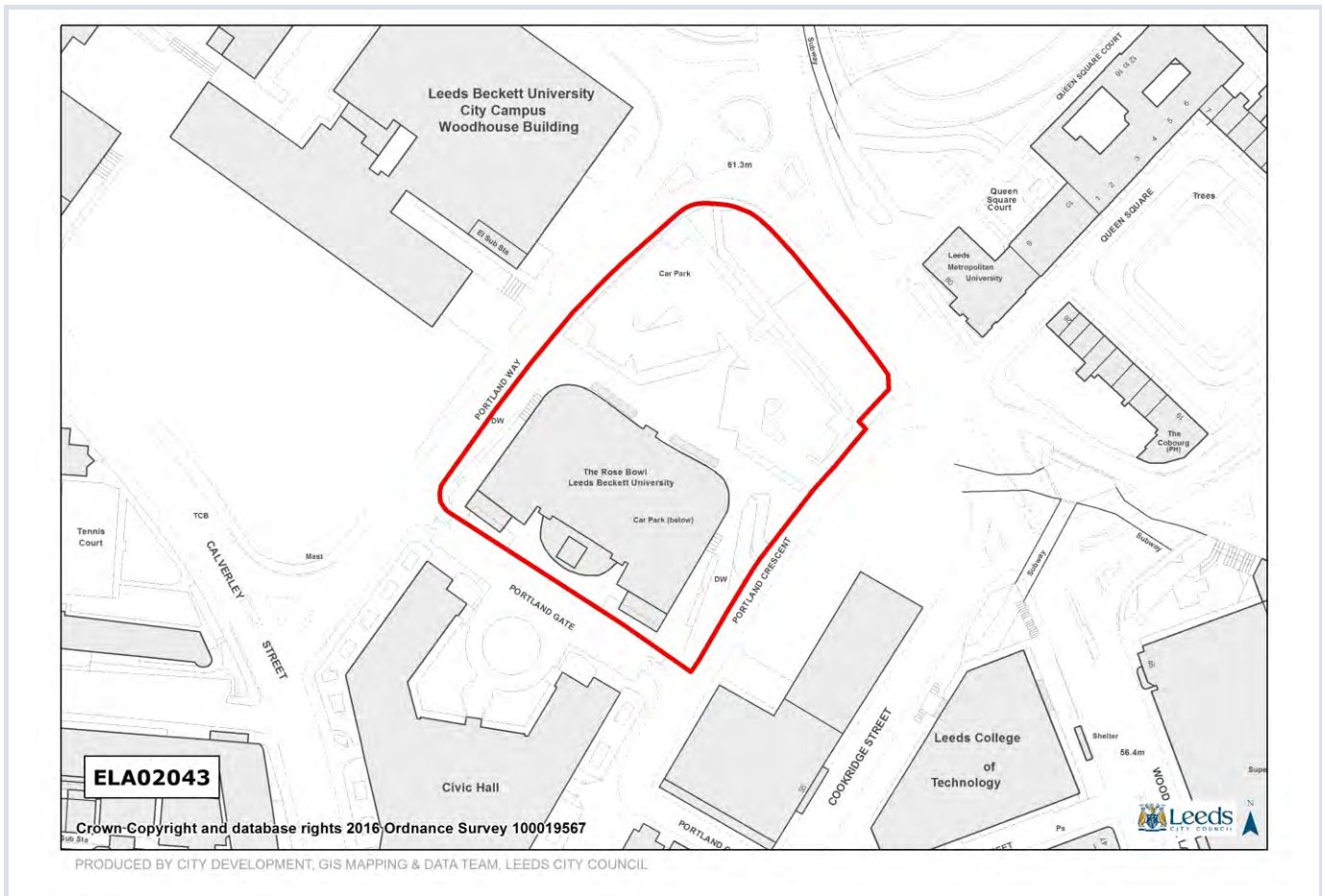
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	18.21
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02045

Site alias: HSG00937

Site area (ha): 3.08

E: 429479

N: 432495

Address: Sweet Street West (Land South of) Holbeck

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 458

Plan status: Dormant

Plan capacity - office (sqm): 14357

Plan capacity - general (ha): 0.3

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02045

Site alias: HSG00937

Site area (ha): 3.08

E: 429479

N: 432495

Address: Sweet Street West (Land South of) Holbeck

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	728.44
Nearest bus stop	12632
Nearest bus stop distance (m)	110.58

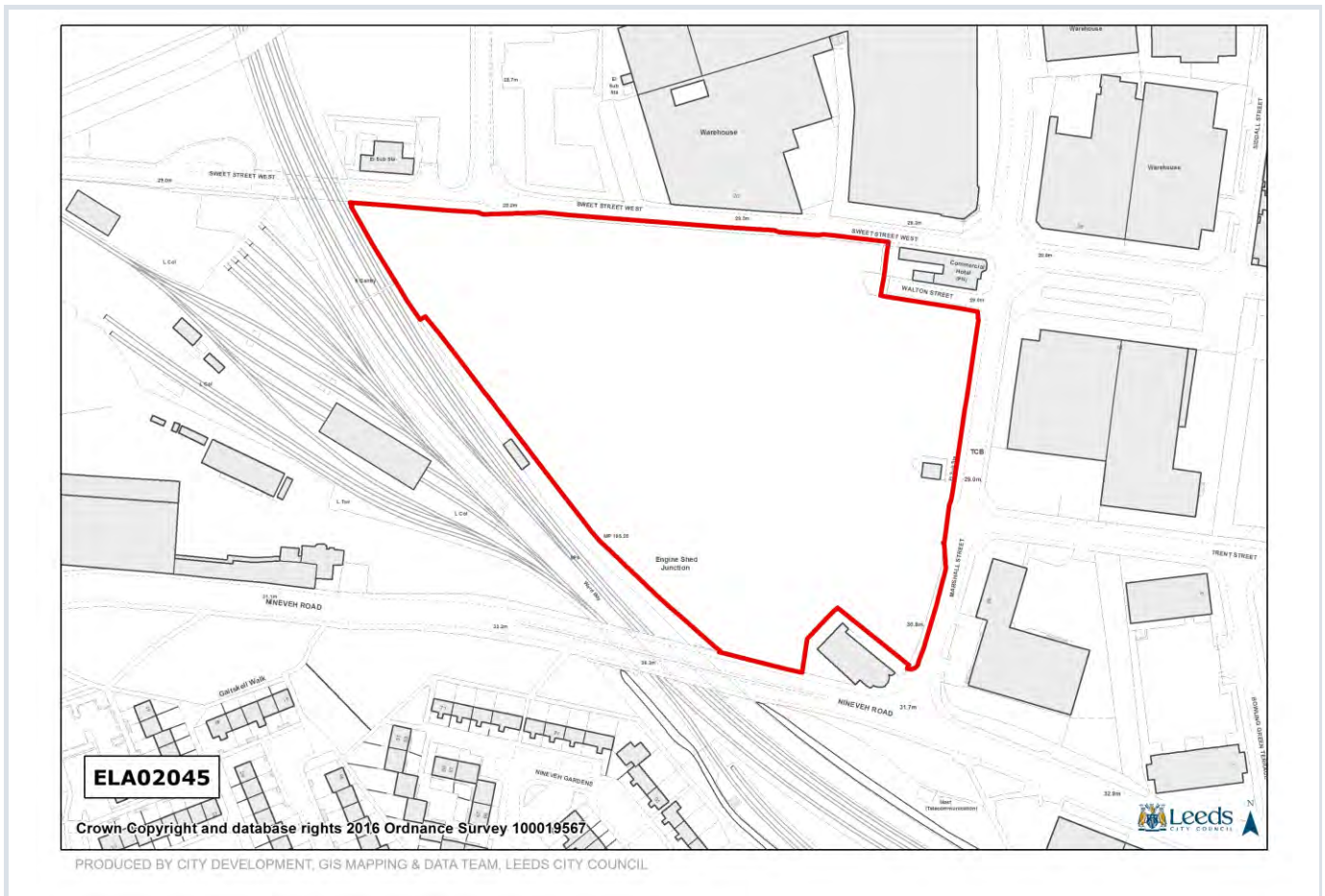
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.13
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02049

Site alias: HSG01608

Site area (ha): 0.04

E: 430178

N: 433138

Address: 30 Sovereign Street, Leeds, LS1 4BA

General Attributes

Site Description:

n/a

Suitability:

Site has extant office permission to change f use from storage to offices (15/01090/FU). No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-9

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 205

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02049

Site alias: HSG01608

Site area (ha): 0.04

E: 430178

N: 433138

Address: 30 Sovereign Street, Leeds, LS1 4BA

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	488.21
Nearest bus stop	1128
Nearest bus stop distance (m)	97.72

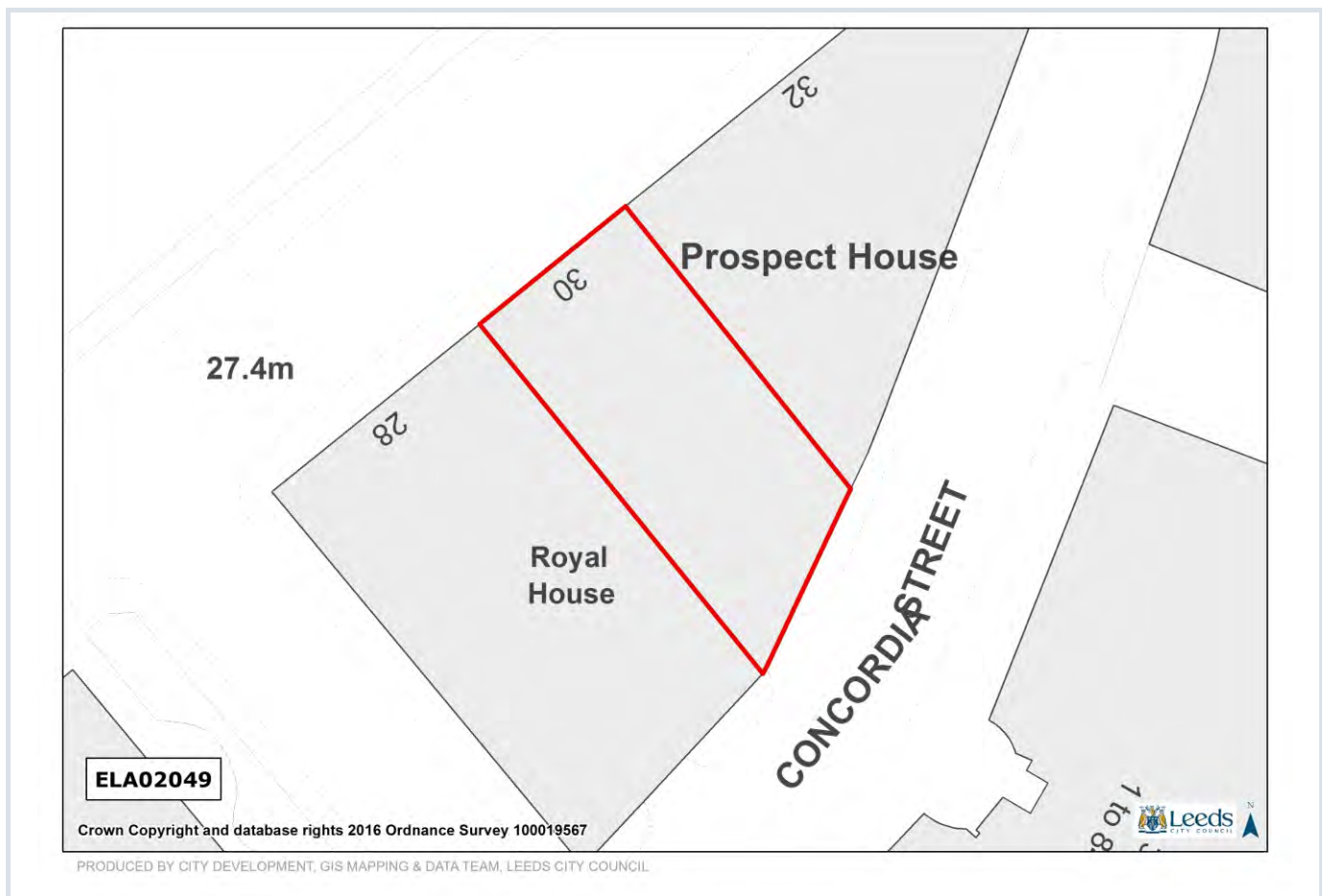
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02052

Site alias: HSG01837

Site area (ha): 2.74

E: 430865

N: 433666

Address: Quarry Hill/York Street Leeds

General Attributes

Site Description:

City centre redevelopment site adjacent to West Yorkshire Playhouse.

Suitability:

Good city centre location for offices compliant with Policy EC2.

Availability:

Cleared site with recent planning permission for mixed use residential and office development.

Achievability:

Recent planning permission and continuing development interest for offices and residential.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-23

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 11000

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	Use existing accesses to the site
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		37	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	3	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA02052

Site alias: HSG01837

Site area (ha): 2.74

E: 430865

N: 433666

Address: Quarry Hill/York Street Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1265.24
Nearest bus stop	5179
Nearest bus stop distance (m)	153.20

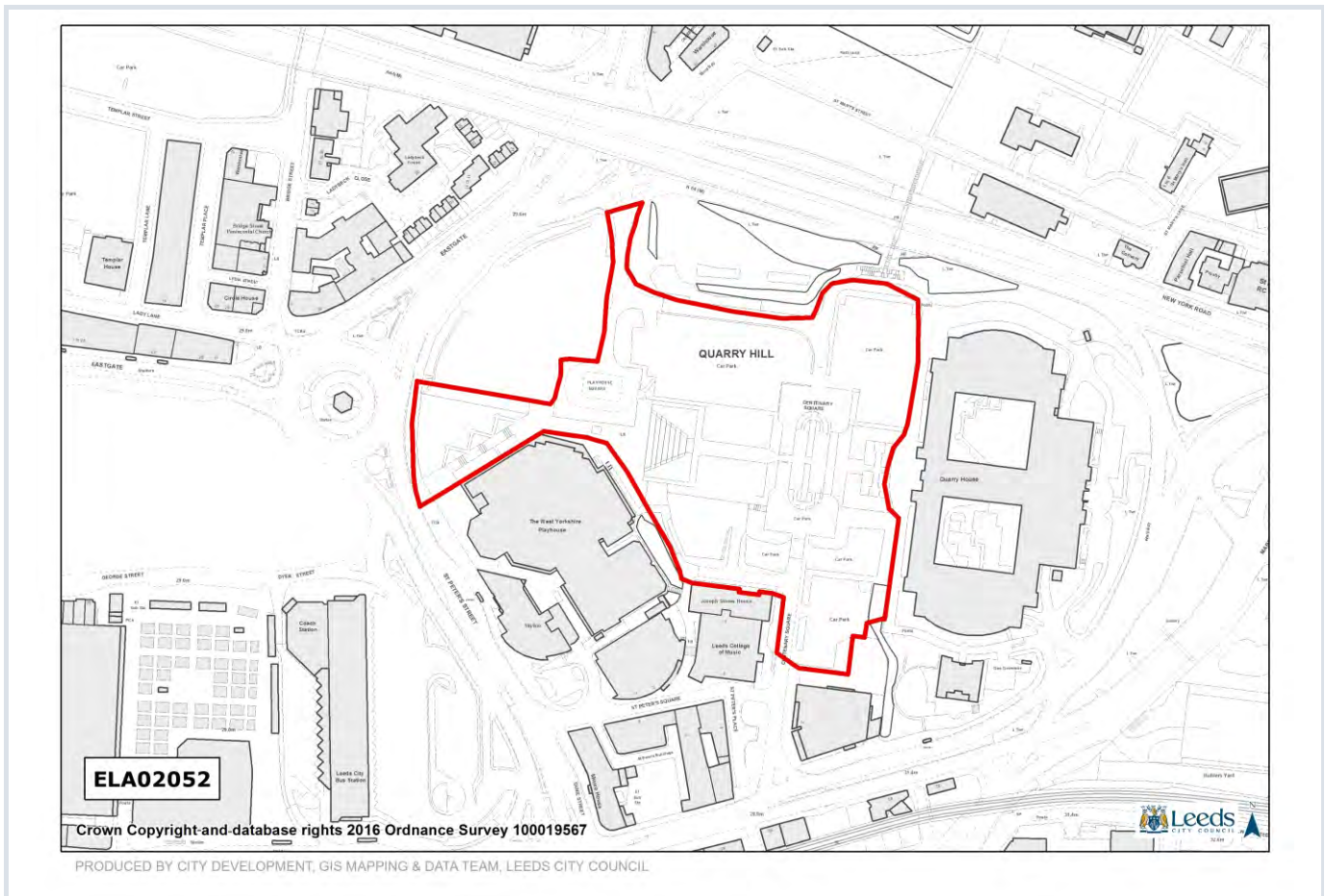
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	99.90
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02053

Site alias: HSG01879

Site area (ha): 0.35

E: 430045

N: 433178

Address: Criterion Place North

General Attributes

Site Description:

Cleared site on the north side of Sovereign Street. Two adjacent plots have already been developed for offices and a pocket park

Suitability:

Very good central city centre location compliant with policies EC2 and CC1

Availability:

Leeds city council owned site being marketed for development

Achievability:

Attractive location for offices and residential and site being actively marketed.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-34

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 2310

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02053

Site alias: HSG01879

Site area (ha): 0.35

E: 430045

N: 433178

Address: Criterion Place North

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	352.68
Nearest bus stop	1128
Nearest bus stop distance (m)	79.09

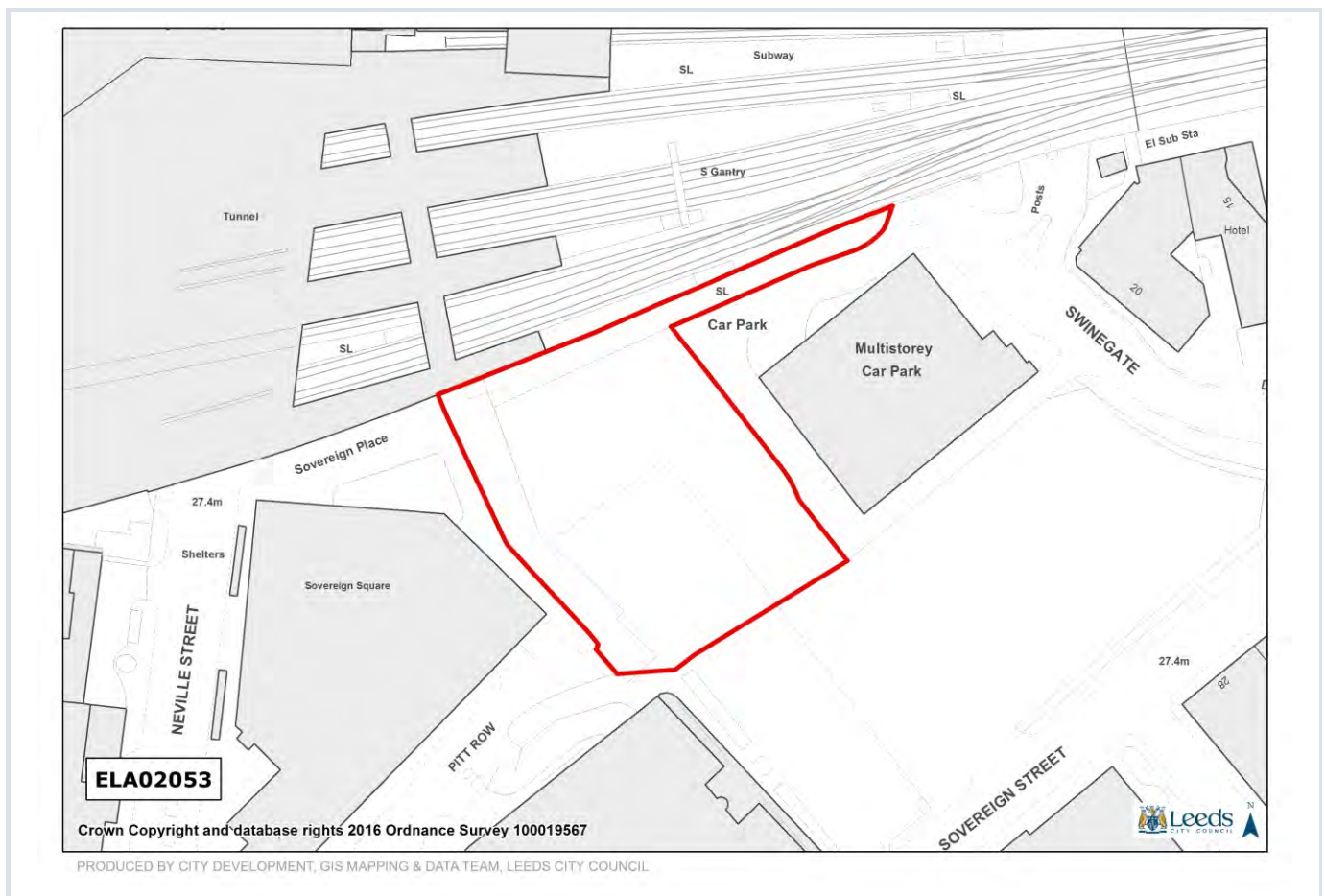
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	92.27
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02054

Site alias: MXD00075

Site area (ha): 6.08

E: 429291

N: 433315

Address: Aireside development, Wellinton Place and Whitehall Road, Leeds

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for mixed use scheme with various reserved matter permission such as 13/04059/RM further to approval of 06/06824/OT (Outline application to layout access and erect mixed use multi level development up to 19 storeys, with offices, residential, hotel, shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, cultural and community uses, basement car parking, associated landscaping and public space). No further assessment necessary. Site is currently included in the SAP PD as an identified mixed use site MX1-8.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-8

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 121175

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02054

Site alias: MXD00075

Site area (ha): 6.08

E: 429291

N: 433315

Address: Aireside development, Wellington Place and Whitehall Road, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	420.07
Nearest bus stop	7872
Nearest bus stop distance (m)	113.85

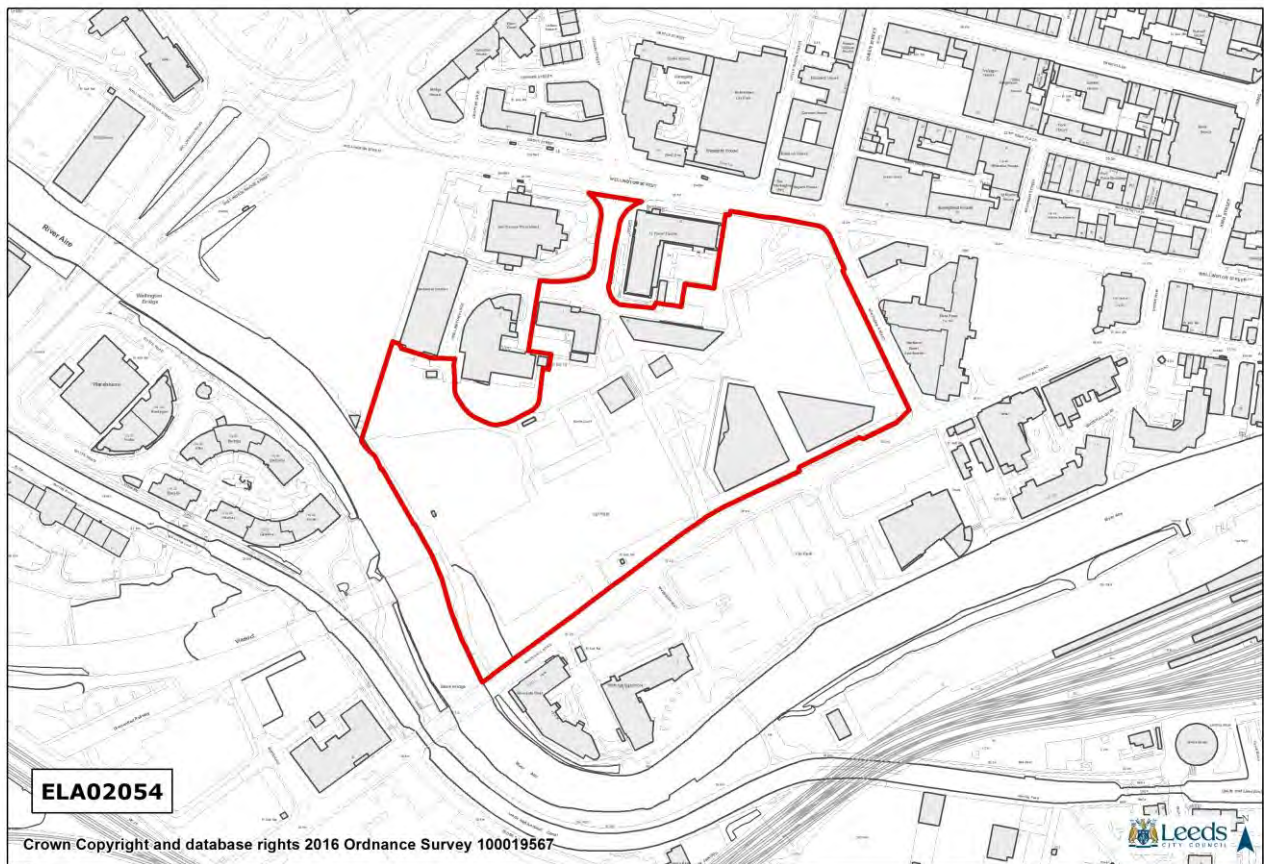
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA02081

Site alias: MXD00076 Site area (ha): 11.37

E: 429499 N: 432620

Address: Temple Works mixed use site

General Attributes

Site Description:

Large area of Holbeck South Bank centred around Temple Works comprising some cleared sites, some vacant buildings and some occupied premises.

Suitability:

Good central city centre location for offices and fringe areas suitable for manufacturing. Site has flood risk (over 20% area in Flood Risk Zone 2). Site is compliant with Policies EC1 and EC2.

Availability:

Many parts of the site are already cleared and ready for development. A developer is in the process of acquiring land and premises in collaboration with Leeds City Council

Achievability:

Good central location for development with active development interest. Clothing manufacturer/retailer interested in land assembly and renovation and redevelopment of the area

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-35

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 10000

Plan capacity - general (ha): 3.1

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	3	
Total Suitability score:		38	
AVB1	Availability - Ownership	1	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	5	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02081

Site alias: MXD00076

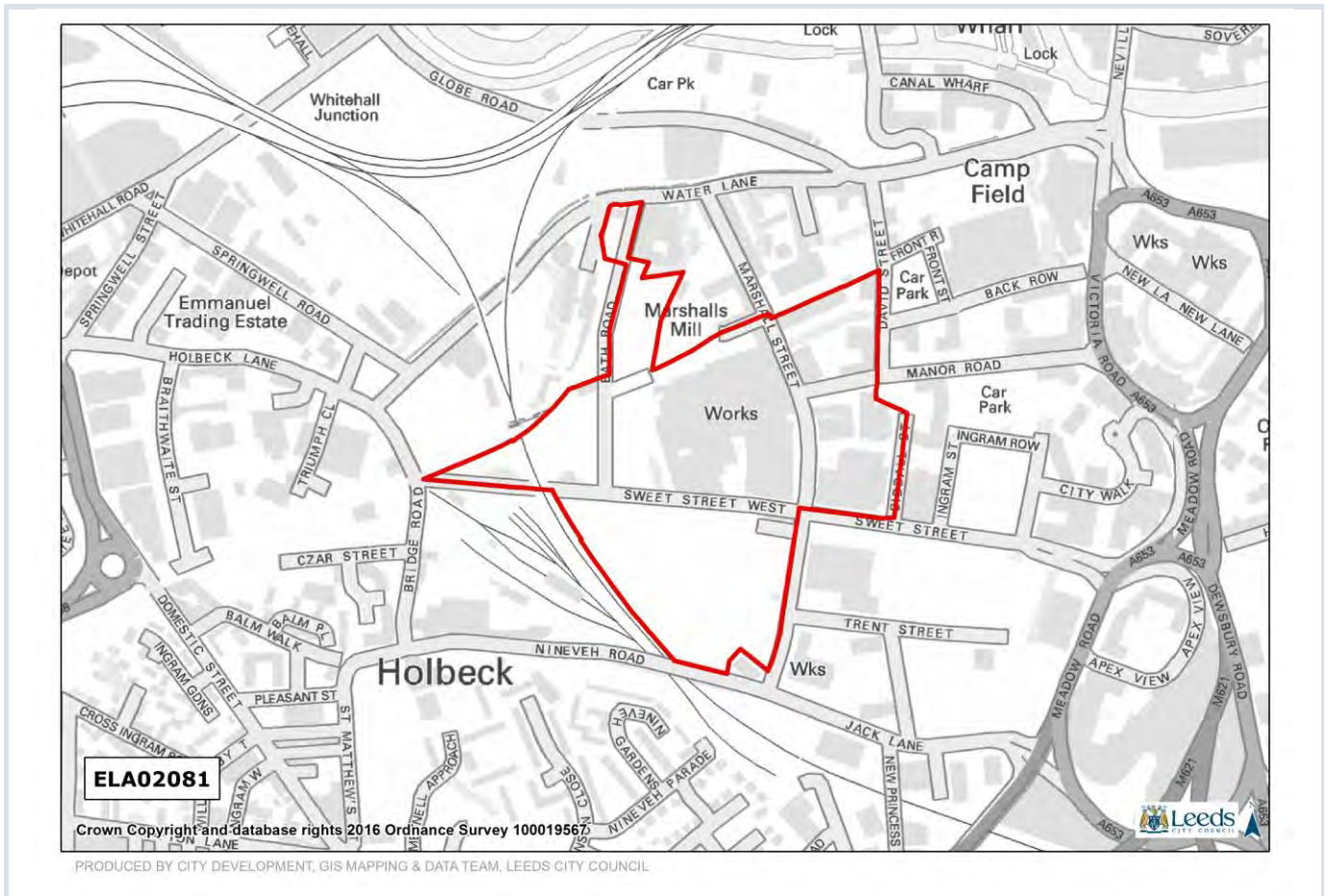
Site area (ha): 11.37

E: 429499

N: 432620

Address: Temple Works mixed use site

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02090

Site alias: HSG00374

Site area (ha): 0.54

E: 430867

N: 433761

Address: Water Lane Car Park

General Attributes

Site Description:

This small triangular shaped site sits at the apex of the junction between Globe Road and Water Lane in the Holbeck South Bank area. It is flat and currently in temporary use as a surface car park.

Suitability:

With a central city centre location this site is highly suitable for office use. Development design would need to respect views of listed buildings in the vicinity. The site probably suffers site contamination from previous uses which would need to be addressed in new development. High level of flood risk would need to be addressed through appropriate design and mitigation.

Availability:

This site was originally put forward solely as a housing site, but the landowner suggested that office use would be more appropriate for the ground floor.

Achievability:

The landowner is known to be interested in developing this and nearby sites.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-36

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 3000

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02090

Site alias: HSG00374

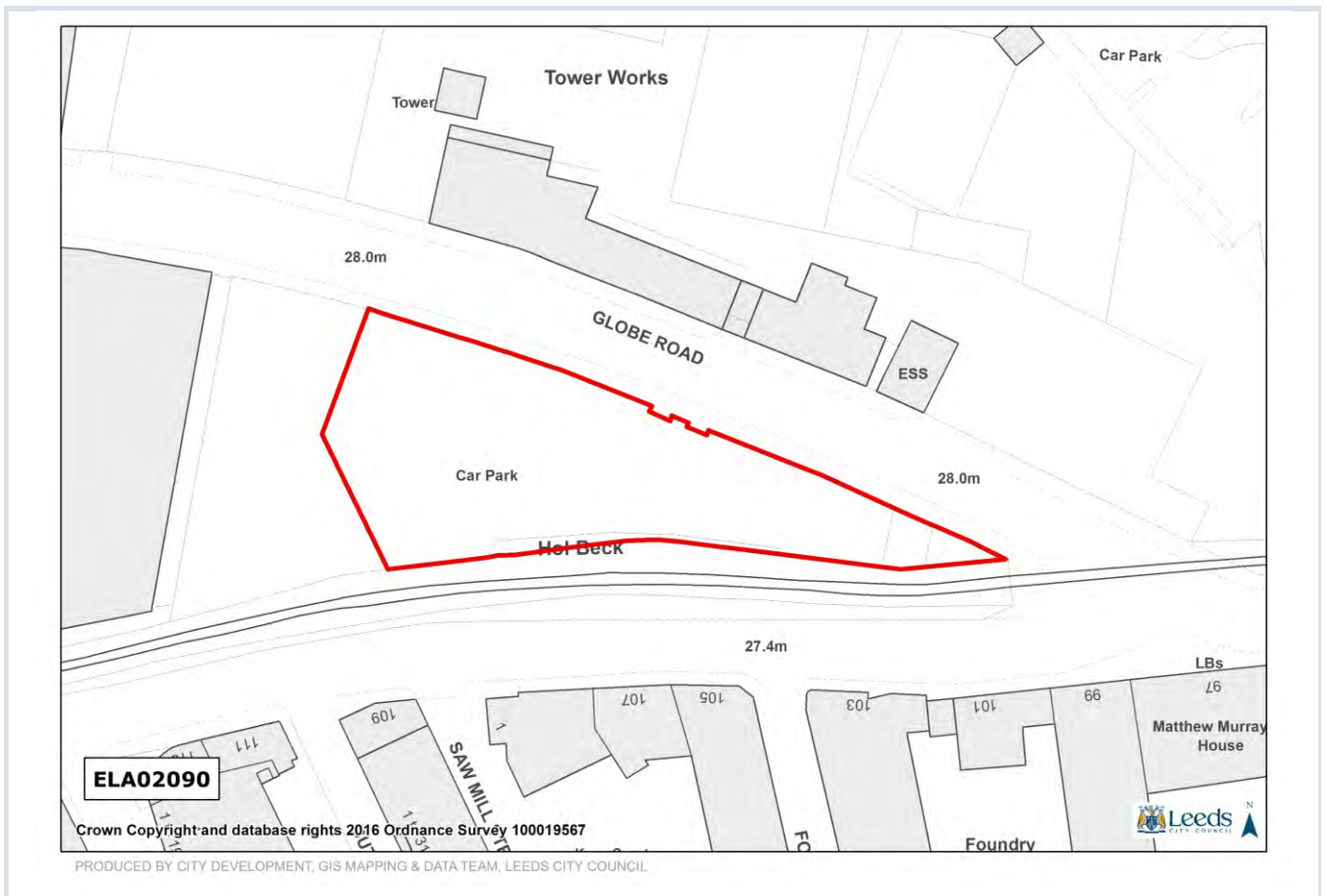
Site area (ha): 0.54

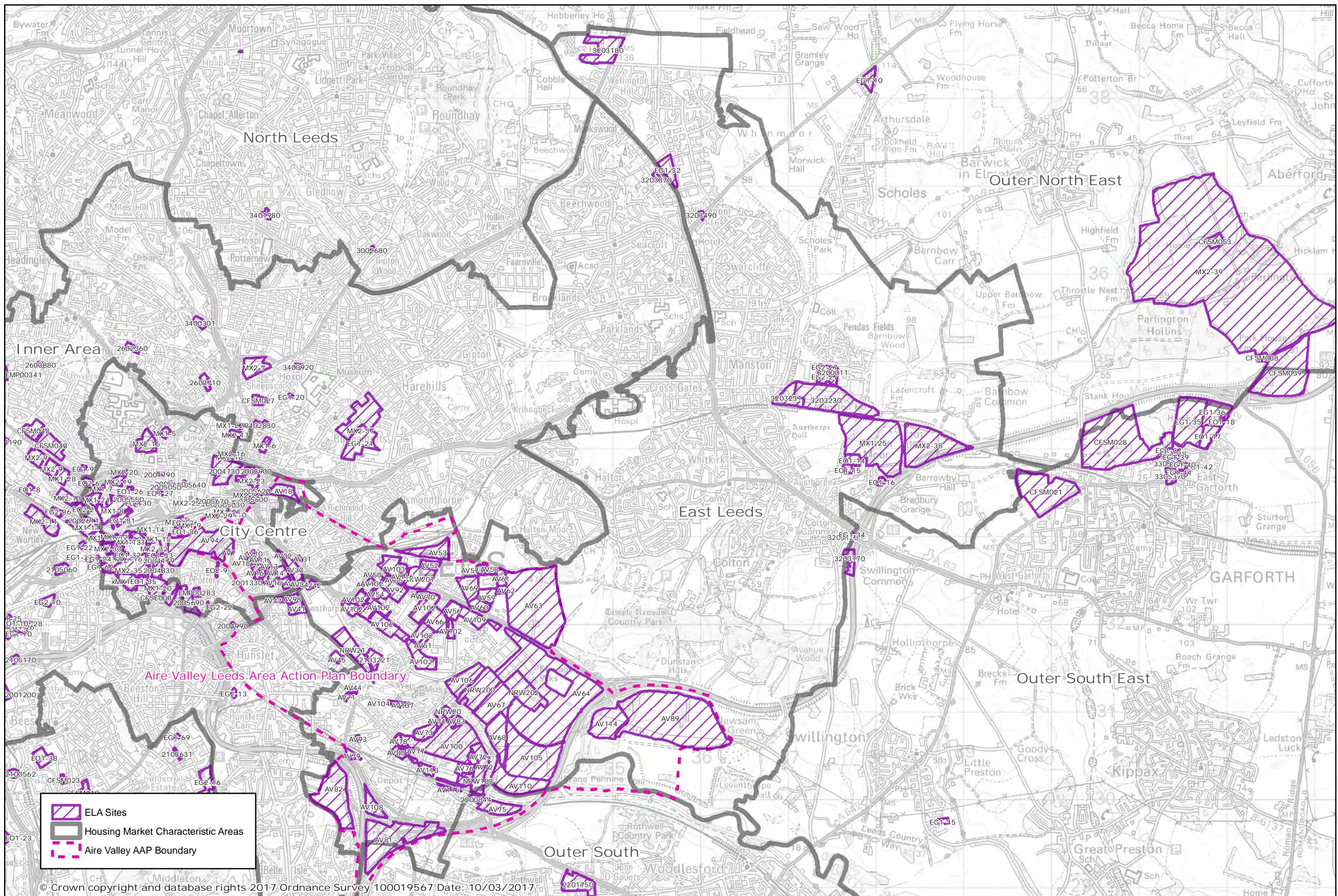
E: 430867

N: 433761

Address: Water Lane Car Park

Site boundary plan





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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\ELA_Sites A3_HMCA.mxd
 PDFs: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS January 2017 Site Allocations A3_HMCA

HMCA
East Leeds



Leeds Employment Land Assessment 2016

ELA ref: ELA01647

Site alias: 3200011

Site area (ha): 0.96

E: 437511

N: 434882

Address: Manston La Sandreas Way LS15

General Attributes

Site Description:

Site in existing use i.e. trailer park.

Suitability:

The permitted trailer park as extension to warehouse was granted and implemented before the Plan Period start date (under 32/141/05/FU for Extension to warehouse and laying out of secure floodlights to trailer park and depot, approved 22/06/2005).

Availability:

The permitted trailer park as extension to warehouse was granted and implemented before the Plan Period start date (under 32/141/05/FU for Extension to warehouse and laying out of secure floodlights to trailer park and depot, approved 22/06/2005).

Achievability:

The permitted trailer park as extension to warehouse was granted and implemented before the Plan Period start date (under 32/141/05/FU for Extension to warehouse and laying out of secure floodlights to trailer park and depot, approved 22/06/2005).

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3200011

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.95

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01647

Site alias: 3200011

Site area (ha): 0.96

E: 437511

N: 434882

Address: Manston La Sandreas Way LS15

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	1301.97
Nearest bus stop	7145
Nearest bus stop distance (m)	52.75

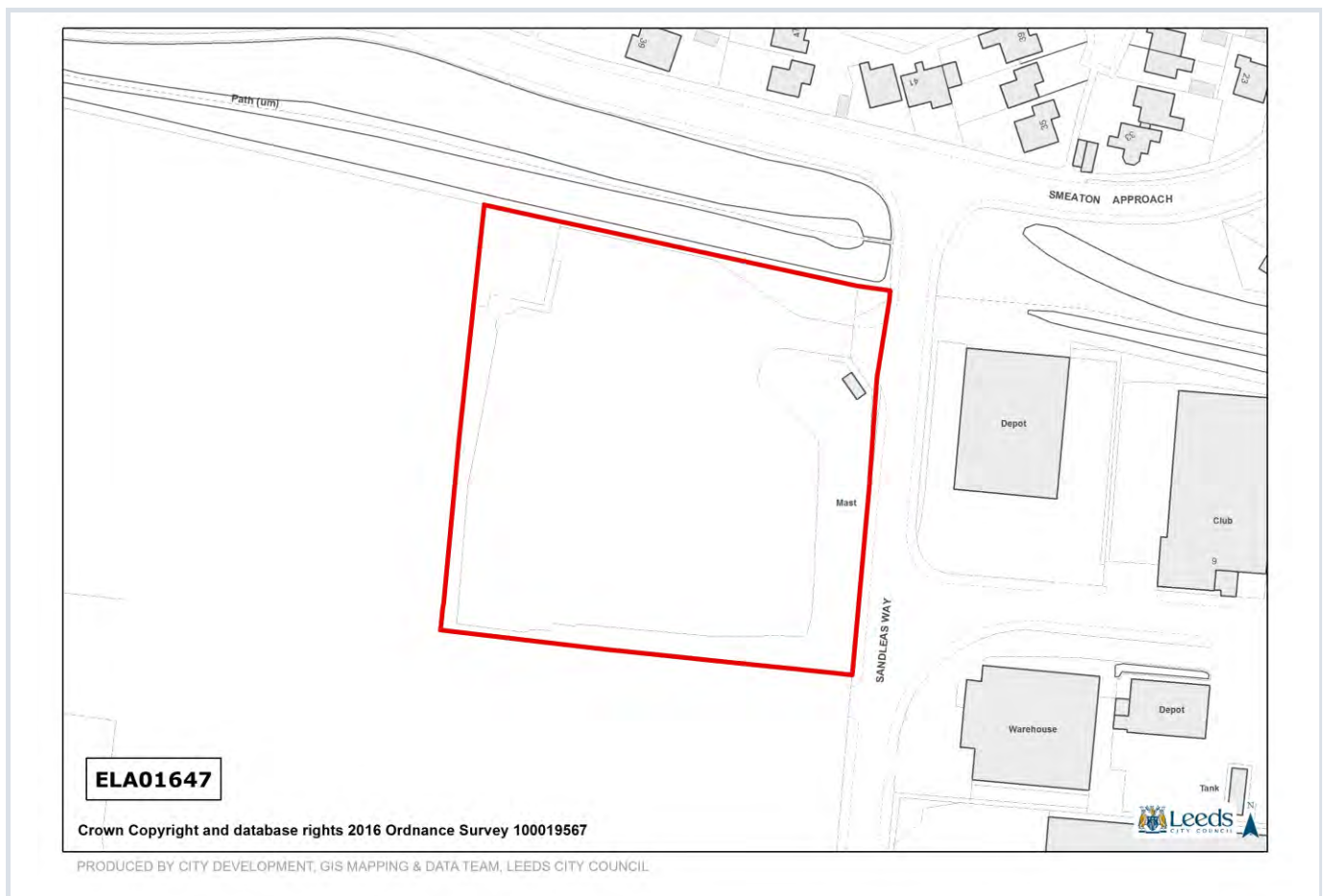
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



ELA01647

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Leeds Employment Land Assessment 2016

ELA ref: ELA01673

Site alias: 3202740

Site area (ha): 3.65

E: 435632

N: 437189

Address: Coal Road Seacroft LS 14

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for general employment (under 15/05018/FU approved 18/01/2016, previously approved 06/05664/OT and extended 10/01751/EXT). No need for assessment.

Availability:

Site has extant permission for general employment (under 15/05018/FU approved 18/01/2016, previously approved 06/05664/OT and extended 10/01751/EXT). No need for assessment.

Achievability:

Site has extant permission for general employment (under 15/05018/FU approved 18/01/2016, previously approved 06/05664/OT and extended 10/01751/EXT). No need for assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-32

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 3.65

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01673

Site alias: 3202740

Site area (ha): 3.65

E: 435632

N: 437189

Address: Coal Road Seacroft LS 14

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	2819.07
Nearest bus stop	10232
Nearest bus stop distance (m)	69.29

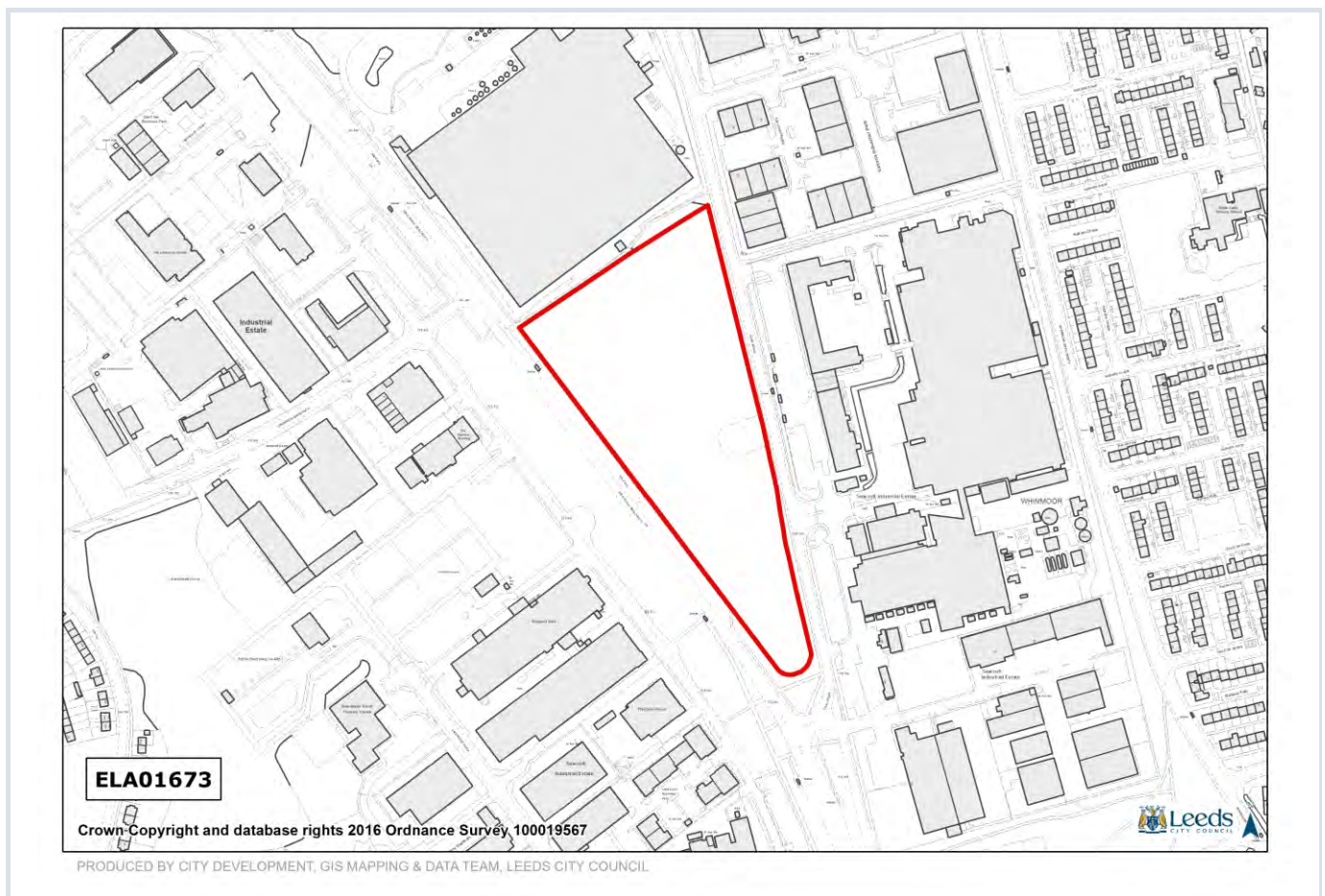
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01693

Site alias: 3203123

Site area (ha): 0.13

E: 437629

N: 433006

Address: Colton Mill Bullerthorpe Lane LS15

General Attributes

Site Description:

n/a

Suitability:

Site no longer available for new employment allocation because it was developed for residential outbuilding with garage and annexe accommodation under 09/05179/FU approved on 20/01/2010.

Availability:

Site no longer available for new employment allocation because it was developed for residential outbuilding with garage and annexe accommodation under 09/05179/FU approved on 20/01/2010.

Achievability:

Site no longer available for new employment allocation because it was developed for residential outbuilding with garage and annexe accommodation under 09/05179/FU approved on 20/01/2010.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3203123

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 60

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01693

Site alias: 3203123

Site area (ha): 0.13

E: 437629

N: 433006

Address: Colton Mill Bullerthorpe Lane LS15

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	1971.27
Nearest bus stop	3752
Nearest bus stop distance (m)	110.02

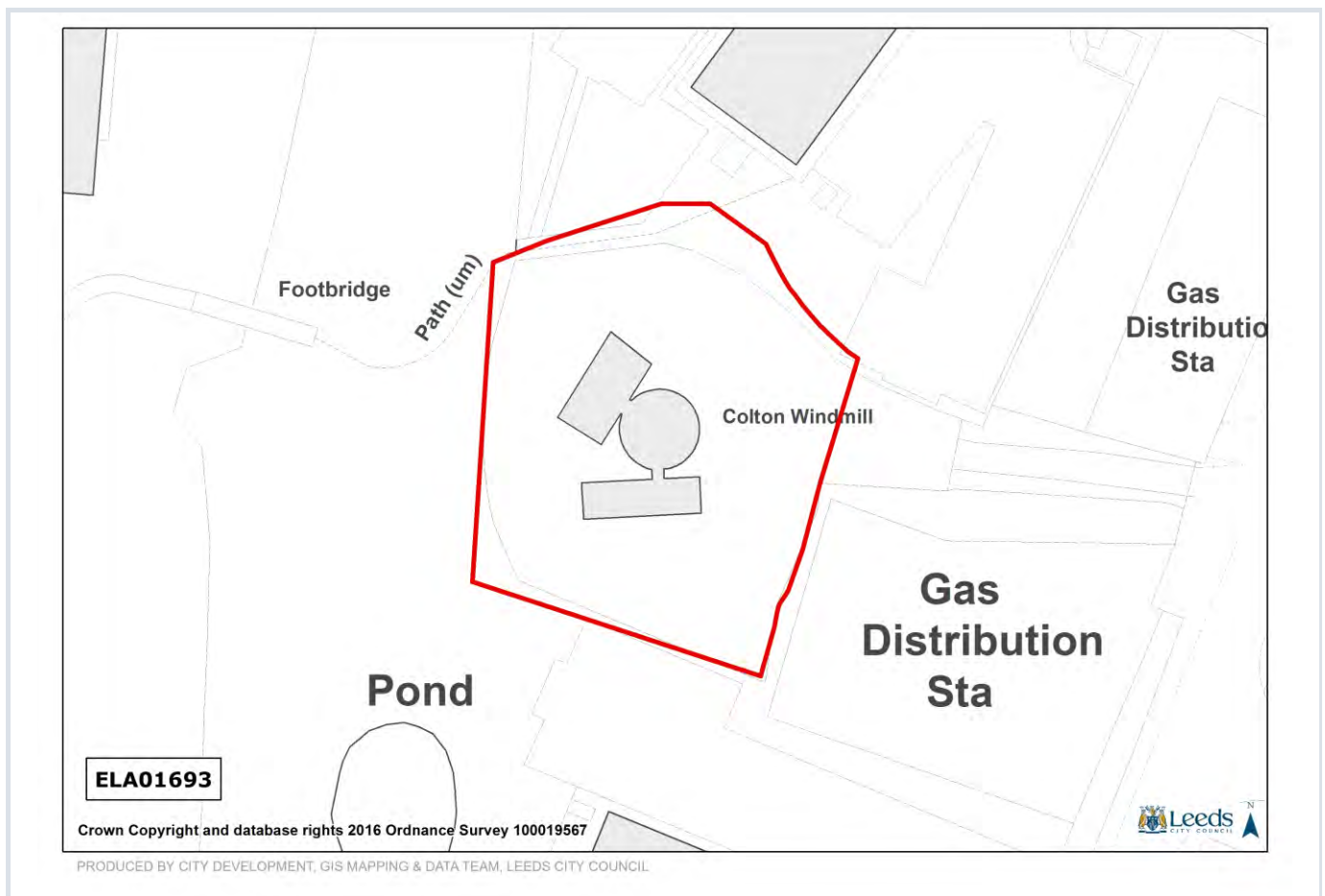
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01702

Site alias: 3203171

Site area (ha): 0.06

E: 437728

N: 433032

Address: Land Off Bullerthorpe Lane LS15

General Attributes

Site Description:

This is a remaining plot of an established industrial estate. Currently overgrown with bushes and green vegetation and a frontage with signs of fly tipping. It is on a prominent location off the A63 close to the junction with the M1 motorway.

Suitability:

The triangular shaped flat site has existing access point off Bullerthorpe Lane. It is free from flood risk, contamination or other environmental constraints. The site is well served by buses and is within an established commercial area. It also carries UDPR employment allocation E4:7. Overall this is a good general employment plot free from any policy or physical constraints.

Availability:

It is currently available and no permanent structure on ground. No marketing board was present during the time of site visit.

Achievability:

This is a cleared site in a prime location for general employment. No planning permission for employment use in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-34

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.06

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Good existing access
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Remaining plot of UDPR E4:7.
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		39	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01702

Site alias: 3203171

Site area (ha): 0.06

E: 437728

N: 433032

Address: Land Off Bullerthorpe Lane LS15

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	2021.02
Nearest bus stop	3752
Nearest bus stop distance (m)	90.51

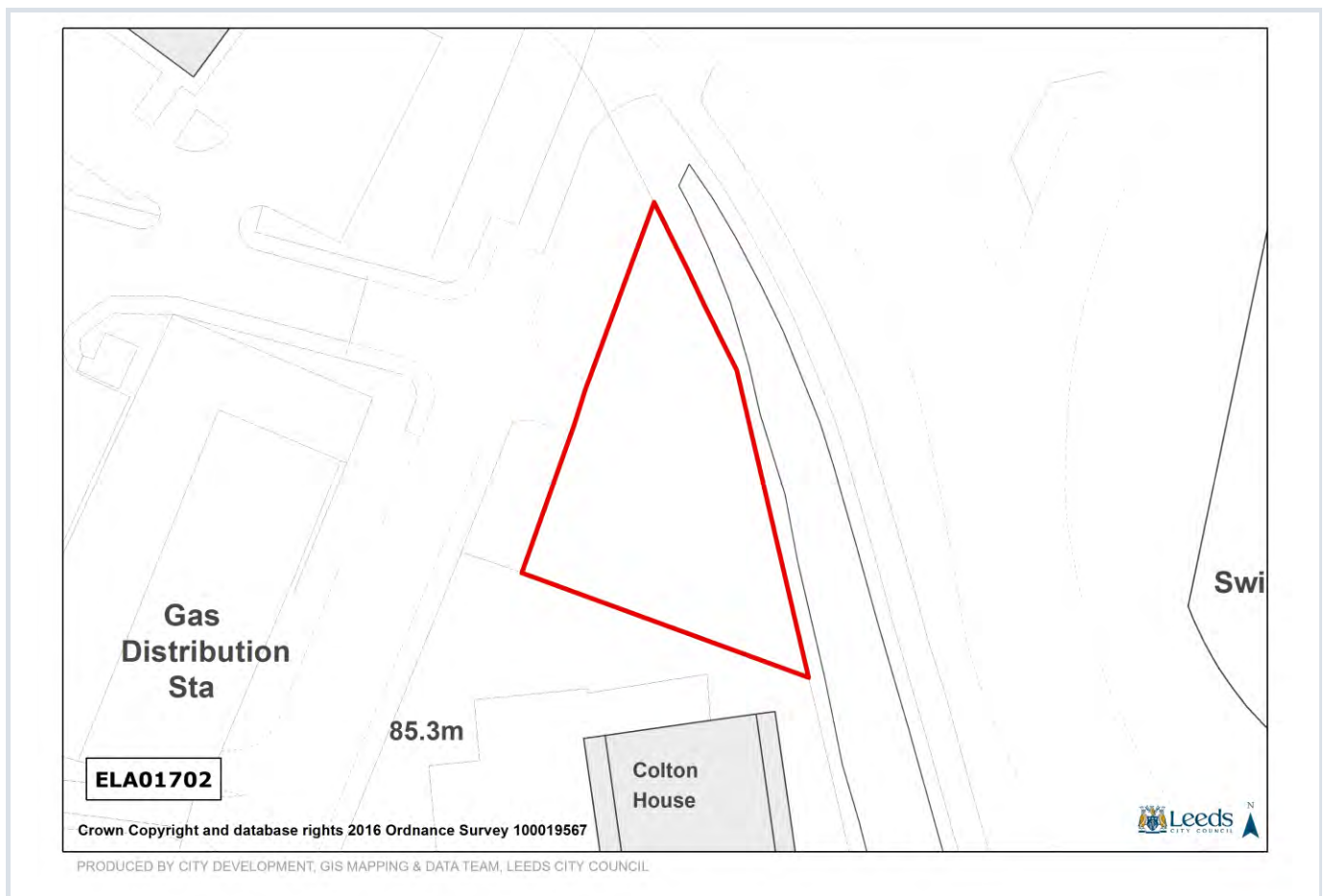
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01708

Site alias: 3203180

Site area (ha): 9.71

E: 434887

N: 438558

Address: Red Hall Red Hall Lane LS17

General Attributes

Site Description:

This is a large area of flat greenfield land adjacent to a residential area on the edge of the urban area. Site is flat, and very prominent from Red Hall Lane.

Suitability:

Site carries UDP BP E4:11 allocation and would accord fully with Core Strategy Policy EC1. General employment use might raise concern on compatibility with surrounding residential uses and semi rural character. In terms of physical constraints for employment use, the site is free from flood risk or contamination. It is flat site with existing highway access. However, in terms of environmental constraints the design of any development would have to be sensitive to the adjacent Grade II Red Hall and other associated listed buildings. Location would not meet accessibility standards for office development as this out of centre location would be contrary to Core Strategy Policy EC2.

Availability:

This is greenfield and cleared from permanent structure. No marketing board presented at the time of site visit.

Achievability:

This is a greenfield site not in a prime location for employment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3203180

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	Meeting minimum standards for general employment.
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access on to A58 options possible
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	1	
PLC1	Suitability - Policy compliance	5	Unimplemented UDP Business Park allocation E4:11.
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		32	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	Greenfield site
MKT1	Achievability - Planning interest	2	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA01708

Site alias: 3203180

Site area (ha): 9.71

E: 434887

N: 438558

Address: Red Hall Red Hall Lane LS17

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	4342.14
Nearest bus stop	9531
Nearest bus stop distance (m)	180.38

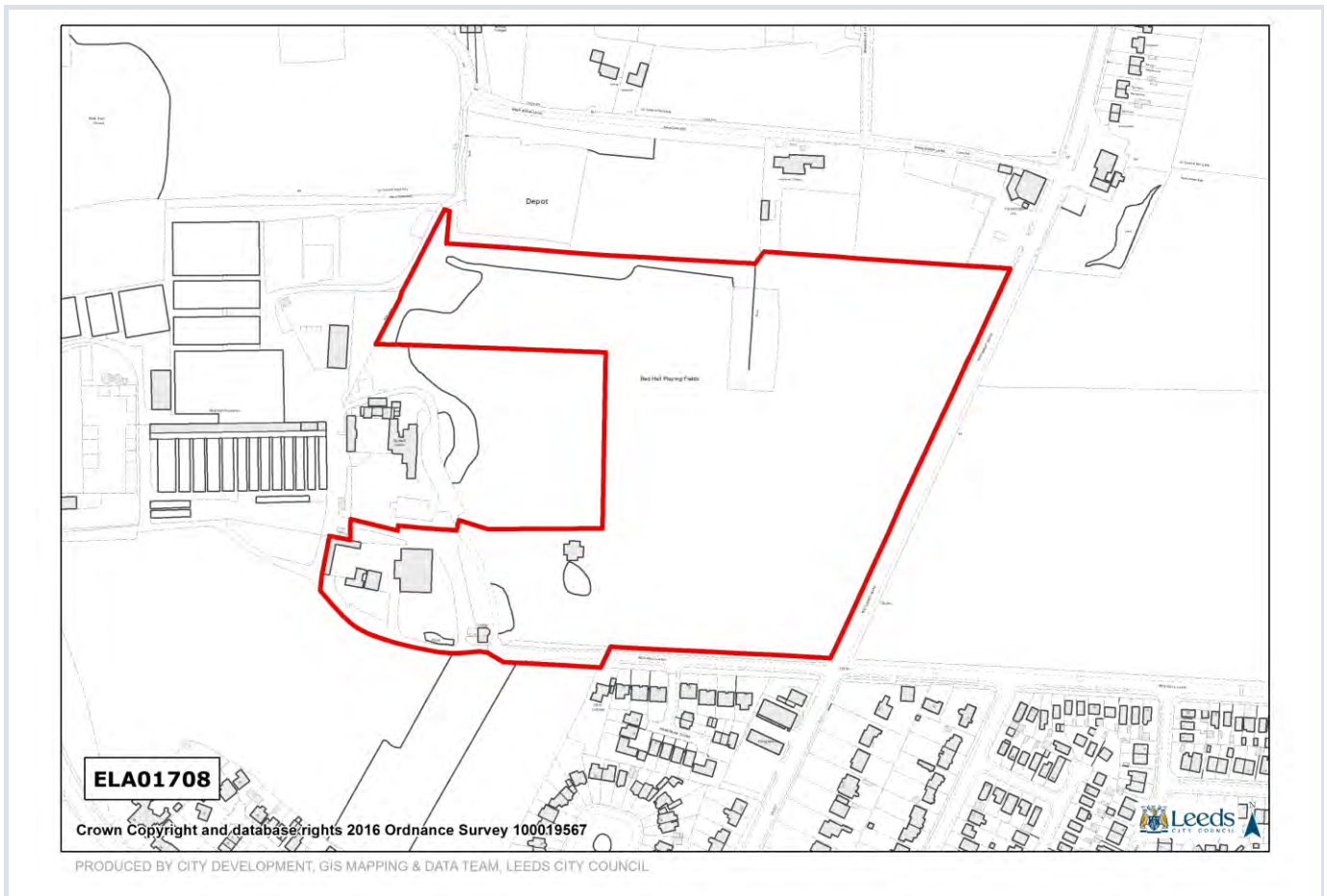
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01718

Site alias: 3203230

Site area (ha): 20.47

E: 437488

N: 434563

Address: Former Vickers Defence Factory Manston Lane LS 15

General Attributes

Site Description:

Former Vickers Factory at Manston Lane that has ceased use.

Suitability:

Site has pending application for up to 485 dwellings (14/02514/OT). Land owner strong interest for residential development. Demolition of the former factory gained planning approval in May 2016. Site very unlikely to be available for new general employment allocation. It is currently proposed in the SAP as HG2-120 for new housing allocation.

Availability:

Site has pending application for up to 485 dwellings (14/02514/OT). Land owner strong interest for residential development. Demolition of the former factory gained planning approval in May 2016. Site very unlikely to be available for new general employment allocation. It is currently proposed in the SAP as HG2-120 for new housing allocation.

Achievability:

Site has pending application for up to 485 dwellings (14/02514/OT). Land owner strong interest for residential development. Demolition of the former factory gained planning approval in May 2016. Site very unlikely to be available for new general employment allocation. It is currently proposed in the SAP as HG2-120 for new housing allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3203230

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 20.46

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01718

Site alias: 3203230

Site area (ha): 20.47

E: 437488

N: 434563

Address: Former Vickers Defence Factory Manston Lane LS 15

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

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

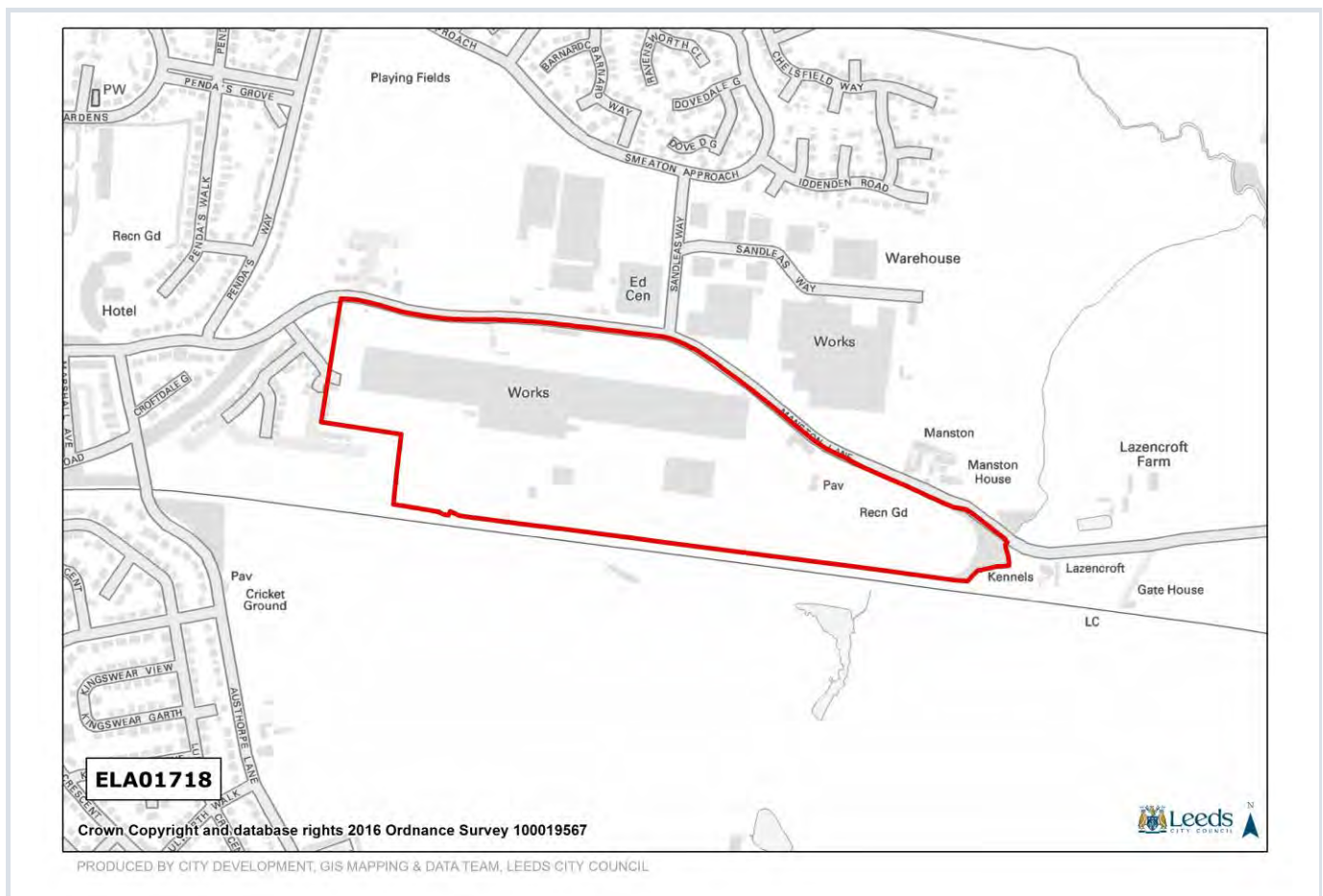
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01719

Site alias: 3203231

Site area (ha): 4.98

E: 437009

N: 434591

Address: Residential Scheme At Former Vickers Defence Factory Manston Lane LS 15

General Attributes

Site Description:

n/a

Suitability:

Site was approved for 148 dwellings under 11/02315/RM on 02.12.2011 following approval of 08/03440/OT. Site now built out for residential uses. No longer available for new employment allocation.

Availability:

Site was approved for 148 dwellings under 11/02315/RM on 02.12.2011 following approval of 08/03440/OT. Site now built out for residential uses. No longer available for new employment allocation.

Achievability:

Site was approved for 148 dwellings under 11/02315/RM on 02.12.2011 following approval of 08/03440/OT. Site now built out for residential uses. No longer available for new employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3203231

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01719

Site alias: 3203231

Site area (ha): 4.98

E: 437009

N: 434591

Address: Residential Scheme At Former Vickers Defence Factory Manston Lane LS 15

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	739.59
Nearest bus stop	6286
Nearest bus stop distance (m)	127.34

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01721

Site alias: 3203250

Site area (ha): 1.99

E: 437726

N: 433876

Address: Plot 4500 Century Way Thorpe ParkLS15

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for office development (under 14/02488/FU approved on 04/07/2014). No need for further assessment.

Availability:

Site has extant permission for office development (under 14/02488/FU approved on 04/07/2014). No need for further assessment.

Achievability:

Site has extant permission for office development (under 14/02488/FU approved on 04/07/2014). No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-14

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 6310

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01721

Site alias: 3203250

Site area (ha): 1.99

E: 437726

N: 433876

Address: Plot 4500 Century Way Thorpe ParkLS15

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	1550.91
Nearest bus stop	9907
Nearest bus stop distance (m)	309.42

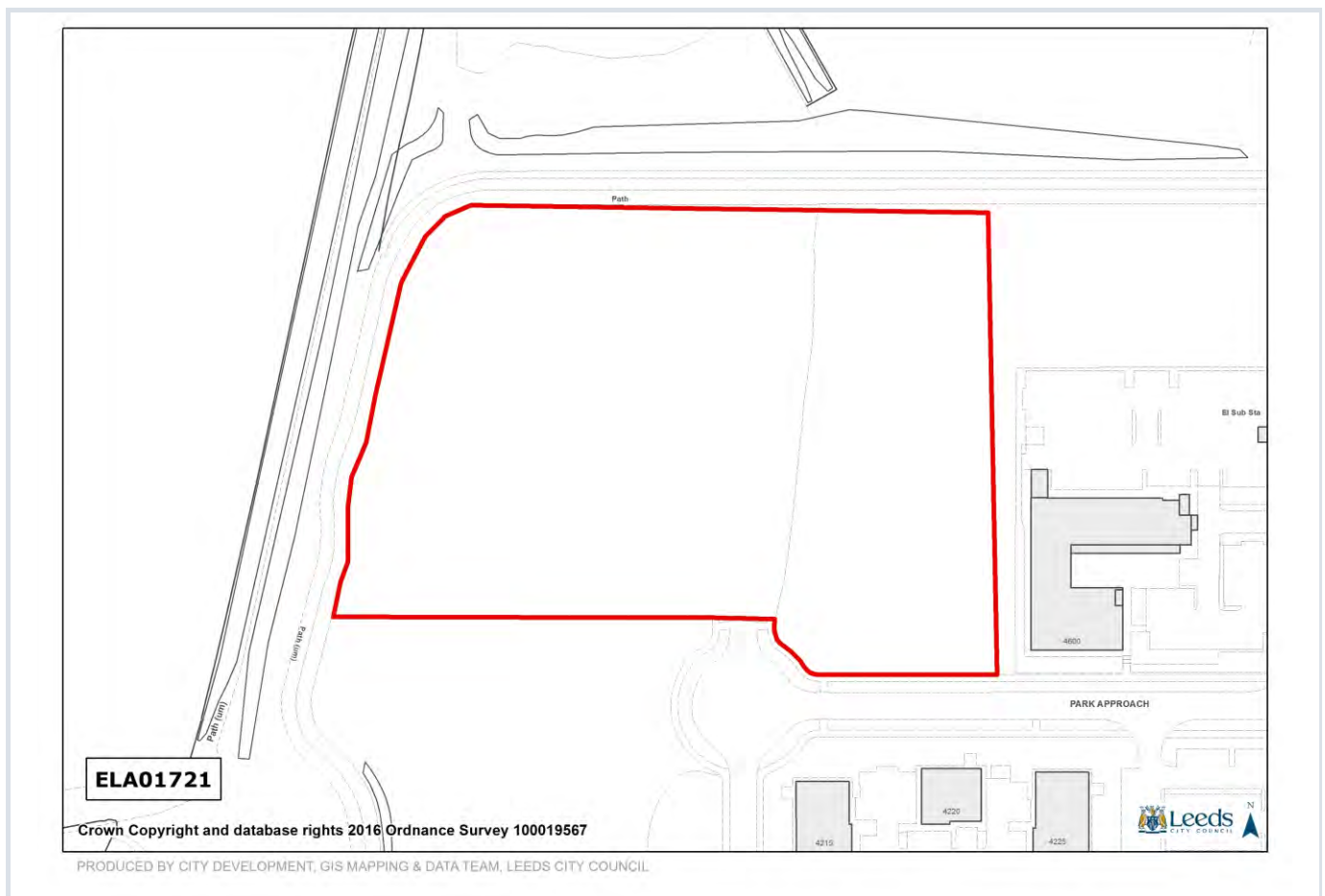
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01723

Site alias: 3203252

Site area (ha): 0.92

E: 437682

N: 433777

Address: Plot 4400Park Approach Thorpe ParkLS15

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for offices (under 12/03886/OT approved on 20/03/2014). No need for further assessment.

Availability:

Site has extant permission for offices (under 12/03886/OT approved on 20/03/2014). No need for further assessment.

Achievability:

Site has extant permission for offices (under 12/03886/OT approved on 20/03/2014). No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-15

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 360

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01723

Site alias: 3203252

Site area (ha): 0.92

E: 437682

N: 433777

Address: Plot 4400 Park Approach Thorpe Park LS15

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	1549.61
Nearest bus stop	9907
Nearest bus stop distance (m)	283.47

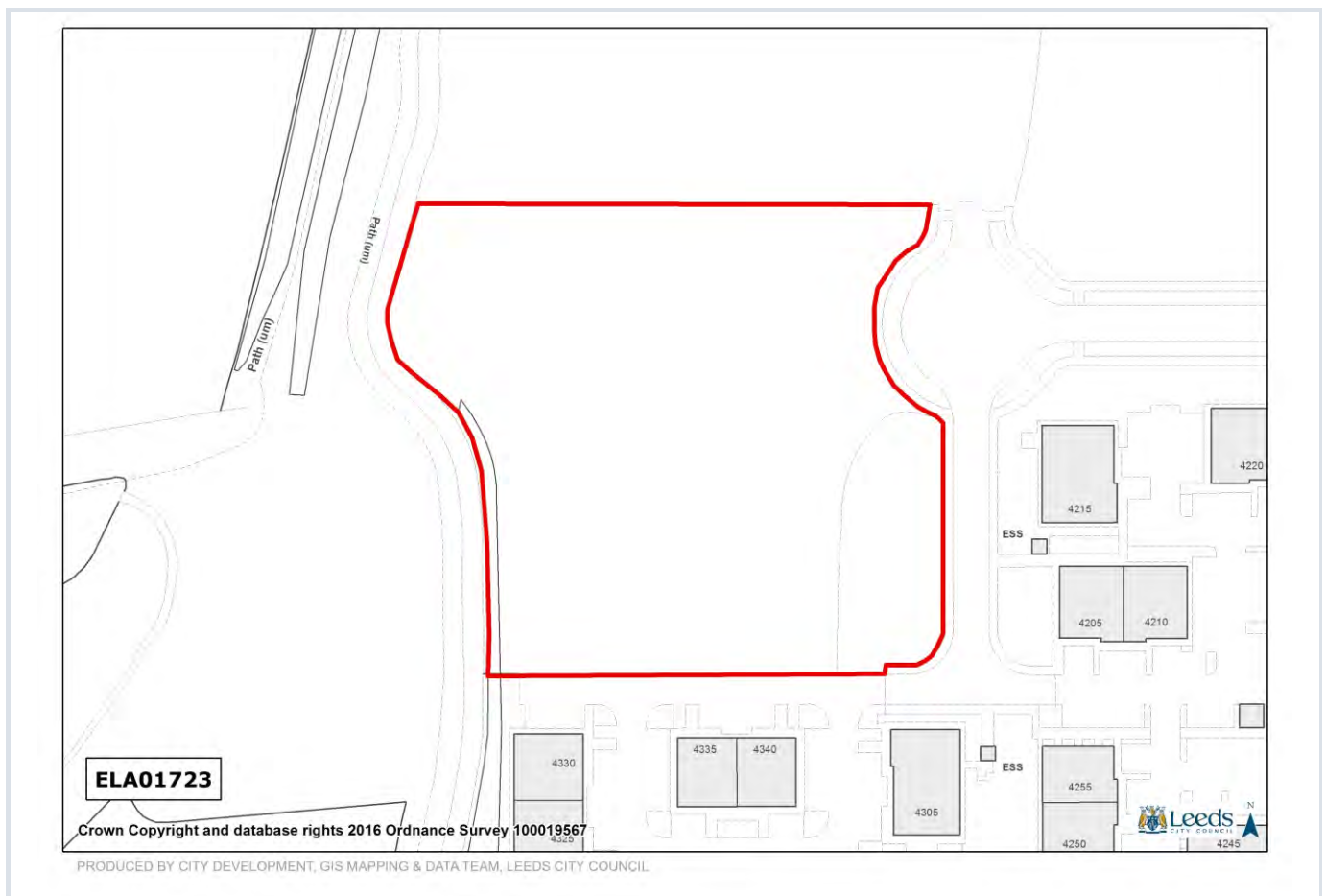
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01725

Site alias: 3203254

Site area (ha): 0.59

E: 438057

N: 433631

Address: Plot 3175 Century Way Thorpe ParkLS15

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for office development (under 15/01615/FU approved on 10/09/2015). No need for further assessment.

Availability:

Site has extant permission for office development (under 15/01615/FU approved on 10/09/2015). No need for further assessment.

Achievability:

Site has extant permission for office development (under 15/01615/FU approved on 10/09/2015). No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-16

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 3000

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01725

Site alias: 3203254

Site area (ha): 0.59

E: 438057

N: 433631

Address: Plot 3175 Century Way Thorpe Park LS15

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	1951.85
Nearest bus stop	12988
Nearest bus stop distance (m)	119.92

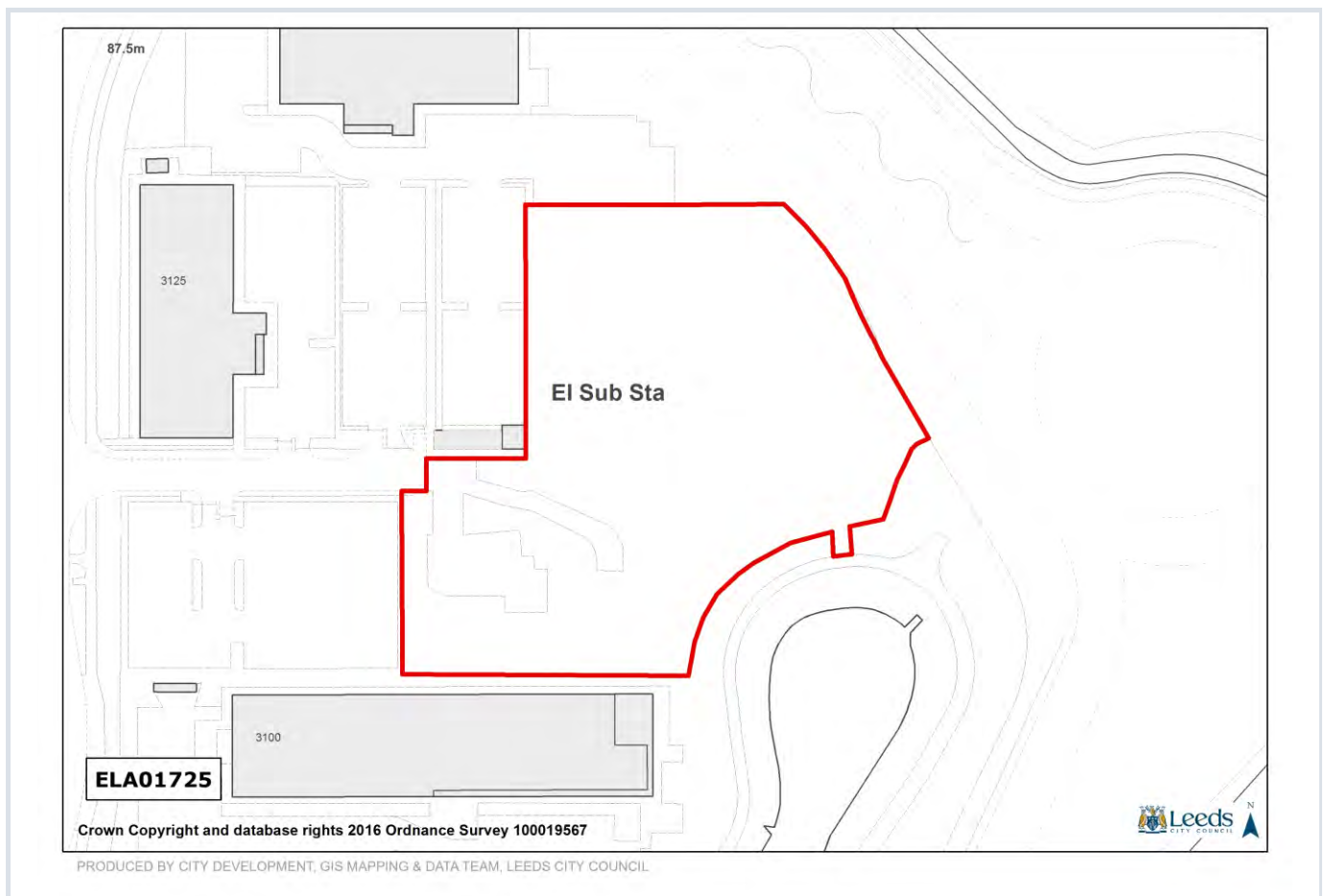
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01732

Site alias: 3203490

Site area (ha): 0.42

E: 436008

N: 436679

Address: R/o Woodville Garage York Road Whinmoor LS14

General Attributes

Site Description:

n/a

Suitability:

Site was approved, and subsequently built out, for in total of 7 new industrial units under 08/05072/FU on 24.11.2008, prior to Plan Period. No longer available for new employment allocation.

Availability:

Site was approved, and subsequently built out, for in total of 7 new industrial units under 08/05072/FU on 24.11.2008, prior to Plan Period. No longer available for new employment allocation.

Achievability:

Site was approved, and subsequently built out, for in total of 7 new industrial units under 08/05072/FU on 24.11.2008, prior to Plan Period. No longer available for new employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3203490

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.42

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01732

Site alias: 3203490

Site area (ha): 0.42

E: 436008

N: 436679

Address: R/o Woodville Garage York Road Whinmoor LS14

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	2249.27
Nearest bus stop	9974
Nearest bus stop distance (m)	105.89

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02020

Site alias: HSG00384

Site area (ha): 0.98

E: 429244

N: 432881

Address: Water Lane Railway Triangle

General Attributes

Site Description:

Triangle of vacant land between railway tracks on the south side of the city centre.

Suitability:

City centre location complies with Policy EC2 for location of offices

Availability:

Vacant site

Achievability:

Site on the edge of the Holbeck South Bank area likely to be uplifted from renovation and development around Temple Works and from the proposed HS2 train station. Improved access would need investment to Water Lane

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-30

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 5000

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02020

Site alias: HSG00384

Site area (ha): 0.98

E: 429244

N: 432881

Address: Water Lane Railway Triangle

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

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

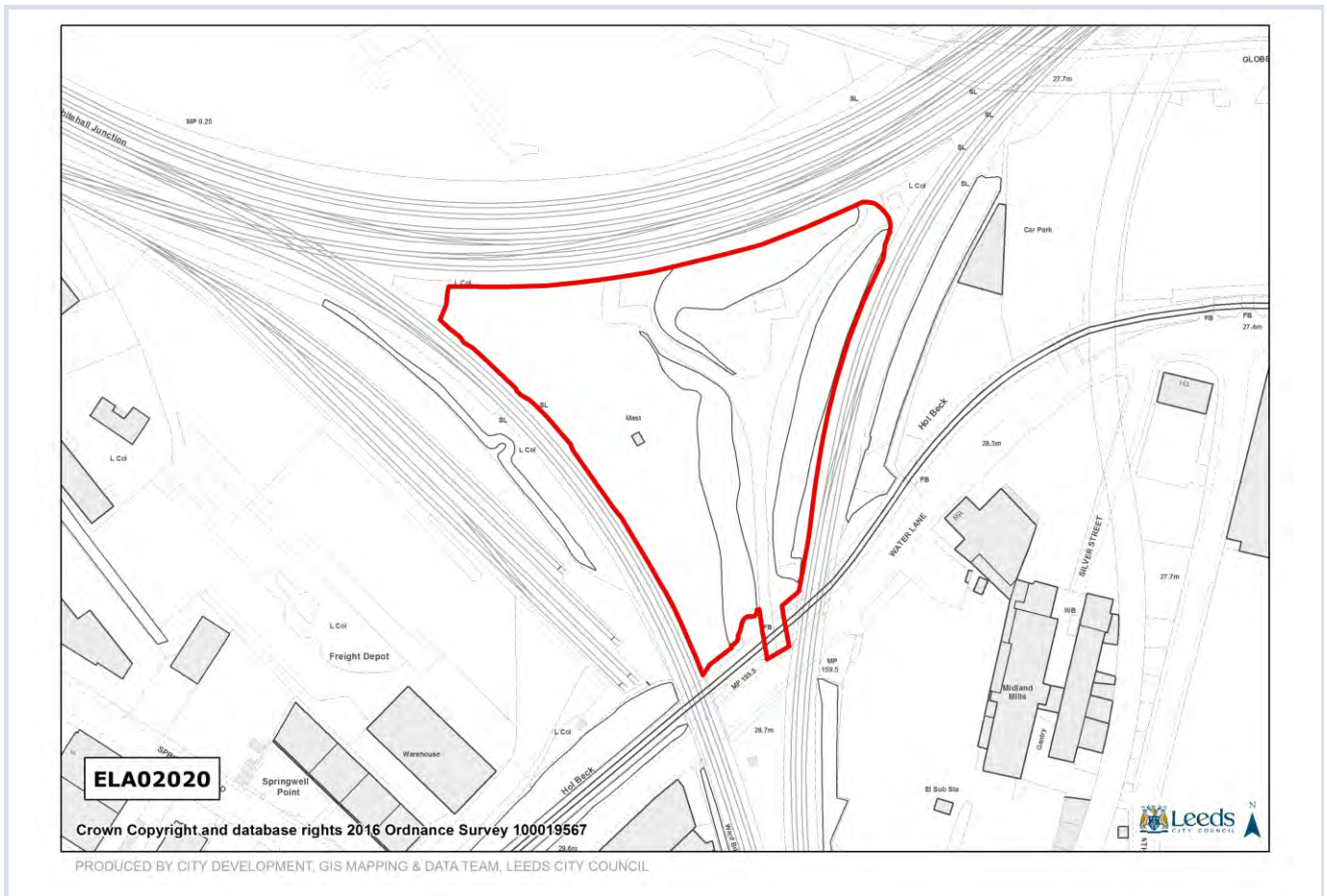
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02021

Site alias: HSG00390

Site area (ha): 34.67

E: 437977

N: 434078

Address: Thorpe Park, undeveloped non-submitted land

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission under 12/03886/OT approved on 20.03.2014 for mixed use development comprising offices (business park) (B1A), (B) and (C), retail and bar/restaurant (A1, A2, A3, A4 and A5), hotel (C1), leisure facilities (D1, D2), multi-storey car park.

Availability:

Site has extant planning permission under 12/03886/OT approved on 20.03.2014 for mixed use development comprising offices (business park) (B1A), (B) and (C), retail and bar/restaurant (A1, A2, A3, A4 and A5), hotel (C1), leisure facilities (D1, D2), multi-storey car park.

Achievability:

Site has extant planning permission under 12/03886/OT approved on 20.03.2014 for mixed use development comprising offices (business park) (B1A), (B) and (C), retail and bar/restaurant (A1, A2, A3, A4 and A5), hotel (C1), leisure facilities (D1, D2), multi-storey car park.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-25

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 83615

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02021

Site alias: HSG00390

Site area (ha): 34.67

E: 437977

N: 434078

Address: Thorpe Park, undeveloped non-submitted land

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	1.64
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	1733.11
Nearest bus stop	9907
Nearest bus stop distance (m)	435.01

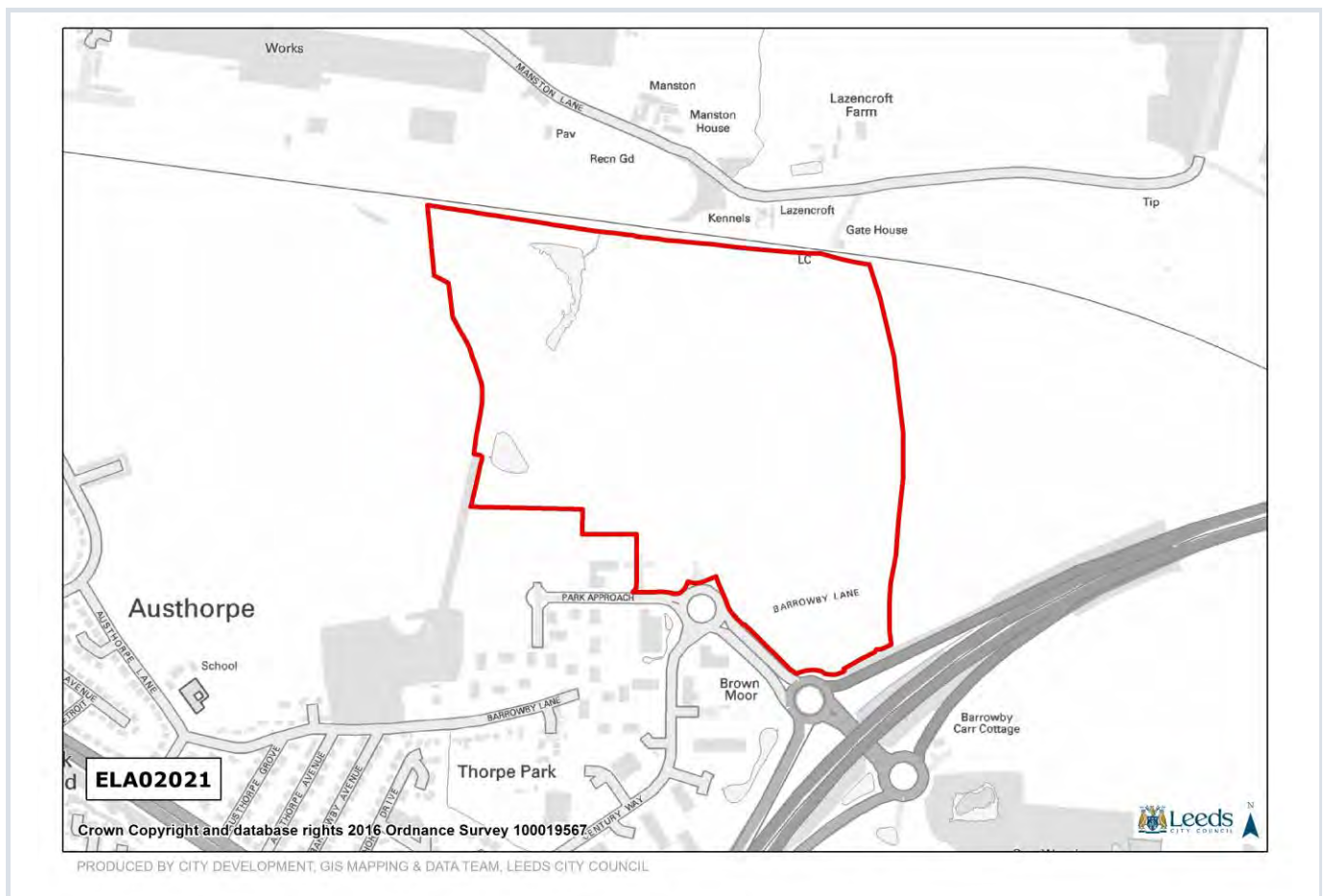
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02082

Site alias: HSG00418

Site area (ha): 21.17

E: 438586

N: 434040

Address: Barrowby Lane Manston

General Attributes

Site Description:

Large open grazing land to the east of Thorp Park. It is bounded by the M1 motorway to the south and the Leeds - York railway line to the north.

Suitability:

The site is in a good location on the edge of East Leeds, adjacent to the commercial area of Thorpe Park. The Manston Lane link road is planned to be built along the western end of the site, which will provide excellent access to the M1 motorway. The site is largely flat with some sloping areas. Employment use would accord with Policy EC1

Availability:

Land owned by Leeds City Council with interest to sell for development.

Achievability:

Attractive site with the potential of very good motorway access.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-38

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 10

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	2	site is about 18-28 minute walk away from high frequency bus route (near Thorp Park).
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	There is the ability now to access the site from Manston Lane Link Road (MLLR).
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		35	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA02082

Site alias: HSG00418

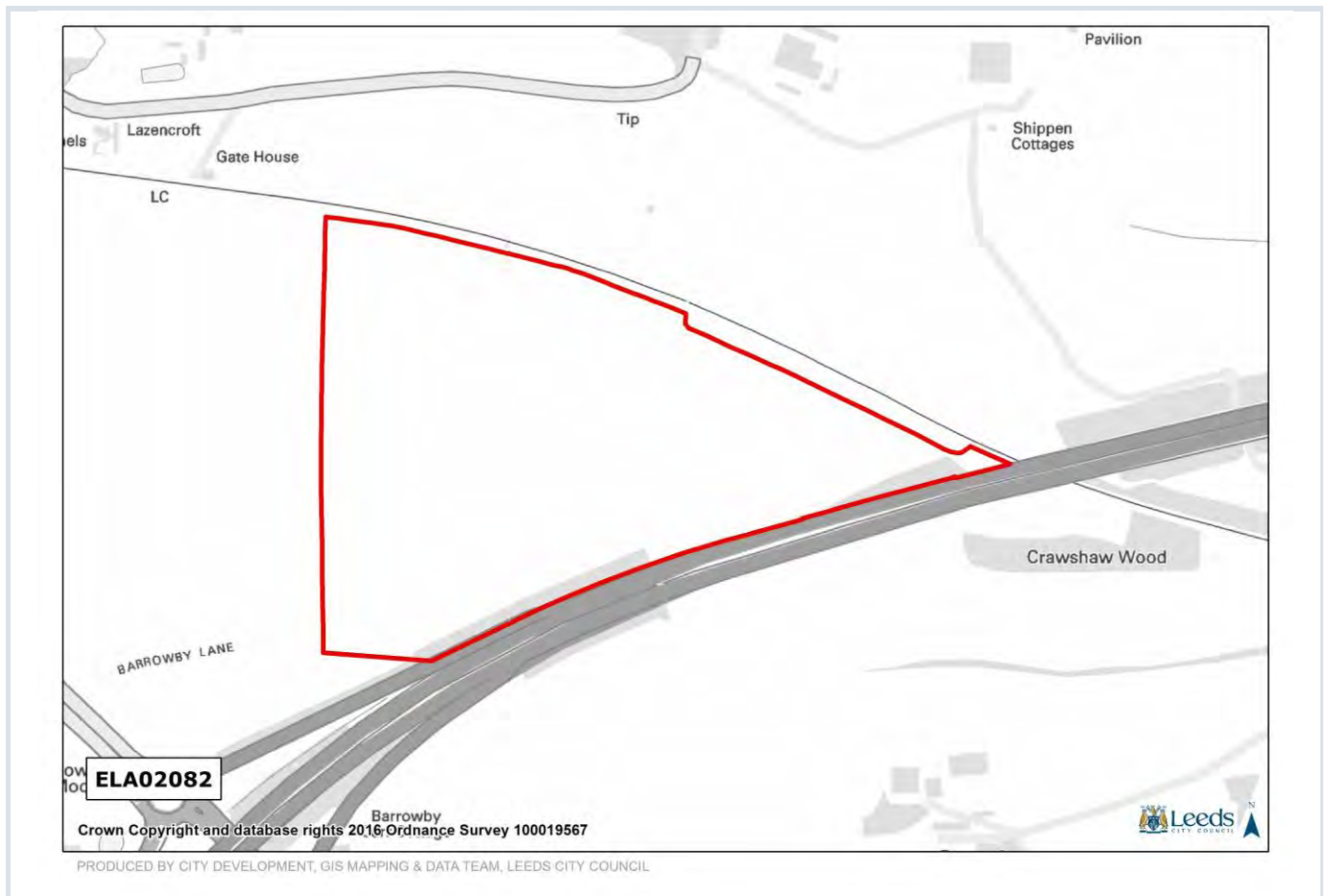
Site area (ha): 21.17

E: 438586

N: 434040

Address: Barrowby Lane Manston

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02086

Site alias: 3203690

Site area (ha): 3.43

E: 437427

N: 434835

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

General Attributes

Site Description:

This is a site of "L" shape, sandwiched by general employment to the north and east, and residential to the west. The land to the south (the former Vicker Tank factory) is likely to be demolished and developed for housing. Demolition of old ice cream factory has almost been completed at the time of site visit (May 2016). The site is within the urban area.

Suitability:

Overall a suitable site for general employment use with no apparent physical or policy constraints. Office development would be contrary to the Core Strategy due to the out of centre location.

Availability:

Site is available for new development. Demolition of the former ice cream factory has nearly completed (May 2016). Site was marketed for open storage at the time of site visit.

Achievability:

This is a cleared site in a prime location that has established light industry use, and in close proximity to the proposed East Leeds relief road.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-27

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 3.43

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	5	largely flat with slight north southern slope.
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	A traditional industrial area however area character is changing, i.e. land to the west has recently been built out for residential development. The large former Vickers Tank factory site to the south is likely to be granted residential permission (now HG2-120).
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		37	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	On site market board for 'open storage' by Savills.
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA02086

Site alias: 3203690

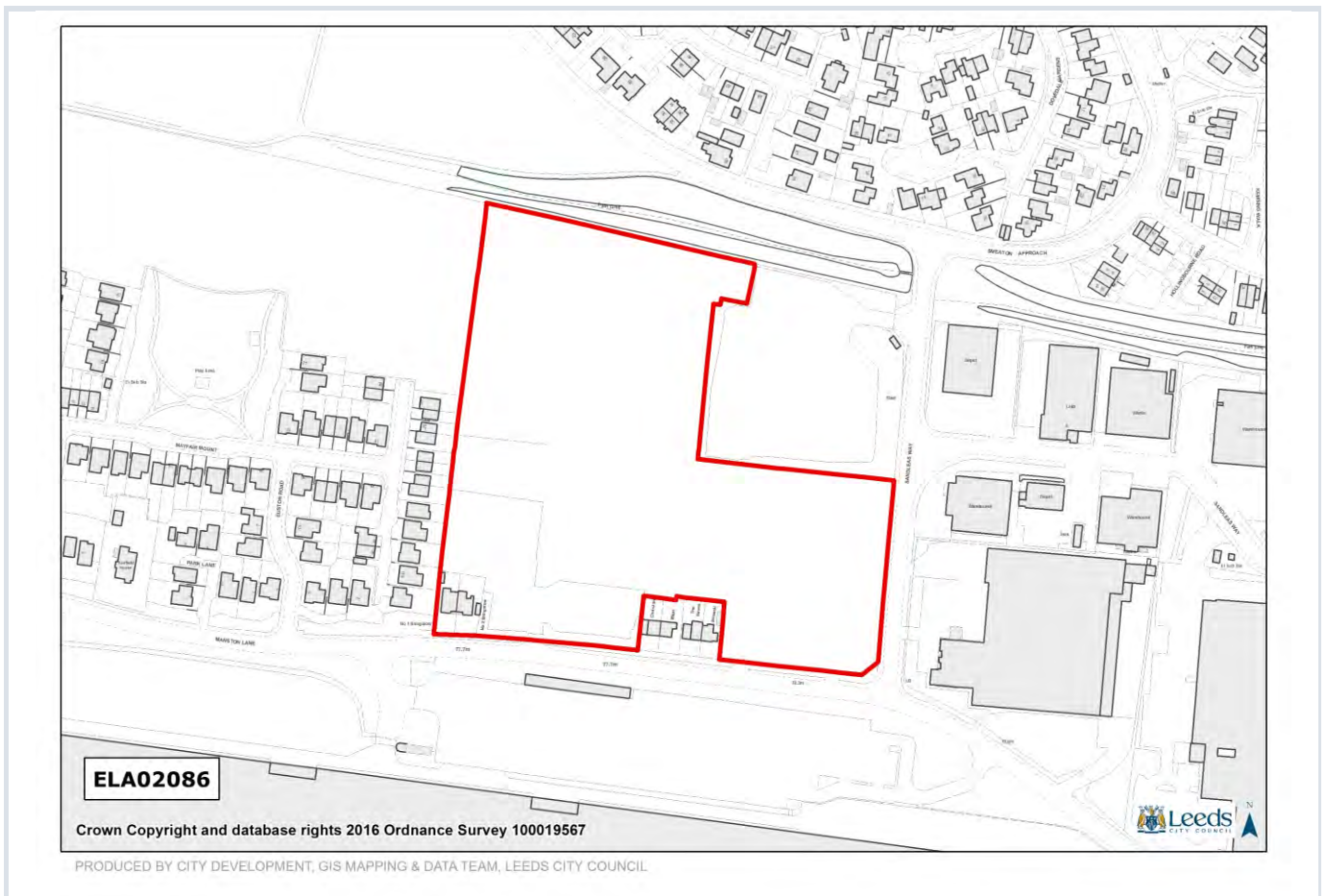
Site area (ha): 3.43

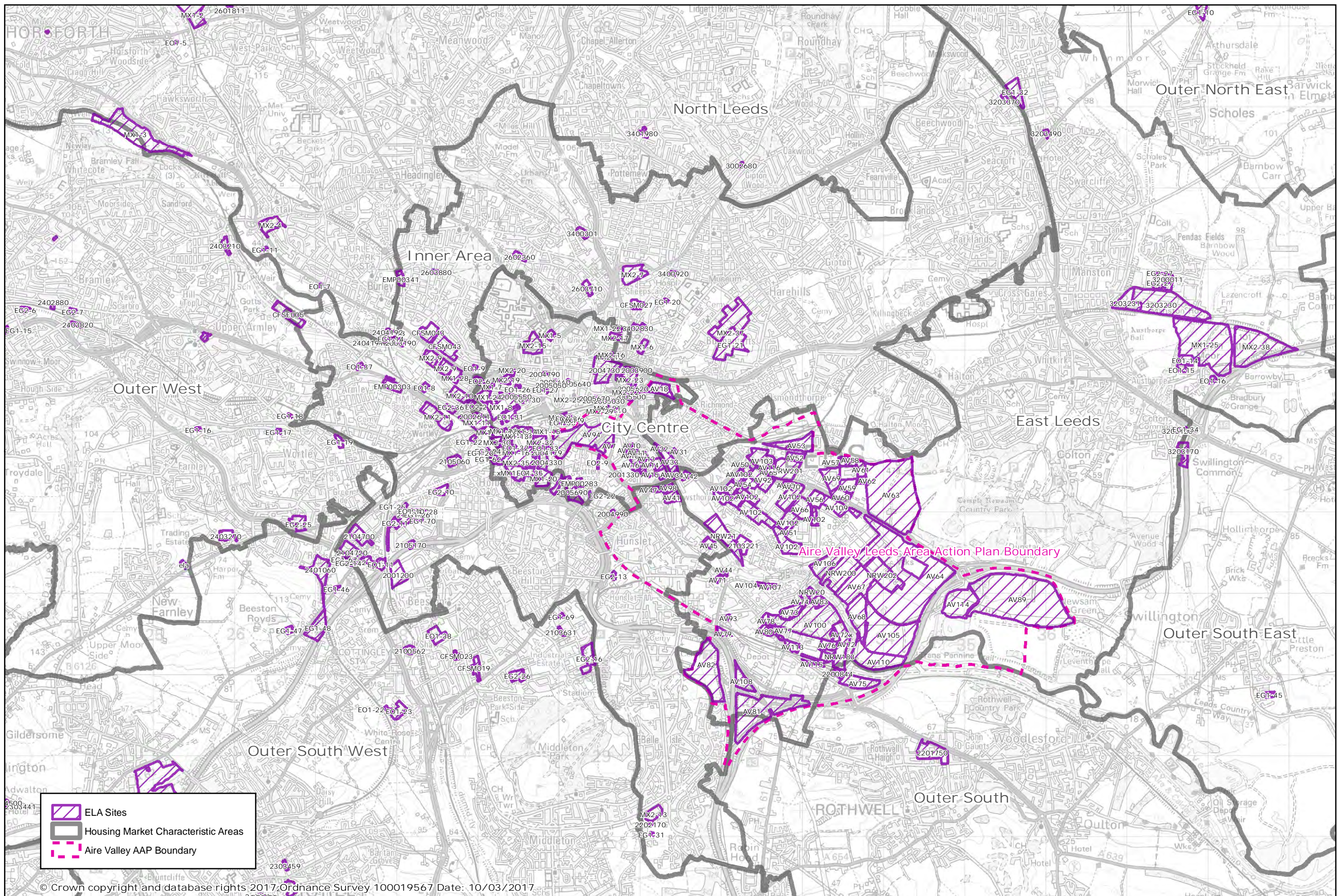
E: 437427

N: 434835

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

Site boundary plan





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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\ELA_Sites A3_HMCA.mxd
 PDFs: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS January 2017 Site Allocations A3_HMCA

HMCA
Inner Area



Leeds Employment Land Assessment 2016

ELA ref: ELA00067

Site alias: 2001200

Site area (ha): 4.22

E: 428011

N: 431234

Address: Elland Rd LS 11

General Attributes

Site Description:

n/a

Suitability:

No need for assessment. See Availability below.

Availability:

The site is currently used as a Park and Ride (permission granted under 13/03499/LA) with the residual area having permission for an ice rink. Not available for new employment allocation.

Achievability:

No need for assessment. See availability as above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2001200

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.21

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00067

Site alias: 2001200

Site area (ha): 4.22

E: 428011

N: 431234

Address: Elland Rd LS 11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1321.83
Nearest bus stop	13480
Nearest bus stop distance (m)	165.35

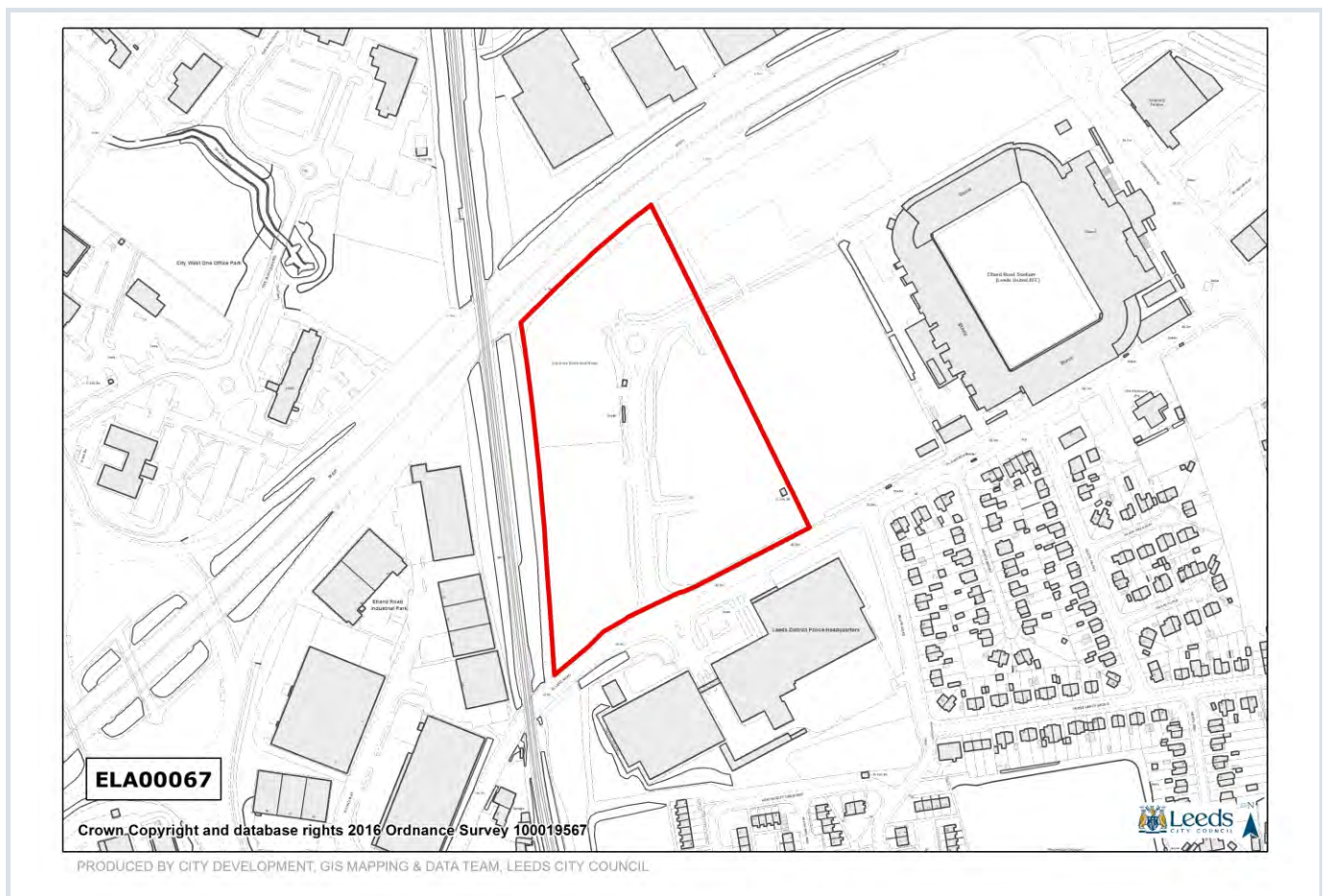
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	98.97
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00076

Site alias: 2001250

Site area (ha): 0.99

E: 428283

N: 431958

Address: Brown Lane LS 12

General Attributes

Site Description:

Cleared site on the south side of Brown Lane. Site combined with 2001251 and 2001252, and is currently under preparation.

Suitability:

Flat vacant site within a well established general employment area. Site carries UDP employment allocation, and complies with Policy EC1. Free from development constraints.

Availability:

Cleared and some planning interest expressed.

Achievability:

Well located flat site, cleared with no physical constraints. Planning interest expressed.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-27

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.99

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	New access required combine with 2001251 and 2001252
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		39	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		9	

Leeds Employment Land Assessment 2016

ELA ref: ELA00076

Site alias: 2001250

Site area (ha): 0.99

E: 428283

N: 431958

Address: Brown Lane LS 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1872.33
Nearest bus stop	8964
Nearest bus stop distance (m)	259.27

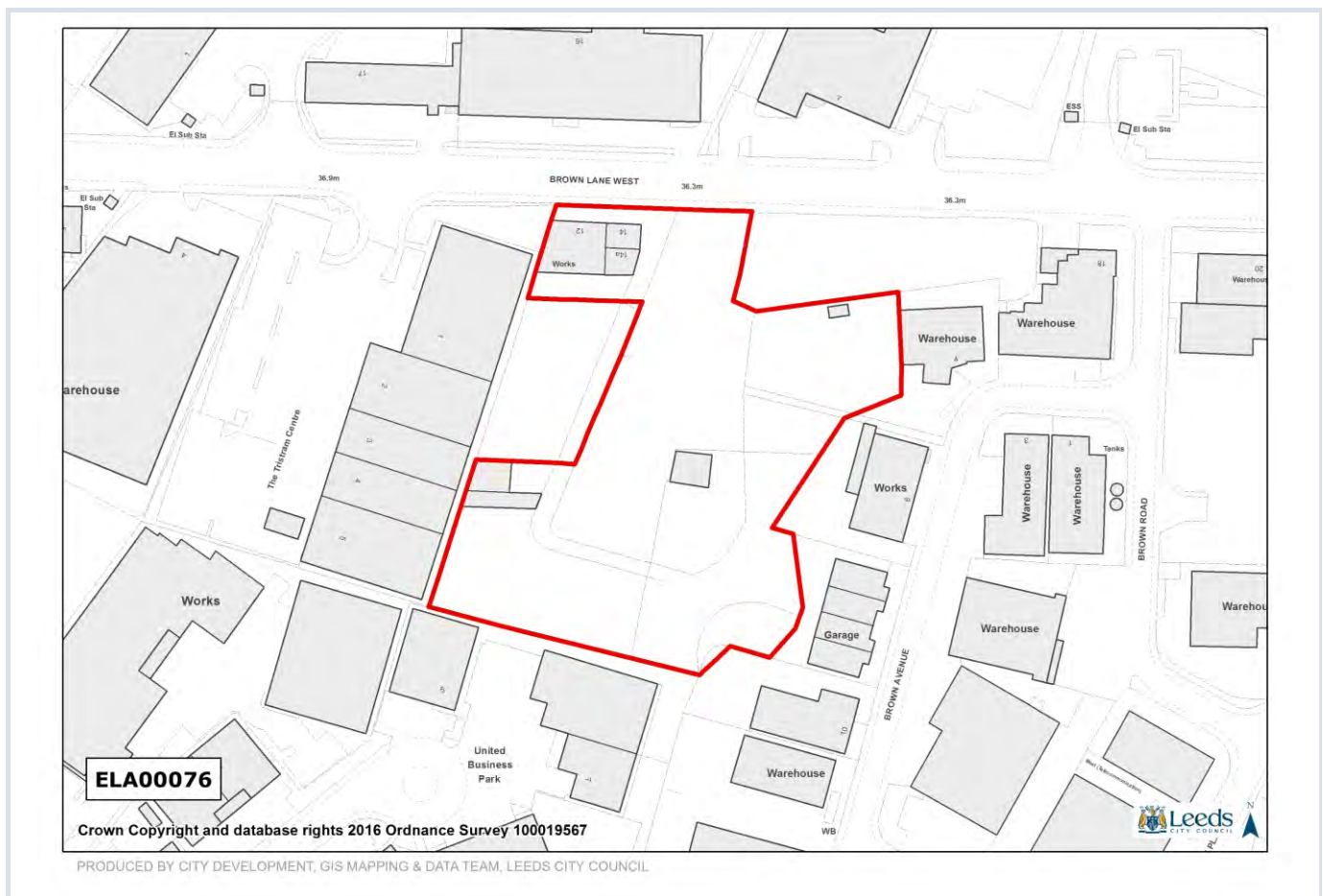
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00077

Site alias: 2001251

Site area (ha): 0.19

E: 428342

N: 432013

Address: Brown Lane LS 12

General Attributes

Site Description:

Flat site within established general employment area. Site assembly currently under preparation. Suitable available and deliverable for general employment use.

Suitability:

This site is scored well in physical and policy suitability tests. It is free from any contamination, reasonably accessible for general employment use, flat, achievable access by combining with neighbouring site, and free from environmental constraints. The site is in a well established employment area and general employment would accord fully with EC1.

Availability:

Site appears to be vacant, although no marketing board presented at the time of site visit.

Achievability:

This site is cleared and within an established industrial area. No planning permission for employment in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-28

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.18

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	combine with 2001250
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		39	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	No marketing board however site currently under clearance and preparation.
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00077

Site alias: 2001251

Site area (ha): 0.19

E: 428342

N: 432013

Address: Brown Lane LS 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1791.98
Nearest bus stop	8337
Nearest bus stop distance (m)	277.71

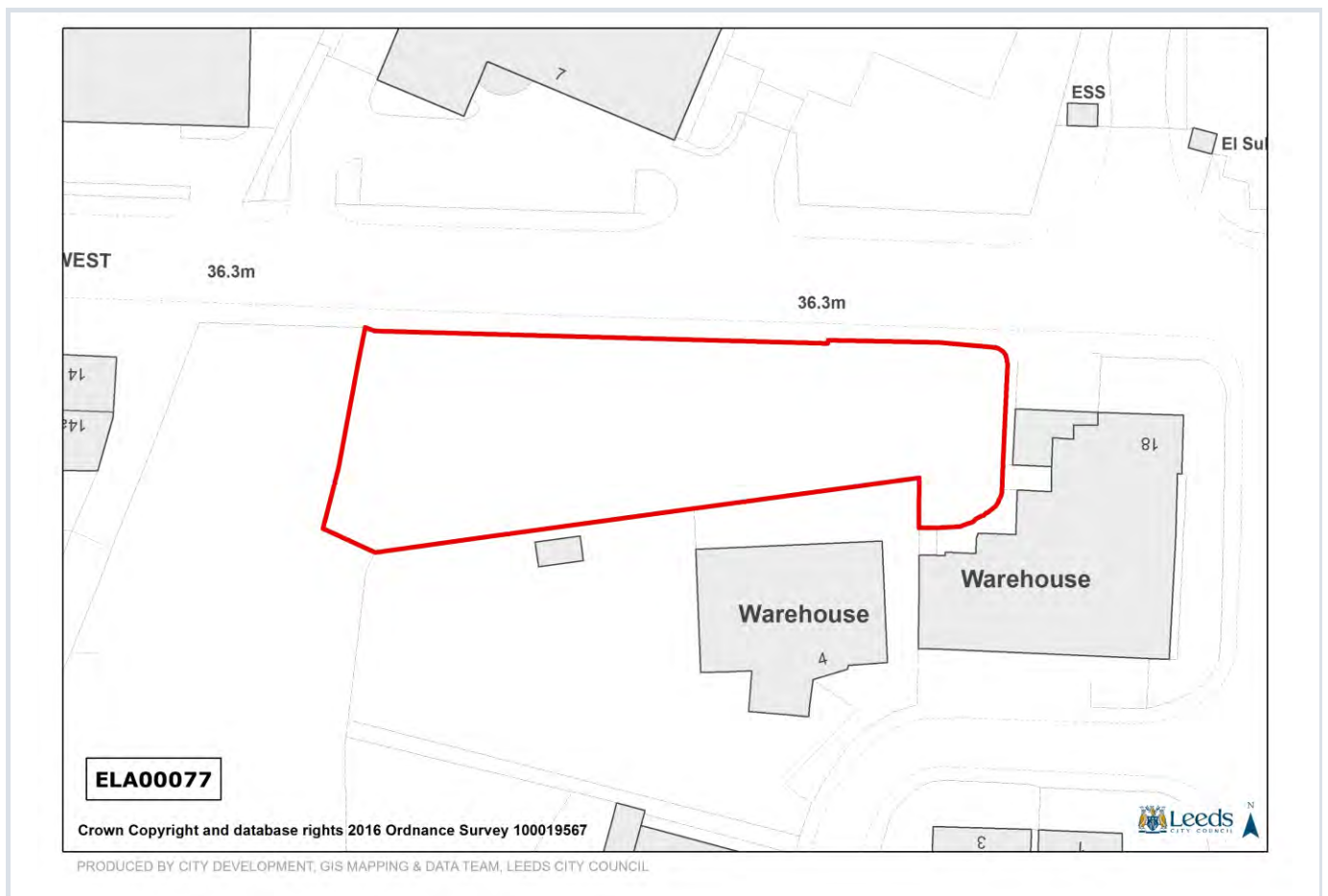
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00078

Site alias: 2001252

Site area (ha): 0.14

E: 428251

N: 431979

Address: Land Inc Plot 7 The Piggeries Brown Lane West LS 12

General Attributes

Site Description:

Generally flat site at prime location within established general employment area. Site seems to have merged with neighbouring land and currently under preparation for new employment development.

Suitability:

Site is free from other physical or policy constraints. Overall suitable site for general employment.

Availability:

Vacant site apparently available. No on site marketing board during site visit.

Achievability:

Site undergoing land assembly within established industrial area at Brown Lane West. No planning permission for employment over the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-26

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.13

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	access through 2001250
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	UDPR employment allocation.
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		39	
AVB1	Availability - Ownership	3	Unknown
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00078

Site alias: 2001252

Site area (ha): 0.14

E: 428251

N: 431979

Address: Land Inc Plot 7 The Piggeries Brown Lane West LS 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1883.58
Nearest bus stop	8964
Nearest bus stop distance (m)	222.07

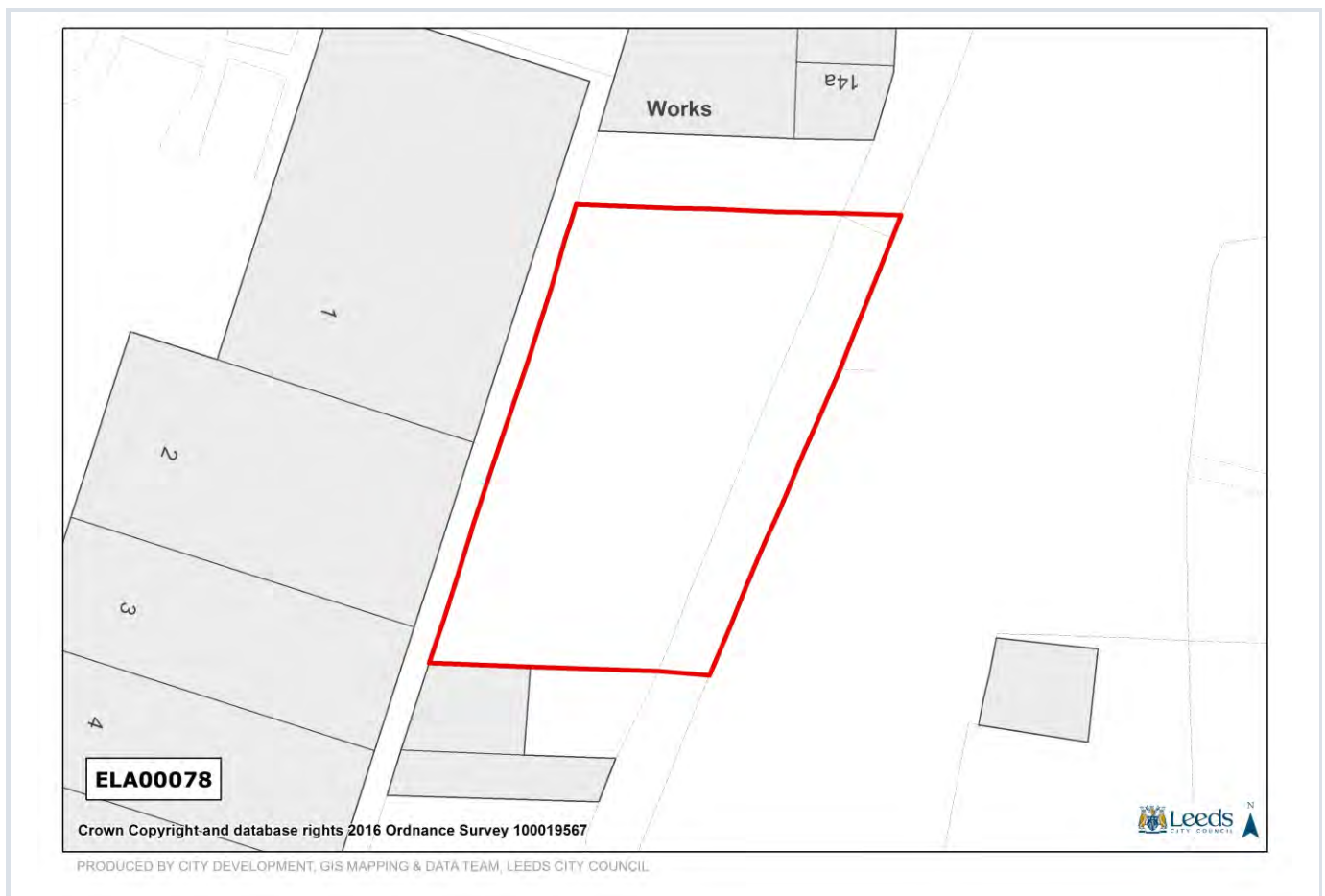
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00232

Site alias: 2002611

Site area (ha): 0.46

E: 428964

N: 433193

Address: Wellbridge Industrial Estate Graingers Way LS12

General Attributes

Site Description:

Site is currently used as a car park for various commercial premises along Graingers Way.

Suitability:

Possible land contamination from previous use and record shows this site has high risk of contamination. An area of the site is within SFRA flood risk zone 2. The site is likely to have impact on a Listed Building and mitigations would be necessary. These constraints can be mitigated. This is a highly accessible site for employment use, either office or light industry and would be policy compliant.

Availability:

Site is currently in use as a car park. However no demolition would be necessary prior to new development. No sign of marketing.

Achievability:

There is known interest for residential development of this site. As such, it is currently part of SHLAA Site 2027. A current housing proposal in the Site Allocation Plan Publication Draft HG2-113.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2002611

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access to adopted highway achievable
STB6	Suitability - Environmental constraints	3	The site is in the setting of a Listed Building.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Site is located within the City Centre boundary. Employment use (both office and industrial) accords fully with Ec1 and EC2.
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		32	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	Site currently used as a car park.
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	5	No clearance required.
MKT1	Achievability - Planning interest	2	Known interest for residential development.
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA00232

Site alias: 2002611

Site area (ha): 0.46

E: 428964

N: 433193

Address: Wellbridge Industrial Estate Graingers Way LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	727.85
Nearest bus stop	789
Nearest bus stop distance (m)	181.94

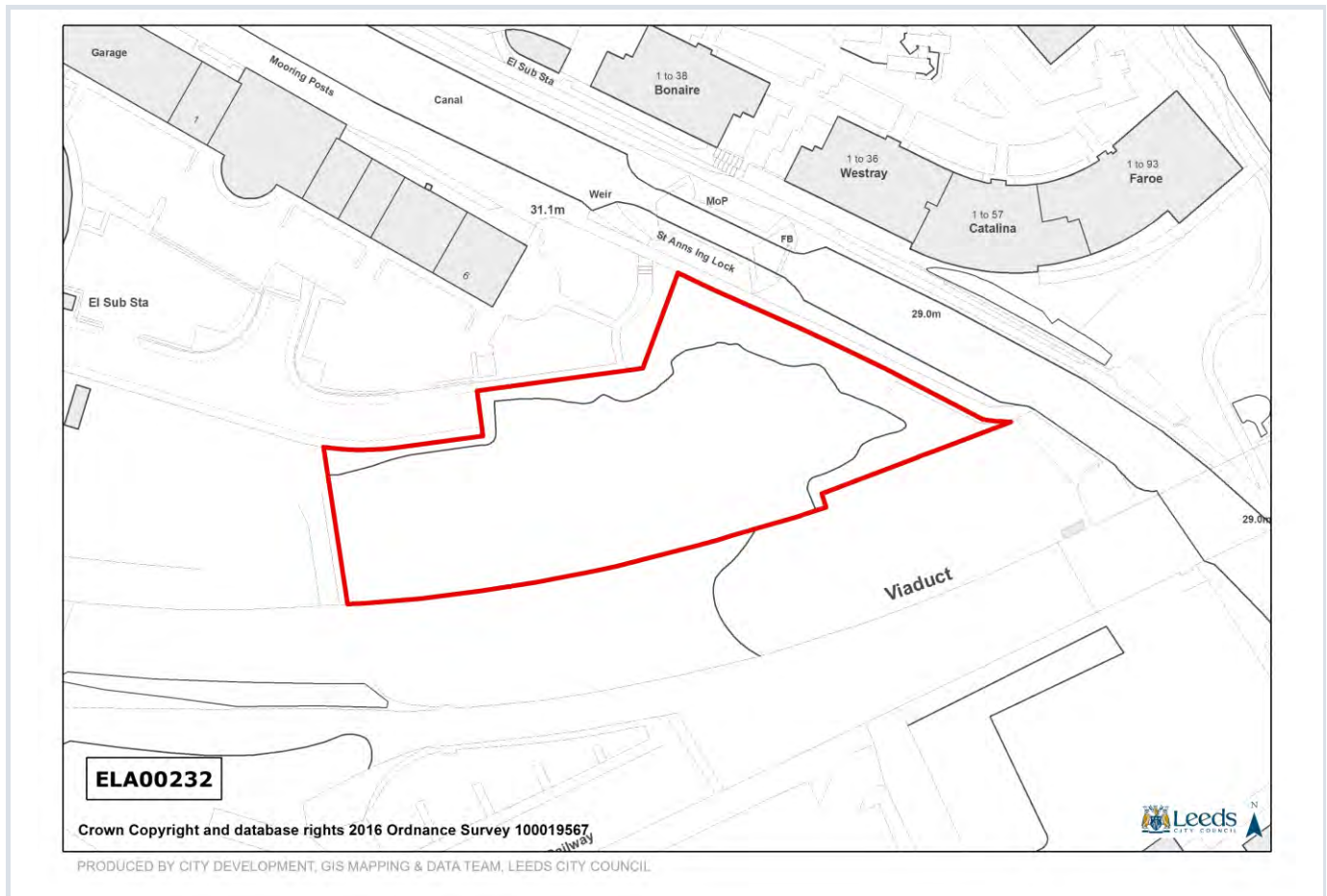
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00268

Site alias: 2003190

Site area (ha): 0.56

E: 428054

N: 434096

Address: Ex-lcc Depot Viaduct Road LS4

General Attributes

Site Description:

Site has a block of industrial units and car park. In existing use.

Suitability:

The current use is the implementation of 20/24/01/FU (permission granted in 2001), prior to this Plan Period. Site not available for new employment allocation.

Availability:

The current use is the implementation of 20/24/01/FU (permission granted in 2001), prior to this Plan Period. Site not available for new employment allocation.

Achievability:

The current use is the implementation of 20/24/01/FU (permission granted in 2001), prior to this Plan Period. Site not available for new employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2003190

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.56

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00268

Site alias: 2003190

Site area (ha): 0.56

E: 428054

N: 434096

Address: Ex-lcc Depot Viaduct Road LS4

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	1091.82
Nearest bus stop	8274
Nearest bus stop distance (m)	149.09

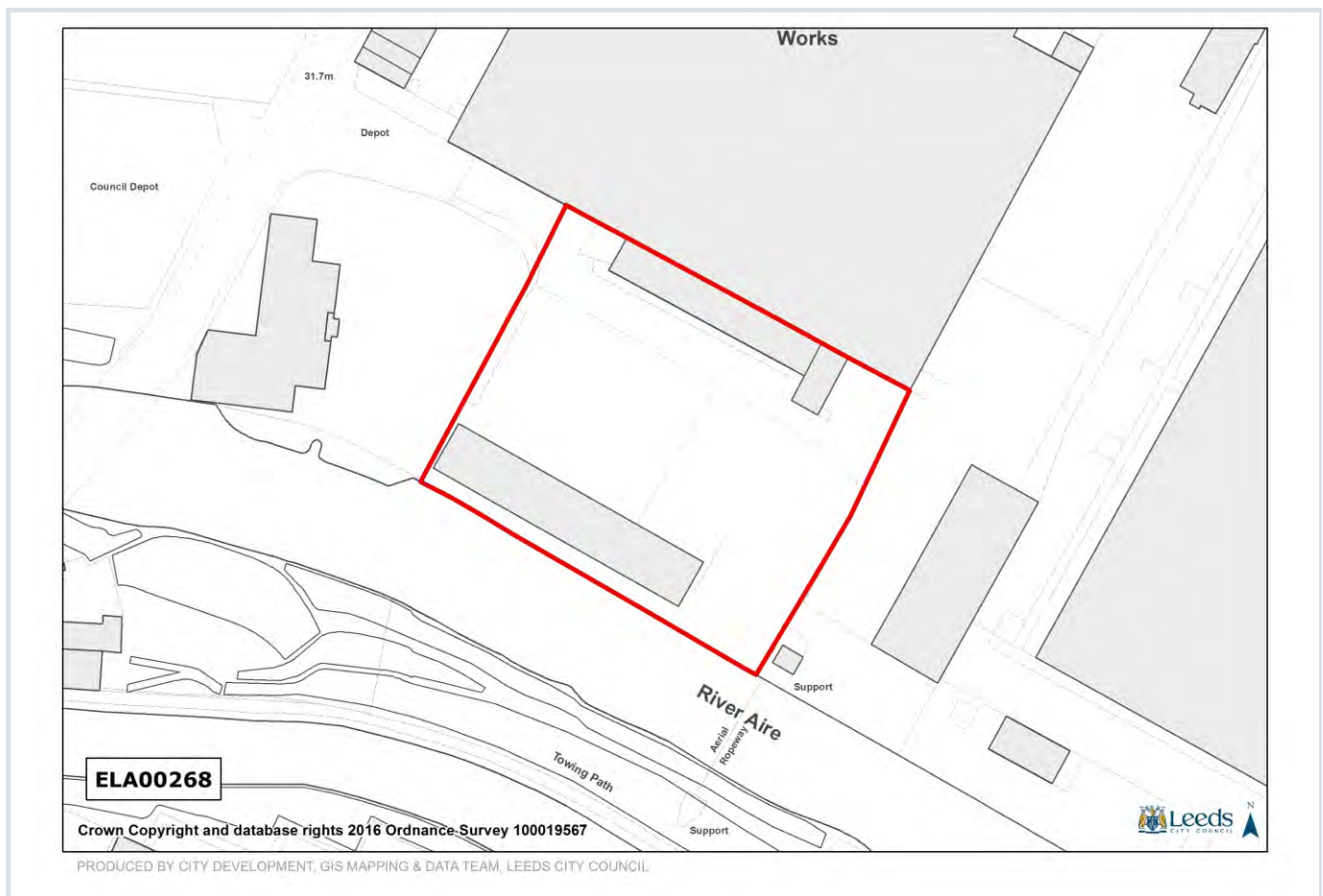
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	99.96
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00297

Site alias: 2004069

Site area (ha): 0.49

E: 428916

N: 433344

Address: Office Scheme Wellington Road & Gotts Road Leeds 12

General Attributes

Site Description:

City centre location and meet office accessibility standards.

Suitability:

Existing low rise office/data building appears to be suitable for redevelopment as a multi-storey building. The impact of redevelopment on the listed building (Roundhouse building to the west) would have to be assessed, but there is precedent for multi-storey buildings to the rear of Gotts Road. Flood risk mitigation might be necessary because site is within Flood Risk Zone 2. Site is highly accessible and flat. Contamination from previous land uses would have to be remediated as part of redevelopment.

Availability:

Site is in existing use as a Internet Data Centre.

Achievability:

Lapsed outline permission for office/ residential use (granted in 2004).

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO2-2

Plan status: Allocated for employment use (office)

Plan capacity - office (sqm): 20370

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access from Gotts Road
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		33	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	Currently Internet Data Centre.
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	3	Site seems to be in active use.
MKT1	Achievability - Planning interest	4	recent lapsed outline permission for mixed use scheme including office development.
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA00297

Site alias: 2004069

Site area (ha): 0.49

E: 428916

N: 433344

Address: Office Scheme Wellington Road & Gotts Road Leeds 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	790.86
Nearest bus stop	789
Nearest bus stop distance (m)	125.00

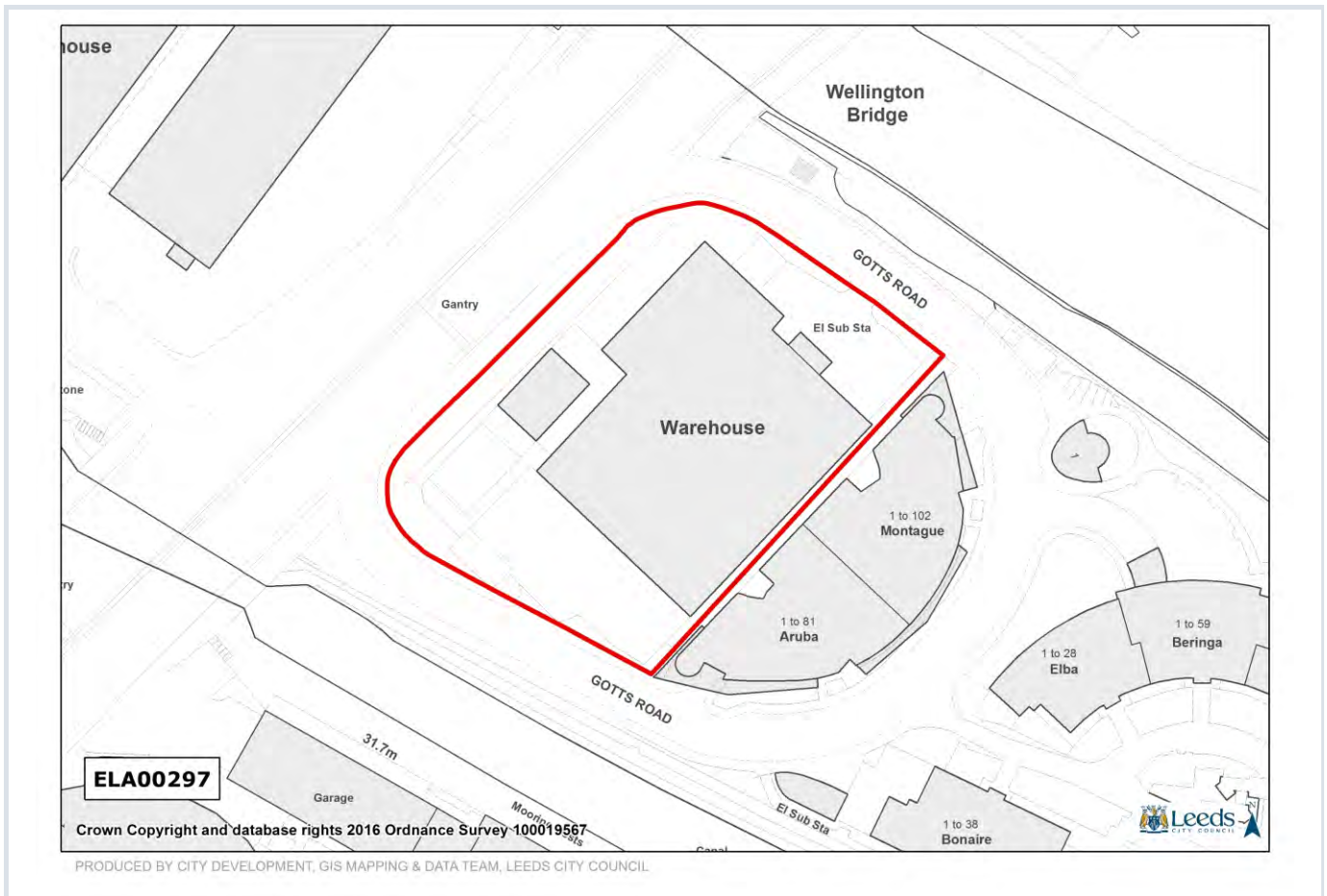
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00346

Site alias: 2004990

Site area (ha): 0.35

E: 430666

N: 431991

Address: Jack Lane/grape Street Hunslet LS10

General Attributes

Site Description:

Site has existing employment use.

Suitability:

The current use is implementation of 09/03056/FU (3 business units) approved on 5.11.2009, prior to this Plan Period. Land no longer available for new employment allocation.

Availability:

The current use is implementation of 09/03056/FU (3 business units) approved on 5.11.2009, prior to this Plan Period. Land no longer available for new employment allocation.

Achievability:

The current use is implementation of 09/03056/FU (3 business units) approved on 5.11.2009, prior to this Plan Period. Land no longer available for new employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2004990

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 1440

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00346

Site alias: 2004990

Site area (ha): 0.35

E: 430666

N: 431991

Address: Jack Lane/grape Street Hunslet LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1545.66
Nearest bus stop	7870
Nearest bus stop distance (m)	309.49

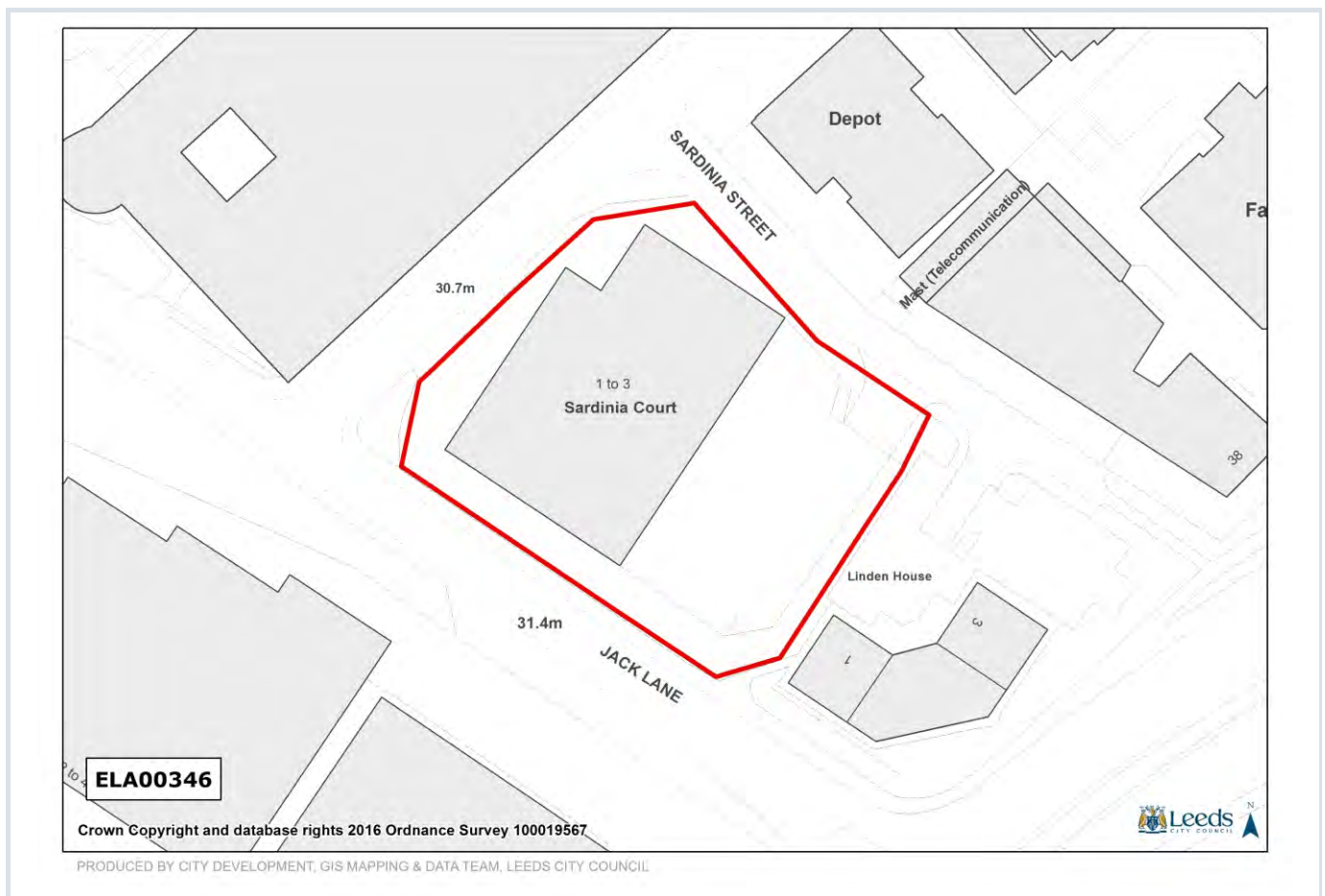
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.01
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00380

Site alias: 2005600

Site area (ha): 8.61

E: 428518

N: 434116

Address: Kirkstall Road, Studio Road, And Park Road, Kirkstall, Leeds

General Attributes

Site Description:

Site in existing employment use, hence not appropriate for employment allocation

Suitability:

Site in existing employment use, hence not appropriate for employment allocation

Availability:

Site in existing employment use, hence not appropriate for employment allocation

Achievability:

Site in existing employment use, hence not appropriate for employment allocation

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFSM043

Plan status: Not allocated for mixed use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 8.61

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00380

Site alias: 2005600

Site area (ha): 8.61

E: 428518

N: 434116

Address: Kirkstall Road, Studio Road, And Park Road, Kirkstall, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	1227.66
Nearest bus stop	497
Nearest bus stop distance (m)	116.11

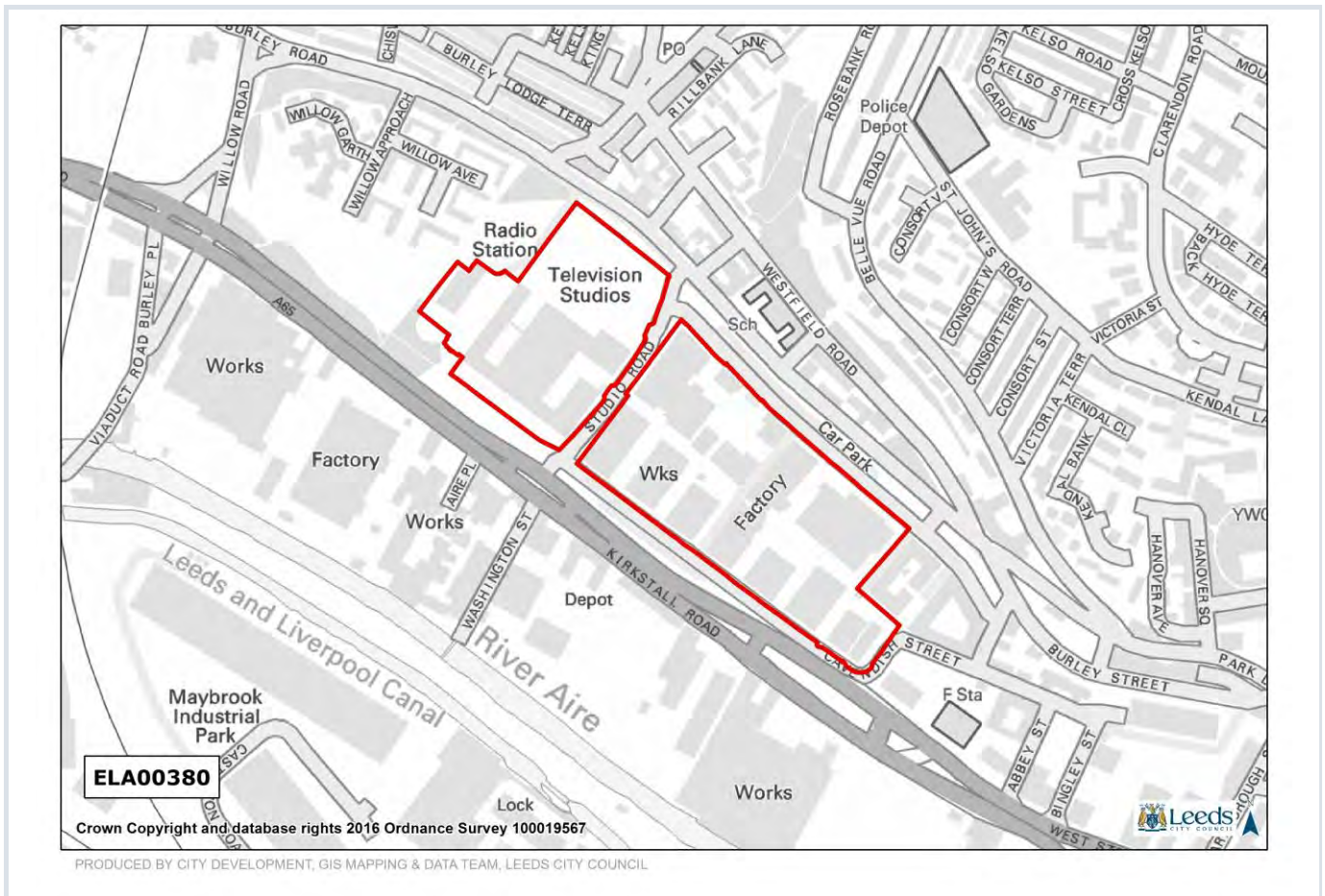
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00388

Site alias: 2005680

Site area (ha): 2.48

E: 428776

N: 433449

Address: Wellington Road Industrial Estate, Wellington Road, Leeds, LS12 2ue

General Attributes

Site Description:

Currently in use.

Suitability:

This is a highly accessible site on the City Centre Fringe. Possible contamination present due to previous use. Site is in SFRA flood Zone 2 and mitigation would be required. The site is in the setting of a Listed Building. However none of these can not be mitigated or enhanced by good design. Fringe of City Centre location means that this site would comply with EC1 and EC2 for any employment use.

Availability:

Land is currently occupied but in single ownership.

Achievability:

Site being proposed by land owner and has been subject to developer interest for predominant residential scheme including office uses given the close proximity to City Centre.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-10

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 5000

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00388

Site alias: 2005680

Site area (ha): 2.48

E: 428776

N: 433449

Address: Wellington Road Industrial Estate, Wellington Road, Leeds, LS12 2ue

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	951.59
Nearest bus stop	11060
Nearest bus stop distance (m)	158.23

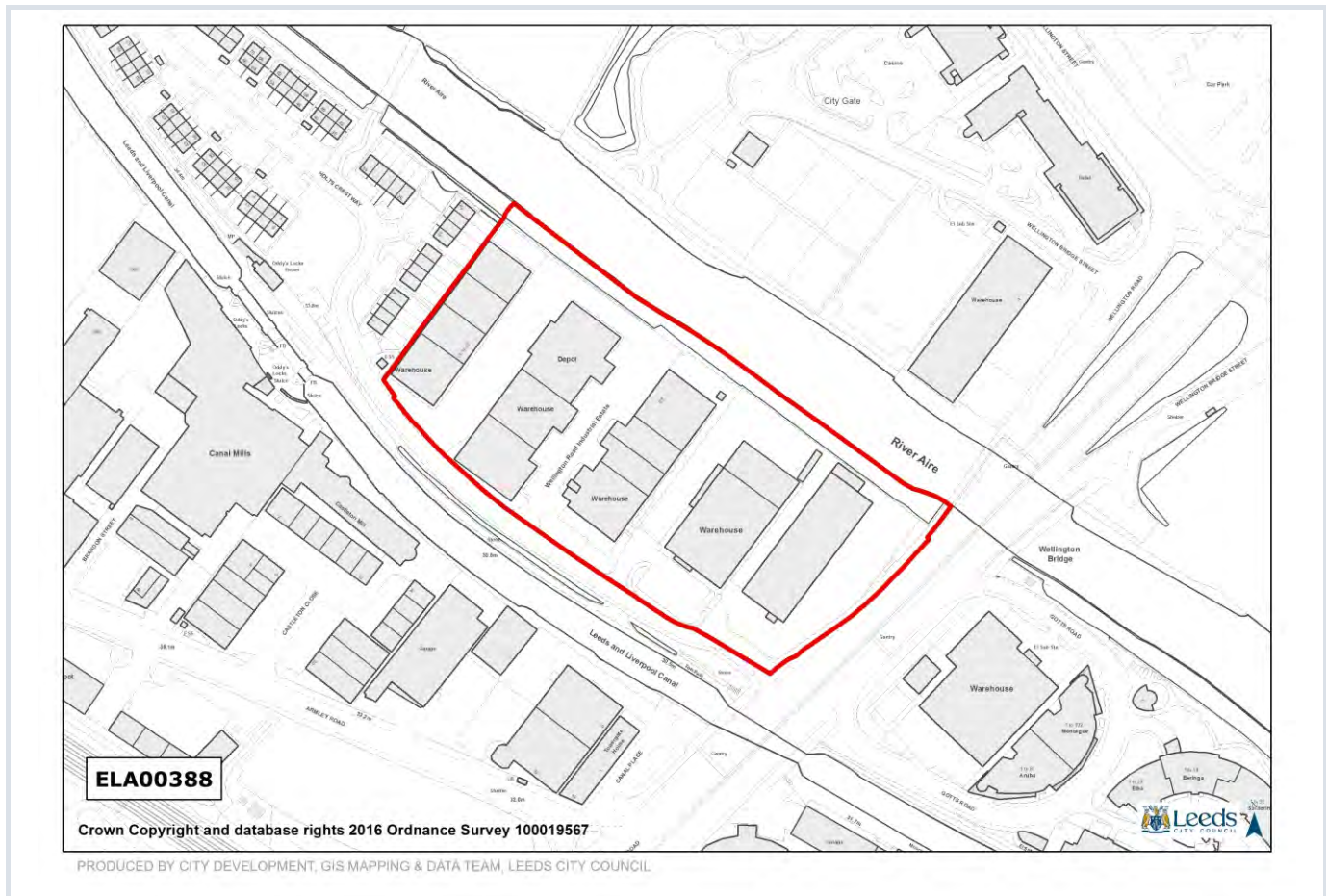
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00390

Site alias: 2005700

Site area (ha): 0.69

E: 428345

N: 433542

Address: Armley Road, Armley, Leeds

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for change of use from A1 retail to B1 office development and ancillary use (14/01384/FU). This is an Identified Office site in Site Allocation Publication Draft EO1-8.

Availability:

Site has extant planning permission for change of use from A1 retail to B1 office development and ancillary use (14/01384/FU). This is an Identified Office site in Site Allocation Publication Draft EO1-8.

Achievability:

Site has extant planning permission for change of use from A1 retail to B1 office development and ancillary use (14/01384/FU). This is an Identified Office site in Site Allocation Publication Draft EO1-8.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-8

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 2245

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00390

Site alias: 2005700

Site area (ha): 0.69

E: 428345

N: 433542

Address: Armley Road, Armley, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1392.15
Nearest bus stop	9598
Nearest bus stop distance (m)	55.60

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00393

Site alias: 2005760

Site area (ha): 0.31

E: 428958

N: 433780

Address: Maxis Restaurant 6 Bingley Street Leeds LS3 1lx

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission approved on 08/04/2014 under 13/01198/OT for mixed use development consisting of office and retail development. No need for assessment.

Availability:

Site has extant permission approved on 08/04/2014 under 13/01198/OT for mixed use development consisting of office and retail development. No need for assessment.

Achievability:

Site has extant permission approved on 08/04/2014 under 13/01198/OT for mixed use development consisting of office and retail development. No need for assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-9

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 7330

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00393

Site alias: 2005760

Site area (ha): 0.31

E: 428958

N: 433780

Address: Maxis Restaurant 6 Bingley Street Leeds LS3 1lx

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	100.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	940.74
Nearest bus stop	5725
Nearest bus stop distance (m)	125.60

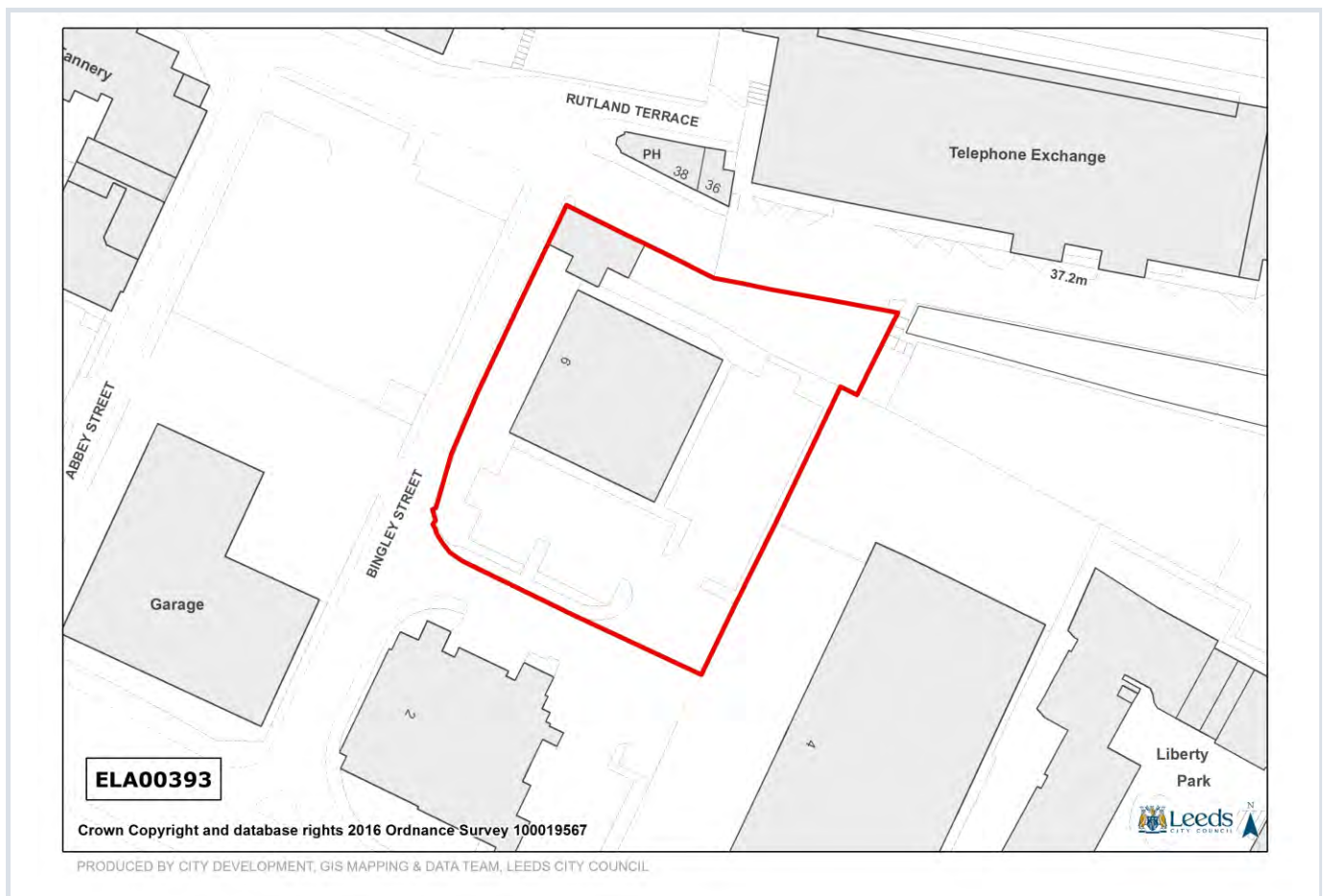
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA00606

Site alias: 2103380

Site area (ha): 1.41

E: 427805

N: 431363

Address: City West Office Park Gelderd Road Leeds 12

General Attributes

Site Description:

Vacant grass land with limited tree cover.

Suitability:

This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. Site has extant permission for office blocks with Phase 1 built out (under 21/263/94/FU and renewed 21/172/96/RE). Consent will not lapse. No need for assessment.

Availability:

This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. Site has extant permission for office blocks with Phase 1 built out (under 21/263/94/FU and renewed 21/172/96/RE). Consent will not lapse. No need for assessment.

Achievability:

This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. Site has extant permission for office blocks with Phase 1 built out (under 21/263/94/FU and renewed 21/172/96/RE). Consent will not lapse. No need for assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-11

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 4160

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00606

Site alias: 2103380

Site area (ha): 1.41

E: 427805

N: 431363

Address: City West Office Park Gelderd Road Leeds 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1359.74
Nearest bus stop	13458
Nearest bus stop distance (m)	226.33

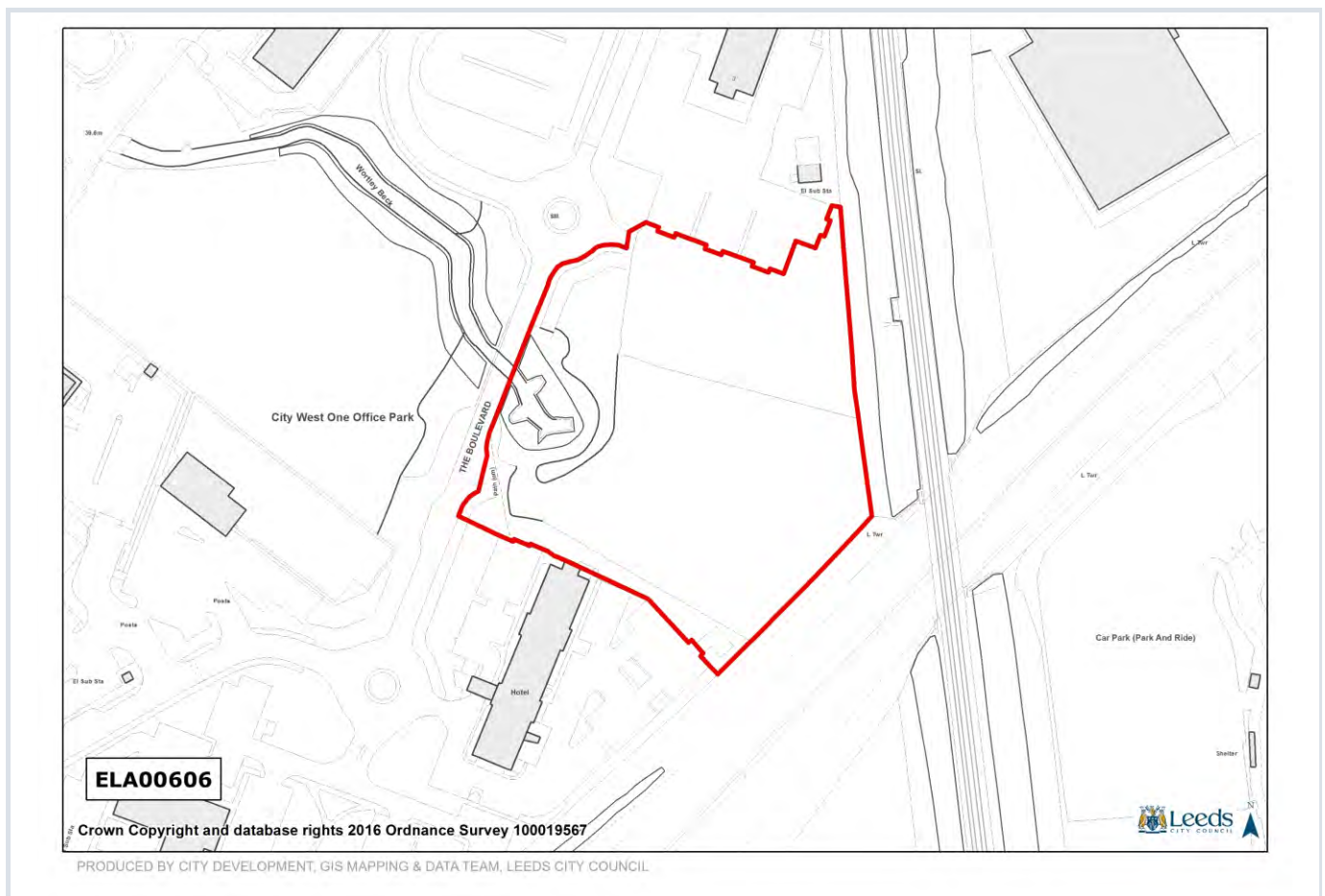
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00611

Site alias: 2103385

Site area (ha): 0.99

E: 427662

N: 431397

Address: Gelderd Road Leeds 12

General Attributes

Site Description:

Vacant site being part of a Business Park (City West) off Gelderd Road in the Main Urban Area of Leeds.

Suitability:

Site located in an existing business park which accords with the locational criteria for general employment uses set out under Core Strategy Policy EC1 and EC2. The only apparent development constraint is flood risk (zone 3).

Availability:

Site is cleared and available. However no on site marketing board present at the time of site visit in early 2016.

Achievability:

Remaining land within existing business park is available subject to market demand. No planning permission for employmen in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-12

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.99

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	4	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Good existing access
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		34	
AVB1	Availability - Ownership	3	Unknown
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00611

Site alias: 2103385

Site area (ha): 0.99

E: 427662

N: 431397

Address: Gelderd Road Leeds 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1355.75
Nearest bus stop	13458
Nearest bus stop distance (m)	81.33

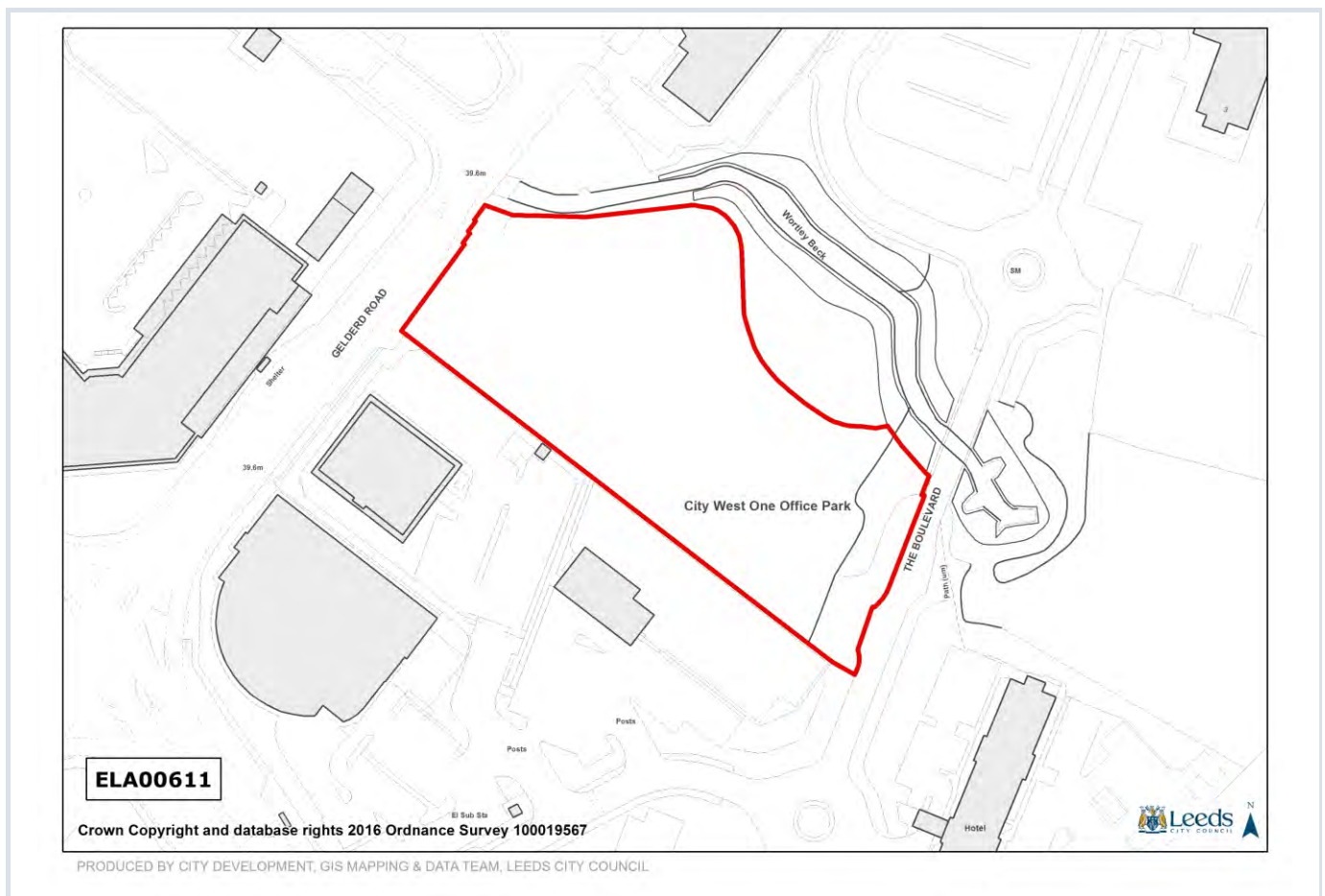
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00700

Site alias: 2104060

Site area (ha): 0.39

E: 428941

N: 432908

Address: S/o 30 Springwell Road Holbeck Leeds 12

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission (13/05855/FU) for new general employment use within Plan Period.

Availability:

Site has extant permission (13/05855/FU) for new general employment use within Plan Period.

Achievability:

Site has extant permission (13/05855/FU) for new general employment use within Plan Period.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-22

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.39

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00700

Site alias: 2104060

Site area (ha): 0.39

E: 428941

N: 432908

Address: S/o 30 Springwell Road Holbeck Leeds 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	802.41
Nearest bus stop	268
Nearest bus stop distance (m)	46.62

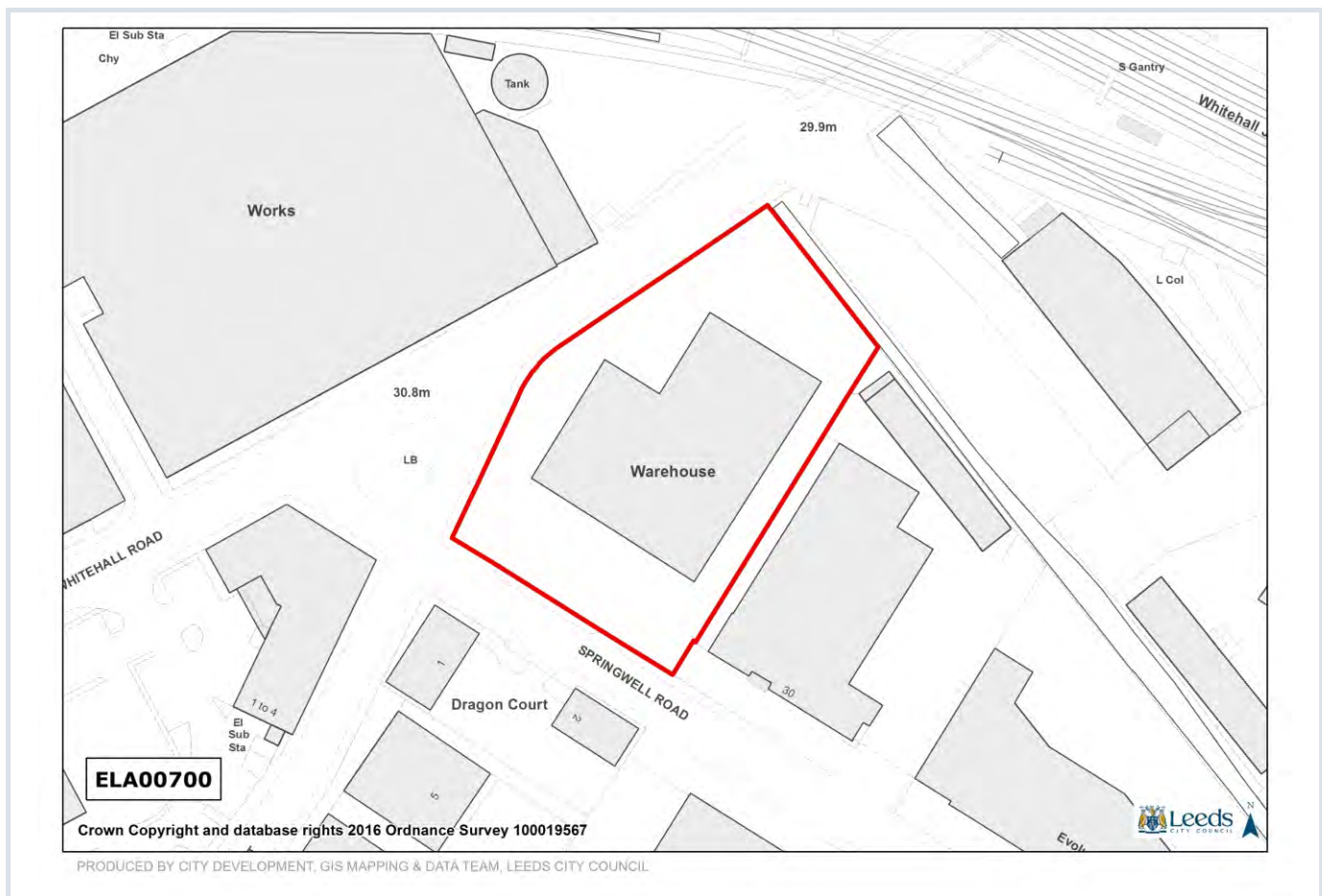
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00705

Site alias: 2104130

Site area (ha): 0.24

E: 428102

N: 432075

Address: 139 Gelderd Road Leeds 12

General Attributes

Site Description:

This is a prominent corner plot at the junction of Gelderd Road and Brown Lane West, an area of established general employment use. The site is currently temporarily occupied by a car wash business.

Suitability:

Prior to the car wash this site was a petrol station, which would be likely to have left land contaminated. Other than contamination, the site scores well for suitability, being free from flood risk, in a highly accessible location, flat with existing access points, free from other environmental constraints and within an established industrial area. General employment would also accord fully with EC2, whilst office proposal would be contrary to EC2 due to the out of centre location.

Availability:

Site is currently occupied temporarily by a hand car wash business.

Achievability:

Site has a very recently lapsed planning permission for industrial use. The application was given permission in April 2005 and renewed in May 2010.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-25

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.23

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	As existing building
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		37	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	Temporary car wash.
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	4	recently lapsed planning permission for 2 single storey wholesale warehouse units with 22 car park spaces (10/01201/EXT approved on 14.05.2010). It was a renewal of 21/325/04/FU.
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA00705

Site alias: 2104130

Site area (ha): 0.24

E: 428102

N: 432075

Address: 139 Gelderd Road Leeds 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1942.39
Nearest bus stop	8964
Nearest bus stop distance (m)	68.20

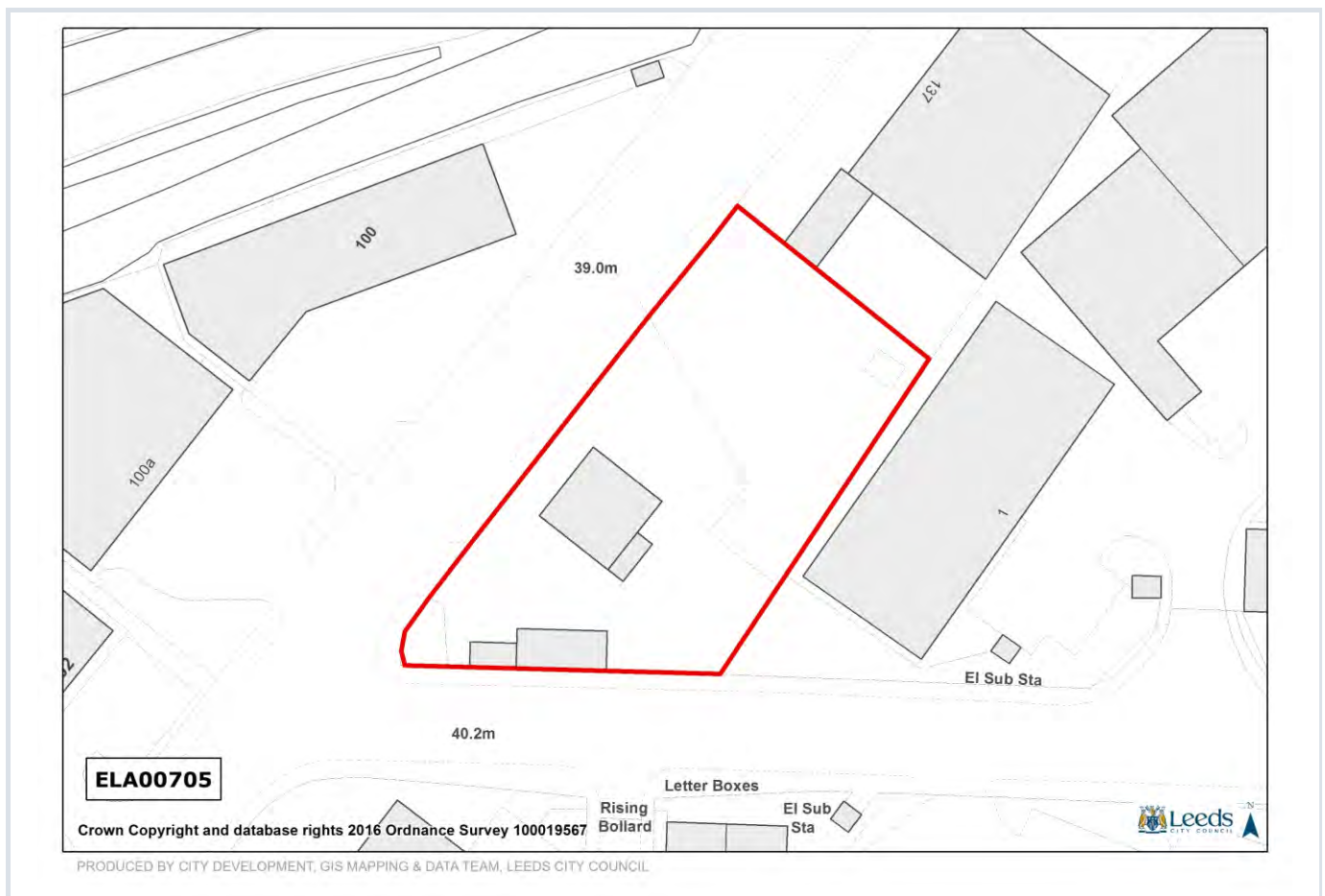
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.05
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00711

Site alias: 2104230

Site area (ha): 1.62

E: 427951

N: 431803

Address: Former Co-op Dairy Depot Gelderd Road LS12

General Attributes

Site Description:

Vacant buildings with large amount of hardstanding from previous use as a dairy depot.

Suitability:

Overall a suitable site but with identified constraint on contamination which can be mitigated. The site is generally flat at a highly accessible location within an existing commercial area.

Availability:

Site is vacant with existing buildings. Marketing board on site indicate that this is currently available.

Achievability:

Site was approved for car dealership, MOT/service centre under 15/05199/FU on 15.12.2015. Land is no longer available for new general employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-11

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.62

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access from Lowfields Road or Benyon Park Way
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	Within South Leeds Regeneration Area.
Total Suitability score:		37	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	3	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	1	Recent planning permission granted for a car dealership, MOT/service centre under 15/05199/FU on 15.12.2015.
Total Achievability score:		4	

Leeds Employment Land Assessment 2016

ELA ref: ELA00711

Site alias: 2104230

Site area (ha): 1.62

E: 427951

N: 431803

Address: Former Co-op Dairy Depot Gelderd Road LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1822.91
Nearest bus stop	9863
Nearest bus stop distance (m)	97.77

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00725

Site alias: 2104460

Site area (ha): 0.06

E: 428179

N: 432018

Address: Tristram Centre Brown Lane West LS12

General Attributes

Site Description:

n/a

Suitability:

Site was completed in Dec 2009, prior to Plan Period. It is noted that this site is an identified office site in the SAP Submission Version (EO1-10). Suggest EO1-10 be deleted because site is completed and no longer available.

Availability:

Site was completed in Dec 2009, prior to Plan Period. It is noted that this site is an identified office site in the SAP Submission Version (EO1-10). Suggest EO1-10 be deleted because site is completed and no longer available.

Achievability:

Site was completed in Dec 2009, prior to Plan Period. It is noted that this site is an identified office site in the SAP Submission Version (EO1-10). Suggest EO1-10 be deleted because site is completed and no longer available.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-10

Plan status: Identified office employment (UDP)

Plan capacity - office (sqm): 650

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00725

Site alias: 2104460

Site area (ha): 0.06

E: 428179

N: 432018

Address: Tristram Centre Brown Lane West LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1914.81
Nearest bus stop	8964
Nearest bus stop distance (m)	142.08

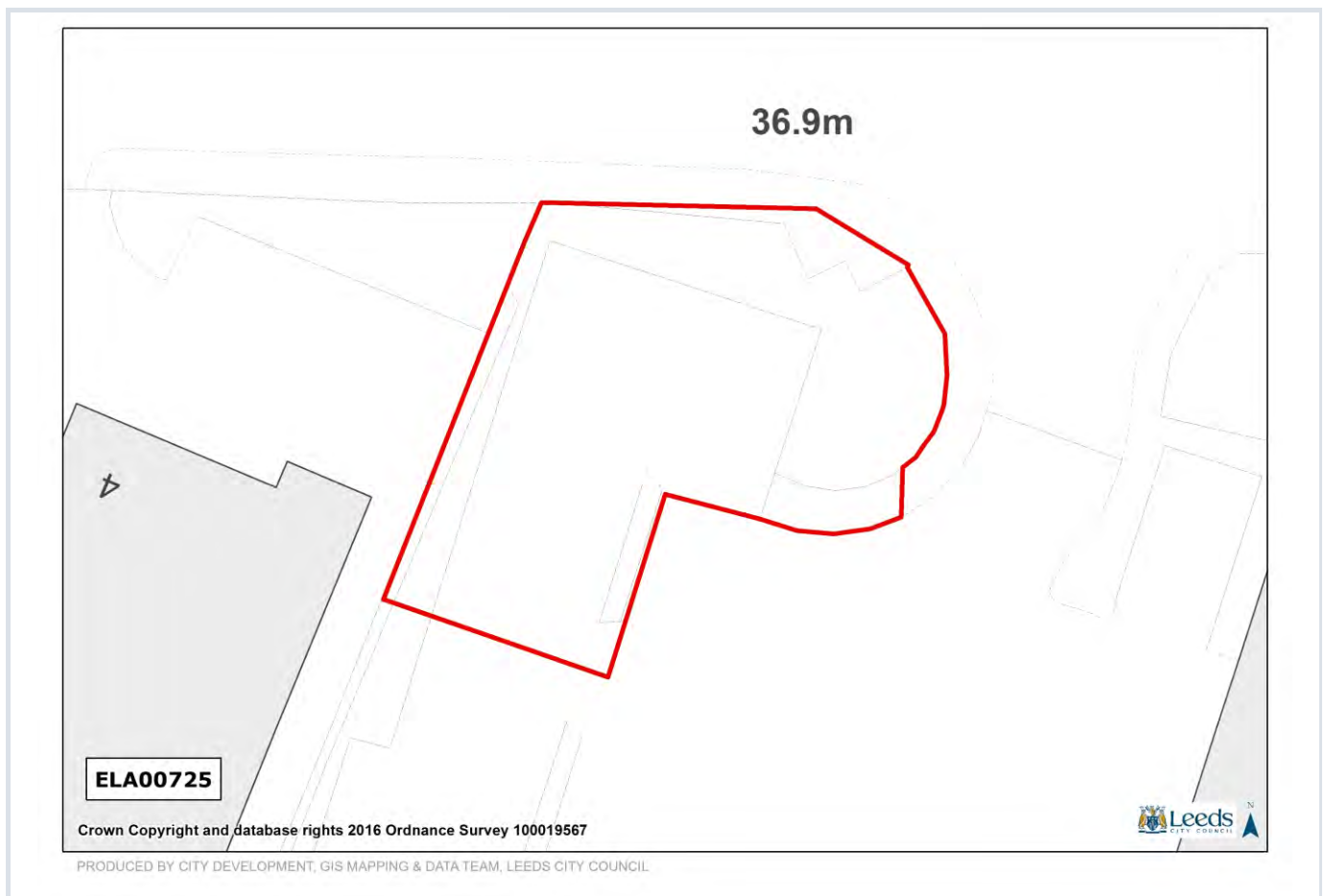
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00728

Site alias: 2104690

Site area (ha): 0.87

E: 428194

N: 431977

Address: Unit 4, Tristram Centre, Brown Lane West, LS12 6bp

General Attributes

Site Description:

n/a

Suitability:

Change of use office development (08/01088/FU approved in 2008), prior to Plan Period. No longer available for new employment allocation.

Availability:

Change of use office development (08/01088/FU approved in 2008), prior to Plan Period. No longer available for new employment allocation

Achievability:

Change of use office development (08/01088/FU approved in 2008), prior to Plan Period. No longer available for new employment allocation

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2104690

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.04

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00728

Site alias: 2104690

Site area (ha): 0.87

E: 428194

N: 431977

Address: Unit 4, Tristram Centre, Brown Lane West, LS12 6bp

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1928.61
Nearest bus stop	8964
Nearest bus stop distance (m)	170.02

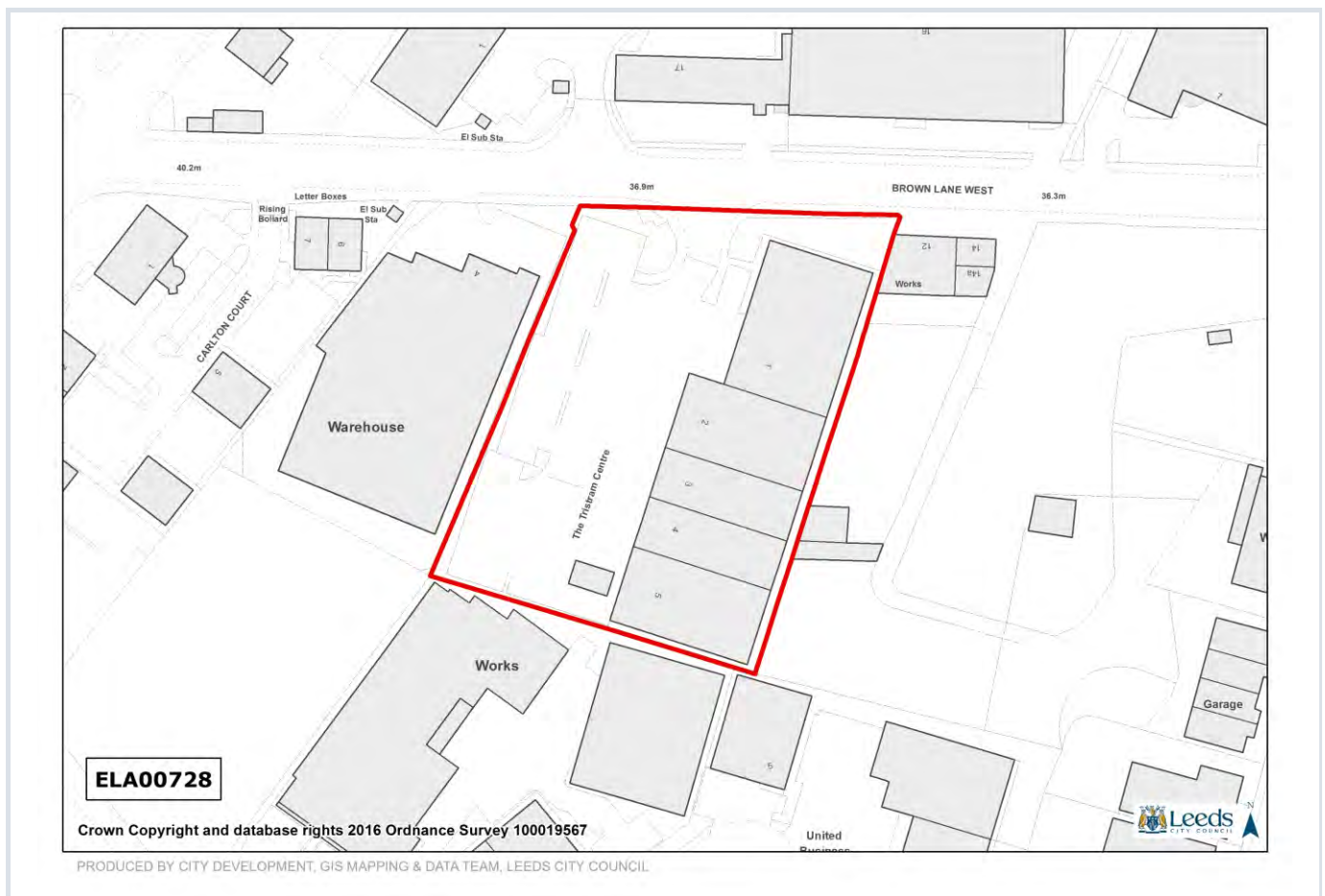
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.08
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00729

Site alias: 2104700

Site area (ha): 3.29

E: 427545

N: 431713

Address: Ex- Boc Works Gelderd Road LS12

General Attributes

Site Description:

n/a

Suitability:

Site has current waste use and is safeguarded in the adopted Natural Resources and Waste DPD (site reference 177).
Not available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2104700

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 3.28

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00729

Site alias: 2104700

Site area (ha): 3.29

E: 427545

N: 431713

Address: Ex- Boc Works Gelderd Road LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1650.97
Nearest bus stop	12529
Nearest bus stop distance (m)	199.29

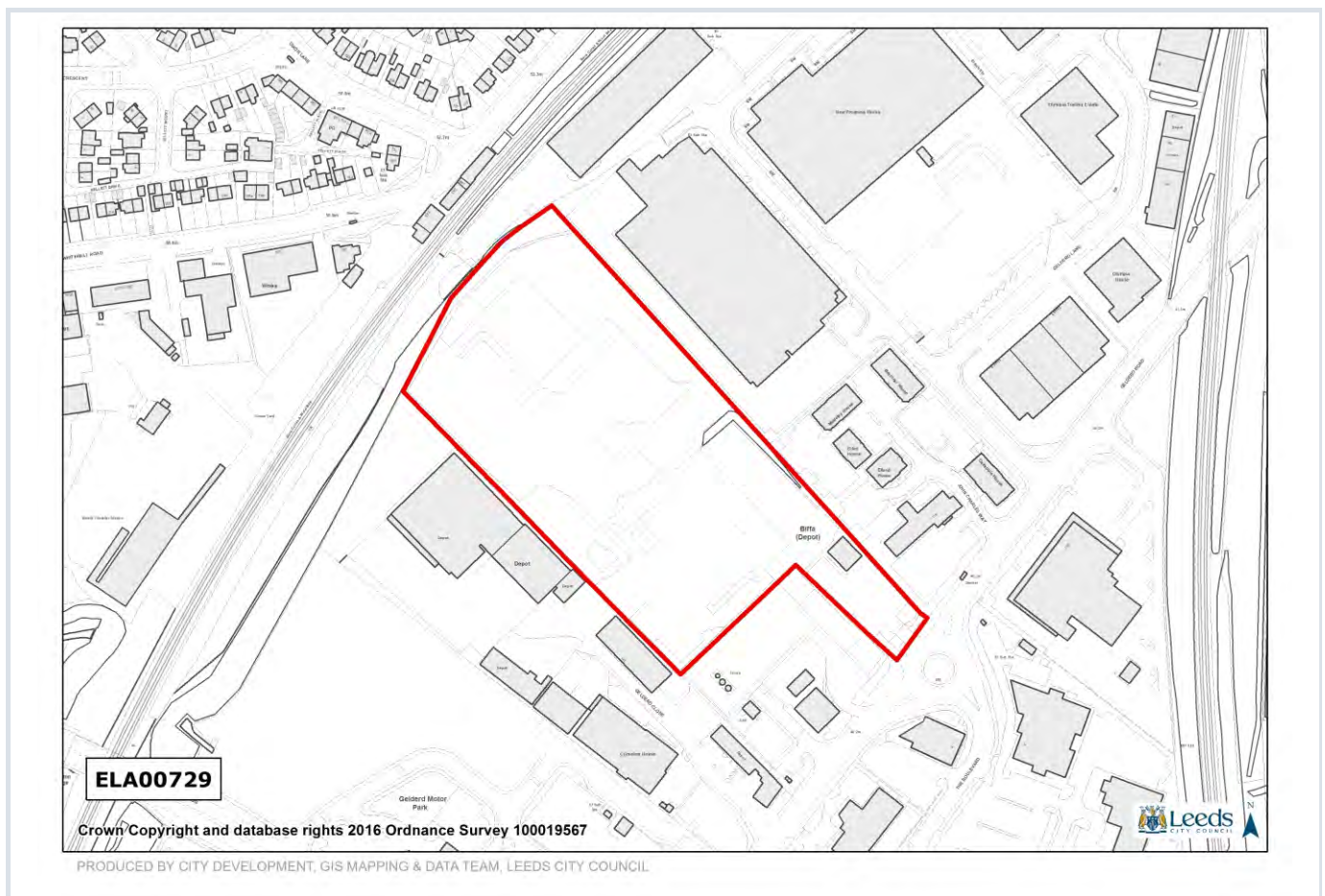
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00730

Site alias: 2104710

Site area (ha): 0.46

E: 430675

N: 431217

Address: Tulip Street Beza Street LS10

General Attributes

Site Description:

Flat vacant land currently part of City South Retail Park car park.

Suitability:

Possible land contamination is the only physical constraint. Site is near motorways and is well served by public transport. It is suitable for general employment use. Office would be contrary to EC2 due to out of centre location.

Availability:

No marketing board on site. This part of the car park appears to be underused.

Achievability:

Site has had prior planning permission for B1c and B2 use which has since lapsed.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-13

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.46

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access from Beza Strret would need to be improved/moved for intensified development
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	Near to but outside of Inner South and South Leeds RPAs.
Total Suitability score:		37	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	Currently used as a car park for City South retail park.
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		9	

Leeds Employment Land Assessment 2016

ELA ref: ELA00730

Site alias: 2104710

Site area (ha): 0.46

E: 430675

N: 431217

Address: Tulip Street Beza Street LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2205.01
Nearest bus stop	1363
Nearest bus stop distance (m)	46.45

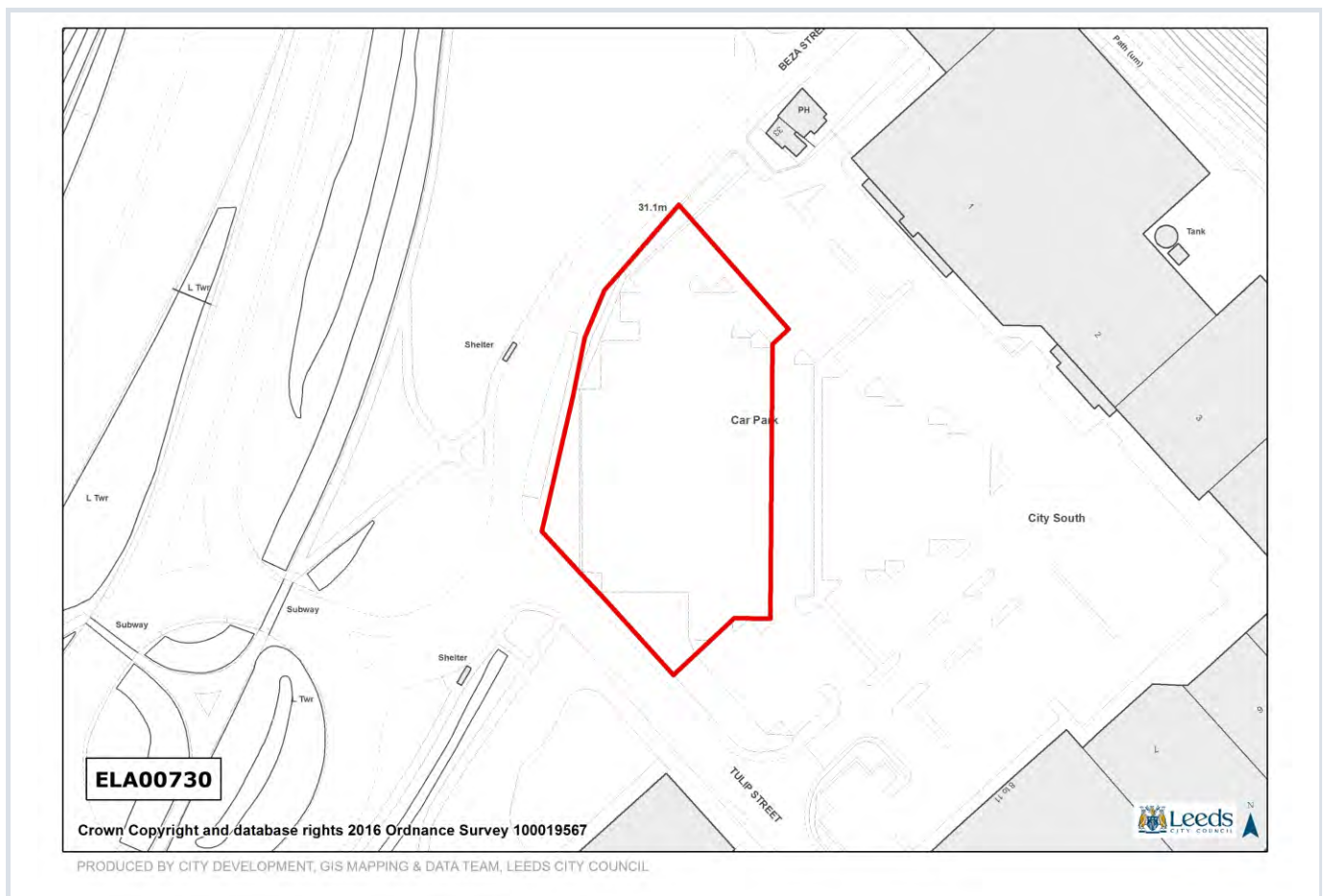
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.89
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00731

Site alias: 2104720

Site area (ha): 4.06

E: 427447

N: 431510

Address: Ring Road Beeston/ Gelderd Road LS12

General Attributes

Site Description:

n/a

Suitability:

Retail use has been established through the planning application process. Site has extant permission for various non employment use (car dealership more recently under 14/03978/RM, and retail uses under 11/01244/OT). Site unlikely to be available for new employment allocation.

Availability:

Retail use has been established through the planning application process. Site has extant permission for various non employment use (car dealership more recently under 14/03978/RM, and retail uses under 11/01244/OT). Site unlikely to be available for new employment allocation.

Achievability:

Retail use has been established through the planning application process. Site has extant permission for various non employment use (car dealership more recently under 14/03978/RM, and retail uses under 11/01244/OT). Site unlikely to be available for new employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2104720

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.06

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00731

Site alias: 2104720

Site area (ha): 4.06

E: 427447

N: 431510

Address: Ring Road Beeston/ Gelderd Road LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1441.64
Nearest bus stop	10341
Nearest bus stop distance (m)	138.57

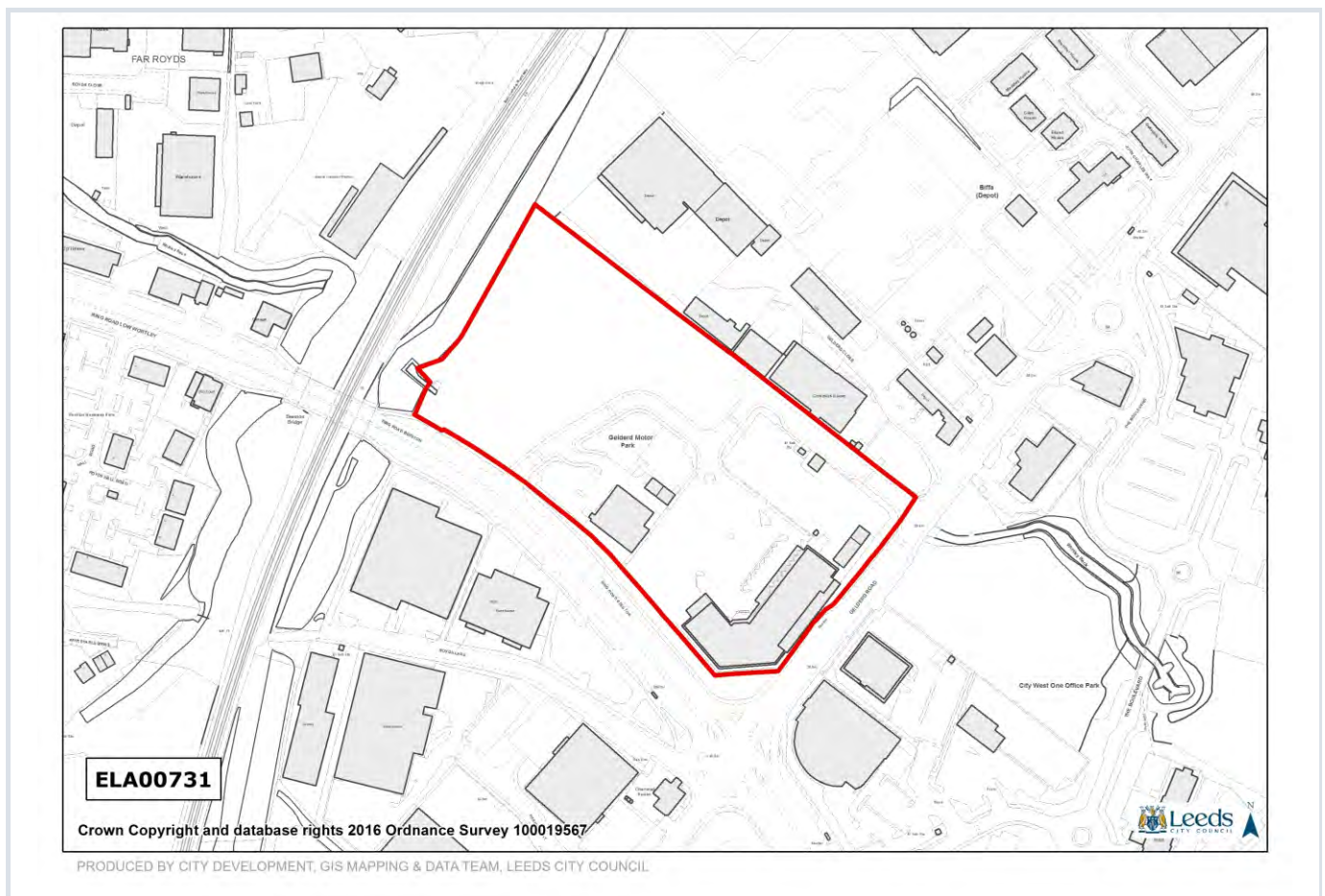
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00746

Site alias: 2105050

Site area (ha): 1.46

E: 428549

N: 432267

Address: Land At Brown Lane West Holbeck Leeds LS12

General Attributes

Site Description:

Cleared grassed site next to the Ingram distributor and south of the dismantled railway.

Suitability:

There are a few development constraints on this site: high risk of land contamination, layout and topography (which may restrict developable area), and shared access, all of which can potentially be mitigated. Nevertheless this site is located within an established industrial area at prime location, and general employment would accord fully with EC1. Office use would however be contrary to EC2 due to out of centre location.

Availability:

Site being actively marketed for sale for industrial use, and is currently available. Site is under single ownership and cleared.

Achievability:

Whilst there is no planning permission for employment in last 10 years, this site is cleared at a prime location. Some of the development constraints (as above under Suitability) might have an impact on viability.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-10

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.46

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	3	Triangle shape with raising northern boundary along the dismantled railway, and random 'bumps' within the land.
STB5	Suitability - Access to highways	4	Access through adjacent site
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		32	
AVB1	Availability - Ownership	5	LCC ownership. On market for sale.
AVB2	Availability - Occupancy	5	Overgrown land without permanent buildings or structures.
AVB3	Availability - Marketing	5	prominent marketing board by road side.
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00746

Site alias: 2105050

Site area (ha): 1.46

E: 428549

N: 432267

Address: Land At Brown Lane West Holbeck Leeds LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1470.04
Nearest bus stop	14145
Nearest bus stop distance (m)	194.53

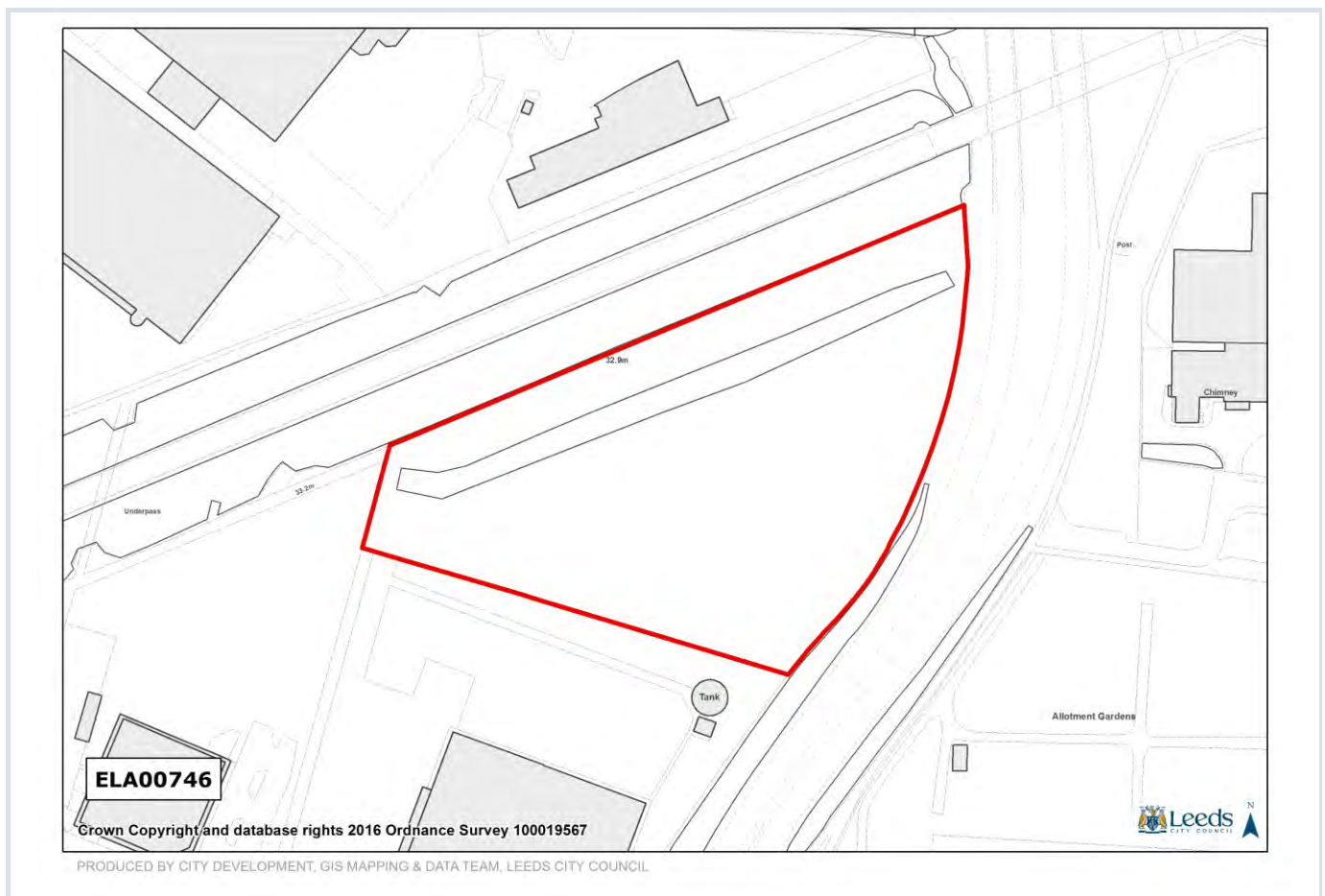
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	98.89
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00747

Site alias: 2105060

Site area (ha): 1.59

E: 428709

N: 432635

Address: Land At Sydenham Street Holbeck Leeds LS13

General Attributes

Site Description:

Well located site within commercial area bounded by A58 and A643. However this site has existing employment use on site. Namely The Leeds Brewery Company and Salford Van & Car Hire. The site is not available for new employment allocation.

Suitability:

No need to assess due to site accommodate existing employment uses and unavailable for new allocation.

Availability:

No need to assess due to site accommodate existing employment uses and unavailable for new allocation.

Achievability:

No need to assess due to site accommodate existing employment uses and unavailable for new allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2105060

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.59

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00747

Site alias: 2105060

Site area (ha): 1.59

E: 428709

N: 432635

Address: Land At Sydenham Street Holbeck Leeds LS13

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1129.82
Nearest bus stop	19
Nearest bus stop distance (m)	91.30

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Lynda Marilyn House



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

Leeds Employment Land Assessment 2016

ELA ref: ELA00748

Site alias: 2105070

Site area (ha): 0.11

E: 429031

N: 432737

Address: Site Of Former Lord Nelson Inn 22 Holbeck Lane Holbeck Leeds

General Attributes

Site Description:

Site is in middle of an established industrial area. It was formerly the Lord Nelson Inn which suffered fire damaged and has been subsequently cleared.

Suitability:

The site has no apparent physical barrier on suitability for employment use apart from flood risk which could be mitigated. A lapsed application 12/03172/FU was approved for the Change of use of a former public house to B1/B8 use & erection of two storey building with associated car parking & landscape. The permission was for the construction of new two storey building with total floor area of 528m². The space will be split into 33% office use, 57 % storage and warehouse use and 10% inspection and packing areas.

Availability:

Site cleared and available for development.

Achievability:

Land owner sought permission (14/01891/FU) for a temporary car wash which was refused. Subsequent enforcement appeals APP/N4720/C/14/2226716 and APP/N4720/A/14/2226704 were dismissed. The Inspector judged that the car wash would fail to conserve or enhance the designated heritage asset and notwithstanding the unsuccessful marketing of the site, the Inspector concluded that other uses could be viable. Overall, a suitable, available and achievable site for general employment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-23

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.11

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00748

Site alias: 2105070

Site area (ha): 0.11

E: 429031

N: 432737

Address: Site Of Former Lord Nelson Inn 22 Holbeck Lane Holbeck Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	802.38
Nearest bus stop	791
Nearest bus stop distance (m)	223.78

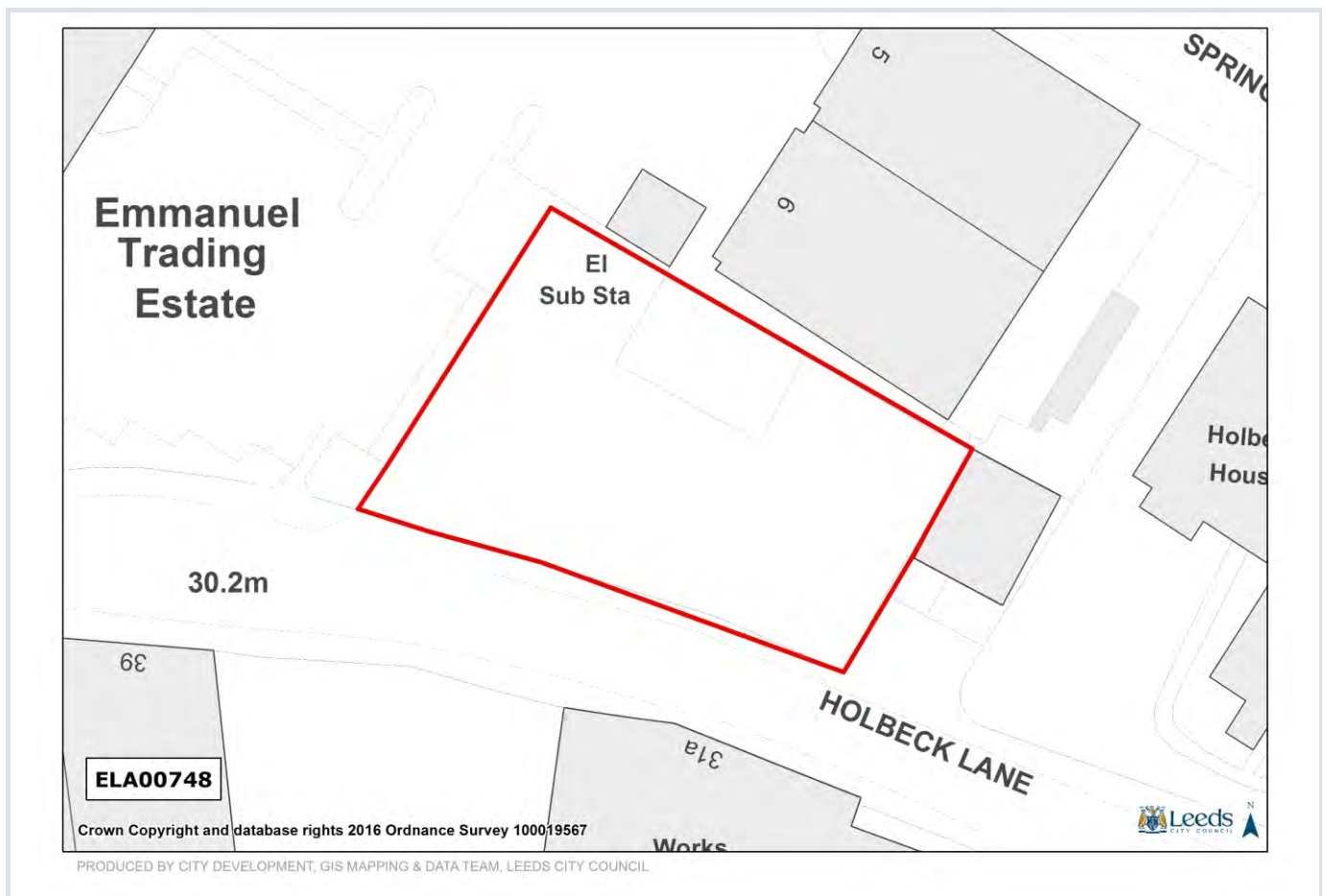
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA00756

Site alias: 2105170

Site area (ha): 0.63

E: 428178

N: 431603

Address: Unit A Patchmore Road Holbeck Leeds LS12 6dn

General Attributes

Site Description:

This is an existing industrial unit within an established industrial estate which was built in the 1990s. It accommodates a large vacant industrial warehouse building with a parking area at the front. The site is well fenced and secured. The previous use was a coach vehicle depot (a Sui Generis use). An on-site marketing board was visible at the time of site visit (2016).

Suitability:

Site suitability is demonstrated via extant permission (14/04377/FU Change of use from a coach vehicle depot (Sui Generis) to an Industrial/Warehouse unit under Use Classes B1c, B2 and B8).

Availability:

Site is vacant and has marketing (letting) board on site.

Achievability:

Whilst this site is suitable and available for general employment, it would not provide additional new general employment given that the last use was a coach vehicle depot which is of similar nature to general employment use.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2105170

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.63

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00756

Site alias: 2105170

Site area (ha): 0.63

E: 428178

N: 431603

Address: Unit A Patchmore Road Holbeck Leeds LS12 6dn

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1726.66
Nearest bus stop	12473
Nearest bus stop distance (m)	207.82

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

LCC ownership	0.02
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00757

Site alias: 2105180

Site area (ha): 0.15

E: 429131

N: 432760

Address: 48 - 52 Springwell Road Holbeck Leeds LS12 1aw

General Attributes

Site Description:

n/a

Suitability:

Recent completion following permission on 13/09/2013 under 13/02877/FU for one detached block of four industrial units.

Availability:

Development completed.

Achievability:

Development completed.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-24

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.15

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00757

Site alias: 2105180

Site area (ha): 0.15

E: 429131

N: 432760

Address: 48 - 52 Springwell Road Holbeck Leeds LS12 1aw

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	707.92
Nearest bus stop	268
Nearest bus stop distance (m)	286.00

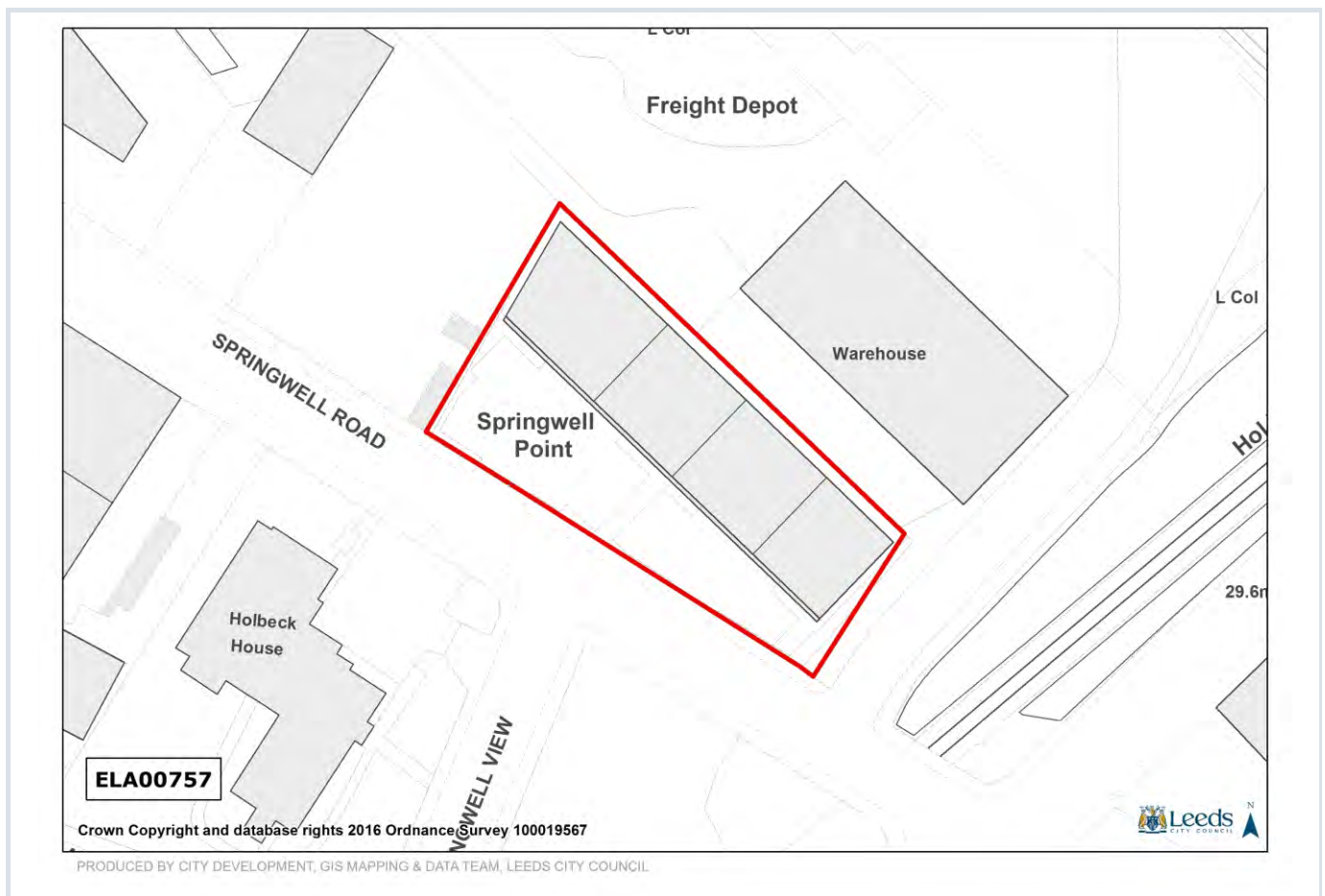
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00802

Site alias: 2202170

Site area (ha): 0.21

E: 431133

N: 428165

Address: Holme Well Road Middleton LS10

General Attributes

Site Description:

This is part of the ASDA store off Holme Well Road Middleton. Not available for new employment allocation.

Suitability:

No need for further assessment due to site having existing retail use (ASDA off Holme Well Road Middleton) and unavailable for new employment allocation.

Availability:

No need for further assessment due to site having existing retail use (ASDA off Holme Well Road Middleton) and unavailable for new employment allocation.

Achievability:

No need for further assessment due to site having existing retail use (ASDA off Holme Well Road Middleton) and unavailable for new employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2202170

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.22

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00802

Site alias: 2202170

Site area (ha): 0.21

E: 431133

N: 428165

Address: Holme Well Road Middleton LS10

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	4169.50
Nearest bus stop	3495
Nearest bus stop distance (m)	132.92

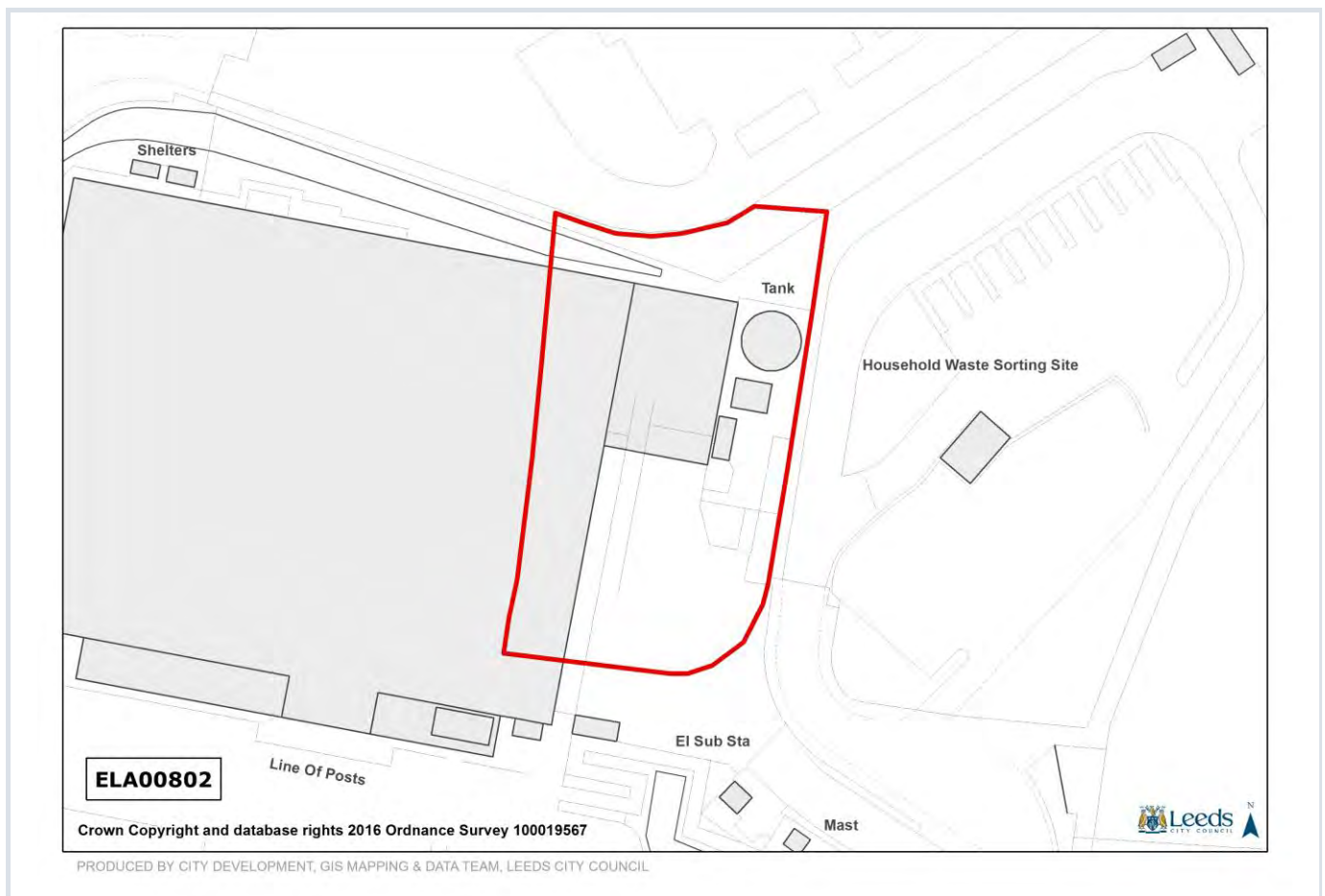
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.51
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00808

Site alias: 2202540

Site area (ha): 0.18

E: 431143

N: 428032

Address: Holme Well Road Middleton Leeds LS10 4sl

General Attributes

Site Description:

n/a

Suitability:

Extant permission approved 28/03/2014 under 14/00553/FU for detached office/warehouse unit (Class B1/B2/B8) with car parking. No need for assessment.

Availability:

Office/warehouse unit permitted recently

Achievability:

Office/warehouse unit permitted recently

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-31

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.18

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00808

Site alias: 2202540

Site area (ha): 0.18

E: 431143

N: 428032

Address: Holme Well Road Middleton Leeds LS10 4sl

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	4178.66
Nearest bus stop	6450
Nearest bus stop distance (m)	145.67

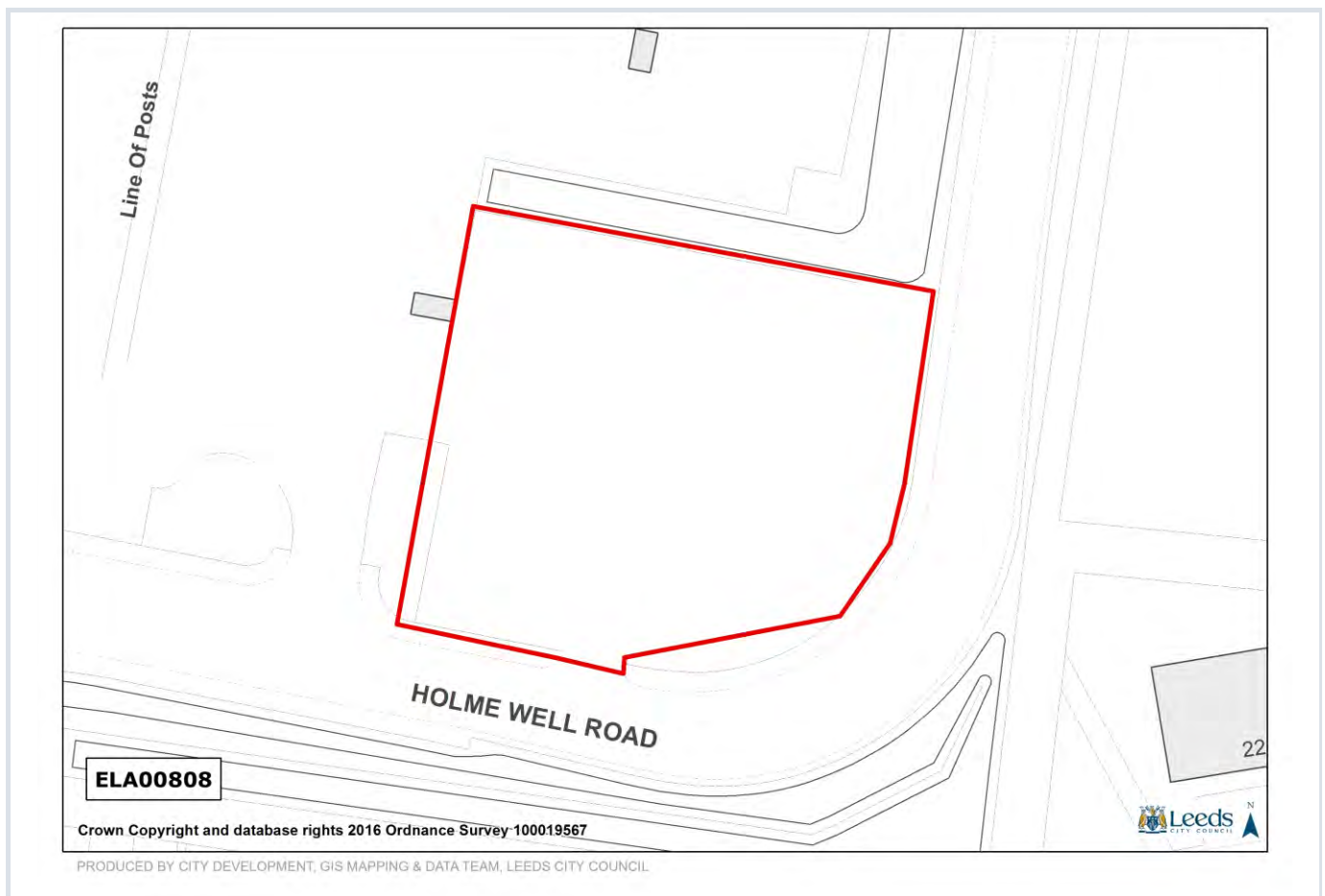
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01026

Site alias: 2401781

Site area (ha): 0.46

E: 427547

N: 433802

Address: Ph2 Arlington Mills Armley Road Pickering Street LS12

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for office blocks with Phase 1 built out (under 24/331/05/FU). Consent will not lapse. No need for assessment.

Availability:

Site has extant permission for office blocks with Phase 1 built out (under 24/331/05/FU). Consent will not lapse. No need for assessment.

Achievability:

Site has extant permission for office blocks with Phase 1 built out (under 24/331/05/FU). Consent will not lapse. No need for assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-37

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 1780

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01026

Site alias: 2401781

Site area (ha): 0.46

E: 427547

N: 433802

Address: Ph2 Arlington Mills Armley Road Pickering Street LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	1419.91
Nearest bus stop	13601
Nearest bus stop distance (m)	35.13

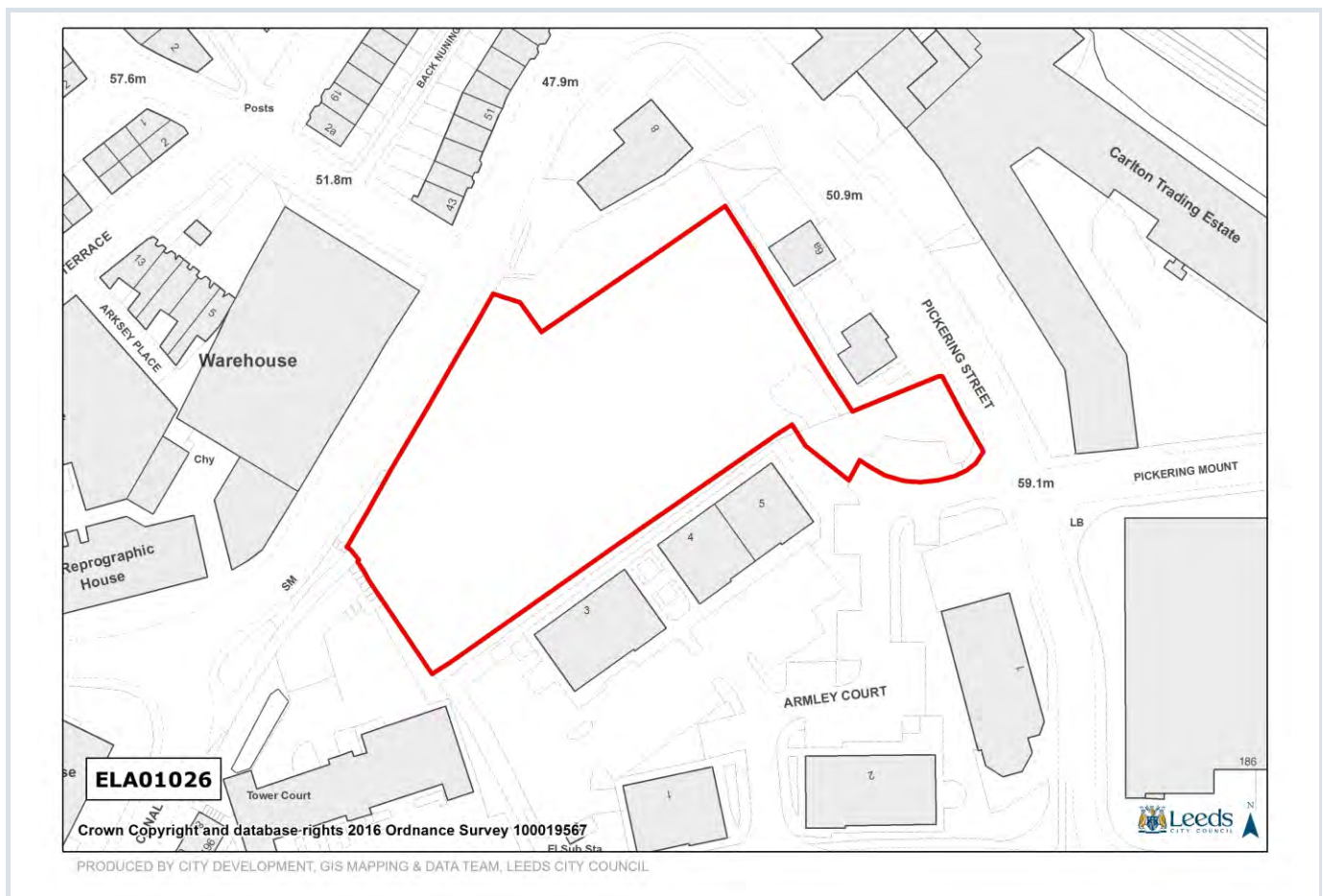
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	100.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01190

Site alias: 2405650

Site area (ha): 4.2

E: 426666

N: 434441

Address: Land At Former Kirkstall Power Station

General Attributes

Site Description:

Site visit confirms this site is an existing well maintained power station and no sign of the current use to cease. Serious concern on site availability. Access via the narrow bridge is likely to restrict site use and capacity.

Suitability:

Site in current use (Kirkstall Power Station) and unavailable for new employment. No need for further assessment.

Availability:

Site in current use (Kirkstall Power Station) and unavailable for new employment. No need for further assessment.

Achievability:

Site in current use (Kirkstall Power Station) and unavailable for new employment. No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFSE005

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.2

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01190

Site alias: 2405650

Site area (ha): 4.2

E: 426666

N: 434441

Address: Land At Former Kirkstall Power Station

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	12.97
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	12.94
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Headingley
Nearest train station distance (m)	1393.92
Nearest bus stop	7210
Nearest bus stop distance (m)	534.10

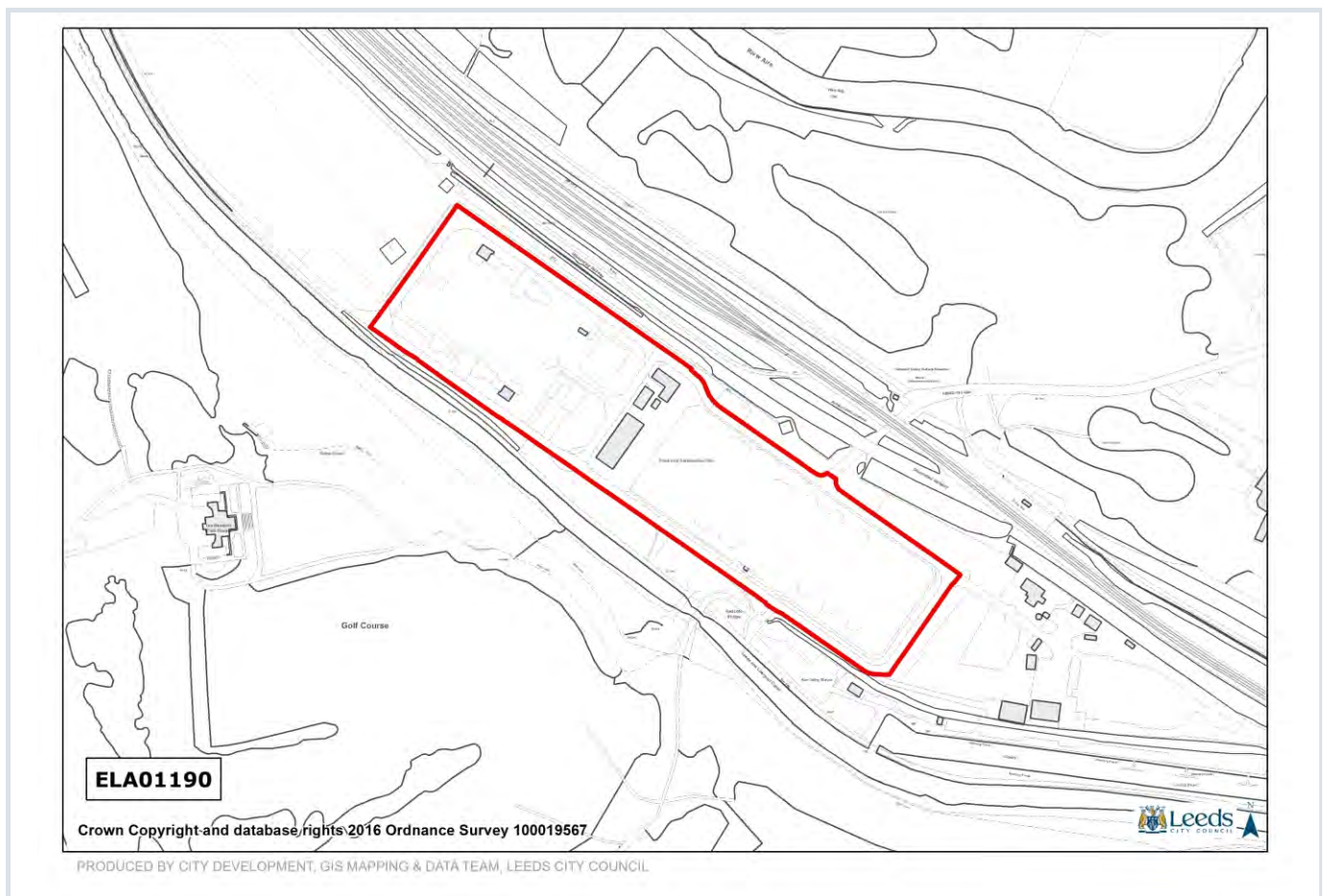
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01342

Site alias: 2602360

Site area (ha): 0.99

E: 429520

N: 435158

Address: St Marks Church St Marks Road LS 6

General Attributes

Site Description:

This is St Marks Church at St Marks Road. The Church is a Listed Building, and surrounded by a graveyard. There is significant tree cover around the church. The site also has a public Right of Way through the church graveyard.

Suitability:

Site is free from potential flooding and contamination and is in an accessible location. However there is a serious environmental constraint with regard to the Church being a listed building. Also part of the St Marks Churchyard is a LNA. This site is heavily covered by trees and has important ecological value. Nevertheless any office conversion would not be contrary to the Core Strategy EC2.

Availability:

The Gateway Church in existing use. Not being marketed for new use.

Achievability:

Significant concern on achievability for new employment use due to the environmental constraints and the current use. See Suitability as above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2602360

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	4	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	3	requires alteration to wall, possible level issues
STB6	Suitability - Environmental constraints	1	This is the Grade I Listed Building and St Mark's Churchyard LNA.
STB7	Suitability - Adjacent uses	1	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		32	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	Gateway Church in existing use.
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	2	Listed building surrounded by trees with preservation orders.
MKT1	Achievability - Planning interest	4	site with existing office use.
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA01342

Site alias: 2602360

Site area (ha): 0.99

E: 429520

N: 435158

Address: St Marks Church St Marks Road LS 6

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	1619.17
Nearest bus stop	9089
Nearest bus stop distance (m)	176.06

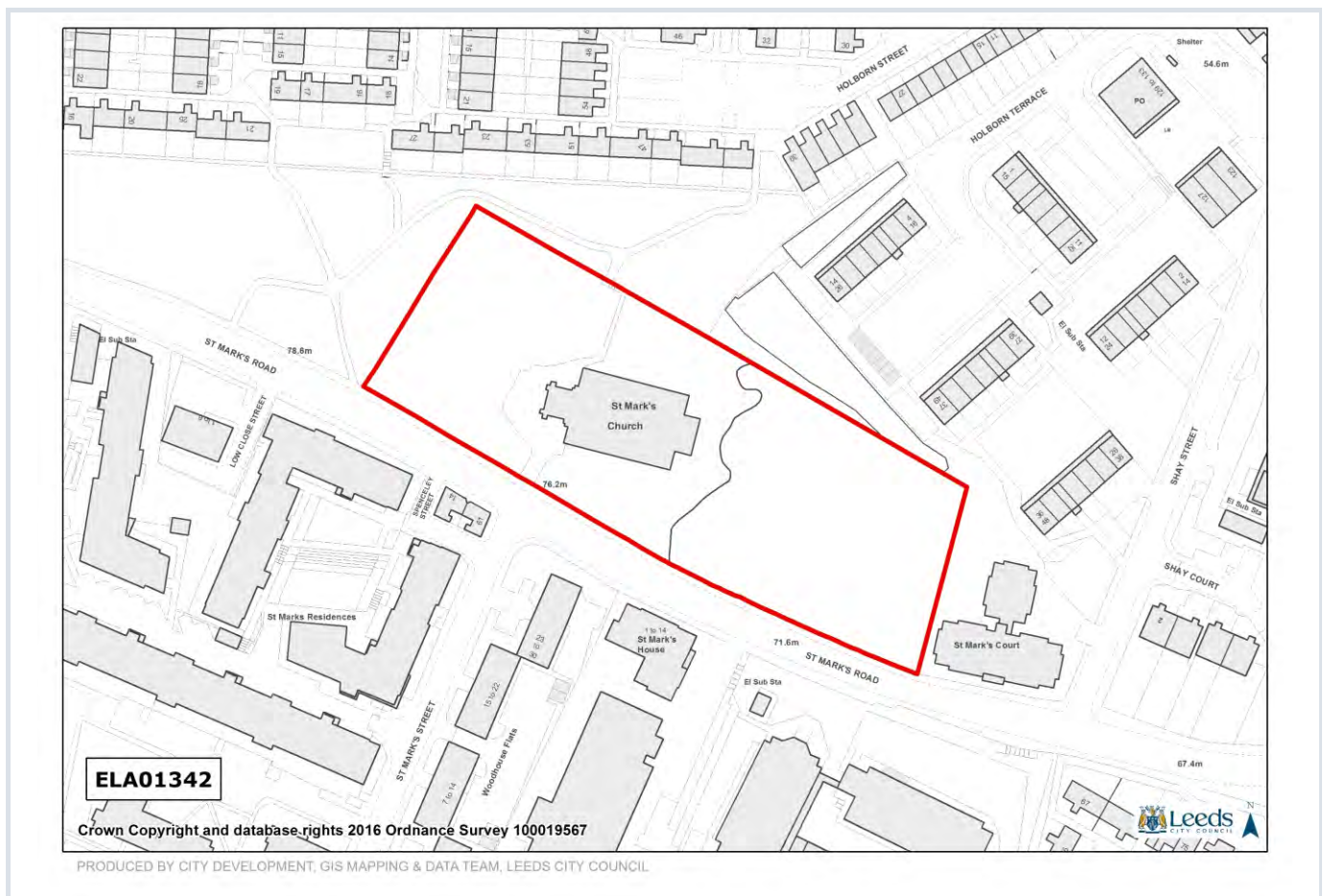
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01371

Site alias: 2603710

Site area (ha): 1.22

E: 430352

N: 434768

Address: Site 4 Oatland Lane Meanwood LS7

General Attributes

Site Description:

Site has extant permission for non employment use (14/01572/FU for school and community use) hence no longer available for new employment allocation.

Suitability:

No need for further assessment due to site has existing use (school) hence not being available for new employment allocation.

Availability:

No need for further assessment due to site has existing use (school) hence not being available for new employment allocation.

Achievability:

No need for further assessment due to site has existing use (school) hence not being available for new employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2603710

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 160

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01371

Site alias: 2603710

Site area (ha): 1.22

E: 430352

N: 434768

Address: Site 4 Oatland Lane Meanwood LS7

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	32.38
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1709.47
Nearest bus stop	6855
Nearest bus stop distance (m)	111.19

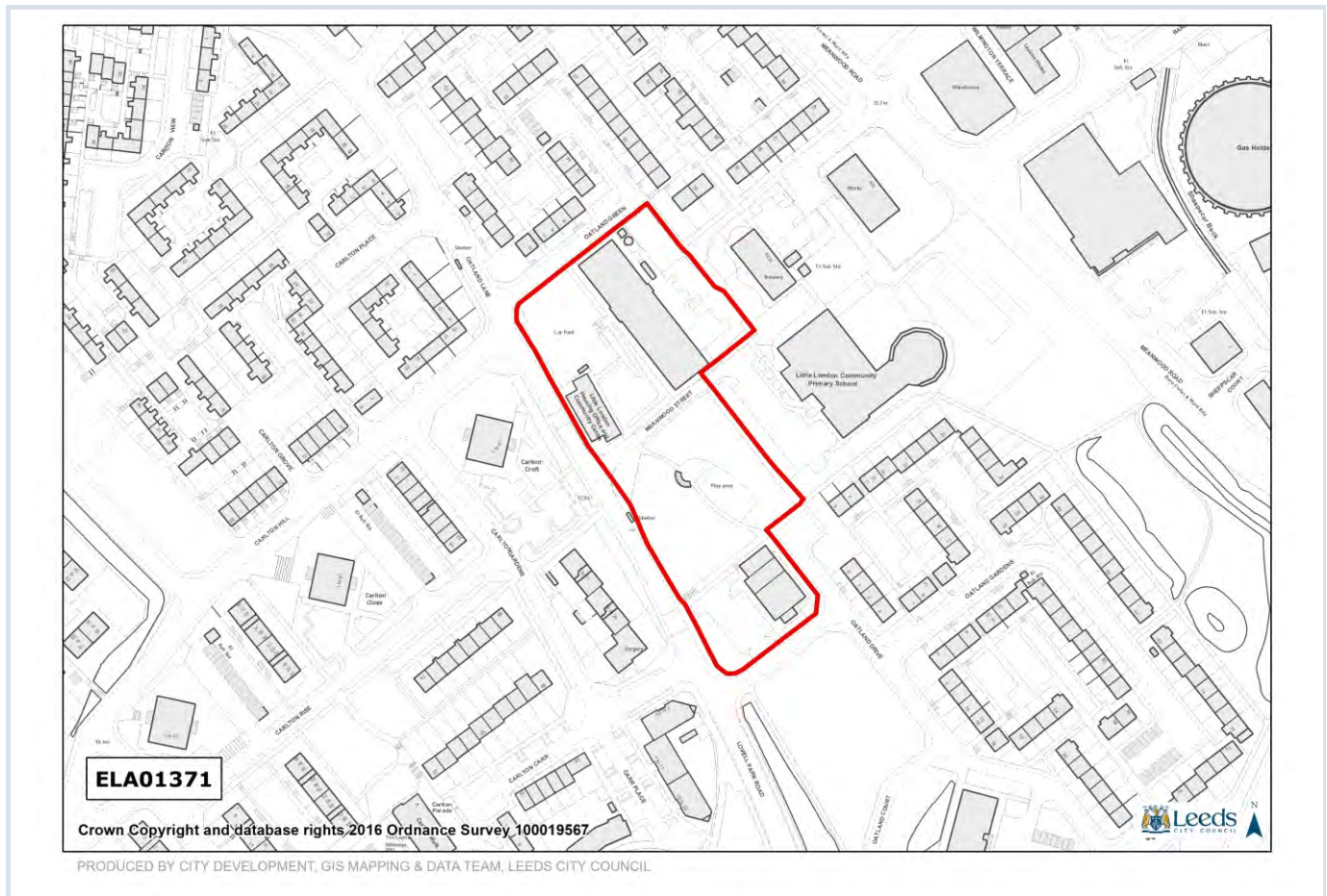
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	99.98
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01376

Site alias: 2603880

Site area (ha): 0.31

E: 428471

N: 434963

Address: Royal Park Primary School Queens Road LS6

General Attributes

Site Description:

This is a vacant land where the former Royal Park primary school was located. The school has recently been demolished. The site is currently fenced.

Suitability:

Site appears to be free from any physical or policy constraints for employment use. Brown field site within the main urban area on the fringe of local centre.

Availability:

Demolished and cleared school site. However land owner(Leeds City Council) has intention of using this site for Public Open Space (to merge with the existing protected Green Space Queens Road Rcreation Ground to its immediate south).

Achievability:

Site is cleared and had recent permission for employment, but intended for Public Open Space.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2603880

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 660

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Existing accesses ok
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	2	Predominant residential area within the main urban area. Site is on the fringe of local centre where there is a range of commercial uses.
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		42	
AVB1	Availability - Ownership	5	Leeds City Council owned land.
AVB2	Availability - Occupancy	5	Recently demolished and cleared school site. However Leeds City Council the land owner indicated strong interest to use this site for public open space hence unlikely to be available for new employment use.
AVB3	Availability - Marketing	1	Site not being marketed.
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	4	Site had planning permission for change of use to offices. However it is known that the land owner (Leeds City Council) will not make it available for new offices but to retaining this site for Green Space (to merge with the existing Green Space to the immediate south).
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01376

Site alias: 2603880

Site area (ha): 0.31

E: 428471

N: 434963

Address: Royal Park Primary School Queens Road LS6

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	609.66
Nearest bus stop	3432
Nearest bus stop distance (m)	32.88

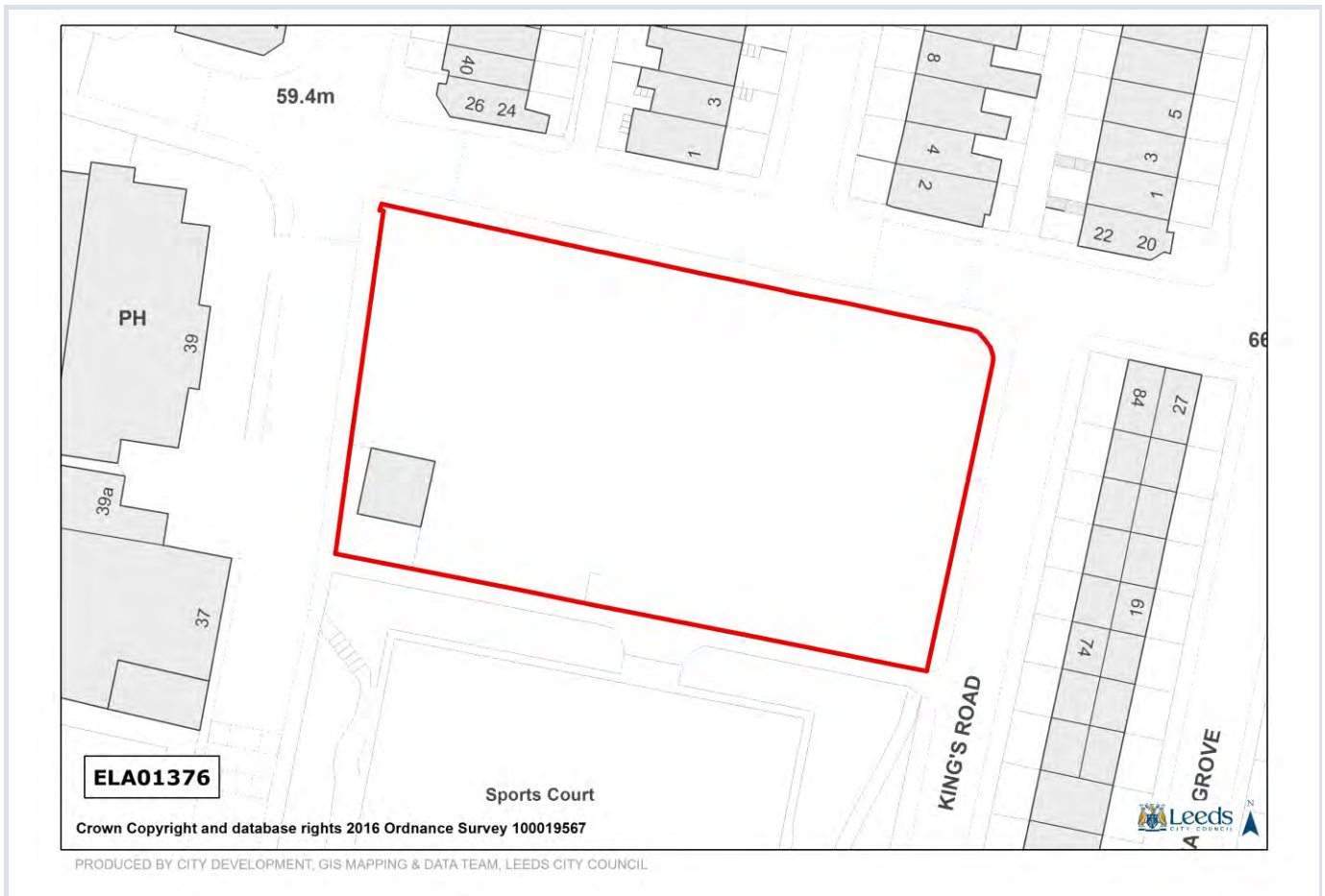
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	100.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01730

Site alias: 3203370

Site area (ha): 0.48

E: 435495

N: 437110

Address: S/o Howson Algraphy Ring Road Seacroft LS14

General Attributes

Site Description:

Site is a green area with a frontage to the Ring Road in Seacroft. The area behind is used as football pitches. The surrounding area is Limewood industrial estate, and general industrial use opposite the road.

Suitability:

No significant physical or policy barriers for employment use. Possible contamination but can be mitigated. However office use would be contrary to EC2 due to its out of centre location.

Availability:

Site appears to be vacant and available however no on site marketing board present.

Achievability:

This is a cleared site in an established industrial estate. Remediation might be required prior to development. Site had office permission 07/01488 granted on 04/06/2007 which has now lapsed.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3203370

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access onto Ring Road Seacroft Service Road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	General employment accords fully with EC1. Office however would be contrary to EC2 due to its out of centre location.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		42	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		9	

Leeds Employment Land Assessment 2016

ELA ref: ELA01730

Site alias: 3203370

Site area (ha): 0.48

E: 435495

N: 437110

Address: S/o Howson Algraphy Ring Road Seacroft LS14

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	2777.51
Nearest bus stop	7721
Nearest bus stop distance (m)	121.25

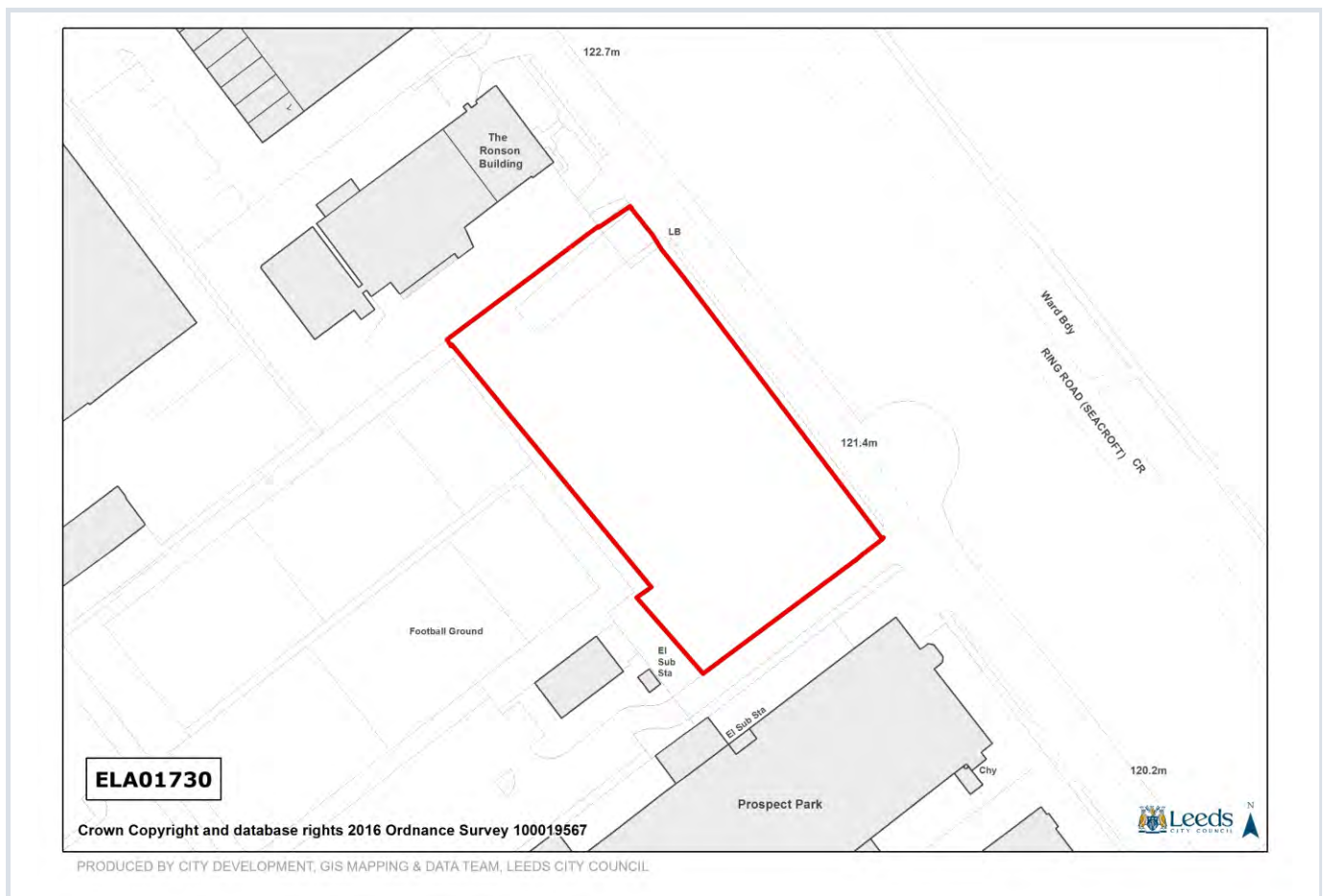
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	100.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.04
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01851

Site alias: 3400301

Site area (ha): 1.12

E: 430289

N: 435447

Address: Hill Top Works Buslingthorpe Lane LS 7

General Attributes

Site Description:

A large area of brownfield land, the Hilltop Works which has now been closed. Adjacent to closed tannery site and other commercial buildings to the south west.

Suitability:

The main development constraints are land contamination and highway access. It also has flood risk (in Zone 2/3). Site is within a mixed area with general employment to the west, south and east. General employment would accord fully with EC1. Office proposal would however be contrary to EC2 due to its out of centre location.

Availability:

Site has pending application (15/06002/FU) for 269 residential units hence not available for general employment. This site is currently included in the SAP PD as a housing allocation site HG2-99. There are also heritage assets on site and the area is adjacent to a conservation area.

Achievability:

The previous use has now ceased and clearance would be required prior to new development. Remediation would be necessary due to contamination which would affect viability. However this site has interest for residential use (pending planning application).

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3400301

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	large site on slope.
STB5	Suitability - Access to highways	3	Visibility problem requires realignment of site frontage
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	3	vacant building.
AVB3	Availability - Marketing	3	Market board on site during site visit. However, this site is known of having active interest for non employment use (residential). Site has pending planning application for housing.
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	2	Site has pending application (15/06002/FU) for 269 residential dwellings.
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA01851

Site alias: 3400301

Site area (ha): 1.12

E: 430289

N: 435447

Address: Hill Top Works Buslingthorpe Lane LS 7

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2333.26
Nearest bus stop	4886
Nearest bus stop distance (m)	190.27

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

LCC ownership	5.31
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01895

Site alias: 3400620

Site area (ha): 8.57

E: 432105

N: 434072

Address: Trent Road Torre Road LS9

General Attributes

Site Description:

Large part of the site being vacant and maintained grassed land.

Suitability:

Longstanding UDP employment commitment and general employment would accord fully with EC1. Possible land contamination due to previous use. The site scores well for general employment, i.e. free from flood, generally flat, having existing access, well served by buses etc. Overall a suitable site for general employment use.

Availability:

Site is known to be in single ownership (Arcadia). It is largely cleared. No on-site marketing board.

Achievability:

Site has been available for many years as an employment site. Development potential for employment may be enhanced as part of a mix with residential.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-21

Plan status: Dormant

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 8.63

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	access from Torre Road, large site may need new access
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		38	
AVB1	Availability - Ownership	5	Known to be owned by Arcadia
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA01895

Site alias: 3400620

Site area (ha): 8.57

E: 432105

N: 434072

Address: Trent Road Torre Road LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2568.54
Nearest bus stop	921
Nearest bus stop distance (m)	237.81

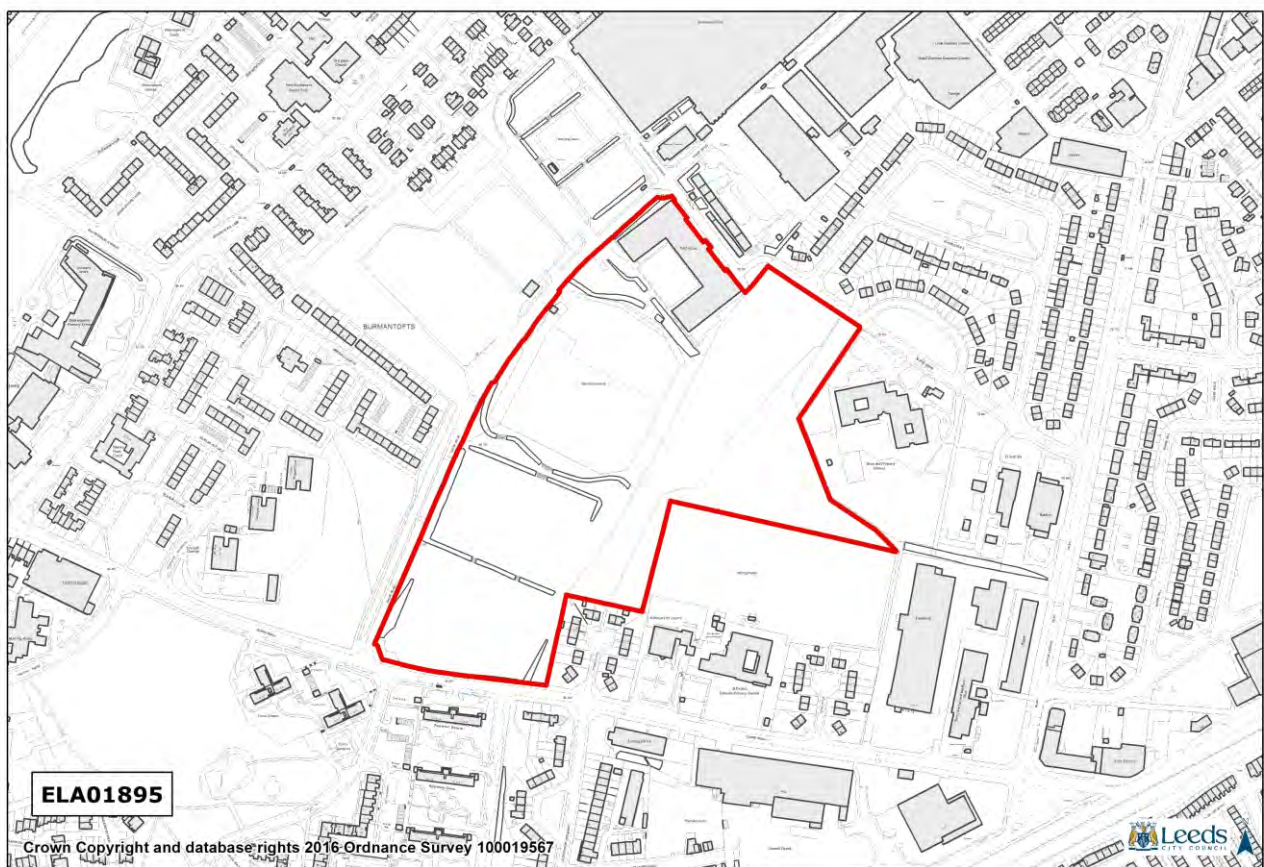
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	100.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	33.09
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

Leeds Employment Land Assessment 2016

ELA ref: ELA01901

Site alias: 3400920

Site area (ha): 0.44

E: 431412

N: 434947

Address: Bayswater No 1 Arundels LS 8

General Attributes

Site Description:

This is the Gledhow Road Car Park currently in use.

Suitability:

A car park in use off Gledhow Road. Site is generally flat and free from significant development constraints. Genral employment would accord fully with EC1. Office development however would be contrary to EC2 due to its out of centre location.

Availability:

Site is currently occupied as a car park. Land owner is known to have strong interest for residential development on this site. This site is currently included in the Site Allocation Plan (Publication Draft) for a housing allocation (HG2-100).

Achievability:

No clearance required prior to development however site has a known land owner interest for non employment use.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3400920

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.44

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access via existing access onto Gledhow Road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	Site has residential use to the south and east and commercial use to the north and west. The current use is a car park.
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		42	
AVB1	Availability - Ownership	5	LCC car park.
AVB2	Availability - Occupancy	1	Occupied as a car park but with no permanent structure on site.
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	5	Currently occupied however no clearance required prior to development because this is a car park.
MKT1	Achievability - Planning interest	2	Land owner (Leeds City Council) is known to have interest for residential development on this site. It has been a car park of over 20 years.
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA01901

Site alias: 3400920

Site area (ha): 0.44

E: 431412

N: 434947

Address: Bayswater No 1 Arundels LS 8

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2457.65
Nearest bus stop	1886
Nearest bus stop distance (m)	119.54

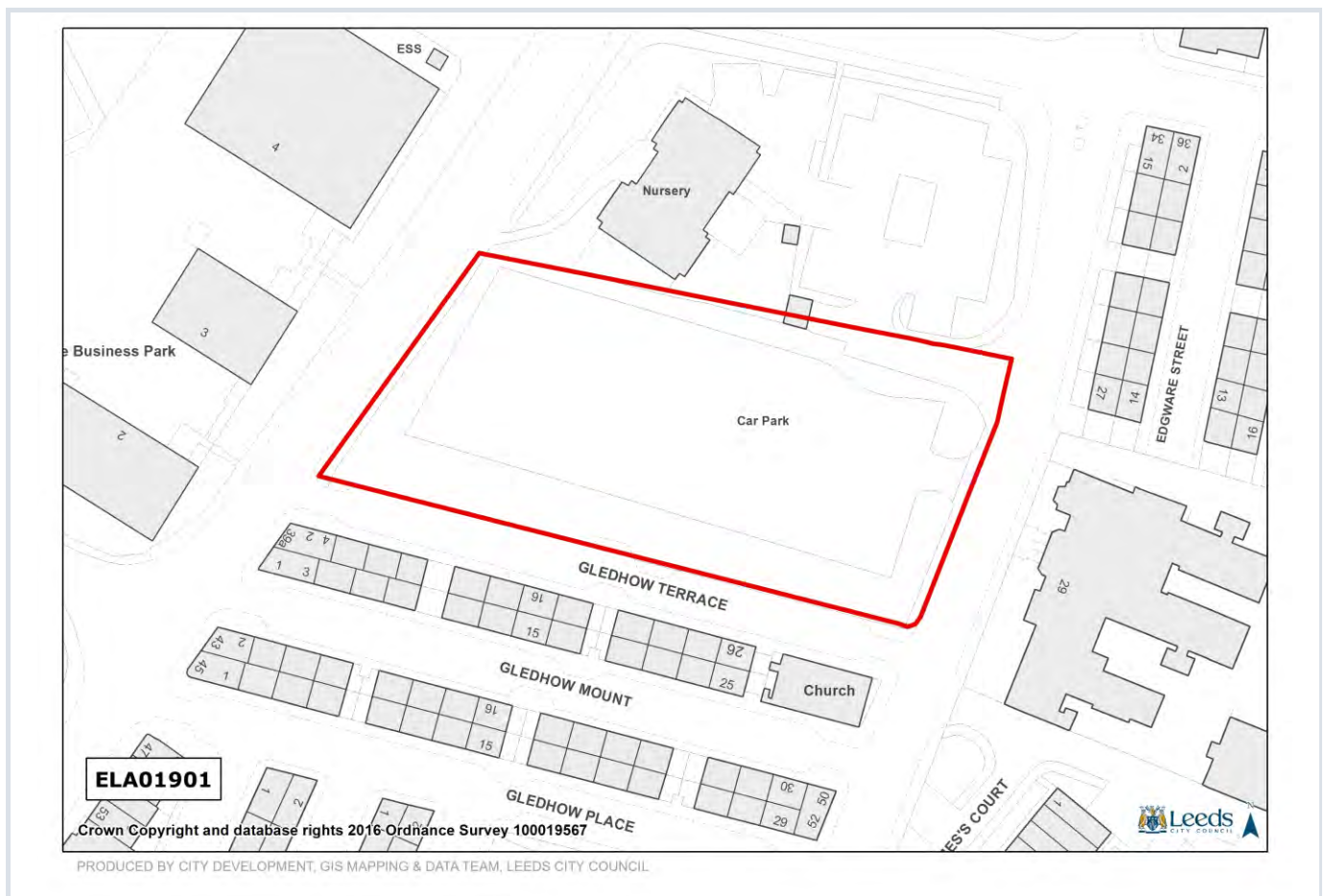
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	100.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	96.73
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01961

Site alias: 3402480

Site area (ha): 0.2

E: 431324

N: 434604

Address: Adj Longclose Ind Estate Dolly Lane LS9

General Attributes

Site Description:

n/a

Suitability:

General employment completion (2 blocks of 7 industrial units under 11/03526/FU approved on 28/10/2011) within the Plan Period hence contribute to employment requirement. No need for further assessment.

Availability:

General employment completion (2 blocks of 7 industrial units under 11/03526/FU approved on 28/10/2011) within the Plan Period hence contribute to employment requirement. No need for further assessment.

Achievability:

General employment completion (2 blocks of 7 industrial units under 11/03526/FU approved on 28/10/2011) within the Plan Period hence contribute to employment requirement. No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-20

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.2

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01961

Site alias: 3402480

Site area (ha): 0.2

E: 431324

N: 434604

Address: Adj Longclose Ind Estate Dolly Lane LS9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2158.13
Nearest bus stop	4324
Nearest bus stop distance (m)	126.94

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01974

Site alias: 3402830

Site area (ha): 1.03

E: 430977

N: 434284

Address: Land At Regent Street/skinner Lane, Leeds

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for retail and leisure use (13/04885/OT approved on 12/12/2014). Not available for new employment allocation.

Availability:

see above.

Achievability:

see above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3402830

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 10316

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01974

Site alias: 3402830

Site area (ha): 1.03

E: 430977

N: 434284

Address: Land At Regent Street/skinner Lane, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1687.12
Nearest bus stop	7818
Nearest bus stop distance (m)	180.37

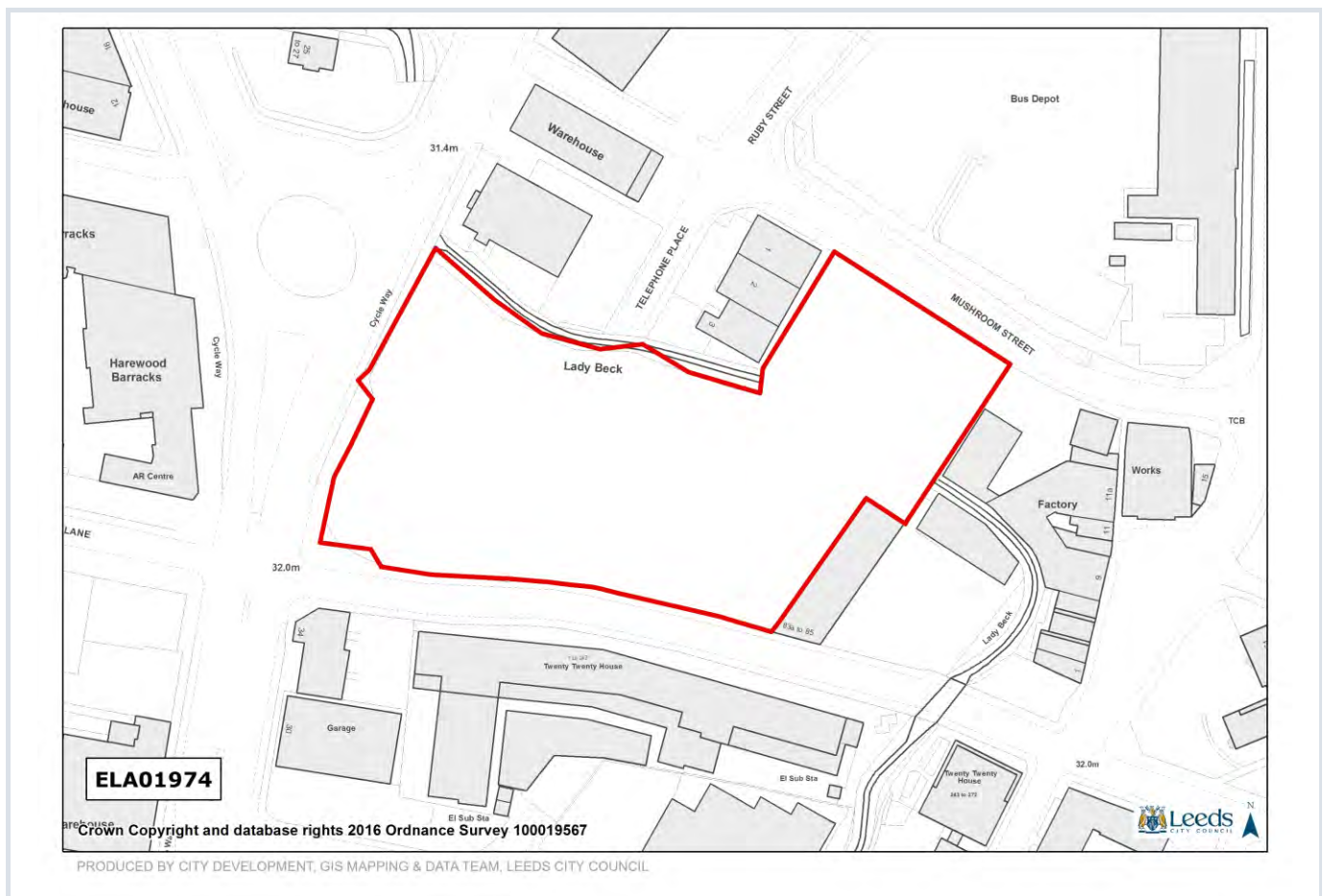
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	100.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.21
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01975

Site alias: 3402840

Site area (ha): 1.44

E: 430958

N: 434558

Address: Premises At Roseville, Leeds, LS8 5dr

General Attributes

Site Description:

Site is a large area of car dealership and showroom (Hyundai). It is on the edge of the City Centre to the north. It is surrounded on all sides by light industry and warehouse uses.

Suitability:

Site has existing employment use. Not available for new employment allocation.

Availability:

Site has existing employment use. Not available for new employment allocation.

Achievability:

Site has existing employment use. Not available for new employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFM027

Plan status: Not allocated for mixed use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.44

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01975

Site alias: 3402840

Site area (ha): 1.44

E: 430958

N: 434558

Address: Premises At Roseville, Leeds, LS8 5dr

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1863.00
Nearest bus stop	5616
Nearest bus stop distance (m)	88.96

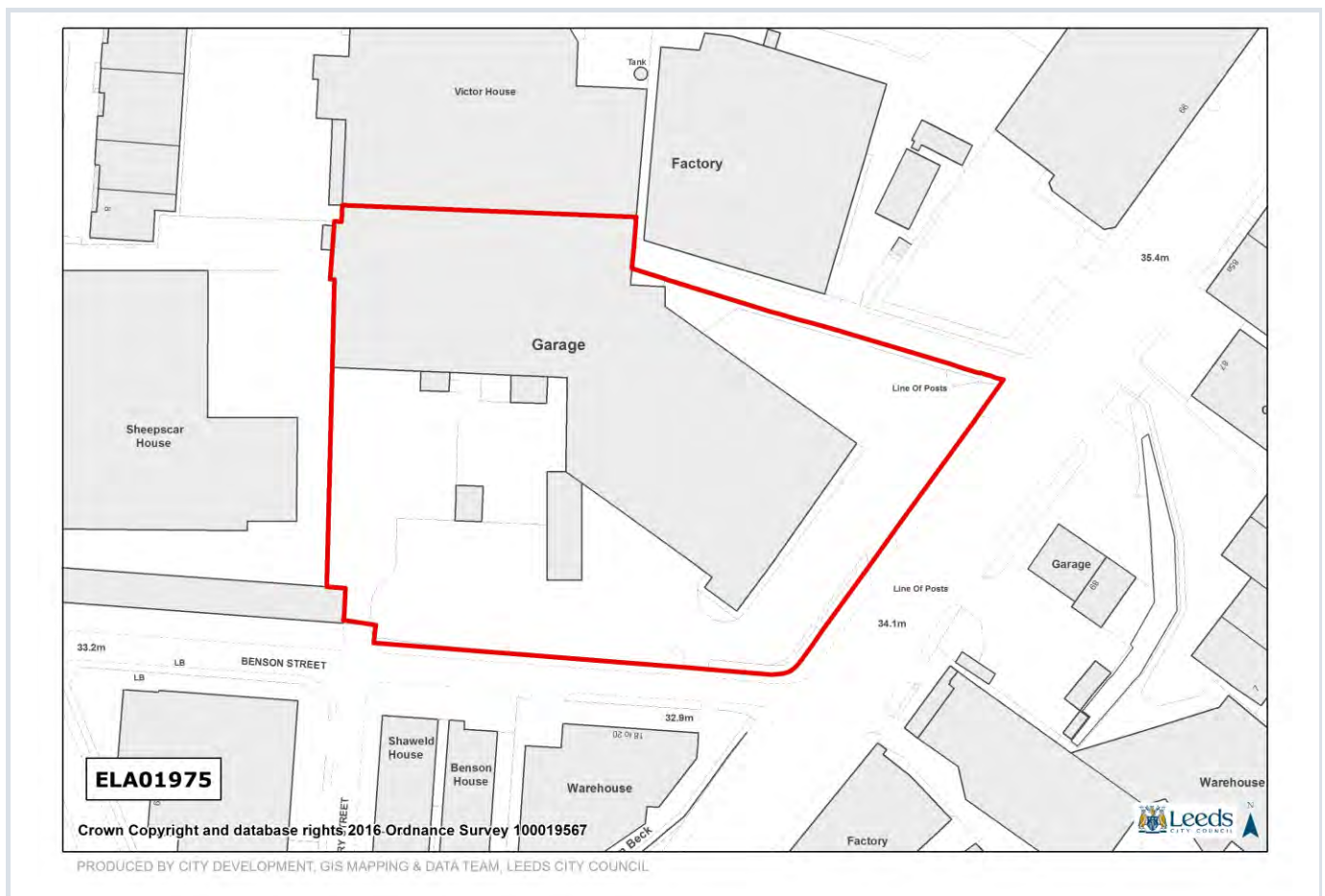
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	100.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01976

Site alias: 3402850

Site area (ha): 4.82

E: 430910

N: 434940

Address: Thomas Danby College, Roundahay Road, Leeds

General Attributes

Site Description:

Former Thomas Danby College. Site has been demolished and prepared for new development.

Suitability:

Site has recently been approved for industrial use (B8) with associated electricity sub station, parking and land scaping, under 16/02659/FU on 01/12/2016. Suitability for general employment use established through planning application process. No need for further assessment.

Availability:

Site has recently been approved for industrial use (B8) with associated electricity sub station, parking and land scaping, under 16/02659/FU on 01/12/2016. Availability for general employment use established through planning application process. No need for further assessment.

Achievability:

Site has recently been approved for industrial use (B8) with associated electricity sub station, parking and land scaping, under 16/02659/FU on 01/12/2016. Achievability for general employment use established through planning application process. No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-7

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01976

Site alias: 3402850

Site area (ha): 4.82

E: 430910

N: 434940

Address: Thomas Danby College, Roundhay Road, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	2131.20
Nearest bus stop	7548
Nearest bus stop distance (m)	106.20

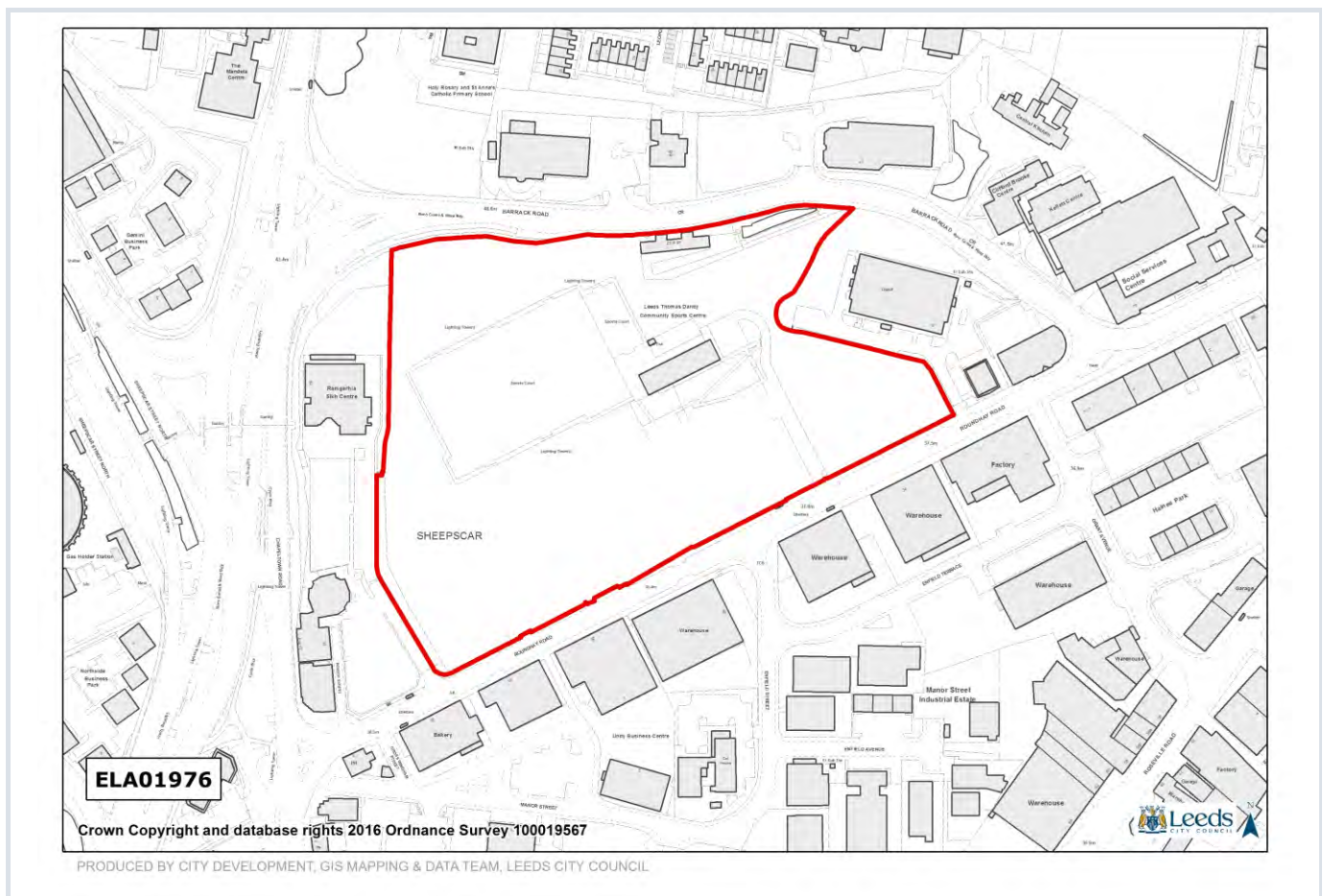
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	55.75
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02001

Site alias: HSG01847

Site area (ha): 5.16

E: 428504

N: 433848

Address: Kirkstall Road, Leeds

General Attributes

Site Description:

Cleared factory site just outside of City Centre boundary.

Suitability:

Key development issues are flood risk, contamination and impact on listed building, which are resolvable by mitigations. Site is highly accessible by public transport. It is generally flat (cleared site) and has adequate access. It would accord fully with EC1 and EC2 both in terms of general employment and office development.

Availability:

There are known ownership problem which could potentially prevent development in short term. Site was marketed for employment.

Achievability:

Land owner has indicated strong desire for site to be mixed used with housing and office use.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-9

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 41000

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access off Kirkstall Road and Wellington Road
STB6	Suitability - Environmental constraints	3	Listed Building issue.
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	3	
Total Suitability score:		31	
AVB1	Availability - Ownership	3	Multi ownership however with strong desire for site to be brought forward for mixed use scheme including offices.
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA02001

Site alias: HSG01847

Site area (ha): 5.16

E: 428504

N: 433848

Address: Kirkstall Road, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1283.54
Nearest bus stop	11212
Nearest bus stop distance (m)	155.22

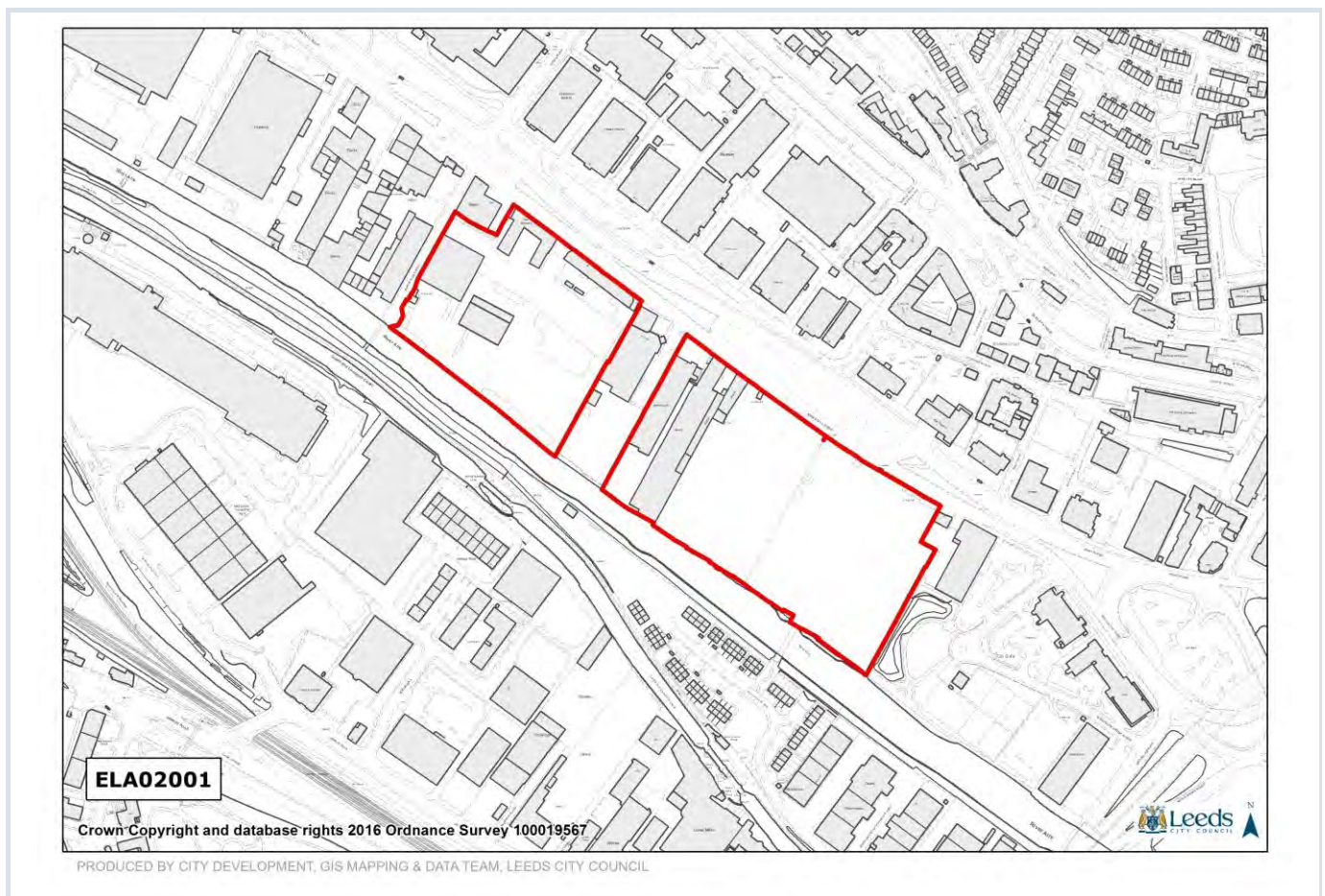
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02003

Site alias: EMP00228

Site area (ha): 1.05

E: 429971

N: 432313

Address: Apex View, Leeds

General Attributes

Site Description:

Located immediately adjacent to major road infrastructure (i.e.. Slip road onto M621 off A653 and Dewsbury Road). Site is very well screened by mature trees and vegetation and on higher level than Dewsbury Road/Meadow Road. Currently accessed via Apex View (one way) off Meadow Road.

Suitability:

This site has a range of physical barriers: high risk of land contamination; overlaps within HSE buffer gas pipeline and HSE buffer Major Hazard; irregular shape and ground not level. The site is only accessed via Apex View which operates as a one way system, although it may be possible to achieve appropriate highway mitigation. The site is located within an established commercial area and within the City Centre boundary. Development for both general employment and office would accord fully with Core Strategy EC1 and EC2.

Availability:

The is Vacan land, covered by mature trees. No on site marketing board evident.

Achievability:

No existing use. Remediation likely required due to high risk of land contamination and overlapping with gas pipeline/ Major Hazard, which could affect viability. Also land not on level ground which could increase development cost. The last planning approval was in 1993 which lapsed approximately 20 years ago.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFSE003

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	3	Access through existing site access only
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		33	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	greenfield.
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	It had lapsed planning permission for office development (99-20/187/93/OT approved in 1993).
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA02003

Site alias: EMP00228

Site area (ha): 1.05

E: 429971

N: 432313

Address: Apex View, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	921.25
Nearest bus stop	4404
Nearest bus stop distance (m)	212.06

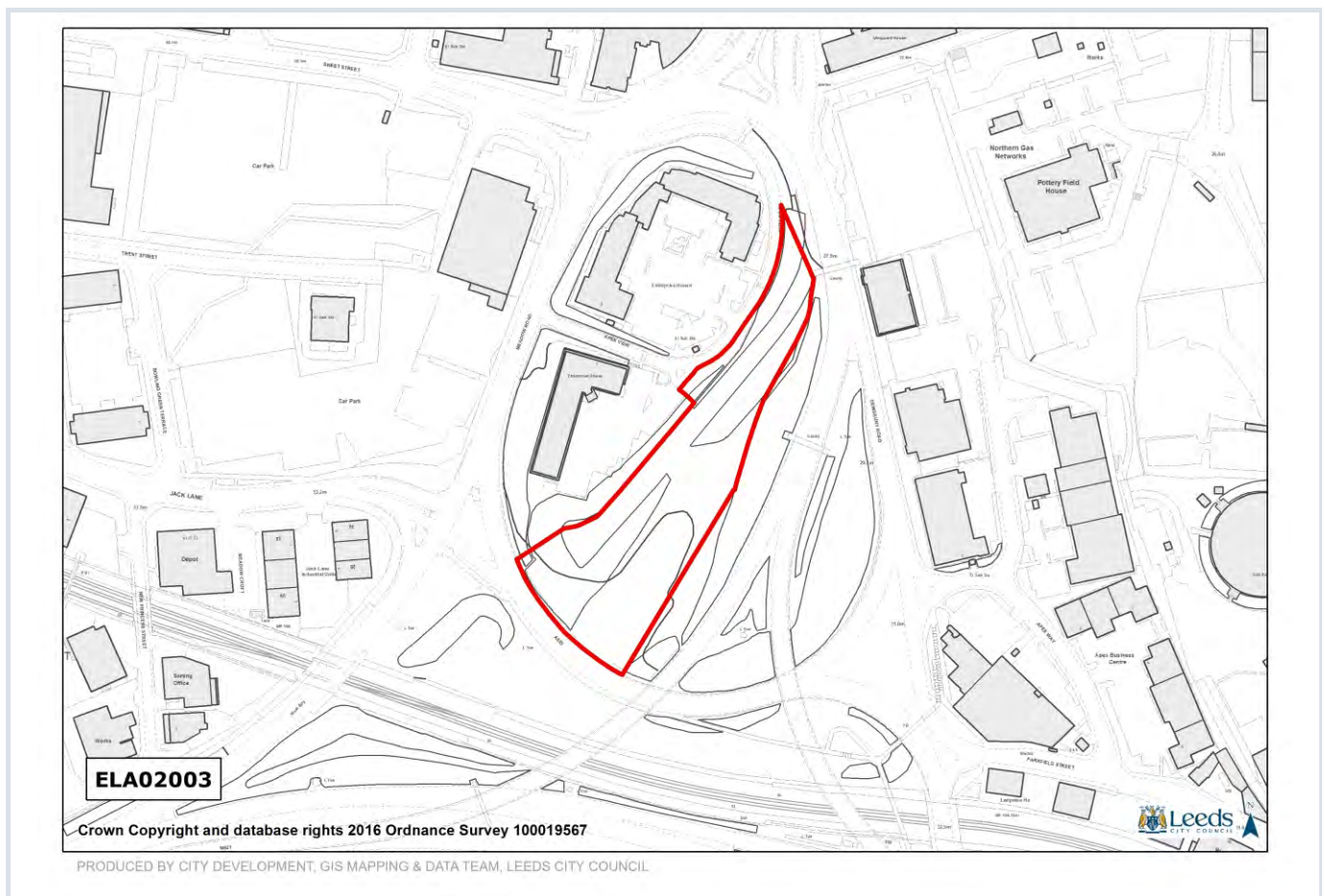
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.74
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02005

Site alias: EMP00303 Site area (ha): 2.16

E: 427946 N: 433566

Address: Denso Marston 49-59 Armley Road

General Attributes

Site Description:

Site was in the process of demolition and land preparation.

Suitability:

Planning permission granted for retail development (14/06211/FU on 02.04.2016) hence unavailable for new general employment allocation. No need for further assessment.

Availability:

as above.

Achievability:

as above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00303

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02005

Site alias: EMP00303

Site area (ha): 2.16

E: 427946

N: 433566

Address: Denso Marston 49-59 Armley Road

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	1611.52
Nearest bus stop	13113
Nearest bus stop distance (m)	149.73

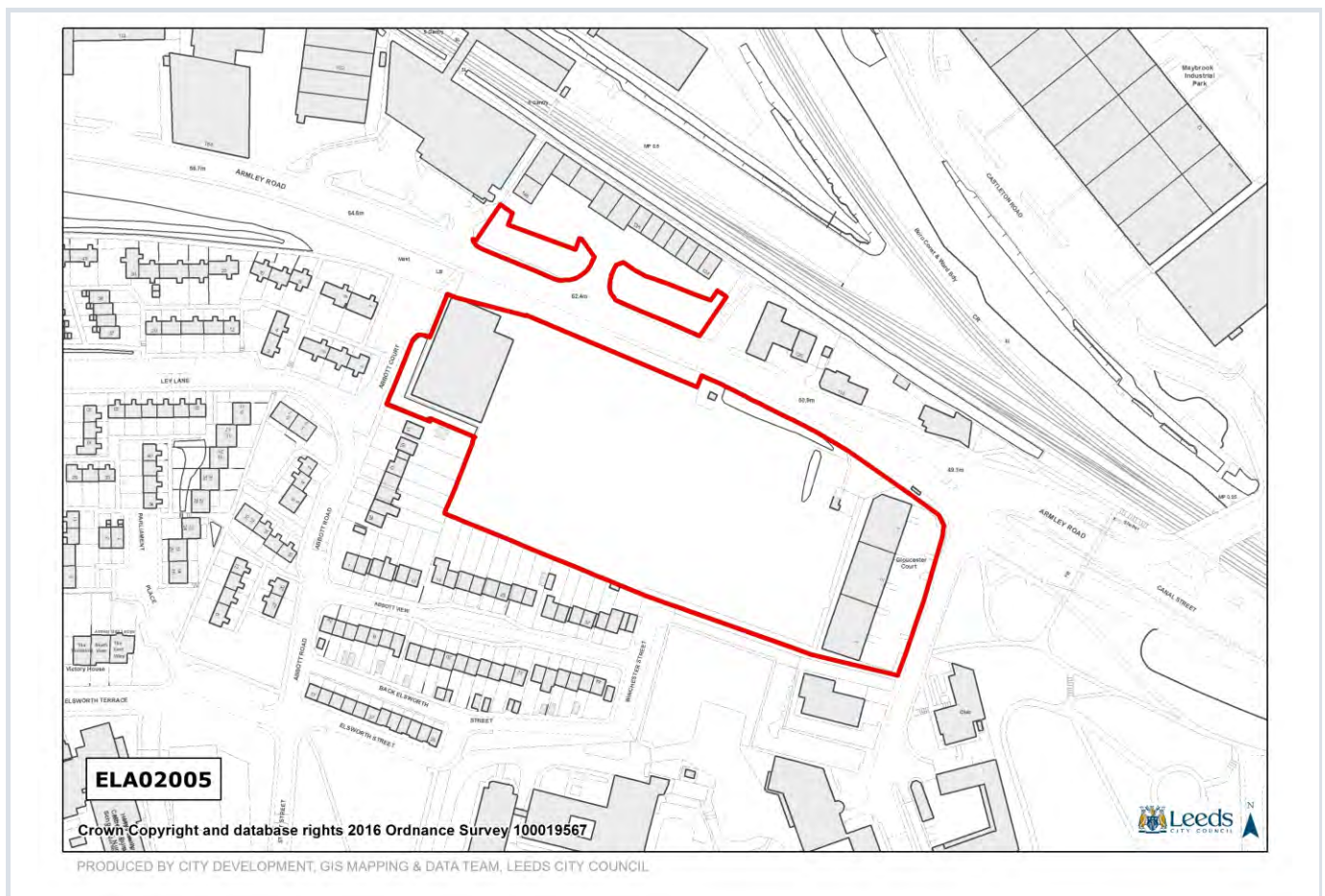
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.02
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02012

Site alias: HSG00241

Site area (ha): 5.42

E: 428499

N: 433184

Address: Armley Gyratory - former Gas Works

General Attributes

Site Description:

Site in ownership of and being used by Centrica (British Gas). Buildings on site used for training and other operational uses. The site also has areas of surface car parking and landscaping to the north west part of the site. The south east part of the site comprises the inner part of the Gyratory and is used mainly for surface car parking.

Suitability:

Good location for general employment close to existing industrial areas with easy connection to the motorway network in accordance with CS Policy EC1. Edge of city centre location would be acceptable for office use in terms of Policy EC2

Availability:

Submitted by landowner as a prospective development site but the site is currently occupied and there are significant development constraints to be overcome.

Achievability:

Potential for a highly visible landmark development. Developability will depend upon whether the aspirational road scheme for the Armley Gyratory comes to fruition, which would take a large part of the inner Gyratory area of the site, but potentially unify the remainder of the site. Existing buildings would have to be cleared.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-11

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 2.5

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	2	Site requires complete re-ordering of Armley Gyratory which would need to be supported by more intensive development than suggested.
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	3	
Total Suitability score:		34	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	2	Armley Gyratory is part of an aspirational scheme to re-route traffic which would take up the south eastern end of the site, but has potential to unite the Gyratory inner area with the training centre and other buildings on the north west part of the site.
MKT1	Achievability - Planning interest	3	

Leeds Employment Land Assessment 2016

ELA ref: ELA02012

Site alias: HSG00241 Site area (ha): 5.42

E: 428499 N: 433184

Address: Armley Gyratory - former Gas Works

Test	Description	Score	Comment
	Total Achievability score:	5	

Leeds Employment Land Assessment 2016

ELA ref: ELA02012

Site alias: HSG00241

Site area (ha): 5.42

E: 428499

N: 433184

Address: Armley Gyratory - former Gas Works

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1193.04
Nearest bus stop	599
Nearest bus stop distance (m)	164.54

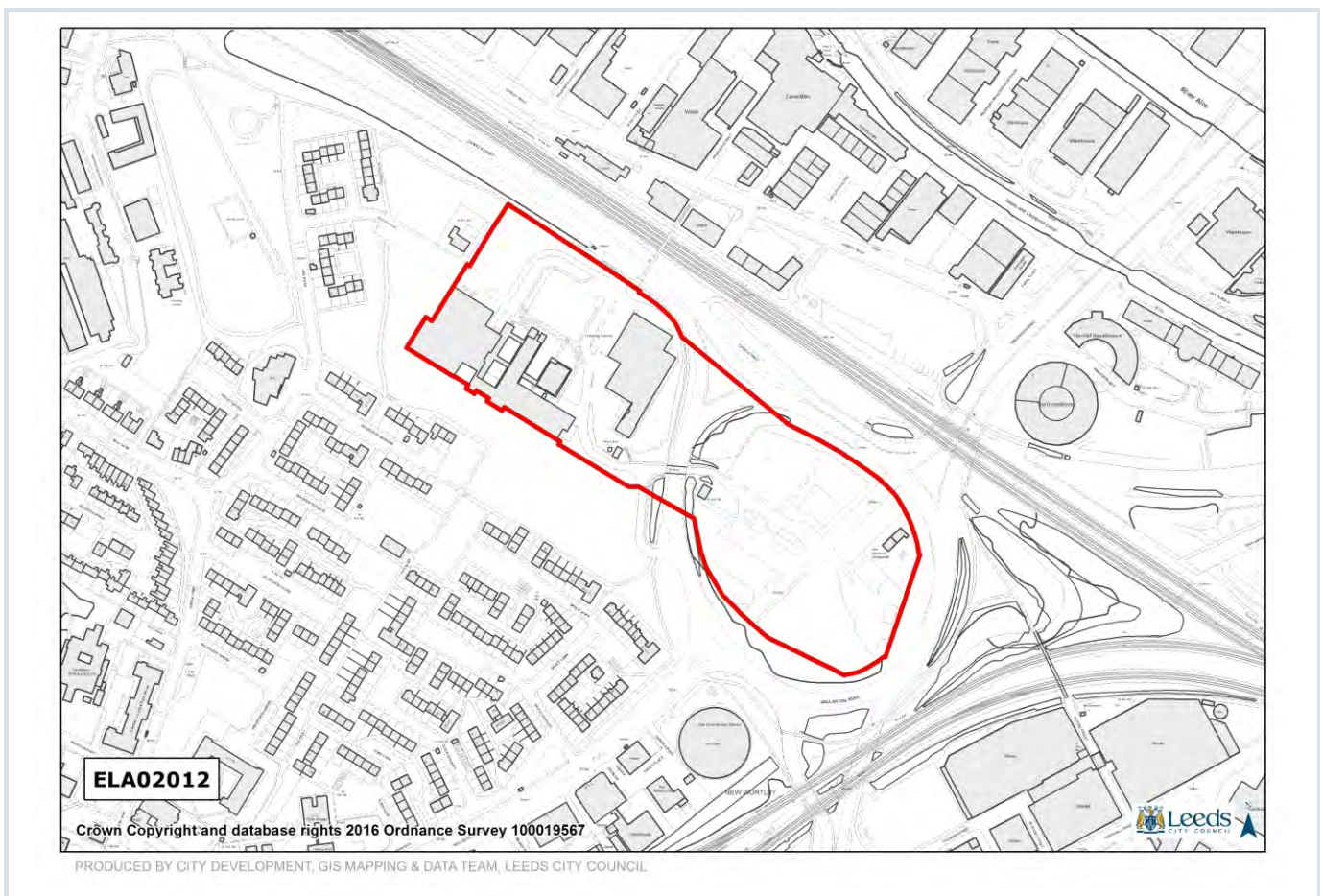
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.49
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02022

Site alias: HSG00396

Site area (ha): 0.4

E: 429659

N: 432999

Address: S/o Granary Wharf Car Park Water Lane LS11 (MX1-15)

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for mixed use scheme, Ref 11/01976/EXT approved on 25/11/2011 for Extension of Time Application to 06/04922/OT for multi level development in three blocks up to 8 storeys high, with offices, residential, A3/A4 use with basement car parking. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-15

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 530

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02022

Site alias: HSG00396

Site area (ha): 0.4

E: 429659

N: 432999

Address: S/o Granary Wharf Car Park Water Lane LS11 (MX1-15)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	194.63
Nearest bus stop	6735
Nearest bus stop distance (m)	268.24

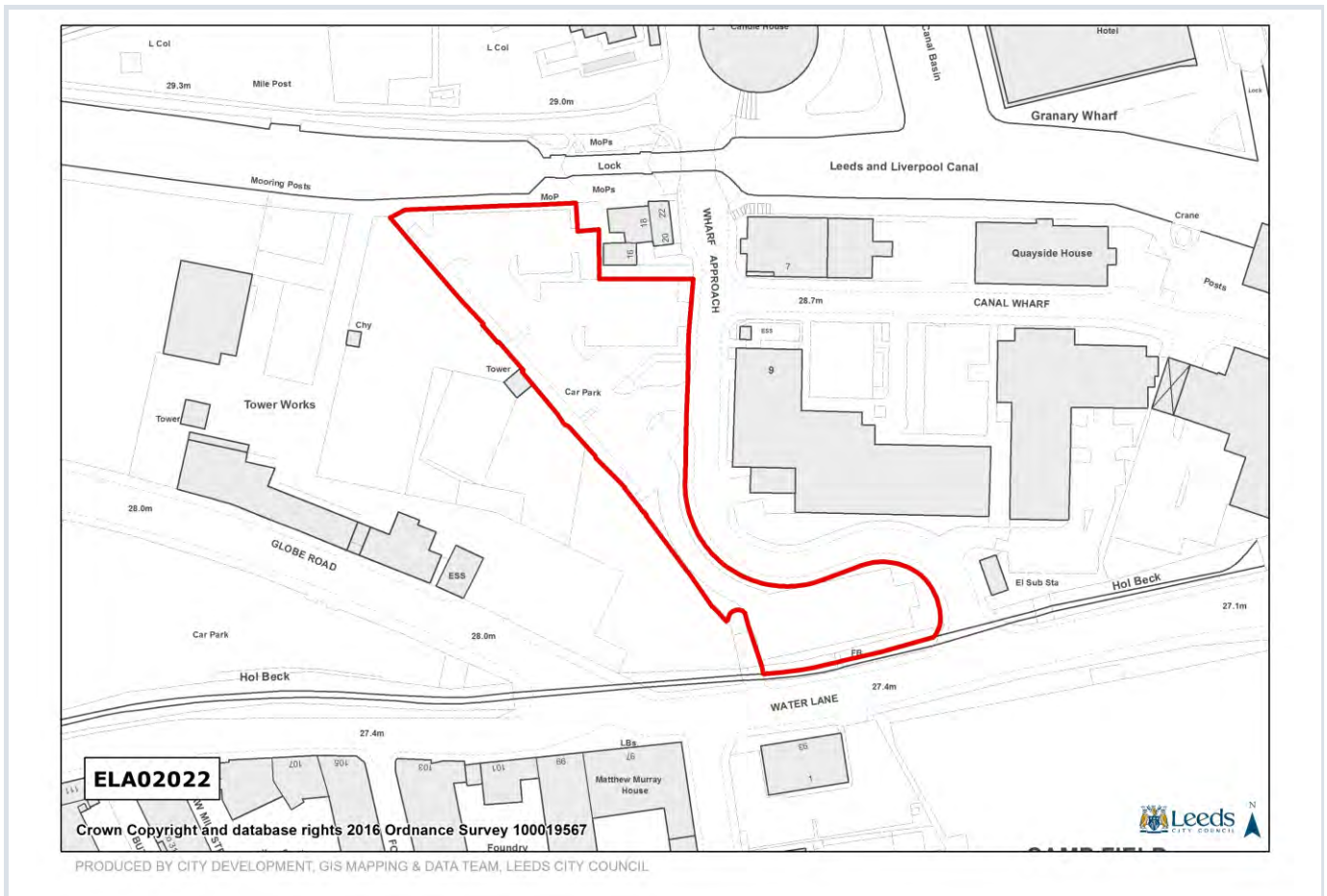
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02023

Site alias: HSG00416

Site area (ha): 1.18

E: 431032

N: 434047

Address: Mabgate, Macaulay Street, Argyll Road (land between)

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-6

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 3670

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02023

Site alias: HSG00416

Site area (ha): 1.18

E: 431032

N: 434047

Address: Mabgate, Macaulay Street, Argyll Road (land between)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	1589.30
Nearest bus stop	7818
Nearest bus stop distance (m)	179.16

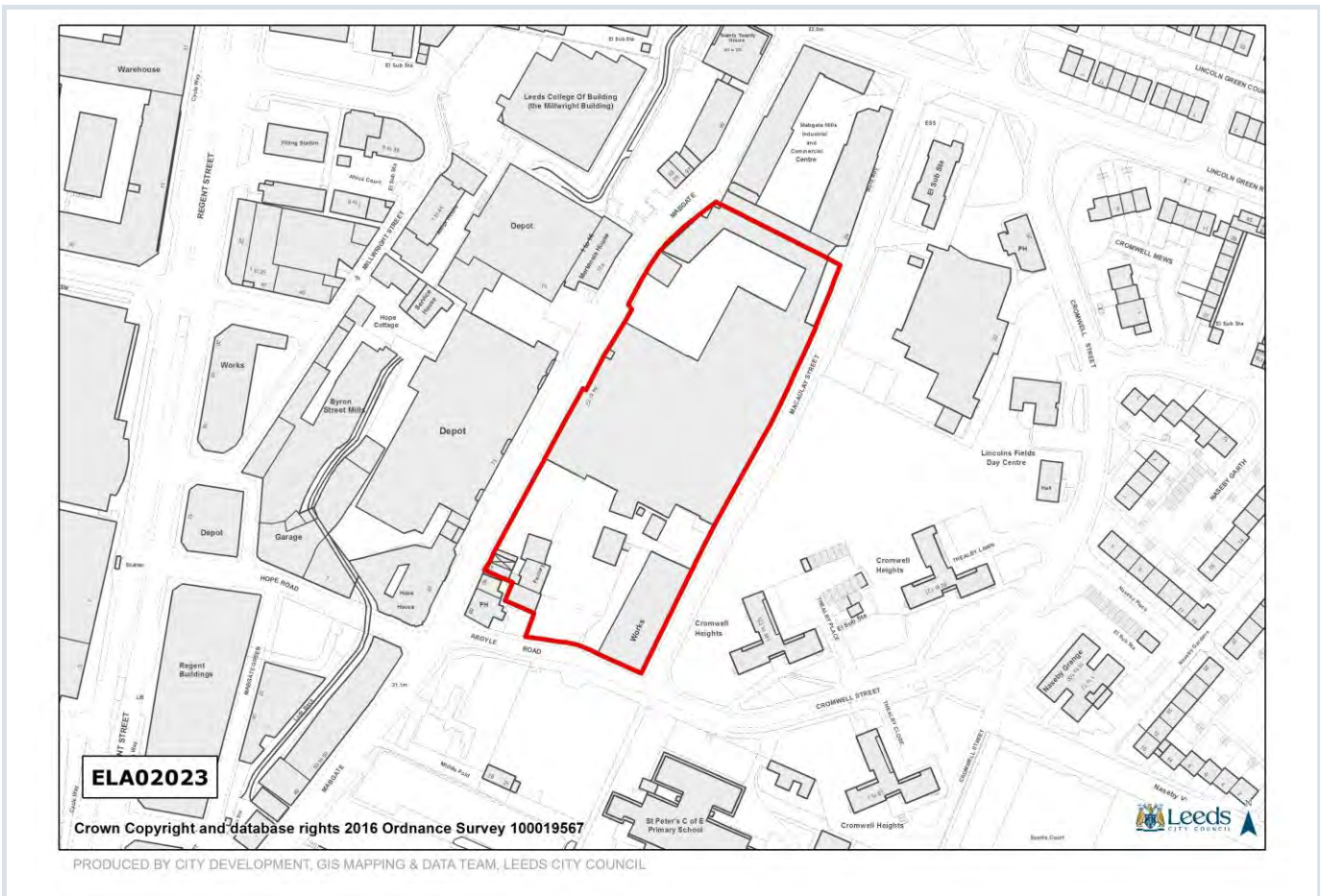
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02026

Site alias: HSG00536

Site area (ha): 3.62

E: 426445

N: 435546

Address: Kirkstall District Centre

General Attributes

Site Description:

Site currently split over varied levels, though much of site has been vacated. It is bounded by the A65 'Commercial Road' to the South, Kirkstall Hill, Beecroft Road and Kirkstall Lane.

Suitability:

No significant physical or policy constraints that prevent the site from being developed. Overall a suitable site.

Availability:

Largely vacant however there are a few existing businesses still in operation. Majority of the site is under used. Marketing board on site during site visit at the north east corner of the site.

Achievability:

Site clearance would be required prior to development. However site is known for mixed use development interest from previous pre application discussion.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-4

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 7000

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02026

Site alias: HSG00536

Site area (ha): 3.62

E: 426445

N: 435546

Address: Kirkstall District Centre

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Headingley
Nearest train station distance (m)	455.14
Nearest bus stop	9232
Nearest bus stop distance (m)	83.07

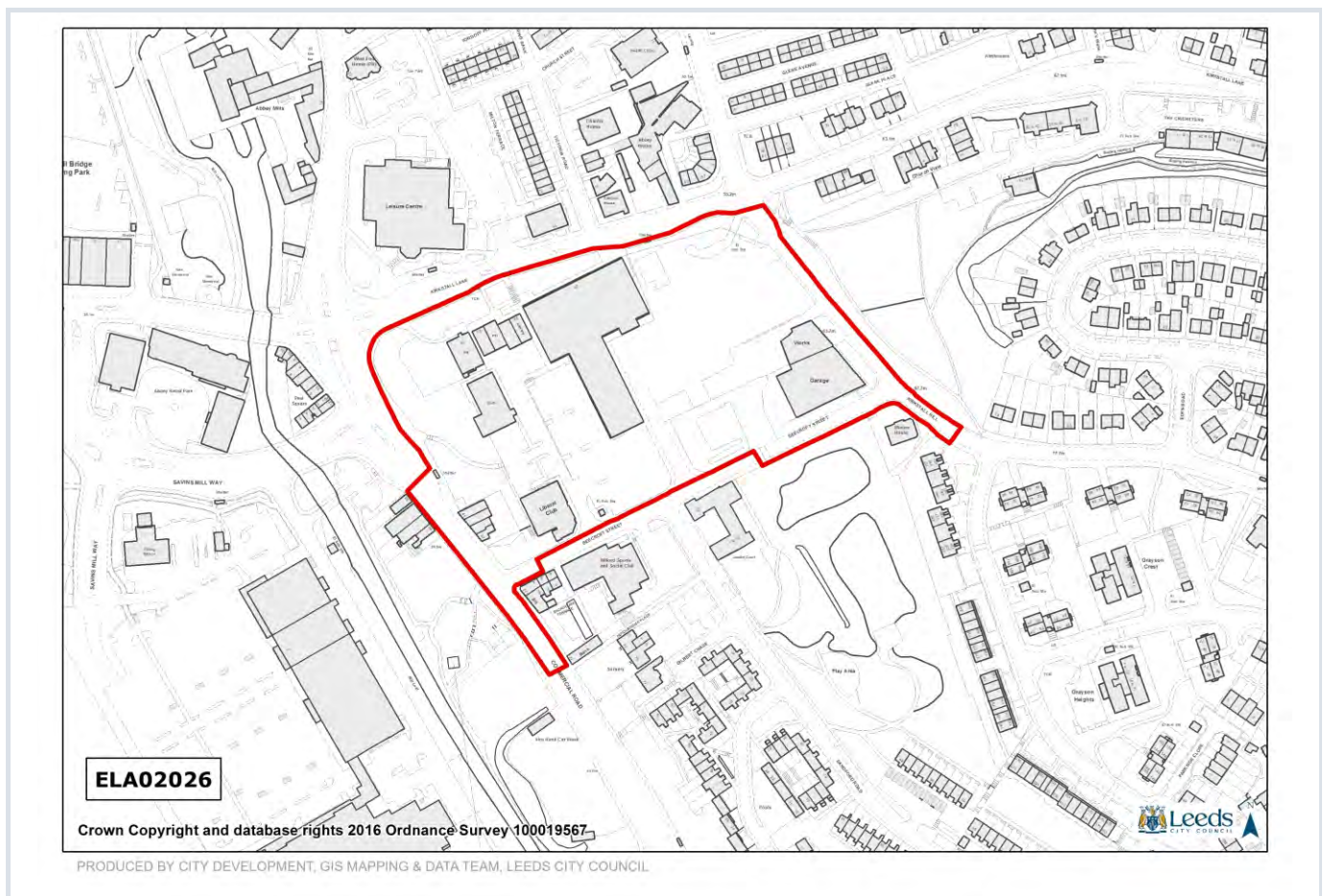
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	60.62
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02027

Site alias: HSG00537

Site area (ha): 2.48

E: 431170

N: 428283

Address: Benyon House

General Attributes

Site Description:

Cleared site adjacent to Middleton (Ring Road) town centre within a wider residential area.

Suitability:

Site within the main urban area has reasonable road connections to the motorway. Suitable for both general employment and office use because of location in main urban area adjacent to the Middleton Town Centre.

Availability:

Site cleared available and being marketed.

Achievability:

Site is currently subject to a planning application for retail development. If approved it is unlikely that employment development would be achievable.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-13

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.24

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	access achievable
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	1	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		39	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	3	
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02027

Site alias: HSG00537

Site area (ha): 2.48

E: 431170

N: 428283

Address: Benyon House

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

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

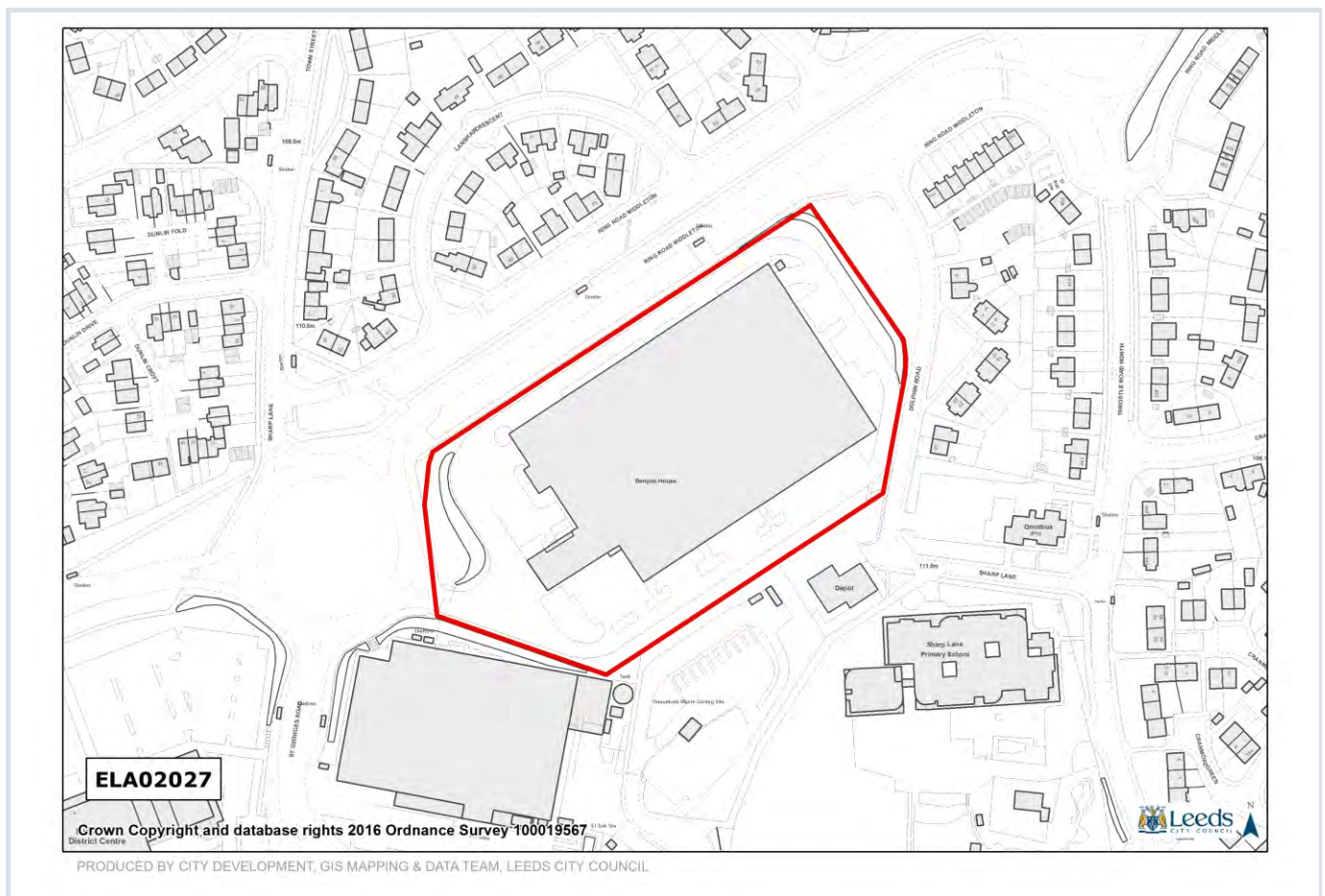
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02036

Site alias: HSG00922

Site area (ha): 0.03

E: 430504

N: 433252

Address: The Calls (38)

General Attributes

Site Description:

Historic former wharf building - Calls Landing - on the south side of The Calls facing the river Aire.

Suitability:

City centre location suitable for offices in accordance with Policy EC2

Availability:

Partially occupied building, suitable for conversion to offices and residential.

Achievability:

Attractive waterside city centre location. History of development interest.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-29

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 112

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02036

Site alias: HSG00922

Site area (ha): 0.03

E: 430504

N: 433252

Address: The Calls (38)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	814.36
Nearest bus stop	13513
Nearest bus stop distance (m)	130.80

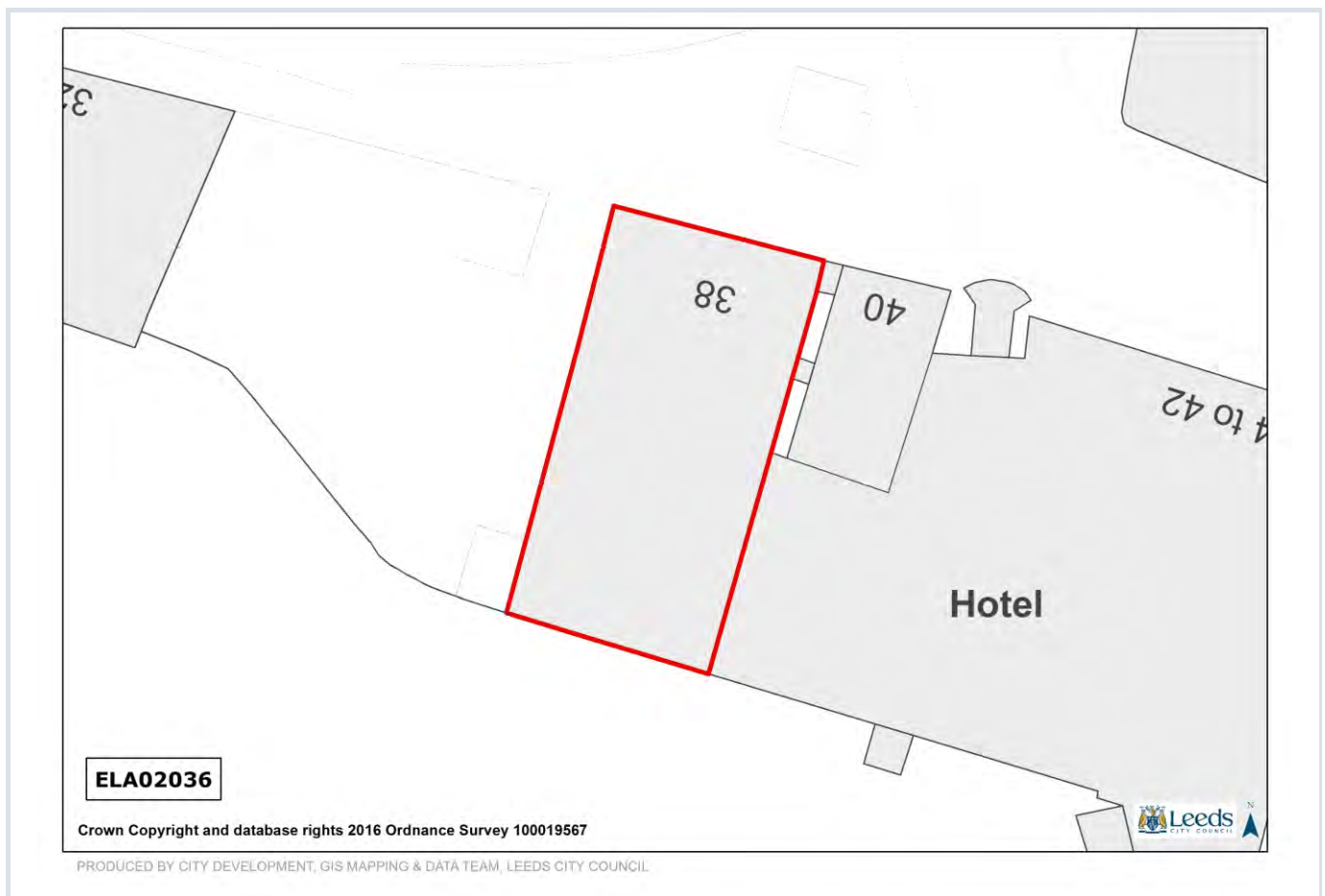
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02037

Site alias: HSG00923

Site area (ha): 2.04

E: 429167

N: 433002

Address: Globe Road - Doncasters LS11

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for office development of 500sqm. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-12

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 3220

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02037

Site alias: HSG00923

Site area (ha): 2.04

E: 429167

N: 433002

Address: Globe Road - Doncasters LS11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	572.42
Nearest bus stop	4261
Nearest bus stop distance (m)	77.78

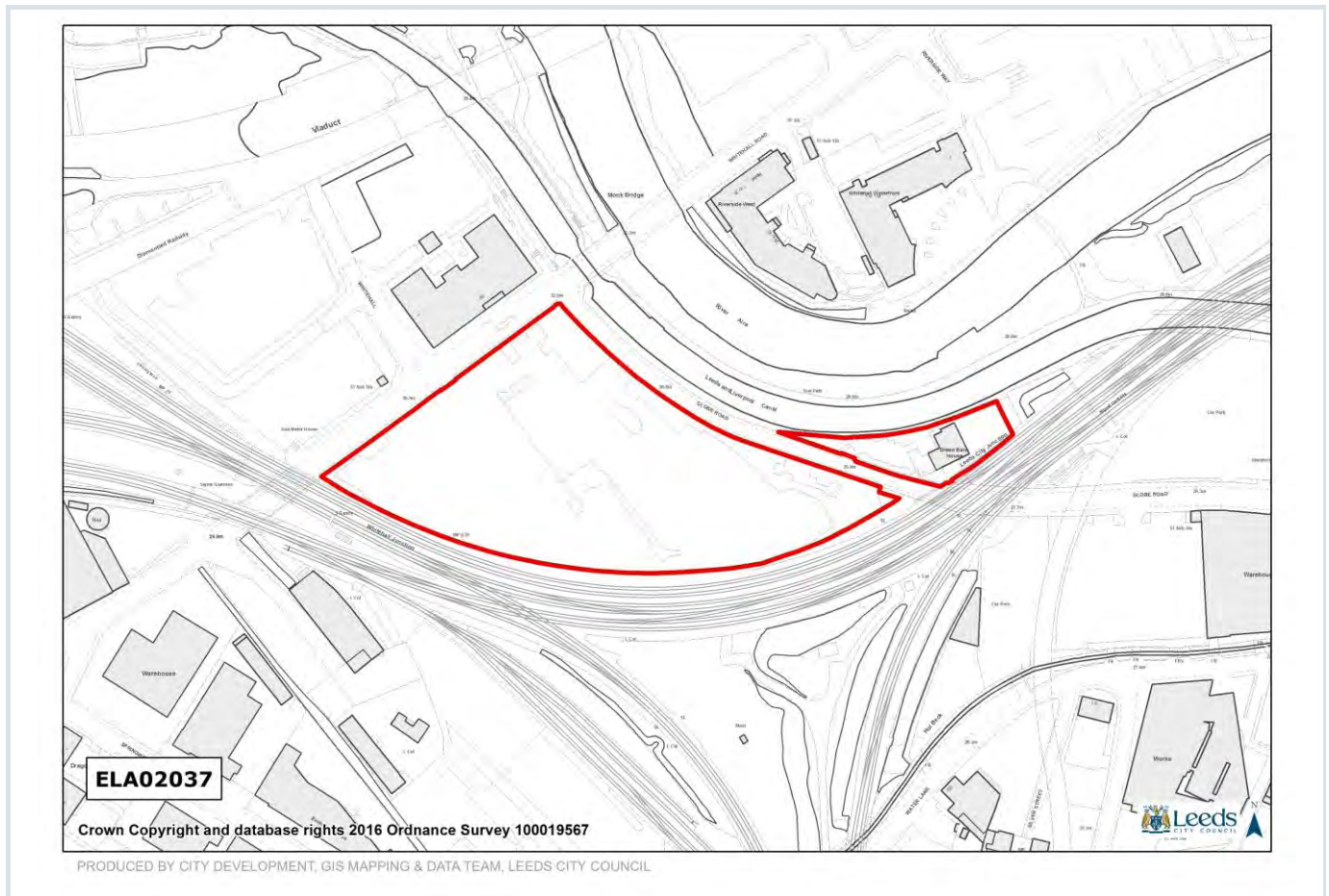
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02040

Site alias: HSG00931 Site area (ha): 3.49

E: 428982 N: 433112

Address: Whitehall Road - Doncasters LS12

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-11

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 50380

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02040

Site alias: HSG00931

Site area (ha): 3.49

E: 428982

N: 433112

Address: Whitehall Road - Doncasters LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	714.27
Nearest bus stop	10229
Nearest bus stop distance (m)	140.58

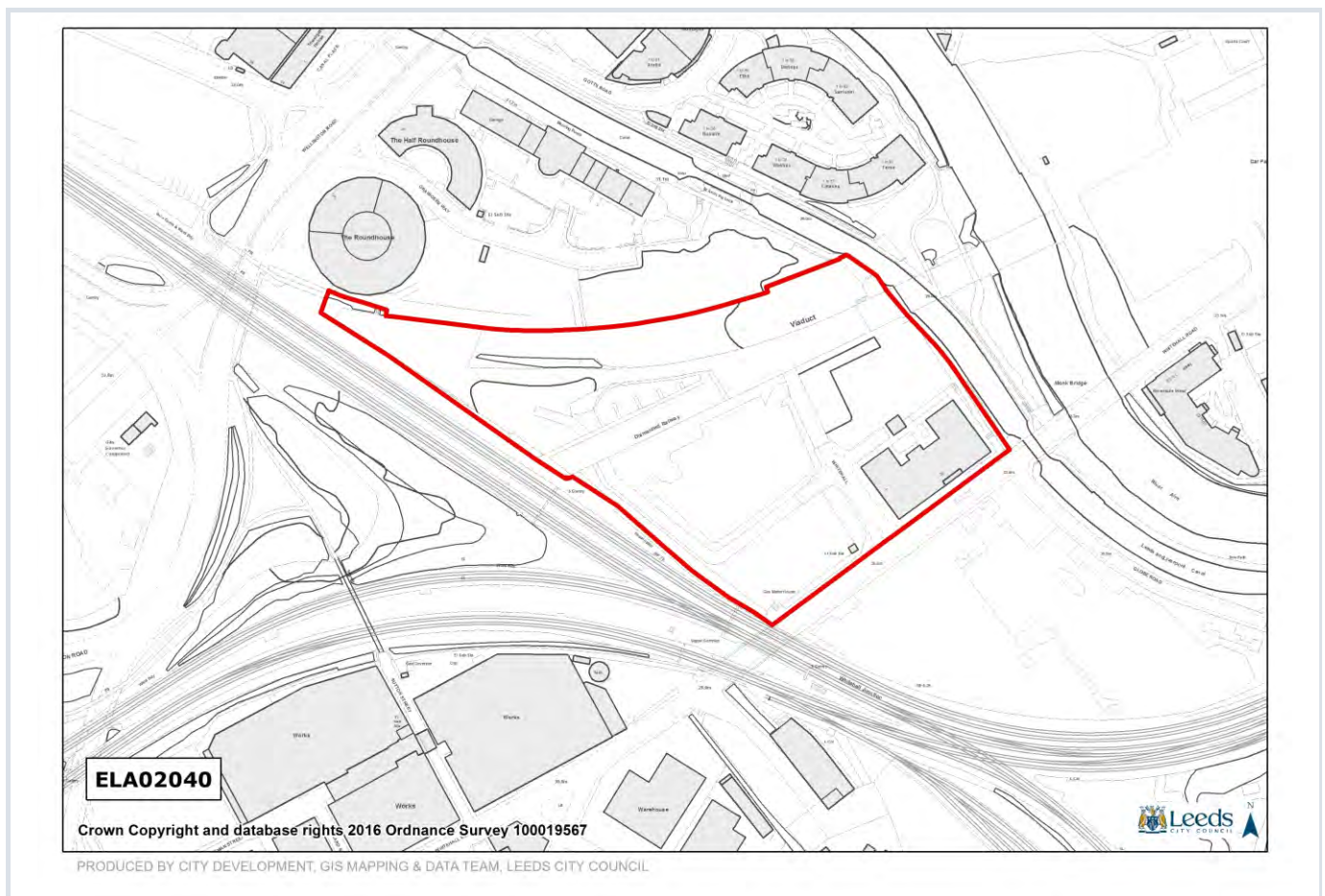
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02070

Site alias: EMP00341

Site area (ha): 1.23

E: 428050

N: 434883

Address: From Milford to Former Glass Works, Cardigan Road

General Attributes

Site Description:

Site has existing employment use (Milford Building Supplies).

Suitability:

Site has active employment use and not available for new employment allocation.

Availability:

Site has active employment use and not available for new employment allocation.

Achievability:

Site has active employment use and not available for new employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00341

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02070

Site alias: EMP00341

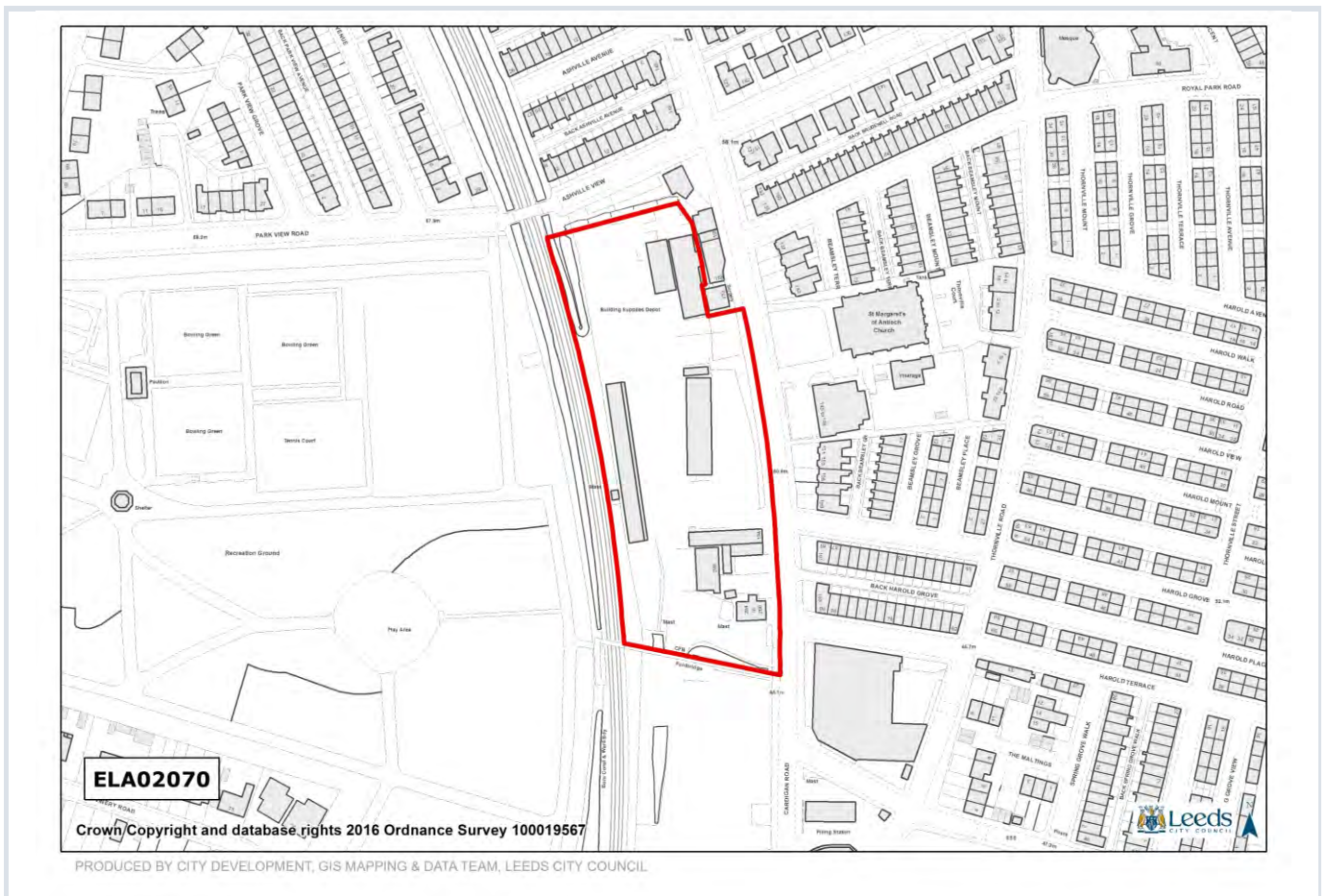
Site area (ha): 1.23

E: 428050

N: 434883

Address: From Milford to Former Glass Works, Cardigan Road

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02078

Site alias: EMP00354

Site area (ha): 0.82

E: 428663

N: 433276

Address: Land at Armley Road/Wellington Road, Leeds

General Attributes

Site Description:

Vacant brownfield site located within established commercial area with very good access. Site is currently vacant with visible hard standing area in the centre.

Suitability:

Flat site has existing road access, within a well established industrial area. The major constraint is contamination but potentially mitigatable. Site location accords with Core Strategy Policies EC1 and EC2. Overall this site is suitable.

Availability:

Not being actively marketed but a cleared site in a prime location.

Achievability:

Site is largely cleared with one remaining derelict structure. Remediation would be necessary prior to development which could affect viability.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-36

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.82

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		45	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	2	Site formerly put forward for housing but get d
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA02078

Site alias: EMP00354

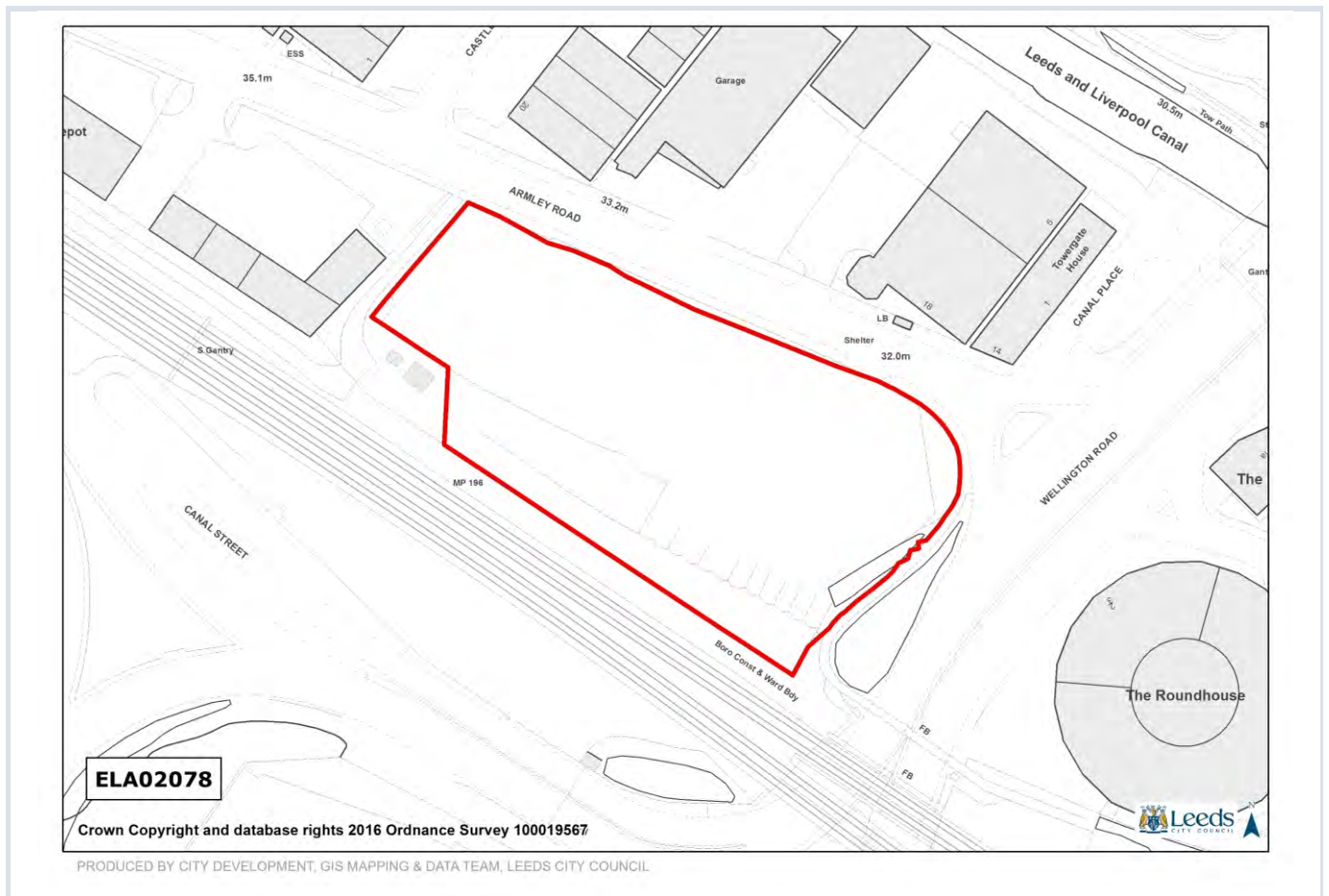
Site area (ha): 0.82

E: 428663

N: 433276

Address: Land at Armley Road/Wellington Road, Leeds

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02087

Site alias: 2005110

Site area (ha): 2.13

E: 428717

N: 433697

Address: City Reach, Kirkstall Road, Yorkshire Chemicals Plc

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission 15/06844/OT approved 14.07.2016 for mixed use development including 750 sqm office floorspace'. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-28

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 750

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02087

Site alias: 2005110

Site area (ha): 2.13

E: 428717

N: 433697

Address: City Reach, Kirkstall Road, Yorkshire Chemicals Plc

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02088

Site alias: HSG00132

Site area (ha): 20.2

E: 432120

N: 434239

Address: Hudson Road

General Attributes

Site Description:

This site consists of two different character areas: the northern half is an existing manufactory use (Arcadia Group); the southern half is largely open land and an area of car park.

Suitability:

The northern part of site is a well established manufactory use and no need for further assessment. The southern half is a long standing UDPR employment allocation, see 3400620 (xEG1-21) for further assessment on suitability.

Availability:

The northern part of site is a well established manufactory use but site could potentially be available in the long term for re-development. The majority of the southern half is currently available although land owner indicated intention for non employment use, see 3400620 (xEG1-21) for further assessment on availability.

Achievability:

The northern part of site is a well established manufactory use and no need for further assessment. See 3400620 (xEG1-21) for assessment on achievability of the southern half. Overall development potential would be improved by mixed use scheme.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-37

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.3

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		38	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02088

Site alias: HSG00132

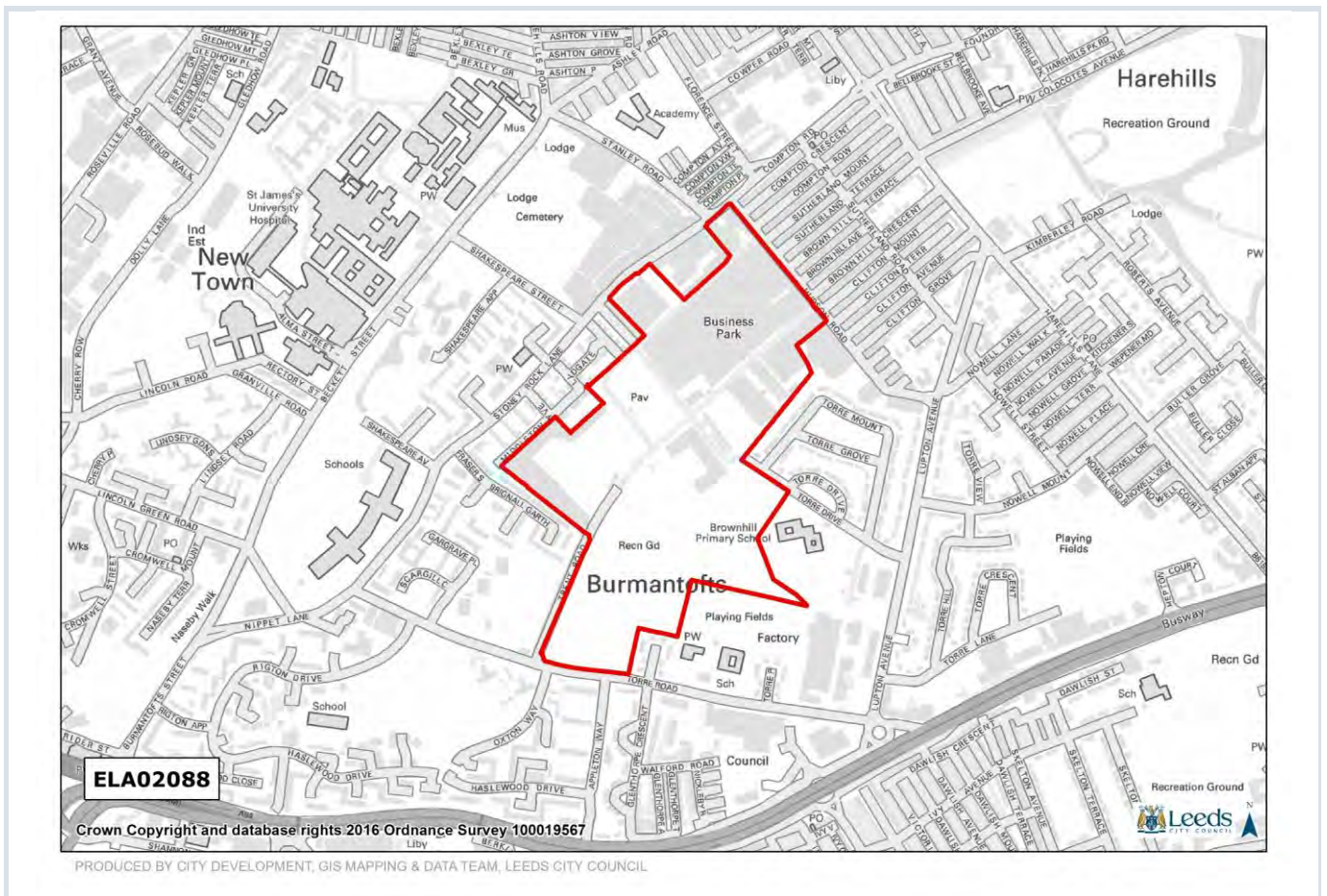
Site area (ha): 20.2

E: 432120

N: 434239

Address: Hudson Road

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02089

Site alias: 2105260

Site area (ha): 1.24

E: 428116

N: 431900

Address: Scattergood and Johnson Ltd, Low Fields Road

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for general employment use. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-70

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.24

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02089

Site alias: 2105260

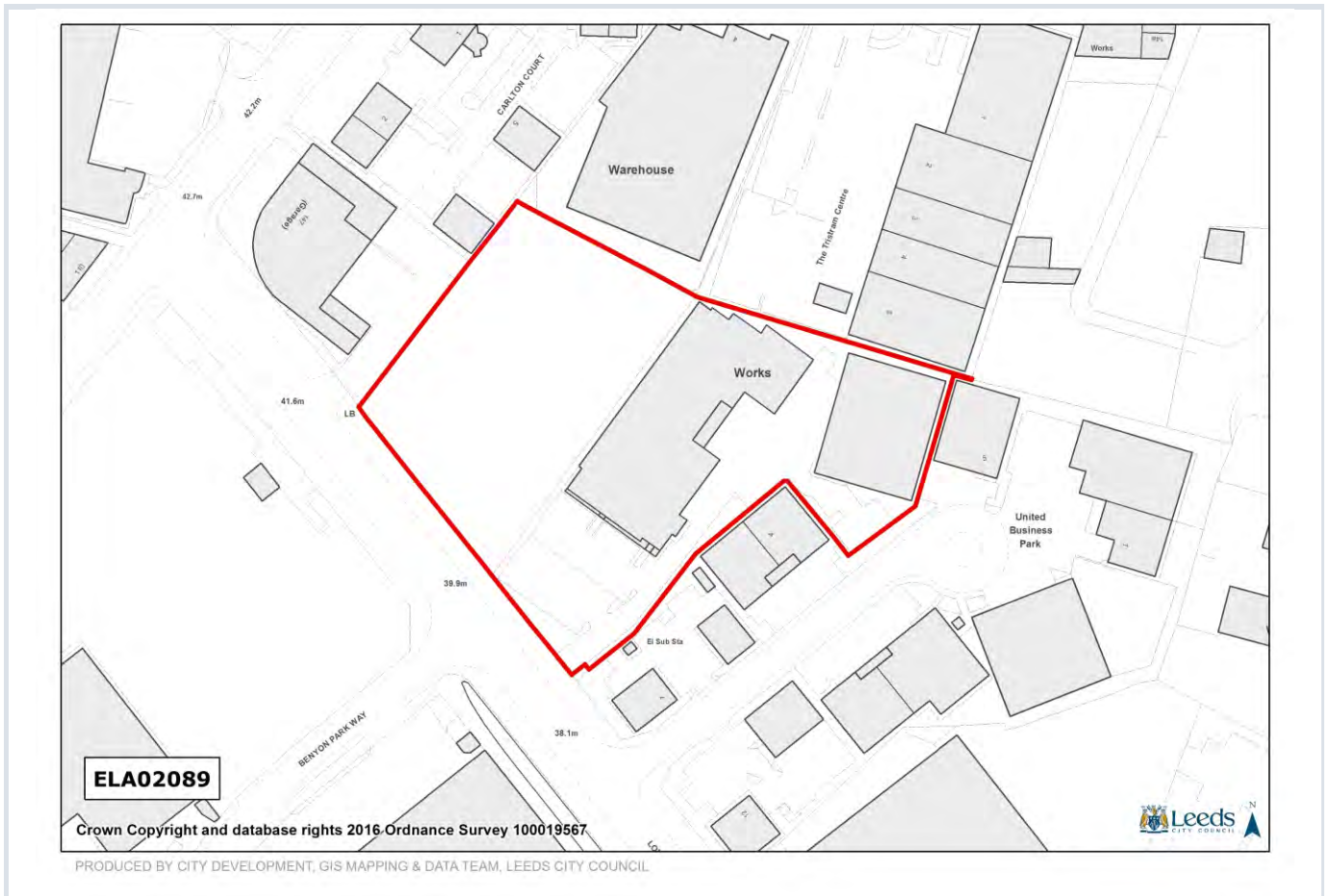
Site area (ha): 1.24

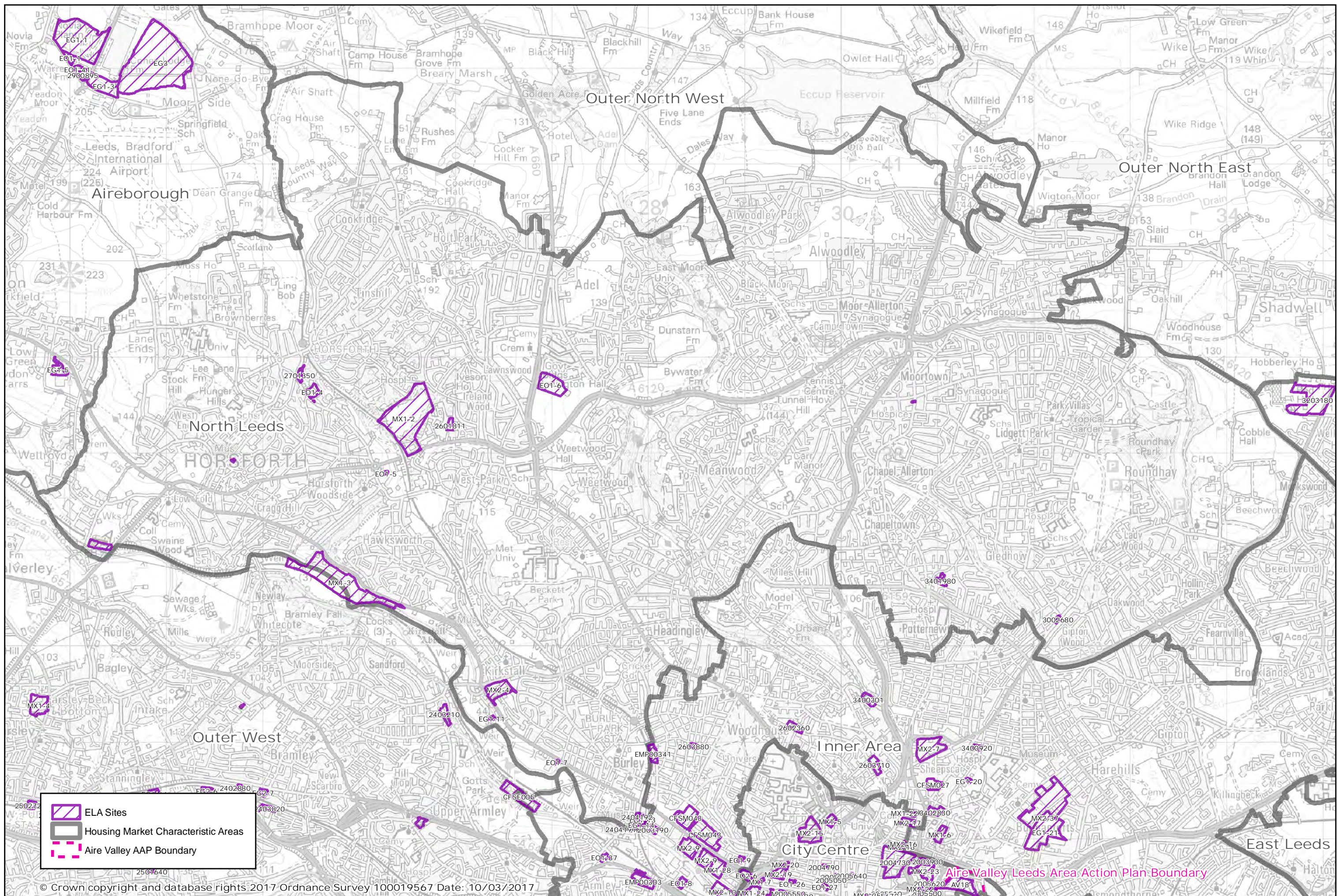
E: 428116




N: 431900

Address: Scattergood and Johnson Ltd, Low Fields Road

Site boundary plan





 ELA Sites
 Housing Market Characteristic Areas
 Aire Valley AAP Boundary

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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\ELA_Sites A3_HMCA .mxd
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HMCA
North Leeds



Leeds Employment Land Assessment 2016

ELA ref: ELA01154

Site alias: 2404190

Site area (ha): 0.29

E: 427929

N: 434147

Address: LCC Depot Off Viaduct Road Leeds LS4

General Attributes

Site Description:

Flat site with access to Burley Place. Site is occupied with open air sand and grit storage.

Suitability:

Part of the site is within Flood Zone 3. However there are no nature features of significance or physical constraints that cannot be mitigated for general employment development. General employment use would fully accord with EC1 because this is brownfield land within the Urban Area within a general employment area. It is also a UDPR employment site. Office use would however be contrary to policy due to out of centre location.

Availability:

Whilst site is currently used to store sand and grit, it can be made available, particularly when the adjacent site is delivered. Site not currently marketed.

Achievability:

No demolition would be necessary because it is currently an open store of sand and grit. It is within an established employment area.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-14

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.28

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	3	Slightly substandard visibility but existing site access
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	adjacent uses include business, industry, railway line and vacant land.
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	not within regeneration areas.
Total Suitability score:		35	
AVB1	Availability - Ownership	3	LCC owns about 90% of the land.
AVB2	Availability - Occupancy	1	sand and grit depot for Highways.
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	5	No existing building but piles of grit etc.
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01154

Site alias: 2404190

Site area (ha): 0.29

E: 427929

N: 434147

Address: LCC Depot Off Viaduct Road Leeds LS4

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	1030.26
Nearest bus stop	2319
Nearest bus stop distance (m)	114.09

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

LCC ownership	90.39
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01155

Site alias: 2404191

Site area (ha): 0.49

E: 427872

N: 434149

Address: Premises Of A Taylor & Son Weaver Street LS4

General Attributes

Site Description:

n/a

Suitability:

Site with current employment use and not available for new employment allocation. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2404191

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01155

Site alias: 2404191

Site area (ha): 0.49

E: 427872

N: 434149

Address: Premises Of A Taylor & Son Weaver Street LS4

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	1028.75
Nearest bus stop	2319
Nearest bus stop distance (m)	149.83

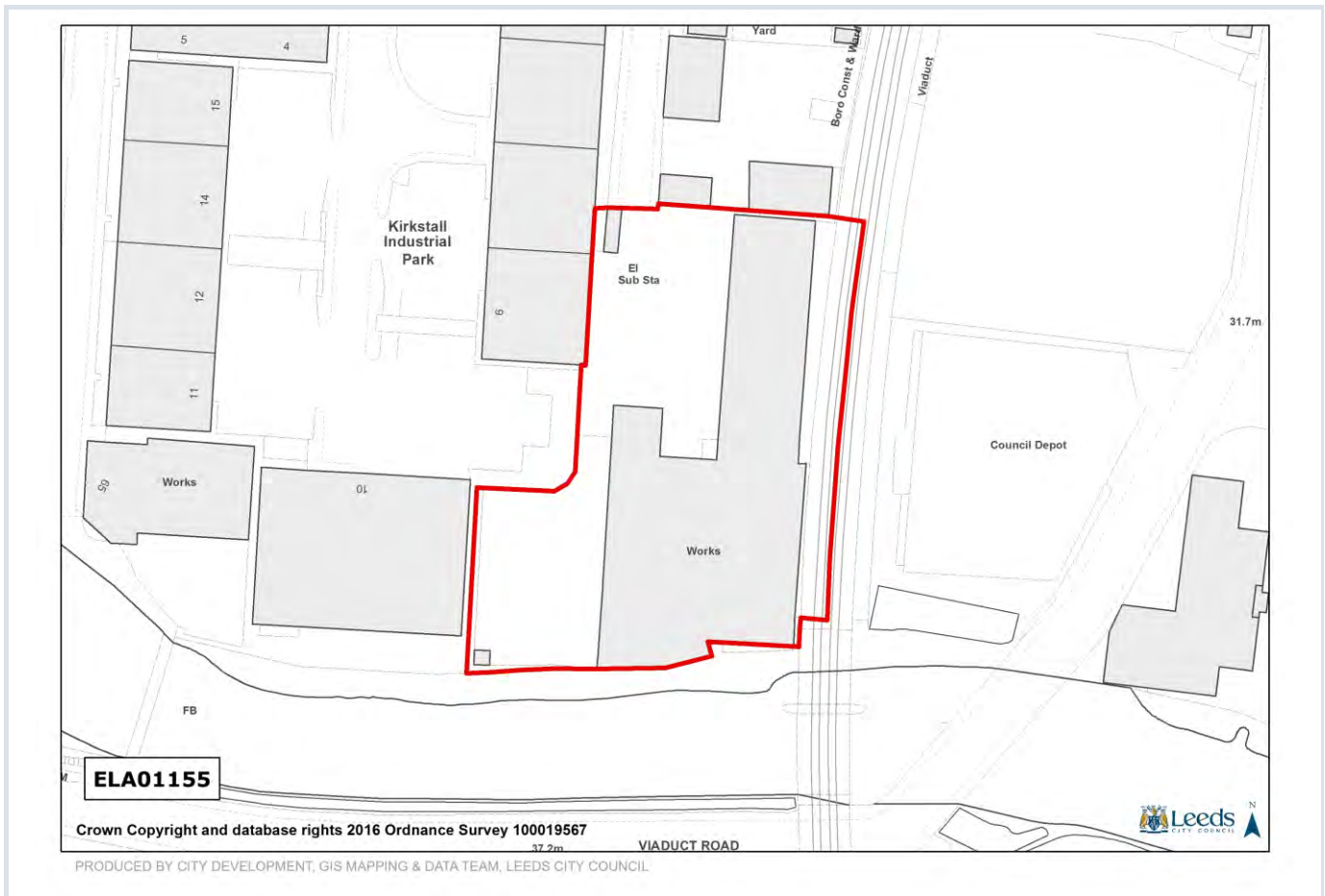
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01156

Site alias: 2404192

Site area (ha): 0.28

E: 427891

N: 434228

Address: Premises Of J W Hinchliffe Scrap Yard Weaver Street LS4

General Attributes

Site Description:

n/a

Suitability:

Site is currently occupied for waste use (J W Hinchliffe Scrap Yard), which is also safeguarded in the adopted Natural Resource and Waste DPD hence not available for general employment use.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2404192

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.28

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01156

Site alias: 2404192

Site area (ha): 0.28

E: 427891

N: 434228

Address: Premises Of J W Hinchliffe Scrap Yard Weaver Street LS4

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	949.00
Nearest bus stop	2319
Nearest bus stop distance (m)	96.90

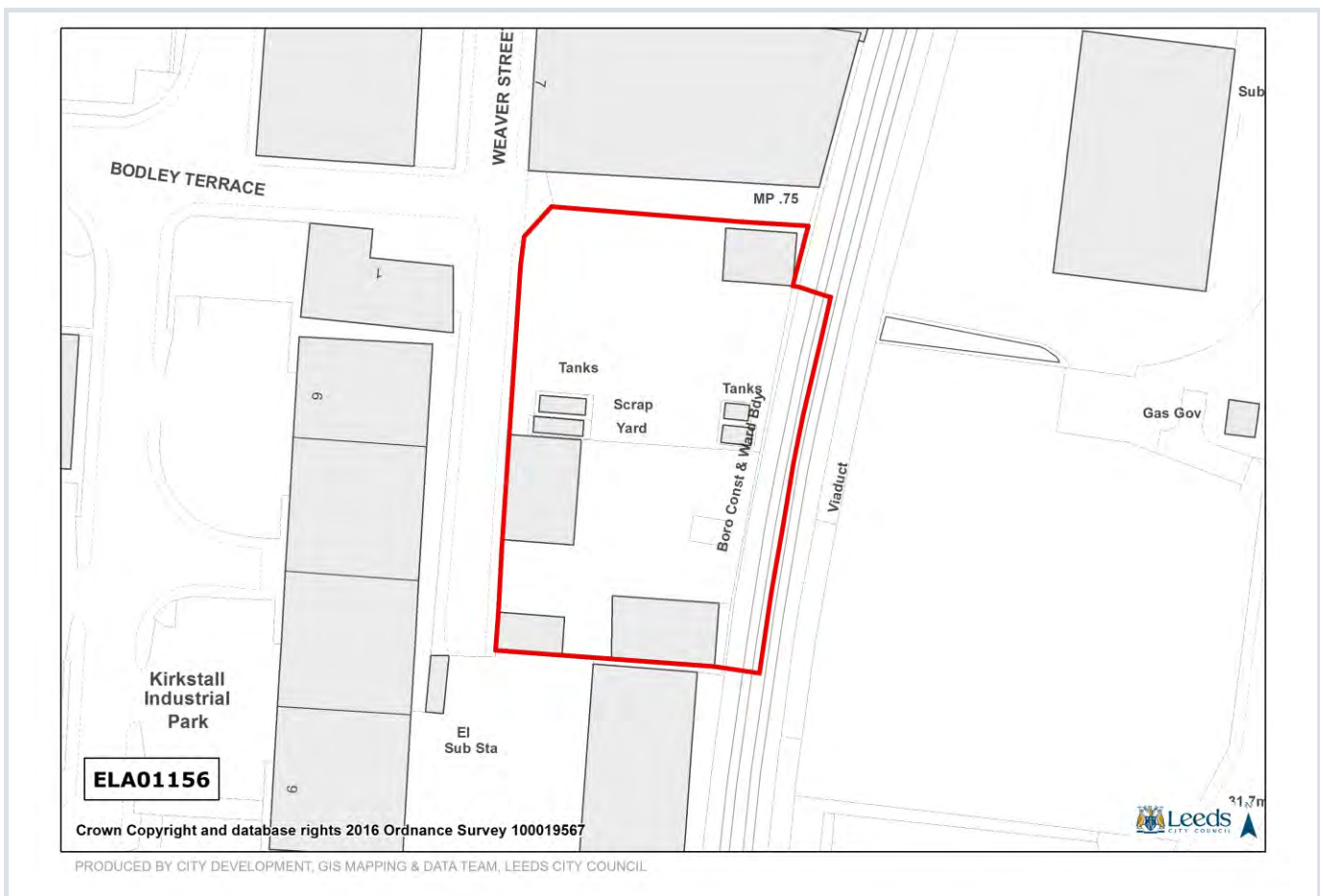
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01157

Site alias: 2404193

Site area (ha): 0.46

E: 427943

N: 434204

Address: Former Gas Holder Station Burley Place Leeds LS4

General Attributes

Site Description:

Flat site currently vacant with overgrown grass within established industrial area. Remediation completed.

Suitability:

Site is partly within flood risk zone 3. Historic record shows possible land contamination. Other than these two constraints the site is suitable for general employment both physically and also in terms of policy compliance. Office proposal however would be contrary to EC2 due to out of centre location.

Availability:

Site has extant permission for storage (B8 use) under 11/02976/OT granted on 12/11/2011. However during site visit (Nov 2015) there was a marketing board (for sale) displayed on site.

Achievability:

Site is cleared and vacant with marketing board (for sale). Whilst it has extant permission for general employment, the for sale board indicates it is currently available. Possible contamination and also flood risk mitigation would be necessary as part of new development.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-13

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.45

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Visibility achieved from access at far north of site, visibility splay cuts 5m into site
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	Auto repair garage. Highways grit depot.
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		32	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	vacant overgrown grass.
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	Flat site, vacant with sale board.
MKT1	Achievability - Planning interest	5	
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA01157

Site alias: 2404193

Site area (ha): 0.46

E: 427943

N: 434204

Address: Former Gas Holder Station Burley Place Leeds LS4

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	973.94
Nearest bus stop	2319
Nearest bus stop distance (m)	60.26

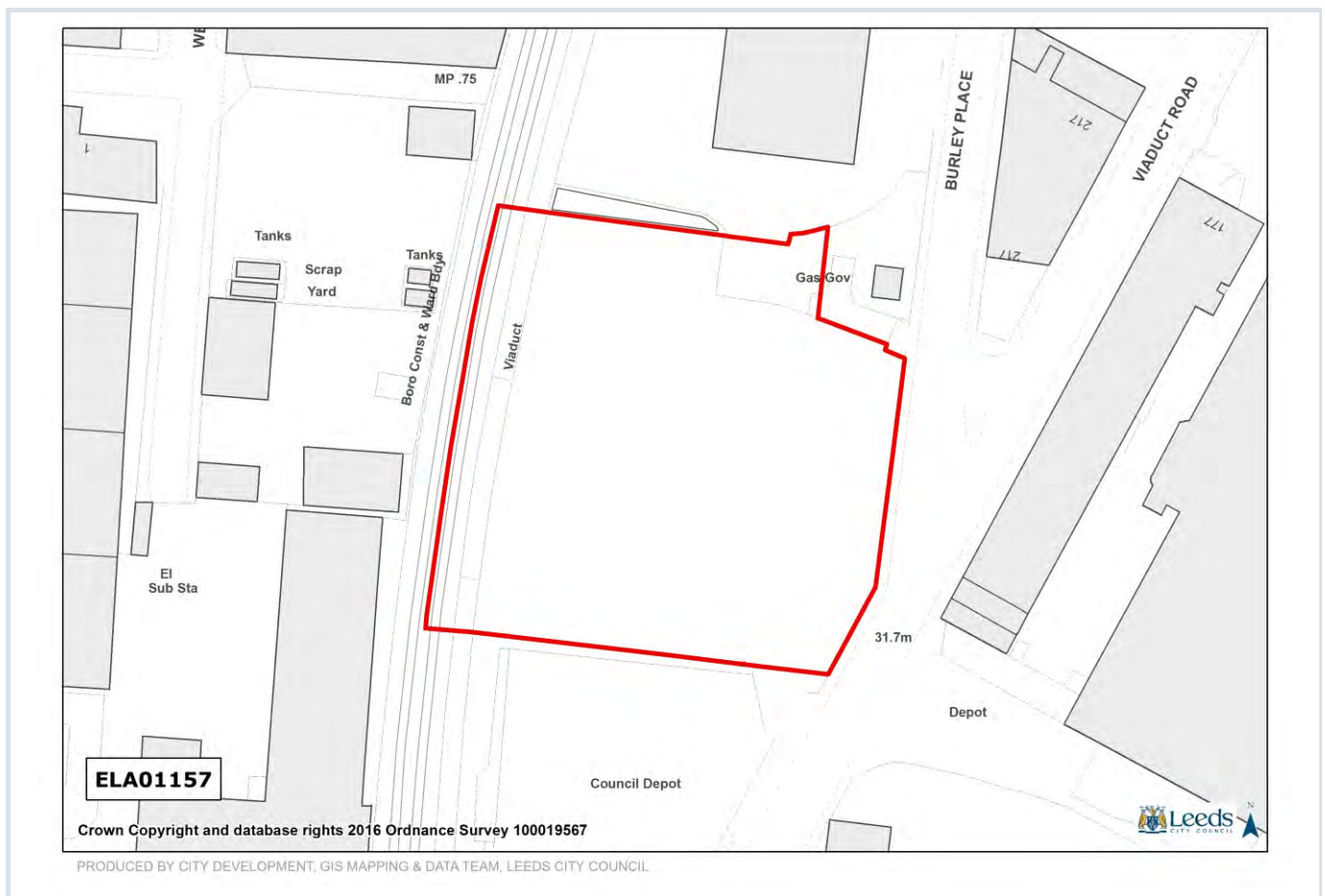
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	4.84
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01174

Site alias: 2404920

Site area (ha): 0.11

E: 427056

N: 434794

Address: 471 Kirkstall Rd LS5

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01174

Site alias: 2404920

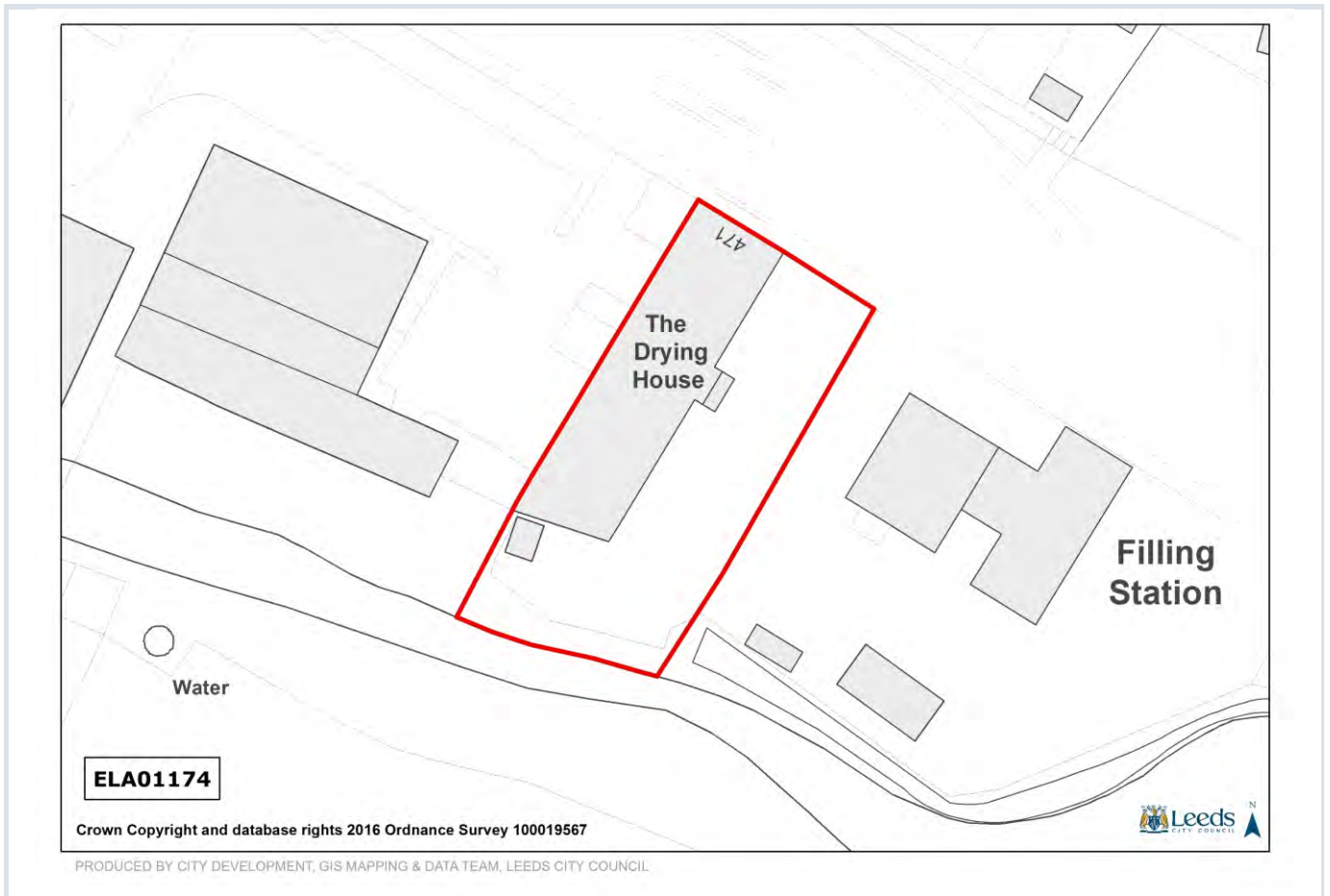
Site area (ha): 0.11

E: 427056

N: 434794

Address: 471 Kirkstall Rd LS5

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01183

Site alias: 2405330

Site area (ha): 0.22

E: 426374

N: 435248

Address: Unit 2 St Anns Mills Off Commercial Road Kirkstall LS5

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-11

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.22

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01183

Site alias: 2405330

Site area (ha): 0.22

E: 426374

N: 435248

Address: Unit 2 St Anns Mills Off Commercial Road Kirkstall LS5

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	99.95
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Headingley
Nearest train station distance (m)	720.63
Nearest bus stop	12126
Nearest bus stop distance (m)	95.17

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01330

Site alias: 2601811

Site area (ha): 0.68

E: 425947

N: 438294

Address: Moor Grange West Park LS 16

General Attributes

Site Description:

Site is located within a well established employment/ commercial area of Lawnswood Business Park that was built in 1980s-90s.

Suitability:

This is a remnant plot in the former UDP employment allocation. However it is currently land locked, and only accessible through existing premises. This site is wooded in character. Most of this site is Local Nature Reserve woodland (LNR026), and also UK BAP Priority Habitat - Lowland Mixed Deciduous Woodland. Significant concern over the impact on woodland and associated ecological features.

Availability:

Site is greenfield behind existing employment premises. It was not being marketed at the time of site visit.

Achievability:

No planning history in last 30 years. Not considered achievable because of Local Nature Reserve designation and inaccessibility.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2601811

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	3	Only accessible through existing sites
STB6	Suitability - Environmental constraints	1	
STB7	Suitability - Adjacent uses	5	Remaining UDPR E3B:12. Within established Lawnswood Business Park.
PLC1	Suitability - Policy compliance	3	Former UDP employment allocation. However this is the remaining plot that is land locked hence raise concern on suitability and achievability.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		35	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	2	Apparent woodland and being part of LNR which would need identifying impact to LNR and mitigations.
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA01330

Site alias: 2601811

Site area (ha): 0.68

E: 425947

N: 438294

Address: Moor Grange West Park LS 16

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	1744.45
Nearest bus stop	1628
Nearest bus stop distance (m)	186.84

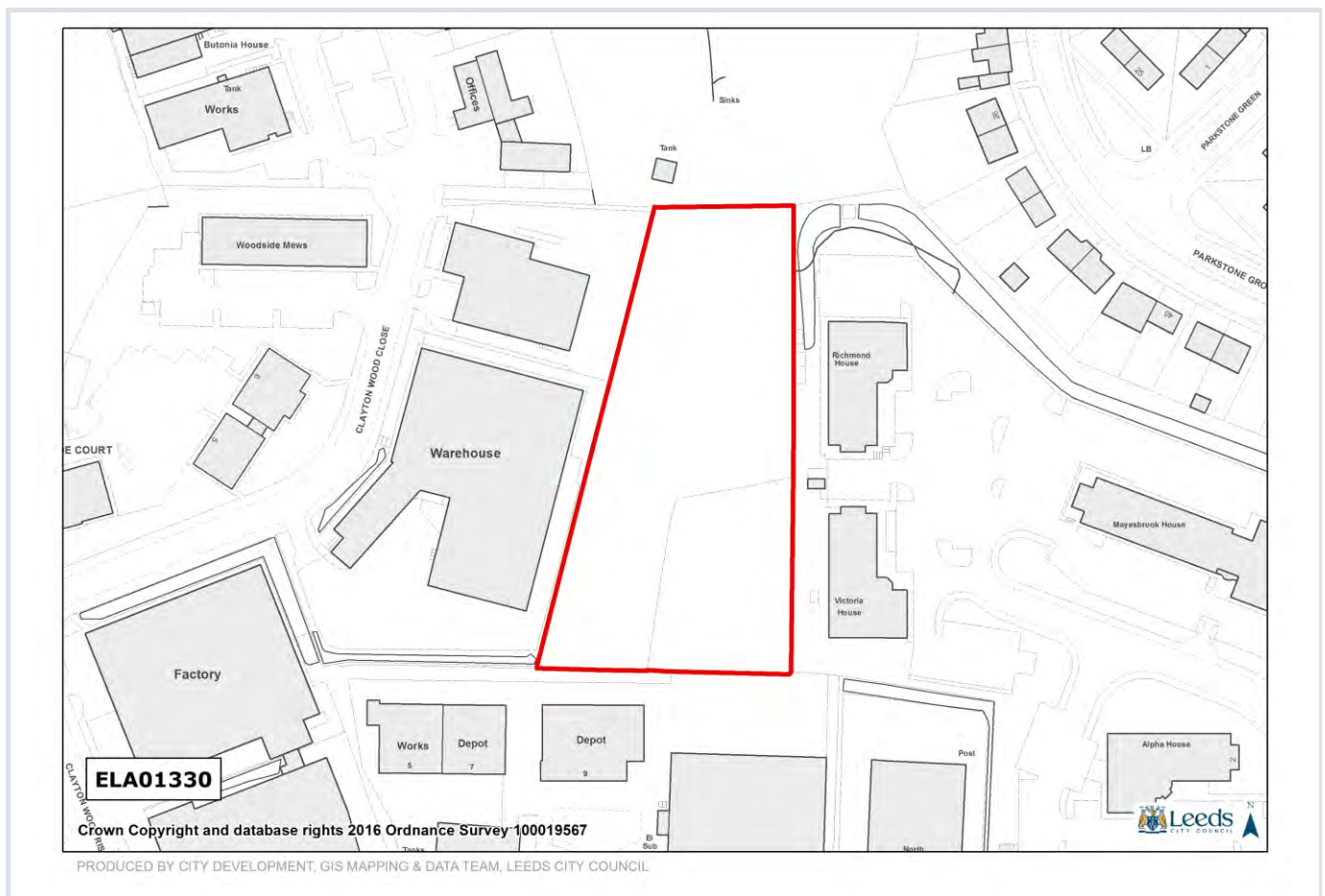
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01365

Site alias: 2602760

Site area (ha): 4.4

E: 426995

N: 438713

Address: Bodington Business Park Otley Road LS16

General Attributes

Site Description:

Greenfield site near Weetwood Ring Road, off Otley Road where high frequency buses operate. There is residential development to the north and greenspace to the south.

Suitability:

Site no longer available for new employment allocation following very recent permission under 16/01272/FU approved on 15.07.2016 for 'New illuminated closed road circuit cycle track, re-orientation and upgrade of existing sports pitches and refurbishment of existing changing pavilion'.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-6

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 24375

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01365

Site alias: 2602760

Site area (ha): 4.4

E: 426995

N: 438713

Address: Bodington Business Park Otley Road LS16

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	100.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	2609.47
Nearest bus stop	5786
Nearest bus stop distance (m)	166.75

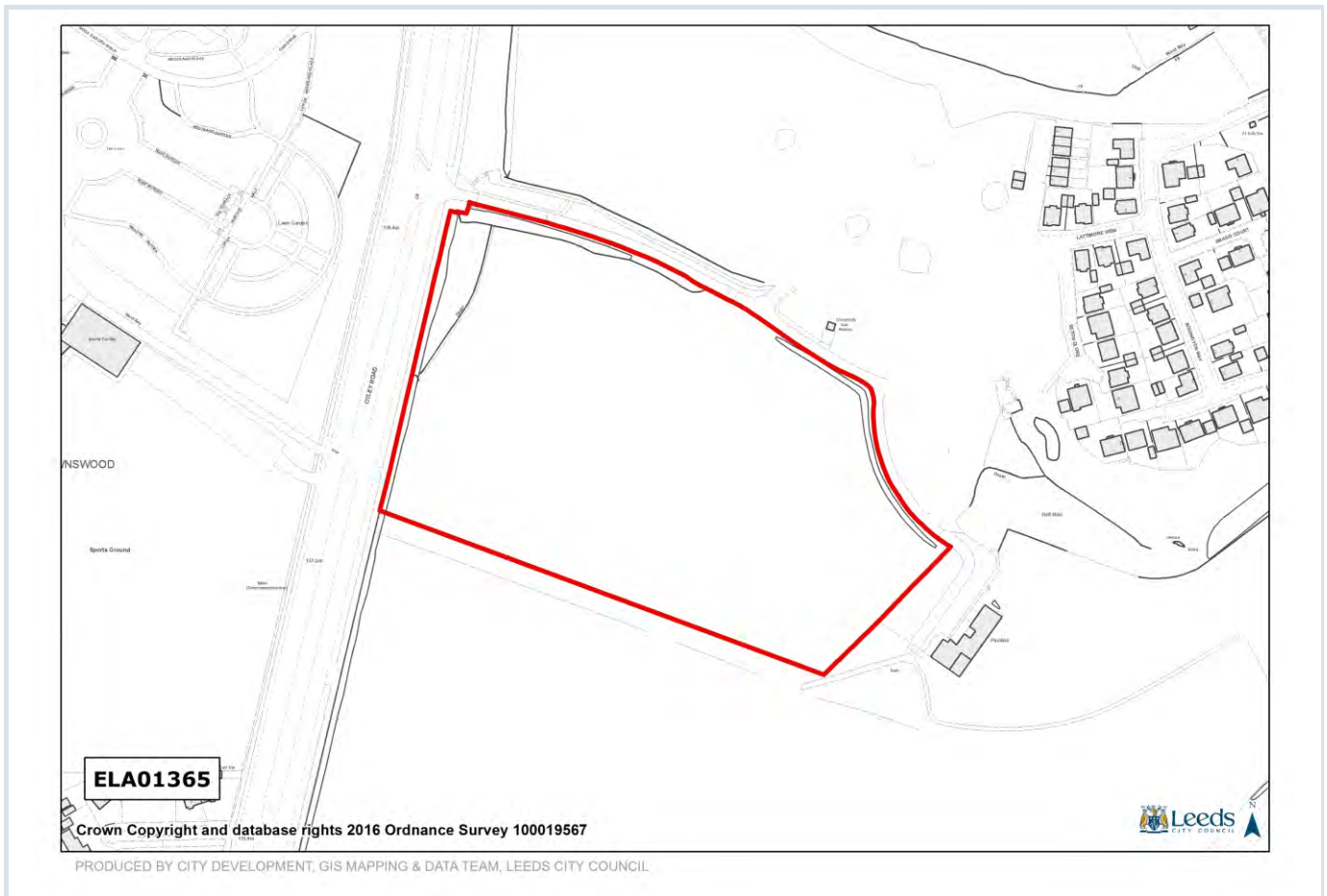
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01410

Site alias: 2701300

Site area (ha): 0.11

E: 425280

N: 437797

Address: Office Element Corn Mill Fold Low Lane Horsforth LS18

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for office development, under 14/03987/FU approved on 10/12/2014. No need for detailed ELA assessment. Site currently identified in SAP PD as EO1-5.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-5

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 540

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01410

Site alias: 2701300

Site area (ha): 0.11

E: 425280

N: 437797

Address: Office Element Corn Mill Fold Low Lane Horsforth LS18

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	1594.21
Nearest bus stop	13882
Nearest bus stop distance (m)	104.94

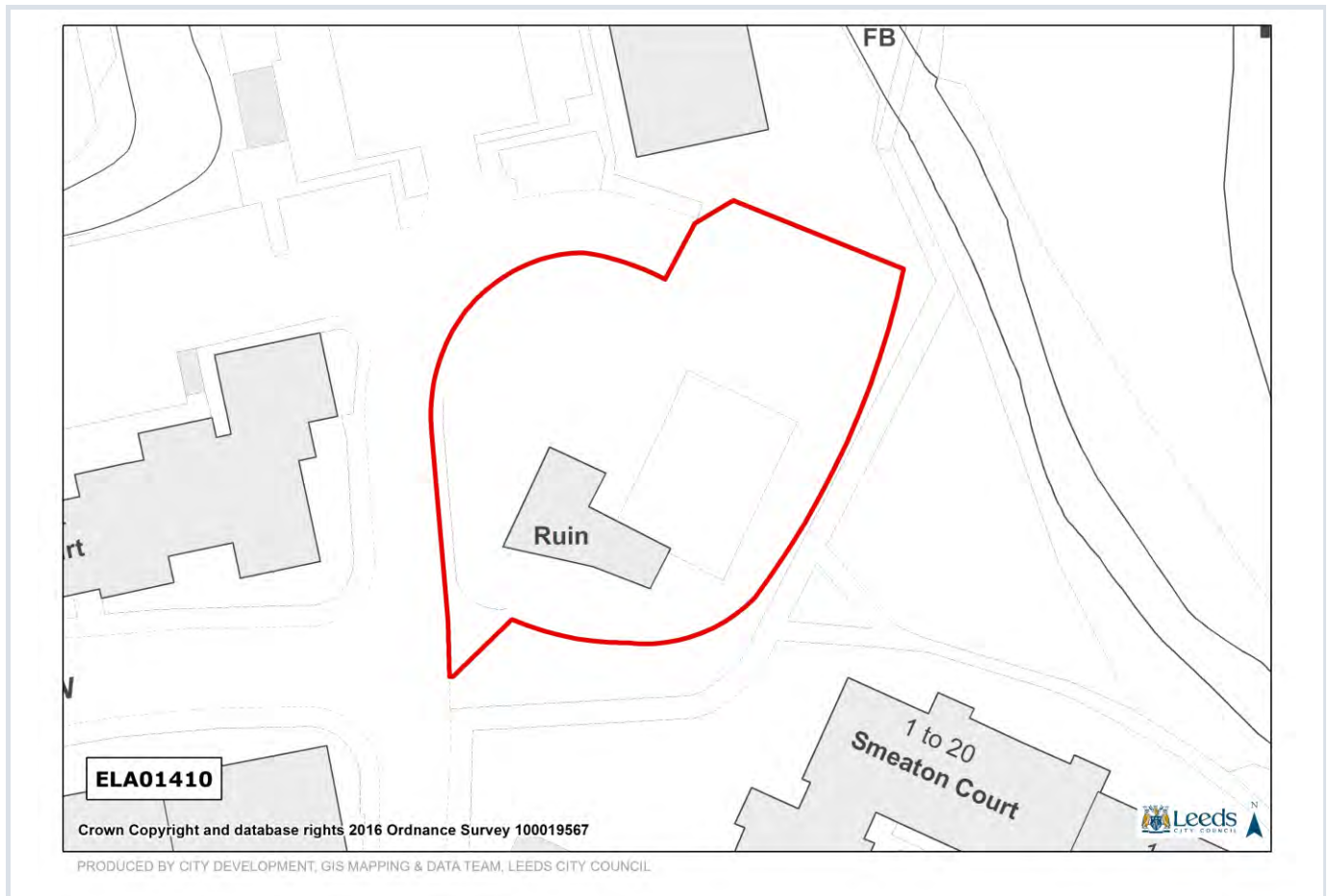
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01415

Site alias: 2701350

Site area (ha): 0.57

E: 424390

N: 438814

Address: S/o Troy Mills Troy Road LS18

General Attributes

Site Description:

n/a

Suitability:

Mill conversion completed following permission 07/02260/FU prior to Plan period and site no longer available for new employment allocation. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2701350

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 1140

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01415

Site alias: 2701350

Site area (ha): 0.57

E: 424390

N: 438814

Address: S/o Troy Mills Troy Road LS18

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	5.90
Overlaps N8 UGC	5.90
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	94.10
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	327.01
Nearest bus stop	8020
Nearest bus stop distance (m)	29.65

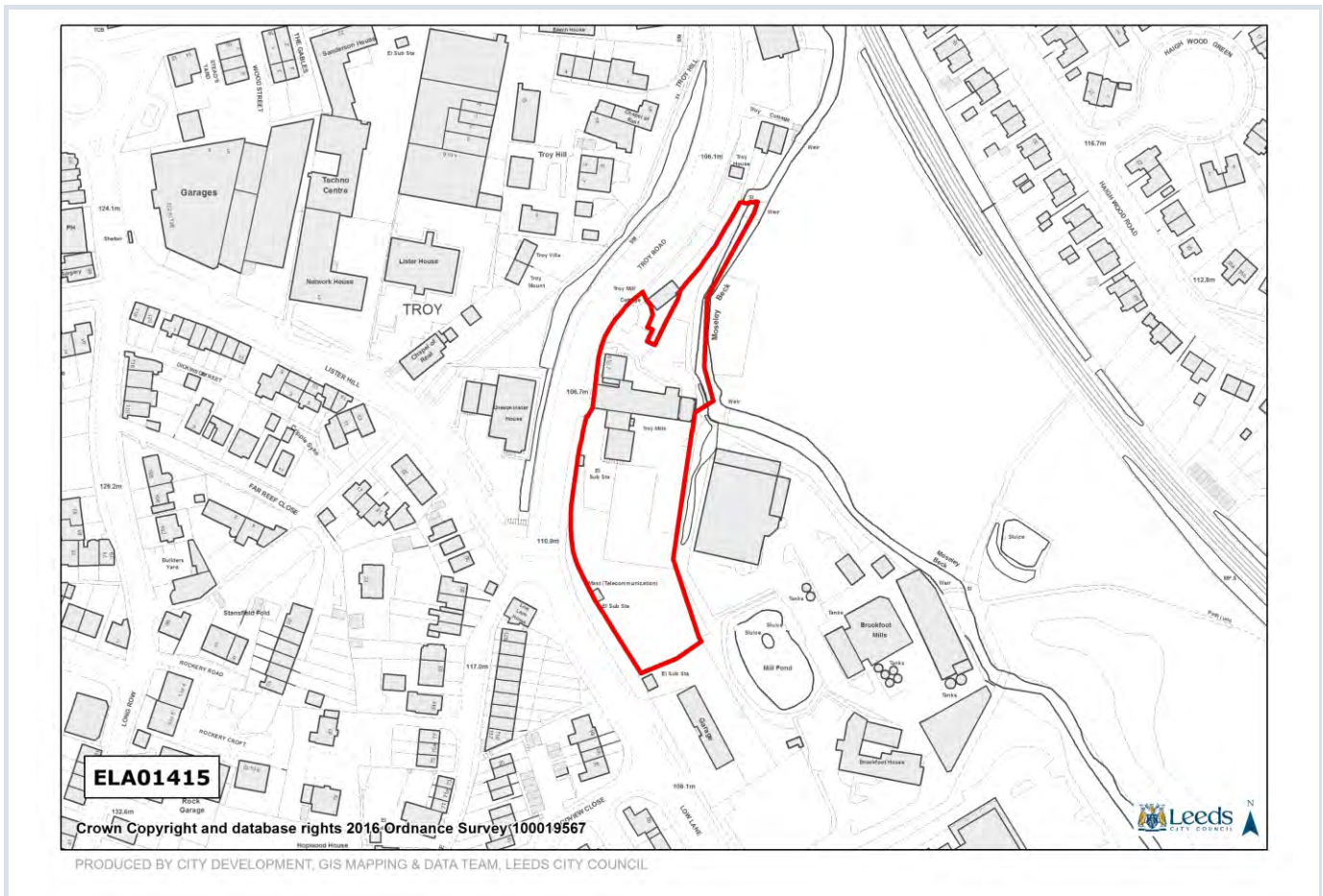
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.15
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01418

Site alias: 2701450

Site area (ha): 0.08

E: 423693

N: 437924

Address: The Grove Manse Town Street Horsforth Leeds LS18 4rj

General Attributes

Site Description:

n/a

Suitability:

Small office site already completed and not available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01418

Site alias: 2701450

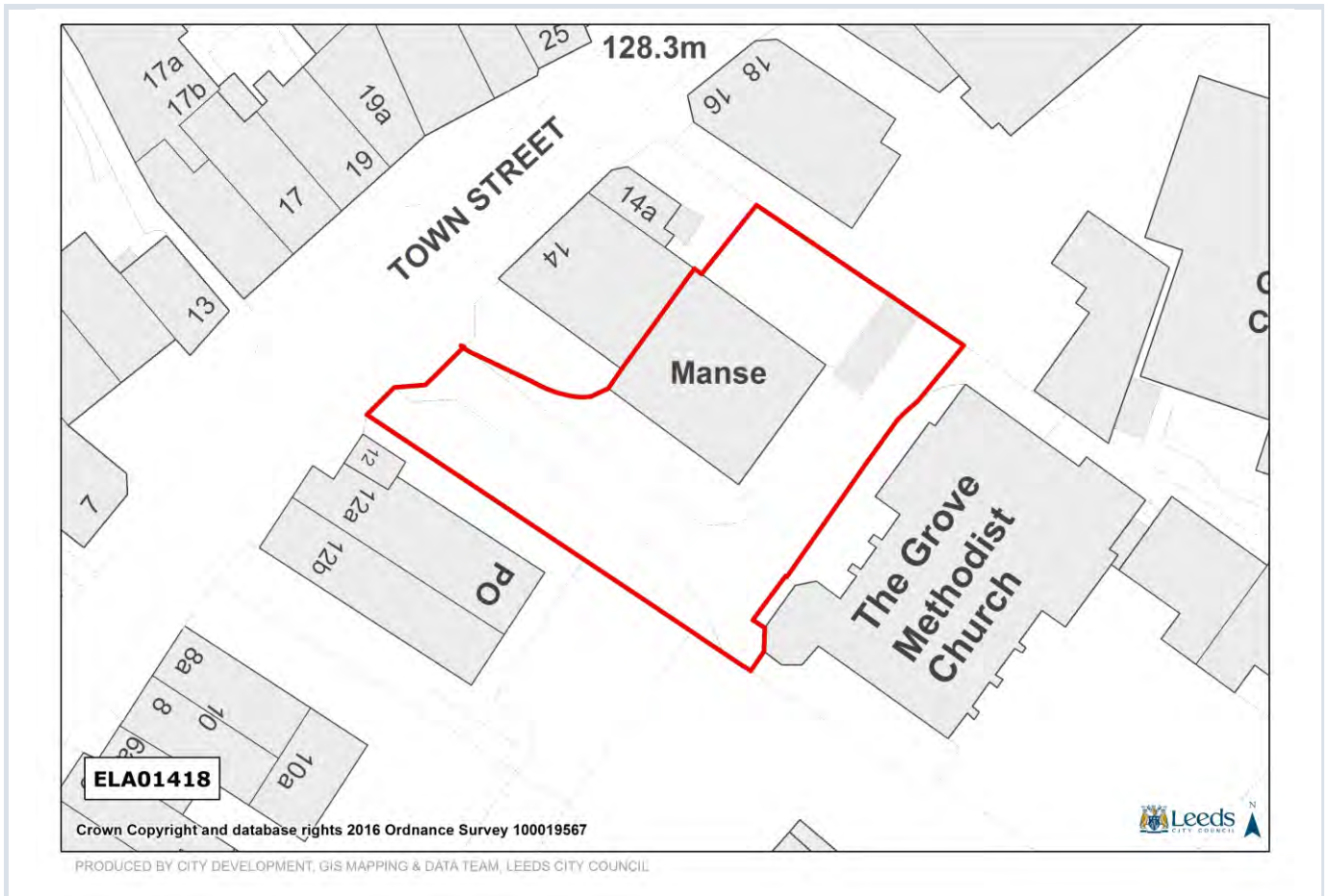
Site area (ha): 0.08

E: 423693

N: 437924

Address: The Grove Manse Town Street Horsforth Leeds LS18 4rj

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01419

Site alias: 2701510

Site area (ha): 1.21

E: 424521

N: 438640

Address: Low Lane Horsforth Leeds LS18 5px

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for a new office building and demolition of existing car showroom (under 13/04490/FU approved on 28/03/2014). No need for detailed ELA assessment. Site is currently identified office site in the SAP PD EO1-4.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-4

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 8302

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01419

Site alias: 2701510

Site area (ha): 1.21

E: 424521

N: 438640

Address: Low Lane Horsforth Leeds LS18 5px

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.13
Overlaps N8 UGC	0.13
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	99.87
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	509.22
Nearest bus stop	10843
Nearest bus stop distance (m)	76.32

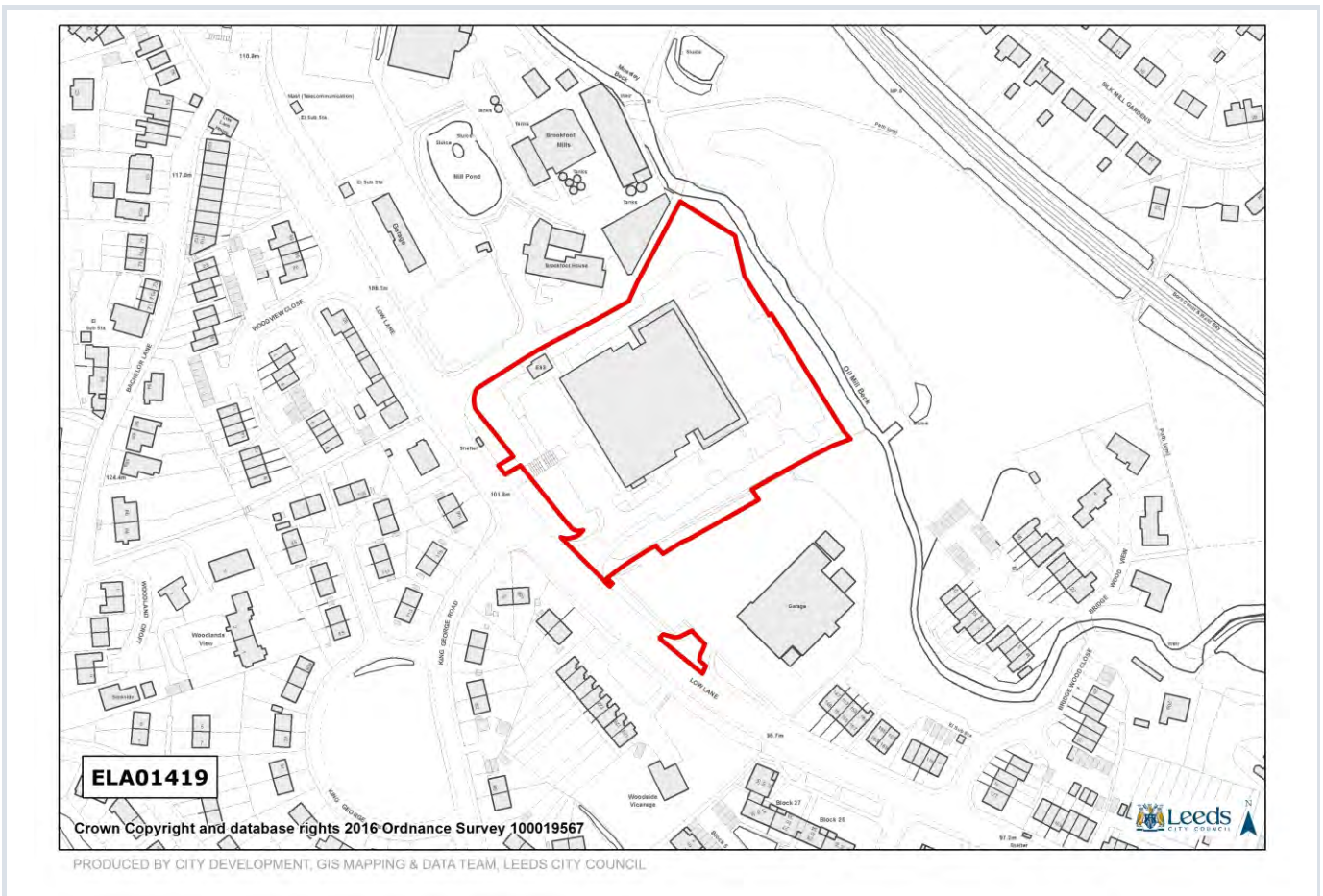
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.51
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01420

Site alias: 2701520

Site area (ha): 1.49

E: 422306

N: 437045

Address: Former Waste Recycling Site Dalverley Lane Leeds LS13 1np

General Attributes

Site Description:

n/a

Suitability:

Site is currently occupied by Woodland New Shed (B2/8 general employment) following permission 12/05270/FU. However this was a change of use from former waste recycling site which is of similar nature to general employment use and therefore not to count towards meeting employment requirements. Site visit suggests this business is now well established. Not available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01420

Site alias: 2701520

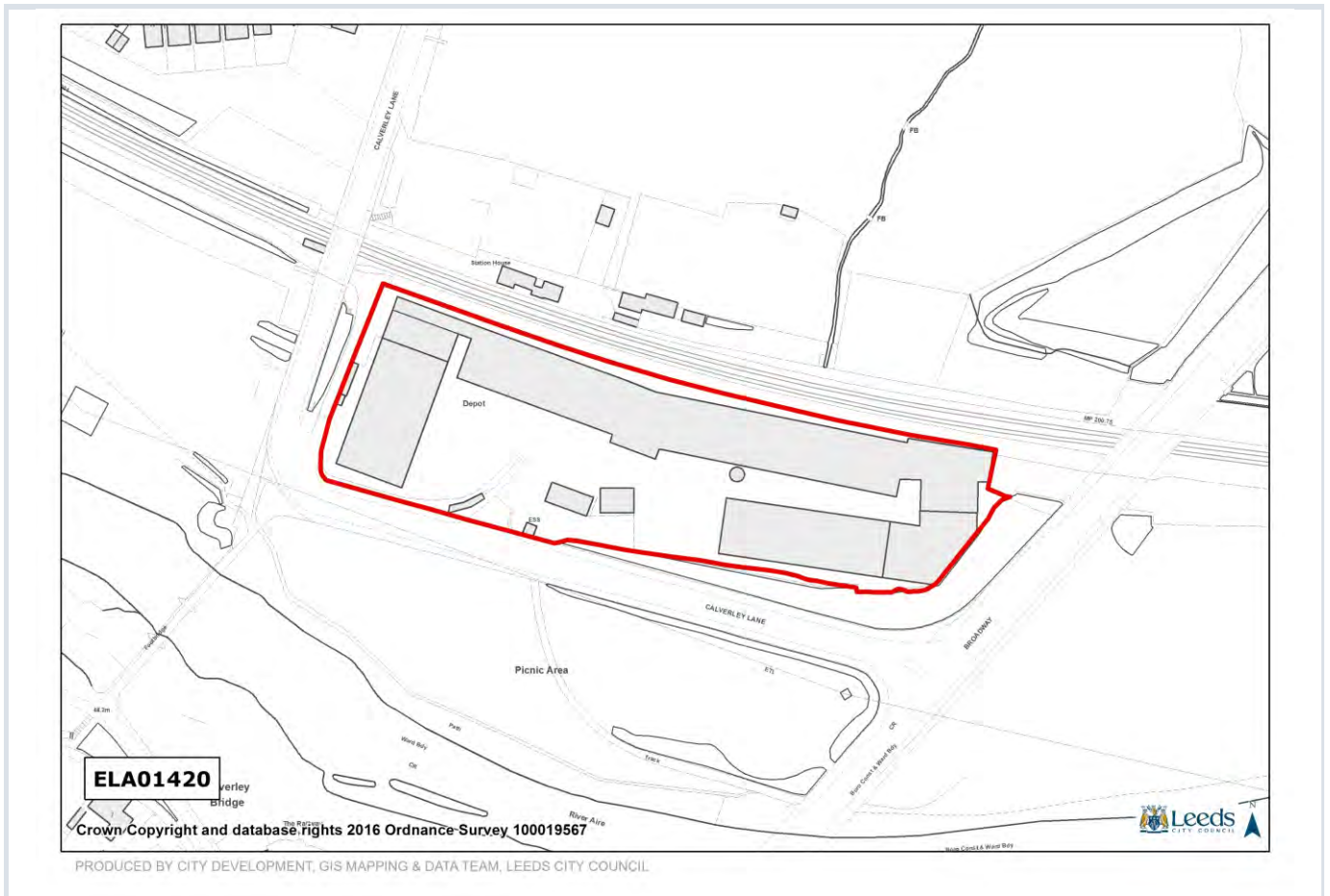
Site area (ha): 1.49

E: 422306

N: 437045

Address: Former Waste Recycling Site Calverley Lane Leeds LS13 1np

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01553

Site alias: 3002460

Site area (ha): 0.05

E: 430751

N: 438536

Address: 331 Harrogate Rd LS17

General Attributes

Site Description:

n/a

Suitability:

Site is in current use (The Convent St Gemmas Hospice) hence not available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01553

Site alias: 3002460

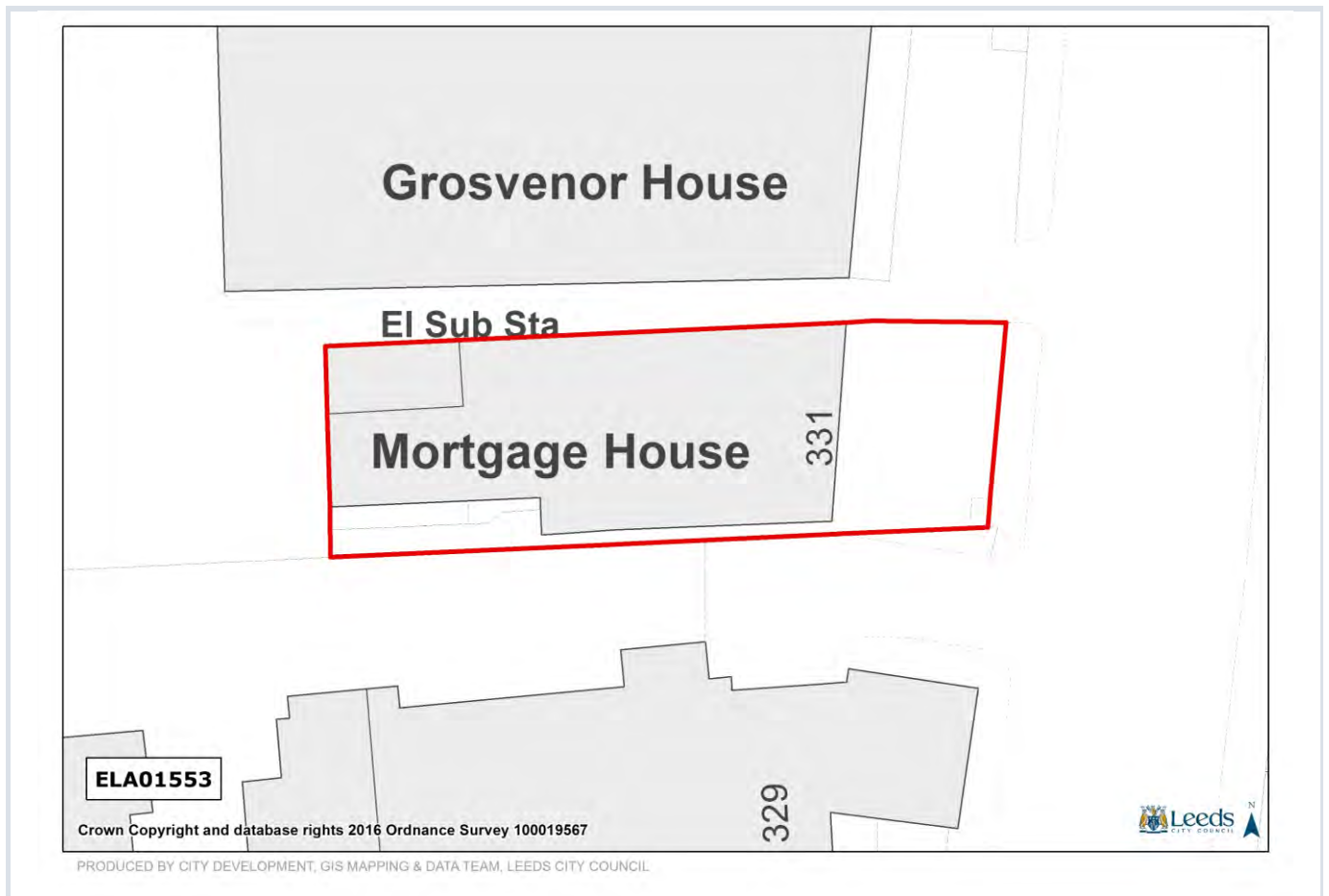
Site area (ha): 0.05

E: 430751

N: 438536

Address: 331 Harrogate Rd LS17

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01555

Site alias: 3002680

Site area (ha): 0.26

E: 432249

N: 436279

Address: 355 Roundhay Road Leeds LS8 4

General Attributes

Site Description:

n/a

Suitability:

Site was permitted for petrol station and ancillary uses but without office element (under 13/00296/FU). Land no longer available for new employment use.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3002680

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 580

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01555

Site alias: 3002680

Site area (ha): 0.26

E: 432249

N: 436279

Address: 355 Roundhay Road Leeds LS8 4

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Leeds City
Nearest train station distance (m)	4008.70
Nearest bus stop	1789
Nearest bus stop distance (m)	41.67

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

LCC ownership	3.93
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01940

Site alias: 3401980

Site area (ha): 0.71

E: 431045

N: 436678

Address: Mansion & Former Kitchen Garden Gledhow Park Drive Harehills Lane LS7

General Attributes

Site Description:

n/a

Suitability:

Site was approved for residential use under 14/04975/FU on 16/12/2015 and no longer available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3401980

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01940

Site alias: 3401980

Site area (ha): 0.71

E: 431045

N: 436678

Address: Mansion & Former Kitchen Garden Gledhow Park Drive Harehills Lane LS7

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	100.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	3484.61
Nearest bus stop	7558
Nearest bus stop distance (m)	177.51

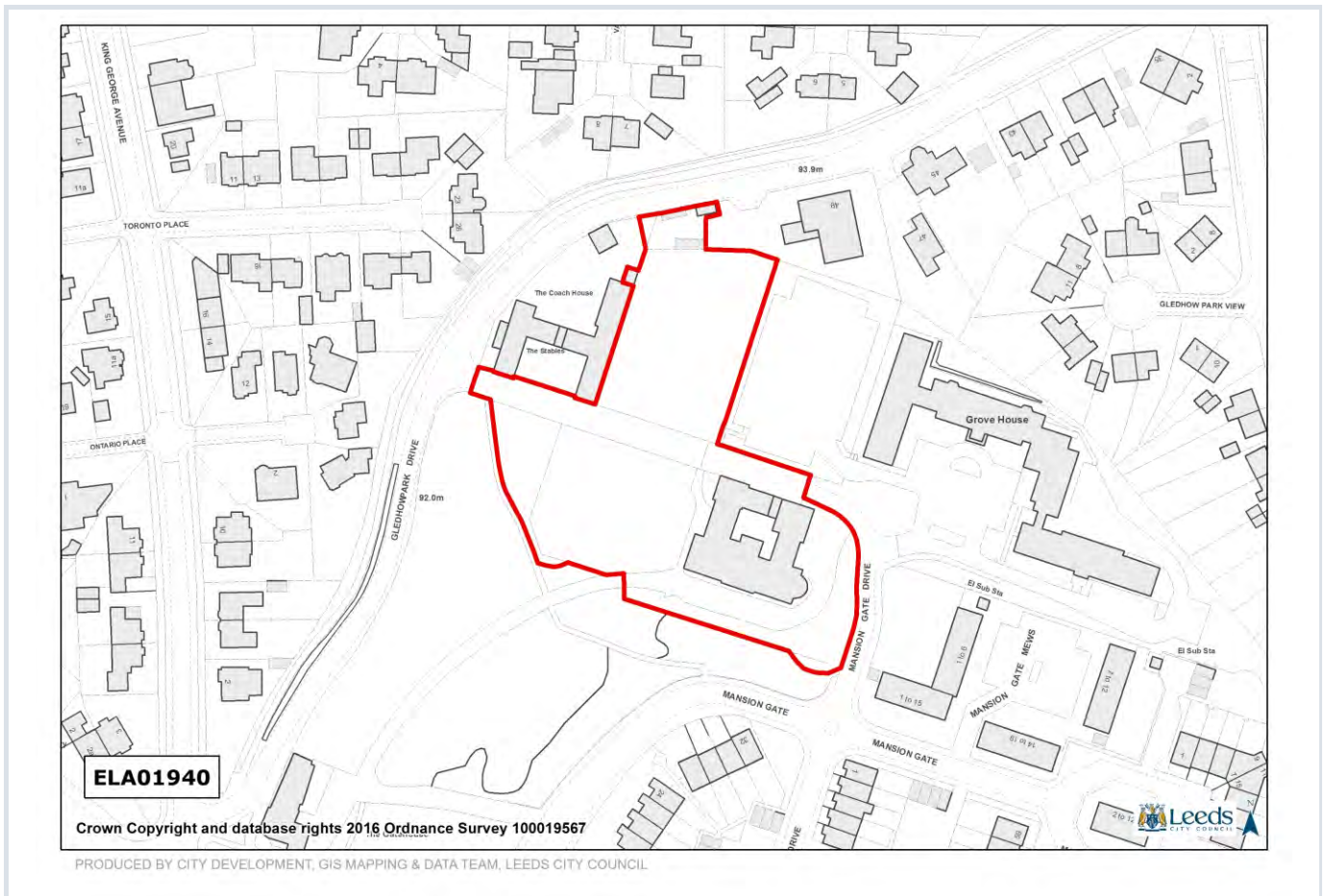
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02030

Site alias: HSG00818

Site area (ha): 20.83

E: 425513

N: 438368

Address: Ring Road West Park, Silk Mill Way and Iveson Drive

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for large scale residential led mixed use development which consists of ancillary office floorspace (under 06/04013/OT, and pending 14/06918/OT). No need for detailed ELA assessment. Note that employment land record 2601360 and 2601361 now merge into one record to reflect the planning status. This site is currently included in the SAP PD as MX1-2.

Availability:

Availability demonstrated via extant planning permission for mixed use development 06/040130/OT approved on 26/03/2010.

Achievability:

Achievability demonstrated via extant planning permission for mixed use development 06/040130/OT approved on 26/03/2010.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-2

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 4950

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02030

Site alias: HSG00818

Site area (ha): 20.83

E: 425513

N: 438368

Address: Ring Road West Park, Silk Mill Way and Iveson Drive

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	12.39
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	28.76
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	1337.35
Nearest bus stop	13728
Nearest bus stop distance (m)	357.77

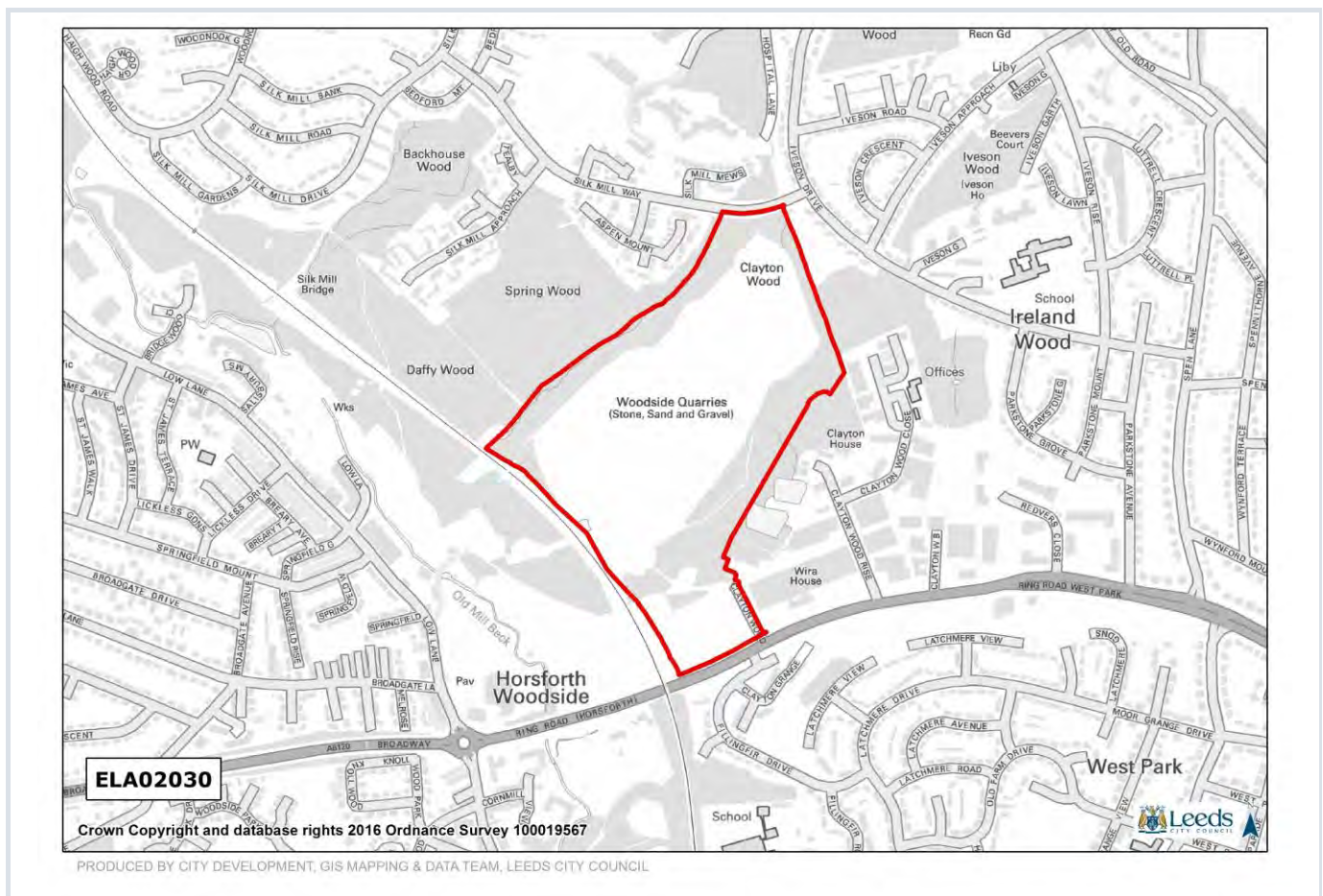
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	1.07
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02046

Site alias: HSG00981

Site area (ha): 17.82

E: 424780

N: 436673

Address: Abbey Road, Kirkstall Forge

General Attributes

Site Description:

n/a

Suitability:

Site has extant mixed use planning permission consisting of office element (11/01400/EXT approved on 04/04/2014, originally approved under 24/96/05/OT). No need for further assessment. Site currently included in SAP PD as MX1-3.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-3

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 14270

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02046

Site alias: HSG00981

Site area (ha): 17.82

E: 424780

N: 436673

Address: Abbey Road, Kirkstall Forge

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Headingley
Nearest train station distance (m)	2191.88
Nearest bus stop	1282
Nearest bus stop distance (m)	289.83

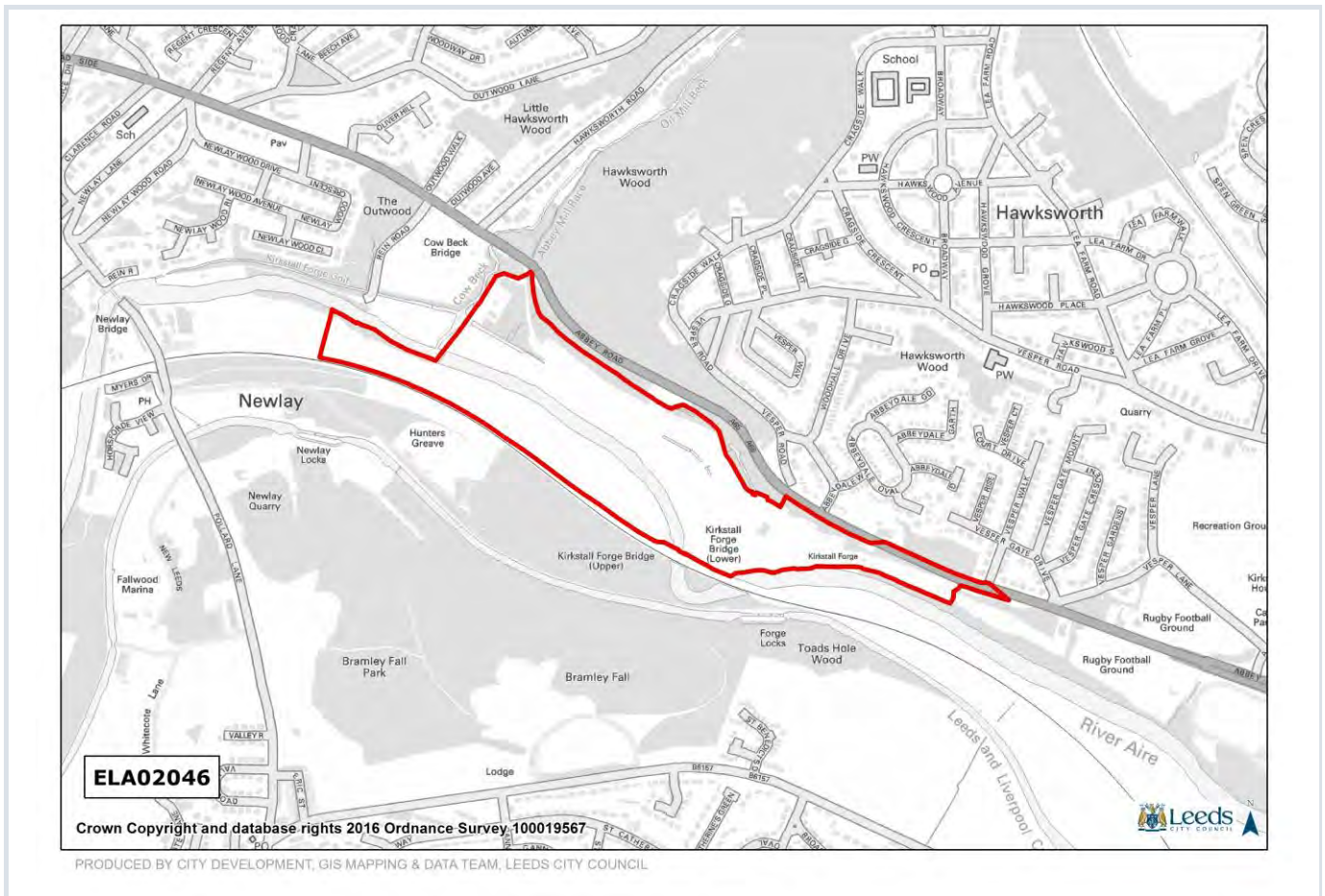
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.27
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01562

Site alias: 3100832

Site area (ha): 4.32

E: 444487

N: 446023

Address: Avenue D Thorp Arch T E

General Attributes

Site Description:

A longstanding UDP employment site which is well screened with a high raised bank. Limited trees on site.

Suitability:

There is no obvious physical or policy constraints for employment use. It meet the general employment minimum accessibility standards.

Availability:

The site is currently available but the land owner is known to be interested in non-employment use. No on site marketing board presented at the time of site visit.

Achievability:

Cleared site in established Thorp Arch IE. Land owner is known to be interested in non employment use.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-63

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.32

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	2	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	Access using existing Thorp Arch road network
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		39	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA01562

Site alias: 3100832

Site area (ha): 4.32

E: 444487

N: 446023

Address: Avenue D Thorp Arch T E

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	12981.20
Nearest bus stop	15
Nearest bus stop distance (m)	315.41

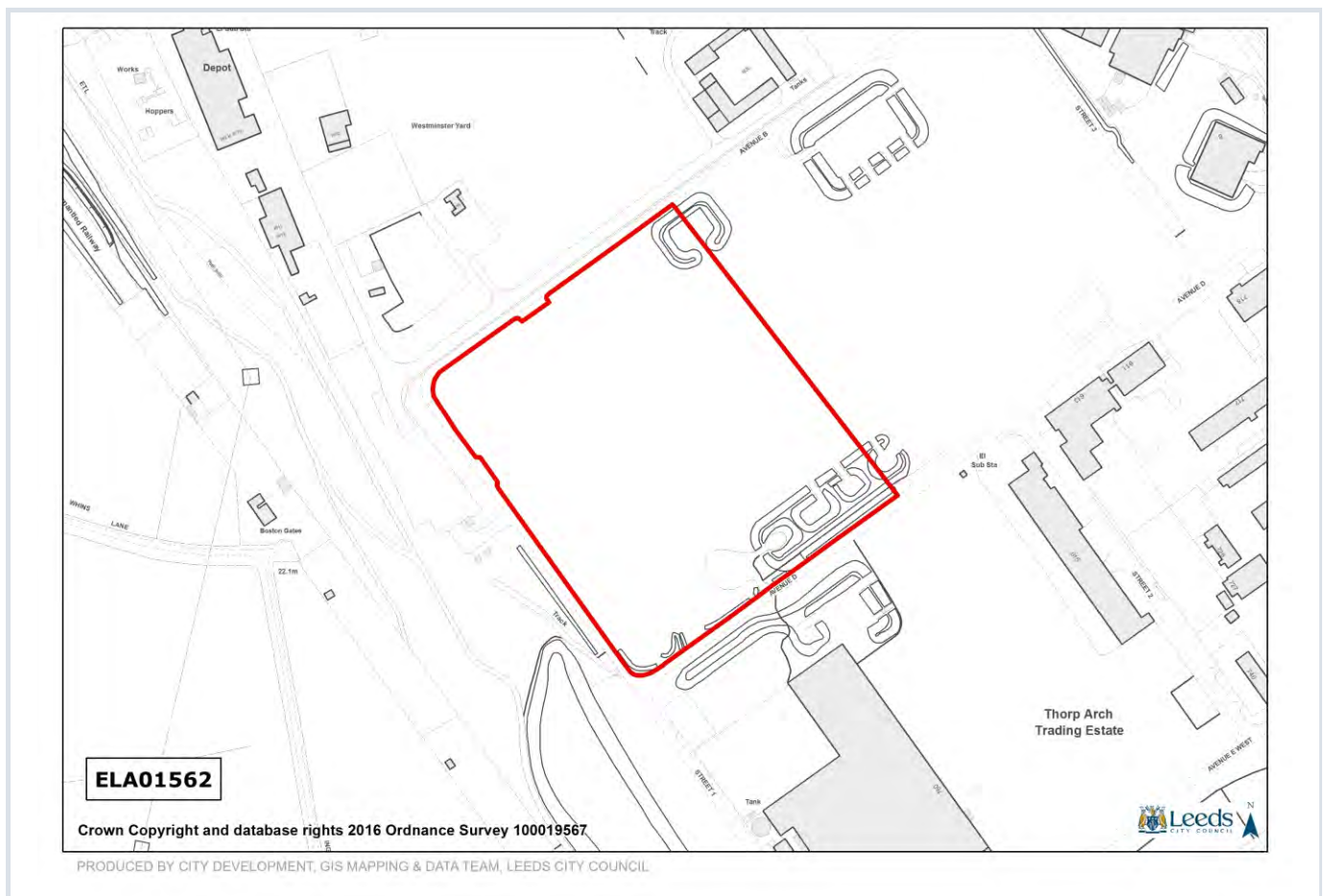
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01596

Site alias: 3103750

Site area (ha): 3.49

E: 445003

N: 447077

Address: Wighill La Rudgate St 7 Tate

General Attributes

Site Description:

Vacant site located within the Thorp Arch Industrial Estate. Overall a suitable, available and achievable site.

Suitability:

The site includes old military bunkers which are not under statutory protection but might have heritage value. This constraint however does not necessarily prevent the site from being developed for employment use, similar to other plots within Thorp Arch IE. Site is free from flood or contamination, and meet the accessibility standards for general employment. It also fully accords with CS Policy EC1.

Availability:

Site is largely grassed but has old military bunkers. It is not actively marketed.

Achievability:

This site is within the established TATE industrial estate. It has not got permission for employment in last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-64

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 3.49

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	However the old military bunkers on site, whilst not statutorily protected, might have heritage value.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		41	
AVB1	Availability - Ownership	3	don't know.
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	Note that the site includes old military bunkers which are not under statutory protection however have heritage value.
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01596

Site alias: 3103750

Site area (ha): 3.49

E: 445003

N: 447077

Address: Wighill La Rudgate St 7 Tate

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.58
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	14141.61
Nearest bus stop	2589
Nearest bus stop distance (m)	285.78

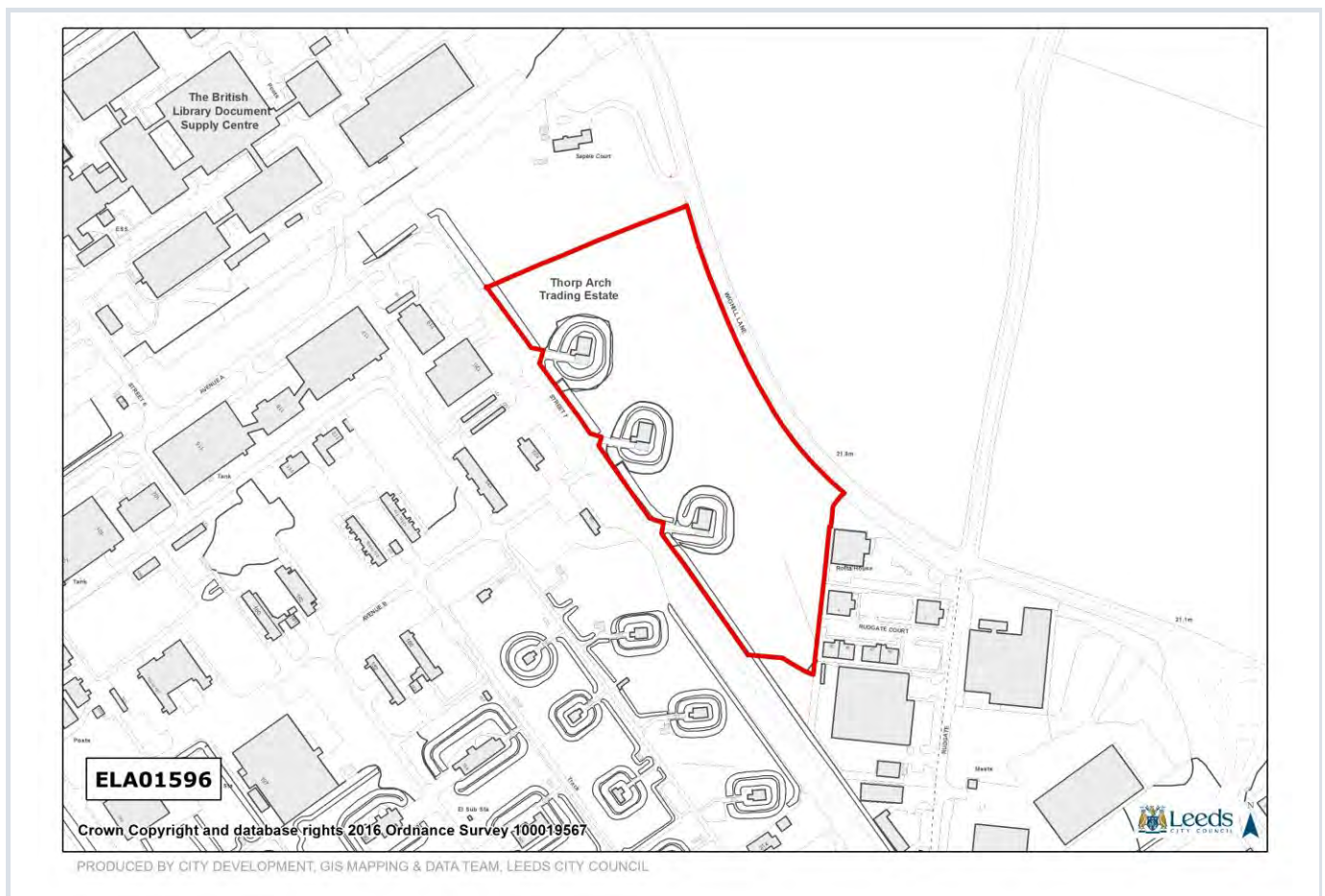
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01600

Site alias: 3103830

Site area (ha): 0.28

E: 440625

N: 448687

Address: Deighton Rd Wetherby

General Attributes

Site Description:

n/a

Suitability:

Site no longer available as it was approved for 7 dwellings under 15/07255/FU on 12.05.2016. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3103830

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 1210

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01600

Site alias: 3103830

Site area (ha): 0.28

E: 440625

N: 448687

Address: Deighton Rd Wetherby

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	14887.21
Nearest bus stop	5335
Nearest bus stop distance (m)	75.84

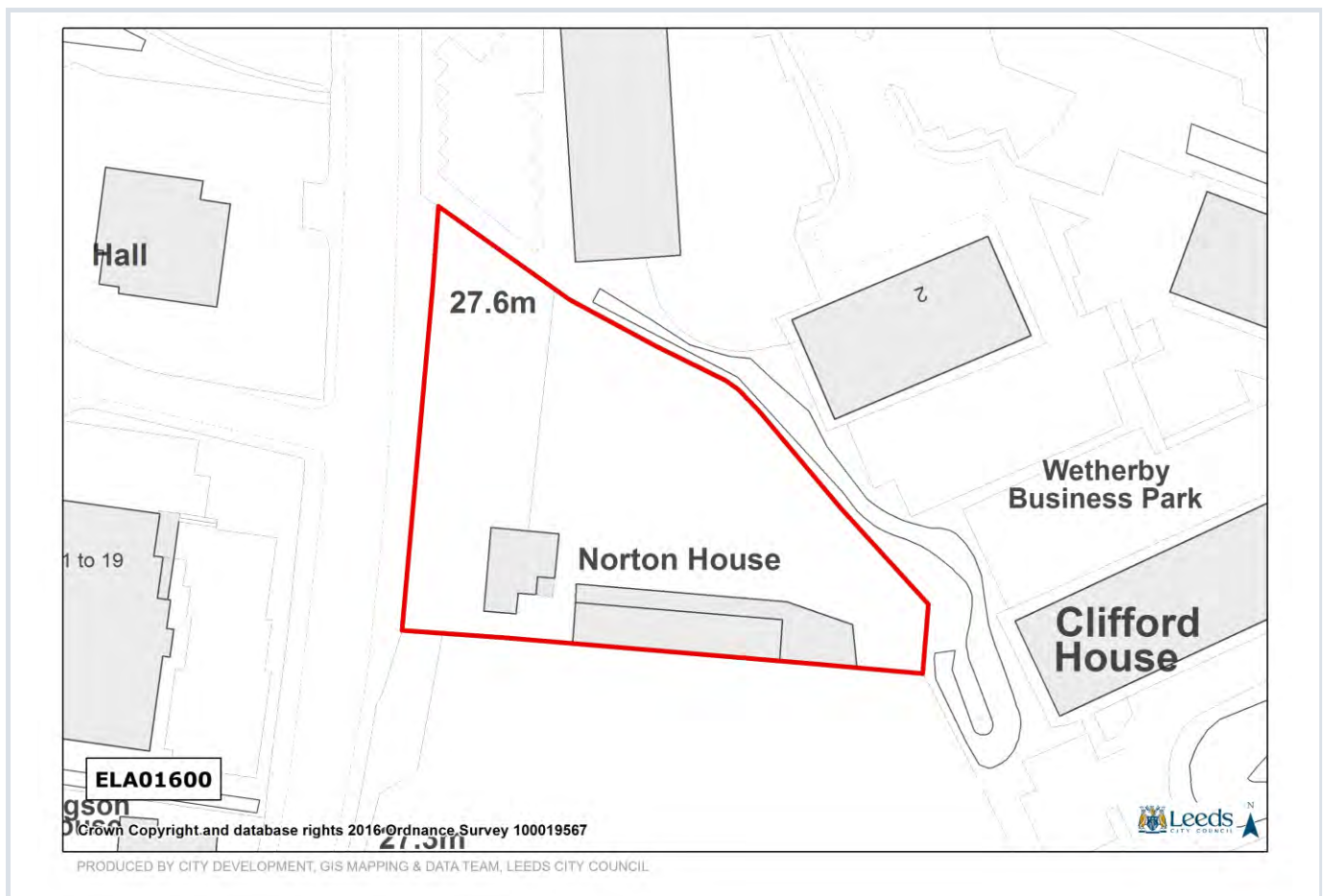
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	16.98
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01616

Site alias: 3103954

Site area (ha): 0.5

E: 441147

N: 447762

Address: Park Hill Farm Park Hill Studio Walton Road Wetherby

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for office use. Recent variation of condition application increased the office floorspace on the site and extended the time period of the consent.

Availability:

Site has extant planning permission for office use. Recent variation of condition application increased the office floorspace on the site and extended the time period of the consent.

Achievability:

Site has extant planning permission for office use. Recent variation of condition application increased the office floorspace on the site and extended the time period of the consent.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-3

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 579

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01616

Site alias: 3103954

Site area (ha): 0.5

E: 441147

N: 447762

Address: Park Hill Farm Park Hill Studio Walton Road Wetherby

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	100.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	14150.12
Nearest bus stop	9722
Nearest bus stop distance (m)	355.11

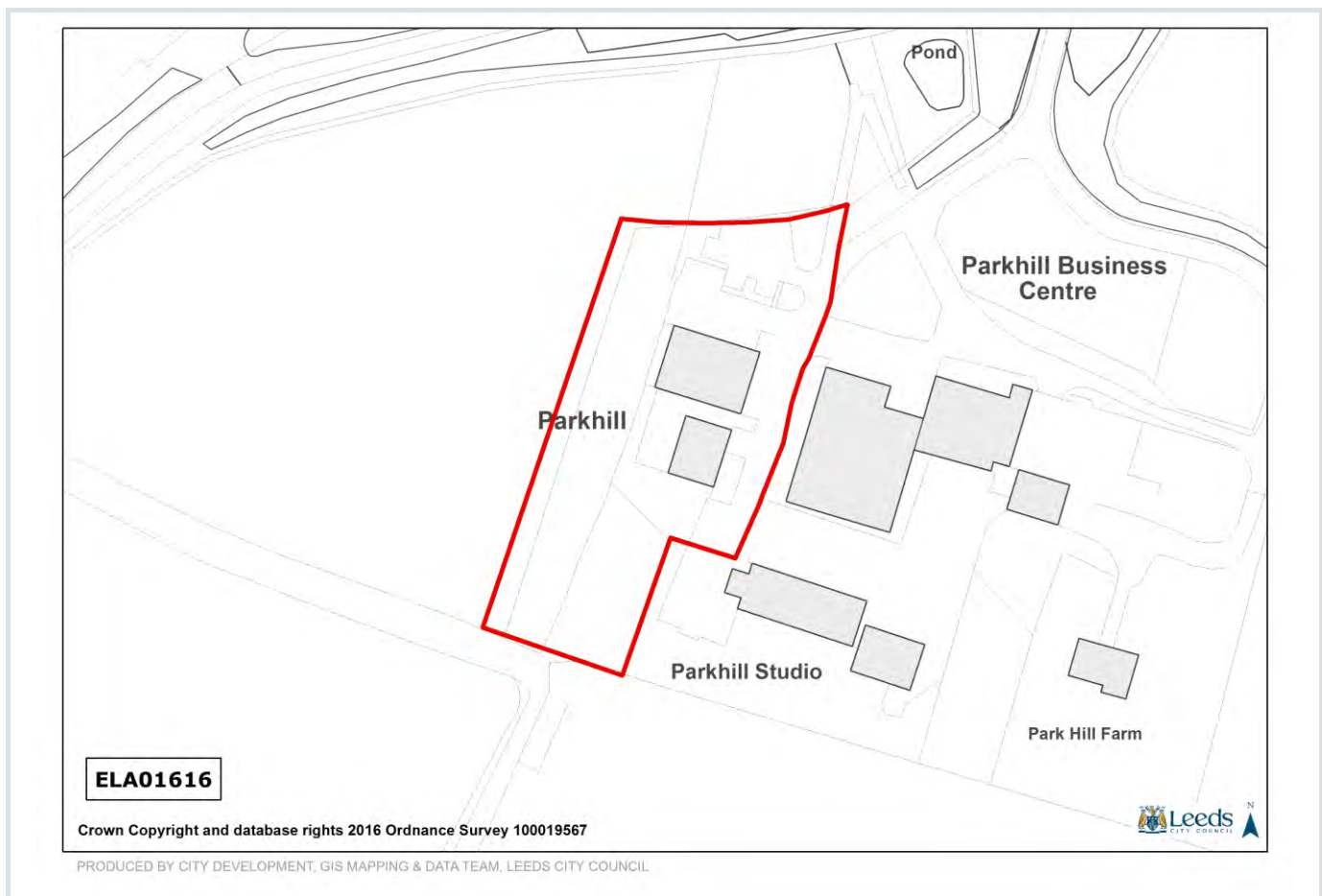
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA01623

Site alias: 3104020

Site area (ha): 6.28

E: 440938

N: 449465

Address: Sandbeck Lane Wetherby LS22

General Attributes

Site Description:

n/a

Suitability:

This site has now been permitted for 111 dwellings under 15/03206/FU hence no longer available for employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3104020

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 6.28

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01623

Site alias: 3104020

Site area (ha): 6.28

E: 440938

N: 449465

Address: Sandbeck Lane Wetherby LS22

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	15723.48
Nearest bus stop	2951
Nearest bus stop distance (m)	354.85

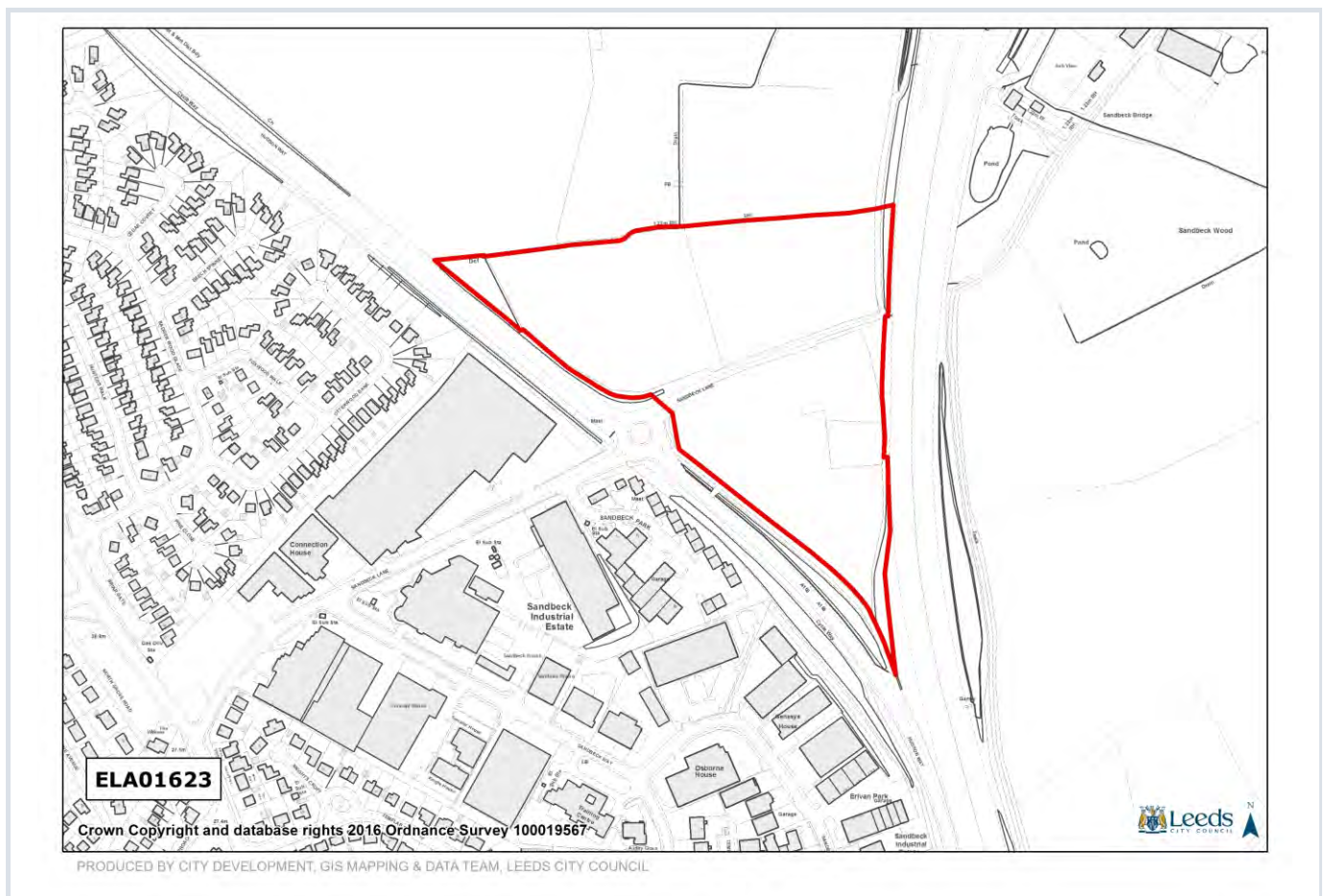
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01624

Site alias: 3104030

Site area (ha): 1.4

E: 445545

N: 446435

Address: Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby

General Attributes

Site Description:

n/a

Suitability:

Whole site in active general employment use. Site does not present a new employment allocation opportunity in plan period. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3104030

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.41

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01624

Site alias: 3104030

Site area (ha): 1.4

E: 445545

N: 446435

Address: Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	13715.95
Nearest bus stop	364
Nearest bus stop distance (m)	134.24

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01627

Site alias: 3104060

Site area (ha): 0.48

E: 440830

N: 448721

Address: Units A-d Cromwell Park York Road Wetherby LS22

General Attributes

Site Description:

n/a

Suitability:

Site unavailable. Northern section of the site has been fully built out (as 2004 consent). The southern part of the site was subject to an approved planning application to extend the adjacent nightclub (The Engine Room), which post date the employment permission on the site.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3104060

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 800

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01627

Site alias: 3104060

Site area (ha): 0.48

E: 440830

N: 448721

Address: Units A-d Cromwell Park York Road Wetherby LS22

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	14981.40
Nearest bus stop	904
Nearest bus stop distance (m)	106.01

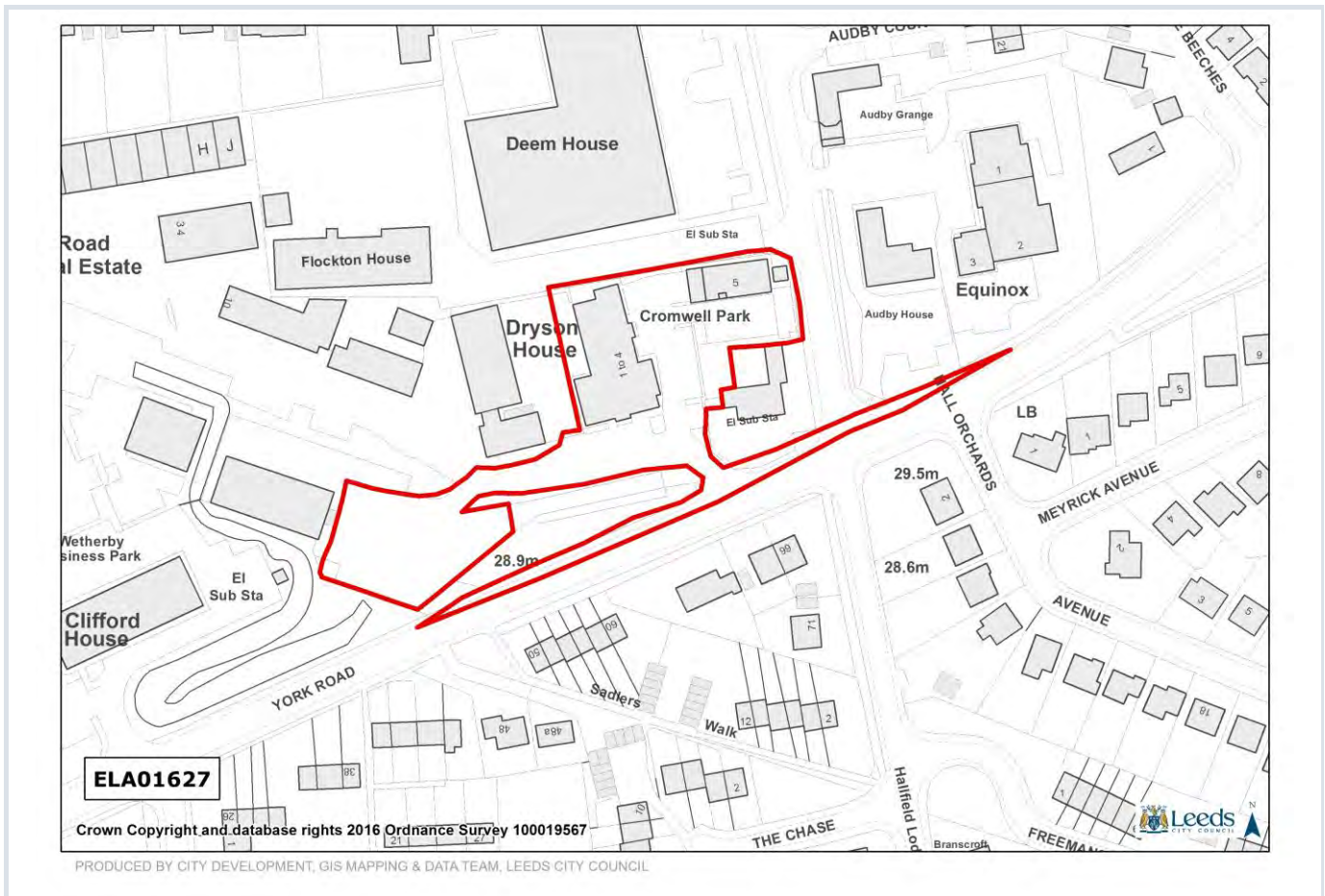
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01628

Site alias: 3104100

Site area (ha): 0.2

E: 437851

N: 448210

Address: Adj Former Linton Springs Hotel Sicklinghall Road Wetherby LS22

General Attributes

Site Description:

n/a

Suitability:

Former farm complex which was granted permission for 4 houses and 4 flats under 13/04965/FU on 12/03/2014. Site no longer available for new employment allocation.

Availability:

as above.

Achievability:

as above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3104100

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01628

Site alias: 3104100

Site area (ha): 0.2

E: 437851

N: 448210

Address: Adj Former Linton Springs Hotel Sicklinghall Road Wetherby LS22

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	13852.14
Nearest bus stop	8541
Nearest bus stop distance (m)	1314.17

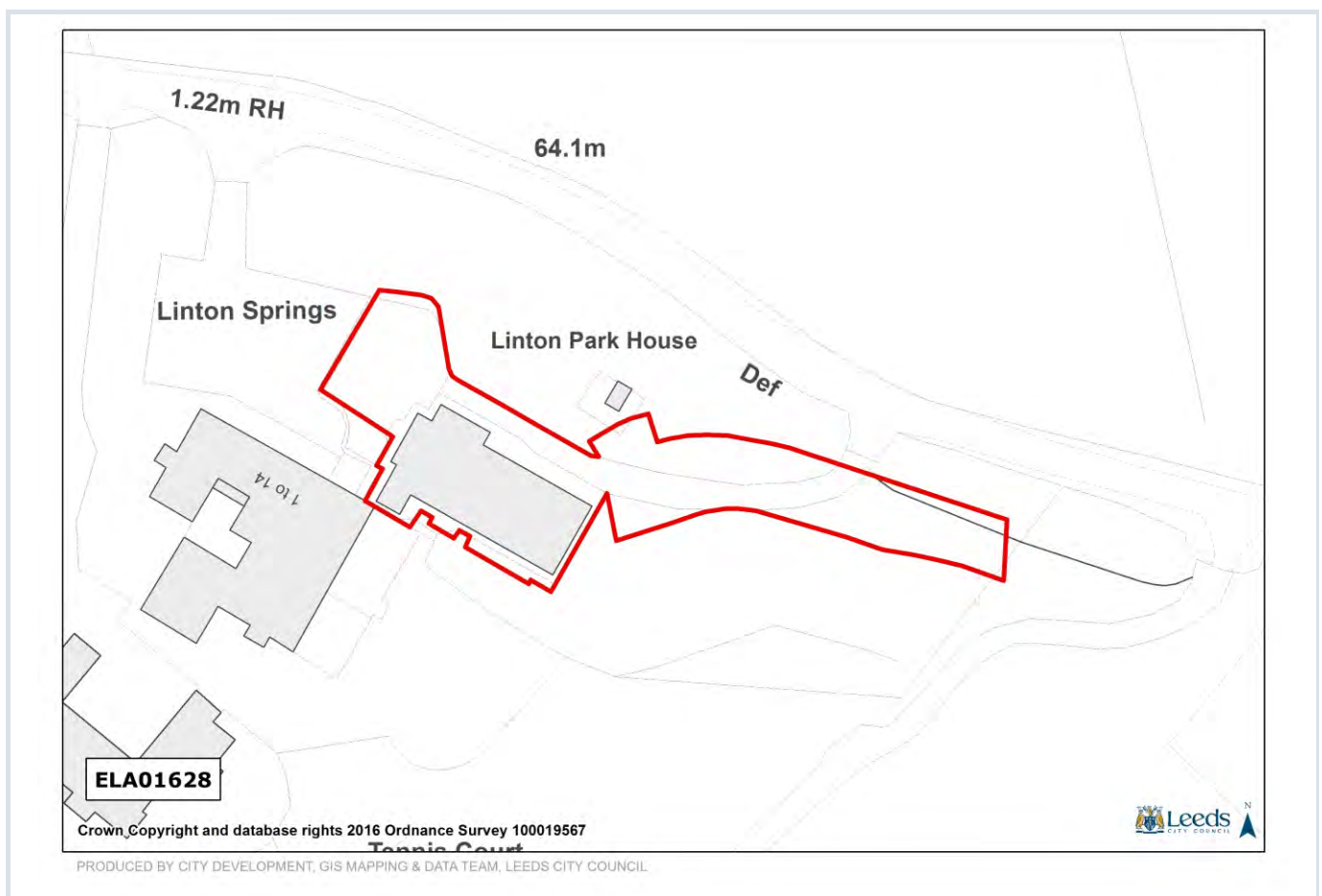
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA01629

Site alias: 3104210

Site area (ha): 1.64

E: 445170

N: 446174

Address: Units 512 & 515 Thorp Arch Trading Estate Wetherby LS23 7bj

General Attributes

Site Description:

Site with extant permission for warehouse distribution units within the established Thorp Arch Trading Estate. Construction commenced in Feb 2016.

Suitability:

Site has extant planning permission for industrial units under 08/05903/FU and more recently 15/04137/FU approved on 13/11/2015 for new distribution warehouse units. No further assessment necessary.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-9

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.9

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01629

Site alias: 3104210

Site area (ha): 1.64

E: 445170

N: 446174

Address: Units 512 & 515 Thorp Arch Trading Estate Wetherby LS23 7bj

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	13340.56
Nearest bus stop	3608
Nearest bus stop distance (m)	104.69

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01638

Site alias: 3104330

Site area (ha): 0.41

E: 435346

N: 445116

Address: S/o Travellers Rest Inn Harewood Road Collingham Wetherby

General Attributes

Site Description:

n/a

Suitability:

This has now been converted to a day care nursery following permission 12/04936/FU granted in early 2013. Not available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3104330

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 430

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01638

Site alias: 3104330

Site area (ha): 0.41

E: 435346

N: 445116

Address: S/o Travellers Rest Inn Harewood Road Collingham Wetherby

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	10710.41
Nearest bus stop	10085
Nearest bus stop distance (m)	908.30

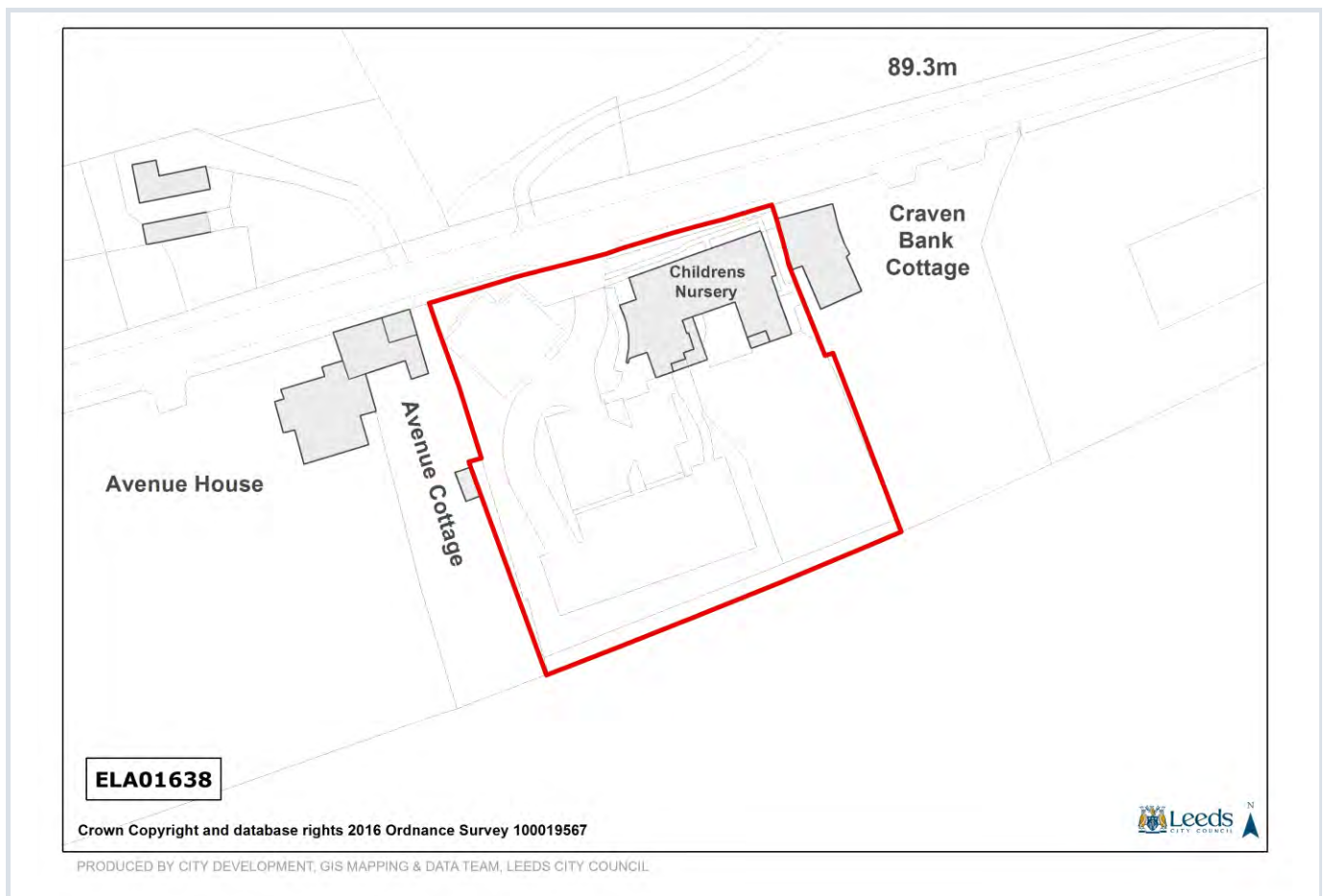
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01641

Site alias: 3104400

Site area (ha): 0.39

E: 440230

N: 446780

Address: Sweep Farm Boston Road Wetherby LS22 5 Dx

General Attributes

Site Description:

Isolated farm site between Wetherby and Boston Spa. Northern part has general employment use. The southern part is agricultural land.

Suitability:

Whilst there are no physical constraints to make the site unsuitable, the location is isolated and surrounded by Rural Land (same status to Green Belt as defined in UDPR). Employment use would not accord well with Policies EC1 and EC2.

Availability:

The southern part of the site is still in agricultural use but could be changed. The landowner submitted the site as an indication of intent to make the site available.

Achievability:

The northern part of the site is in existing employment use following planning permission under 10/01570/FU Change of use and alterations of agricultural buildings and garage block to warehousing with office accommodation (class B8), and subsequent change of condition application 11/04051/FU. It is expected that a similar employment use could be achieved on the southern part of the site.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3104400

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.39

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	2	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	ok use existing access
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	1	site surrounded by agricultural and rural land.
PLC1	Suitability - Policy compliance	1	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		34	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	partially occupied.
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA01641

Site alias: 3104400

Site area (ha): 0.39

E: 440230

N: 446780

Address: Sweep Farm Boston Road Wetherby LS22 5 Dx

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	12949.59
Nearest bus stop	4869
Nearest bus stop distance (m)	1017.88

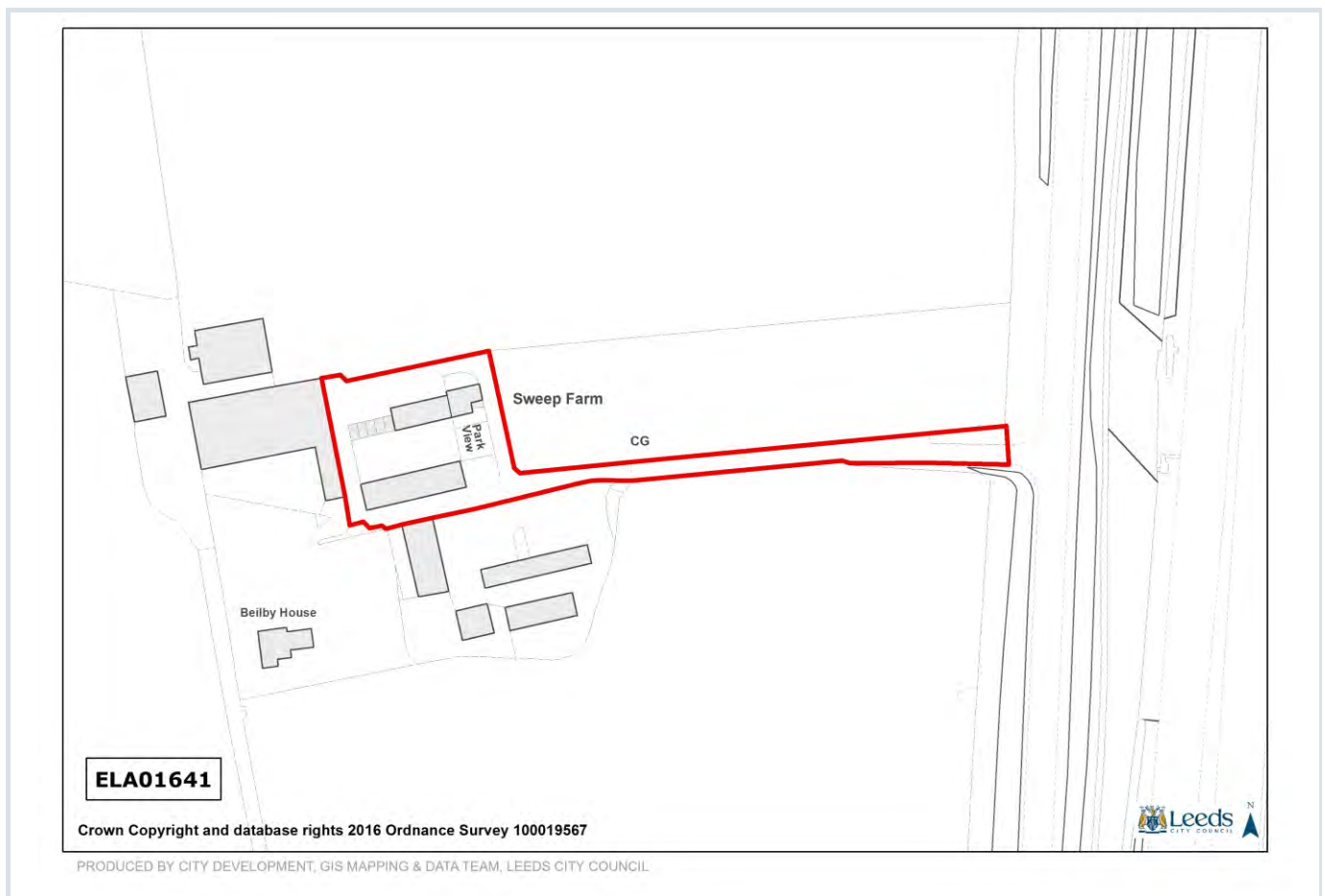
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA01643

Site alias: 3104420

Site area (ha): 0.52

E: 441308

N: 449726

Address: Land At Sandbeck Lane Wetherby LS23

General Attributes

Site Description:

n/a

Suitability:

Site already completed under 10/03298/FU hence no longer available for new allocation.

Availability:

As above.

Achievability:

As above

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3104420

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.52

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01643

Site alias: 3104420

Site area (ha): 0.52

E: 441308

N: 449726

Address: Land At Sandbeck Lane Wetherby LS23

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	99.87
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	16084.64
Nearest bus stop	14188
Nearest bus stop distance (m)	805.01

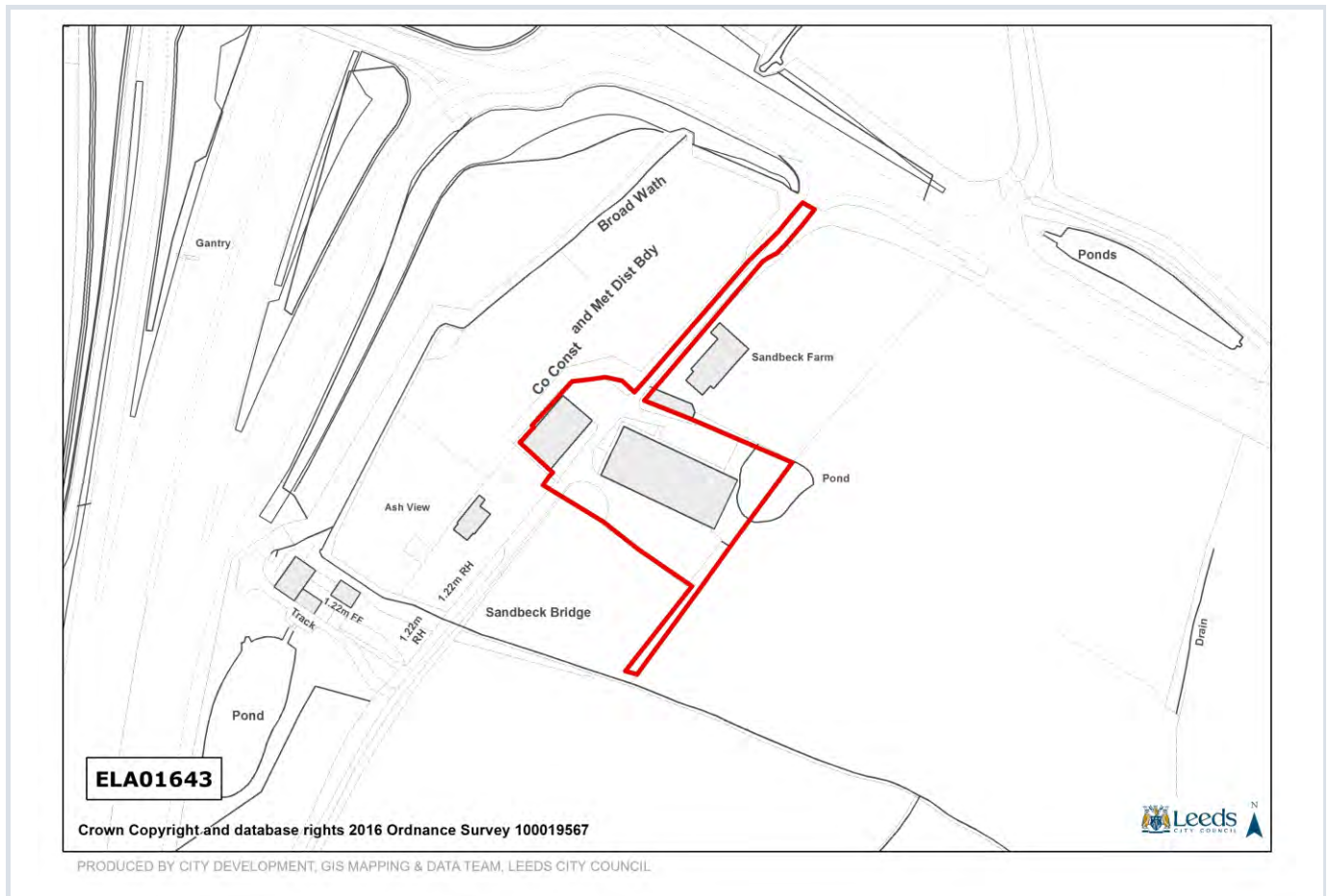
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01644

Site alias: 3104440

Site area (ha): 3.29

E: 444519

N: 446681

Address: Yorkshire Water Service Reservoir, Street 5 Thorp Arch Trading Estate Wetherby

General Attributes

Site Description:

A vacant land in the established Thorp Arch Trading Estate in Wetherby. Site has been maintained and is a grassed green area.

Suitability:

Site does not have significant physical constraints that cannot be mitigated. General employment here would fully accord with EC1. Office use would be contrary to EC2 due to its out of centre location. The site had recent lapsed permission for general employment, and suitability was demonstrated through the application process.

Availability:

Vacant site. No clearance required. No on site marketing board present at the time of site visit (autumn 2015).

Achievability:

Site has a recently lapsed planning permission for general employment (Ref 11/03150/OT, approved on 20.12.2011). However it is known that this site is currently included in the outline application for housing (16/05226/OT, pending decision), and is unlikely to be available for general employment should permission been granted.

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	5	unable to access as site is fenced.
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	3	partial overlap with SEGI. Ecological/ conservation issue to be considered.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		41	
AVB1	Availability - Ownership	3	don't know.
AVB2	Availability - Occupancy	5	greenfield vacant site.
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		9	

Leeds Employment Land Assessment 2016

ELA ref: ELA01644

Site alias: 3104440

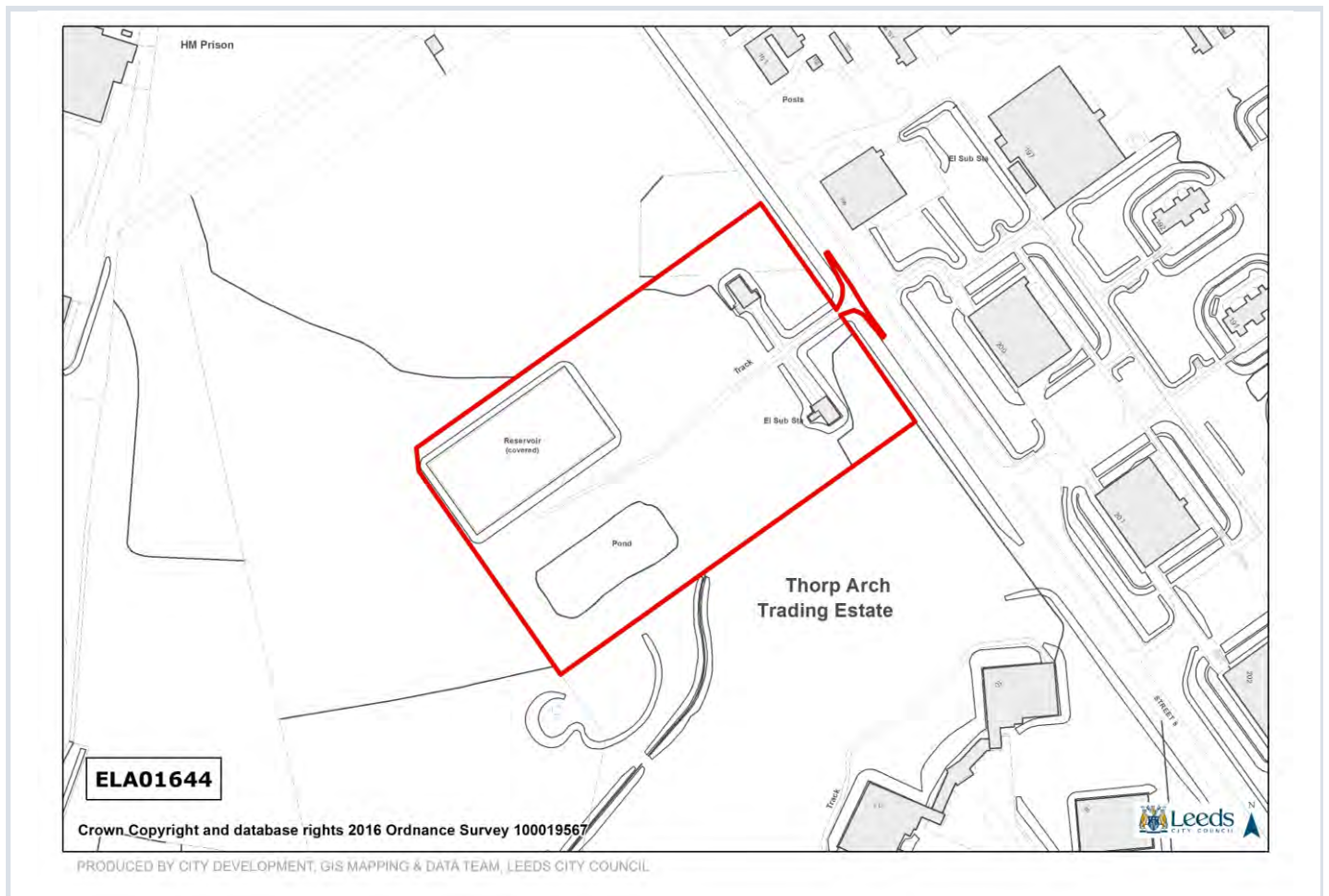
Site area (ha): 3.29

E: 444519

N: 446681

Address: Yorkshire Water Service Reservoir, Street 5, Thorp Arch Trading Estate, Wetherby

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01645

Site alias: 3104450

Site area (ha): 0.67

E: 445135

N: 446873

Address: Rudgate, Walton, Wetherby

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for factory extension under 13/05708/FU and further extension under 15/03006/FU. No need for detailed ELA assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-8

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.37

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01645

Site alias: 3104450

Site area (ha): 0.67

E: 445135

N: 446873

Address: Rudgate, Walton, Wetherby

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	13988.91
Nearest bus stop	2589
Nearest bus stop distance (m)	62.12

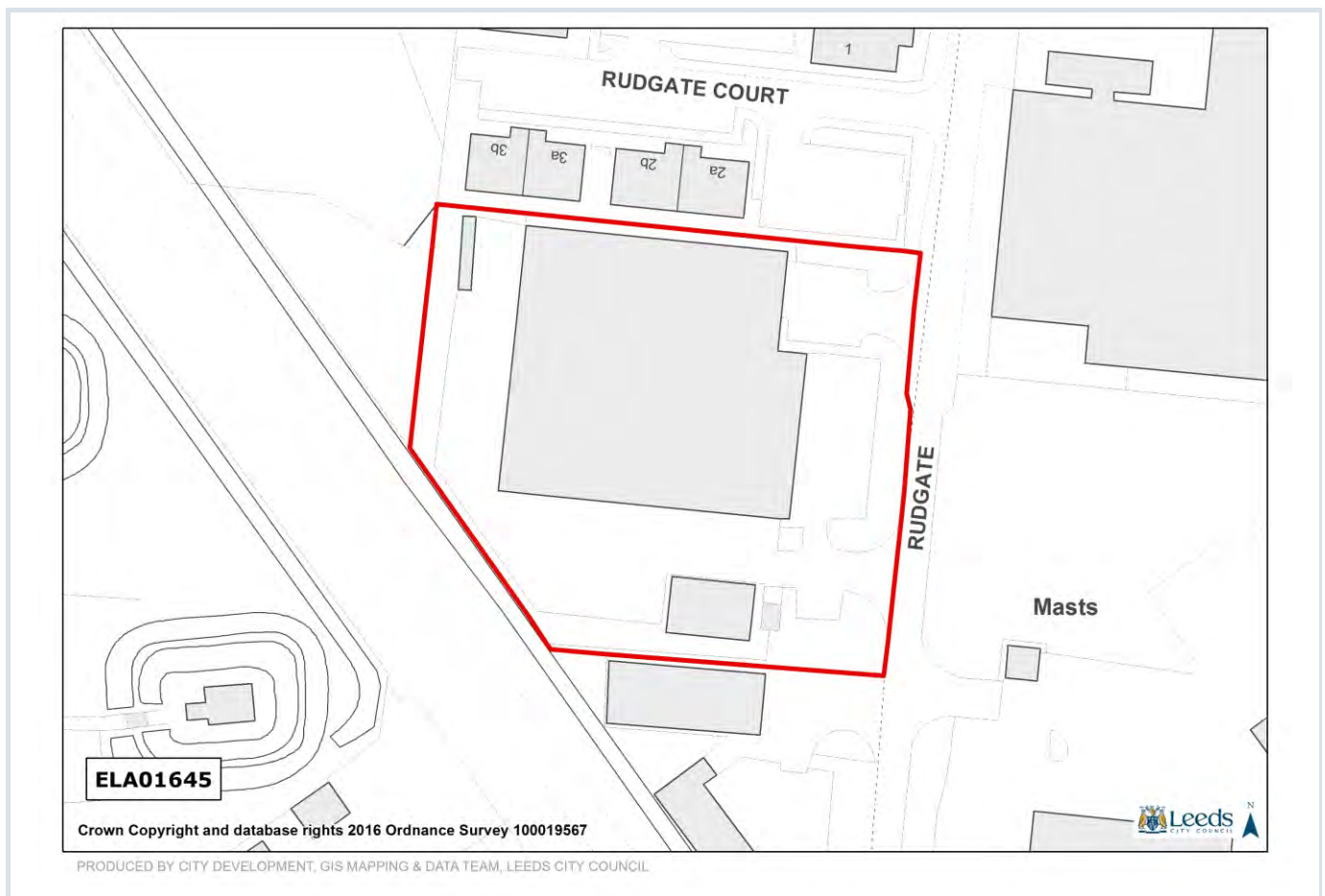
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01734

Site alias: 3203550

Site area (ha): 2.29

E: 437928

N: 438221

Address: Holmecroft York Road LS13 4

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for industrial development, under 13/02466/EXT approved on 13/09/2013. No need for detailed ELA assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-10

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 2.29

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01734

Site alias: 3203550

Site area (ha): 2.29

E: 437928

N: 438221

Address: Holmecroft York Road LS13 4

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	4117.29
Nearest bus stop	9233
Nearest bus stop distance (m)	120.47

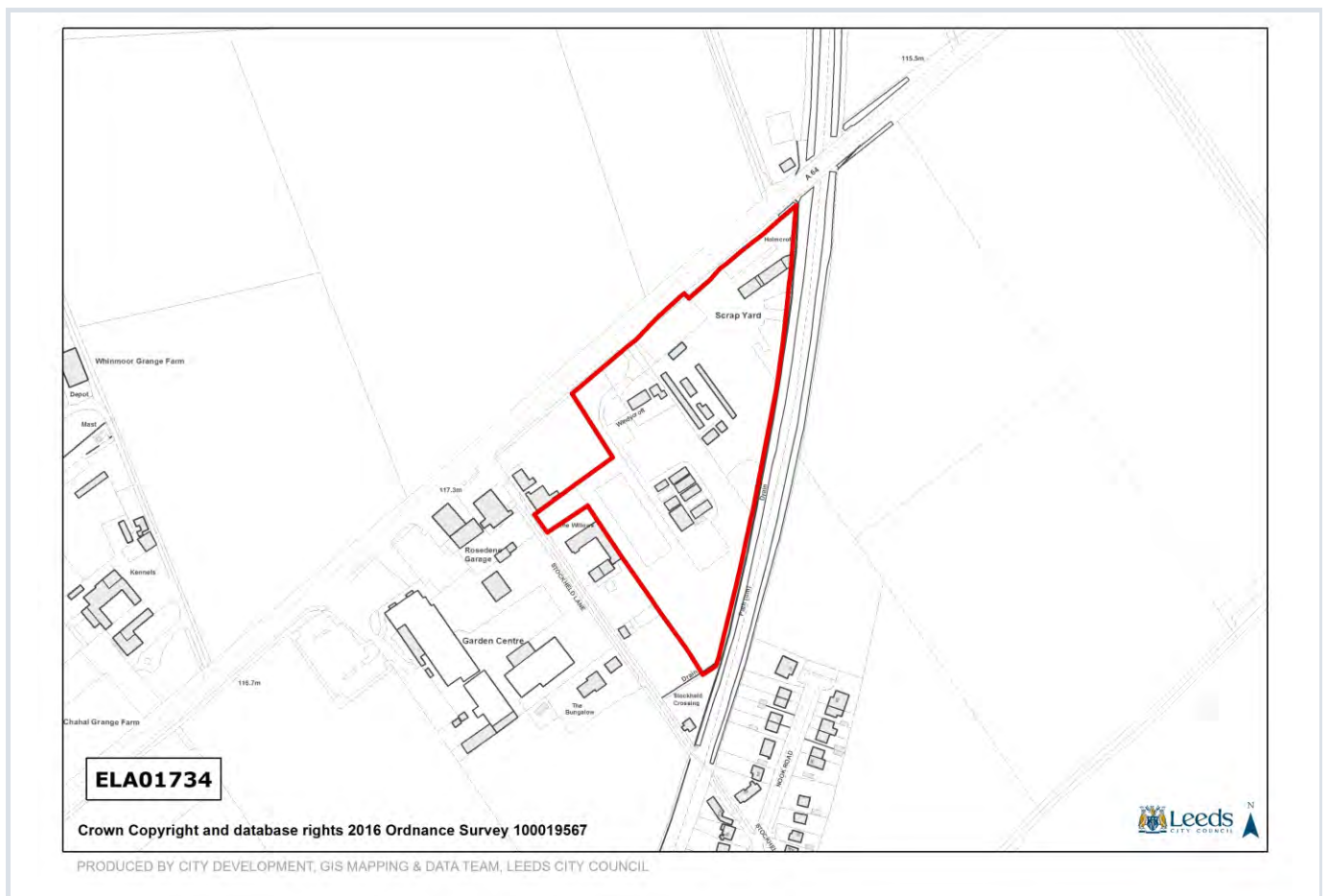
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01845

Site alias: 3306780

Site area (ha): 4.78

E: 436501

N: 441067

Address: Neb Site, Scarcoft Lodge, Scarcroft, Leeds

General Attributes

Site Description:

Large brownfield site situated to the southern edge of Scarcroft within land defined as Green Belt. The site contains a 4 storey office building with significant areas of hardstanding. A vacant listed building is also situated within the site. Mature trees line the boundaries of the site. Agricultural land is situated to the east and west of the site with a cricket pitch to the south-west.

Suitability:

The traditional general employment sector (which often requires large footprint of building associated with substantial heavy vehicle movement) would be difficult to accommodate in the setting of a listed building and conservation area. Existing listed building may not be easily conversable into general employment units without significant harm. This is an out of centre location and office use would be contrary to Policy EC2.

Availability:

Site owner is known to have interest in non employment use.

Achievability:

Listed building requirements can have impact on viability. Land owner interest for residential development on site. This site is currently included in SAP for housing allocation HG2-26.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFSM033

Plan status: Not allocated for mixed use

Plan capacity - office (sqm): 5000

Plan capacity - general (ha): 4.78

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access from A58 using existing access OK
STB6	Suitability - Environmental constraints	1	Overlaps with conservation area and listed building.
STB7	Suitability - Adjacent uses	2	
PLC1	Suitability - Policy compliance	1	Green Belt and out of centre location .
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		32	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	3	partially occupied. office and vacant building.
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		4	

Leeds Employment Land Assessment 2016

ELA ref: ELA01845

Site alias: 3306780

Site area (ha): 4.78

E: 436501

N: 441067

Address: Neb Site, Scarcroft Lodge, Scarcroft, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	6624.65
Nearest bus stop	9867
Nearest bus stop distance (m)	281.11

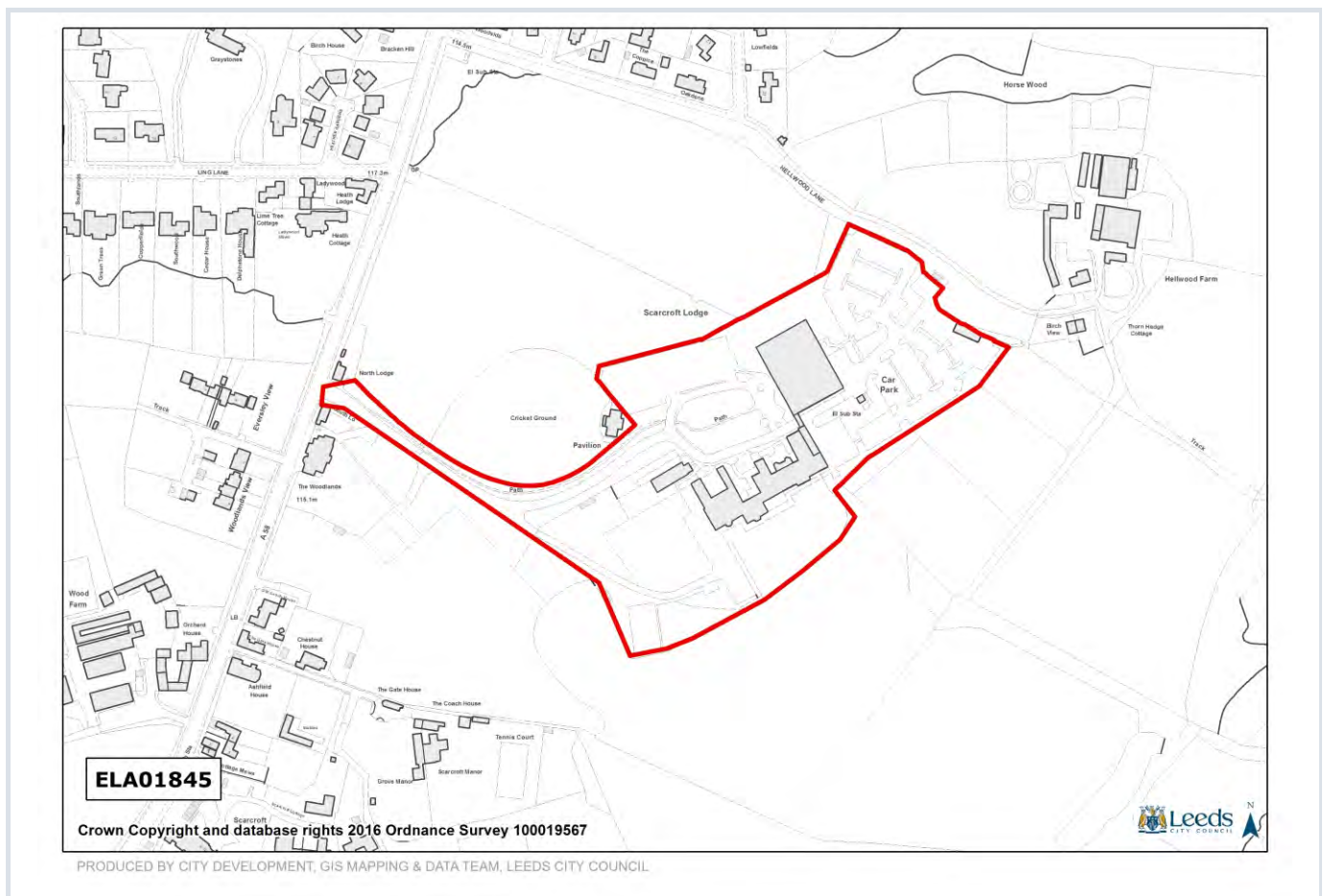
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA02008

Site alias: EMP00337

Site area (ha): 8.06

E: 444673

N: 446046

Address: Avenue D & E Thorp Arch Estate

General Attributes

Site Description:

A longstanding UDP employment site. Avenue D splits the site into two parts: the northern and southern part. The northern Part is overgrown, and a small visible part is maintained as amenity area (although with no open access allowed) and a small car park. The southern part is mostly grassland, sandwiched by two industrial units on two sides, and contains a belt of mature trees along the boundary.

Suitability:

There are no obvious physical or policy constraints for employment use. The site is free from significant physical constraints and meets the minimum accessibility standards for general employment use. It fully accords with CS Policy EC1 for general employment use, although office proposal would be contrary to Policy EC2.

Availability:

The site is currently available.

Achievability:

The land owner is known to have interest for residential use on the northern site (note the northern half is included in a live outline application for housing currently pending decision, and the southern half is outside of the application boundary and has no land owner objection for general employment use).

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-65

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 8.06

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	2	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		39	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	Within established TATE.
MKT1	Achievability - Planning interest	2	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA02008

Site alias: EMP00337

Site area (ha): 8.06

E: 444673

N: 446046

Address: Avenue D & E Thorp Arch Estate

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	13058.94
Nearest bus stop	10409
Nearest bus stop distance (m)	273.54

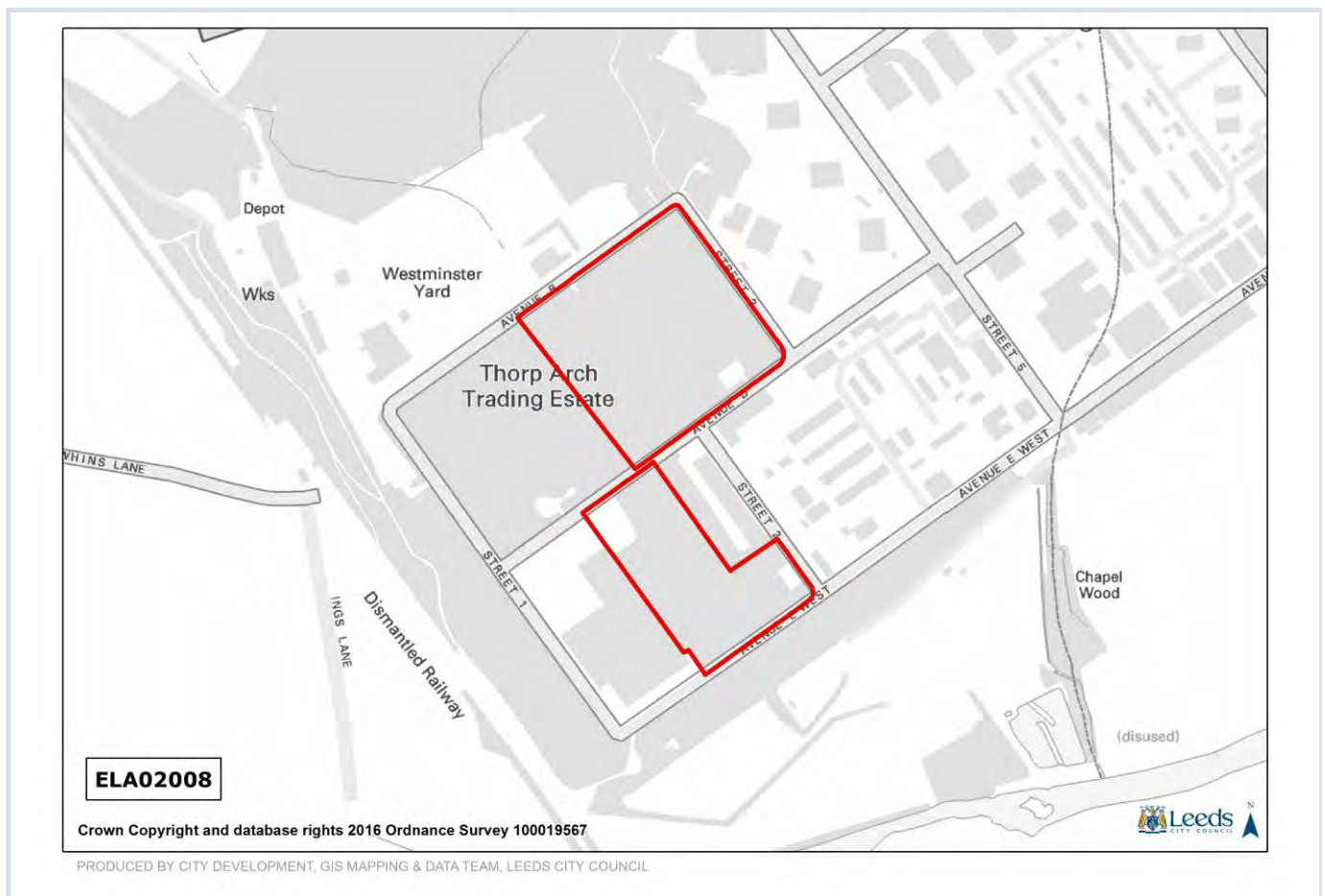
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02029

Site alias: HSG00761

Site area (ha): 272.24

E: 444299

N: 441535

Address: Headley Hall

General Attributes

Site Description:

Large area of agricultural land to the north of the A64 east of the A1(M) including a pig farm research plant.

Suitability:

Land owner has made the site unavailable for mixed use development (HEADLEY HALL proposal). Further assessment is not necessary.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3391

Plan status: Not allocated for housing

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 7

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02029

Site alias: HSG00761

Site area (ha): 272.24

E: 444299

N: 441535

Address: Headley Hall

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	8712.79
Nearest bus stop	388
Nearest bus stop distance (m)	2262.23

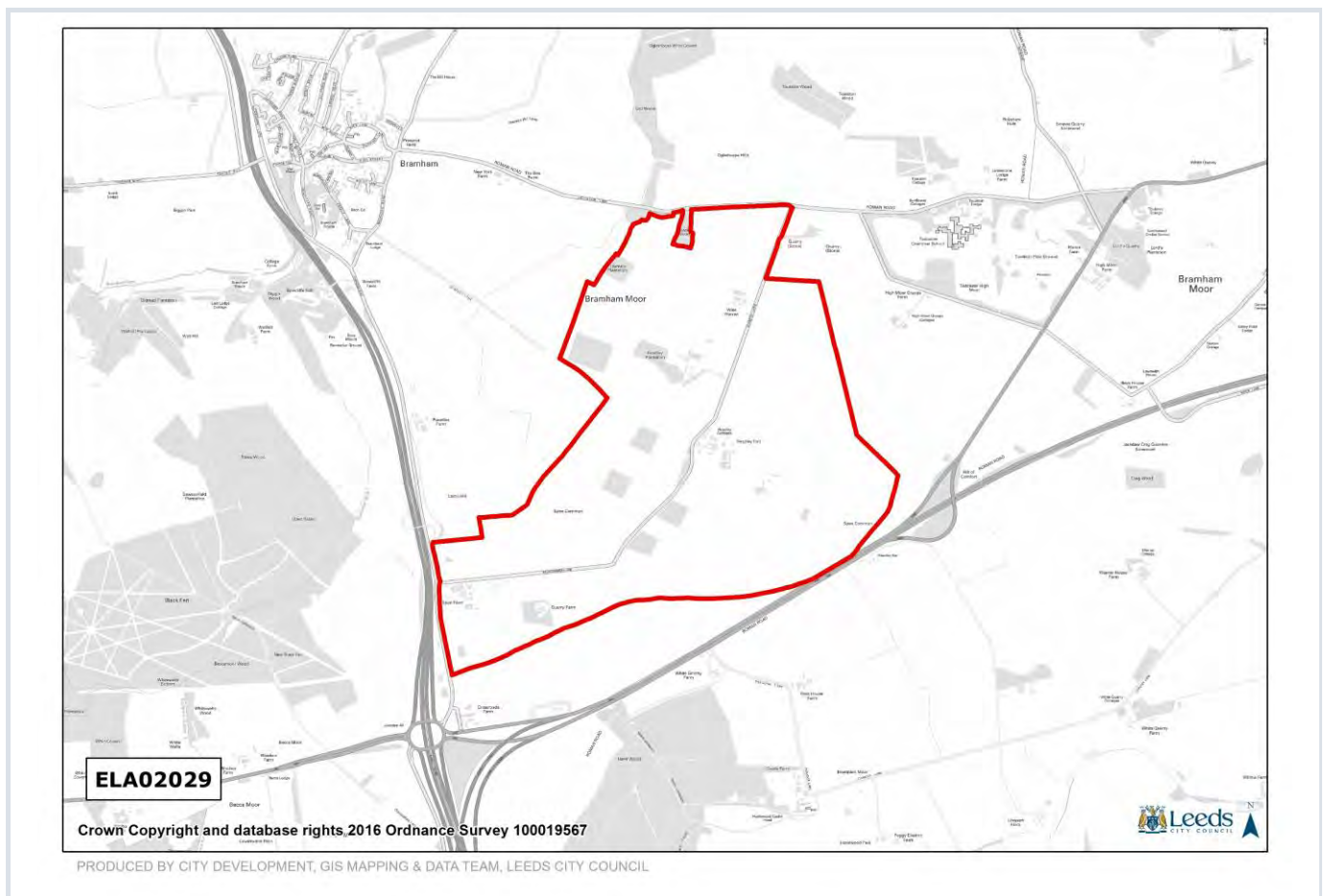
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02069

Site alias: EMP00340

Site area (ha): 7.07

E: 441285

N: 447768

Address: Park Hill, Business Park

General Attributes

Site Description:

Agricultural land to the east of A1(M)

Suitability:

Agricultural land on the edge of Major Settlement of Wetherby which would be urbanised by industrial development. Development would constitute incursion into the Rural Land and Special Landscape Area designations. Concern about highways access to the western element of the site.

Availability:

Being promoted by landowner.

Achievability:

Being promoted by landowner.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00340

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02069

Site alias: EMP00340

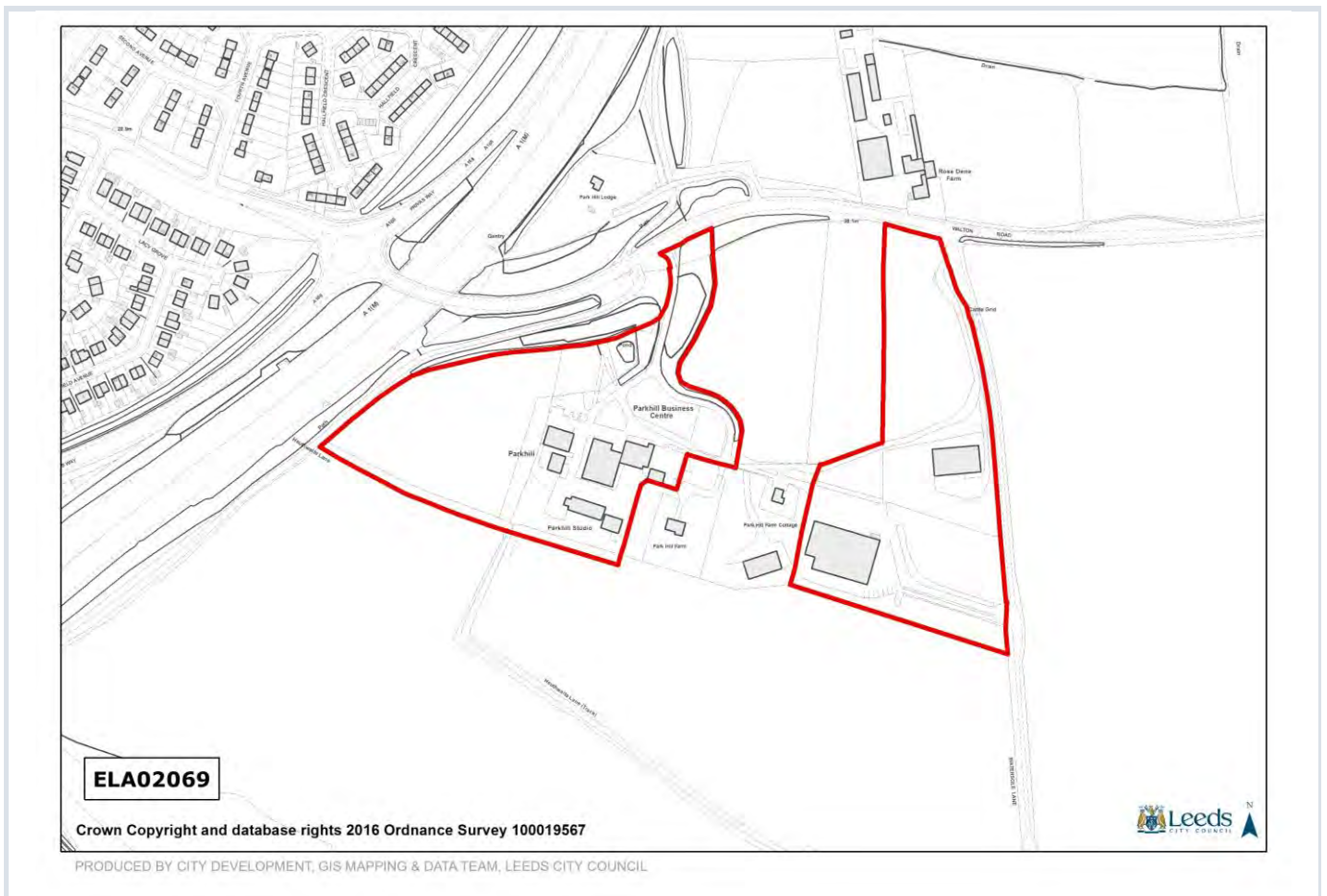
Site area (ha): 7.07

E: 441285

N: 447768

Address: Park Hill, Business Park

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02080

Site alias: HSG01955

Site area (ha): 261.75

E: 441953

N: 436035

Address: Parlington

General Attributes

Site Description:

This is a large site of about 262 hectares of land which forms a significant part of the former Parlington Estate. The site is located between the settlements of Barwick in Elmet, Aberford and Garforth. This site is currently being proposed in the Site Allocation Plan Submission Version for a new sustainable settlement consisting of ~1850 dwellings and 5ha of general employment land in creating new job opportunities along with new homes and other facilities to deliver a sustainable community.

Suitability:

The location of the employment area is not yet confirmed hence a full ELA assessment on physical suitability cannot be completed. This site is currently mainly in agricultural use and includes extensive managed woodland within a rolling landscape and is within the Green Belt. Employment development would be a component of creating of sustainable settlement and would have good access to the motorway network. The location would be compliant with CS Policy EC1.

Availability:

The site is currently agricultural land and available. It is promoted by land owner for mixed use development.

Achievability:

No recent employment permissions over the last 10 years. However land owner known interest for mixed use on this site.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX2-39

Plan status: Allocated for housing with mixed uses

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 5

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	1	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		22	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	In use for agriculture, but can be made available for development relatively quickly
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	Active landowner interest in mixed use development
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02080

Site alias: HSG01955

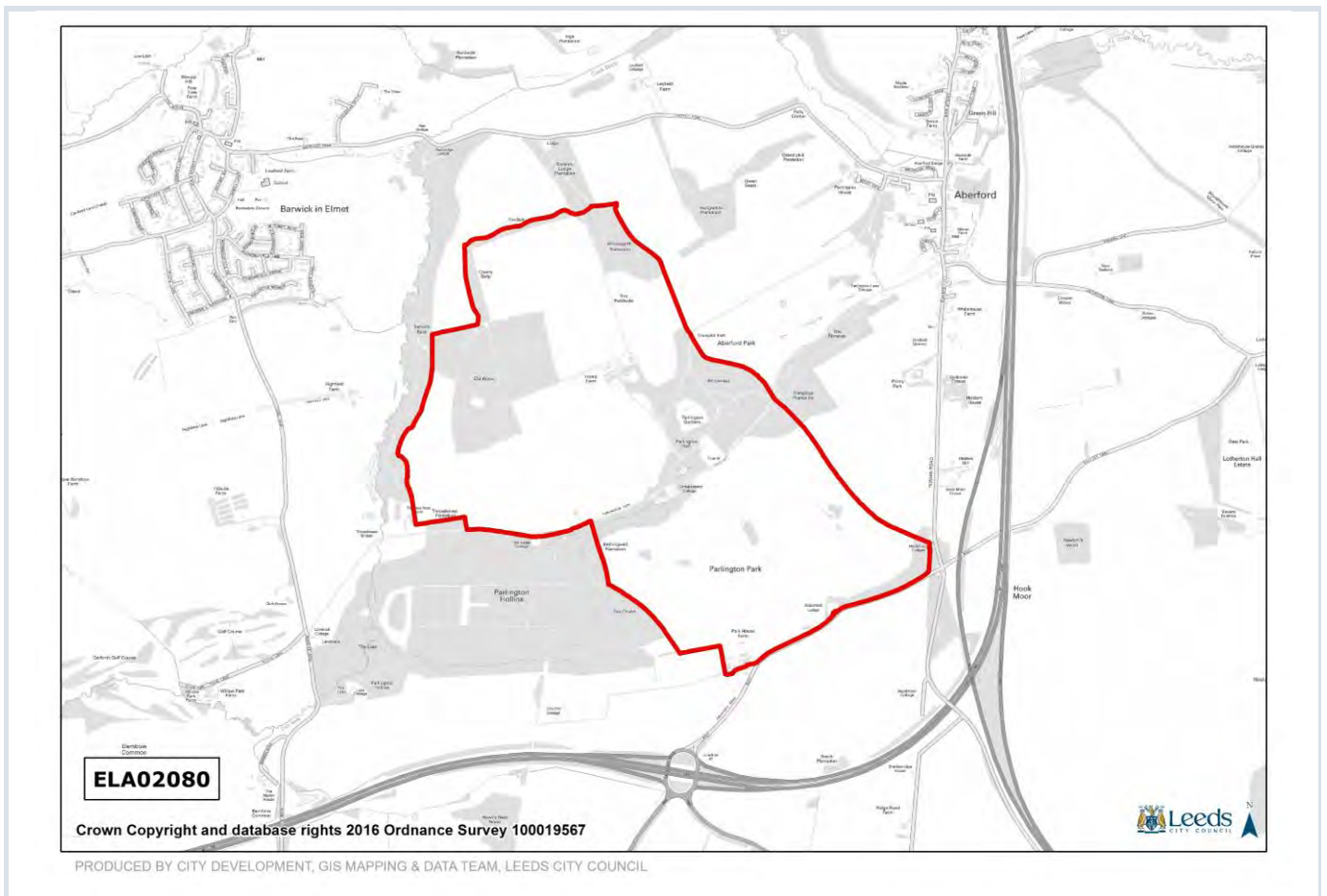
Site area (ha): 261.75

E: 441953

N: 436035

Address: Parlington

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02085

Site alias: 3104480

Site area (ha): 1.12

E: 445015

N: 446446

Address: Unit 204 Avenue C Thorp Arch Estate, Wetherby

General Attributes

Site Description:

n/a

Suitability:

Site has recently been granted permission for general employment use under 15/01505/FU. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-68

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.12

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02085

Site alias: 3104480

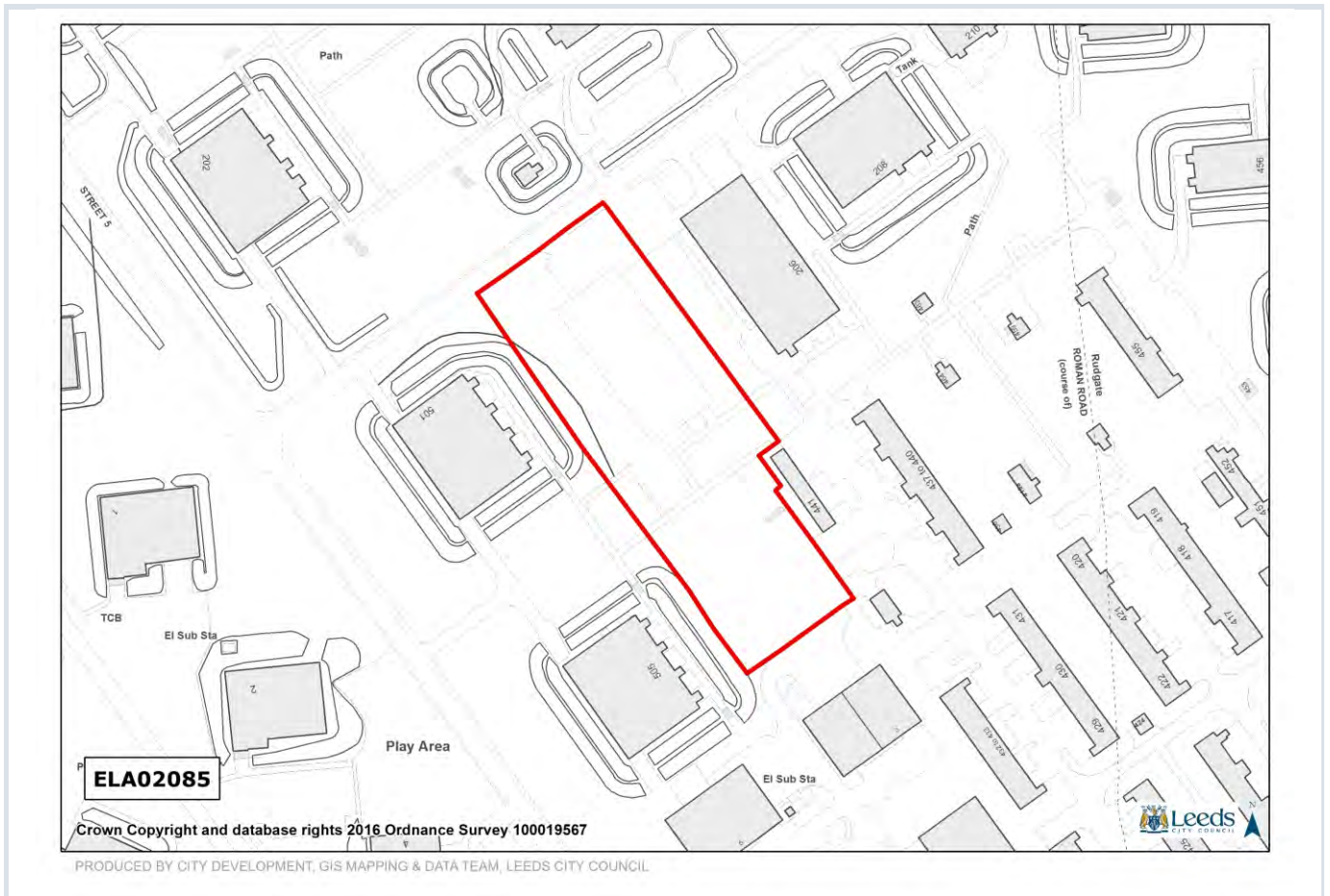
Site area (ha): 1.12

E: 445015

N: 446446

Address: Unit 204 Avenue C Thorp Arch Estate, Wetherby

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02094

Site alias: 3103953

Site area (ha): 0.13

E: 441190

N: 447761

Address: Building B Park Hill Farm, Walton Road, Wetherby (EO1-40)

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for 1,050 sqm officespace. No further assessment necessary.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-40

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 1050

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02094

Site alias: 3103953

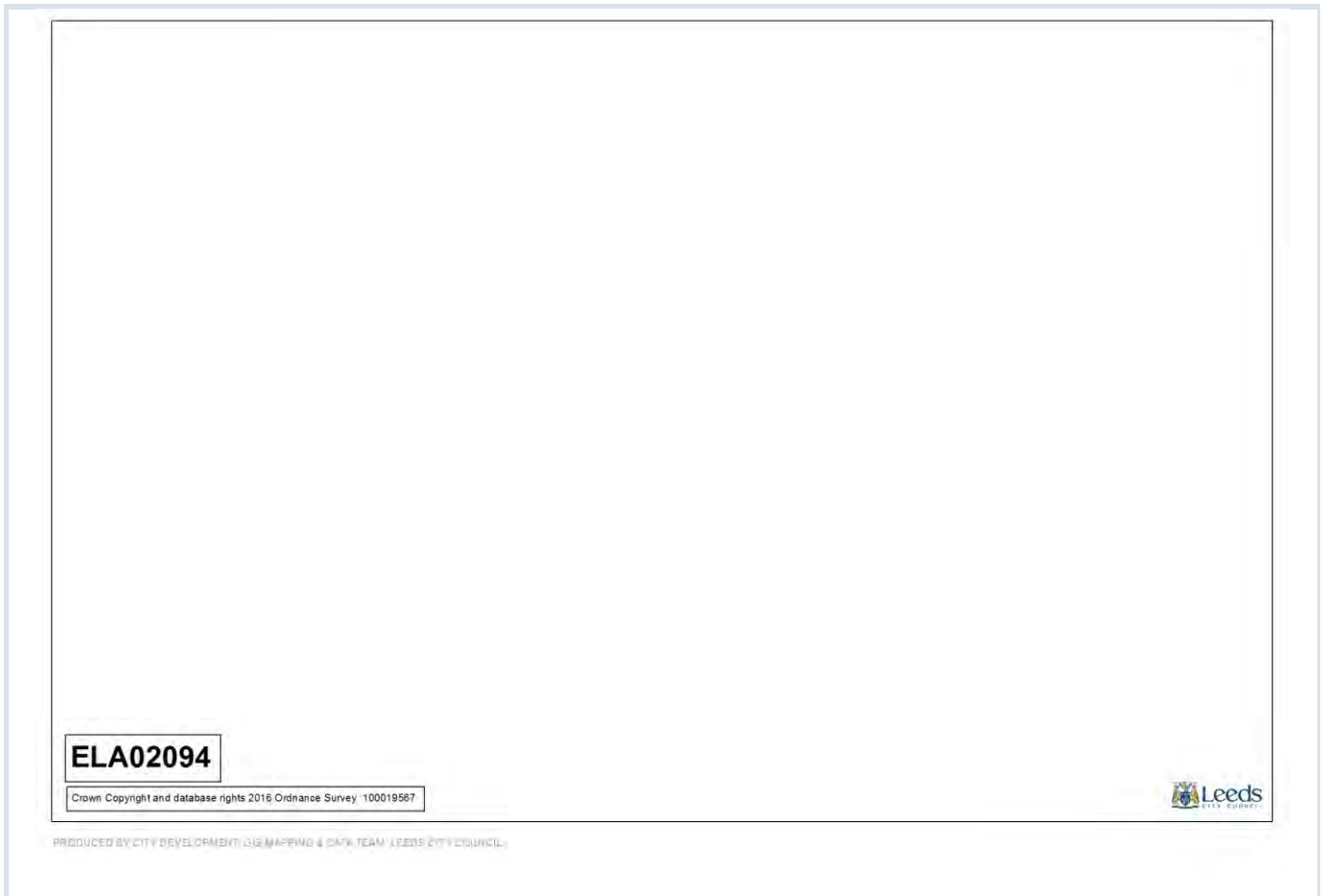
Site area (ha): 0.13

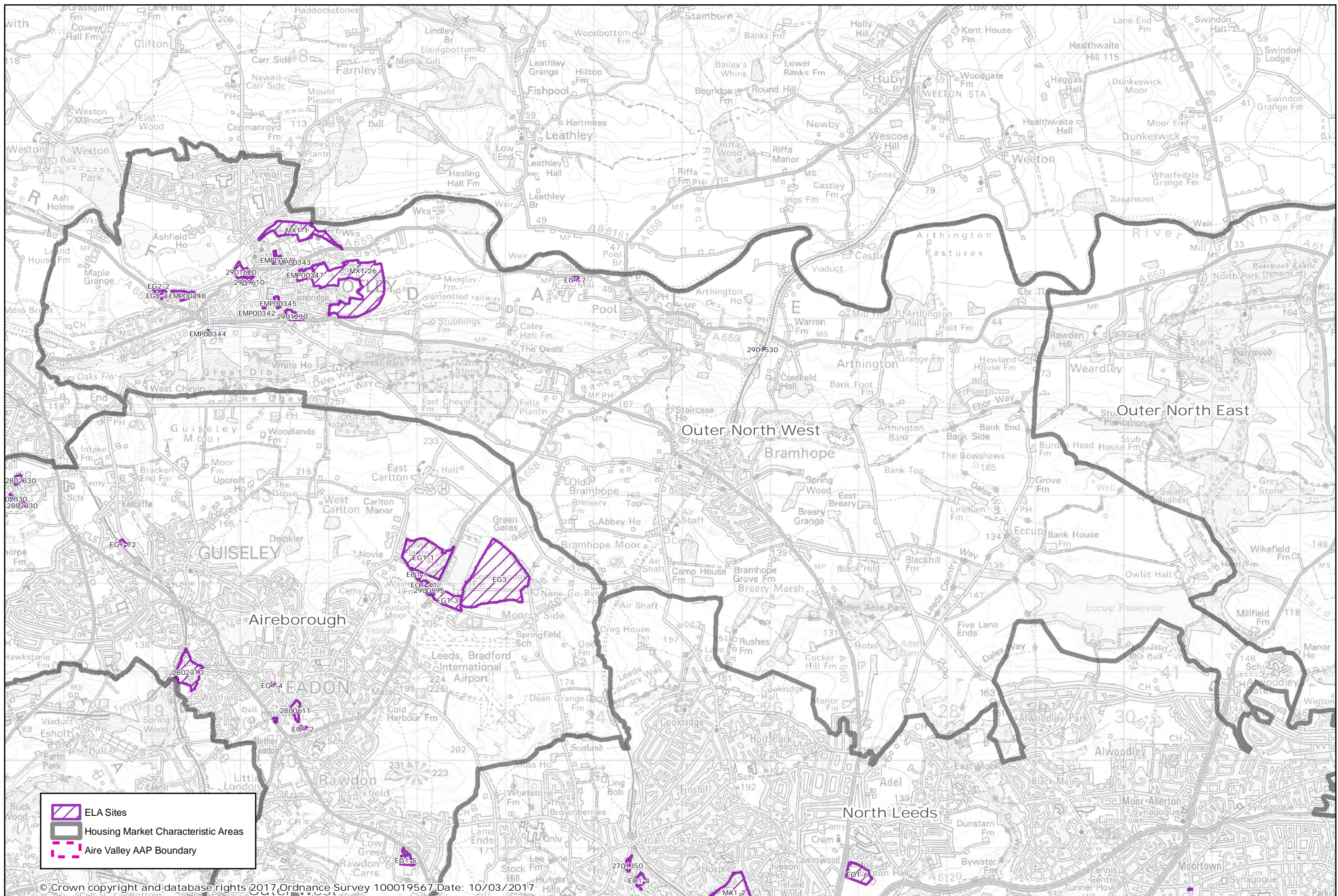
E: 441190




N: 447761

Address: Building B Park Hill Farm, Walton Road, Wetherby (EO1-40)

Site boundary plan





 ELA Sites
 Housing Market Characteristic Areas
 Aire Valley AAP Boundary

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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\ELA_Sites A3_HMCA .mxd
 PDFs: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS January 2017 Site Allocations A3_HMCA

HMCA
Outer North West



Leeds Employment Land Assessment 2016

ELA ref: ELA01484

Site alias: 2900042

Site area (ha): 0.48

E: 419065

N: 445302

Address: Otley Mills Ilkley Rd Otley

General Attributes

Site Description:

Flat grassland adjacent to the Ideal Standard plant.

Suitability:

The majority of the site lies within the Green Belt and the northern edge of the site bordering the river Wharfe is subject to flood risk (Zone 2). This site is located on the edge of Otley. General employment would comply with EC1; however offices would not be supported due to its out of centre location and contrary to EC2.

Availability:

Land appears to be currently available. It is under single ownership.

Achievability:

Land owner is known to have interest for non-employment use as part of the redevelopment scheme following recent closure of the Ideal Standard factory.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-2

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.48

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	3	Access on to Ilkley Road but poor junction with through part of Otley Road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	Site does not meet policy EC2 for office use.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		38	
AVB1	Availability - Ownership	5	Single owner- part of Ideal Standards plant.
AVB2	Availability - Occupancy	5	clear and maintained grass area behind the existing Ideal Standard staff car park.
AVB3	Availability - Marketing	1	However visible signs of the last use as Ideal Standards manufactory ceased.
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	2	Land owner known of having interest to promote residential or retail use on this site.
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA01484

Site alias: 2900042

Site area (ha): 0.48

E: 419065

N: 445302

Address: Otley Mills Ilkley Rd Otley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	99.94
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	3095.17
Nearest bus stop	14227
Nearest bus stop distance (m)	312.64

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01486

Site alias: 2900040

Site area (ha): 0.53

E: 419120

N: 445267

Address: Otley Mills Ilkley Rd Otley

General Attributes

Site Description:

Flat site in triangle shape bounded by River Wharfe, Ilkley Road, and Ideal Standard plant.

Suitability:

This site does not have other apparent physical constraints other than high flood risk (partially in Zone 3) which could be mitigated for general employment use. The location on the edge of Otley as a designated Major Settlement, would be appropriate for general employment in accordance with Core Strategy Policy EC1.

Availability:

This site seems to have various temporary uses however this does not preclude site being made available during the next development plan period.

Achievability:

Land owner is supportive of the site being released, and particular interest for residential led mixed use development.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-3

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.53

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	1	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	3	Access on to Ilkley Road but poor junction with through part of Otley Road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	Site being part of Ideal Standard factory.
PLC1	Suitability - Policy compliance	3	Site does not meet policy EC2 for office use.
PLC2	Suitability - Regeneration/shortfall areas	5	Site within the EC3 identified general employment shortfall area.
Total Suitability score:		36	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	various uses on site, such as piggery, storage containers, wood treatment workshop, and patially dumping yard.
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	2	Land owner is known of having interest for residential led mixed use development.
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA01486

Site alias: 2900040

Site area (ha): 0.53

E: 419120

N: 445267

Address: Otley Mills Ilkley Rd Otley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.01
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	3064.68
Nearest bus stop	14227
Nearest bus stop distance (m)	261.68

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01513

Site alias: 2901230

Site area (ha): 1.5

E: 420599

N: 445032

Address: East Chevin Road Otley LS21

General Attributes

Site Description:

n/a

Suitability:

Site is in existing uses, i.e. a well maintained cattle market. Not available for new employment allocation. No further assesment needed.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2901230

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01513

Site alias: 2901230

Site area (ha): 1.5

E: 420599

N: 445032

Address: East Chevin Road Otley LS21

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	3312.16
Nearest bus stop	3459
Nearest bus stop distance (m)	79.67

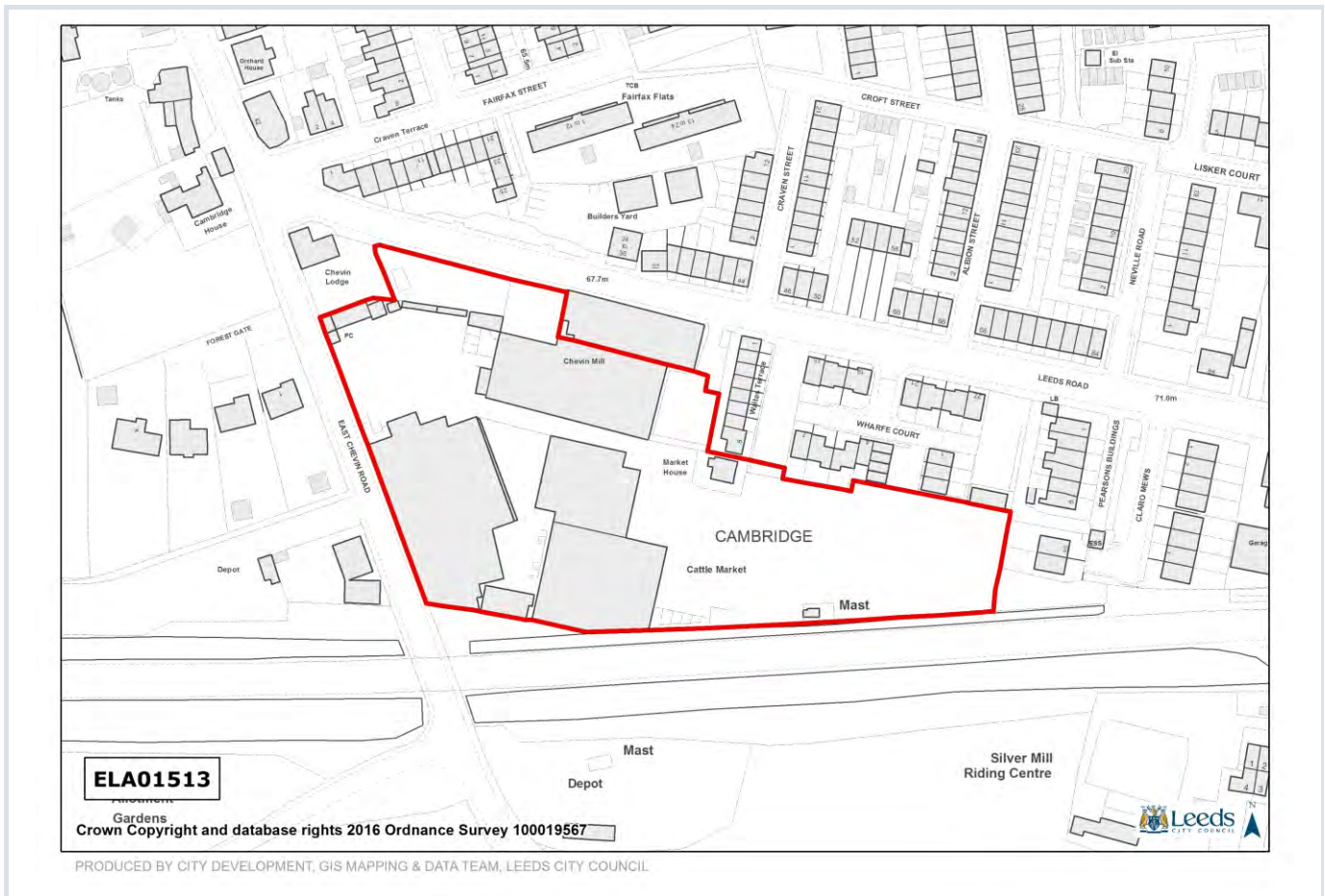
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01527

Site alias: 2901530

Site area (ha): 0.04

E: 425914

N: 444659

Address: Land At Arthington Bank Station Road Arthington LS21 1

General Attributes

Site Description:

n/a

Suitability:

Site has existing employment (09/03190/FU for Detached block of 2 workshop units granted 05.10.2009). This is prior to the Plan period. Not available for new employment allocation. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2901530

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.04

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01527

Site alias: 2901530

Site area (ha): 0.04

E: 425914

N: 444659

Address: Land At Arthington Bank Station Road Arthington LS21 1

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	5717.85
Nearest bus stop	7571
Nearest bus stop distance (m)	186.76

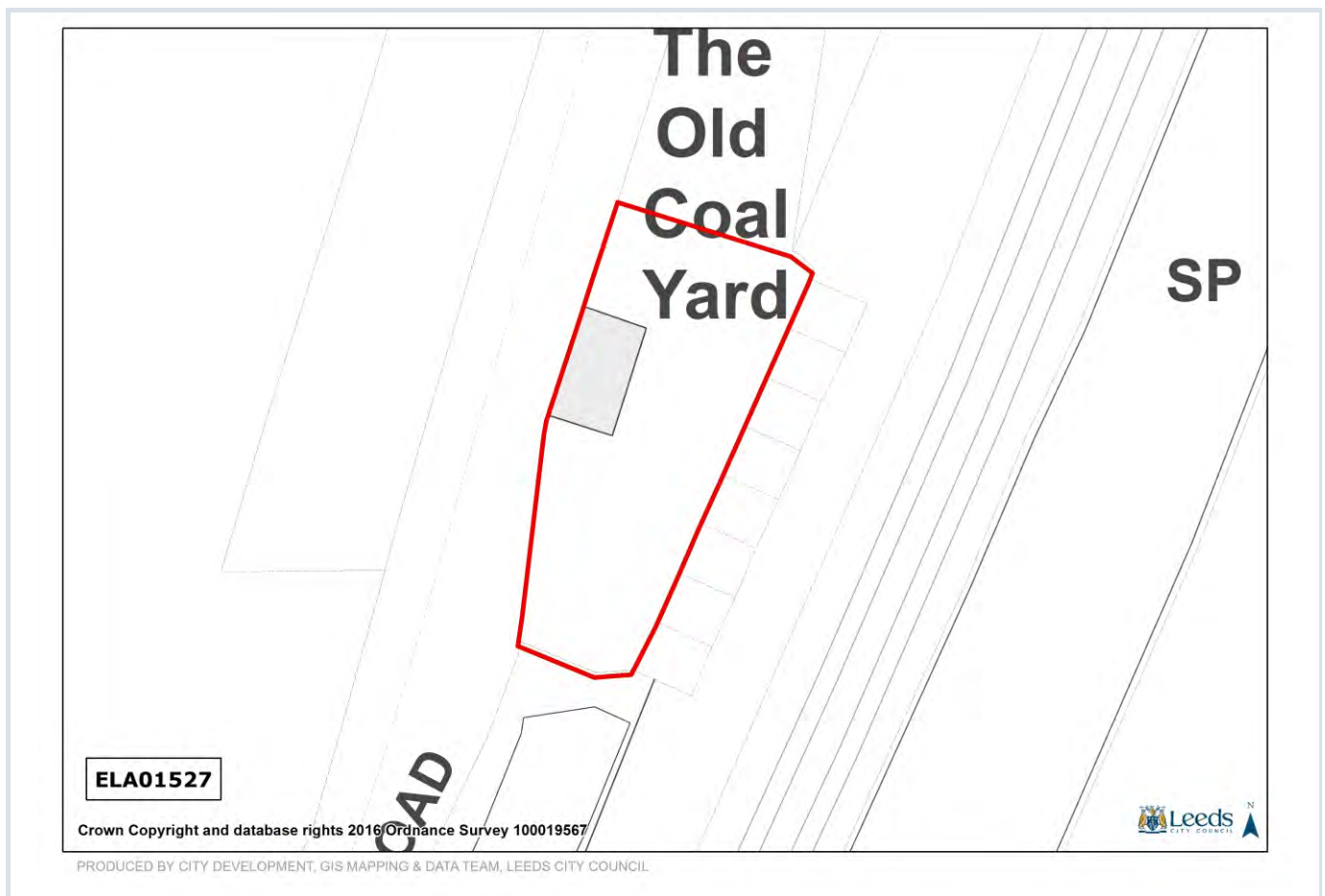
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01530

Site alias: 2901610

Site area (ha): 0.74

E: 420084

N: 445433

Address: Land At Westgate, Otley

General Attributes

Site Description:

This backland site is located in the centre of Otley and has surface car parking and other uses on site.

Suitability:

No significant development constraints are apparent. Site is free from flood risk and highly accessible. Because it is located within Otley town centre both general employment and offices are supported.

Availability:

Site is under-developed with potential. The area of car parking is part owned by LCC and has been subject to a tenure process (including the Ashfield Works site to the north of Westgate) for a mixed used town centre scheme. Contracts have been exchanged (subject to planning).

Achievability:

Due to its town centre location this site is currently included in the SAP for mixed use (residential with retail) ref MX2-2.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2901610

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Access on to Westgate
STB6	Suitability - Environmental constraints	3	Otley conservation area.
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	Town centre location and general employment as well as offices would accord with policy.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		39	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	over half of the site is vacant however site does include various uses that are active operating.
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	2	Site is known to have interest for residential and retail use due to its town centre location.
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA01530

Site alias: 2901610

Site area (ha): 0.74

E: 420084

N: 445433

Address: Land At Westgate, Otley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	3444.71
Nearest bus stop	6622
Nearest bus stop distance (m)	140.13

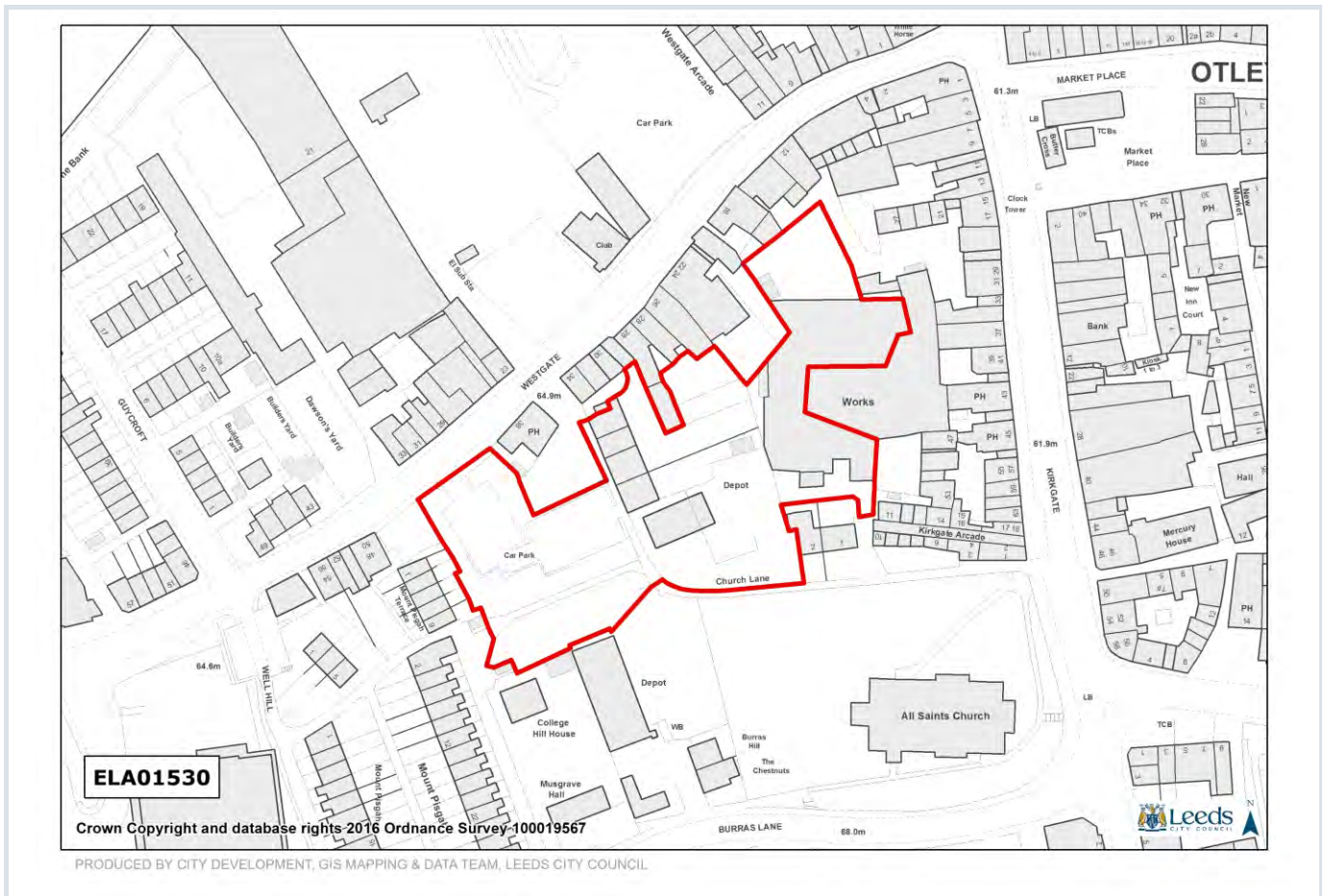
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	31.92
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01531

Site alias: 2901620

Site area (ha): 1.86

E: 420001

N: 445534

Address: Ashfield Works, Westgate, Otley

General Attributes

Site Description:

The building has been derelict/vacant for a number of years and is proposed to come forward as part of a scheme with Ashfield Works.

Suitability:

Site has various constraints such as contamination and conservation area, and can be potentially mitigated hence suitable for employment development. It is located on the edge of Otley town centre. No apparent policy constraints.

Availability:

Single ownership and building has been vacant. The site is owned by LCC and has been subject to a tenure process (including the Westgate car park and adjacent land to the south of Westgate) for a mixed used town centre scheme. Contracts have been exchanged (subject to planning).

Achievability:

Strong land owner interest on residential led mixed use development consisting of town centre uses (e.g. retail) on the ground floor and residential above. Highly unlikely for site to be available for general employment use. Site is currently included in SAP as mixed use (housing and retail) MX2-1.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2901620

Plan status: Superseded by Housing with mixed use allocation

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01531

Site alias: 2901620

Site area (ha): 1.86

E: 420001

N: 445534

Address: Ashfield Works, Westgate, Otley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.01
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.75
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.04
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	3511.34
Nearest bus stop	6622
Nearest bus stop distance (m)	144.05

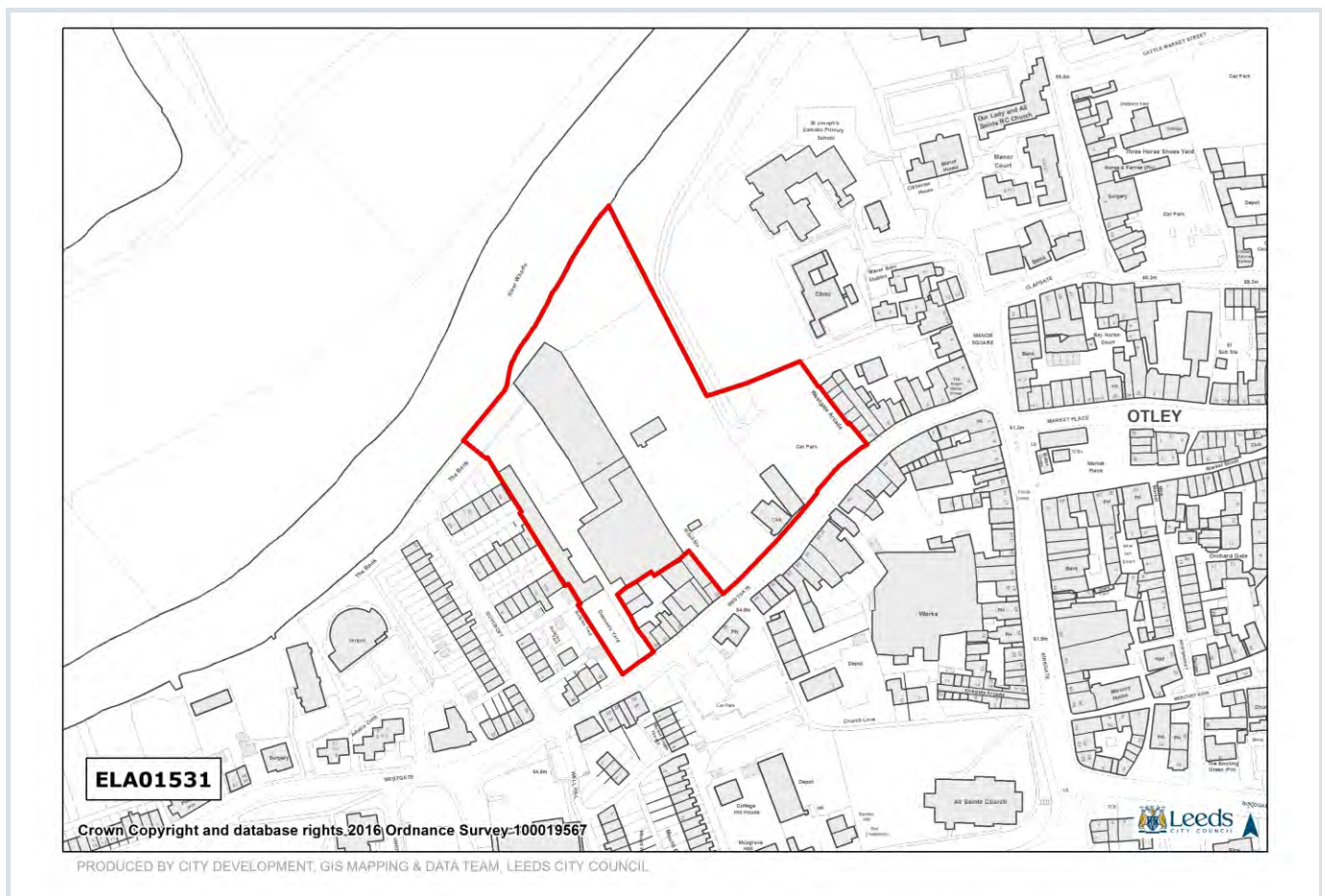
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	97.58
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01532

Site alias: 2901640

Site area (ha): 0.26

E: 423792

N: 445450

Address: Former Social Club Pool Road Otley LS21 1eg

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for five light industrial and warehouse units under 13/05550/FU approved on 13/11/2014. No need for detailed ELA assessment. Currently included in the SAP PD as EG1-7.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-7

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.27

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01532

Site alias: 2901640

Site area (ha): 0.26

E: 423792

N: 445450

Address: Former Social Club Pool Road Otley LS21 1eg

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	20.74
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	5899.70
Nearest bus stop	3519
Nearest bus stop distance (m)	56.33

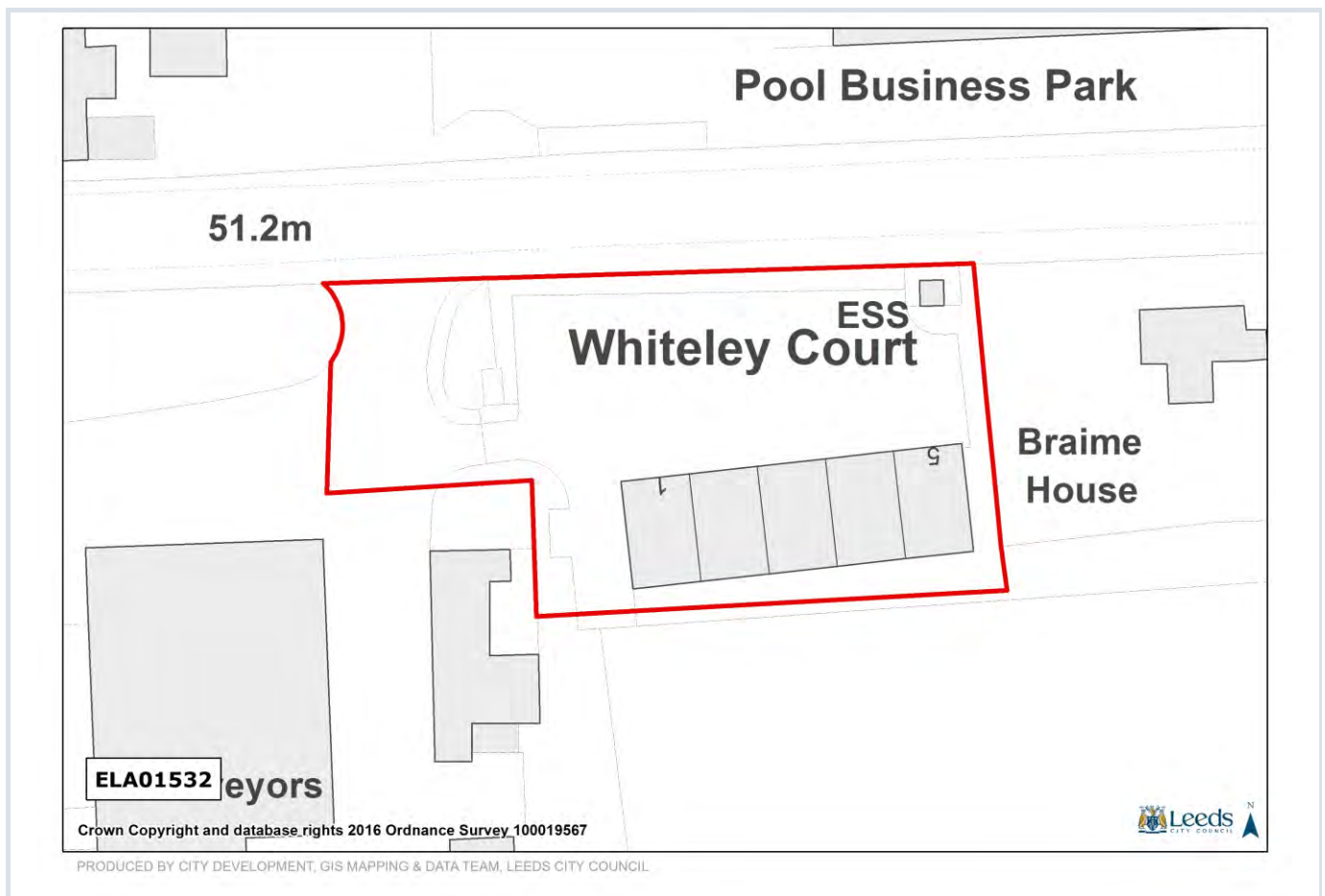
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02011

Site alias: HSG00107

Site area (ha): 9.3

E: 420642

N: 445992

Address: Mill Lane - Garnetts Paper Mill, Otley

General Attributes

Site Description:

n/a

Suitability:

Site with extant permission for residential led development consisting of a 2-storey office block, under 09/04287/RM approved 11/06/2012. Construction started. No need for detailed ELA assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-1

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 604

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02011

Site alias: HSG00107

Site area (ha): 9.3

E: 420642

N: 445992

Address: Mill Lane - Garnetts Paper Mill, Otley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.25
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.01
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	4178.14
Nearest bus stop	1005
Nearest bus stop distance (m)	330.42

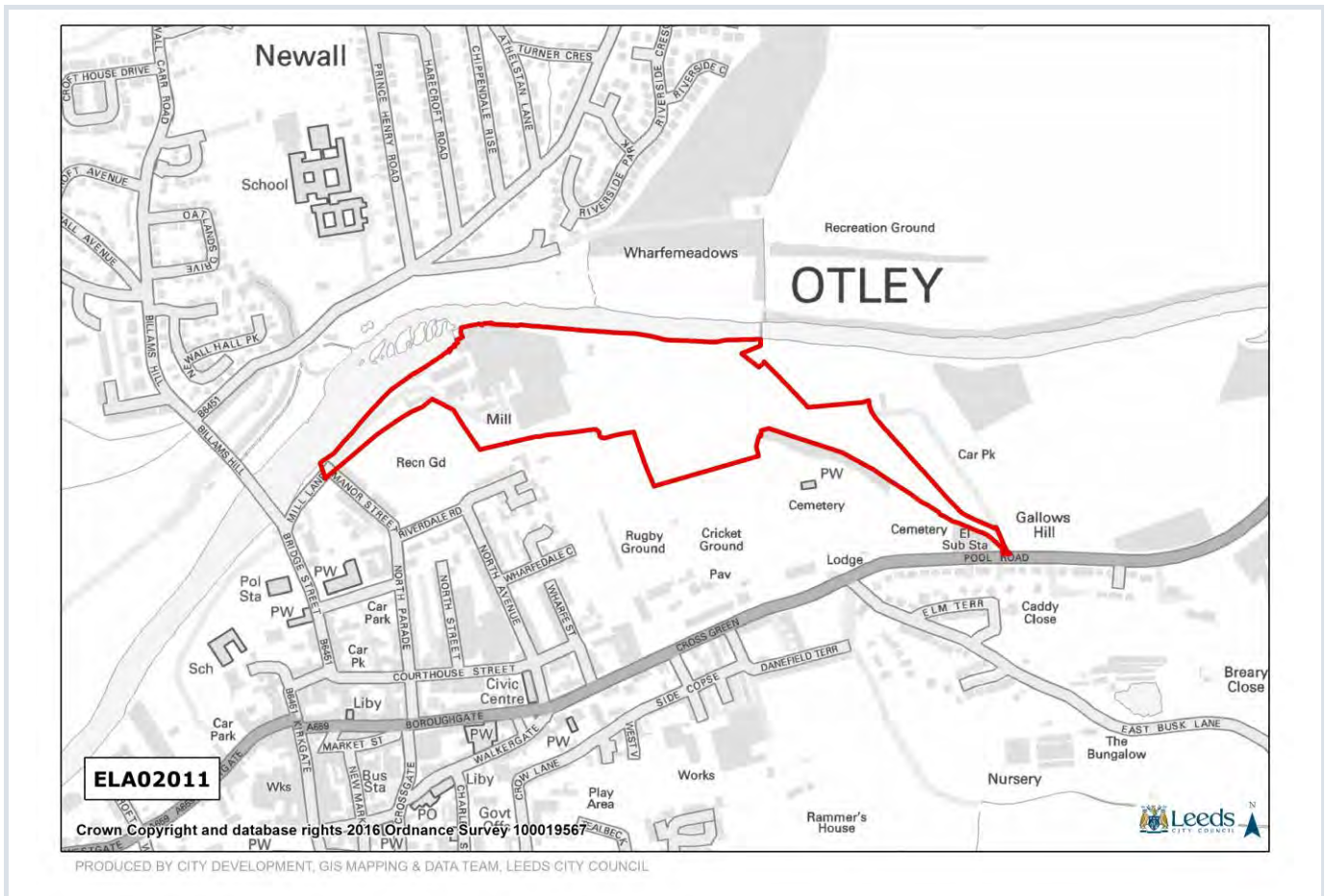
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	7.18
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02047

Site alias: HSG01020

Site area (ha): 29.99

E: 421278

N: 445371

Address: Otley (east of)

General Attributes

Site Description:

A large site on south east edge of Otley. Land is generally vacant with a few agricultural buildings.

Suitability:

This is a long standing mixed use allocations in the UDP for residential development including 5-hectares of general employment land, which has been carried forward into the SAP (MX1-26). Site has various physical constraints such as flood risk, possible contamination, geotechnical conditions and the East of Otley link road. Site meets accessibility standards for general employment. However all these constraints can be mitigated/ overcome. East of Otley link road is required as part of the development. General employment would be policy compliant however offices would be contrary to EC2 due to out of centre location.

Availability:

The site is known to have complex legal issues to resolve due to multiple owners. Site is largely vacant. No on site marketing board present at the time of site visit.

Achievability:

There has been active interest to bring the site forward. However the known constraints (as identified under Suitability) would have impact on site viability. In particular, the East Otley relief road is expected to be funded by the mixed use development.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-26

Plan status: Identified housing with mixed uses (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 5.02

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	East Otley link road required
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	1	Large site bounded by residential to the west and open countryside to the east.
PLC1	Suitability - Policy compliance	5	UDP allocation.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		29	
AVB1	Availability - Ownership	1	Land assembly in process. In total 15 owners and some have active interest in site.
AVB2	Availability - Occupancy	5	Vacant site with a number of agricultural outbuildings.
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	2	Land contamination and geotechnical constraints will need to be addressed as part of delivery of site
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA02047

Site alias: HSG01020

Site area (ha): 29.99

E: 421278

N: 445371

Address: Otley (east of)

Leeds Employment Land Assessment 2016

ELA ref: ELA02047

Site alias: HSG01020

Site area (ha): 29.99

E: 421278

N: 445371

Address: Otley (east of)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Guiseley
Nearest train station distance (m)	3977.65
Nearest bus stop	13656
Nearest bus stop distance (m)	228.15

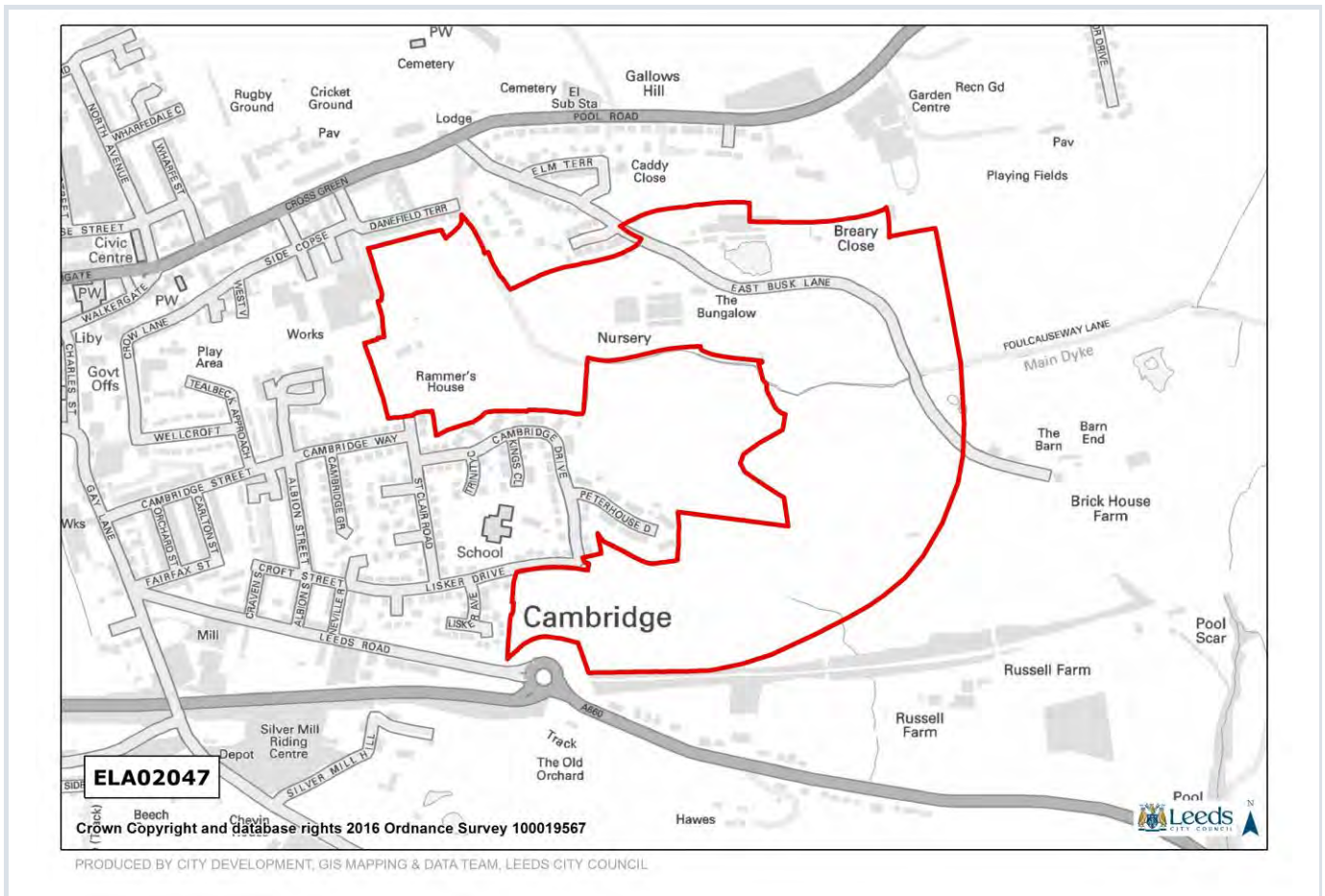
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	20.51
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02071

Site alias: EMP00342

Site area (ha): 0.05

E: 420266

N: 445127

Address: Produmax Otley LS21 3HX

General Attributes

Site Description:

n/a

Suitability:

Site has existing employment use (Produmax). Recently Produmax has relocated however land owner expressed strong interest for non-employment use which was satisfied at pre application planning, largely due to its town centre location, viability, and highway access issue. Site is highly unlikely to be available for general employment use. No further assessment necessary.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00342

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02071

Site alias: EMP00342

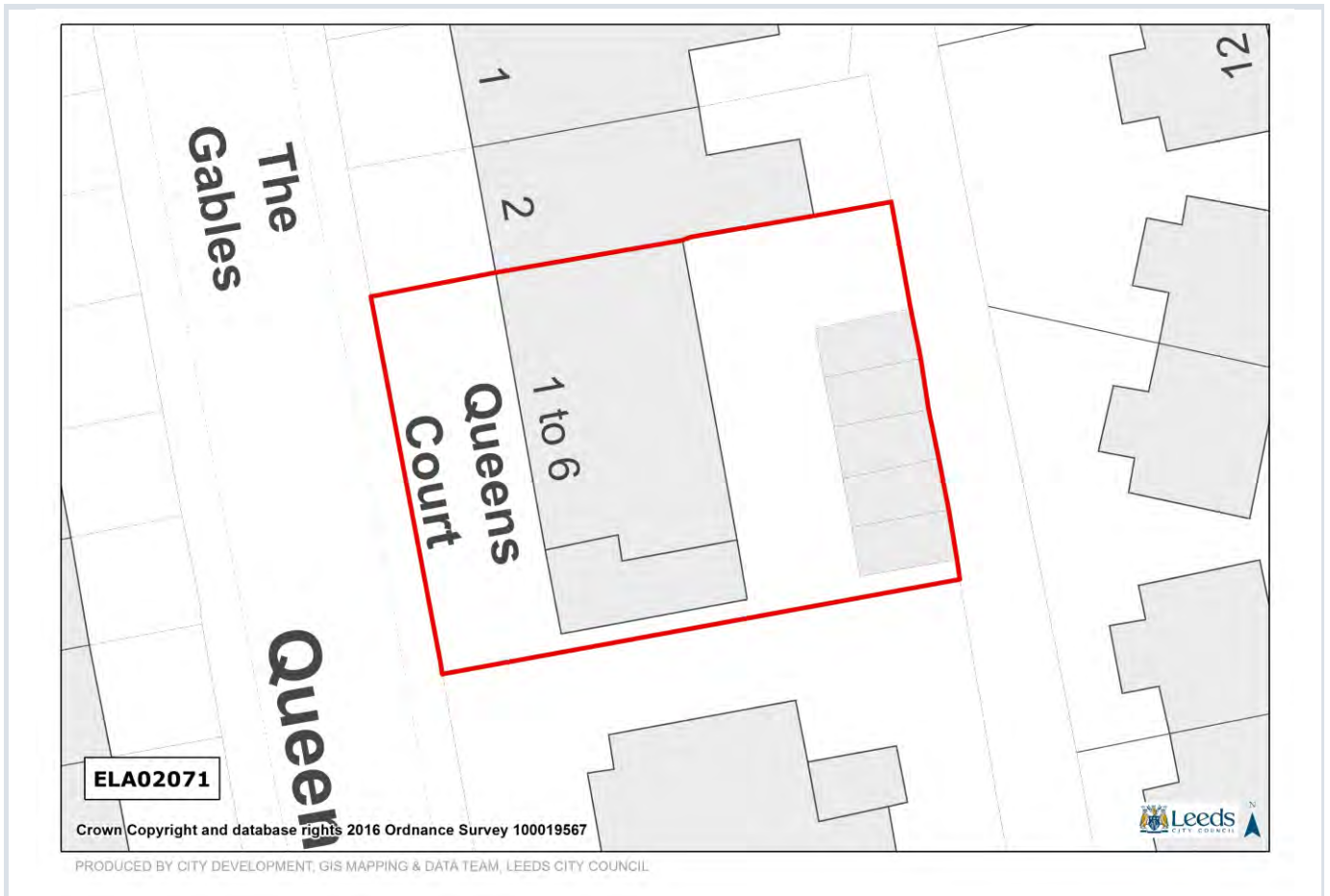
Site area (ha): 0.05

E: 420266

N: 445127

Address: Produmax Otley LS21 3HX

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02072

Site alias: EMP00343

Site area (ha): 0.24

E: 420593

N: 445644

Address: Denton Motors/Coleman Tyres/Yorkshire Electrical Suppliers Otley LS21 1HE

General Attributes

Site Description:

Site has various businesses that are in active use.

Suitability:

Unlikely to be available for new employment allocation. No further assessment necessary.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00343

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02072

Site alias: EMP00343

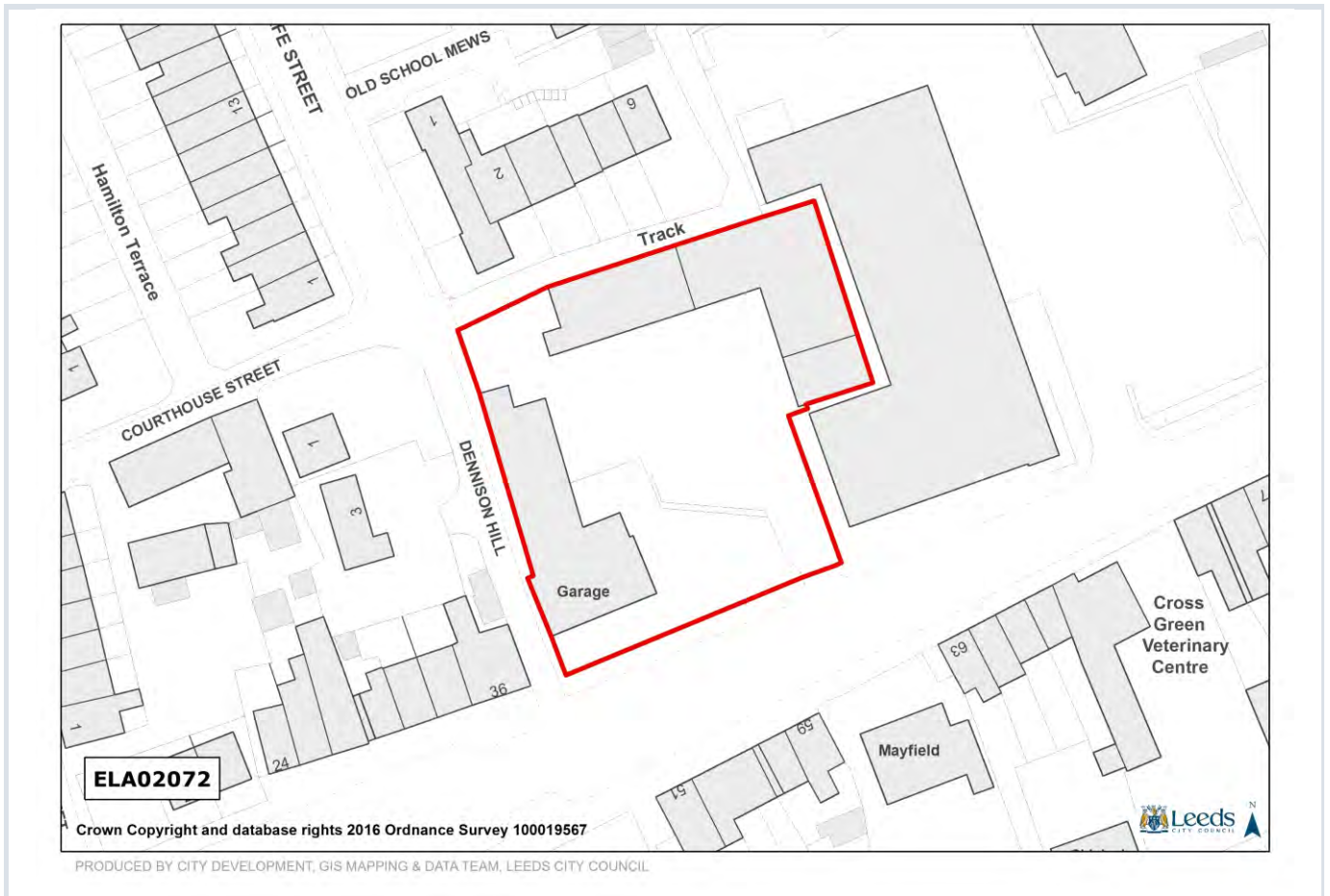
Site area (ha): 0.24

E: 420593

N: 445644

Address: Denton Motors/Coleman Tyres/Yorkshire Electrical Suppliers Otley LS21 1HE

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02073

Site alias: EMP00344

Site area (ha): 0.22

E: 419632

N: 444840

Address: Tate Fuel Oil Otley LS21 3BB

General Attributes

Site Description:

Site has existing business in operation.

Suitability:

Unlikely to be available for new employment allocation. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00344

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02073

Site alias: EMP00344

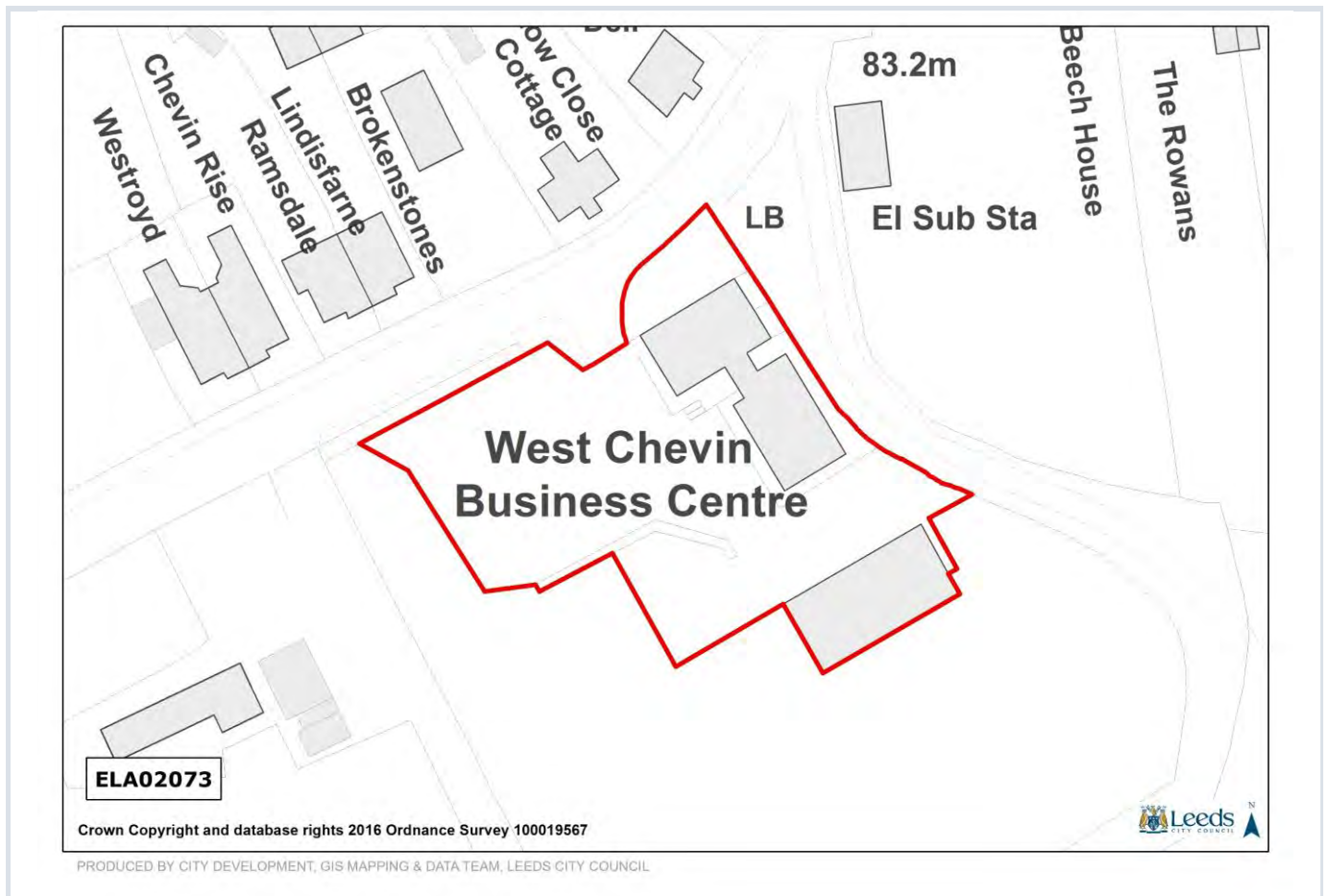
Site area (ha): 0.22

E: 419632

N: 444840

Address: Tate Fuel Oil Otley LS21 3BB

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02074

Site alias: EMP00345

Site area (ha): 0.59

E: 420419

N: 445185

Address: Sinclairs Otley LS21 1AH

General Attributes

Site Description:

Site has existing employment in use.

Suitability:

Highly unlikely to be available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00345

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02074

Site alias: EMP00345

Site area (ha): 0.59

E: 420419

N: 445185

Address: Sinclairs Otley LS21 1AH

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02075

Site alias: EMP00346

Site area (ha): 0.93

E: 420416

N: 445675

Address: Craftsman Tools / Sinclairs Warehouses Otley LS21 1JE

General Attributes

Site Description:

Site has existing employment use.

Suitability:

Unlikely to be available for new employment allocation. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00346

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02075

Site alias: EMP00346

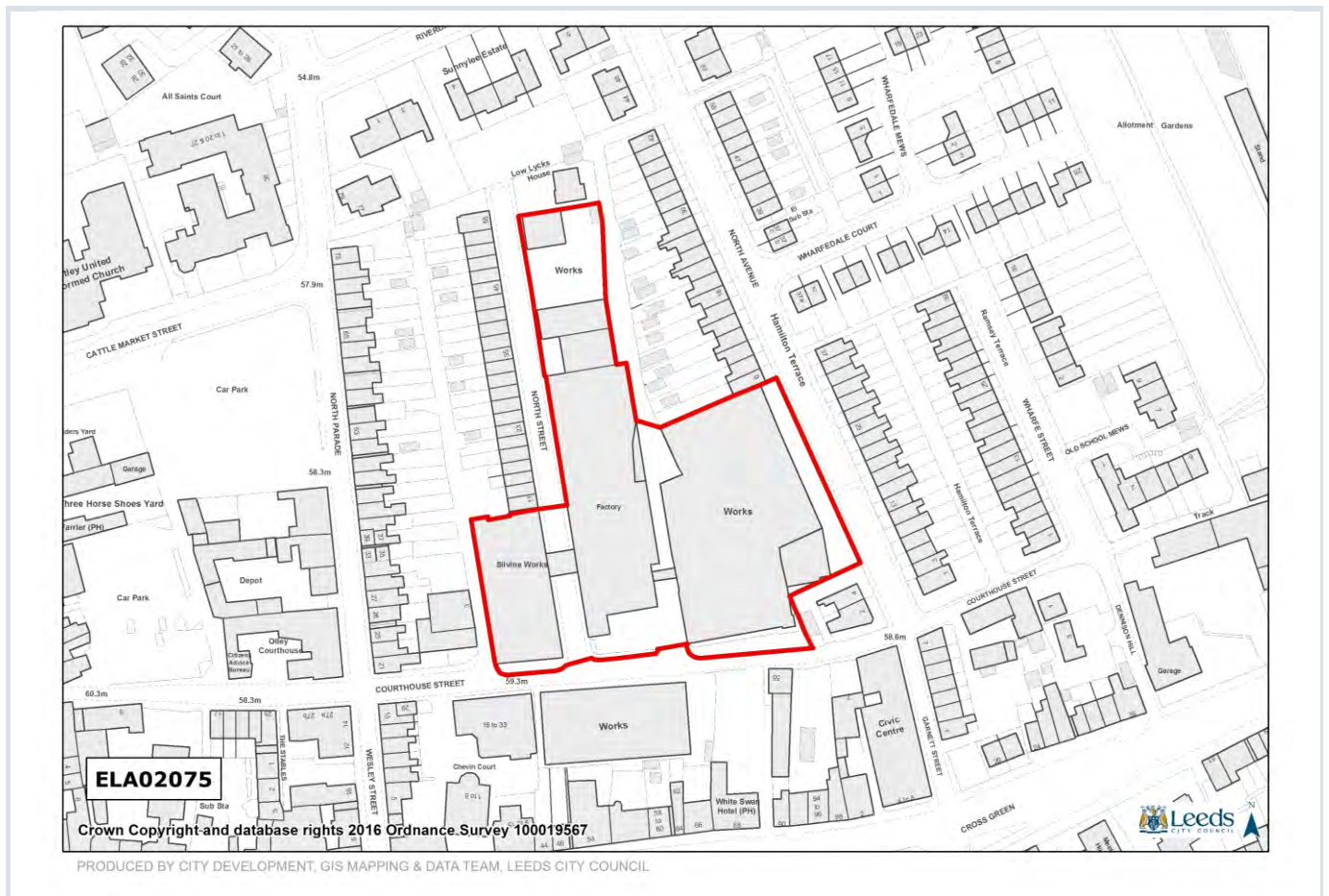
Site area (ha): 0.93

E: 420416

N: 445675

Address: Craftsman Tools / Sinclairs Warehouses Otley LS21 1JE

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02076

Site alias: EMP00347

Site area (ha): 1.86

E: 420734

N: 445502

Address: P.H. Plasters Otley LS21 3HA

General Attributes

Site Description:

Site has existing employment use.

Suitability:

Unlikely to be available for new employment allocation. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00347

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02076

Site alias: EMP00347

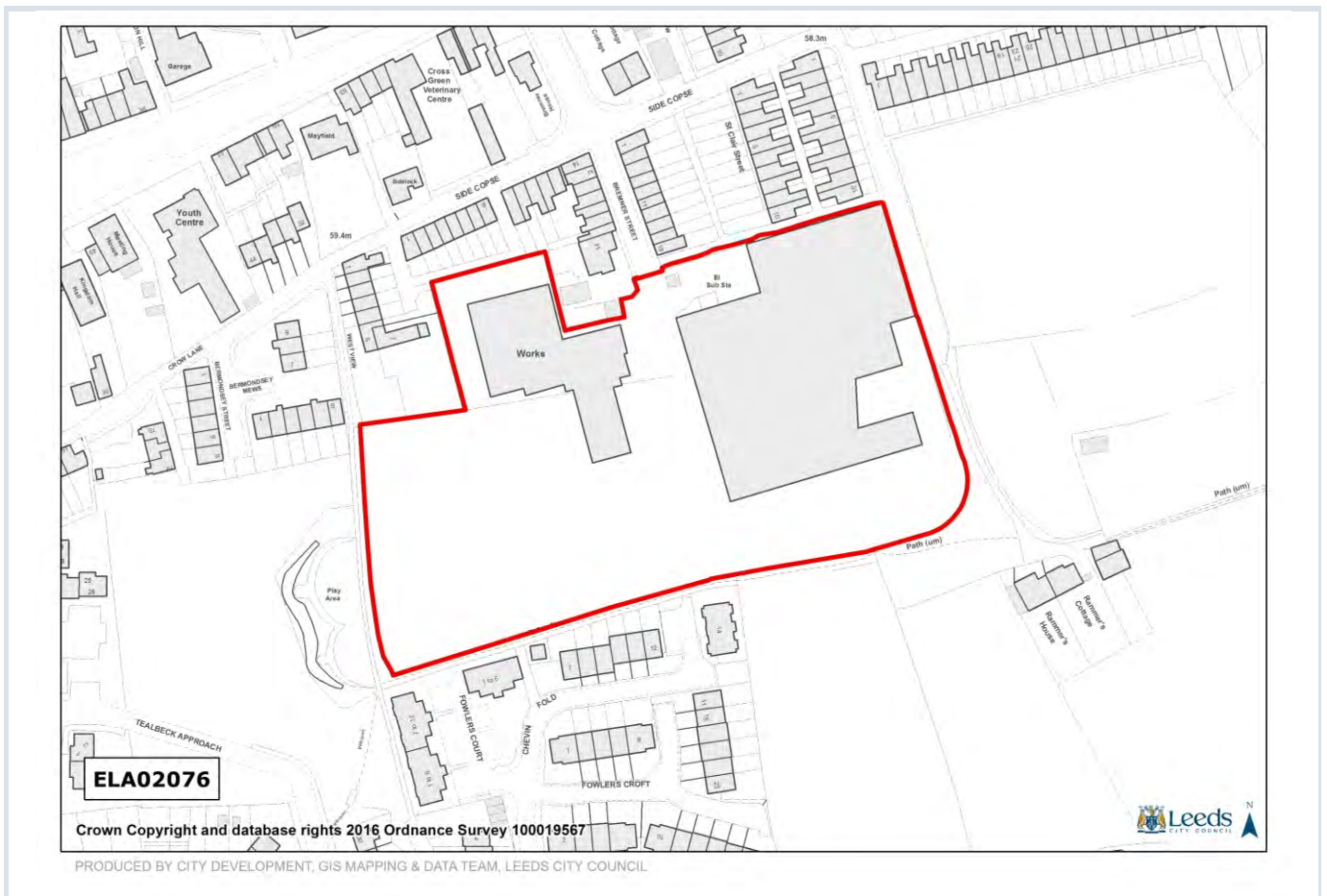
Site area (ha): 1.86

E: 420734

N: 445502

Address: P.H. Plasters Otley LS21 3HA

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02077

Site alias: EMP00348

Site area (ha): 1.6

E: 419373

N: 445267

Address: Wharfebank Business Centre Otley

General Attributes

Site Description:

Site is the existing Wharf Bank Business Centre.

Suitability:

Highly unlikely to be available for new employment allocation. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00348

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02077

Site alias: EMP00348

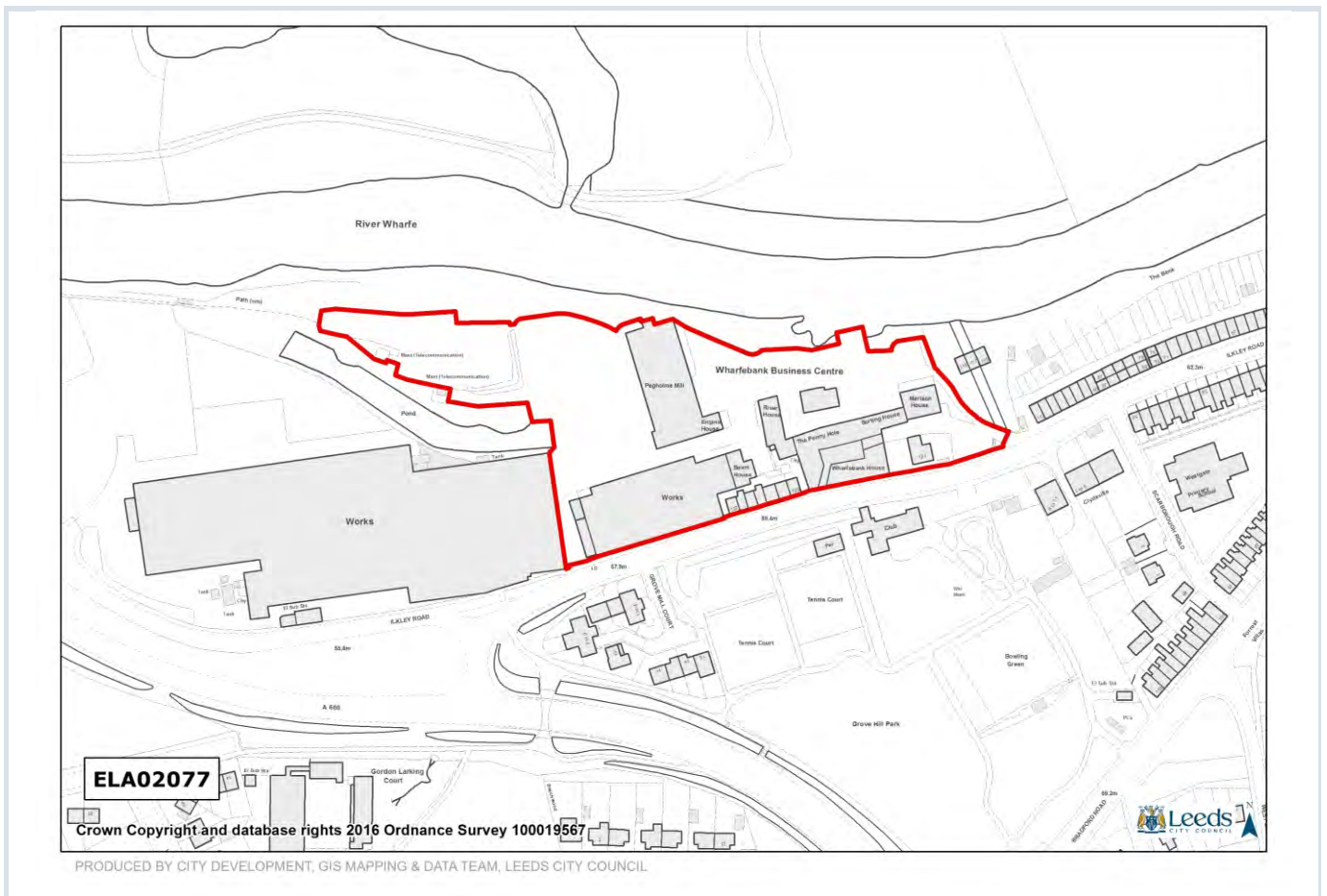
Site area (ha): 1.6

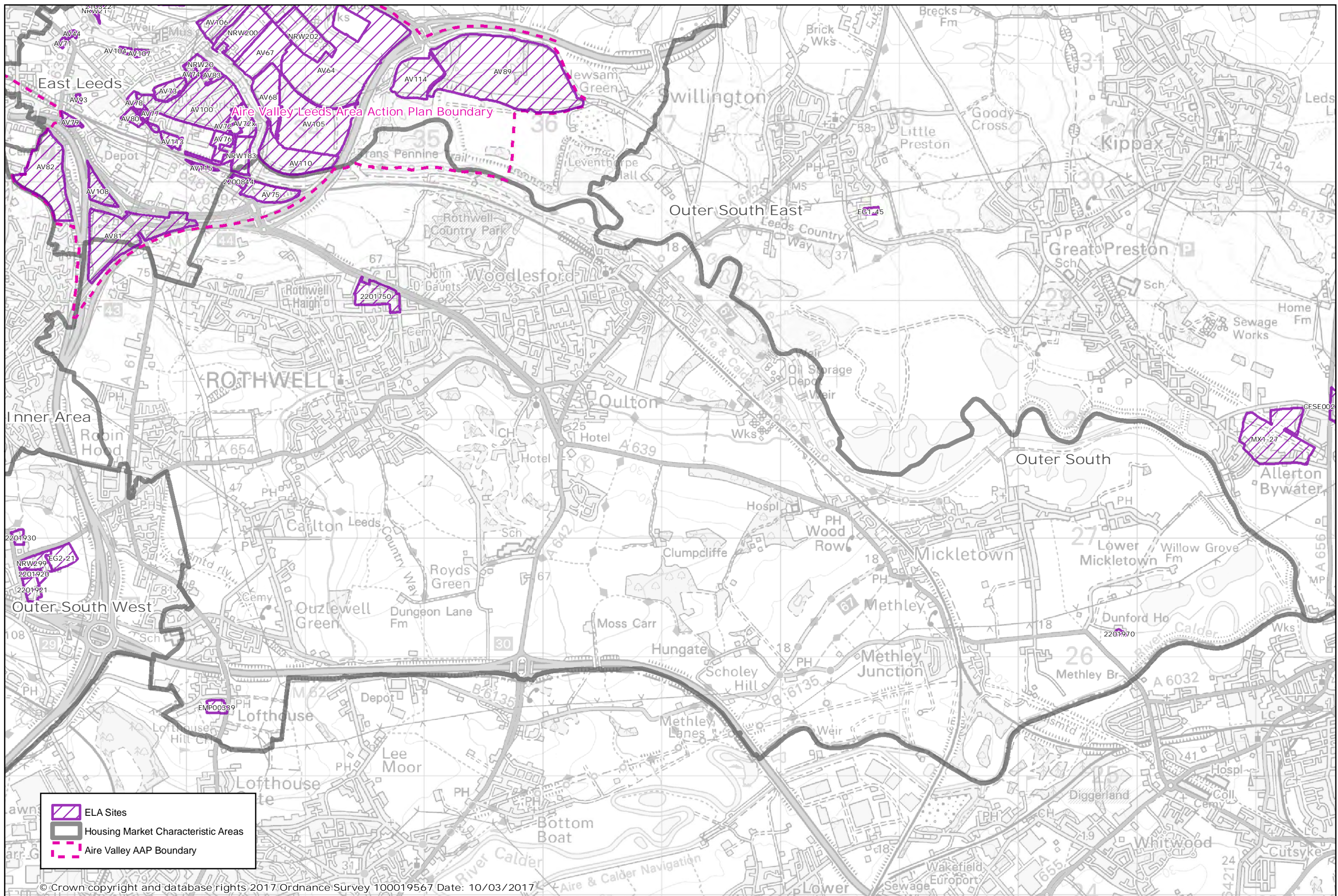
E: 419373

N: 445267

Address: Wharfebank Business Centre Otley

Site boundary plan





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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\ELA_Sites A3_HMCA .mxd
 PDFs: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS January 2017 Site Allocations A3_HMCA

HMCA
Outer South



Leeds Employment Land Assessment 2016

ELA ref: ELA00784

Site alias: 2201750

Site area (ha): 6.65

E: 434604

N: 429040

Address: Pontefract Road Rothwell

General Attributes

Site Description:

Established car auction business on site. Not available for new general employment allocation.

Suitability:

Established car auction business on site. Not available for new general employment allocation. No need for further assessment.

Availability:

Established car auction business on site. Not available for new general employment allocation. No need for further assessment.

Achievability:

Established car auction business on site. Not available for new general employment allocation. No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2201750

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00784

Site alias: 2201750

Site area (ha): 6.65

E: 434604

N: 429040

Address: Pontefract Road Rothwell

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	2217.17
Nearest bus stop	5301
Nearest bus stop distance (m)	146.04

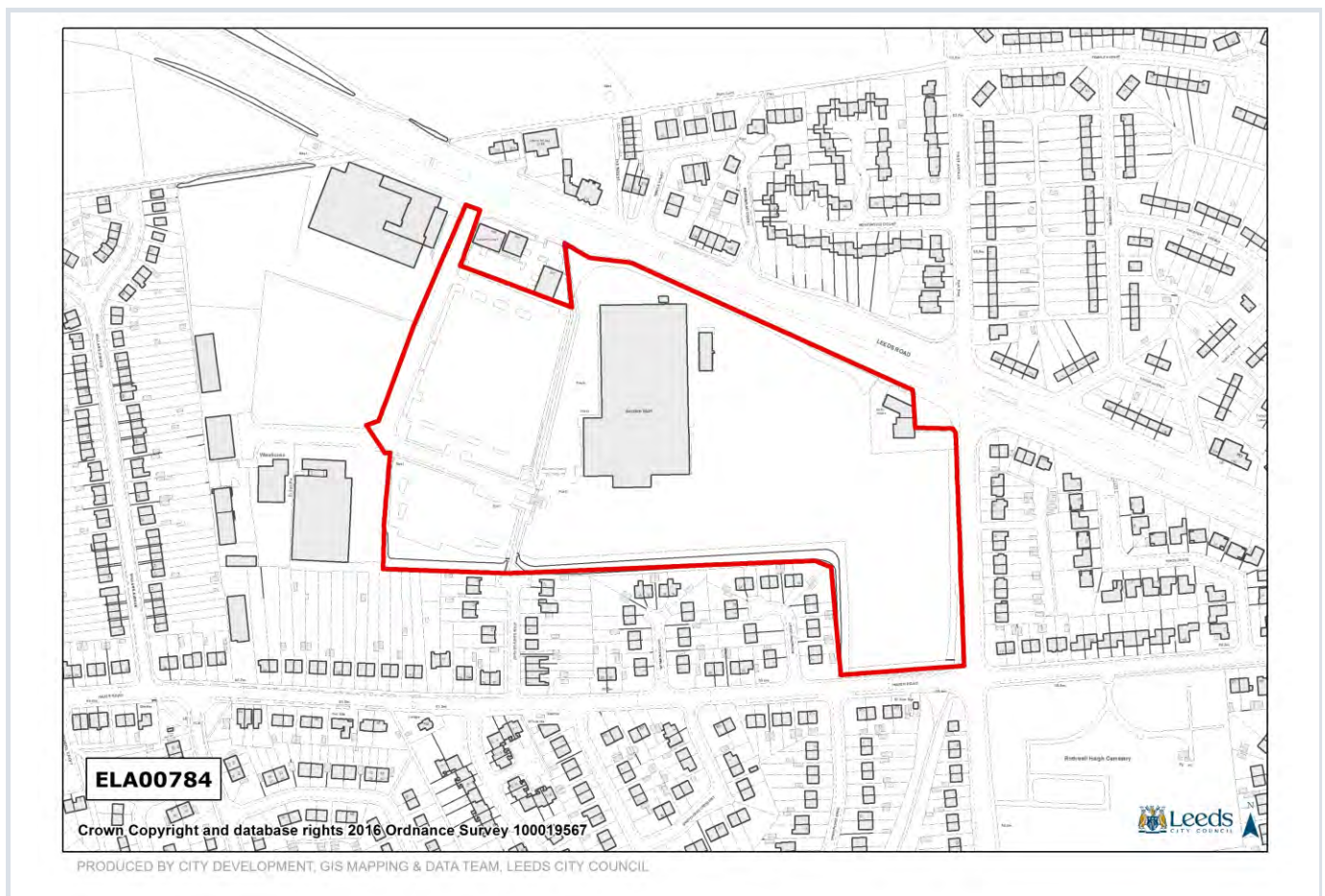
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.92
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00800

Site alias: 2201970

Site area (ha): 0.45

E: 440856

N: 426196

Address: Adj Dunford House Green Lane Methley LS26

General Attributes

Site Description:

Site completed prior to LDF plan period (22/314/01/FU as approved in 2002). Not available for new employment allocation. No need to assess.

Suitability:

Site completed prior to LDF plan period (22/314/01/FU as approved in 2002). Not available for new employment allocation. No need to assess.

Availability:

Site completed prior to LDF plan period (22/314/01/FU as approved in 2002). Not available for new employment allocation. No need to assess.

Achievability:

Site completed prior to LDF plan period (22/314/01/FU as approved in 2002). Not available for new employment allocation. No need to assess.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2201970

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 270

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00800

Site alias: 2201970

Site area (ha): 0.45

E: 440856

N: 426196

Address: Adj Dunford House Green Lane Methley LS26

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	4958.02
Nearest bus stop	2657
Nearest bus stop distance (m)	222.50

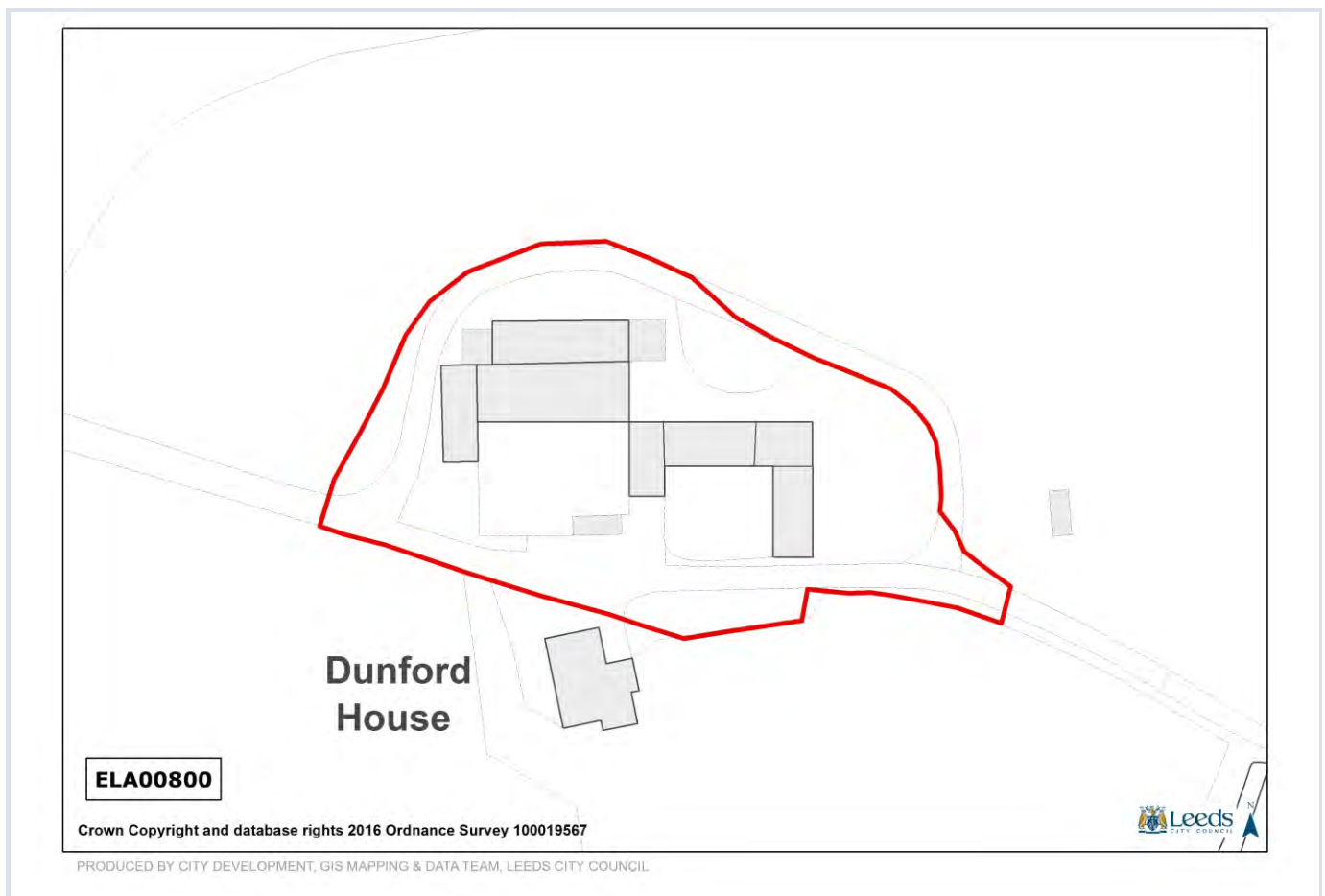
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02068

Site alias: EMP00339

Site area (ha): 1.8

E: 433253

N: 425577

Address: Land and buildings at Richmond stables, Leeds Road, Lofthouse, Wakefield, WF3 3

General Attributes

Site Description:

Site is currently in use as Richmond Stables. Grazing land for horses.

Suitability:

Site does not seem to have significant physical constraints however but is within the Green Belt. Site is not within any regeneration or employment shortfall areas.

Availability:

Site is in current use. No sign of marketing.

Achievability:

Clearance would be required prior to development. Uncertainty about availability.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EMP00339

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	Site is located within 1-2 minutes walk from bus stops at Leeds Road Westgate Lane, where there are regular buses between Leeds and Wakefield (every 10 minutes throughout the day and higher frequency at peak time).
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	1	Site is located within the Green Belt and employment use would be a departure from the NPPF and contrary to EC1 or EC2.
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		36	
AVB1	Availability - Ownership	3	don't know.
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA02068

Site alias: EMP00339

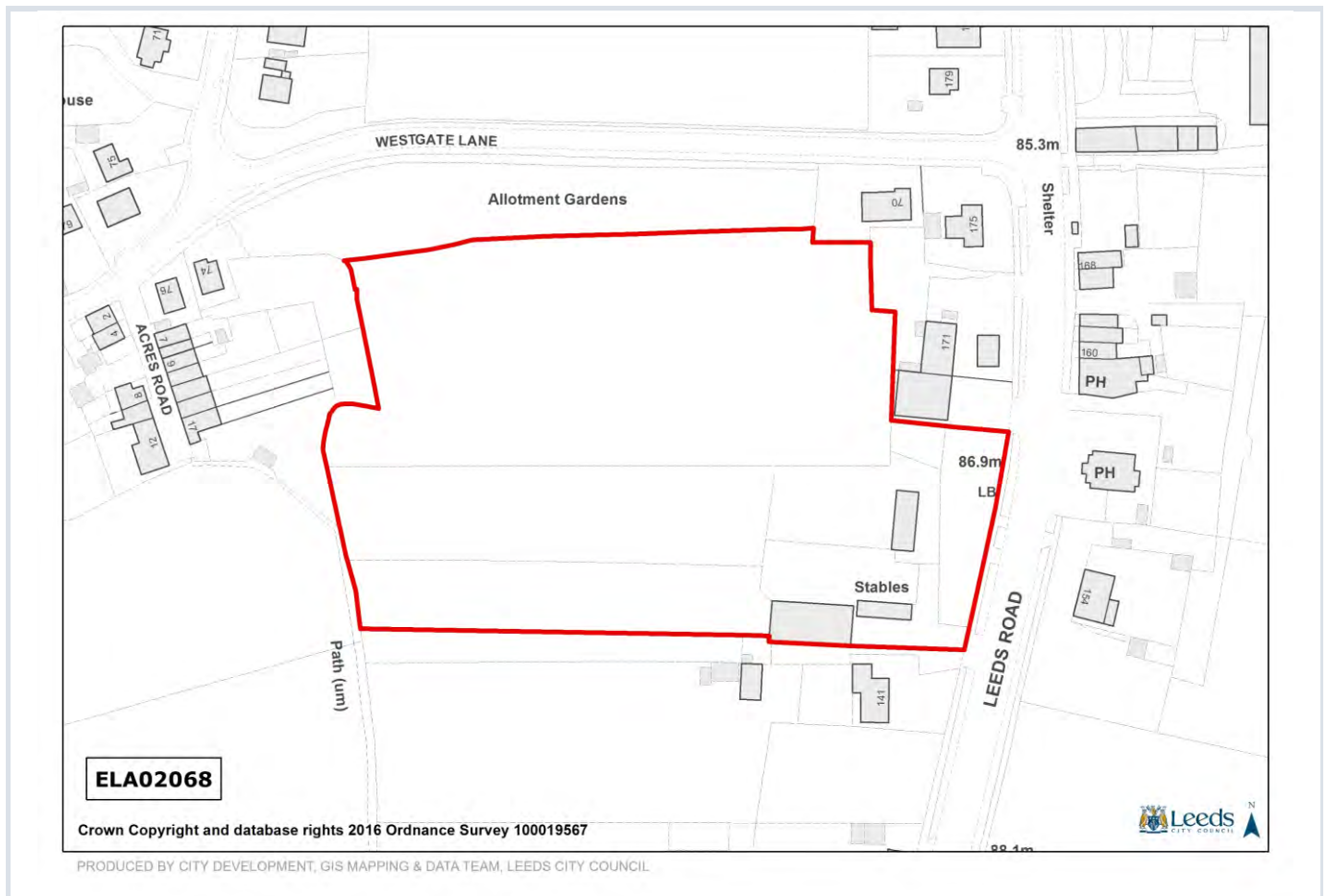
Site area (ha): 1.8

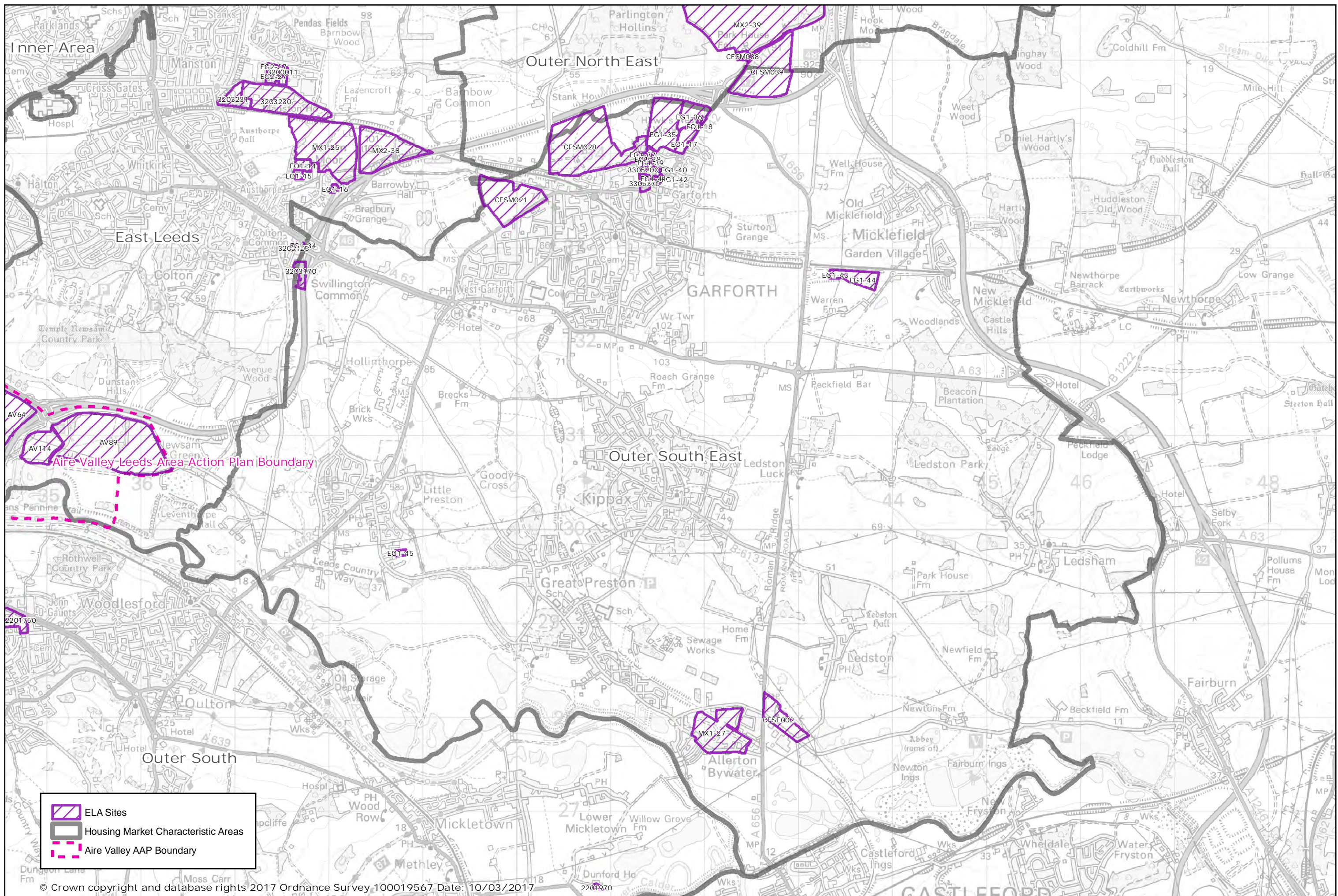
E: 433253

N: 425577

Address: Land and buildings at Richmond stables, Leeds Road, Lofthouse, Wakefield, WF3 3

Site boundary plan





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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\ELA_Sites A3_HMCA .mxd
 PDFs: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS January 2017 Site Allocations A3_HMCA

HMCA
Outer South East



Leeds Employment Land Assessment 2016

ELA ref: ELA01701

Site alias: 3203170

Site area (ha): 2.56

E: 437704

N: 432725

Address: Residual Land At Temple Point Bullerthorpe Lane LS15

General Attributes

Site Description:

n/a

Suitability:

Site has now been developed for housing hence no longer available for new employment allocation. Site included in SAP as an identified housing HG1-311.

Availability:

Site has now been developed for housing hence no longer available for new employment allocation. Site included in SAP as an identified housing HG1-311.

Achievability:

Site has now been developed for housing hence no longer available for new employment allocation. Site included in SAP as an identified housing HG1-311.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3203170

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01701

Site alias: 3203170

Site area (ha): 2.56

E: 437704

N: 432725

Address: Residual Land At Temple Point Bullerthorpe Lane LS15

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cross Gates
Nearest train station distance (m)	2231.90
Nearest bus stop	7932
Nearest bus stop distance (m)	323.63

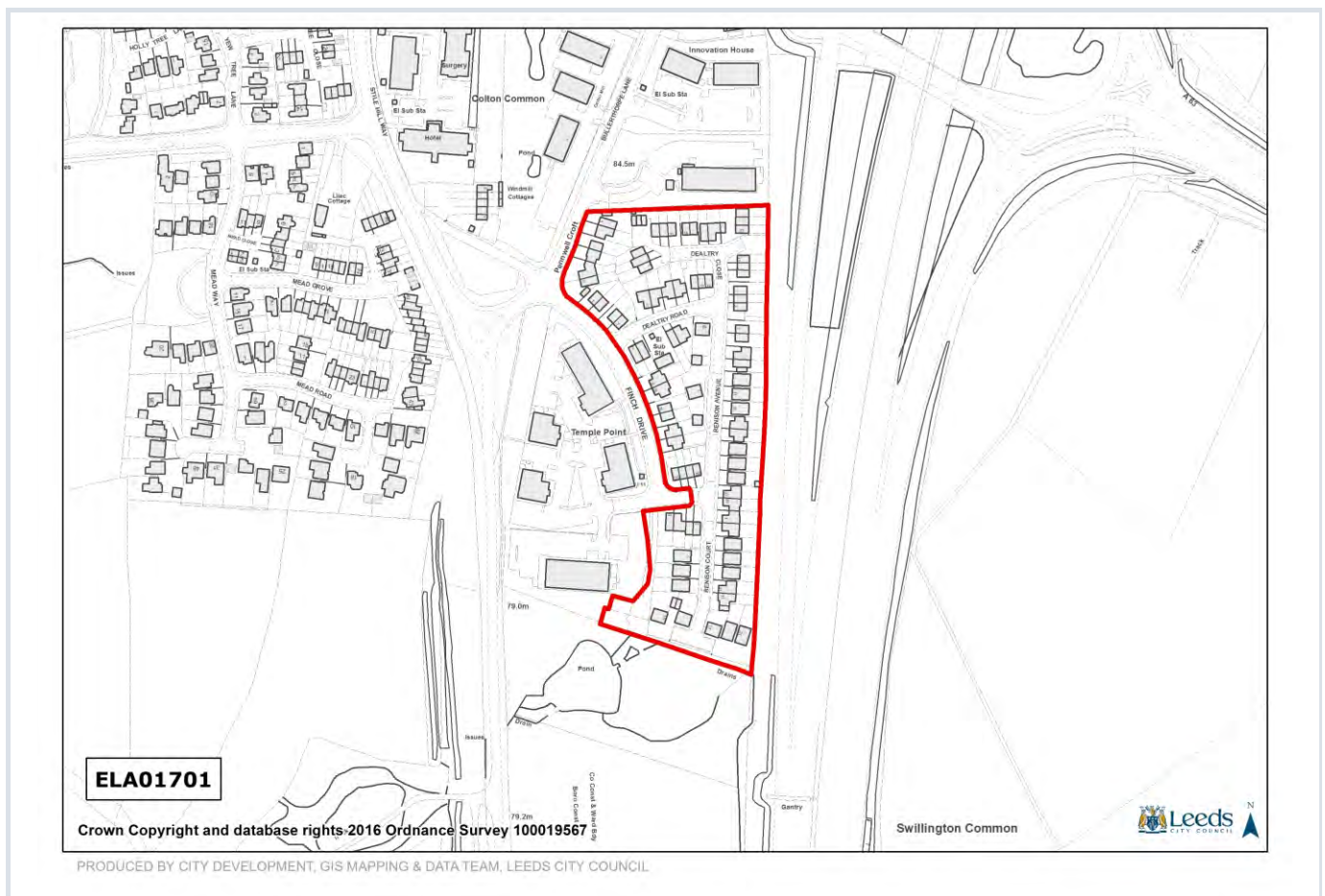
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01750

Site alias: 3303683

Site area (ha): 0.59

E: 441525

N: 433731

Address: New Hold Est Garforth Plot 3-5

General Attributes

Site Description:

n/a

Suitability:

Suitability demonstrated via extant planning permission for industrial use, 13/02269/EXT approved on 12/07/2013 seeking to extend 09/03564/OT. Site currently included in the SAP as an identified employment site EG1-42.

Availability:

Availability demonstrated via extant planning permission for industrial use, 13/02269/EXT approved on 12/07/2013 seeking to extend 09/03564/OT. Site currently included in the SAP as an identified employment site EG1-42.

Achievability:

Achievability demonstrated via extant planning permission for industrial use, 13/02269/EXT approved on 12/07/2013 seeking to extend 09/03564/OT. Site currently included in the SAP as an identified employment site EG1-42.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-42

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.58

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01750

Site alias: 3303683

Site area (ha): 0.59

E: 441525

N: 433731

Address: New Hold Est Garforth Plot 3-5

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	691.34
Nearest bus stop	4325
Nearest bus stop distance (m)	60.71

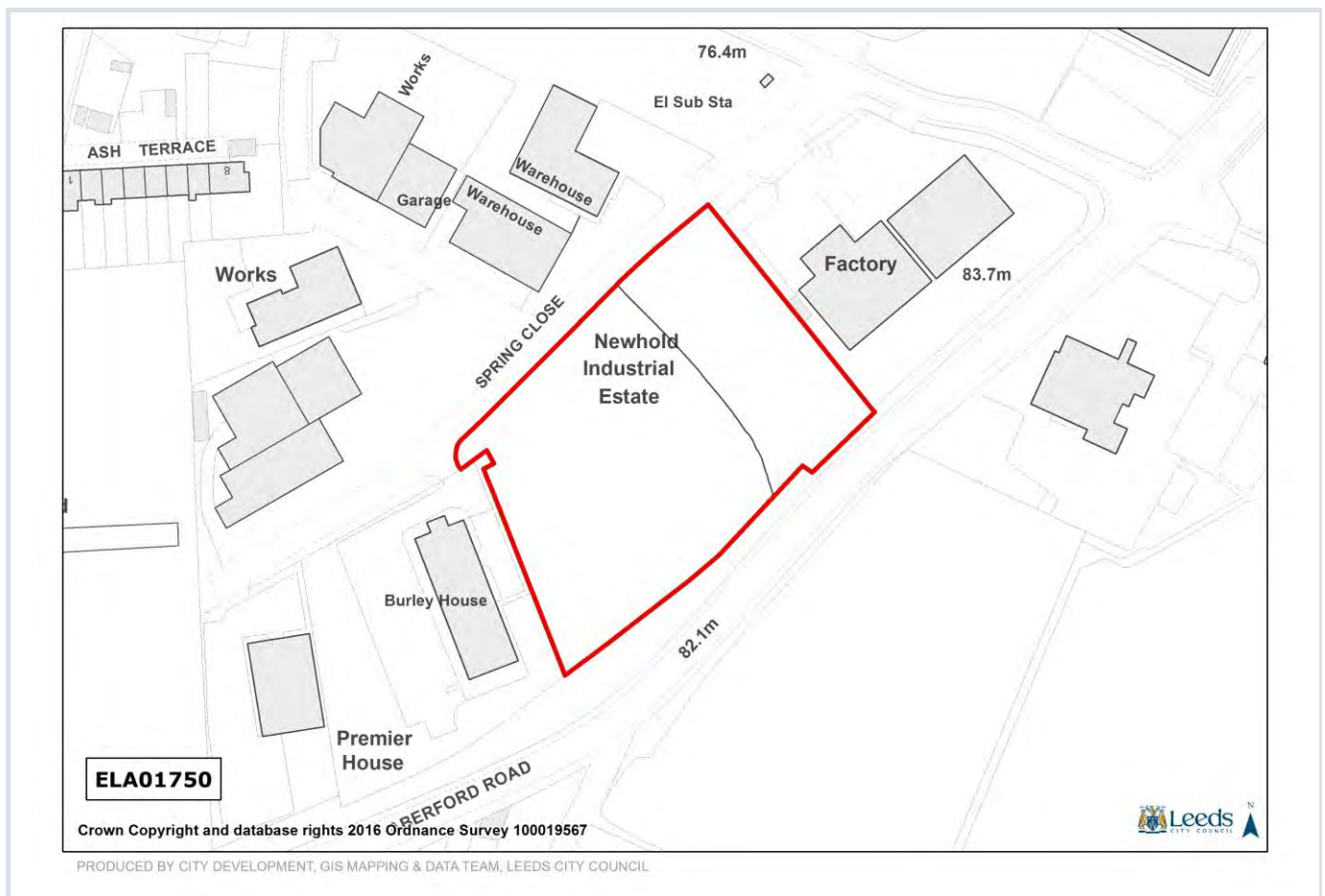
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01753

Site alias: 3303689

Site area (ha): 0.16

E: 441459

N: 433745

Address: New Hold Est Garforth Plot 9

General Attributes

Site Description:

This is a remaining plot in New Hold Industrial Estate. It is flat land in a triangular shape surrounded by existing industrial premises. It has a road frontage. The whole site is hard surfaced, with the western part used for overflow parking for neighbouring premises.

Suitability:

There is no apparent physical or policy constraints on suitability for general employment use. It is one of the remaining plots of New Hold IE (UDP E3B:4). General employment would accord with EC1. However office use would be contrary to EC2 due to out of centre location. Note that this site is currently included in the SAP as identified employment site EG1-41.

Availability:

The western part appears to be used as overflow car park for neighbouring premises. Site however is overall vacant (hard surfaced). No on site marketing board in place at the time of site visit (Nov 2015).

Achievability:

This is a cleared plot within established New Hold Industrial Estate. It has no planning permission for employment in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-41

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.15

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	3	link road to 3303683
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		37	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01753

Site alias: 3303689

Site area (ha): 0.16

E: 441459

N: 433745

Address: New Hold Est Garforth Plot 9

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	713.09
Nearest bus stop	4325
Nearest bus stop distance (m)	127.29

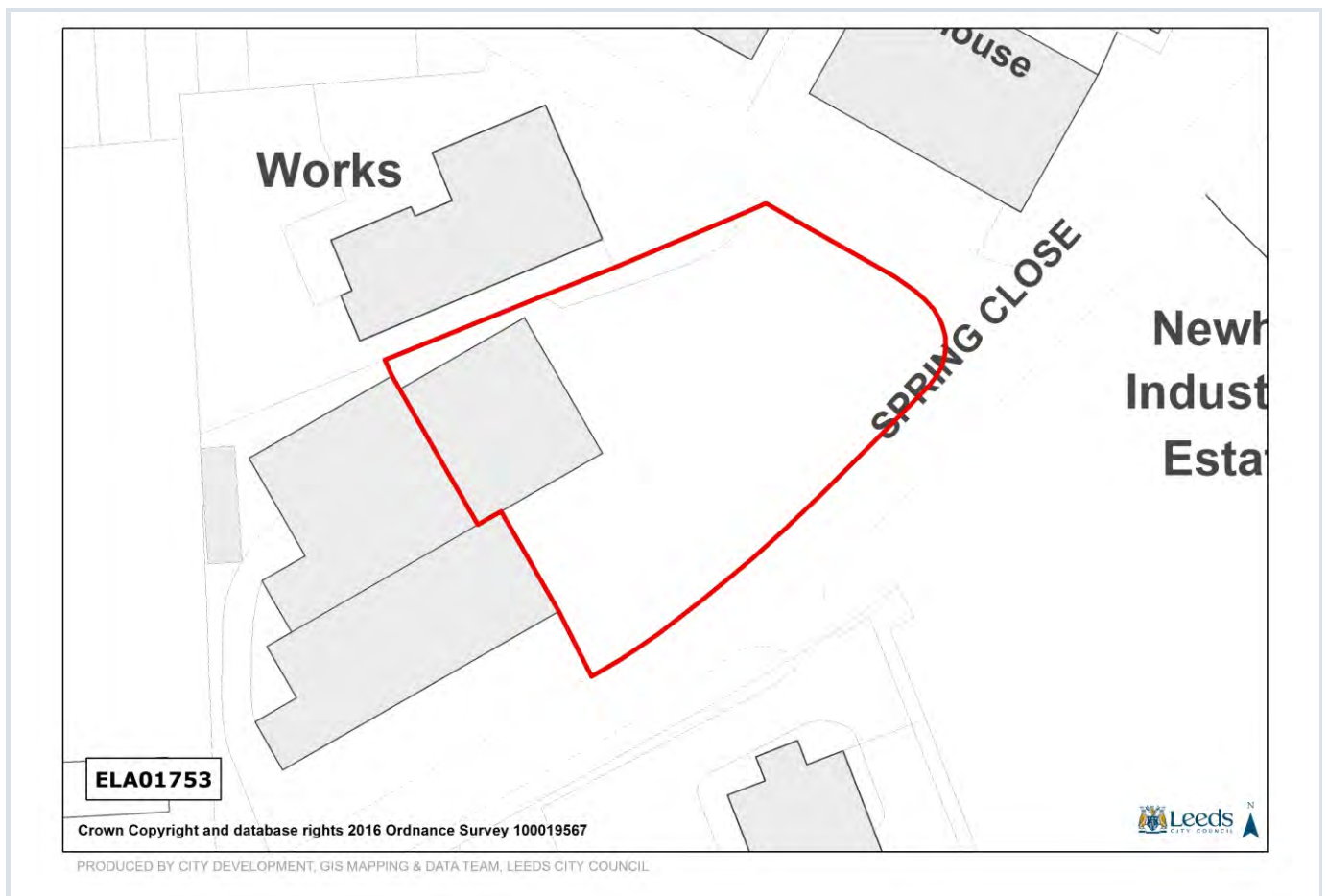
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01755

Site alias: 3303691

Site area (ha): 0.33

E: 441501

N: 433831

Address: New Hold Est Garforth Plot 17

General Attributes

Site Description:

Flat long strip of vacant land within New Hold Industrial Estate.

Suitability:

Site appears to be free from major development constraints. This is a remaining plot within the New Hold Industrial Estate which carries UDP employment E3B:4 notation. General employment use would accord fully with EC1. Office development would be contrary to EC2 due to out of centre location.

Availability:

Site appears to be vacant and available. No on site marketing board in place during the last site visit (Nov 2015).

Achievability:

This is a cleared site in established employment area. However there is no planning permission for employment in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-40

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.32

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Existing industrial estate - access onto Newhold
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		40	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01755

Site alias: 3303691

Site area (ha): 0.33

E: 441501

N: 433831

Address: New Hold Est Garforth Plot 17

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	792.94
Nearest bus stop	11047
Nearest bus stop distance (m)	129.94

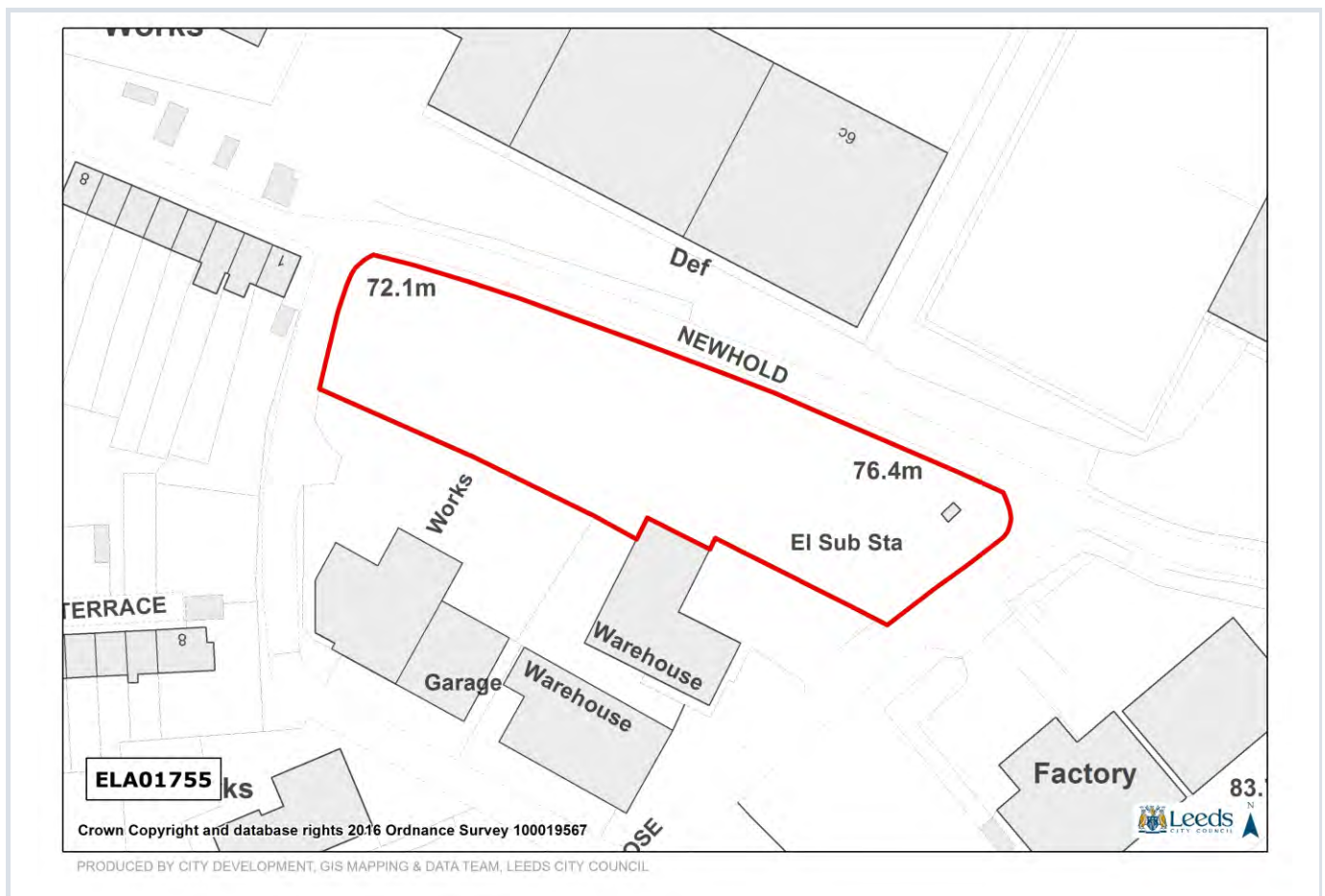
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01766

Site alias: 3305010

Site area (ha): 1.11

E: 441373

N: 433995

Address: Proctors Site New Hold Garforth

General Attributes

Site Description:

n/a

Suitability:

Suitability demonstrated via extant planning permission for industrial use, under 14/00576/FU on 02/04/2014. No need for assessment. It is currently included in the Site Allocation Plan EG1-37.

Availability:

Availability demonstrated via extant planning permission for industrial use, under 14/00576/FU on 02/04/2014. No need for assessment. It is currently included in the Site Allocation Plan EG1-37.

Achievability:

Achievability demonstrated via extant planning permission for industrial use, under 14/00576/FU on 02/04/2014. No need for assessment. It is currently included in the Site Allocation Plan EG1-37.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-37

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.11

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01766

Site alias: 3305010

Site area (ha): 1.11

E: 441373

N: 433995

Address: Proctors Site New Hold Garforth

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	810.73
Nearest bus stop	11047
Nearest bus stop distance (m)	331.83

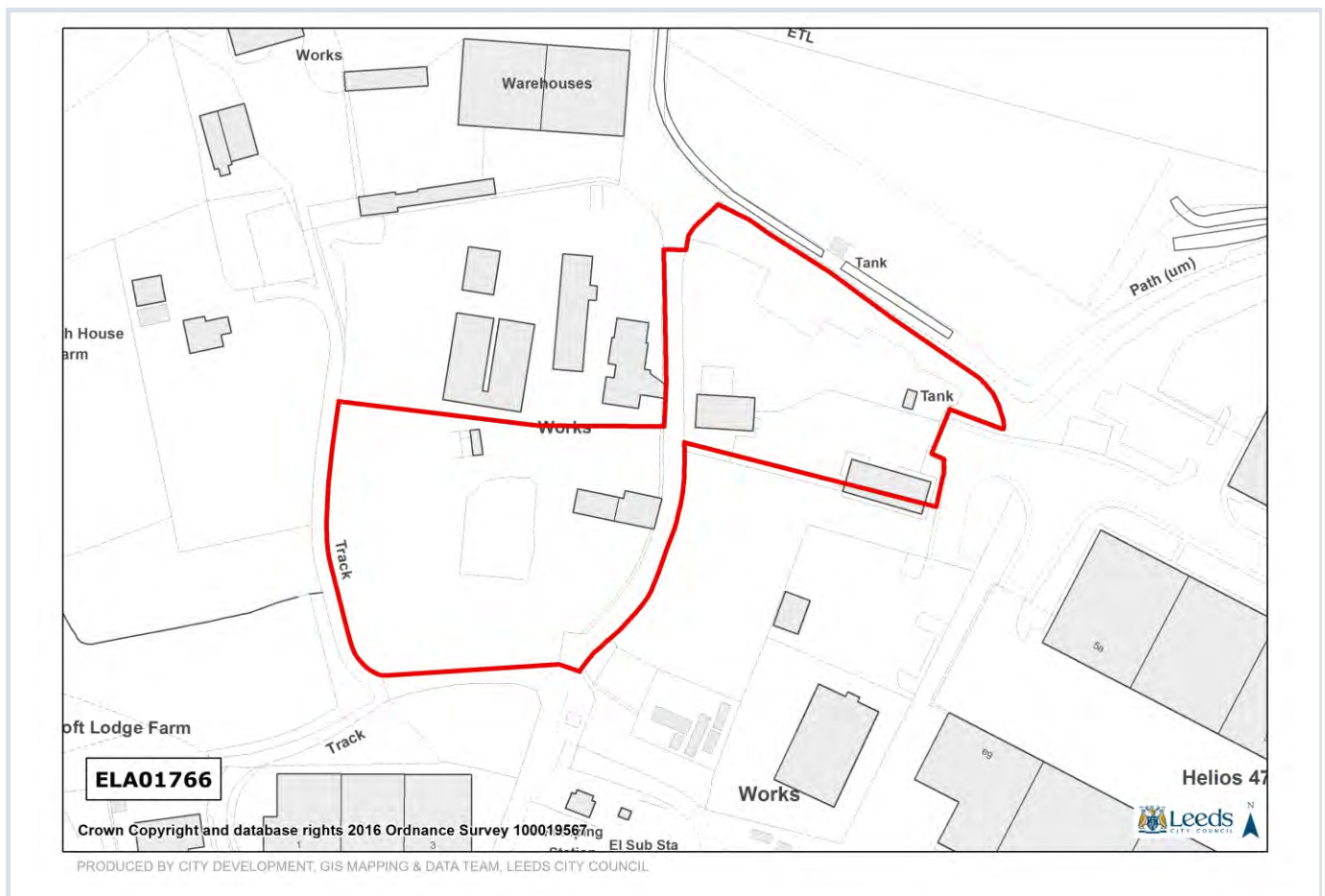
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01769

Site alias: 3305013

Site area (ha): 0.2

E: 441424

N: 433916

Address: Exstg Works At Proctors Site New Hold Garforth

General Attributes

Site Description:

n/a

Suitability:

Suitability demonstrated via extant planning permission for industrial use, under 14/04237/FU on 11/09/2014. No need for assessment. Site currently proposed to be an identified employment site in Site Allocation Plan EG1-39.

Availability:

Suitability demonstrated via extant planning permission for industrial use, under 14/04237/FU on 11/09/2014. No need for assessment. Site currently proposed to be an identified employment site in Site Allocation Plan EG1-39.

Achievability:

Suitability demonstrated via extant planning permission for industrial use, under 14/04237/FU on 11/09/2014. No need for assessment. Site currently proposed to be an identified employment site in Site Allocation Plan EG1-39.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-39

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.2

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01769

Site alias: 3305013

Site area (ha): 0.2

E: 441424

N: 433916

Address: Exstg Works At Proctors Site New Hold Garforth

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	824.33
Nearest bus stop	11047
Nearest bus stop distance (m)	241.79

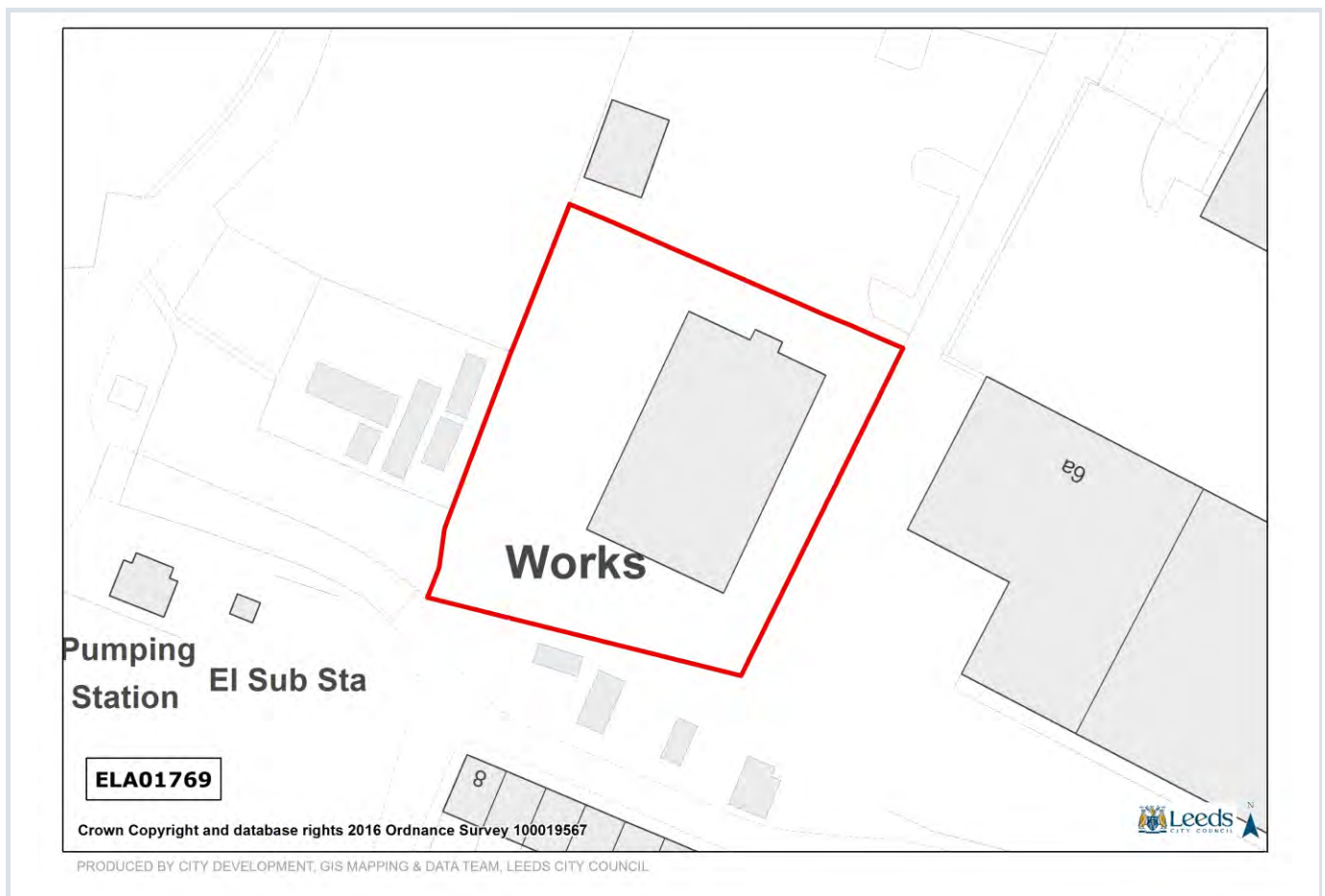
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01770

Site alias: 3305014

Site area (ha): 0.44

E: 441397

N: 433951

Address: Ash Lane Procter Bros Site

General Attributes

Site Description:

n/a

Suitability:

Suitability demonstrated via extant planning permission for industrial use with ancillary office, 10/02420/FU and extended 13/01892/EXT on 26/06/2013. No need for assessment. Currently included in the SAP as an identified employment site EG1-38.

Availability:

Availability demonstrated via extant planning permission for industrial use with ancillary office, 10/02420/FU and extended 13/01892/EXT on 26/06/2013. No need for assessment. Currently included in the SAP as an identified employment site EG1-38.

Achievability:

Achievability demonstrated via extant planning permission for industrial use with ancillary office, 10/02420/FU and extended 13/01892/EXT on 26/06/2013. No need for assessment. Currently included in the SAP as an identified employment site EG1-38.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-38

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.44

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01770

Site alias: 3305014

Site area (ha): 0.44

E: 441397

N: 433951

Address: Ash Lane Procter Bros Site

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	813.30
Nearest bus stop	11047
Nearest bus stop distance (m)	284.26

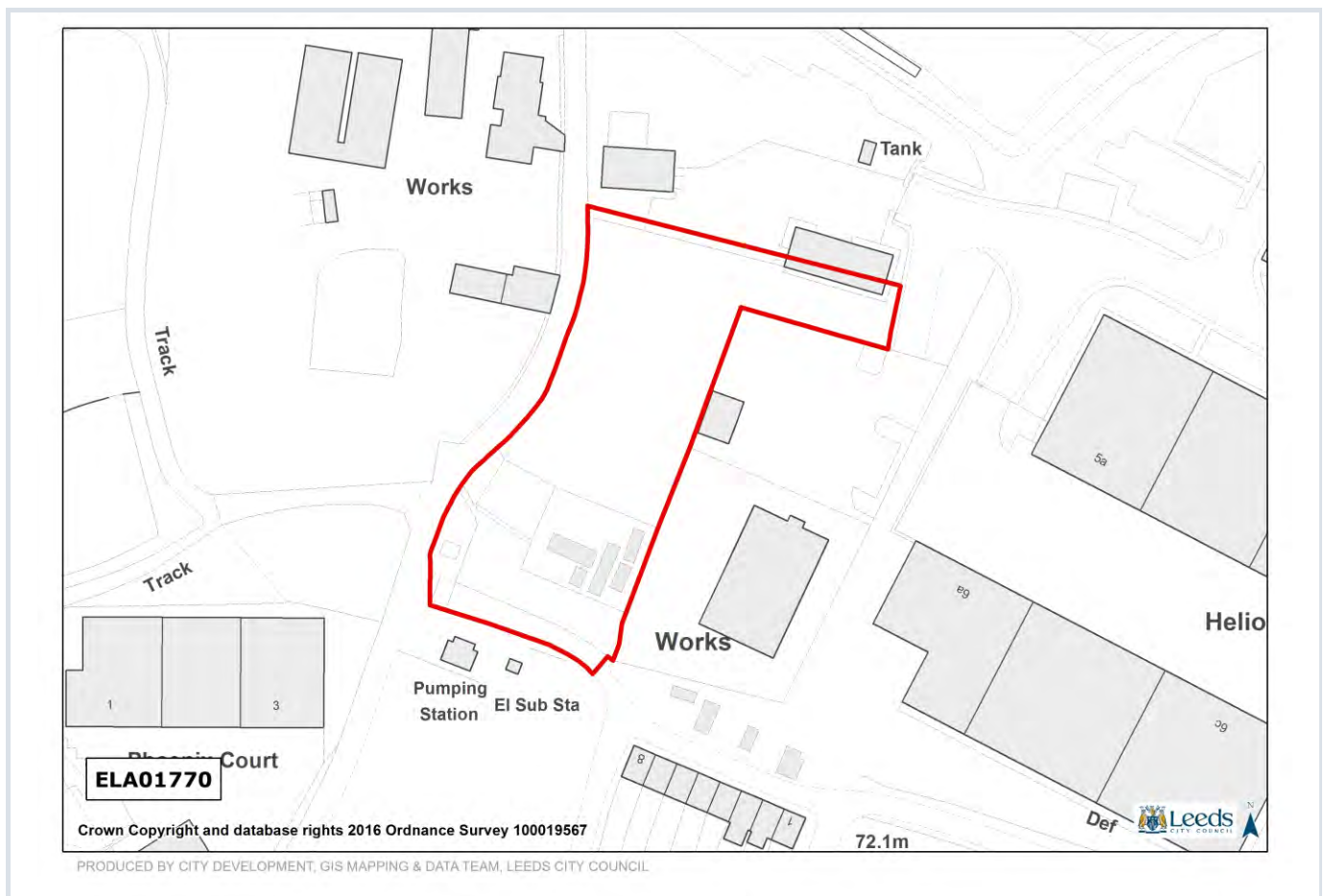
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01771

Site alias: 3305200

Site area (ha): 0.72

E: 441351

N: 433840

Address: Lotherton Way & Ash Lane Garforth

General Attributes

Site Description:

This site has a gentle slope and is currently vacant with hard surface area (northern part) and overgrown vegetation (southern part). Site is within established industrial estate off Ash Lane and adjacent to New Hold Industrial Estate.

Suitability:

The site has a significant highway constraint: Ash Lane is a private road, and this part of road is very narrow without pedestrian footway. It does not currently meet the standards for an industrial road. A planning application 10/00772/FU was refused on 23/04/2010 due to highways safety, and appeal APP/N4720/A/10/2138574 was dismissed on the same ground. Highway constraints and drainage issues prevent it from becoming viable without the whole area having a masterplan. Because nearly all other plots of this industrial estate have been built out, and adjacent businesses are in active operation, a whole area master plan is unlikely to happen in the near future which leaves the highway constraint difficult to resolve. This site is therefore unsuitable for development within the plan period due to highways constraints.

Availability:

Site is cleared and available.

Achievability:

Significant issue over viability due to highway issue.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3305200

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.72

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	2	Improve Ash Lane and junction with A642
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		36	
AVB1	Availability - Ownership	5	planning history shows one single owner
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	2	Highway safety and this is a private unadopted road which currently fails the council's highway standards for industrial road.
MKT1	Achievability - Planning interest	4	however application was refused on highway safety ground.
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA01771

Site alias: 3305200

Site area (ha): 0.72

E: 441351

N: 433840

Address: Lotherton Way & Ash Lane Garforth

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	730.77
Nearest bus stop	4325
Nearest bus stop distance (m)	259.59

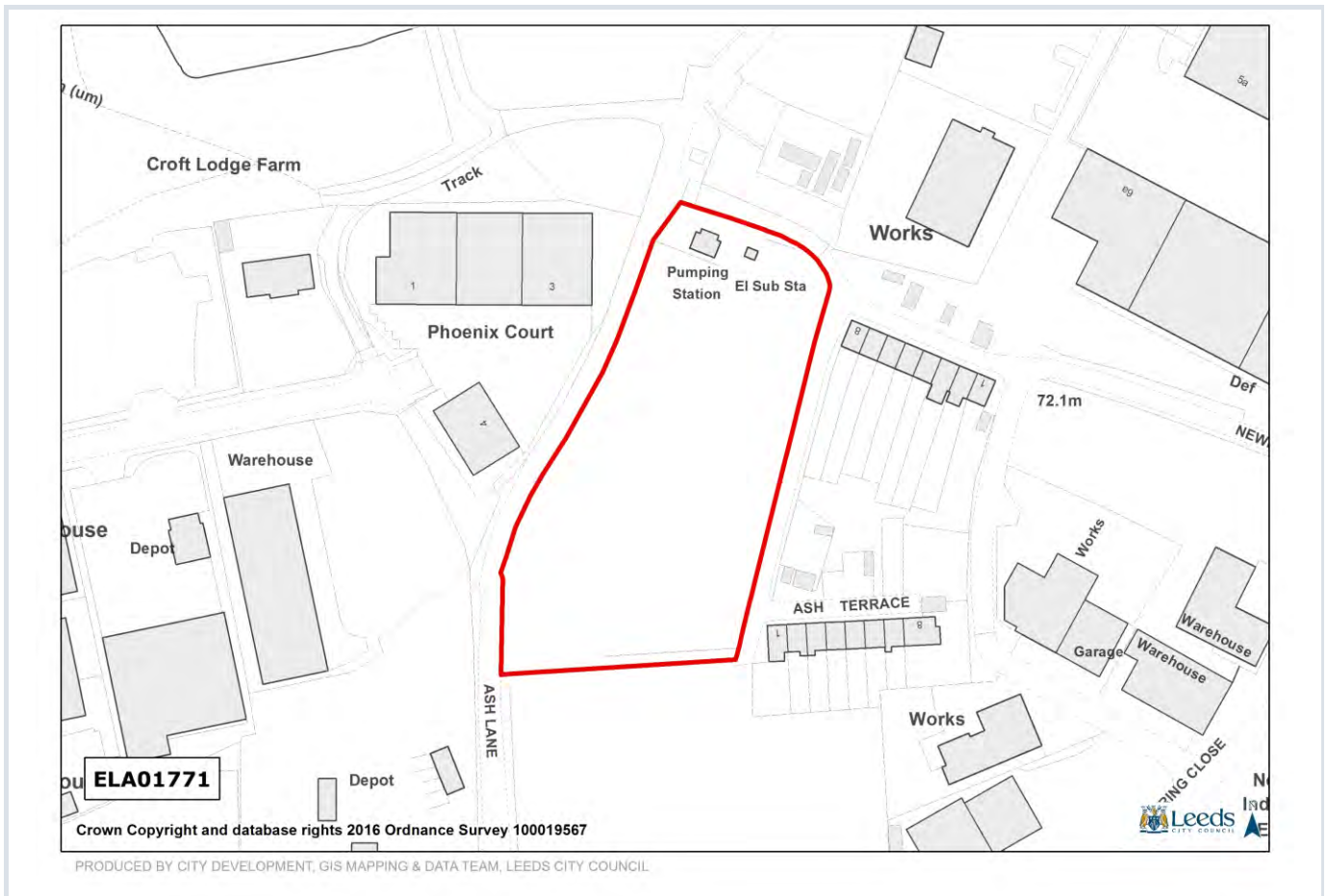
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01775

Site alias: 3305370

Site area (ha): 1.77

E: 441358

N: 433694

Address: Aberford Road Garforth

General Attributes

Site Description:

This is the prominent frontage site on the junction of Aberford Road/ Ash Lane. Site is well maintained green space and accommodates playing pitches (one adult and one junior), and has recreational value.

Suitability:

Site is free from most physical constraints except highway access which could be potentially mitigated. It carries UDP Employment notation E3B:4 and accords fully with Core Strategy EC1.

Availability:

The site accommodates two playing pitches that seem to be well used. No on site marketing board presented at the time of site visit (Nov 2015). It is currently proposed to be allocated for Green Space in the Site Allocation Plan (G1013). It is therefore unlikely to be available.

Achievability:

Cleared site in mixed area of commercial and residential use. No planning permission for employment in last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 3305370

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	3	Improve Ash Lane and junction with A642
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		39	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	1	Site hosts two well used playing pitches.
AVB3	Availability - Marketing	1	
Total Availability score:		5	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01775

Site alias: 3305370

Site area (ha): 1.77

E: 441358

N: 433694

Address: Aberford Road Garforth

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	687.65
Nearest bus stop	8628
Nearest bus stop distance (m)	136.06

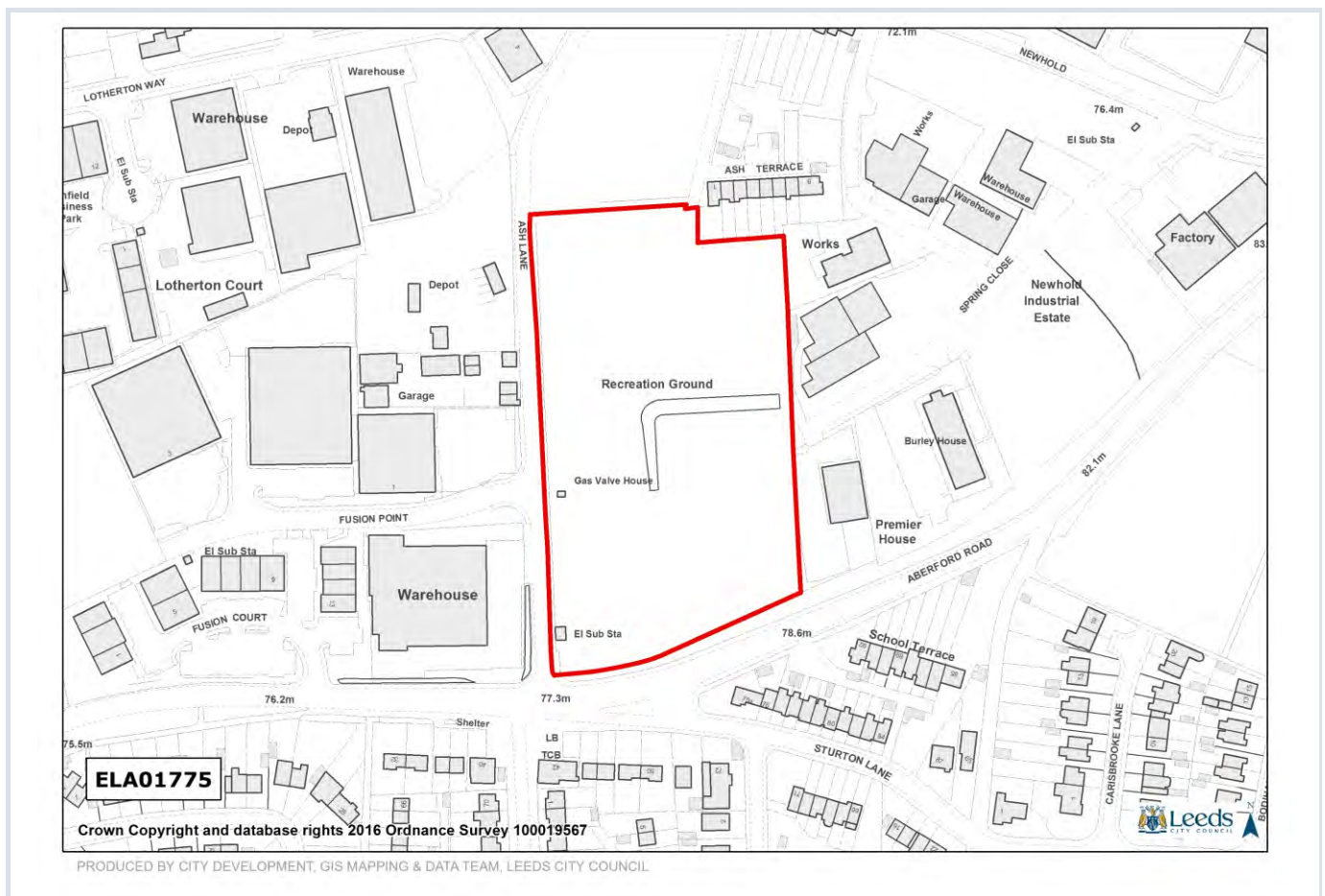
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	99.49
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01780

Site alias: 3305670

Site area (ha): 5.01

E: 443684

N: 432671

Address: Peckfield Business Park Micklefield

General Attributes

Site Description:

This is a remaining large plot within the established Micklefield Industrial Estate. The site is vacant with bushes and vegetation. It has limited tree cover.

Suitability:

This site is a former colliery pit site, and possible contamination issues remain. Road access is already in place via A656/A63 through Peckfield Business Park, and there is potential to connect with Enterprise Court Business Park to its east. It has good pedestrian links to Micklefield train station. No major suitability concerns for general employment use.

Availability:

Site appears to be cleared and available. No marketing board on site (during visit in Nov 2015).

Achievability:

Possible remediation would be needed due to previous use i.e. colliery pit. This might have impact on viability. Site however seems to be cleared and within established employment area. No planning permission for employment in last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-44

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 5.01

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Established access from A656
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	Surrounding uses include: Peckfield Business Park, Railway line, Enterprise Court business park (note vehicle access to be connected), and open land.
PLC1	Suitability - Policy compliance	5	UDP Review employment allocation E3B:6. Comply to Core Strategy EC1 General Employment Land locational requirements.
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		38	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	Former Peckfield Colliery Pit. Currently vacant land with grass and vegetation.
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	The latest planning record is approval of B2/8 use on 28.03.2002 (33/283/00/FU).
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01780

Site alias: 3305670

Site area (ha): 5.01

E: 443684

N: 432671

Address: Peckfield Business Park Micklefield

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	2141.44
Nearest bus stop	3207
Nearest bus stop distance (m)	750.89

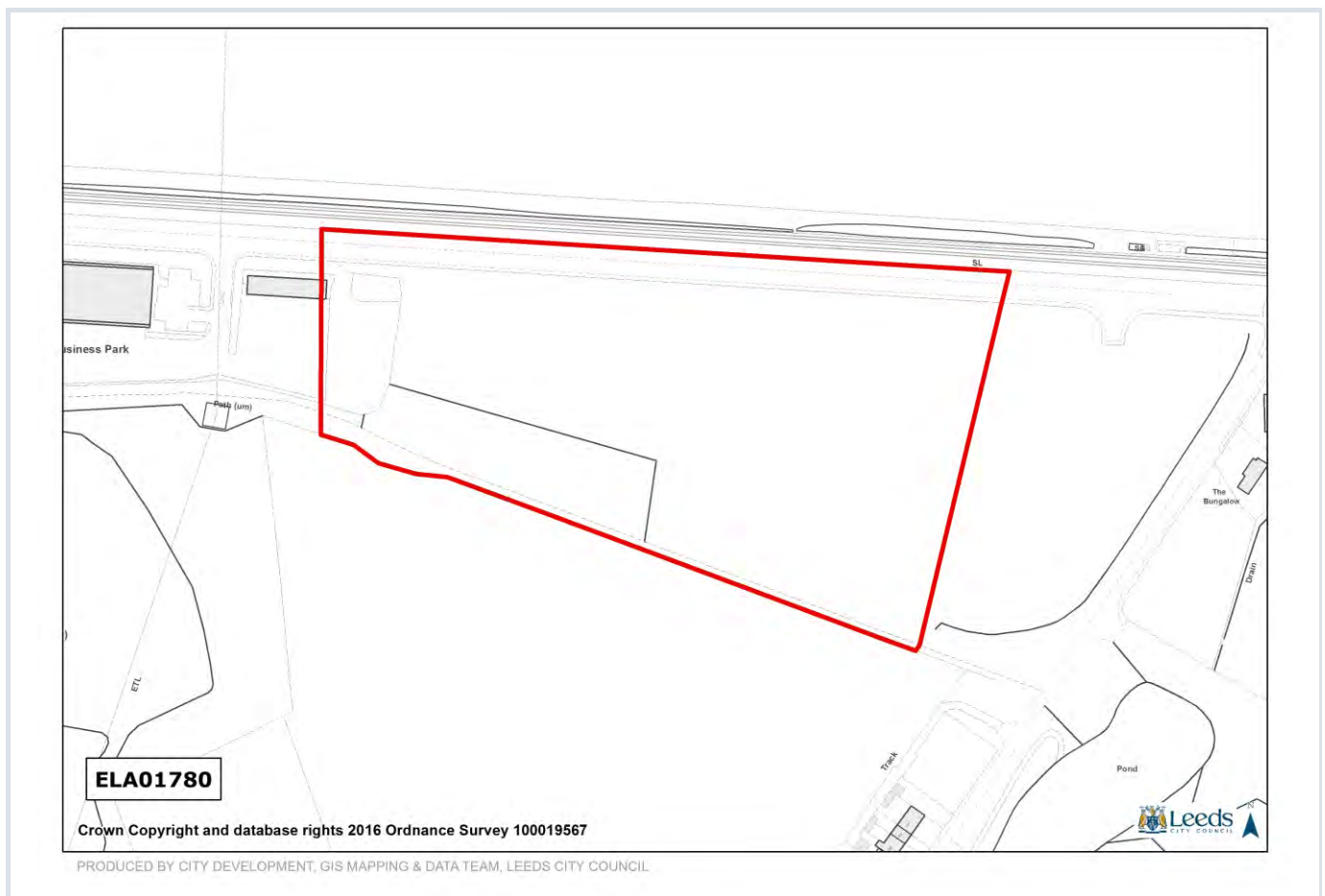
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	99.65
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01783

Site alias: 3305674

Site area (ha): 1.55

E: 443415

N: 432718

Address: Unit3 Peckfield Business Park Micklefield

General Attributes

Site Description:

Recently completed industrial development with ancillary offices following planning permission 09/01782/FU and subsequent modification 12/9/00069/MOD (approved 02.11.2012). Development within LDF plan period. Currently included in the SAP as an identified employment site (EG1-43). No need for further ELA assessment.

Suitability:

Suitability was demonstrated via extant permission 09/01782/FU and subsequent modification 12/9/00069/MOD (approved 02.11.2012).

Availability:

Availability was demonstrated via extant permission 09/01782/FU and subsequent modification 12/9/00069/MOD (approved 02.11.2012).

Achievability:

Achievability was demonstrated via extant permission 09/01782/FU and subsequent modification 12/9/00069/MOD (approved 02.11.2012).

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-43

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.54

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01783

Site alias: 3305674

Site area (ha): 1.55

E: 443415

N: 432718

Address: Unit3 Peckfield Business Park Micklefield

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	1867.71
Nearest bus stop	11764
Nearest bus stop distance (m)	873.68

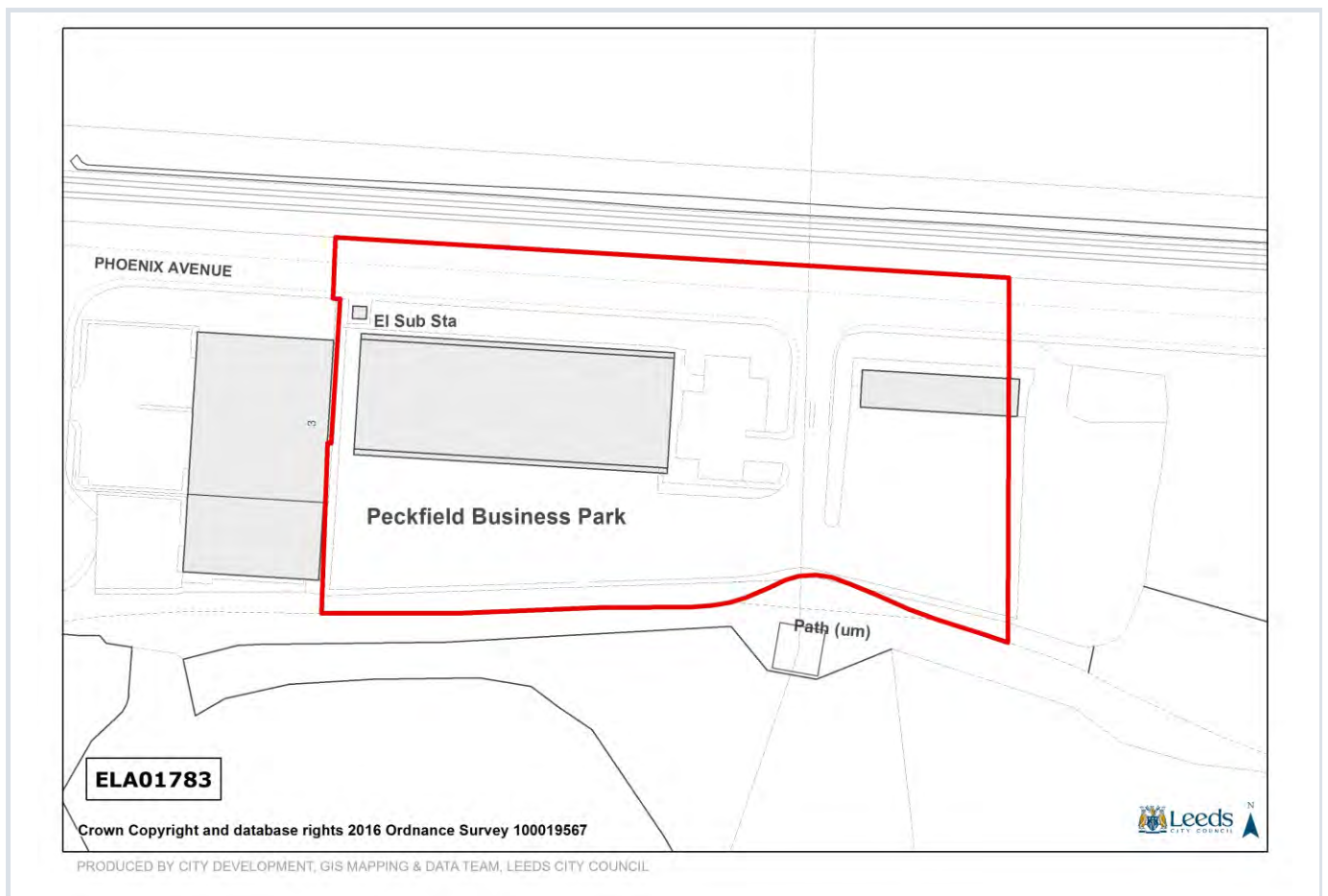
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	100.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01789

Site alias: 3305990

Site area (ha): 0.69

E: 438762

N: 429754

Address: 6a & 7 Astley Way Swillington

General Attributes

Site Description:

n/a

Suitability:

Suitability was demonstrated via extant permission for industrial development, under 13/04106/FU approved on 06/01/2014. No need for detailed ELA assessment.

Availability:

Availability was demonstrated via extant permission for industrial development, under 13/04106/FU approved on 06/01/2014. No need for detailed ELA assessment.

Achievability:

Achievability was demonstrated via extant permission for industrial development, under 13/04106/FU approved on 06/01/2014. No need for detailed ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-45

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.68

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01789

Site alias: 3305990

Site area (ha): 0.69

E: 438762

N: 429754

Address: 6a & 7 Astley Way Swillington

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	2055.96
Nearest bus stop	7695
Nearest bus stop distance (m)	282.97

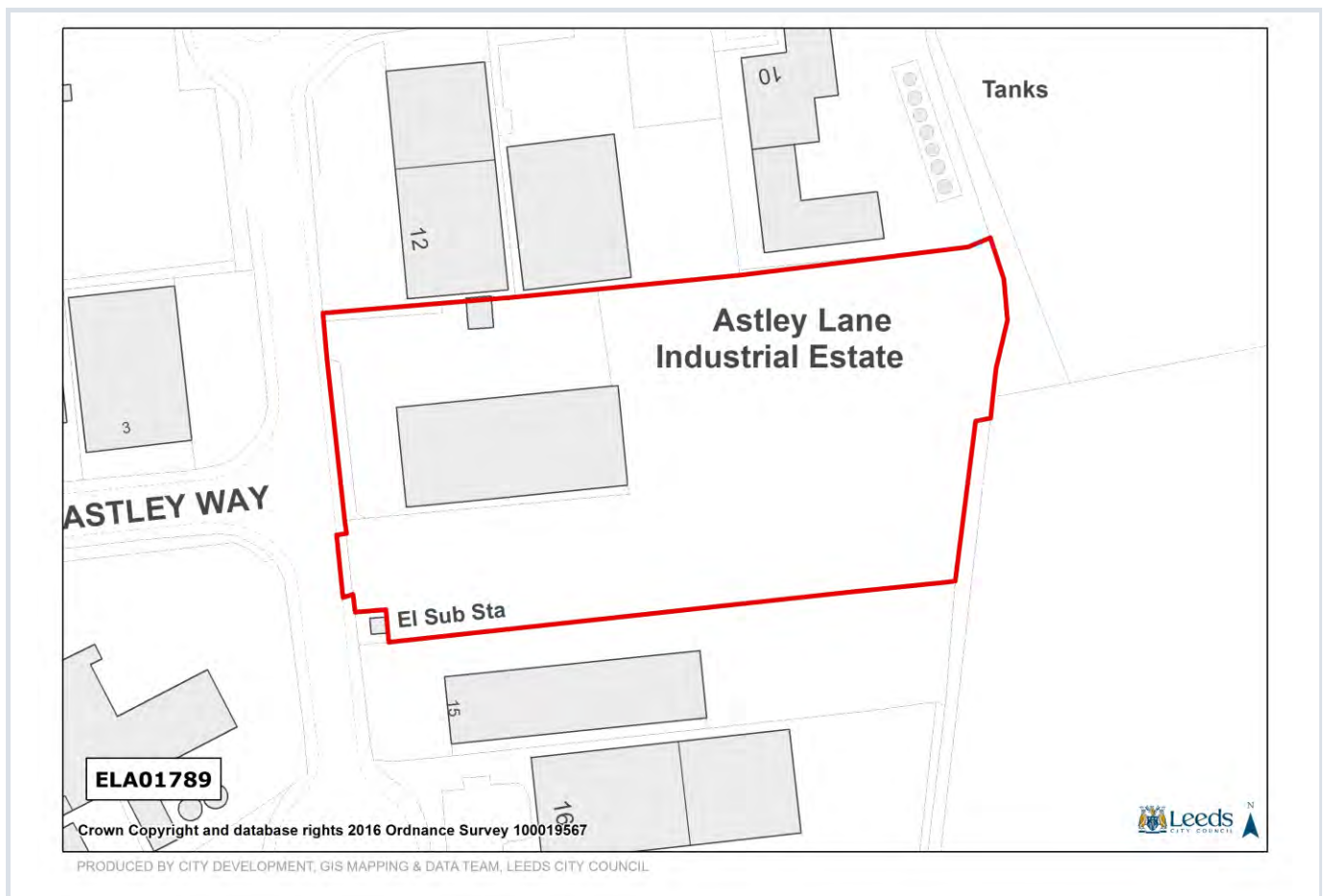
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.34
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01814

Site alias: 3306220

Site area (ha): 16.64

E: 441572

N: 434318

Address: Ph2 Hawks Park North Newhold Aberford Road Garforth

General Attributes

Site Description:

n/a

Suitability:

Suitability was demonstrated via extant permission for employment park, Ref 12/00725/OT approved on 03/07/2014. No need for detailed ELA assessment.

Availability:

Availability was demonstrated via extant permission for employment park, Ref 12/00725/OT approved on 03/07/2014. No need for detailed ELA assessment.

Achievability:

Achievability was demonstrated via extant permission for employment park, Ref 12/00725/OT approved on 03/07/2014. No need for detailed ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-35

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 12.99

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01814

Site alias: 3306220

Site area (ha): 16.64

E: 441572

N: 434318

Address: Ph2 Hawks Park North Newhold Aberford Road Garforth

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	1152.58
Nearest bus stop	523
Nearest bus stop distance (m)	373.00

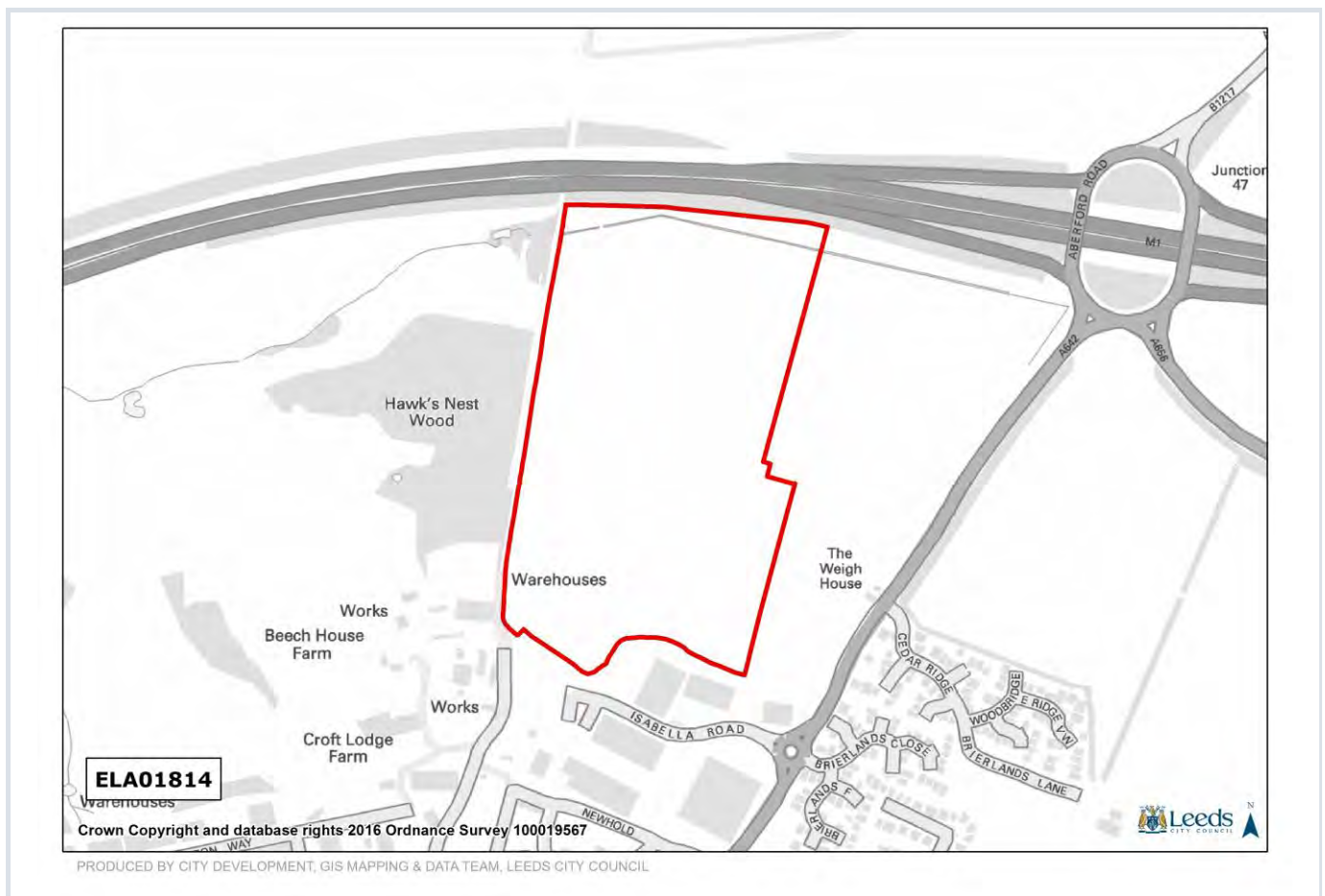
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01815

Site alias: 3306221

Site area (ha): 3.79

E: 441787

N: 434154

Address: Ph1a Offices Hawks Park North Newhold Aberford Road Garforth

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for employment park, under 12/00725/OT approved on 03/07/2014. No need for detailed ELA assessment.

Availability:

Site has extant permission for employment park, under 12/00725/OT approved on 03/07/2014. No need for detailed ELA assessment.

Achievability:

Site has extant permission for employment park, under 12/00725/OT approved on 03/07/2014. No need for detailed ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-17

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 1860

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01815

Site alias: 3306221

Site area (ha): 3.79

E: 441787

N: 434154

Address: Ph1a Offices Hawks Park North Newhold Aberford Road Garforth

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	1132.66
Nearest bus stop	523
Nearest bus stop distance (m)	143.47

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01816

Site alias: 3306222

Site area (ha): 0.32

E: 441948

N: 434368

Address: Ph1b Offices Hawks Park North Newhold Aberford Road Garforth

General Attributes

Site Description:

n/a

Suitability:

Despite the site having extant permission for employment park, under 12/00725/OT approved on 03/07/2014, the site is undeliverable because of HS2 safeguarding. No need for detailed ELA assessment.

Availability:

Despite the site having extant permission for employment park, under 12/00725/OT approved on 03/07/2014, the site is undeliverable because of HS2 safeguarding. No need for detailed ELA assessment.

Achievability:

Despite the site having extant permission for employment park, under 12/00725/OT approved on 03/07/2014, the site is undeliverable because of HS2 safeguarding. No need for detailed ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-18

Plan status: Dormant

Plan capacity - office (sqm): 9290

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01816

Site alias: 3306222

Site area (ha): 0.32

E: 441948

N: 434368

Address: Ph1b Offices Hawks Park North Newhold Aberford Road Garforth

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	1378.35
Nearest bus stop	4474
Nearest bus stop distance (m)	248.94

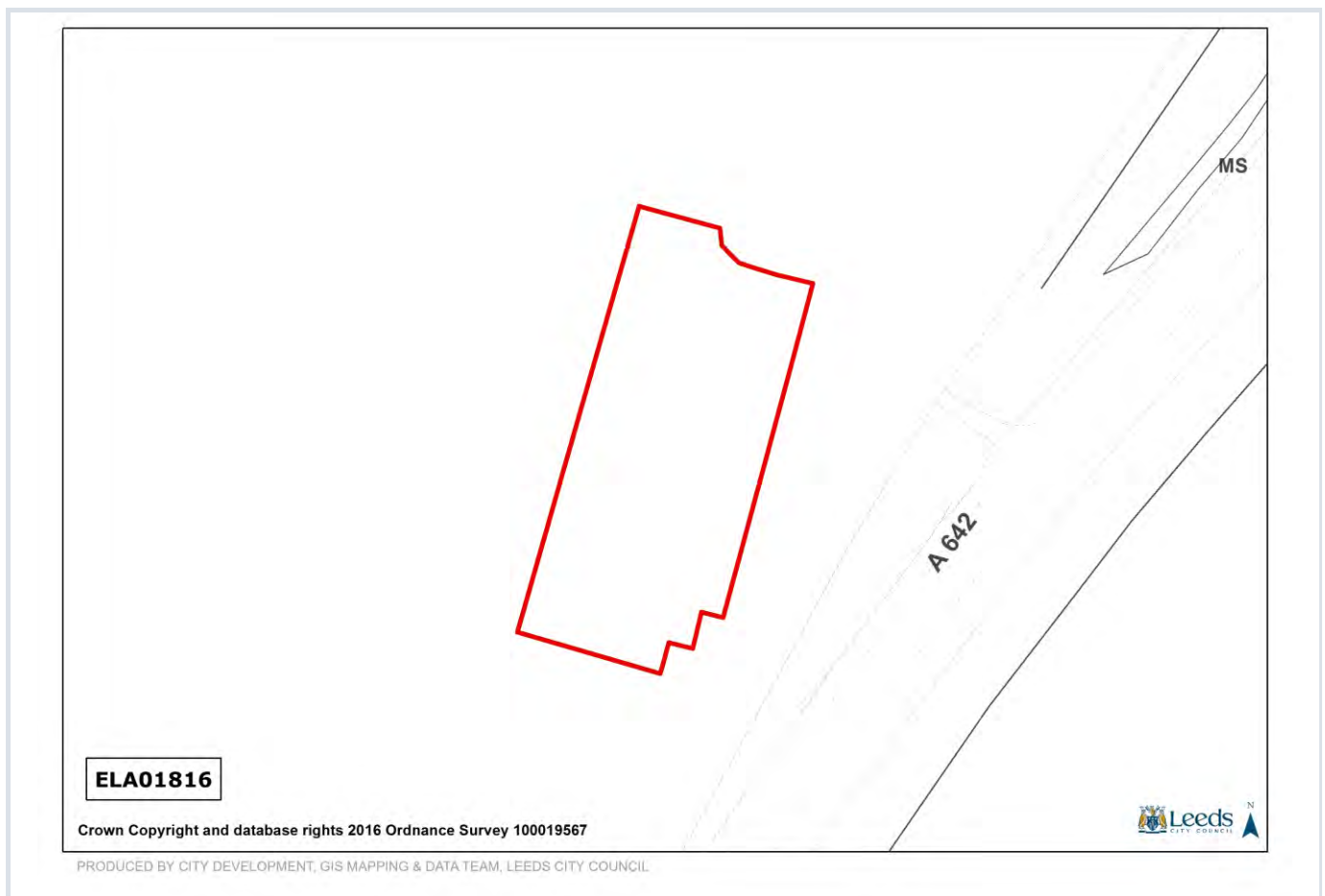
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



ELA01816

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Leeds Employment Land Assessment 2016

ELA ref: ELA01817

Site alias: 3306223

Site area (ha): 7.21

E: 441867

N: 434405

Address: Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for employment park, under 12/00725/OT approved on 03/07/2014. No need for detailed ELA assessment.

Availability:

Site has extant permission for employment park, under 12/00725/OT approved on 03/07/2014. No need for detailed ELA assessment.

Achievability:

Site has extant permission for employment park, under 12/00725/OT approved on 03/07/2014. No need for detailed ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-36

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 4.08

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01843

Site alias: 3306760

Site area (ha): 28.42

E: 442663

N: 434878

Address: Land At Parlington, Aberford, Leeds

General Attributes

Site Description:

n/a

Suitability:

Following recent statement by University of Leeds, this site is not available for new development. No further assessment necessary.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFSM039

Plan status: Dormant

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 28.4

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01843

Site alias: 3306760

Site area (ha): 28.42

E: 442663

N: 434878

Address: Land At Parlington, Aberford, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	2134.41
Nearest bus stop	4474
Nearest bus stop distance (m)	660.75

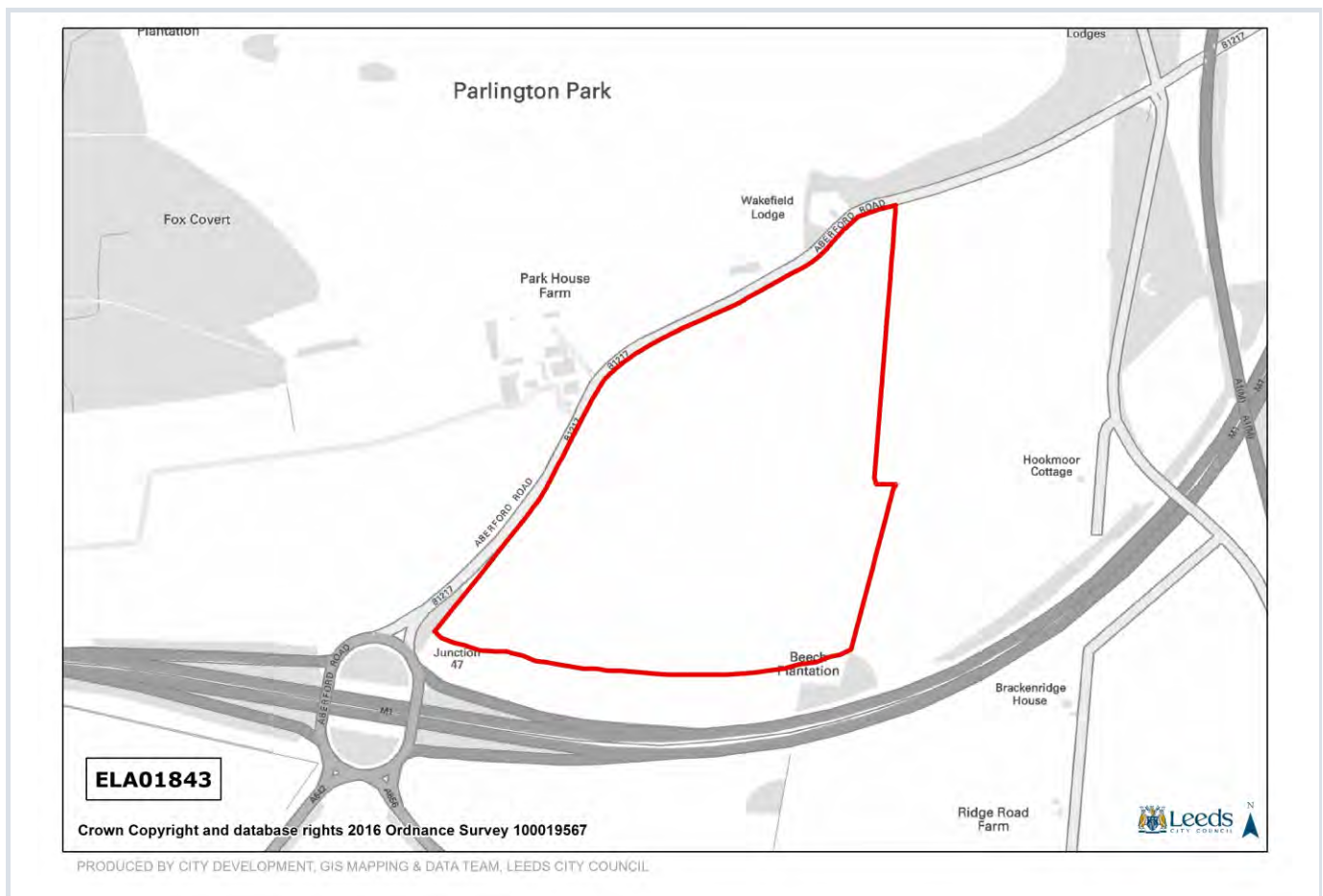
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01848

Site alias: 3306810

Site area (ha): 45.26

E: 440756

N: 434084

Address: Land North Of Garforth, Leeds

General Attributes

Site Description:

Site is set just north of Garforth and is part of a wider collection of sites. Currently used for agriculture it is mainly fields with a few sporadic dwellings. Flat site that has a road frontage running along the western boundary. Some tree cover, mainly along the boundary but there are two small groupings within the site. The site abuts a larger protected forest area to the east.

Suitability:

Whilst no physical development barriers are apparent, the site is located in isolated countryside and fails to meet the minimum standards for accessibility for general employment and offices. It also overlaps with a designated Local Nature Area and mitigation will be necessary. It is currently Green Belt.

Availability:

Whilst site is currently available, there is no on site marketing board present.

Achievability:

Site has significant policy constraints i.e. unsustainable remote location contrary to Policy EC1, LNA, and poor accessibility. It is currently in the Green Belt.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFSM028

Plan status: Not allocated for mixed use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	1	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	the level of development would require multiple accesses to be provided, position of new junctions would need to be considered in conjunction with access requirement for sites on opposite side of Barwick Road
STB6	Suitability - Environmental constraints	3	Site overlaps with a LNA.
STB7	Suitability - Adjacent uses	1	
PLC1	Suitability - Policy compliance	1	
PLC2	Suitability - Regeneration/shortfall areas	3	
Total Suitability score:		28	
AVB1	Availability - Ownership	3	don't know.
AVB2	Availability - Occupancy	5	majority open agricultural land with sporadic dwellings.
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA01848

Site alias: 3306810

Site area (ha): 45.26

E: 440756

N: 434084

Address: Land North Of Garforth, Leeds

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	96.22
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Garforth
Nearest train station distance (m)	474.05
Nearest bus stop	4418
Nearest bus stop distance (m)	431.62

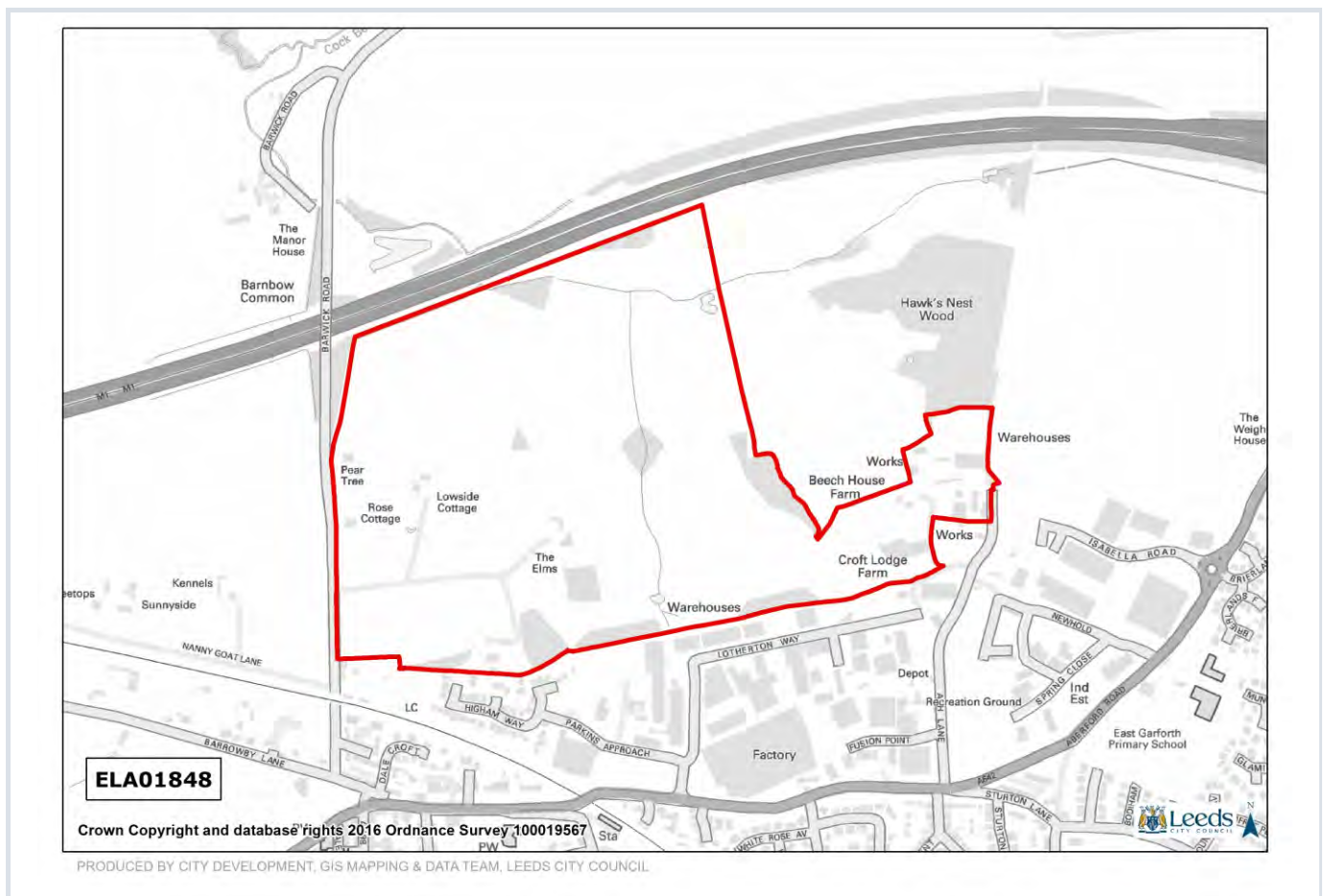
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02002

Site alias: EMP00227

Site area (ha): 9.28

E: 442817

N: 427980

Address:

General Attributes

Site Description:

This is a large strip of agricultural land. The site has established industrial use to the south of Newton Lane.

Suitability:

General employment in this location on the edge of Allerton Bywater would accord with Policy EC1 but office use would conflict with Policy EC2 because it is out-of-centre. It has moderate flood risk (Zone 2). Site is currently Green Belt and development would only be possible if site was removed from Green Belt through the SAP.

Availability:

Site appears to be vacant and in existing agricultural use.

Achievability:

No planning permission in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFSE002

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	3	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Adequate access can be achieved through the existing access which may require some improvement
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	2	
PLC1	Suitability - Policy compliance	1	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		29	
AVB1	Availability - Ownership	3	don't know.
AVB2	Availability - Occupancy	5	agricultural land.
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA02002

Site alias: EMP00227

Site area (ha): 9.28

E: 442817

N: 427980

Address:

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	5211.21
Nearest bus stop	11876
Nearest bus stop distance (m)	199.19

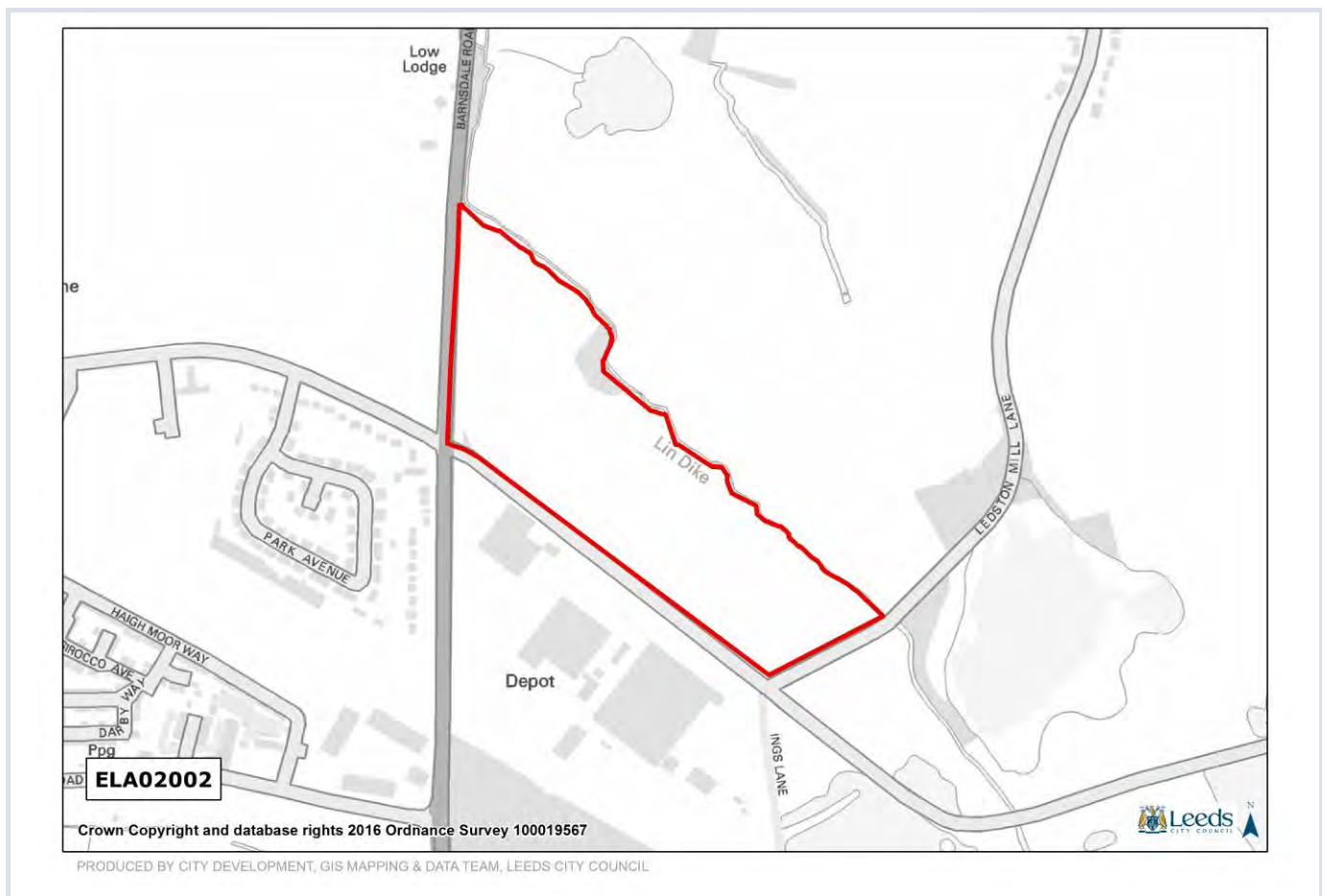
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02048

Site alias: HSG01049

Site area (ha): 21.2

E: 442165

N: 427841

Address: Station Road, Allerton Bywater

General Attributes

Site Description:

n/a

Suitability:

This site is a merged record of former employment 3306161, 3306260 and SHLAA site 818. The merged new site has extant permission for residential led mixed use scheme including B1a, under 13/05235/FU approved on 10/11/2014. Site currently included in SAP PD as MX1-27. No need for detailed ELA assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-27

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 6950

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02048

Site alias: HSG01049

Site area (ha): 21.2

E: 442165

N: 427841

Address: Station Road, Allerton Bywater

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.05
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	East Garforth
Nearest train station distance (m)	5233.69
Nearest bus stop	10335
Nearest bus stop distance (m)	243.79

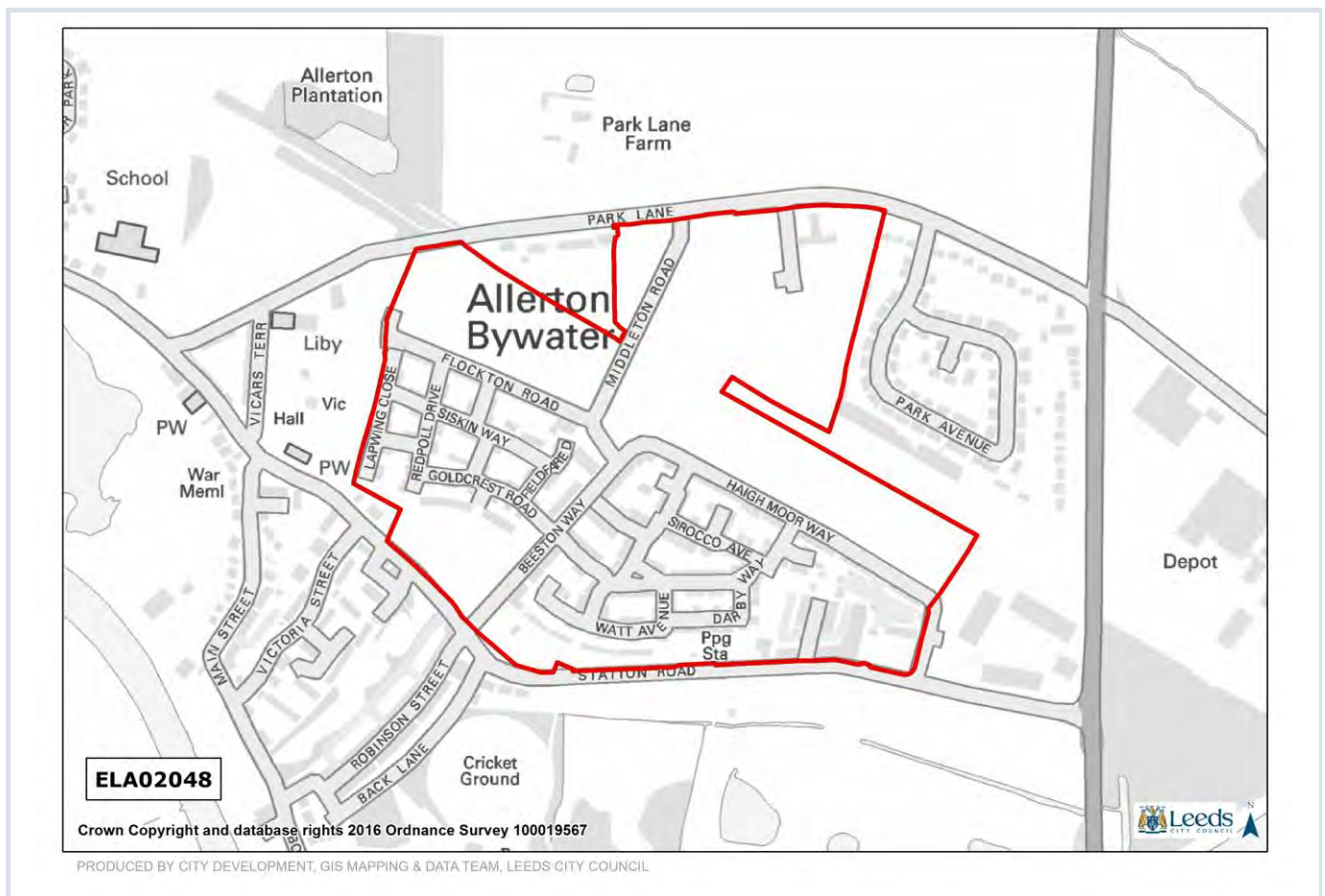
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	12.13
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02093

Site alias: CFSM021

Site area (ha): 21.81

E: 439915

N: 433519

Address: Land Off Wakefield Road, Garforth

General Attributes

Site Description:

Flat triangular site currently used for agriculture. It is located to the east of Garforth but bordered by housing to the east and north. Farms are located to the south west and further fields beyond. High voltage cabling with a small pylon runs along part of the northern boundary.

Suitability:

Site is free from major physical constraints; however employment use would first require removal from Green Belt

Availability:

Currently in agricultural use and no clearance required prior to development. No on site market board.

Achievability:

Cleared site not in prime location. No planning permission for employment in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFSM021

Plan status: Not allocated for mixed use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	size of site would require multiple accesses to be provided
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	1	
PLC1	Suitability - Policy compliance	1	Green Belt washes over the site.
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		31	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA02093

Site alias: CFSM021

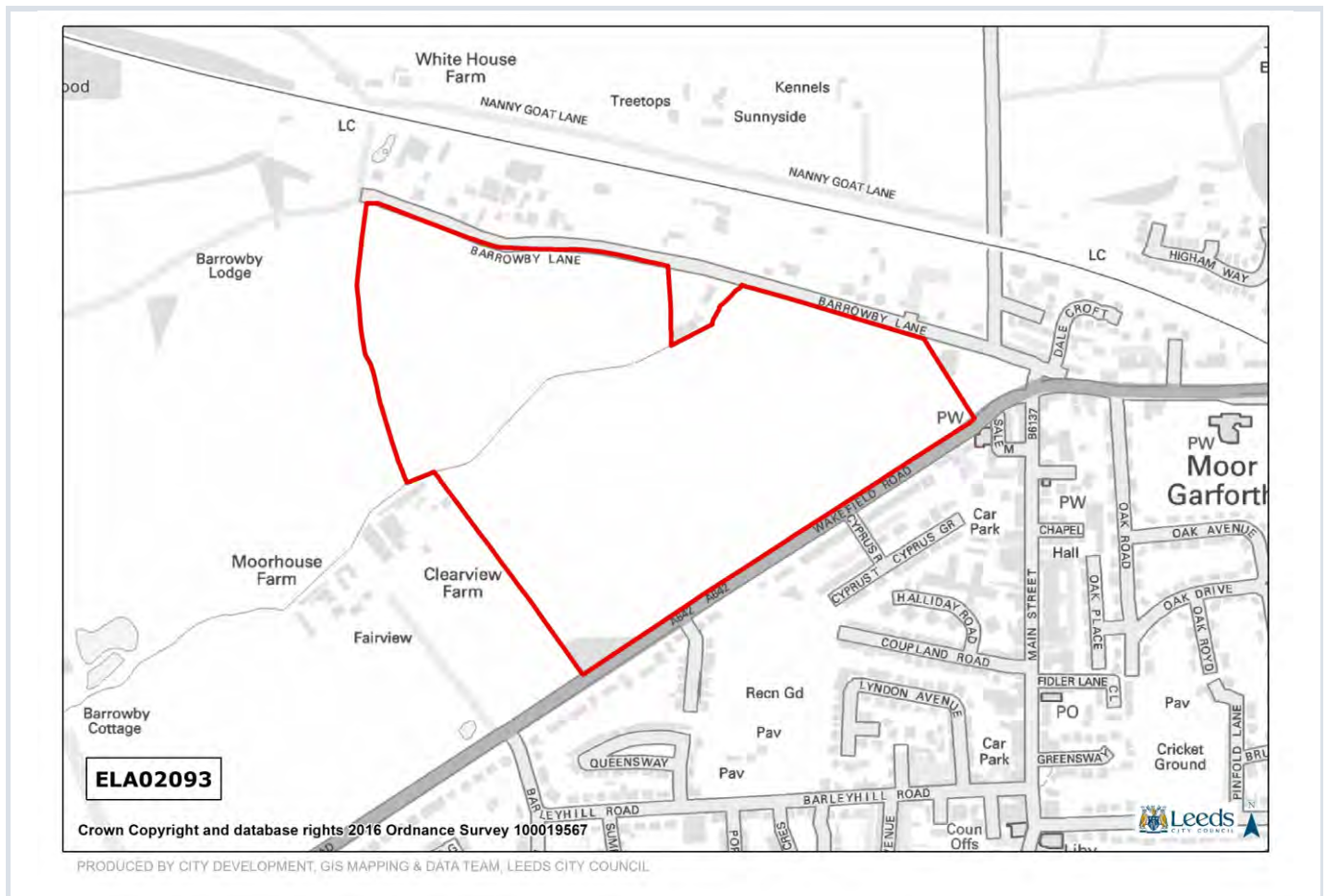
Site area (ha): 21.81

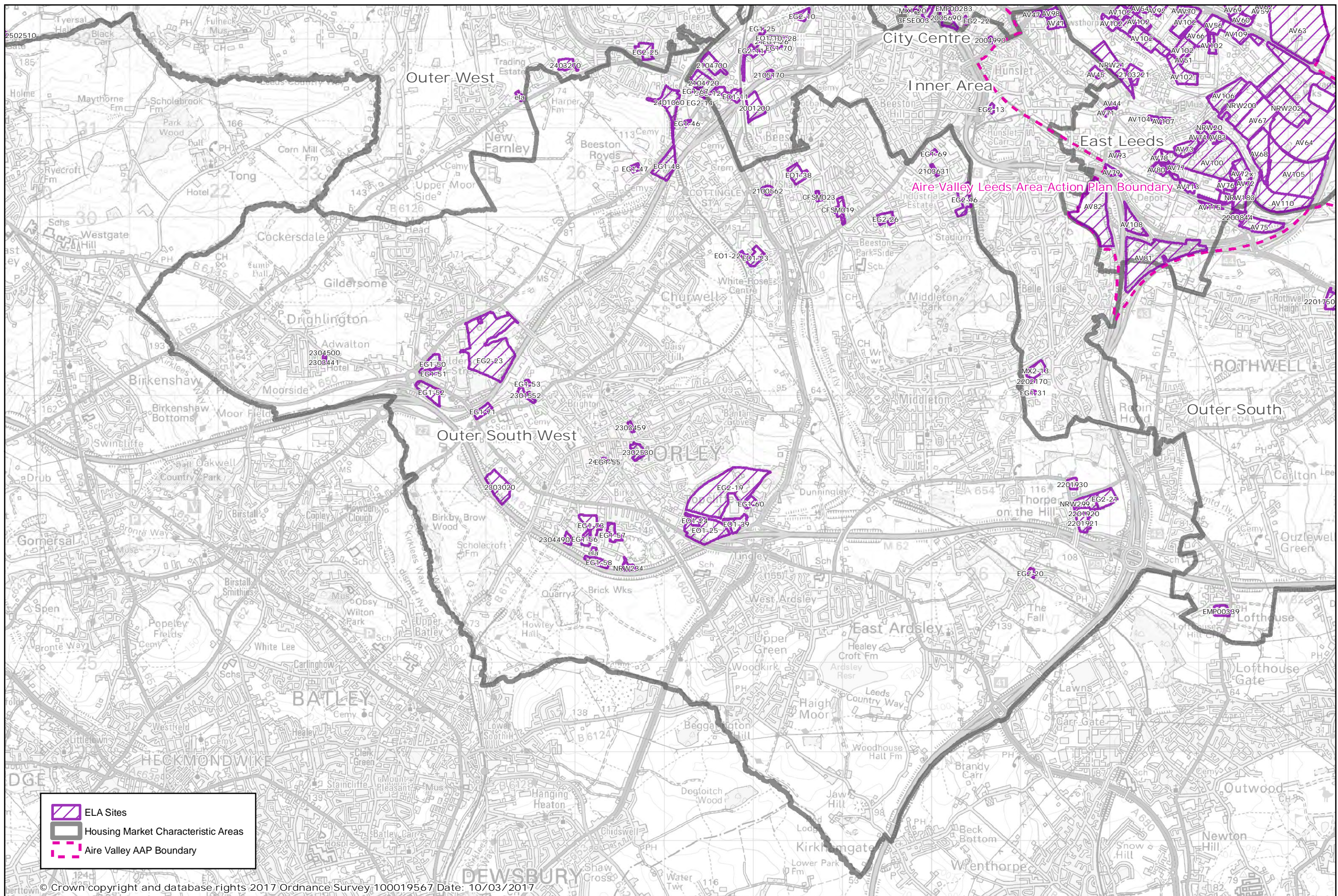
E: 439915

N: 433519

Address: Land Off Wakefield Road, Garforth

Site boundary plan





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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\ELA_Sites A3_HMCA .mxd
 PDFs: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS January 2017 Site Allocations A3_HMCA

HMCA
Outer South West



Leeds Employment Land Assessment 2016

ELA ref: ELA00419

Site alias: 2100562

Site area (ha): 1.02

E: 428163

N: 430300

Address: Manor Mill Lane LS 11

General Attributes

Site Description:

n/a

Suitability:

Site has existing office use (Completion under 13/00199/FU on 05/06/2014 for change of use of industrial unit to form ambulance service response unit). Unlikely to be available for new allocation in the plan period. No further assessment needed.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2100562

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 3790

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00419

Site alias: 2100562

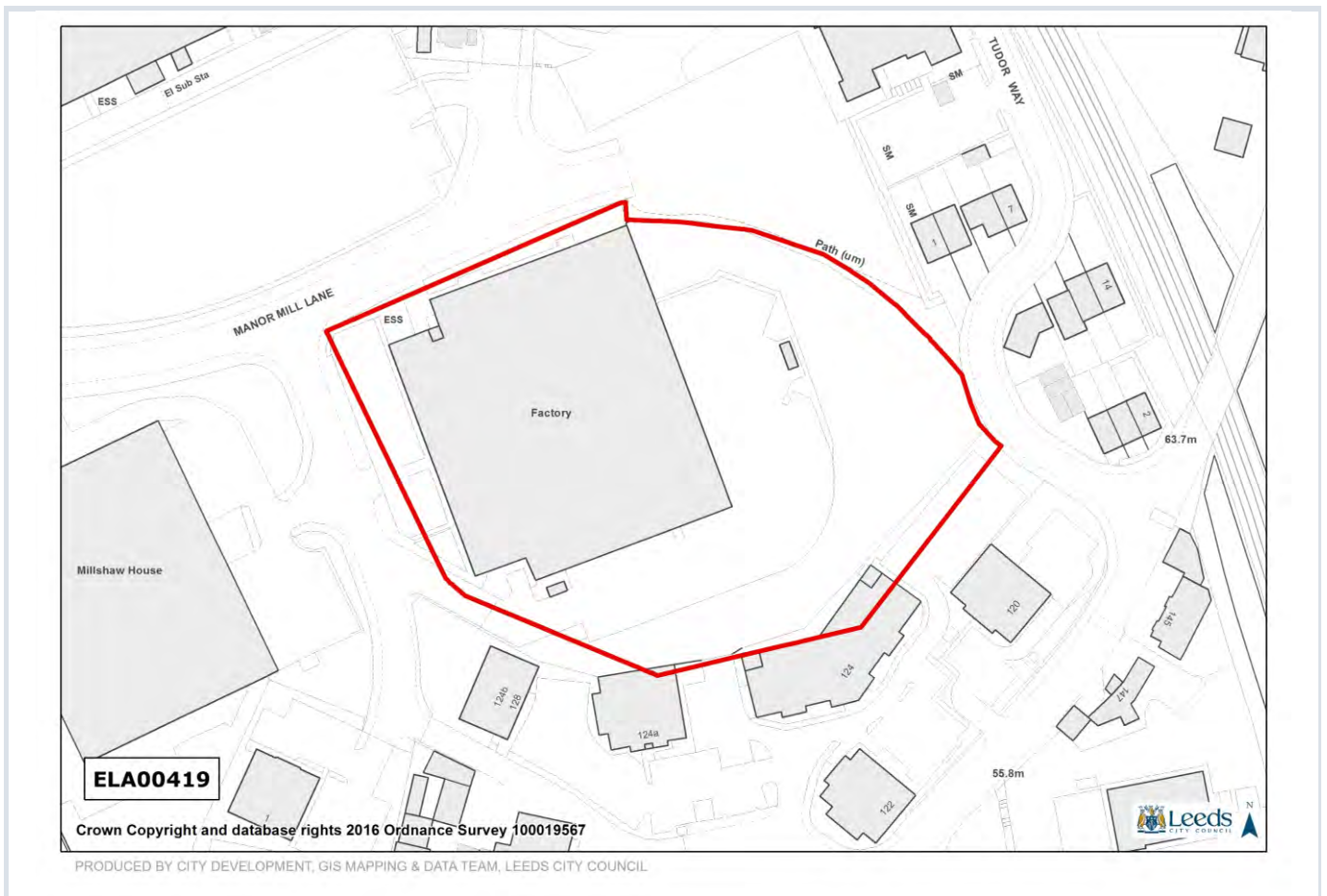
Site area (ha): 1.02

E: 428163

N: 430300

Address: Manor Mill Lane LS 11

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00462

Site alias: 2101900

Site area (ha): 3.74

E: 430360

N: 430201

Address: Parkside Lane LS 11

General Attributes

Site Description:

Greenfield site within the Main Urban Area. It contains mature trees and vegetation, and there are public rights of way crossing the site. The northern part is generally flat, and can be accessed via Parkside Lane where there are established employment units. Sharp gradient along the southern boundary and off the roundabouts.

Suitability:

Site located in an existing industrial area which accords with the locational criteria for general employment uses set out under Core Strategy Policy EC1. Site has possible contamination from previous use which may require remediation. Site is free from flood risk and is accessible by public transport. Apart from the southern boundary it is generally a flat site. The access from the southern part is difficult given roundabout location and gradients; however access could be possibly gained via Parkside Lane where there are clusters of existing industrial units. There are public right of ways across the site. Being an existing UDPR employment site, it has no policy constraints for general employment use; however office use would be contrary to Policy EC2 due to out of centre location.

Availability:

Site is greenfield with public right of way crossing the site. No on site marketing boards visible during site visit in Aug 2015.

Achievability:

Remediation may be necessary prior to industrial development. Other physical constraints include highways access and existing public right of ways across the site. This site has no relevant planning permissions over the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-16

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 3.4

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	3	Flat land on majority site at the northern half. The southern boundary appears to have steep gradients.
STB5	Suitability - Access to highways	2	access is very difficult given roundabout location and gradients
STB6	Suitability - Environmental constraints	3	Note there are public right of ways across the site.
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	UDPR employment site E3C:17. However office proposal would be contrary to EC2 due to out of centre location.
PLC2	Suitability - Regeneration/shortfall areas	5	Within South RA.
Total Suitability score:		34	
AVB1	Availability - Ownership	3	don't know.
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	2	
MKT1	Achievability - Planning interest	3	

Leeds Employment Land Assessment 2016

ELA ref: ELA00462

Site alias: 2101900

Site area (ha): 3.74

E: 430360

N: 430201

Address: Parkside Lane LS 11

Test	Description	Score	Comment
	Total Achievability score:	5	

Leeds Employment Land Assessment 2016

ELA ref: ELA00462

Site alias: 2101900

Site area (ha): 3.74

E: 430360

N: 430201

Address: Parkside Lane LS 11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.88
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.88
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	2978.47
Nearest bus stop	10326
Nearest bus stop distance (m)	143.48

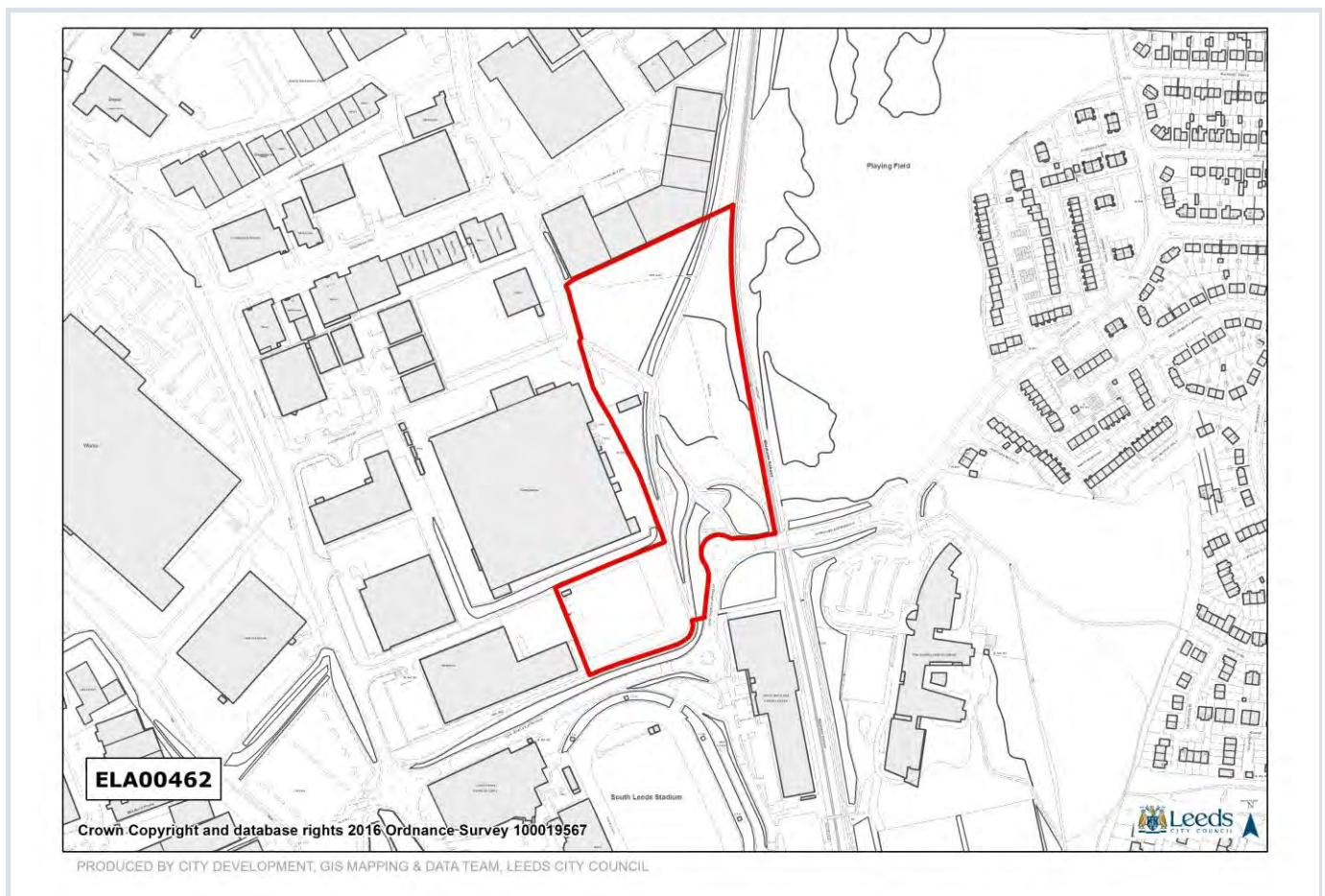
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	72.34
---------------	-------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00645

Site alias: 2103631

Site area (ha): 0.39

E: 430032

N: 430525

Address: Plots 2 & 3 Astra Park Parkside Lane LS11

General Attributes

Site Description:

This is a long strip of land within an existing employment area. It is accessible from Parkside Lane through Ashbrook Park Industrial Estate. The western boundary is covered with some vegetation and bushes.

Suitability:

No apparent physical or policy constraints for general employment use. However office proposals would be contrary to EC2 due to its out of centre location.

Availability:

A site visit in Aug 2015 suggests that the vast majority of the east side of the site is in active use, consisting of storage (construction materials) and a truck park. It also accommodates a small mobile office unit. As the site is occupied and in use it is not available for new employment.

Achievability:

Site is in existing use and would require clearance prior to new development.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2103631

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.39

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00645

Site alias: 2103631

Site area (ha): 0.39

E: 430032

N: 430525

Address: Plots 2 & 3 Astra Park Parkside Lane LS11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	2686.45
Nearest bus stop	11092
Nearest bus stop distance (m)	179.73

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00723

Site alias: 2104440

Site area (ha): 0.33

E: 427353

N: 431418

Address: S/o Premier House Ring Road Royds Lane LS12

General Attributes

Site Description:

Site contains a vacant building, securely fenced on three sides. The land is generally flat. To the western boundary is a public footpath which separates the site from its neighbouring warehouse/show room ("Easy Bathroom Simply Luxury").

Suitability:

Site has extant permission for B8 use under 10/00987/EXT approved on 21/05/2010 (initially granted under 07/01092/FU). Principle of general employment is established. No need for further ELA assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-67

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.33

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00723

Site alias: 2104440

Site area (ha): 0.33

E: 427353

N: 431418

Address: S/o Premier House Ring Road Royds Lane LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1348.13
Nearest bus stop	3990
Nearest bus stop distance (m)	102.99

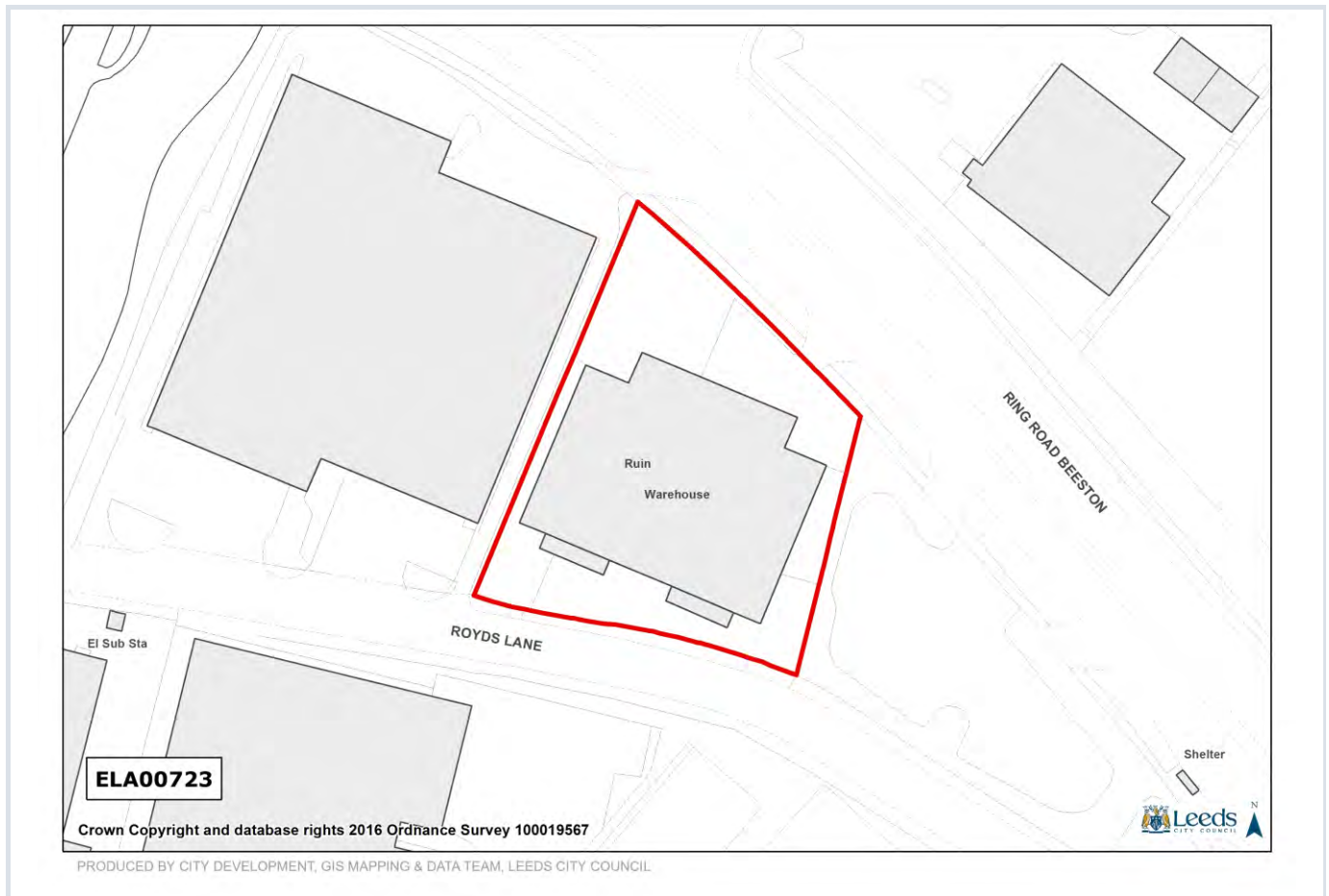
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00724

Site alias: 2104450

Site area (ha): 0.26

E: 427408

N: 431377

Address: S/o Royds Service Stn Ring Road Royds Lane LS12

General Attributes

Site Description:

This site is vacant and overgrown with remaining tarmac hard standing. It is a triangular plot at a prominent location off the Ring Road where there are a range of established commercial and employment premises. Access is gained from Royds Lane. No on-site marketing board was visible during site visit in Aug 2015.

Suitability:

Possible contamination due to previous use as a petrol filling station (ceased and demolished) which possibly requires remediation prior to new development. Site does not appear to have other physical or policy constraints that cannot be mitigated in development for general employment use. Development for General Employment Use would accord with Core Strategy Policy EC1. Office development would however be contrary to Core Strategy EC2 due to its out of centre location.

Availability:

Vacant site that appears to be available although no visible marketing board on site.

Achievability:

Site is cleared in an established employment area, prominently located off the Ring Road. Remediation could have impact on site viability.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-14

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.26

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access onto Ring Road and Royds Lane using existing accesses
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Derelict brownfield site at accessible location within th Main Urban Area. Geneneral employment would accord fully with EC1. Office development would however be contrary to EC2 due to its out of centre location.
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		37	
AVB1	Availability - Ownership	3	don't know.
AVB2	Availability - Occupancy	5	Majority of the previous buildings been demolished. However hard standing tarmac remains.
AVB3	Availability - Marketing	1	No on site marketing board (during site visit in Aug 2015).
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00724

Site alias: 2104450

Site area (ha): 0.26

E: 427408

N: 431377

Address: S/o Royds Service Stn Ring Road Royds Lane LS12

Leeds Employment Land Assessment 2016

ELA ref: ELA00724

Site alias: 2104450

Site area (ha): 0.26

E: 427408

N: 431377

Address: S/o Royds Service Stn Ring Road Royds Lane LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1307.49
Nearest bus stop	3990
Nearest bus stop distance (m)	34.82

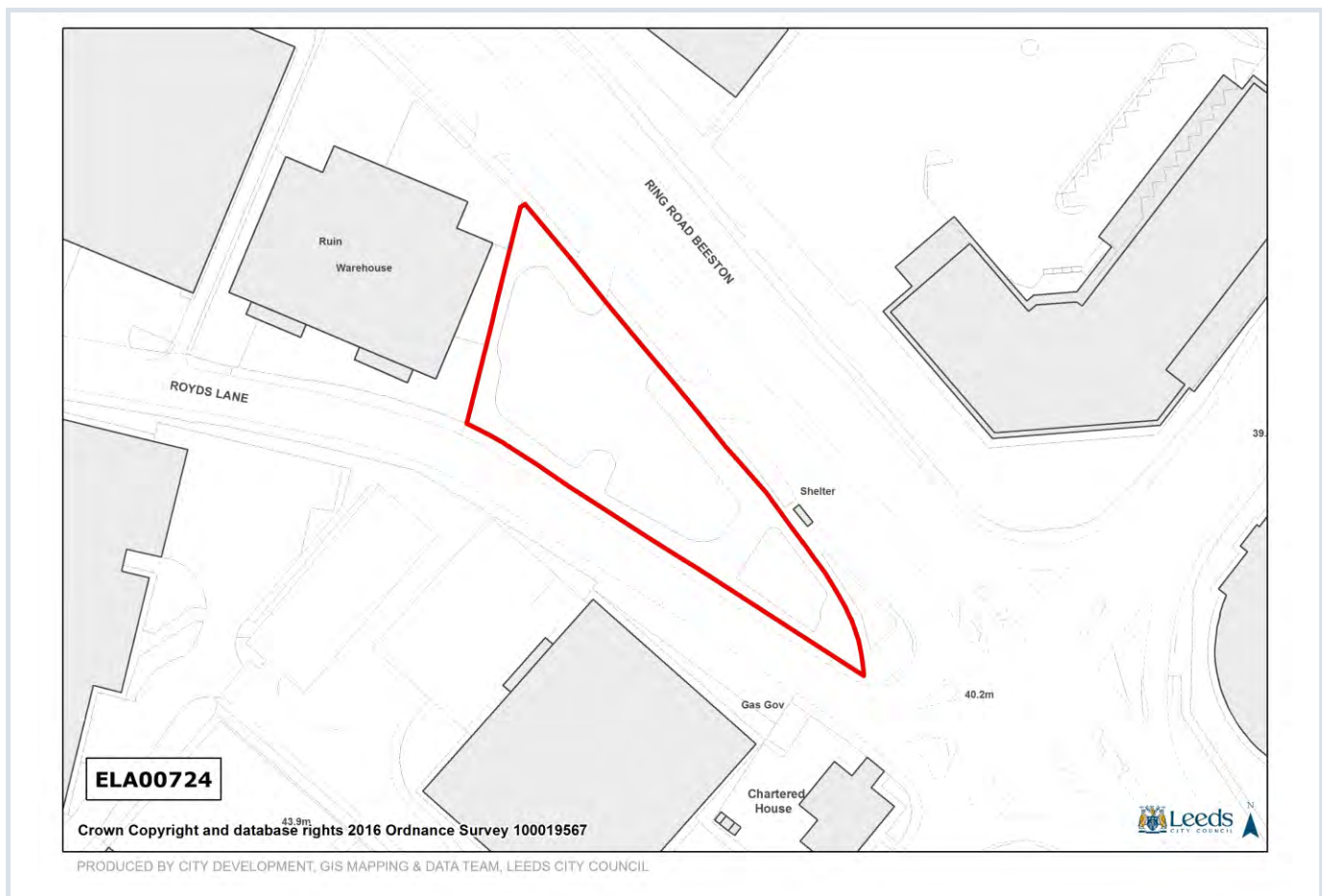
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00745

Site alias: 2105040

Site area (ha): 0.26

E: 427258

N: 431058

Address: Former Pack Horse Inn Gelderd Road LS12

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for B2/8 under 12/02045/FU approved on 25/07/2012. Principle of general employment use is established. No need for further assessment.

Availability:

Site has extant planning permission for B2/8 under 12/02045/FU approved on 25/07/2012. Principle of general employment use is established. No need for further assessment.

Achievability:

Site has extant planning permission for B2/8 under 12/02045/FU approved on 25/07/2012. Principle of general employment use is established. No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-46

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.26

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00745

Site alias: 2105040

Site area (ha): 0.26

E: 427258

N: 431058

Address: Former Pack Horse Inn Gelderd Road LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	995.71
Nearest bus stop	9013
Nearest bus stop distance (m)	30.67

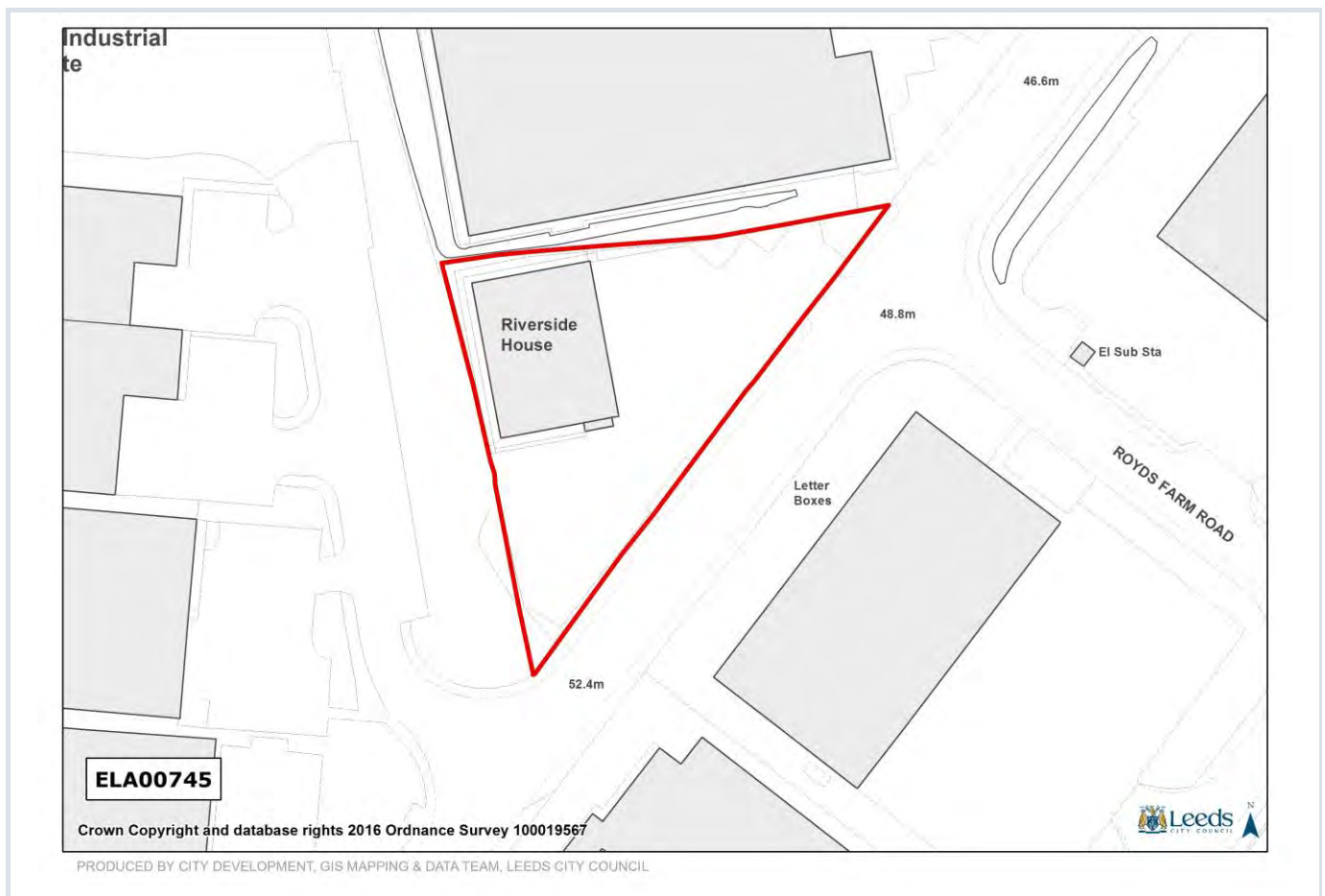
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00750

Site alias: 2105090

Site area (ha): 2.93

E: 428495

N: 430483

Address: St Anthonys Road Beeston Leeds LS11 8dt

General Attributes

Site Description:

n/a

Suitability:

Site has extant office permission under 13/02211/FU approved on 15/08/2013. No need for further assessment.

Availability:

Site has extant office permission under 13/02211/FU approved on 15/08/2013. No need for further assessment.

Achievability:

Site has extant office permission under 13/02211/FU approved on 15/08/2013. No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-38

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 3295

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00750

Site alias: 2105090

Site area (ha): 2.93

E: 428495

N: 430483

Address: St Antonys Road Beeston Leeds LS11 8dt

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	12.53
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1184.61
Nearest bus stop	6671
Nearest bus stop distance (m)	266.21

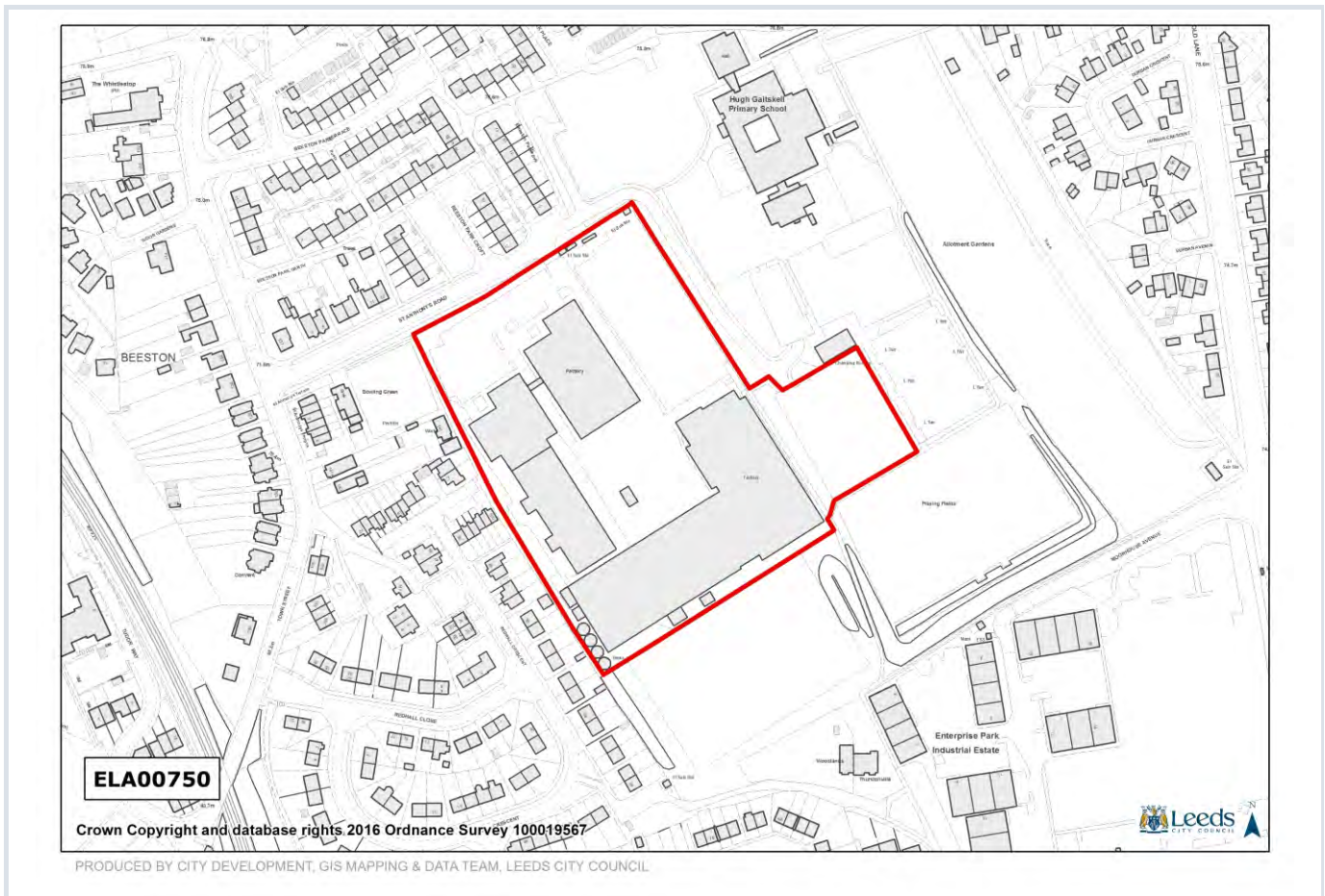
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	12.84
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00752

Site alias: 2105120

Site area (ha): 1.85

E: 428977

N: 430085

Address: Sugar Mill, Oakhurst Avenue (just Off Dewsbury Road), Leeds LS11 7df

General Attributes

Site Description:

Large employment site with housing on three sides. Brownfield site, within the urban area.

Suitability:

Located in substantially residential area with possible contamination from the manufacturing use. Land is generally suitable for new employment use and would be policy compliant for general employment. Office use would however be contrary to EC2 due to out of centre location.

Availability:

Existing tenants on overall site but vacant possession achievable within 2-3 years.

Achievability:

Site clearance would be required prior to new development. Interest for housing in the past. Note that this site is proposed as housing allocation HG2-140 in Phase 1 of SAP as suitable for residential development.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFSM019

Plan status: Not allocated for mixed use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access can be taken from numerous points, mainly Oakhurst Ave
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	2	Site surrounded by residential uses.
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		39	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	Existing tenants on overall site but vacant possession achievable within 2-3 years.
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	3	
MKT1	Achievability - Planning interest	2	
Total Achievability score:		5	

Leeds Employment Land Assessment 2016

ELA ref: ELA00752

Site alias: 2105120

Site area (ha): 1.85

E: 428977

N: 430085

Address: Sugar Mill, Oakhurst Avenue (just Off Dewsbury Road), Leeds LS11 7df

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1592.47
Nearest bus stop	4079
Nearest bus stop distance (m)	161.02

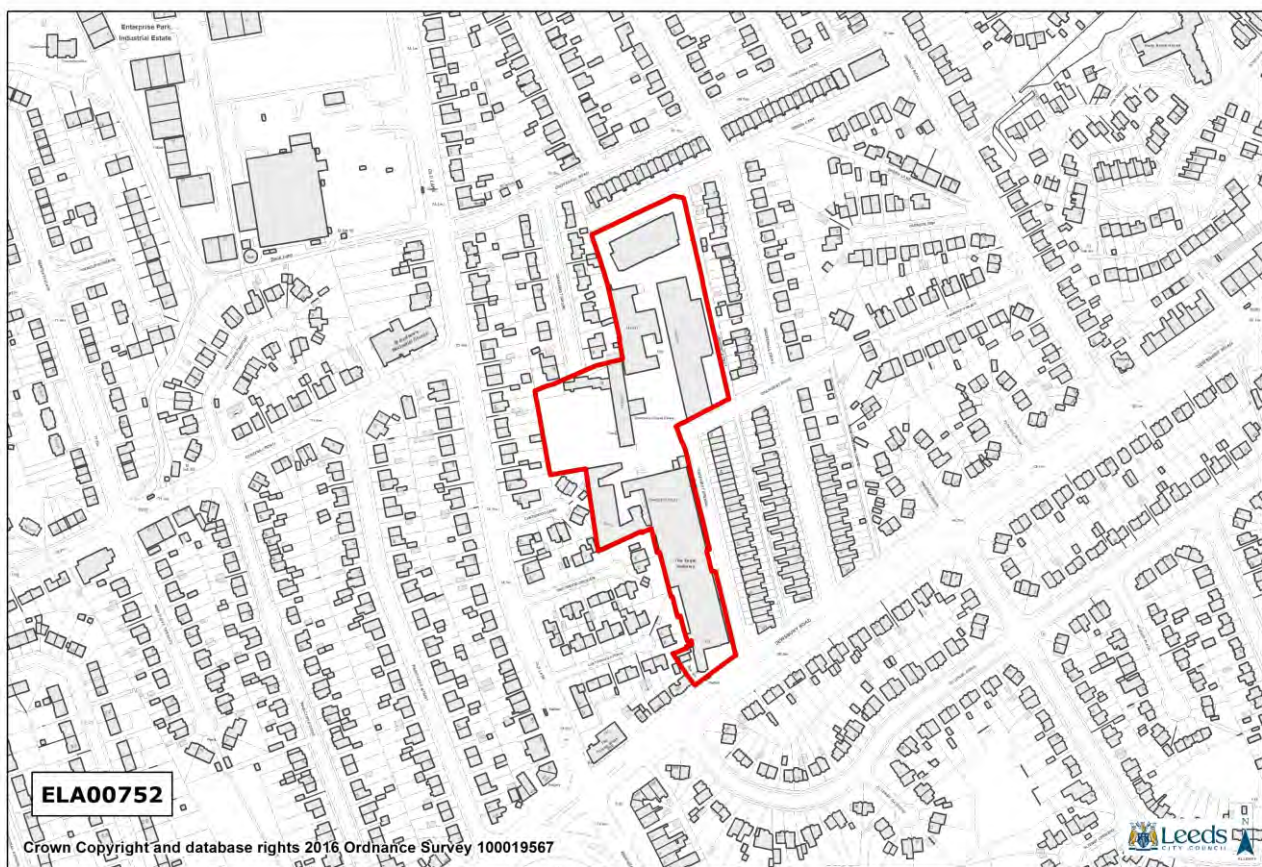
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00753

Site alias: 2105130

Site area (ha): 0.54

E: 428734

N: 430231

Address: 116, Old Lane, Beeston, Leeds LS11

General Attributes

Site Description:

n/a

Suitability:

Site has been permitted for a retail food store (11/04306/OT and subsequent 14/02462/RM). No longer available for new employment allocation.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: CFSM023

Plan status: Not allocated for mixed use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00753

Site alias: 2105130

Site area (ha): 0.54

E: 428734

N: 430231

Address: 116, Old Lane, Beeston, Leeds LS11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1359.35
Nearest bus stop	9327
Nearest bus stop distance (m)	94.40

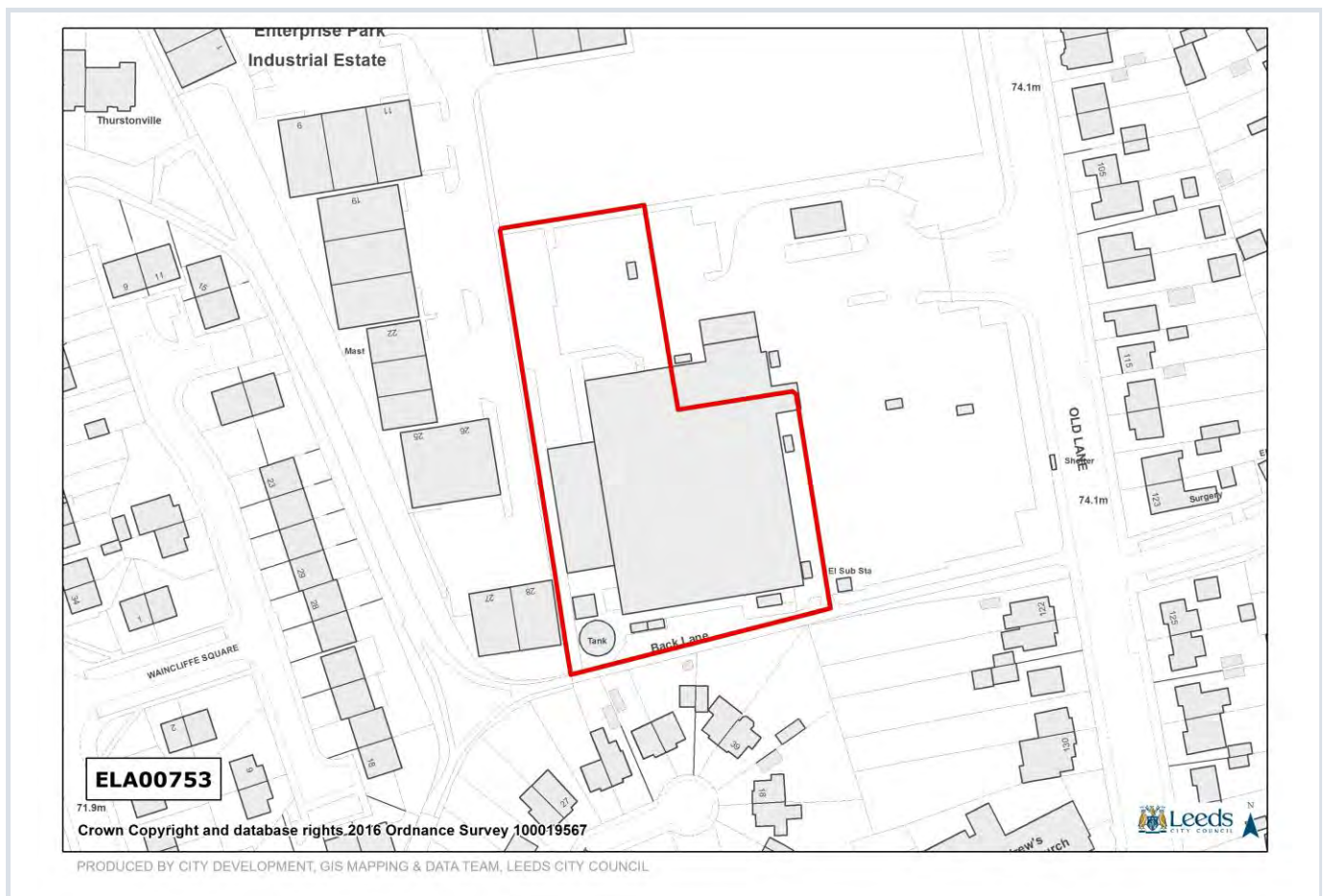
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00764

Site alias: 2200462

Site area (ha): 0.59

E: 431120

N: 426004

Address: Fall Lane East Ardsley Wf3

General Attributes

Site Description:

This site is located in East Ardsley village. It is a fairly flat site bounded by road and railway line. The site has been cleared.

Suitability:

No apparent physical or policy constraints that would prevent the site from being used for general employment. This is an out of centre location hence office use would be contrary to Core Strategy Policy EC2.

Availability:

Whilst no on site marketing board was visible during site visit in Nov 2015, this site is currently vacant.

Achievability:

This is a cleared site sandwiched between two sections of newly completed residential development. This site forms part of the previously granted permission for mixed use consisting of commercial use under 08/00541/FU which has now expired.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-20

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.59

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	2	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		36	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00764

Site alias: 2200462

Site area (ha): 0.59

E: 431120

N: 426004

Address: Fall Lane East Ardsley Wf3

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.24
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	4657.02
Nearest bus stop	14347
Nearest bus stop distance (m)	172.57

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00796

Site alias: 2201920

Site area (ha): 1.6

E: 431715

N: 426691

Address: Former Brick Works Lingwell Gate Lane Thorpe Wf3

General Attributes

Site Description:

This site is currently vacant with overgrown bushes and vegetation. It has an existing access road on the western part into Lingwell Gate Lane. The site is adjacent to a recently completed residential development to the south, a cluster of industrial units to the east, and a cleared yet safeguarded waste management site to the north.

Suitability:

Site has no apparent physical or policy constraints for general employment use. It might be in need of remediation from previous use. Due to its out of centre location, office development on this site would be contrary to Core Strategy EC2.

Availability:

This is the former Brick Works site. The previous use ceased and site has been largely cleared. Site has a sale board for commercial use (as in Nov 2015).

Achievability:

Site has largely been cleared and currently vacant. However, there is no planning permission for employment in the past 10 years and the owner is known to be interested in residential development.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2201920

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	The frontage part off Lingwell Gate Lane is generally flat.
STB5	Suitability - Access to highways	4	existing with some improvements would be adequate
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	Sandwiched by new residential to its south and safeguarded waste management site to north.
PLC1	Suitability - Policy compliance	5	UDPR allocated employment E4:40. Site is within settlement boundary and within the South Leeds Regeneration Area. It fully accords CS EC1 for general employment use. However it is out of centre location hence would be contrary to EC2 for any office development.
PLC2	Suitability - Regeneration/shortfall areas	5	Within Core Strategy South Leeds RA.
Total Suitability score:		39	
AVB1	Availability - Ownership	3	don't know.
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	On site marketing board "For sale, Commercial Development Opportunities" by Adair Paxton (during site visit in Nov 2015).
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	4	whilst this site is close to motorway in distance, there is no motorway junction.
MKT1	Achievability - Planning interest	3	

Leeds Employment Land Assessment 2016

ELA ref: ELA00796

Site alias: 2201920

Site area (ha): 1.6

E: 431715

N: 426691

Address: Former Brick Works Lingwell Gate Lane Thorpe Wf3

Test	Description	Score	Comment
	Total Achievability score:	7	

Leeds Employment Land Assessment 2016

ELA ref: ELA00796

Site alias: 2201920

Site area (ha): 1.6

E: 431715

N: 426691

Address: Former Brick Works Lingwell Gate Lane Thorpe Wf3

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.05
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	4924.97
Nearest bus stop	2849
Nearest bus stop distance (m)	166.03

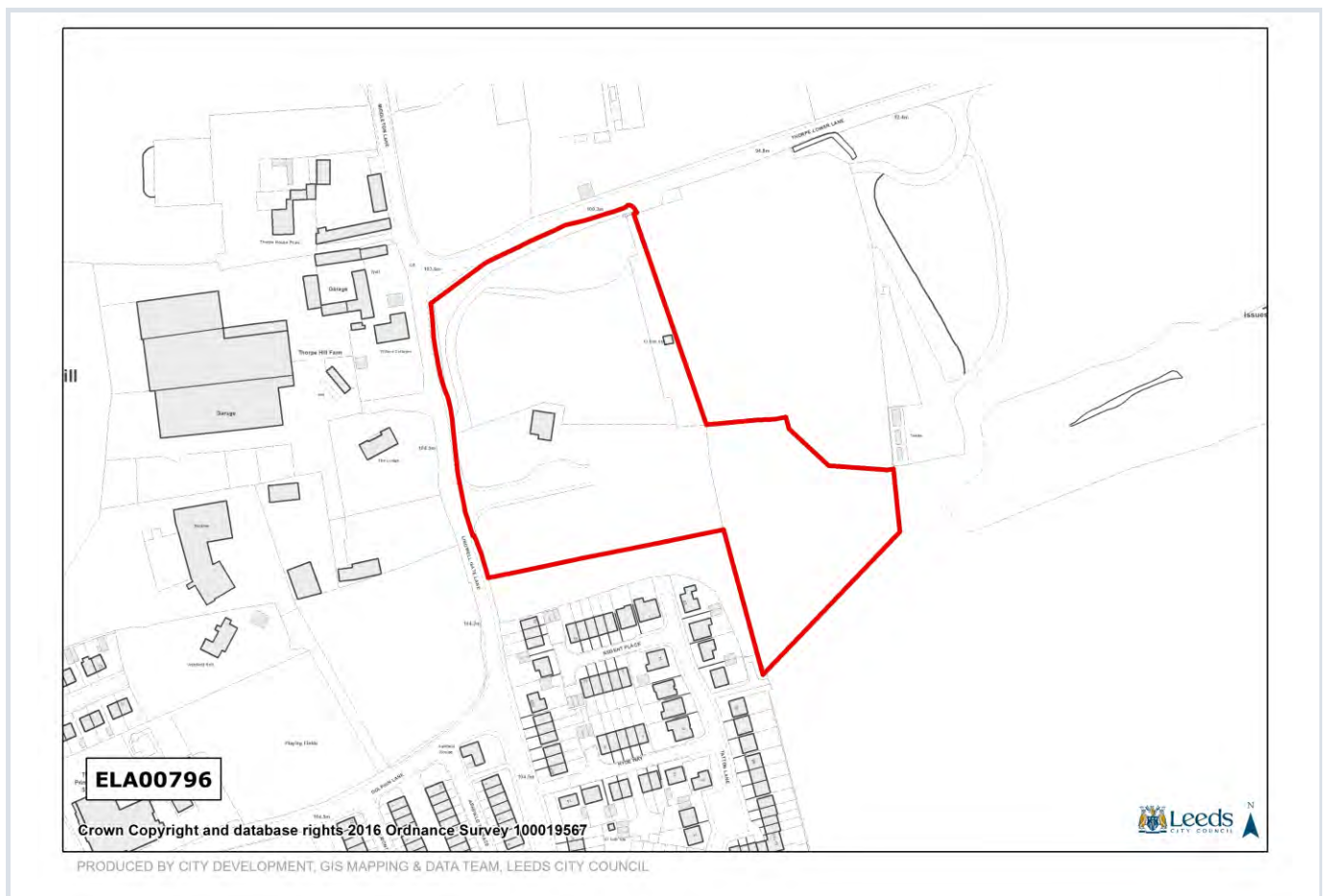
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00797

Site alias: 2201921

Site area (ha): 2.43

E: 431702

N: 426570

Address: Former Brick Works Lingwell Gate Lane Thorpe Wf3

General Attributes

Site Description:

n/a

Suitability:

Site had residential planning permission for 85 dwellings and subsequently implemented. Not available for employment use. No need for assessment.

Availability:

Site had residential planning permission for 85 dwellings and subsequently implemented. Not available for employment use. No need for assessment.

Achievability:

Site had residential planning permission for 85 dwellings and subsequently implemented. Not available for employment use. No need for assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2201921

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00797

Site alias: 2201921

Site area (ha): 2.43

E: 431702

N: 426570

Address: Former Brick Works Lingwell Gate Lane Thorpe Wf3

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.12
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	4980.31
Nearest bus stop	7675
Nearest bus stop distance (m)	73.54

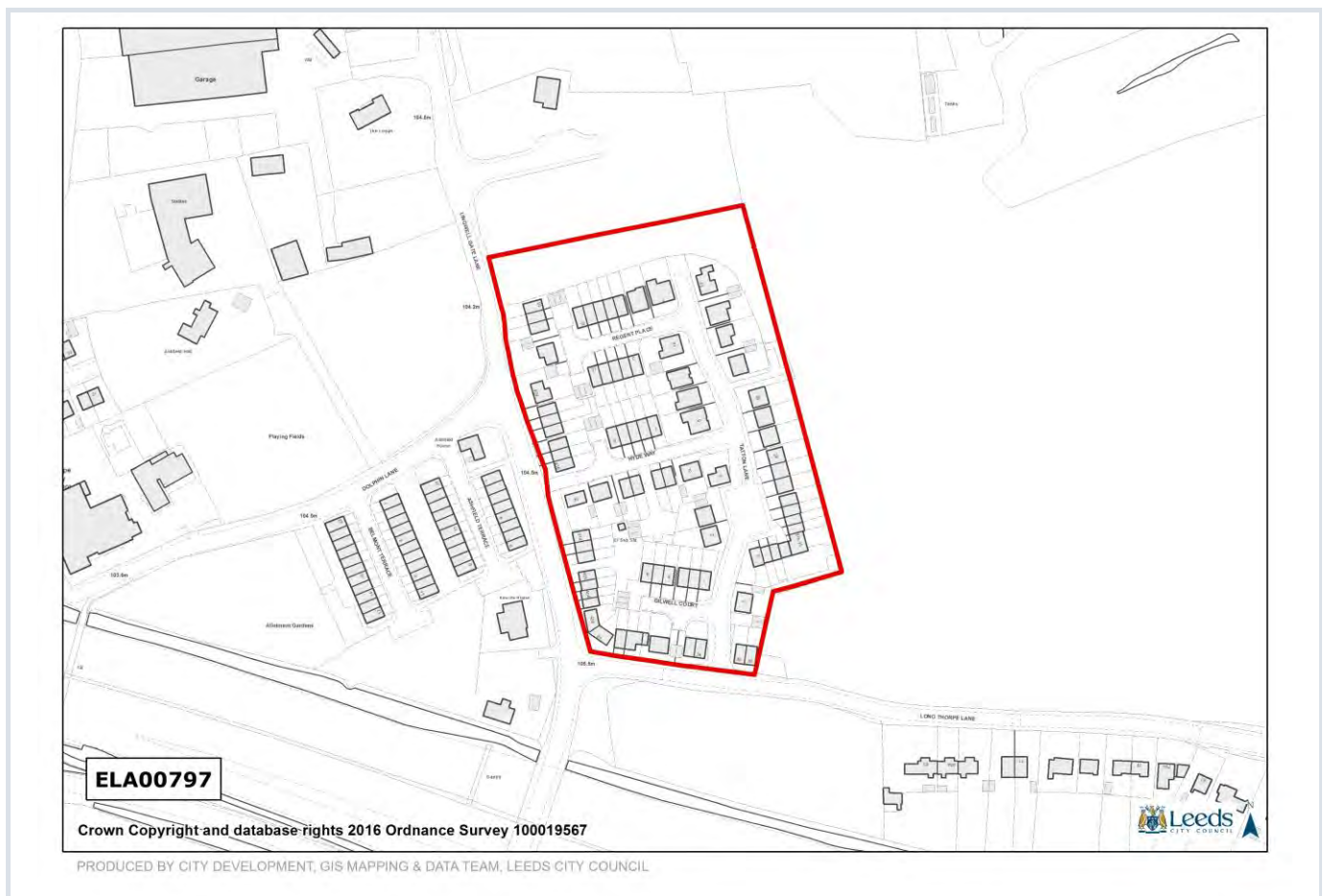
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00798

Site alias: 2201930

Site area (ha): 1.01

E: 431587

N: 427007

Address: Thorpe Hall, Thorpe Lane

General Attributes

Site Description:

Site is a historic building falling into disrepair. Negotiations are continuing to release land for housing to fund repair of the house.

Suitability:

Site carries UDP E4:41 employment allocation; however this is an out of centre location and office development would be contrary to Core Strategy Policy EC2. Majority of this site is the Thorpe Hall Listed Building that is currently in use. Location is not easily accessible by public transport, and fails to meet the Core Strategy Accessibility Standards for new development (both employment and housing). Site is free from flood risk and contamination. Topography is relatively flat. Current highways access is poor due to bendy narrow carriageway.

Availability:

Site has Thorpe Hall Listed Building and in single ownership. It is not currently marketed for any development.

Achievability:

The scale and cost of works related to the Listed Building are likely to have impact on viability. Land owner had interest for employment use during the UDP Review. However it has not been actively pursued in any planning applications.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2201930

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	1	
STB4	Suitability - Topography and layout	5	Majority land sites Thorpe Hall listed building.
STB5	Suitability - Access to highways	2	Poor access options due to bend and narrow carriageway
STB6	Suitability - Environmental constraints	3	Site contains Thorpe Hall listed building.
STB7	Suitability - Adjacent uses	2	
PLC1	Suitability - Policy compliance	5	UDPR E4:41 employment allocation. Accords EC1 for general employment. Note the location is out of centre so office use would be contrary to EC2.
PLC2	Suitability - Regeneration/shortfall areas	5	Within South RA.
Total Suitability score:		33	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	Majority land sites Thorpe Hall listed building.
AVB3	Availability - Marketing	1	Not currently being marketed.
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	2	The scale and cost of works relates to the Listed Building are likely to have impact on viability.
MKT1	Achievability - Planning interest	2	
Total Achievability score:		4	

Leeds Employment Land Assessment 2016

ELA ref: ELA00798

Site alias: 2201930

Site area (ha): 1.01

E: 431587

N: 427007

Address: Thorpe Hall, Thorpe Lane

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	4750.93
Nearest bus stop	2849
Nearest bus stop distance (m)	162.10

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00804

Site alias: 2202290

Site area (ha): 3.7

E: 431949

N: 426837

Address: Former Lead Smelter Thorpe Lower Lane Wf3

General Attributes

Site Description:

The site is currently accessed directly from Thorpe Lower Lane and Lingwell Gate Lane approximately 100 meters to the west of the site's western boundary. The site has limited agricultural land particularly to the north and south. Further east is the M1 and beyond the mainly residential area of Robin Hood. To the west there is a limited amount of both housing and light industry/storage/distribution at Thorpe on the Hill.

Suitability:

The site is the former lead smelting works which will need to be de-contaminated prior to new development. No other major apparent physical constraints in terms of flood risk, access, topography, or environmental constraints. The eastern part overlaps with a Natural Resources and Waste Plan safeguarded site. Green Belt designation would need to be deleted through the plan making process.

Availability:

The previous use i.e. lead smelter has ceased and subsequently the site was cleared. Land is currently vacant. It has one single land owner. The site is not currently being marketed for employment. The landowner favours residential development.

Achievability:

The site is cleared but has contamination that might need remediation prior to new development. Land owner is known to be interested in residential use and doubts the ability of general employment development to cover the costs of remediation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-21

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 3.7

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	3	Former Lead Smelter site. The central part is generally flat but on different levels. The edges are on gentle slopes.
STB5	Suitability - Access to highways	4	Access onto Thorpe Lower Lane
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	NRW Safeguarded Waste Site to its west, and open land on the rest of the three sides.
PLC1	Suitability - Policy compliance	1	UDP Green Belt. The western part overlaps the safeguarded Natural Resource and Waste site.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		33	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	5	The former lead smelter buildings were removed. Site is generally cleared with some remaining bricks and concrete hard standing areas in the centre.

Leeds Employment Land Assessment 2016

ELA ref: ELA00804

Site alias: 2202290

Site area (ha): 3.7

E: 431949

N: 426837

Address: Former Lead Smelter Thorpe Lower Lane Wf3

Test	Description	Score	Comment
AVB3	Availability - Marketing	1	Site had a marketing board by Knight Frank for sale without specifying type of development in Nov 2015. However a more recent site visit (22 April 2016) saw the marketing board been withdrawn.
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	2	Known land owner interest for housing on this site and adjacent land.
Total Achievability score:		6	

Leeds Employment Land Assessment 2016

ELA ref: ELA00804

Site alias: 2202290

Site area (ha): 3.7

E: 431949

N: 426837

Address: Former Lead Smelter Thorpe Lower Lane Wf3

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	100.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	5143.68
Nearest bus stop	2849
Nearest bus stop distance (m)	372.62

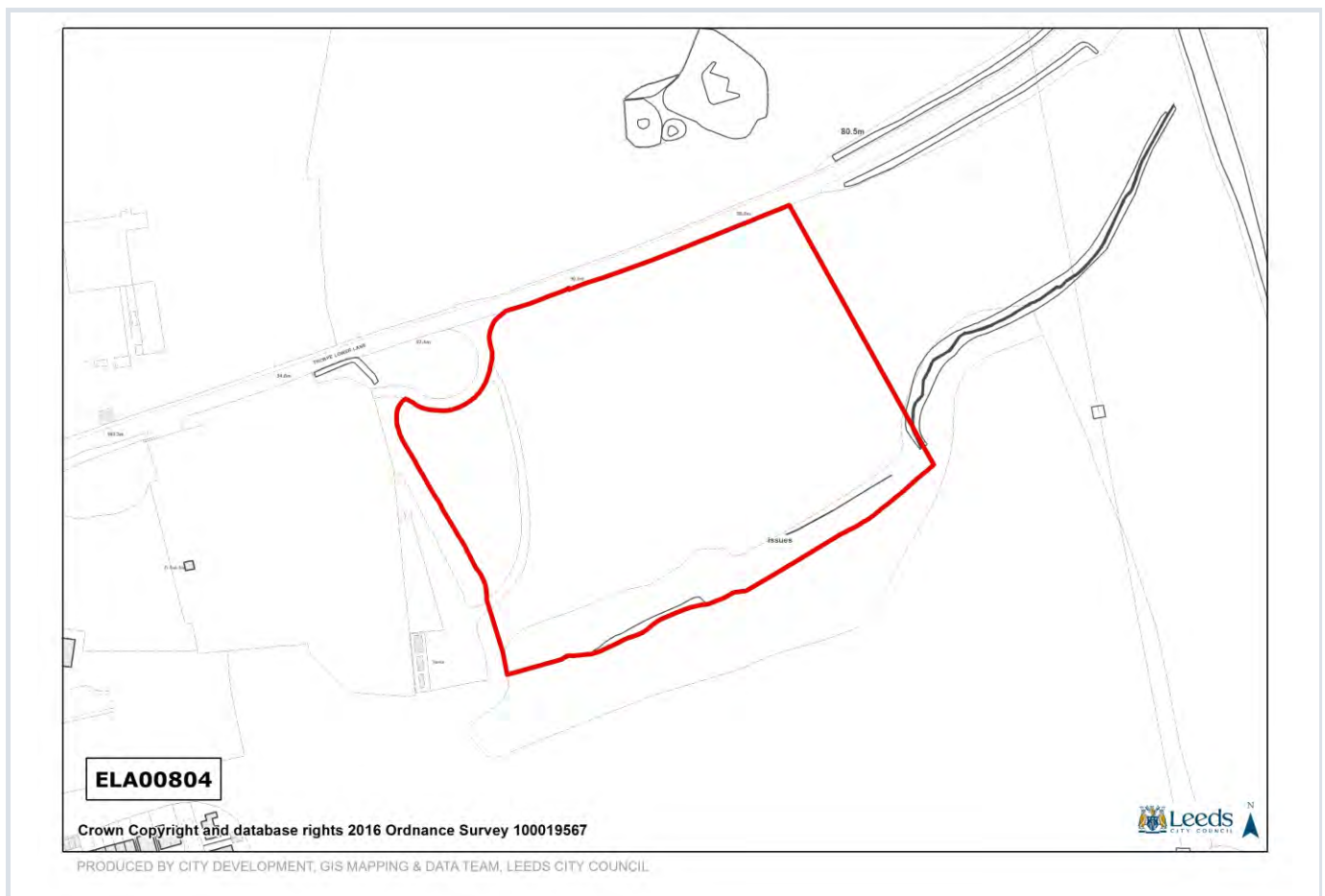
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00809

Site alias: 2202570

Site area (ha): 3.2

E: 431742

N: 426791

Address: Lingwell Gate Lane, Thorpe (West)

General Attributes

Site Description:

n/a

Suitability:

This site is currently cleared. However it is a Natural Resource and Waste Local Plan Safeguarded site, which is safeguarded for waste management use only. Not available for general employment use.

Availability:

This site is currently cleared. However it is a Natural Resource and Waste Local Plan Safeguarded site, which is safeguarded for waste management use only. Not available for general employment use.

Achievability:

This site is currently cleared. However it is a Natural Resource and Waste Local Plan Safeguarded site, which is safeguarded for waste management use only. Not available for general employment use.

Development Plan Status

Development Plan: Natural Resources and Waste DPD

Plan ref: EG1-61

Plan status: NRW employment site

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 3.2

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00809

Site alias: 2202570

Site area (ha): 3.2

E: 431742

N: 426791

Address: Lingwell Gate Lane, Thorpe (West)

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	19.58
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	4955.51
Nearest bus stop	2849
Nearest bus stop distance (m)	174.24

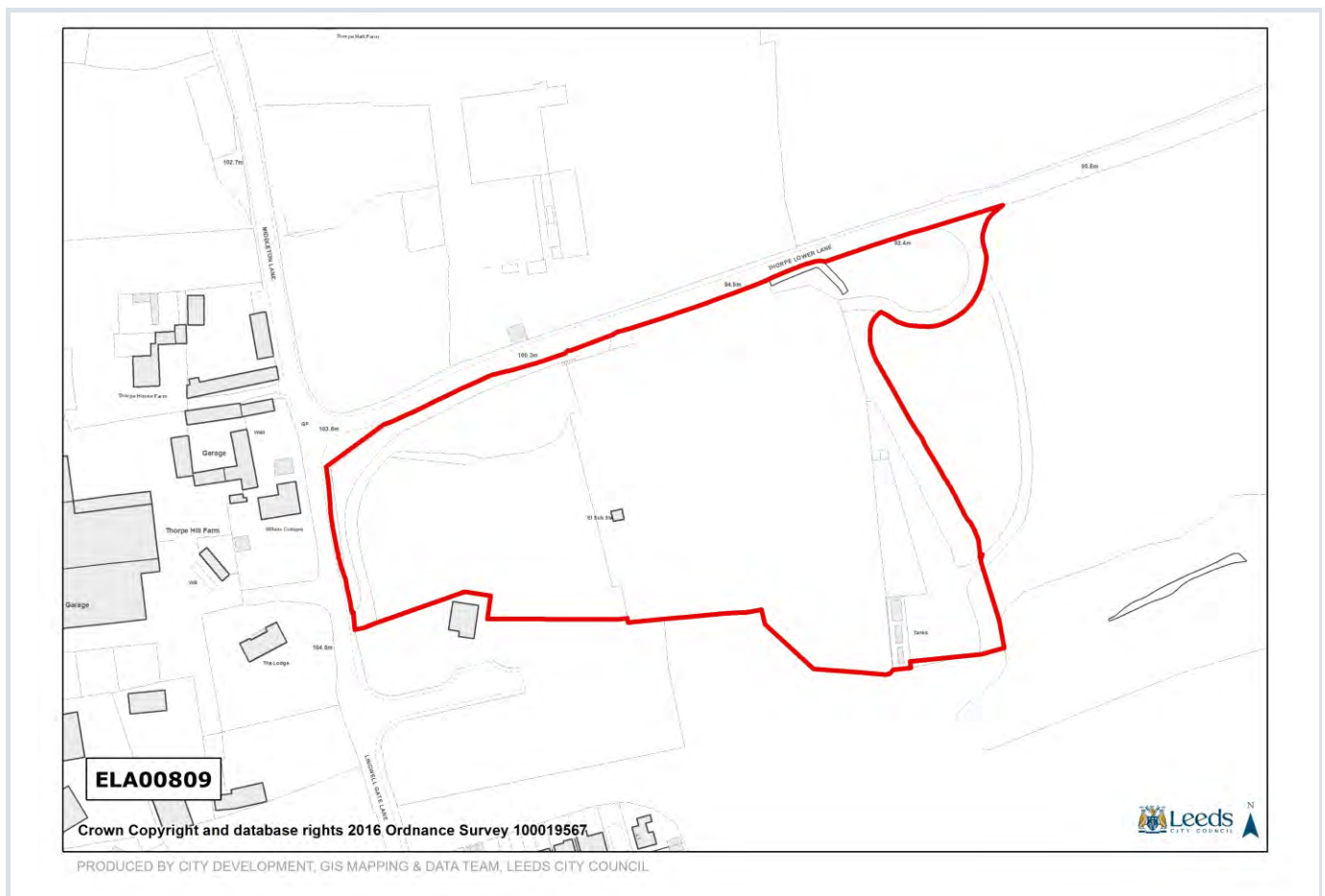
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.02
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00816

Site alias: 2300262

Site area (ha): 1.26

E: 426128

N: 426390

Address: Plots 210-220 Howley Park Ind Est Morley

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission under 15/05356/FU for parcel distribution warehouse approved on 12/02/2016. No need for further assessment. Note this site is currently included in SAP PD as EG1-56.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-56

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.26

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00816

Site alias: 2300262

Site area (ha): 1.26

E: 426128

N: 426390

Address: Plots 210-220 Howley Park Ind Est Morley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1825.01
Nearest bus stop	1608
Nearest bus stop distance (m)	302.33

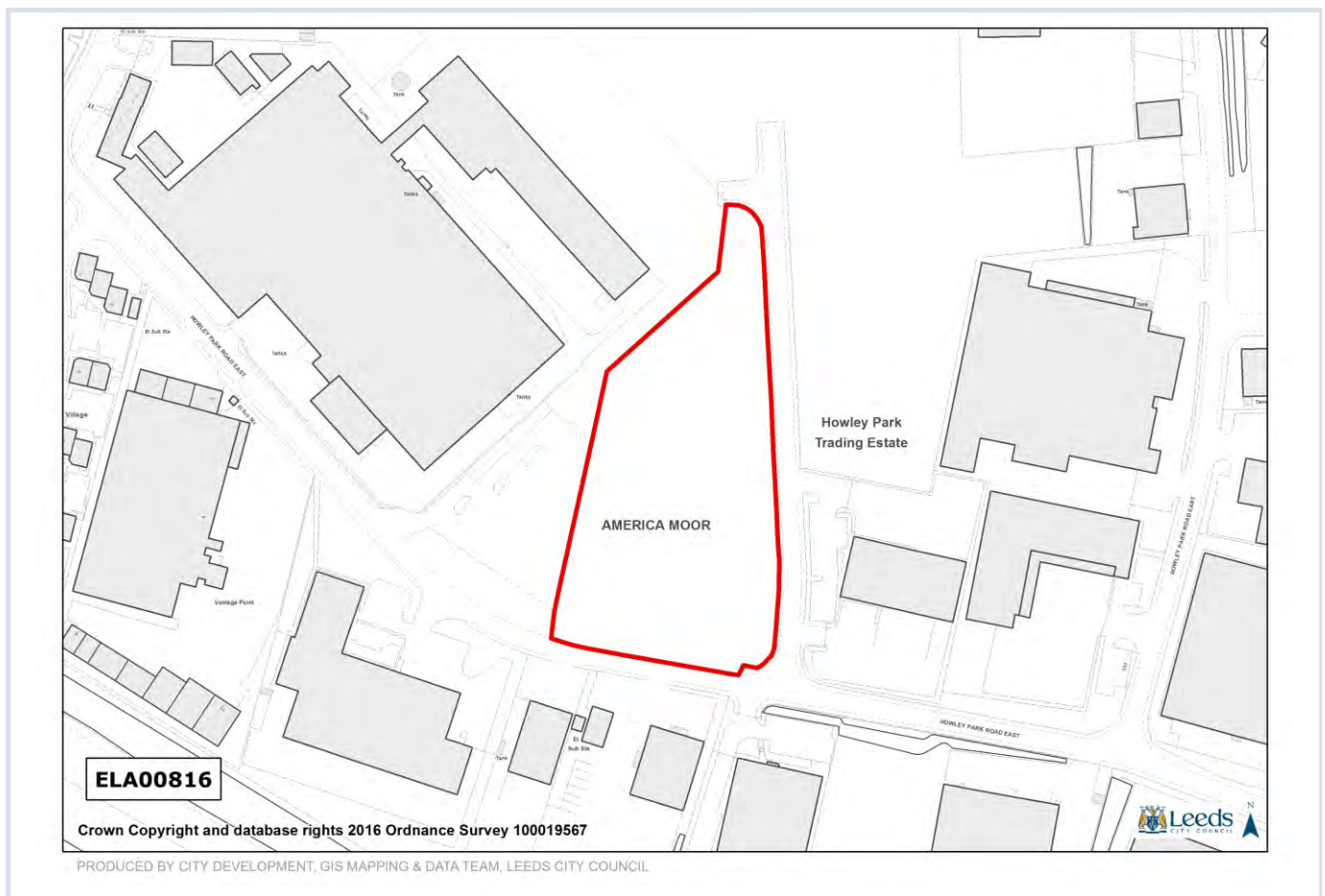
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00818

Site alias: 2300265

Site area (ha): 0.53

E: 426207

N: 426234

Address: Plot 240 Howley Park Ind Est Morley

General Attributes

Site Description:

Site assessed as part of 2301350.

Suitability:

Site assessed as part of 2301350.

Availability:

Site assessed as part of 2301350.

Achievability:

Site assessed as part of 2301350.

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00818

Site alias: 2300265

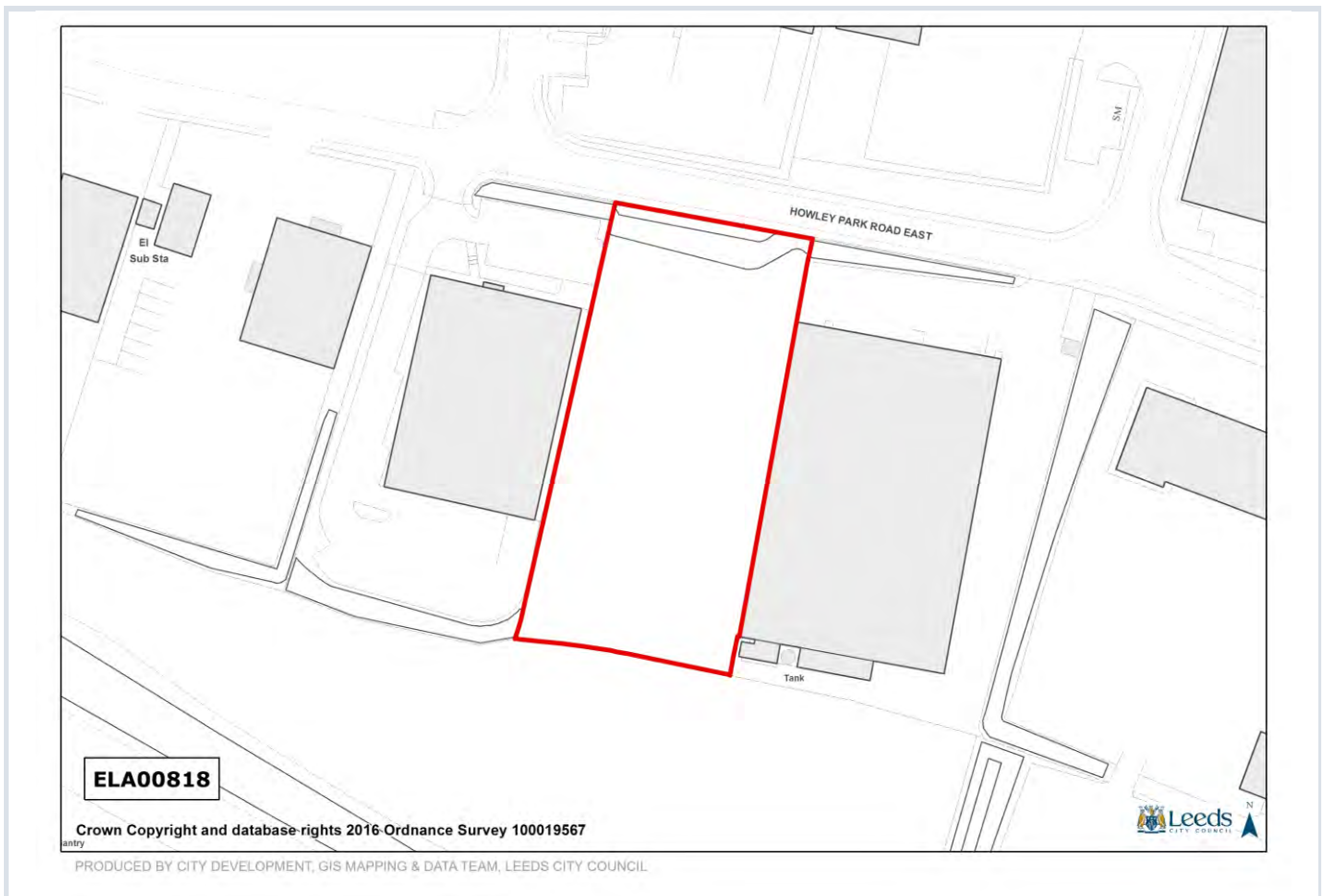
Site area (ha): 0.53

E: 426207

N: 426234

Address: Plot 240 Howley Park Ind Est Morley

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00820

Site alias: 2300267

Site area (ha): 1.15

E: 426596

N: 426077

Address: Plot 460 Howley Park Ind Est Morley

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission under 13/00904/FU as part of the soil treatment facilities. It is safeguarded in the adopted Natural Resource and Waste Local Plan. It is not available for general employment use.

Availability:

Site has extant permission under 13/00904/FU as part of the soil treatment facilities. It is safeguarded in the adopted Natural Resource and Waste Local Plan. It is not available for general employment use.

Achievability:

Site has extant permission under 13/00904/FU as part of the soil treatment facilities. It is safeguarded in the adopted Natural Resource and Waste Local Plan. It is not available for general employment use.

Development Plan Status

Development Plan: Natural Resources and Waste DPD

Plan ref: EG1-59

Plan status: NRW employment site

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.15

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00820

Site alias: 2300267

Site area (ha): 1.15

E: 426596

N: 426077

Address: Plot 460 Howley Park Ind Est Morley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	2062.74
Nearest bus stop	12969
Nearest bus stop distance (m)	535.10

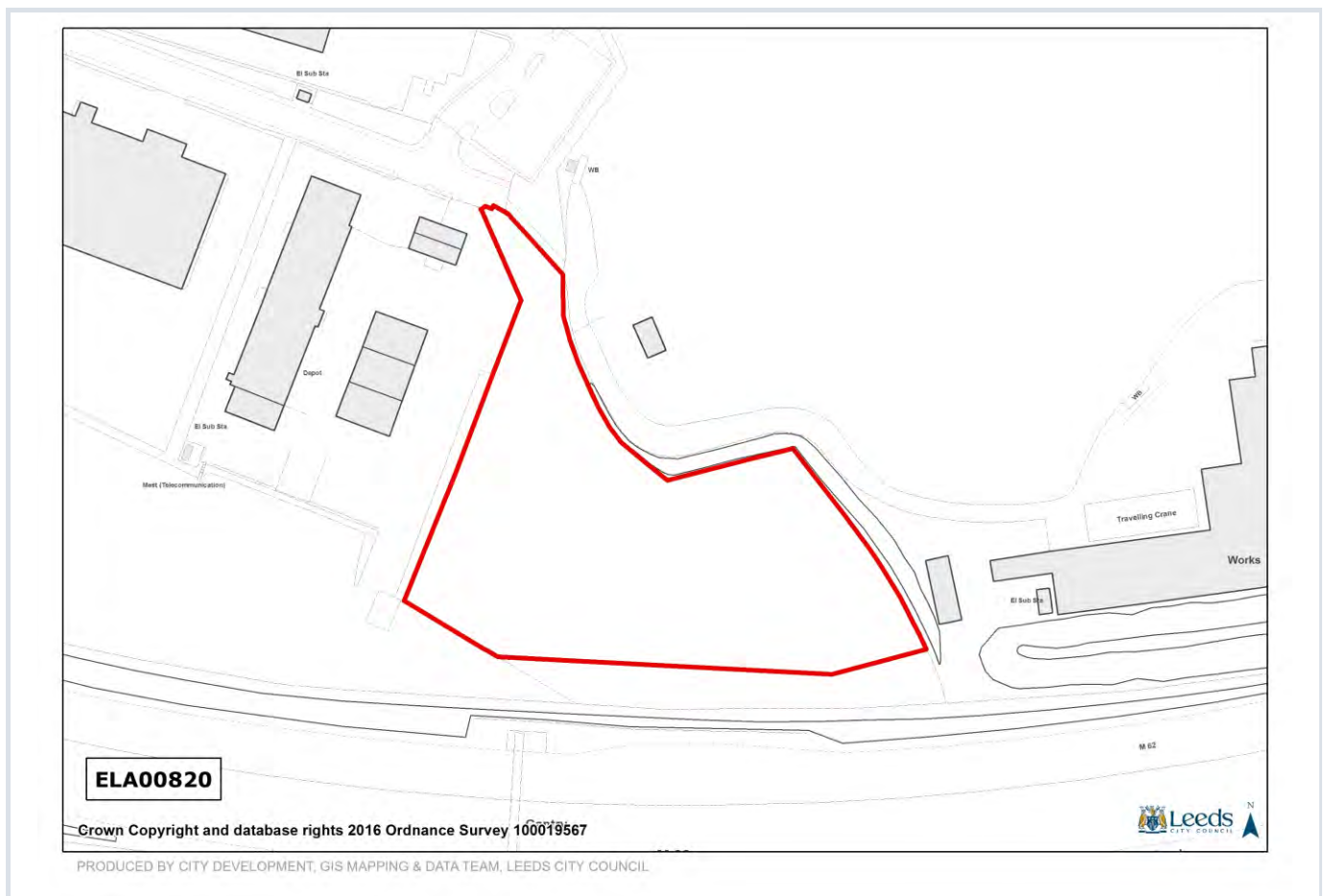
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00821

Site alias: 2300268

Site area (ha): 1.81

E: 426429

N: 426450

Address: Plots 410 & 420 Howley Park Road East Morley LS27

General Attributes

Site Description:

This is a remaining plot in Howley Park, an established industrial area. It is a greenfield site, bounded by residential to the north east, quarry and industrial units to the south and west.

Suitability:

Site is free from physical or policy constraints for general employment use. However due to its out of centre location, office development on this site would be contrary to Core Strategy Policy EC2.

Availability:

Site is currently vacant with on site marketing board.

Achievability:

It is a cleared site in a established employment area. However there has been no planning permission for employment use in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-57

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.81

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Use existing spur road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	UDPR employment site (E3C:10) within Howley Business Park in Main Urban Area.
PLC2	Suitability - Regeneration/shortfall areas	5	with South Leeds RA.
Total Suitability score:		45	
AVB1	Availability - Ownership	3	don't know.
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	On site marketing board "To let, Design & Build Opportunities" by Lamberth Smith Hampton.
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00821

Site alias: 2300268

Site area (ha): 1.81

E: 426429

N: 426450

Address: Plots 410 & 420 Howley Park Road East Morley LS27

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1741.25
Nearest bus stop	1666
Nearest bus stop distance (m)	297.04

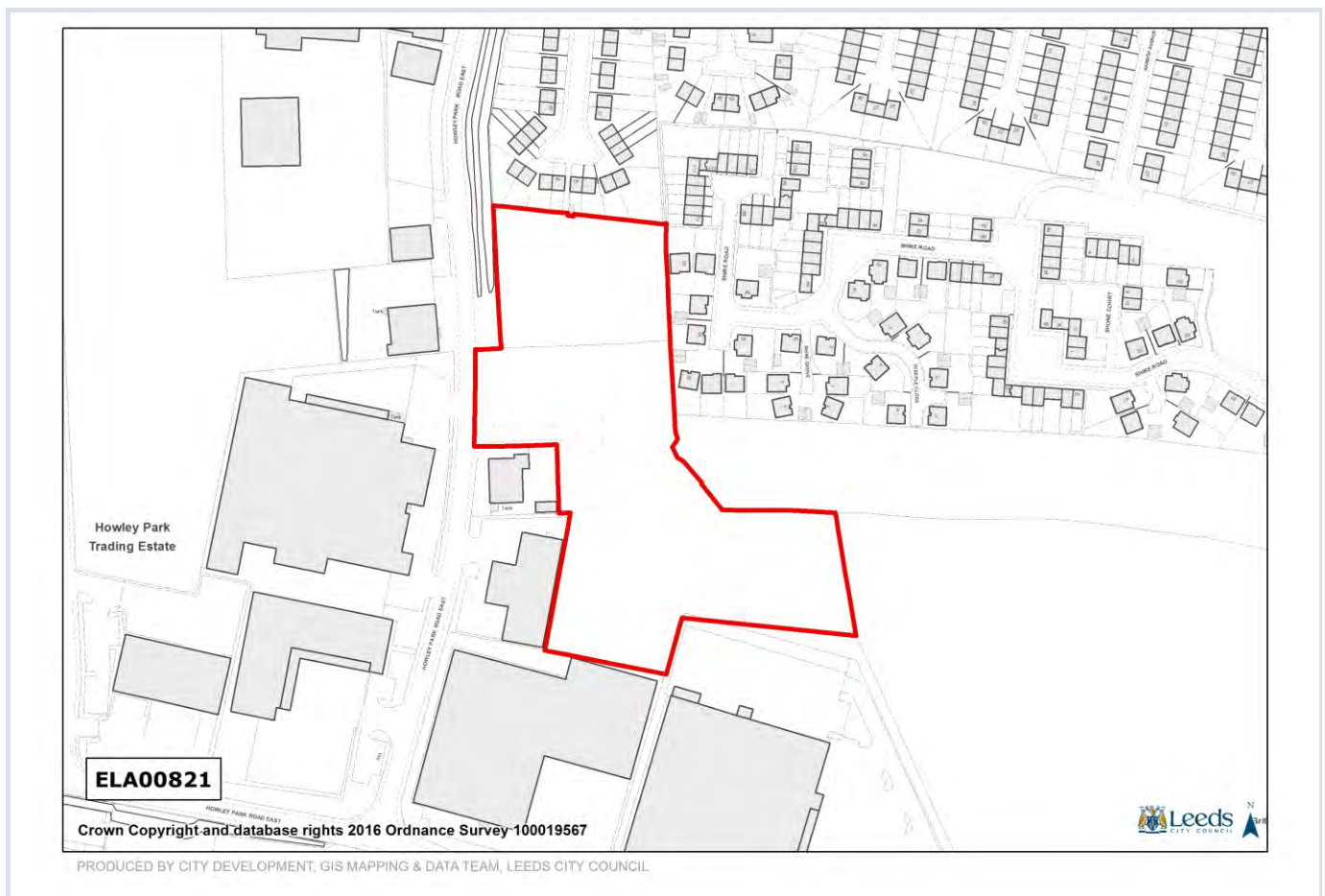
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

Leeds Employment Land Assessment 2016

ELA ref: ELA00839

Site alias: 2300894

Site area (ha): 0.09

E: 426363

N: 427258

Address: Adj Ravenheat Ltd Chartists Way Morley

General Attributes

Site Description:

This is a small grassed site sandwiched by two employment units. It has commercial use to the north opposite Chartists Way, and residential properties to the south.

Suitability:

This site is free from physical or policy constraints for general employment use (note the record shows site is contaminated however remediation is likely to have completed following permission H23/176/83 on the former goods railway yard). High quality design that is in keeping with the historic townscape would be required to minimise impact on the adjacent Morley Conservation Area. Due to the location any office proposal here would be contrary to CS EC2.

Availability:

Site seems to be in single ownership and cleared. No marketing board in place during site visit.

Achievability:

This is a cleared site adjacent to existing commercial uses. It had planning permission for general employment however permission lapsed in 2009.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-55

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.09

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	remediation likely to have completed following approval of permission H23/176/83 for land reclamation of former goods railway yard.
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	must use existing access to adjacent site
STB6	Suitability - Environmental constraints	3	Site is outside but adjoins the Morley Conservation Area hence high quality design in keeping with the historical features would be necessary.
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	general employment use accords fully with EC1 (brownfield within Urban Area in established commercial area). However office development would be contrary to EC2.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		38	
AVB1	Availability - Ownership	3	Site is adjacent to Ravenheat Ltd. However ownership 'don't know'.
AVB2	Availability - Occupancy	5	Grassed land.
AVB3	Availability - Marketing	1	No on site marketing board.
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	4	Site is adjacent to employment use on three sides and housing to the south.
MKT1	Achievability - Planning interest	4	Latest permission granted for general employment (on 07/09/2006 under ref 06/04325/OT).

Leeds Employment Land Assessment 2016

ELA ref: ELA00839

Site alias: 2300894

Site area (ha): 0.09

E: 426363

N: 427258

Address: Adj Ravenheat Ltd Chartists Way Morley

Test	Description	Score	Comment
	Total Achievability score:	8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00839

Site alias: 2300894

Site area (ha): 0.09

E: 426363

N: 427258

Address: Adj Ravenheat Ltd Chartists Way Morley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1040.40
Nearest bus stop	1986
Nearest bus stop distance (m)	20.58

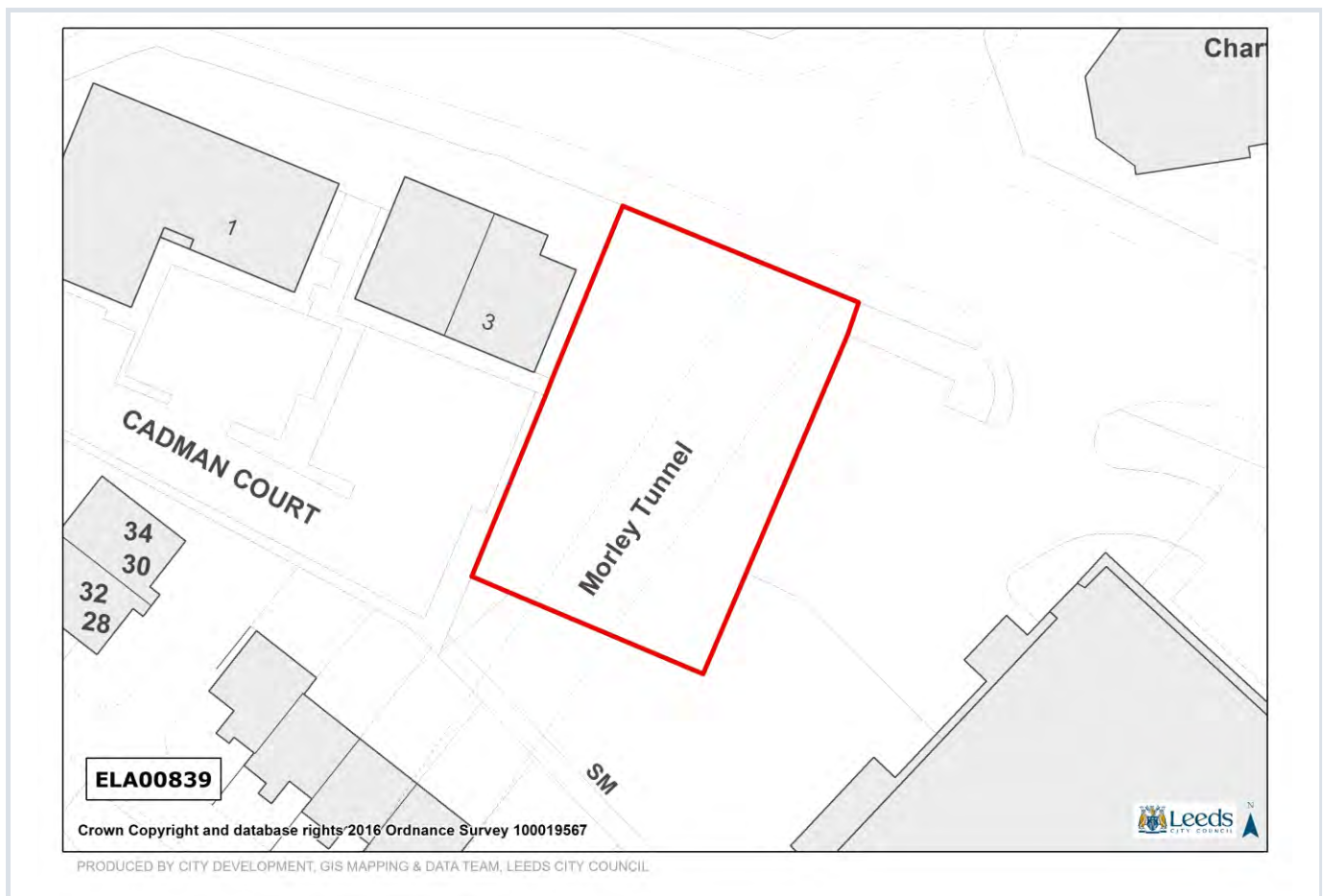
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00853

Site alias: 2301350

Site area (ha): 1.85

E: 426257

N: 426131

Address: Howley Park Ind Est Morley

General Attributes

Site Description:

This is a large remaining plot within the established Howley Park Industrial Estate. The road frontage part is vacant land sandwiched between two general employment units to the east and west. The southern part has a gentle north south slope currently overgrown.

Suitability:

This is a remaining plot of UDP general employment allocation (E3C:10). The site appears to be free from physical or policy constraints for general employment. Due to its out of centre location, office proposal would be contrary to Core Strategy Policy EC2.

Availability:

No information on site ownership. No on site marketing board at the time of site visit. This is however a cleared and vacant site.

Achievability:

This is a cleared site in an established employment area. It has pending application for a mineral related use.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-58

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 2.38

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	3	
STB4	Suitability - Topography and layout	3	The northern part is generally flat whilst the southern part is on a gentle north south slope towards the M62.
STB5	Suitability - Access to highways	4	Needs access through adjacent site to Howley Park Road East
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	Remaining plot within Howley Industrial Park.
PLC1	Suitability - Policy compliance	5	Saved UDPR employment allocation.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	pending application 16/04307/FU for Laying out of access road and levelling of site, the formation of a development platform following the removal of clay (circa 5,000sqm) for use in the adjacent Britannia Quarry and the importation of material.
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA00853

Site alias: 2301350

Site area (ha): 1.85

E: 426257

N: 426131

Address: Howley Park Ind Est Morley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	2098.81
Nearest bus stop	1608
Nearest bus stop distance (m)	619.99

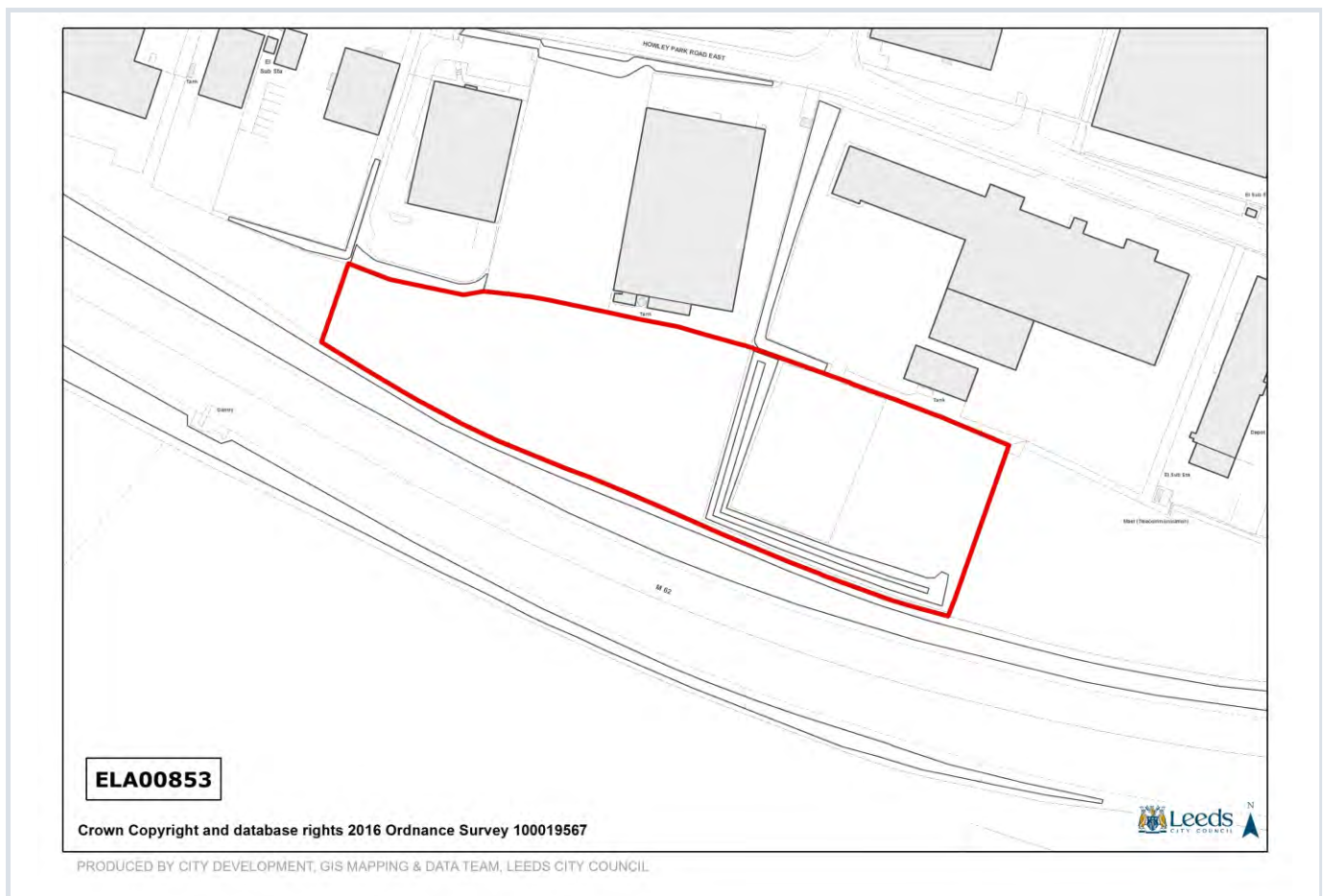
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	53.73
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00861

Site alias: 2301552

Site area (ha): 1.24

E: 425449

N: 428004

Address: Bruntcliffe Lane Morley

General Attributes

Site Description:

n/a

Suitability:

Site is in existing employment use as a motor auction and storage business hence no longer available for new employment allocation.

Availability:

Site is in existing employment use (motor auction and storage business) hence no longer available for new employment allocation.

Achievability:

Site is in existing employment use as a motor auction and storage business hence no longer available for new employment allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2301552

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00861

Site alias: 2301552

Site area (ha): 1.24

E: 425449

N: 428004

Address: Bruntcliffe Lane Morley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1519.54
Nearest bus stop	1390
Nearest bus stop distance (m)	159.56

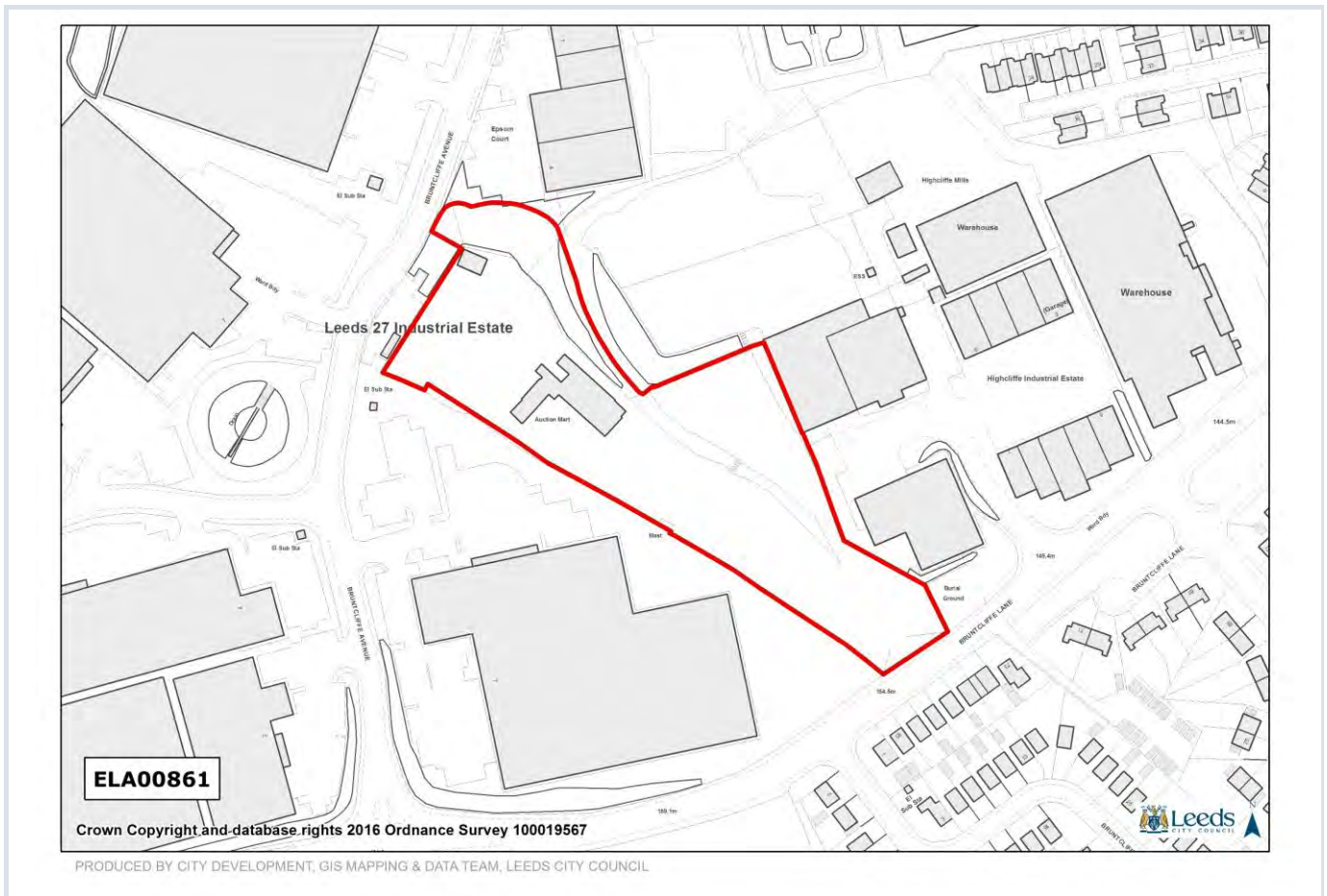
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00867

Site alias: 2301611

Site area (ha): 3.57

E: 424368

N: 428038

Address: Wakefield Road Gildersome

General Attributes

Site Description:

Vacant land bounded by existing general employment and green belt. Site is off the Gelderd Road/Wakefield Road roundabout and close to M621.

Suitability:

It has extant planning permission under 10/04597/OT approved on 05/06/2014 for general employment led development (light industry, general industry and warehouse development (Use Classes Class B1c, B2 and B8), a 90 bed hotel and pub/restaurant, with car parking). The principle of general employment use has been established. This site is currently allocated for general employment in the UDP (ref E3B:7).

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-52

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 3.57

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00867

Site alias: 2301611

Site area (ha): 3.57

E: 424368

N: 428038

Address: Wakefield Road Gildersome

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.03
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	2597.09
Nearest bus stop	7561
Nearest bus stop distance (m)	71.80

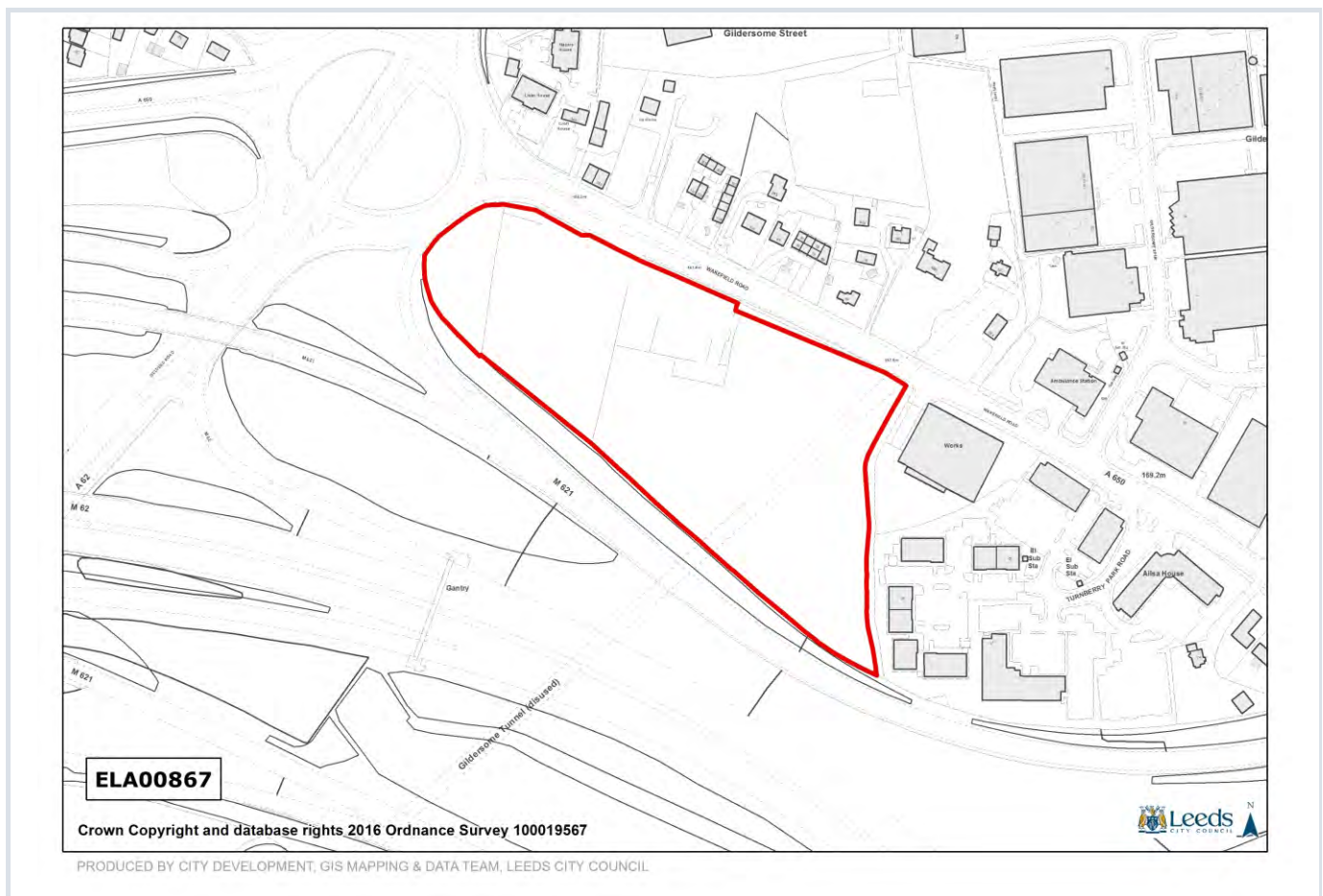
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00891

Site alias: 2302250

Site area (ha): 3.15

E: 426181

N: 426548

Address: Off Britannia Rd Morley

General Attributes

Site Description:

n/a

Suitability:

Site has extant general employment permission (ref 15/05356/FU approved on 12/02/2016). No need for further ELA assessment.

Availability:

Site has extant general employment permission (ref 15/05356/FU approved on 12/02/2016).

Achievability:

Site has extant general employment permission (ref 15/05356/FU approved on 12/02/2016).

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2302250

Plan status: Dormant

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.24

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00891

Site alias: 2302250

Site area (ha): 3.15

E: 426181

N: 426548

Address: Off Britannia Rd Morley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1696.24
Nearest bus stop	1608
Nearest bus stop distance (m)	173.18

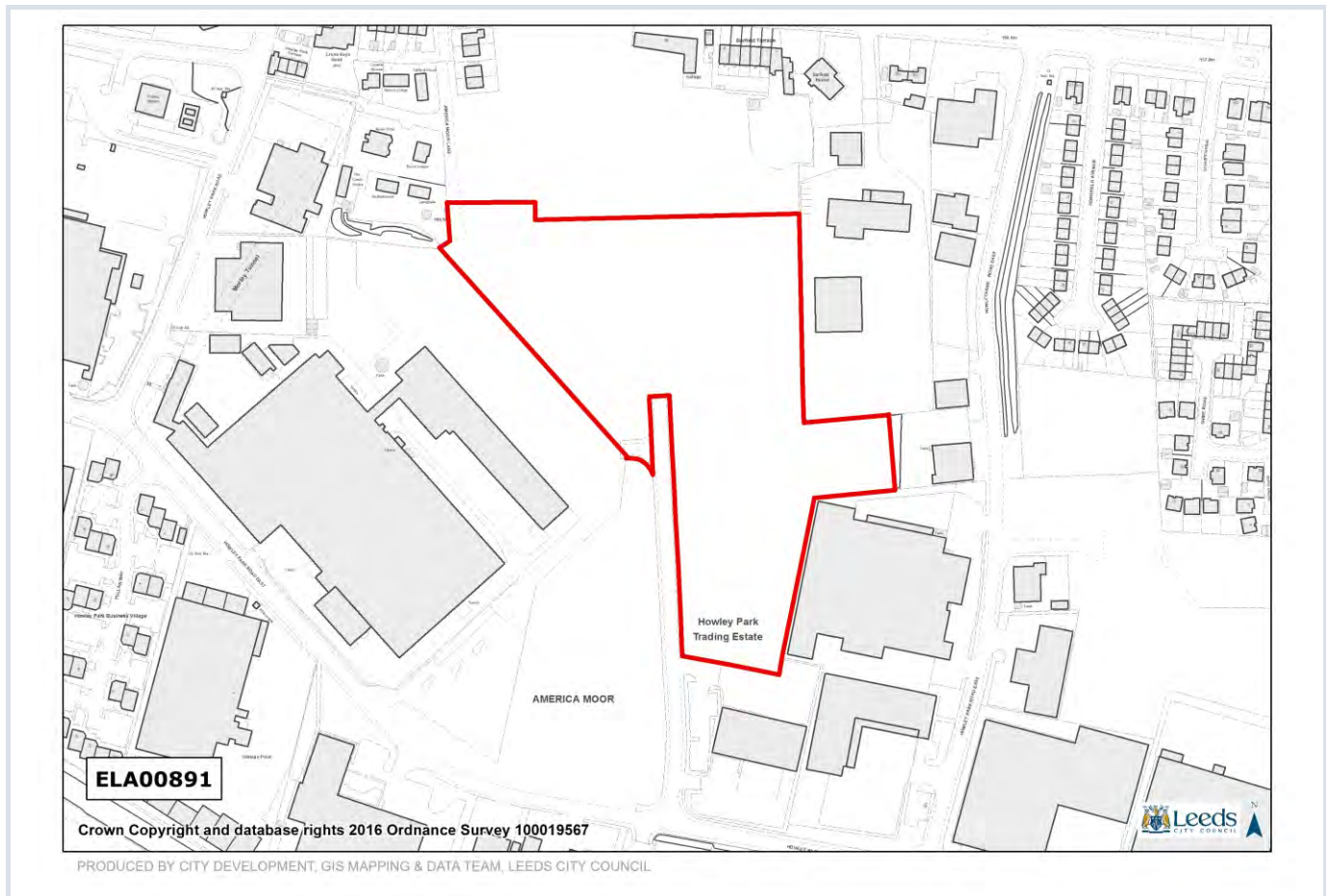
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00901

Site alias: 2302404

Site area (ha): 0.37

E: 427886

N: 429574

Address: R/o Arlington Business Centre Millshaw Park Avenue LS11

General Attributes

Site Description:

n/a

Suitability:

Site suitability demonstrated by extant office permission (ref 13/02207/FU approved on 11/09/2013).

Availability:

Site has extant office permission (ref 13/02207/FU approved on 11/09/2013).

Achievability:

Site has extant office permission (ref 13/02207/FU approved on 11/09/2013).

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-22

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 3280

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00901

Site alias: 2302404

Site area (ha): 0.37

E: 427886

N: 429574

Address: R/o Arlington Business Centre Millshaw Park Avenue LS11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	706.15
Nearest bus stop	11121
Nearest bus stop distance (m)	281.14

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00906

Site alias: 2302530

Site area (ha): 1.84

E: 426699

N: 427368

Address: Rods Mills La - High St Morley

General Attributes

Site Description:

The site has variable characteristics. The northern part of the site has listed buildings which are partially occupied. The middle of the site has an area of mature trees on a slope. The southern part includes a small office building with an operational print business, and borders established industrial use.

Suitability:

The site is free from floods risk and well served by public transport due to its close proximity to Morley Town Centre. The main development barriers are land remediation (as result of previous use), highway access, impact on listed buildings and conservation area, which can be mitigated through good design. The site carries UDPR E3A:8 employment notation. It accords fully with Core Strategy EC1 for general employment use, however any office proposal would be contrary to EC2 due to its out of centre location.

Availability:

Site visit (April 2016) suggests that the site is partially occupied. No marketing board was on site. Land owner has been know of having interest for residential development, and this site is currently included in the SHLAA as a Phase 1 housing site in the SAP PD.

Achievability:

Site has potential remediation cost to deal with contamination. Special design measures would be necessary to mitigate impact from listed buildings and conversation area.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2302530

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	2	No viable access for redevelopment of the site without demolition of building and access on to High Street
STB6	Suitability - Environmental constraints	3	Within the Morley Conservation Area and site contains a Listed Building.
STB7	Suitability - Adjacent uses	3	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		32	
AVB1	Availability - Ownership	5	
AVB2	Availability - Occupancy	1	
AVB3	Availability - Marketing	1	
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	2	

Leeds Employment Land Assessment 2016

ELA ref: ELA00906

Site alias: 2302530

Site area (ha): 1.84

E: 426699

N: 427368

Address: Rods Mills La - High St Morley

Test	Description	Score	Comment
MKT1	Achievability - Planning interest	2	Known interest from land owner for residential development. This site is included in the SHLAA, and is currently a phase 1 housing site in the Site Allocation Plan Publication Draft.
Total Achievability score:		4	

Leeds Employment Land Assessment 2016

ELA ref: ELA00906

Site alias: 2302530

Site area (ha): 1.84

E: 426699

N: 427368

Address: Rods Mills La - High St Morley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	785.27
Nearest bus stop	1907
Nearest bus stop distance (m)	90.44

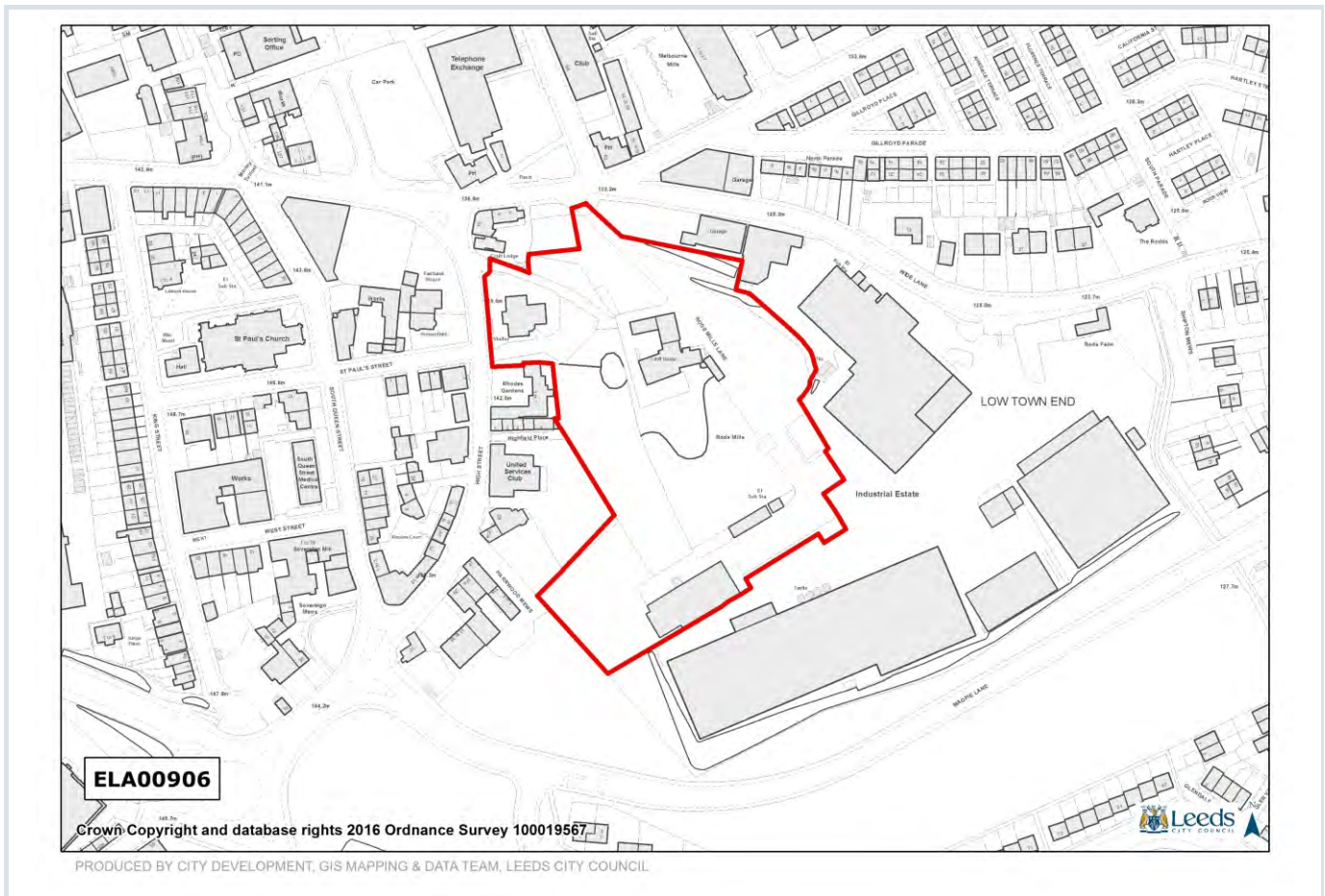
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00923

Site alias: 2302750

Site area (ha): 1.28

E: 427967

N: 426790

Address: Topcliffe Lane Tingley LS27

General Attributes

Site Description:

n/a

Suitability:

Site has extant office permission under 08/01132/OT approved on 12/10/2012 for B1a Office development (Capitol Park Phase 4). No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-60

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.28

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00923

Site alias: 2302750

Site area (ha): 1.28

E: 427967

N: 426790

Address: Topcliffe Lane Tingley LS27

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.32
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1654.32
Nearest bus stop	8422
Nearest bus stop distance (m)	175.33

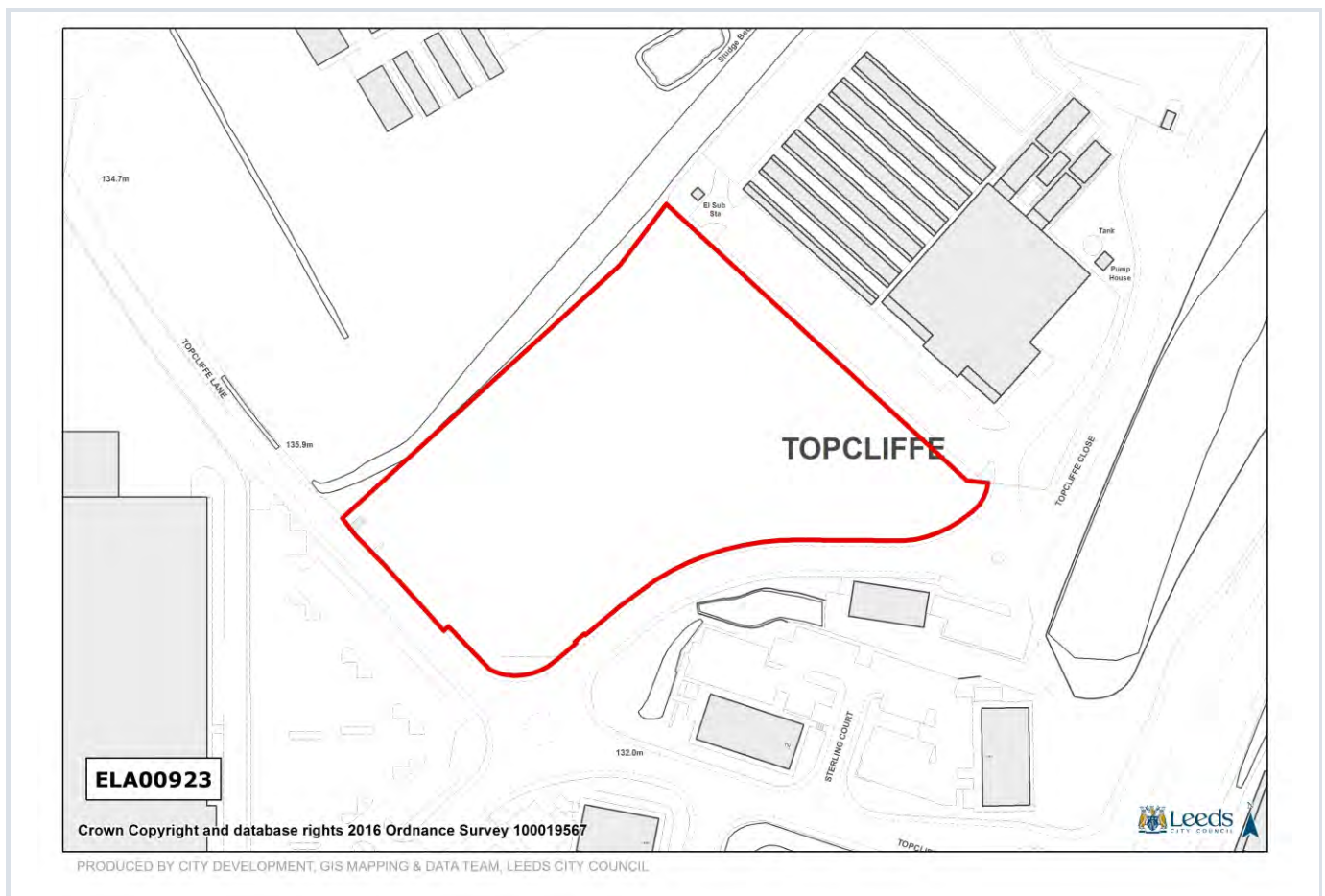
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00941

Site alias: 2302835

Site area (ha): 0.96

E: 427348

N: 426591

Address: Phase 2c Capitol Park Tingley Common Tingley Wf3

General Attributes

Site Description:

n/a

Suitability:

Site suitability demonstrated by extant consent for office development (Capitol Park) which will not lapse as part of it has been implemented. This is the Phase 2c and yet to be started.

Availability:

Site availability demonstrated by extant consent for office development

Achievability:

Site achievability demonstrated by extant consent for office development

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-24

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 4400

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00941

Site alias: 2302835

Site area (ha): 0.96

E: 427348

N: 426591

Address: Phase 2c Capitol Park Tingley Common Tingley Wf3

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1563.11
Nearest bus stop	6718
Nearest bus stop distance (m)	145.76

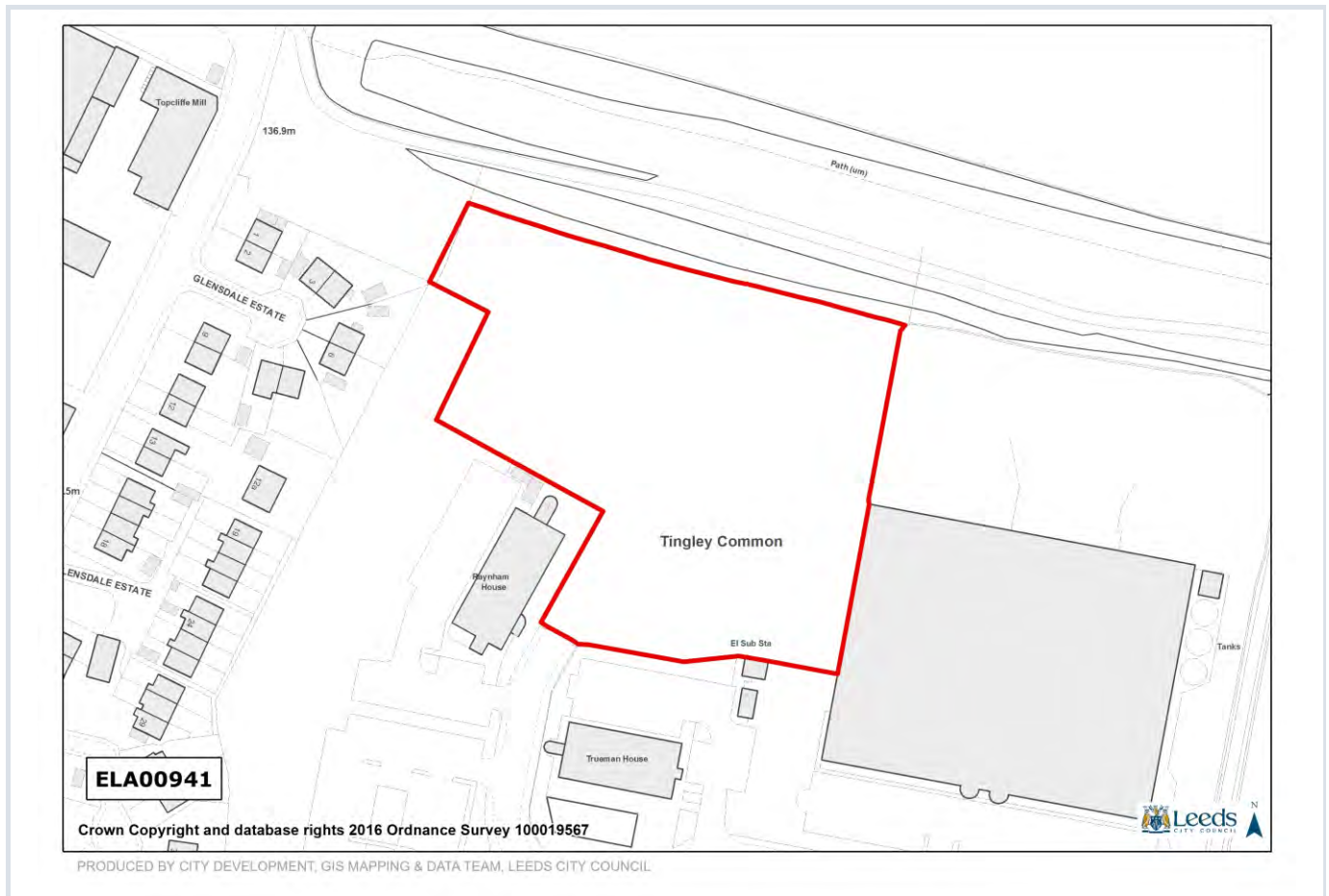
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00942

Site alias: 2302836

Site area (ha): 2.43

E: 427813

N: 426559

Address: Phase 3 Capitol Park Tingley Common Wf3

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for 5 office blocks under reference 11/02512/RM approved on 29/05/2012, within the LDF plan period

Availability:

Site availability demonstrated by extant office permission

Achievability:

Site achievability demonstrated by extant office permission

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-39

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 1600

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00943

Site alias: 2302837

Site area (ha): 10.6

E: 427454

N: 426490

Address: Flats Adj Block B Capitol Park Tingley Common Tingley Wf3

General Attributes

Site Description:

Site being granted for office and hotel use, subsequently implemented prior to the Plan Period.

Suitability:

Site being granted for office and hotel use, subsequently implemented prior to the Plan Period.

Availability:

Site being granted for office and hotel use, subsequently implemented prior to the Plan Period.

Achievability:

Site being granted for office and hotel use, subsequently implemented prior to the Plan Period.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-25

Plan status: Dormant

Plan capacity - office (sqm): 476

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00943

Site alias: 2302837

Site area (ha): 10.6

E: 427454

N: 426490

Address: Flats Adj Block B Capitol Park Tingley Common Tingley Wf3

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1688.53
Nearest bus stop	6718
Nearest bus stop distance (m)	269.23

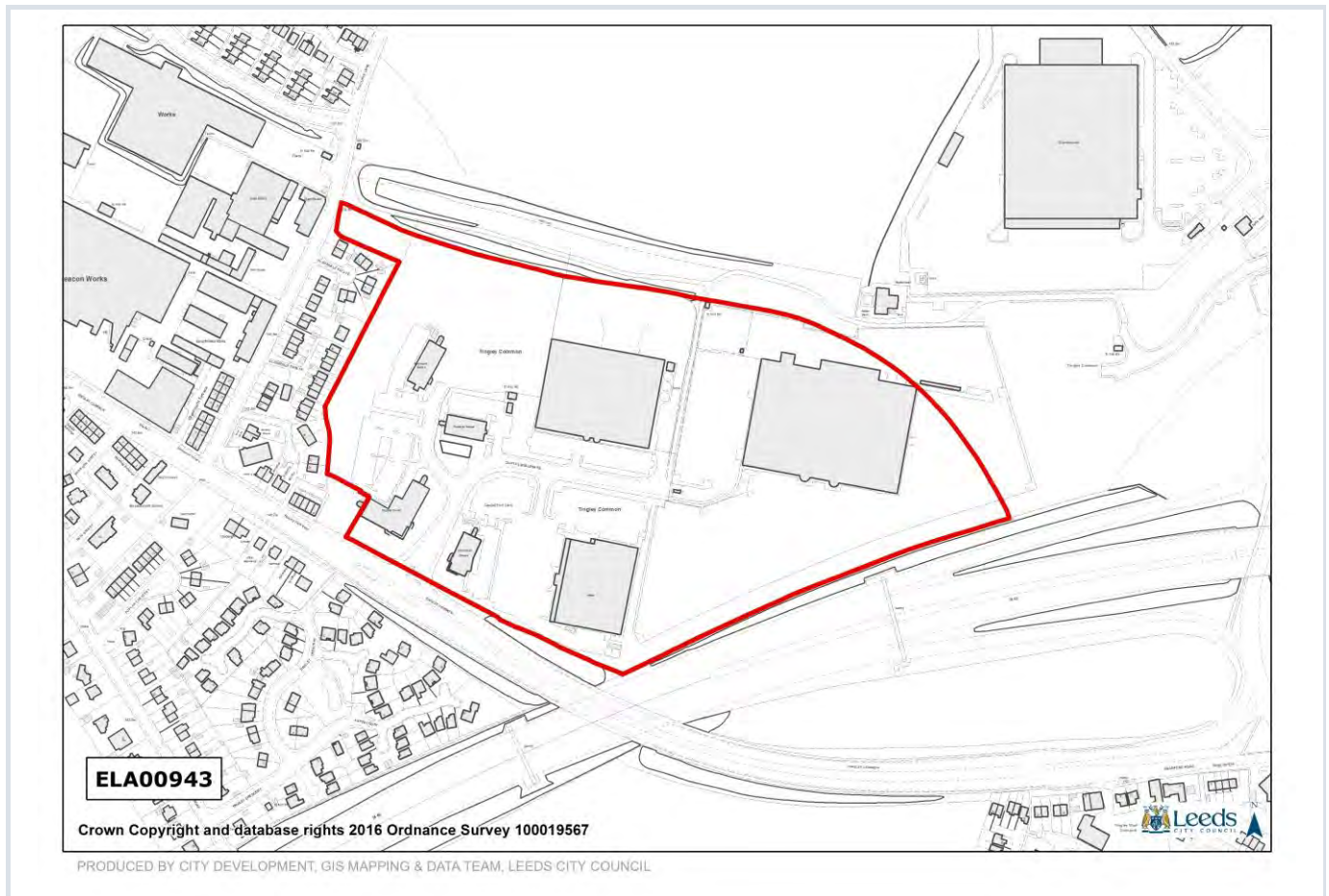
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00951

Site alias: 2303020

Site area (ha): 5.93

E: 425145

N: 426973

Address: Hub62 Bruntcliffe Road Morley LS27

General Attributes

Site Description:

Vacant land bounded by Bruntcliffe Road to the north and motorway to the south. It is adjacent to the recent housing development to the east.

Suitability:

This is a former UDP Employment allocation E4:47.

Availability:

The site has been granted residential permission under 14/06825/OT on 14.09.2016 and is therefore no longer available for employment use. Not allocate for general employment.

Achievability:

Recent residential permission means general employment is not achievable.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2303020

Plan status: Dormant

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 5.93

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00951

Site alias: 2303020

Site area (ha): 5.93

E: 425145

N: 426973

Address: Hub62 Bruntcliffe Road Morley LS27

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	2143.93
Nearest bus stop	4435
Nearest bus stop distance (m)	242.67

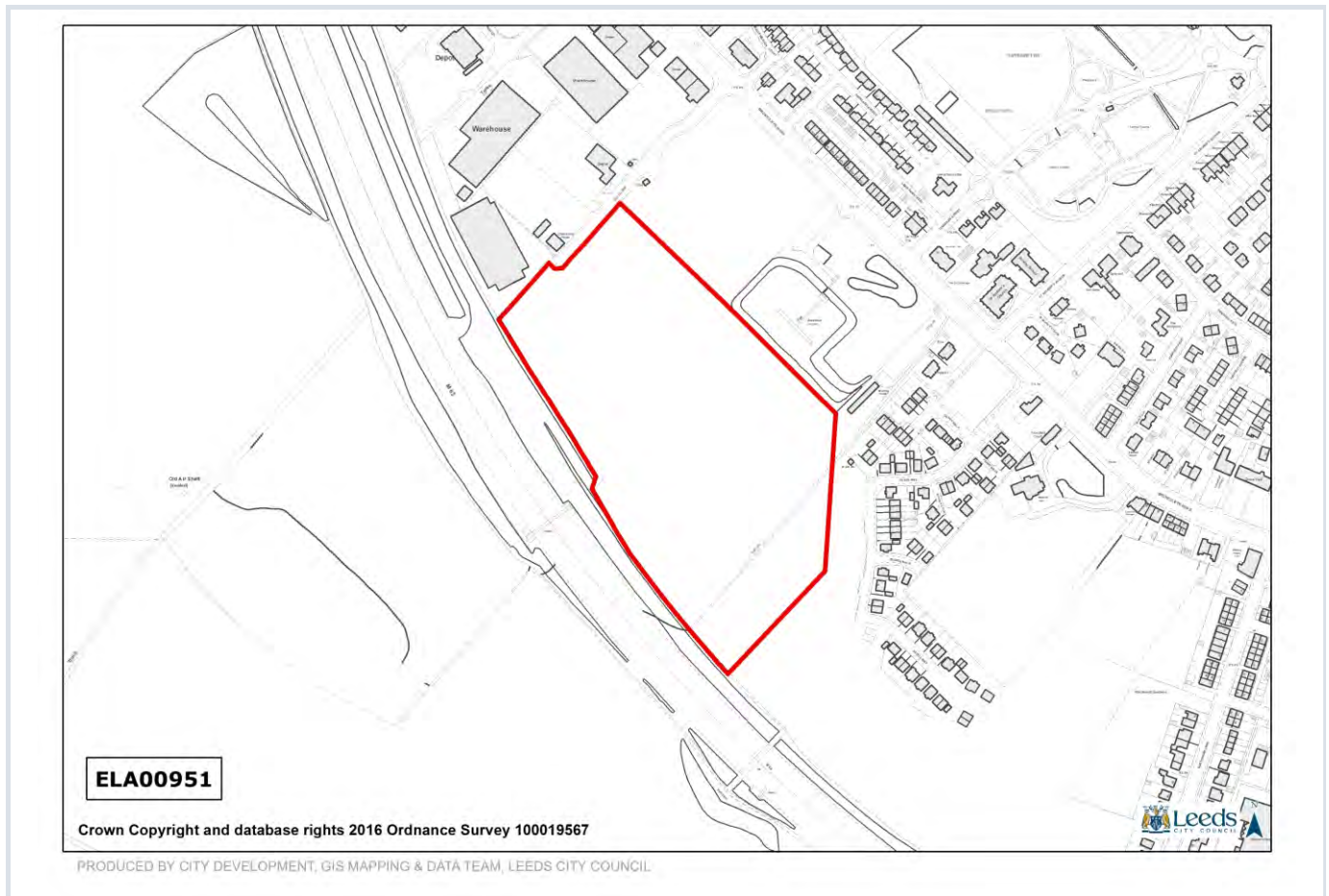
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00957

Site alias: 2303441

Site area (ha): 0.16

E: 423188

N: 428377

Address: Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11

General Attributes

Site Description:

Historic employment site that has already been developed as a warehouse unit in the Adwalton Business Park.

Suitability:

Suitable but already developed.

Availability:

Historic employment site that has already been developed under 08/01156/FU i.e. warehouse unit the Adwalton Business Park, prior to Plan Period. No longer available for employment allocation.

Achievability:

Achieved prior to the start of the plan period.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2303441

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 580

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00957

Site alias: 2303441

Site area (ha): 0.16

E: 423188

N: 428377

Address: Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	3786.04
Nearest bus stop	5354
Nearest bus stop distance (m)	100.79

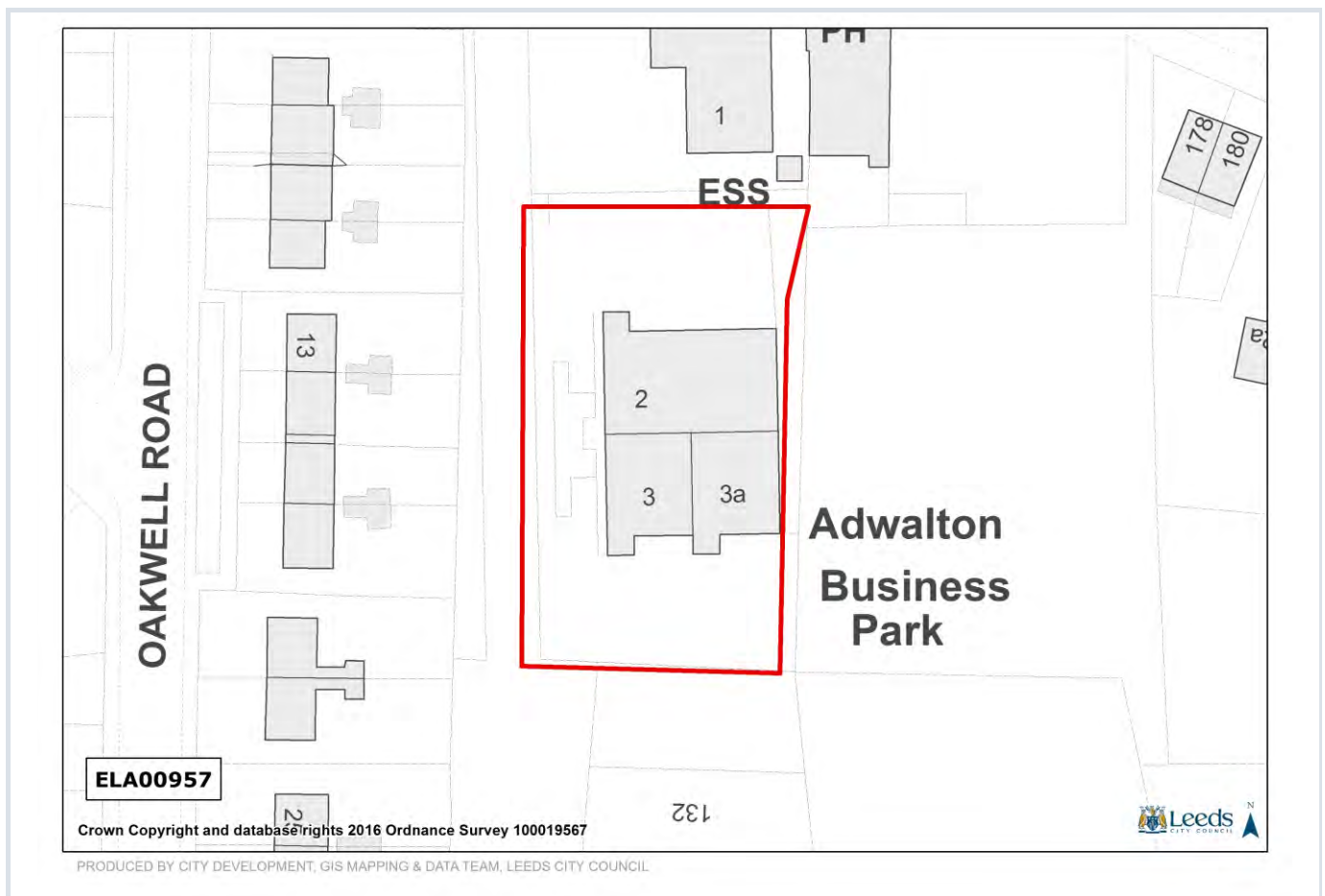
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA00959

Site alias: 2303459

Site area (ha): 0.43

E: 426628

N: 427644

Address: Peel Mills Commercial Street Morley LS27

General Attributes

Site Description:

This is the former Peel Mills. Site has already been converted to residential development and no longer available for new employment. No need for detailed ELA assessment.

Suitability:

As above.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2303459

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 430

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00959

Site alias: 2303459

Site area (ha): 0.43

E: 426628

N: 427644

Address: Peel Mills Commercial Street Morley LS27

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	571.92
Nearest bus stop	905
Nearest bus stop distance (m)	94.38

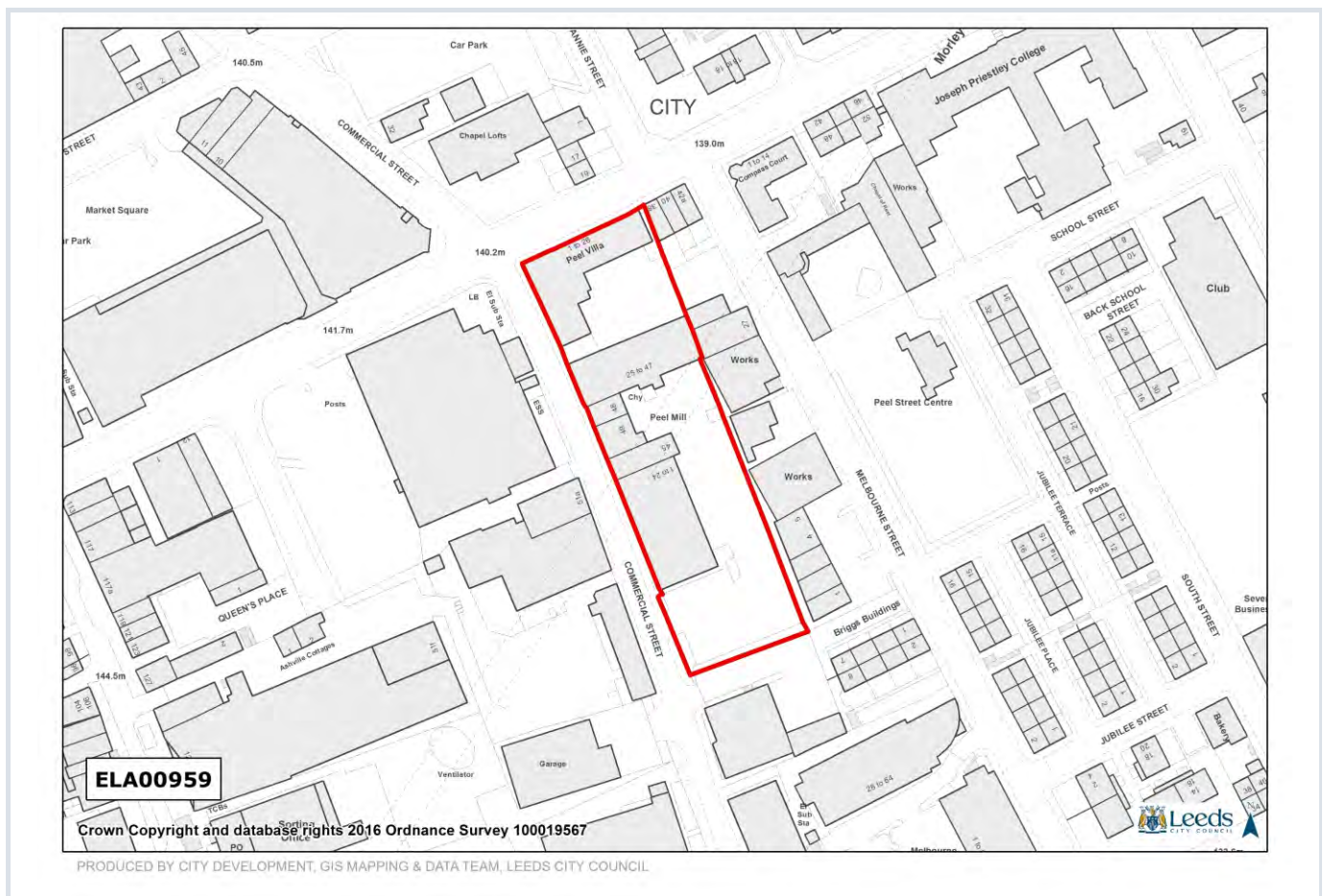
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00964

Site alias: 2304060

Site area (ha): 0.29

E: 425467

N: 428136

Address: R/o Epsom Court Bruntcliffe Avenue Morley LS27

General Attributes

Site Description:

n/a

Suitability:

Site suitability demonstrated by extant planning permission for industrial units under 15/01576/FU approved in July 2015.

Availability:

Site availability demonstrated by extant planning permission for industrial units under 15/01576/FU approved in July 2015.

Achievability:

Site achievability demonstrated by extant planning permission for industrial units under 15/01576/FU approved in July 2015.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-53

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.29

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00964

Site alias: 2304060

Site area (ha): 0.29

E: 425467

N: 428136

Address: R/o Epsom Court Bruntcliffe Avenue Morley LS27

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1497.94
Nearest bus stop	3393
Nearest bus stop distance (m)	231.02

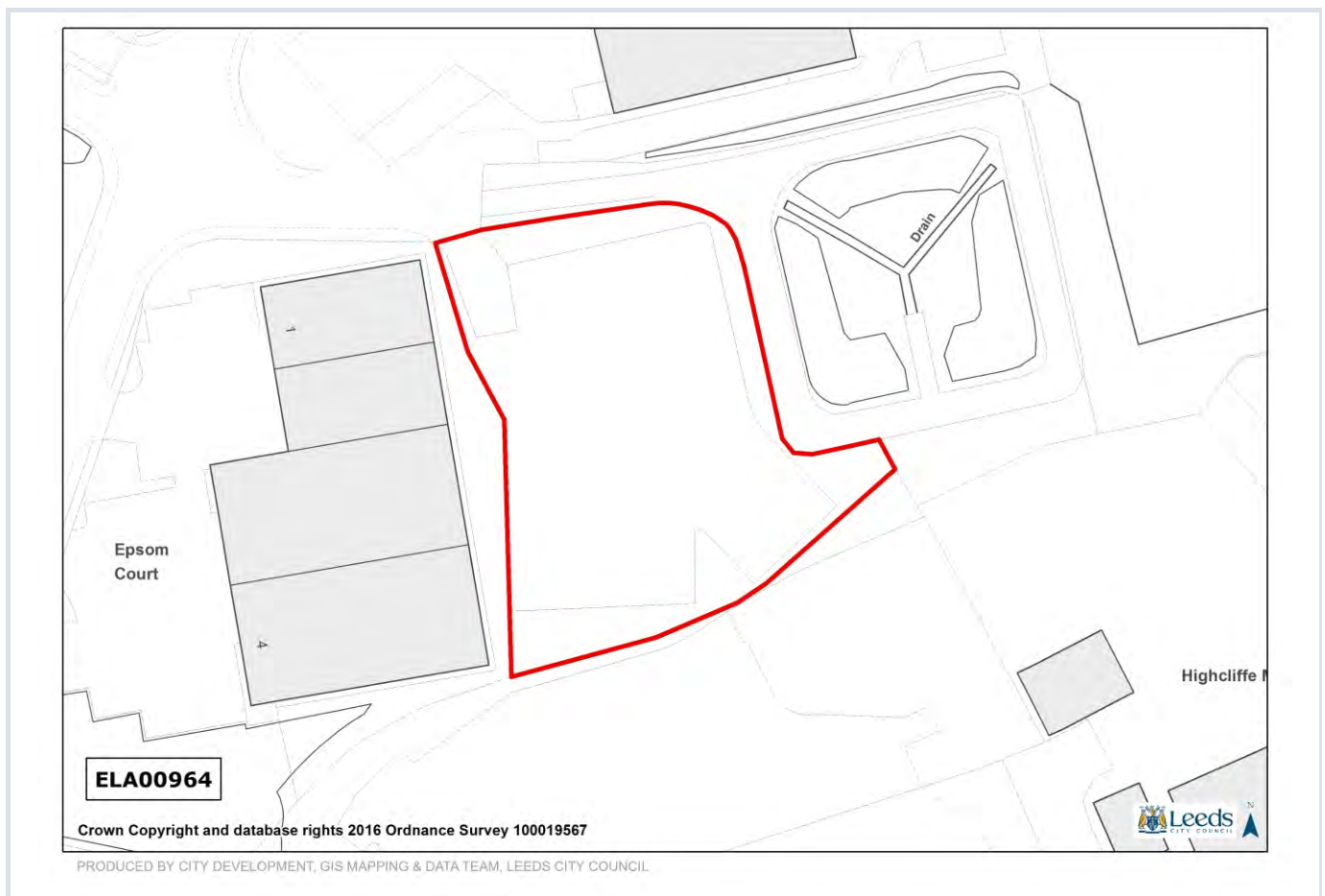
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00968

Site alias: 2304190

Site area (ha): 2.62

E: 424396

N: 428356

Address: Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome LS27

General Attributes

Site Description:

n/a

Suitability:

New industrial unit within Bracken Park & Overland Industrial Estate that was completed in June 2014, which is within the SAP Plan period and contribute to the District's employment requirement. Site currently included in SAP PD as EG1-50. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-50

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.35

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00968

Site alias: 2304190

Site area (ha): 2.62

E: 424396

N: 428356

Address: Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome LS27

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	2580.79
Nearest bus stop	13819
Nearest bus stop distance (m)	153.42

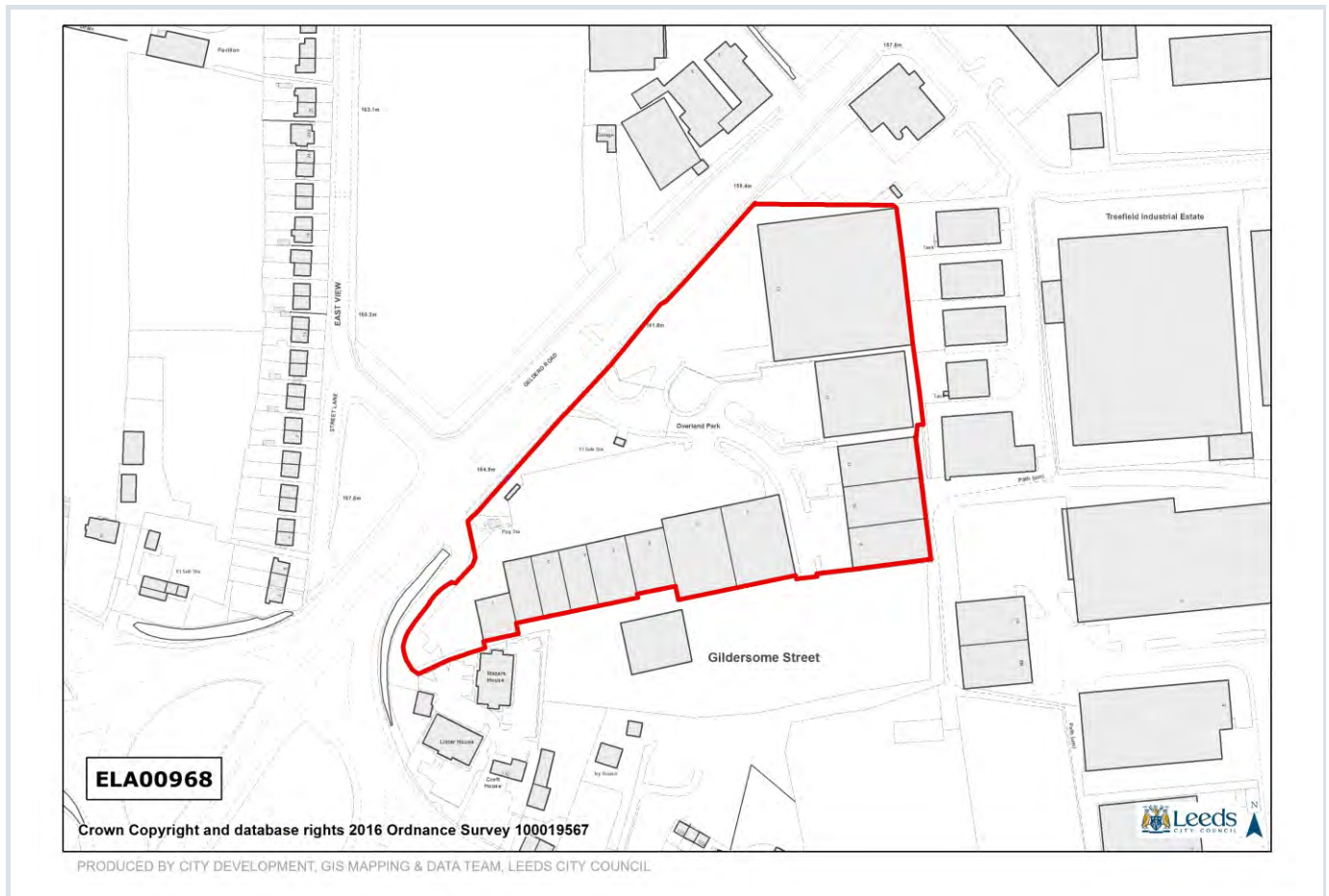
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00969

Site alias: 2304191

Site area (ha): 0.81

E: 424410

N: 428263

Address: Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome

General Attributes

Site Description:

n/a

Suitability:

New industrial units (B C and D Bracken Park & Overland Industrial Estate) that were completed in June 2014, within the SAP Plan period and contribute to the District's employment requirement. No need for their assessment. Site currently included in SAP PD as EG1-51.

Availability:

As above.

Achievability:

AS above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-51

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.81

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00969

Site alias: 2304191

Site area (ha): 0.81

E: 424410

N: 428263

Address: Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	2559.43
Nearest bus stop	6261
Nearest bus stop distance (m)	150.83

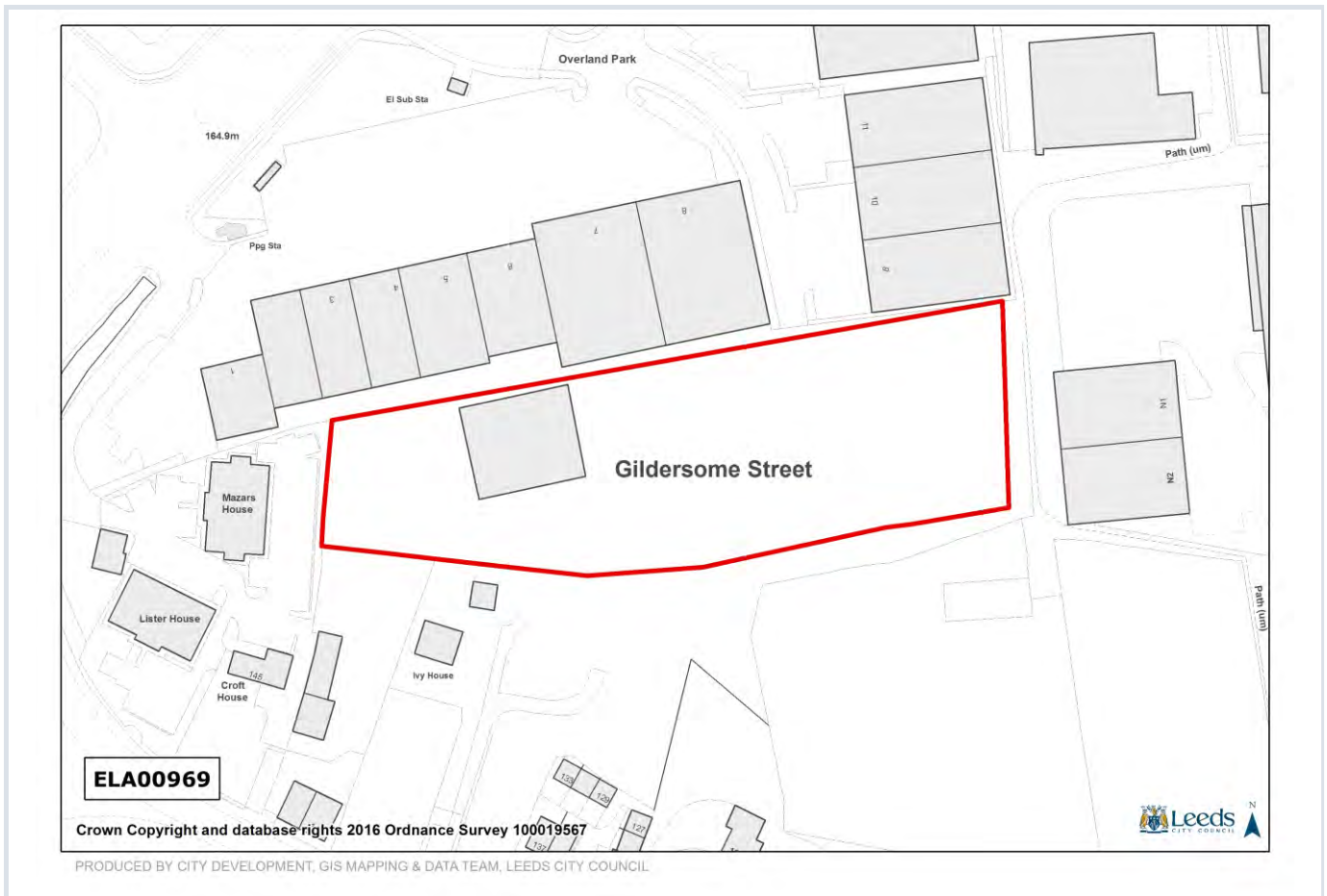
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00972

Site alias: 2304320

Site area (ha):

E:

N:

Address: Rear Of 48 Wesley Street Morley LS27 9ed

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00972

Site alias: 2304320

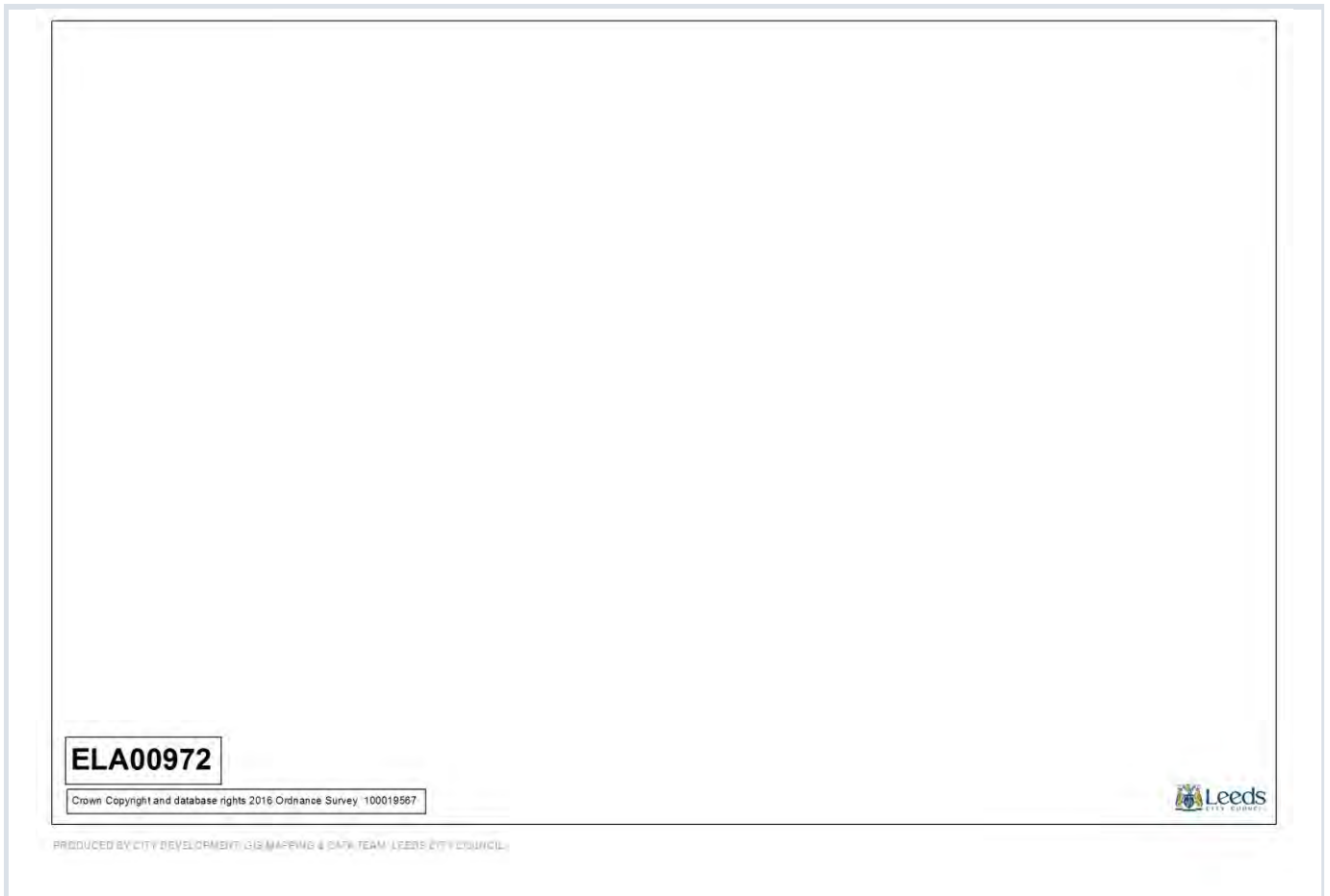
Site area (ha):

E:

N:

Address: Rear Of 48 Wesley Street Morley LS27 9ed

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00974

Site alias: 2304480

Site area (ha): 26.84

E: 427684

N: 426923

Address: Land Off Topcliffe Lane Morley And North Of Capitol Park

General Attributes

Site Description:

A large area of greenfield (mostly agricultural land) to the north of existing Capitol Park. The north boundary follows existing public footpath / bridleway. The site is on a gentle slope. The public footpath/ bridleway on the north boundary is on the ridge and the highest point. Land on hill top overlooks neighbouring Topcliffe Farm, residential areas to its north and Capitol Park to its south. Immediately to the north of this site is a steep gully and beck adjacent to the residential area, which serves a natural buffer and currently is in agricultural use.

Suitability:

The location satisfies the minimum accessibility standards for general employment, but not for office use. The land has a gentle slope, non-designated heritage asset buildings, public right of way and lack of existing highway access, all of which could be mitigated or enhanced should an integrated development plan be in place. Site however is located within the Green Belt but within the South Leeds regeneration area hence partially accord with EC1. Due to out of centre location office proposal would be contrary to EC2.

Availability:

Currently vacant site being actively promoted by agent on behalf of land owner(s). No on site marketing board presented during site visit in summer 2016.

Achievability:

Cleared site in a prime location near to motorway and to the north of Capitol Park. Site has no planing permission in last 10 years however benefit from land owner interest for employment development.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-19

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 26.8

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	4	
STB3	Suitability - Accessibility	2	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	3	Access available from Topcliffe Lane (through industrial estate or fom eastern part of site)
STB6	Suitability - Environmental constraints	3	Existing Topcliffe Farm buildings are of character that is non designated heritage asset. None TPO however public right of way along the northern boundary.
STB7	Suitability - Adjacent uses	4	Adjacent to Capitol Park to the south, agricultural land to the north.
PLC1	Suitability - Policy compliance	3	Whilst this site is located within the Green Belt, it is within the South Leeds regeneration area idnetified in Spatial policy 4. General employment would accord partly with EC1. Due to out of centre location, office development would be contrary to Core Strategy EC2.
PLC2	Suitability - Regeneration/shortfall areas	5	within South RA.
Total Suitability score:		32	
AVB1	Availability - Ownership	1	
AVB2	Availability - Occupancy	5	largely agricultural land.

Leeds Employment Land Assessment 2016

ELA ref: ELA00974

Site alias: 2304480

Site area (ha): 26.84

E: 427684

N: 426923

Address: Land Off Topcliffe Lane Morley And North Of Capitol Park

Test	Description	Score	Comment
AVB3	Availability - Marketing	1	Not currently being marketed.
Total Availability score:		7	
ACB1	Achievability - Viability/Survey	5	vacant land to the north of existing Capitol Park and near to motorways.
MKT1	Achievability - Planning interest	3	Land owner has made representations through SAP to promote this site for employment development.
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA00974

Site alias: 2304480

Site area (ha): 26.84

E: 427684

N: 426923

Address: Land Off Topcliffe Lane Morley And North Of Capitol Park

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	99.62
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1384.93
Nearest bus stop	8422
Nearest bus stop distance (m)	485.48

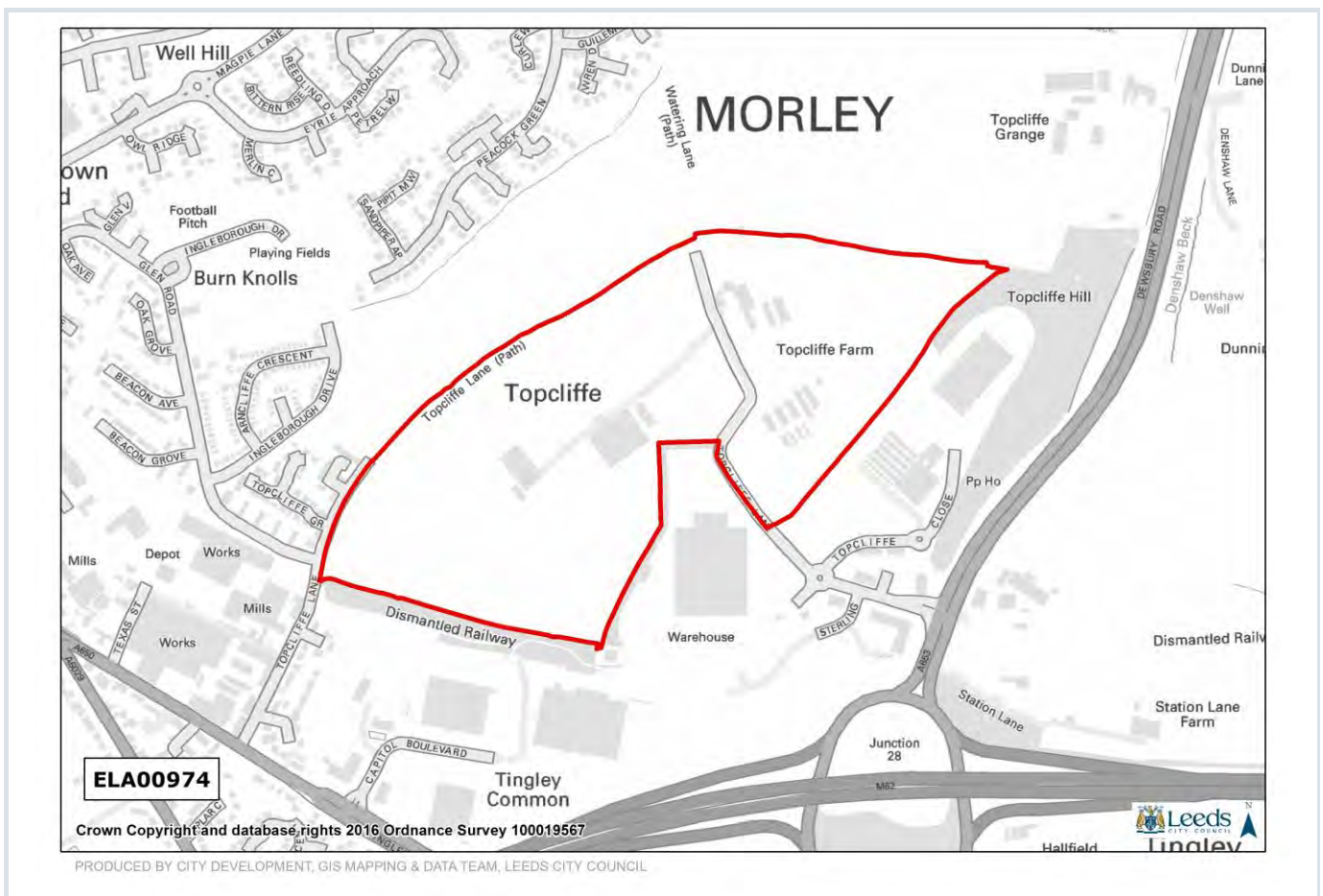
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00975

Site alias: 2304490

Site area (ha): 0.87

E: 425920

N: 426384

Address: Unit 4 Vantage Point Howley Park Road East Morle LS27 0su

General Attributes

Site Description:

n/a

Suitability:

Site in existing employment use hence not available for new allocation.

Availability:

Site in existing employment use hence not available for new allocation.

Achievability:

Site in existing employment use hence not available for new allocation.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2304490

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.87

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00975

Site alias: 2304490

Site area (ha): 0.87

E: 425920

N: 426384

Address: Unit 4 Vantage Point Howley Park Road East Morle LS27 0su

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	2014.30
Nearest bus stop	13014
Nearest bus stop distance (m)	370.85

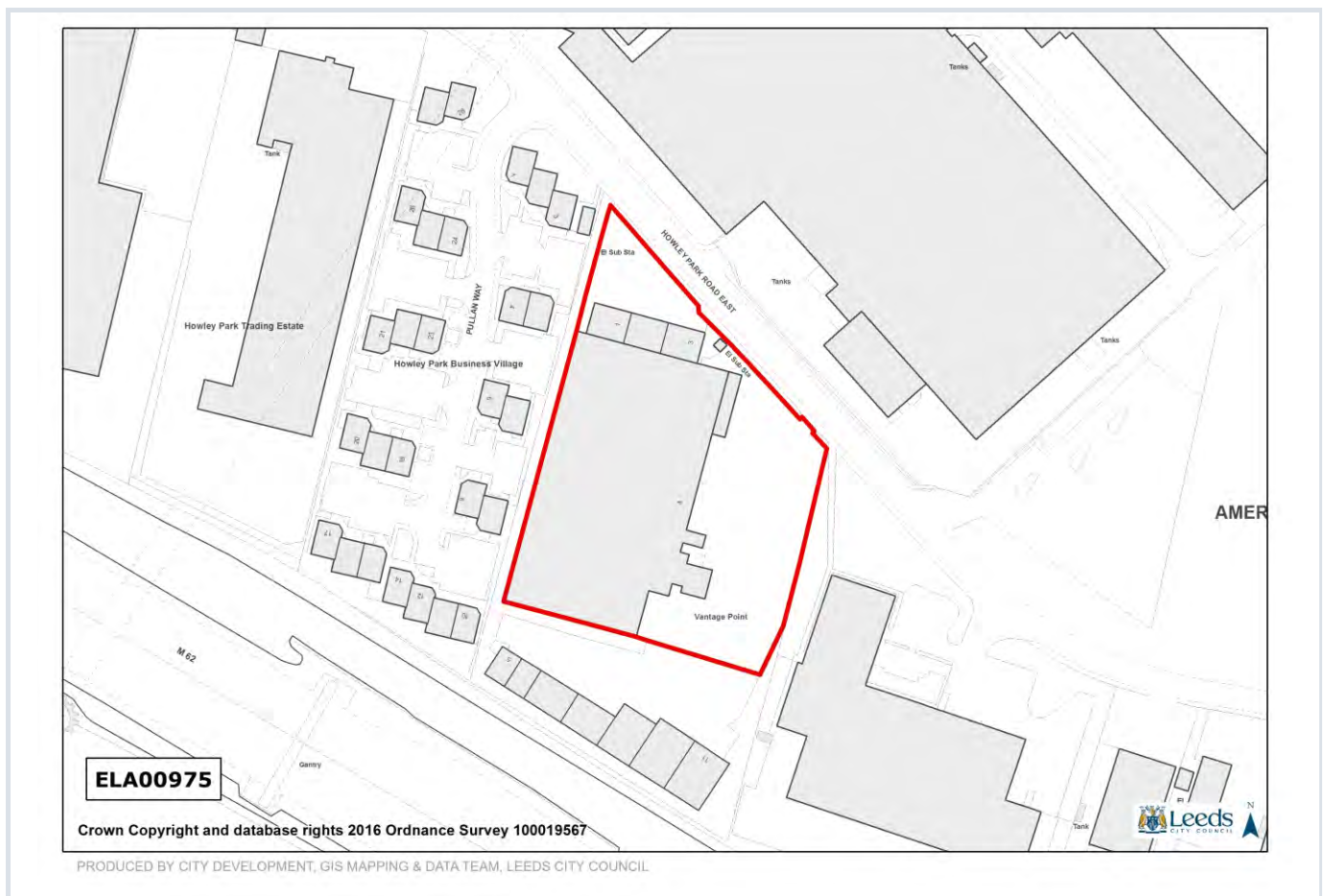
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00976

Site alias: 2304500

Site area (ha): 0.13

E: 423189

N: 428426

Address: Unit 1, Adwalton Business Park, 132 Wakefield Road, Drighlington, Wd11 1dr

General Attributes

Site Description:

n/a

Suitability:

Development completed prior to plan period start date even though it had retrospective permission in 2013.

Availability:

Development completed prior to plan period start date even though it had retrospective permission in 2013. Therefore not available to contribute to the employment allocations needed in the plan period 2012 - 2028.

Achievability:

Development completed prior to plan period start date even though it had retrospective permission in 2013.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2304500

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 560

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00976

Site alias: 2304500

Site area (ha): 0.13

E: 423189

N: 428426

Address: Unit 1, Adwalton Business Park, 132 Wakefield Road, Drighlington, Leeds LS11 1DR

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	3788.84
Nearest bus stop	5354
Nearest bus stop distance (m)	54.00

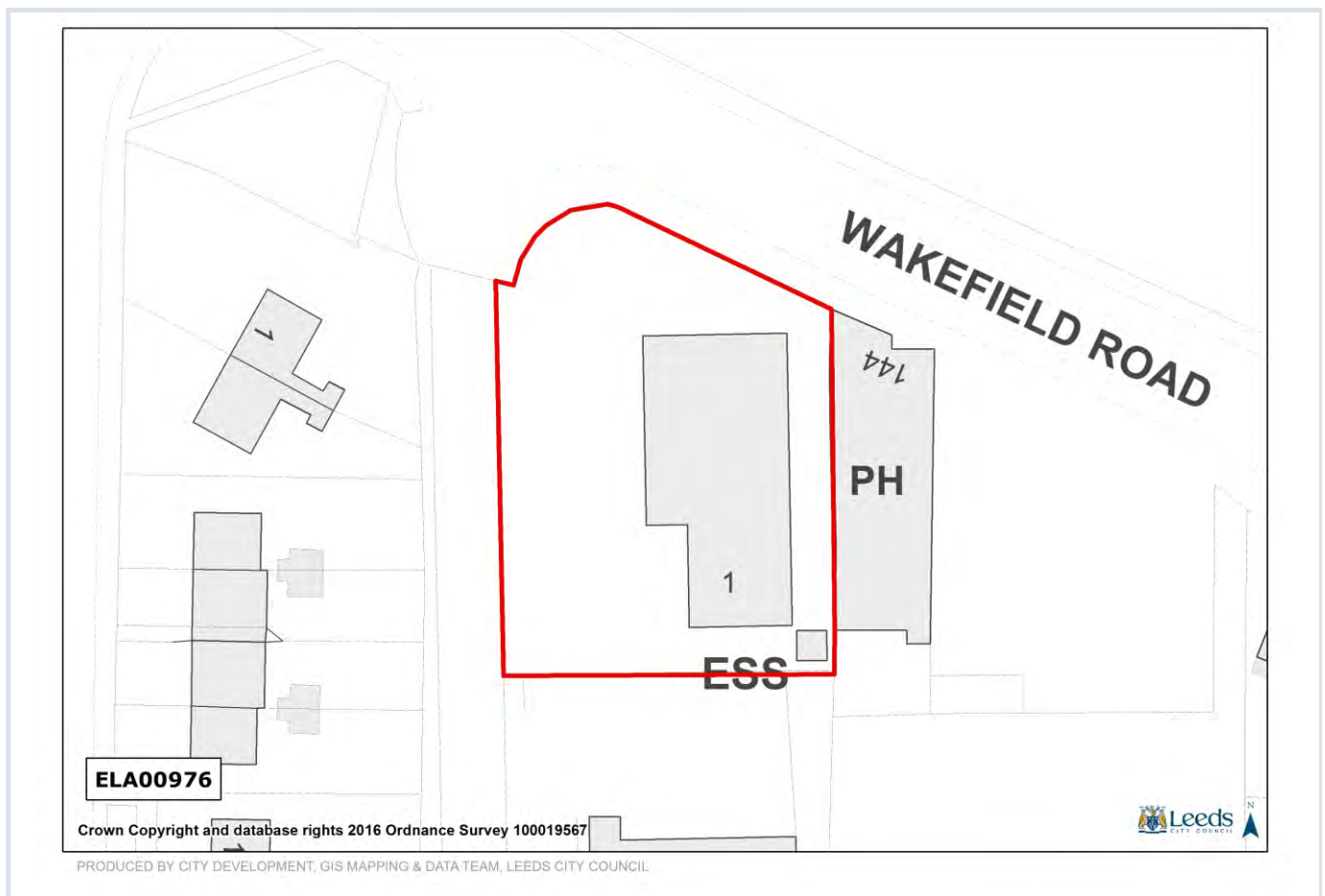
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA00977

Site alias: 2304560

Site area (ha): 2.27

E: 428026

N: 429549

Address: Millshaw Park Lane Leeds LS11 0lt

General Attributes

Site Description:

n/a

Suitability:

Site suitability demonstrated by extant office permission under 14/04129/FU approved on 12/02/2015.

Availability:

Site availability demonstrated by extant office permission under 14/04129/FU approved on 12/02/2015.

Achievability:

Site achievability demonstrated by extant office permission under 14/04129/FU approved on 12/02/2015

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EO1-23

Plan status: Identified office employment (permitted)

Plan capacity - office (sqm): 6265

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00977

Site alias: 2304560

Site area (ha): 2.27

E: 428026

N: 429549

Address: Millshaw Park Lane Leeds LS11 0lt

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	826.75
Nearest bus stop	11121
Nearest bus stop distance (m)	166.75

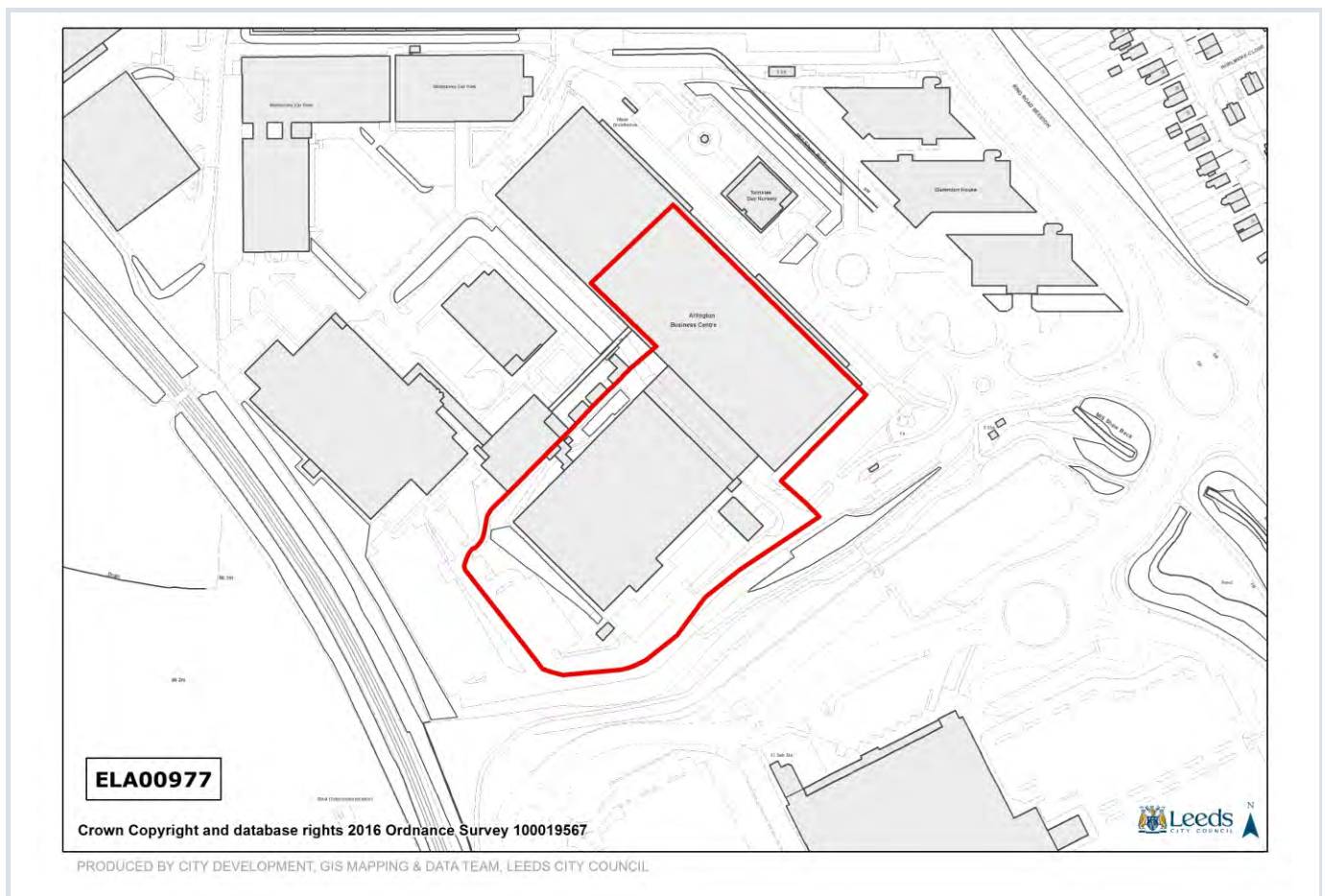
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01000

Site alias: 2401060

Site area (ha): 5.58

E: 427059

N: 431277

Address: Former Loco Shed Site Off Royds Lane LS 12

General Attributes

Site Description:

n/a

Suitability:

site was approved for residential development under 09/05553/OT on 08/11/2013, followed by reserved matter 14/00521/RM for 154 dwellings, hence site no longer available for employment use. No need for further ELA.

Availability:

site was approved for residential development under 09/05553/OT on 08/11/2013, followed by reserved matter 14/00521/RM for 154 dwellings, hence site no longer available for employment use. No need for further ELA.

Achievability:

site was approved for residential development under 09/05553/OT on 08/11/2013, followed by reserved matter 14/00521/RM for 154 dwellings, hence site no longer available for employment use. No need for further ELA.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2401060

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01000

Site alias: 2401060

Site area (ha): 5.58

E: 427059

N: 431277

Address: Former Loco Shed Site Off Royds Lane LS 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.76
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	99.24
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1250.28
Nearest bus stop	8064
Nearest bus stop distance (m)	317.14

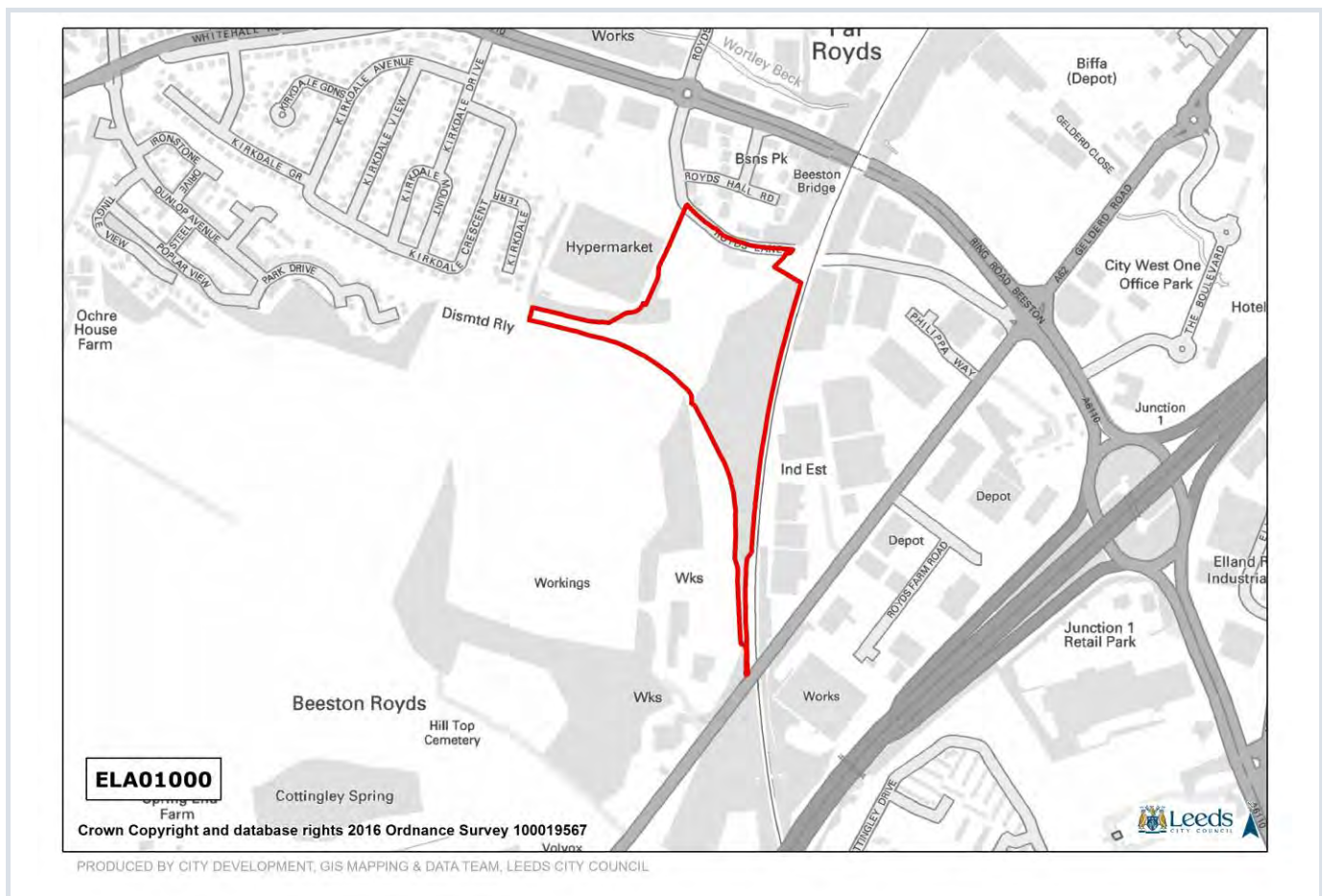
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01094

Site alias: 2403250

Site area (ha): 0.22

E: 426326

N: 427269

Address: Carr Crofts Tong Rd LS12

General Attributes

Site Description:

Site completed following 23/87/96/FU and no longer available for new employment. Historical site. Not to allocate.

Suitability:

Site completed following 23/87/96/FU and no longer available for new employment. Historical site. Not to allocate.

Availability:

Site completed following 23/87/96/FU and no longer available for new employment. Historical site. Not to allocate.

Achievability:

Site completed following 23/87/96/FU and no longer available for new employment. Historical site. Not to allocate.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2403250

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.21

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01094

Site alias: 2403250

Site area (ha): 0.22

E: 426326

N: 427269

Address: Carr Crofts Tong Rd LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1052.60
Nearest bus stop	1986
Nearest bus stop distance (m)	50.05

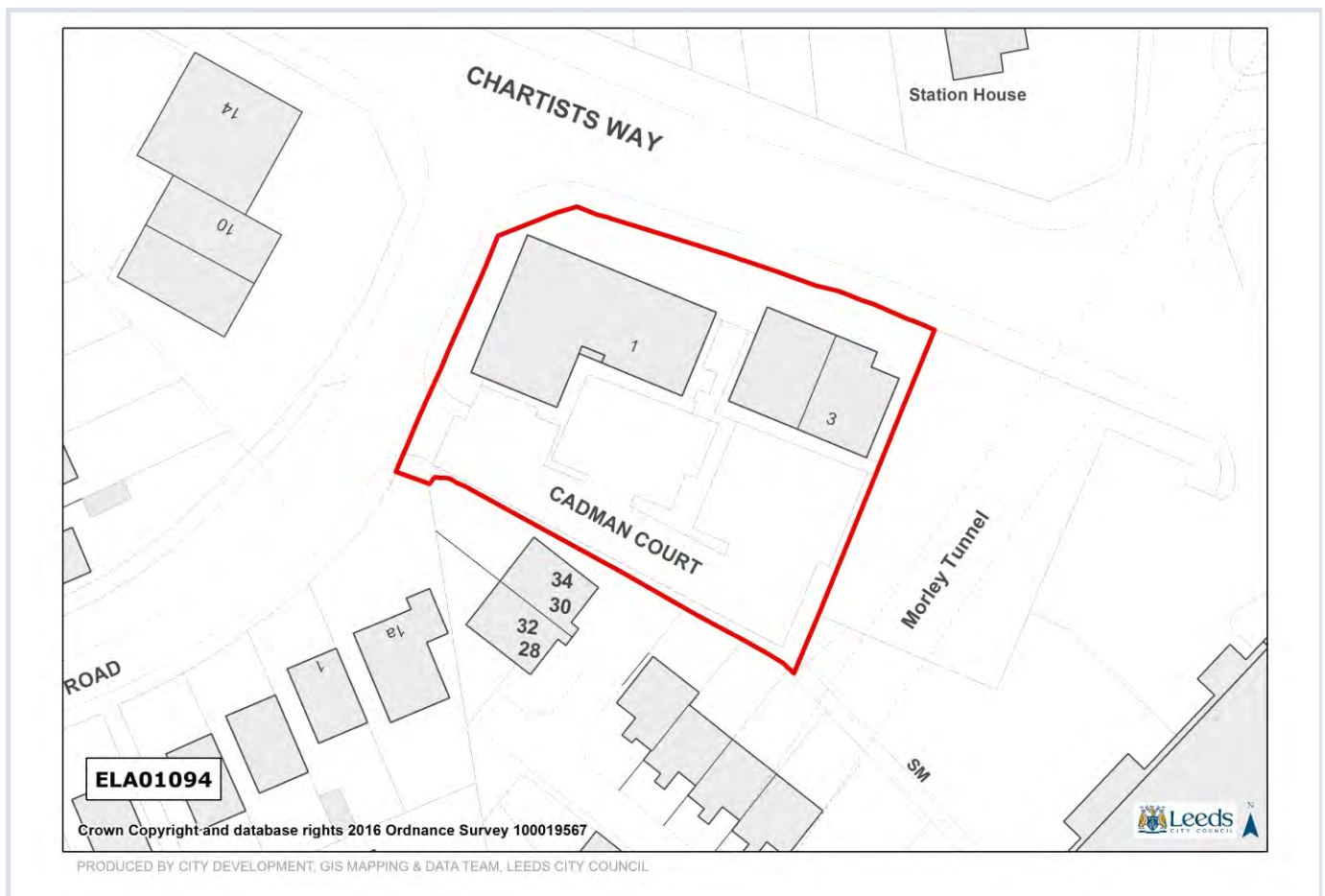
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	100.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.45
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01097

Site alias: 2403262

Site area (ha): 0.64

E: 426672

N: 430552

Address: R/o Nina Works Cottingley Spring Gelderd Road LS27

General Attributes

Site Description:

A remaining small plot within an established general employment area. It is located behind Nina Works and Volvox Ltd and access is via the internal access road.

Suitability:

This is a small remaining part of a former UDP employment area under ref EC3A:27. It appears to be free from any major physical or policy constraints for general employment use. Office development would be contrary to Core Strategy EC2 due to its out of centre location.

Availability:

Most of site appears to be vacant and available from the latest aerial photo (access into site currently impossible because it is located behind existing premises). No signs of market presented at the time of site visit (Nov 2015).

Achievability:

Cleared site within established general employment area however no planning permission for employment in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-47

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.63

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	5	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	5	Access via established internal access road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	Remaining part of a former UDP employment allocation.
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		40	
AVB1	Availability - Ownership	3	don't know.
AVB2	Availability - Occupancy	5	Aerial photo shows majority of site is currently vacant.
AVB3	Availability - Marketing	1	No on site marketing board.
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA01097

Site alias: 2403262

Site area (ha): 0.64

E: 426672

N: 430552

Address: R/o Nina Works Cottingley Spring Gelderd Road LS27

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	859.71
Nearest bus stop	8042
Nearest bus stop distance (m)	158.59

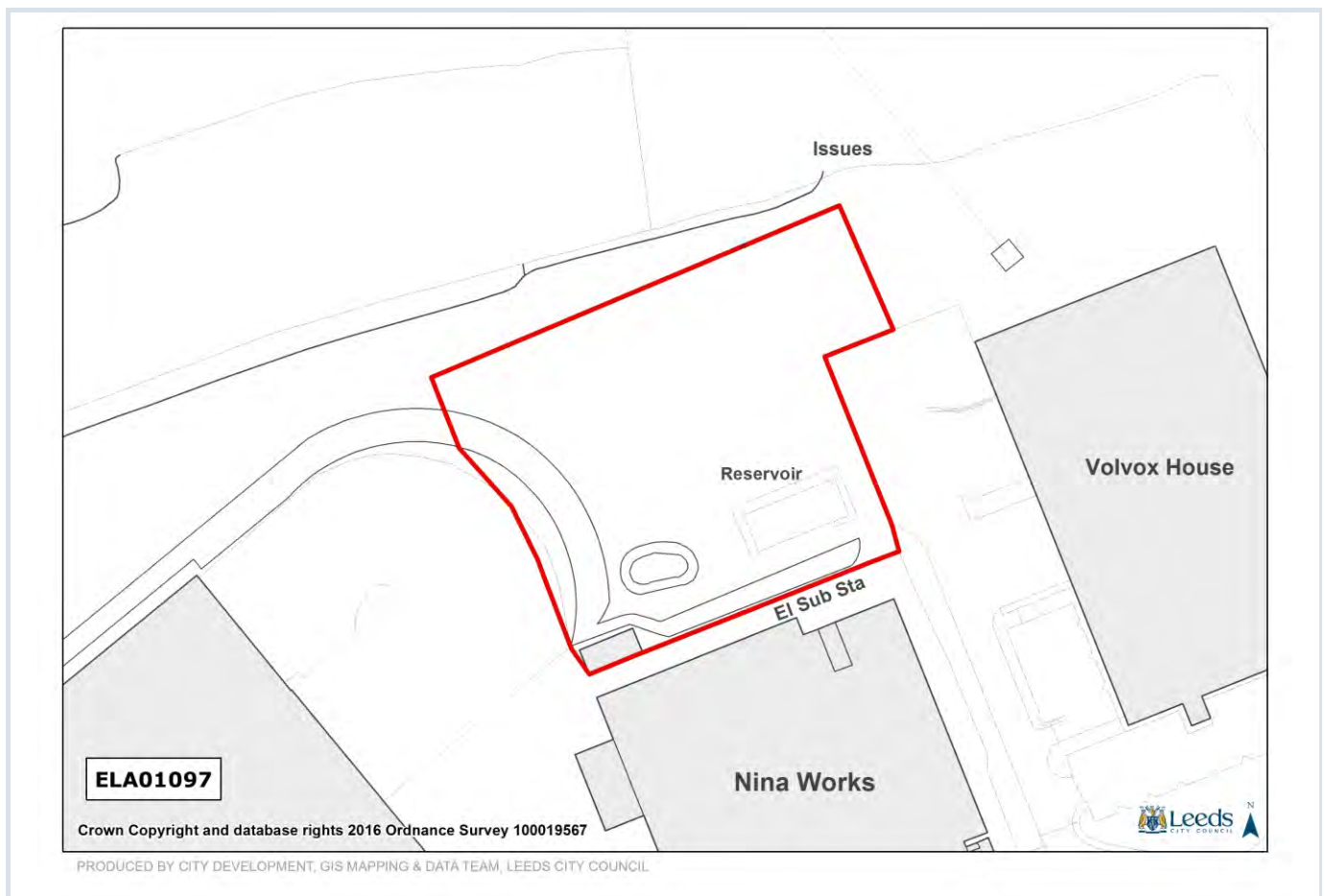
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01145

Site alias: 2403810

Site area (ha): 5.03

E: 427024

N: 430577

Address: Opp Ravell Works Gelderd Road Wortley LS12

General Attributes

Site Description:

This site is currently overgrown open land.

Suitability:

It is well located for general employment use in the Main Urban Area with good accessibility. Site appears to have contamination from historic use but can be overcome by appropriate mitigation measures. It is on a gentle west eastern slope. Highway access onto A62 is achievable with mitigation works. It does not have apparent physical constraints that cannot be mitigated. In terms of policy compliance, this site carries UDP employment allocation under ref E4:35, and complies with Core Strategy EC1 for general employment. Note that office proposal would be contrary to EC2 due to its out of centre location.

Availability:

A currently available site of vacant land. No marketing board in place.

Achievability:

Possible remediation is likely due to previous contamination. This is a cleared site not in prime location. No planning interest for employment in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-48

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 5.02

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	3	Site on a west eastern slope.
STB5	Suitability - Access to highways	4	Access onto A62, possible widening required
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	Site is adjacent to established industrial use, green space, and cemetery.
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	Just outside of South Leeds Regeneration Area and not in employment shortfall area.
Total Suitability score:		33	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	Overgrown vacant site.
AVB3	Availability - Marketing	1	not on the market.
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA01145

Site alias: 2403810

Site area (ha): 5.03

E: 427024

N: 430577

Address: Opp Ravell Works Gelderd Road Wortley LS12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	99.99
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	621.92
Nearest bus stop	1901
Nearest bus stop distance (m)	173.07

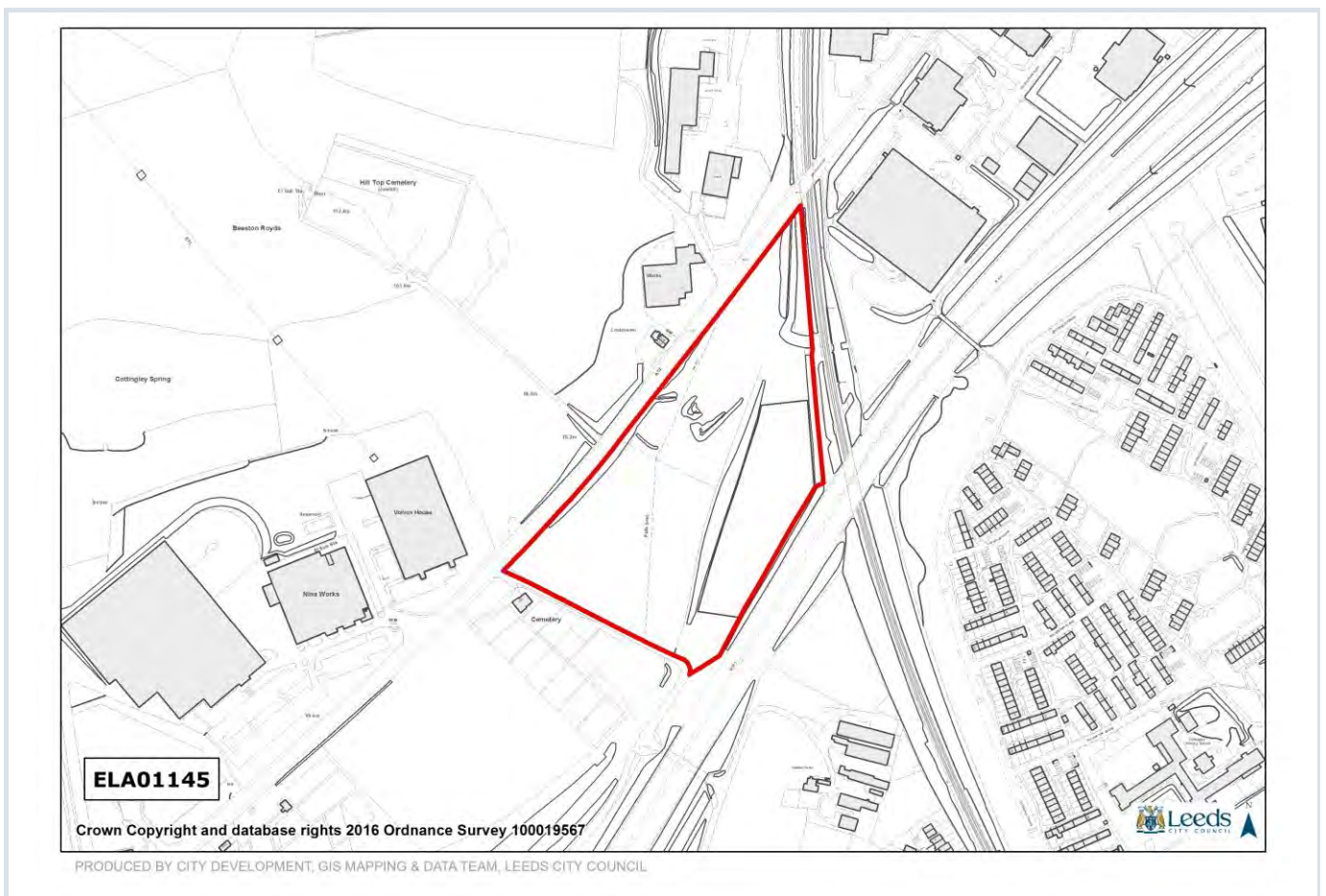
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01982

Site alias: 2303010_23030 Site area (ha): 29.04

E: 425042 N: 428551

Address: Land At Nepshaw Lane Asquith Avenue Gildersome

General Attributes

Site Description:

n/a

Suitability:

This site carries UDP employment allocation E4:14. It has been recently granted outline permission for general employment use (B1b, B1c, B2 and B8 use) under 12/02470/OT approved on 01.04.2015. It contributes to the district's employment requirement over the LDF plan period. No need for further assessment on suitability availability and achievability.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-23

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 29.04

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01982

Site alias: 2303010_23030 Site area (ha): 29.04

E: 425042 N: 428551

Address: Land At Nepshaw Lane Asquith Avenue Gildersome

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Morley
Nearest train station distance (m)	1973.41
Nearest bus stop	6861
Nearest bus stop distance (m)	420.86

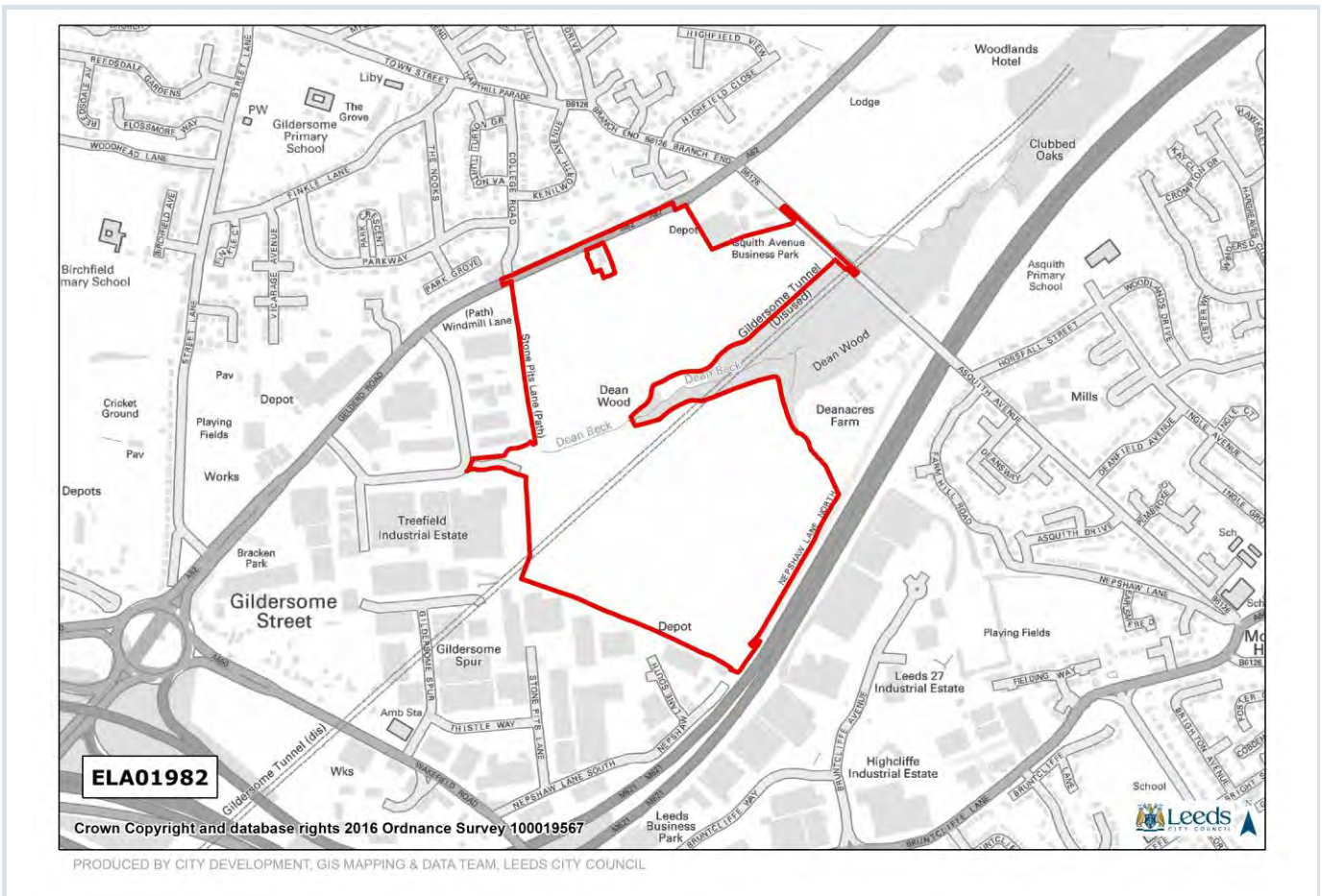
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input checked="" type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02079

Site alias: EMP00355

Site area (ha): 2.03

E: 429490

N: 429985

Address: Leeds College of Technology, Westland Road, Beeston, Leeds

General Attributes

Site Description:

Ex Leeds College of Technology building. Site now has planning permission for B1 and B8 use (Harrison Spinks, contract bed and mattress manufactory and distribution).

Suitability:

Site suitability evident by recent extant planning permission for B1/8 use (Harrison Spinks, contract bed and mattress manufactory and distribution).

Availability:

Site availability for general employment evident by recent extant planning permission for B1/8 use (Harrison Spinks, contract bed and mattress manufactory and distribution).

Achievability:

Site achievability for general employment evident by recent extant planning permission for B1/8 use (Harrison Spinks, contract bed and mattress manufactory and distribution).

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-26

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 2.03

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02079

Site alias: EMP00355

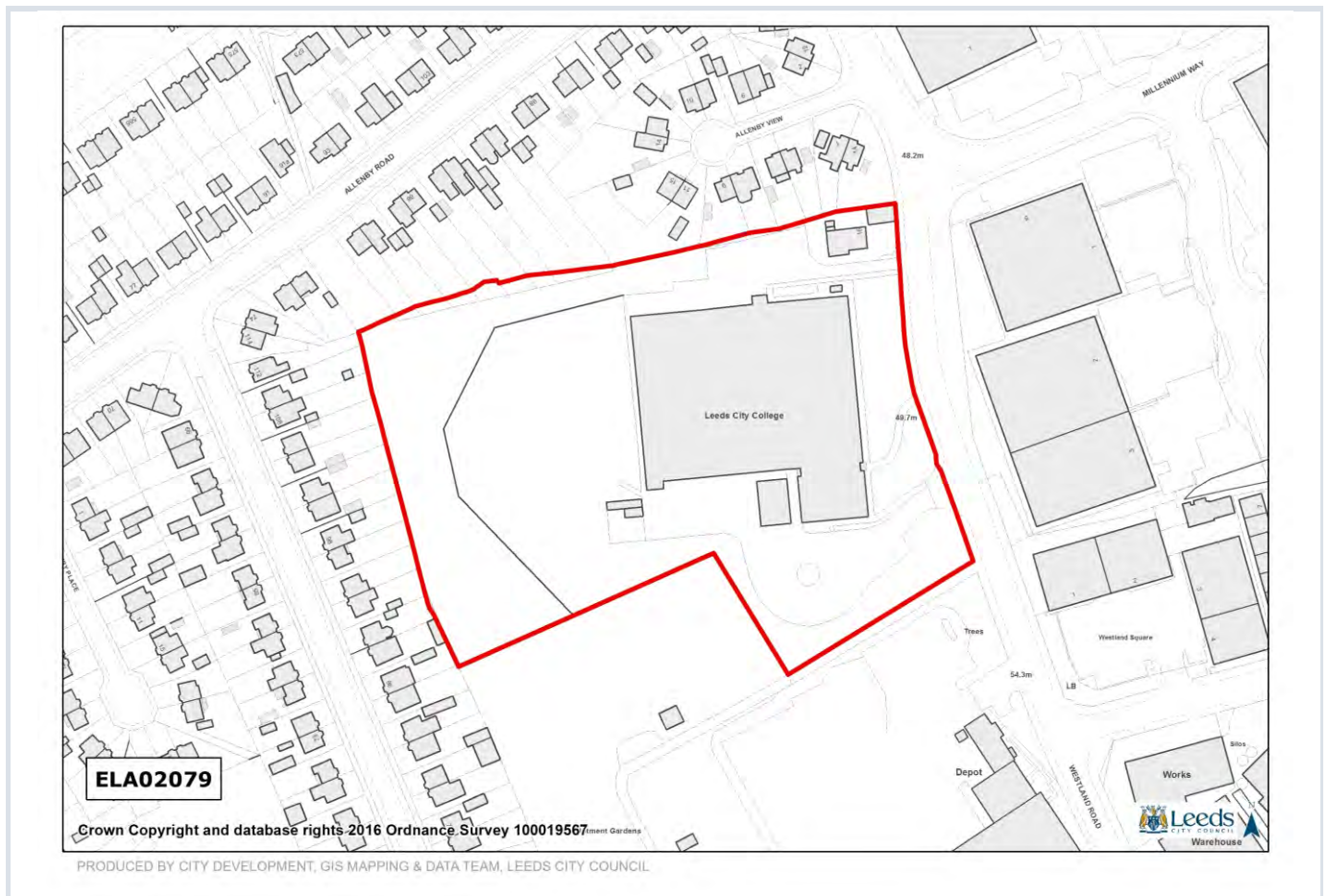
Site area (ha): 2.03

E: 429490

N: 429985

Address: Leeds College of Technology, Westland Road, Beeston, Leeds

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02091

Site alias: 2105250

Site area (ha): 0.33

E: 430024

N: 430718

Address: Leeds College Of Building, Parkside Lane

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for light industry use (ref 15/07581/FU). No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-69

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.33

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02091

Site alias: 2105250

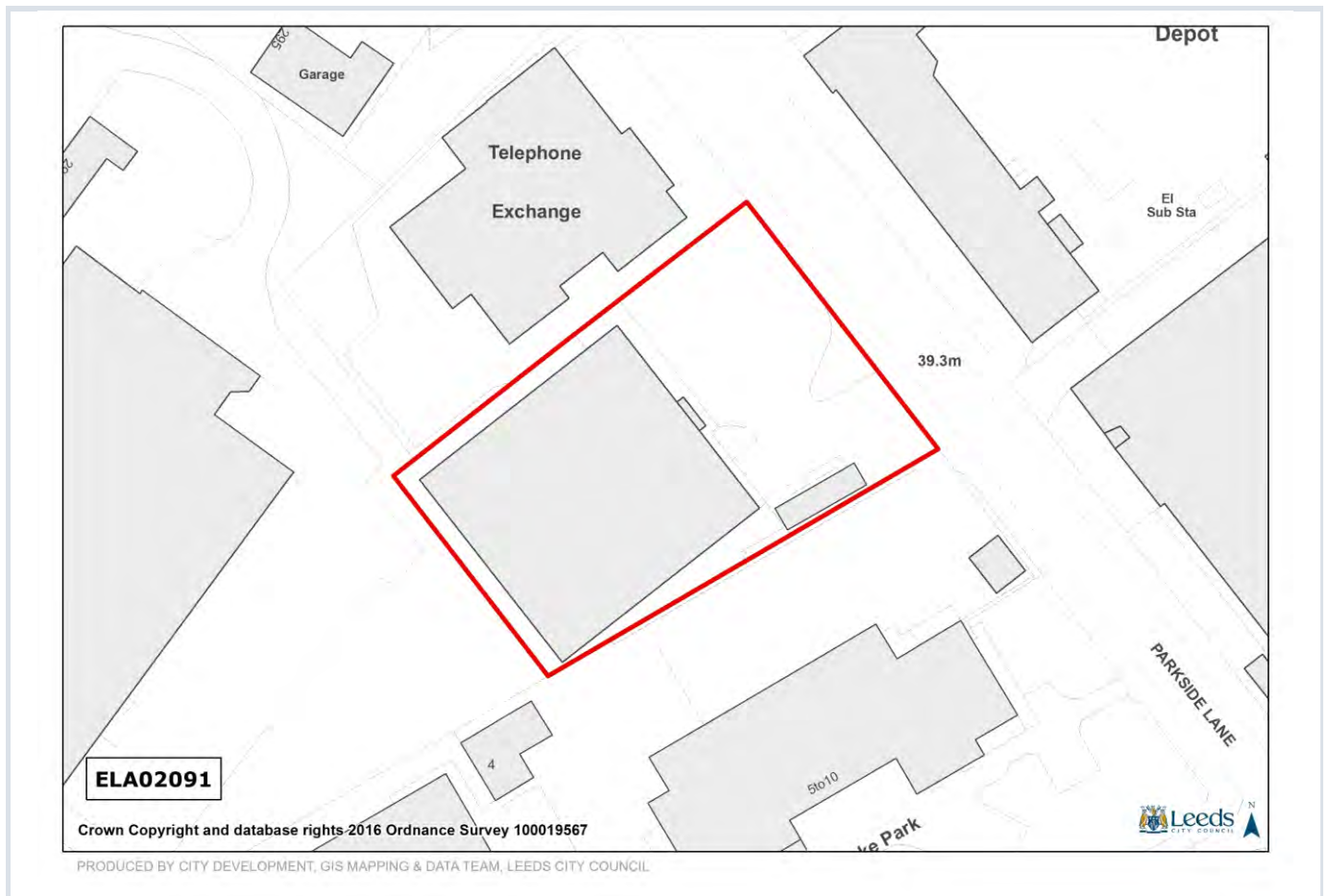
Site area (ha): 0.33

E: 430024

N: 430718

Address: Leeds College Of Building, Parkside Lane

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02092

Site alias: 2304600

Site area (ha): 1.54

E: 424965

N: 427824

Address: Capital House, Bruntcliffe Way, Morley

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for general employment use. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-71

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.54

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA02092

Site alias: 2304600

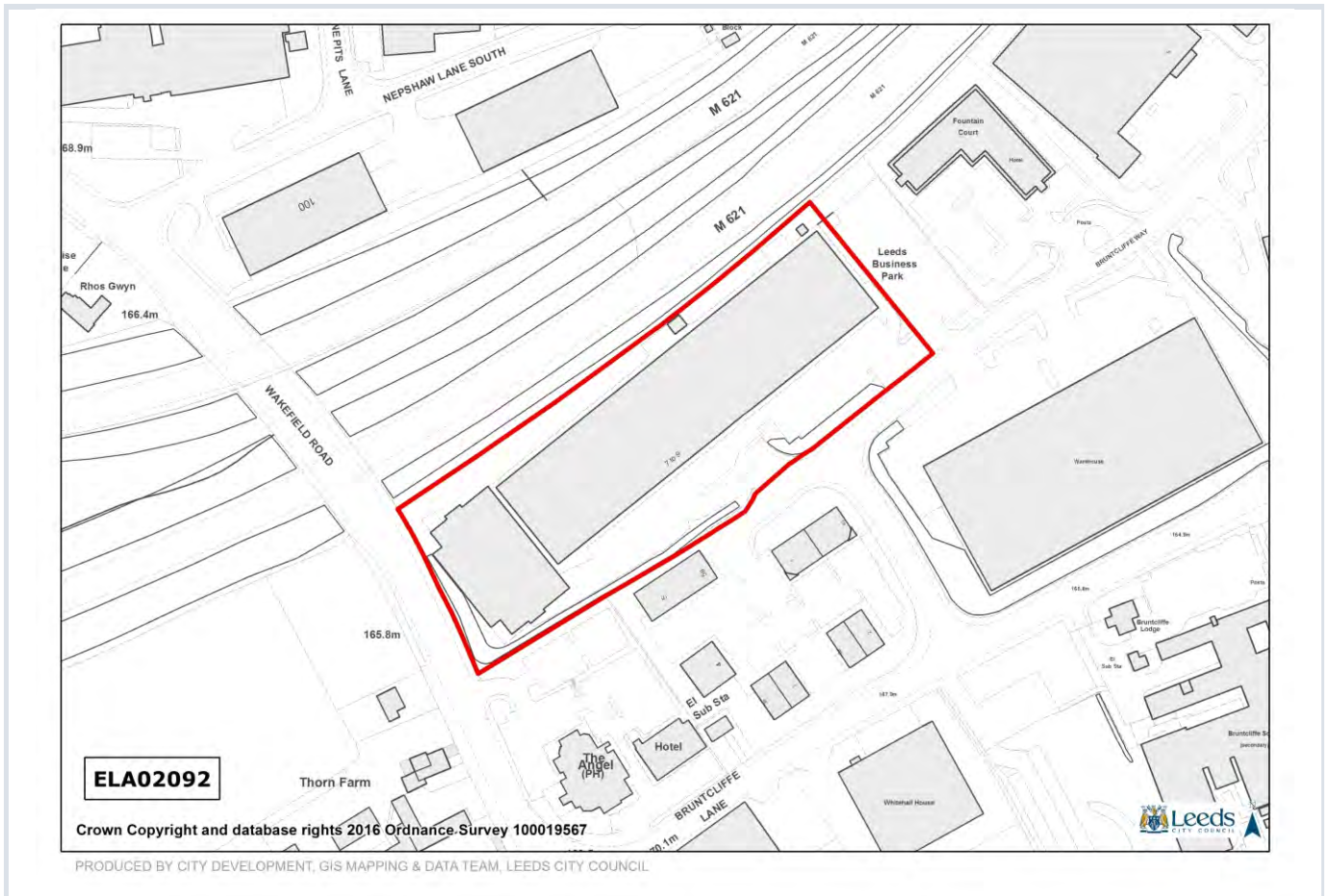
Site area (ha): 1.54

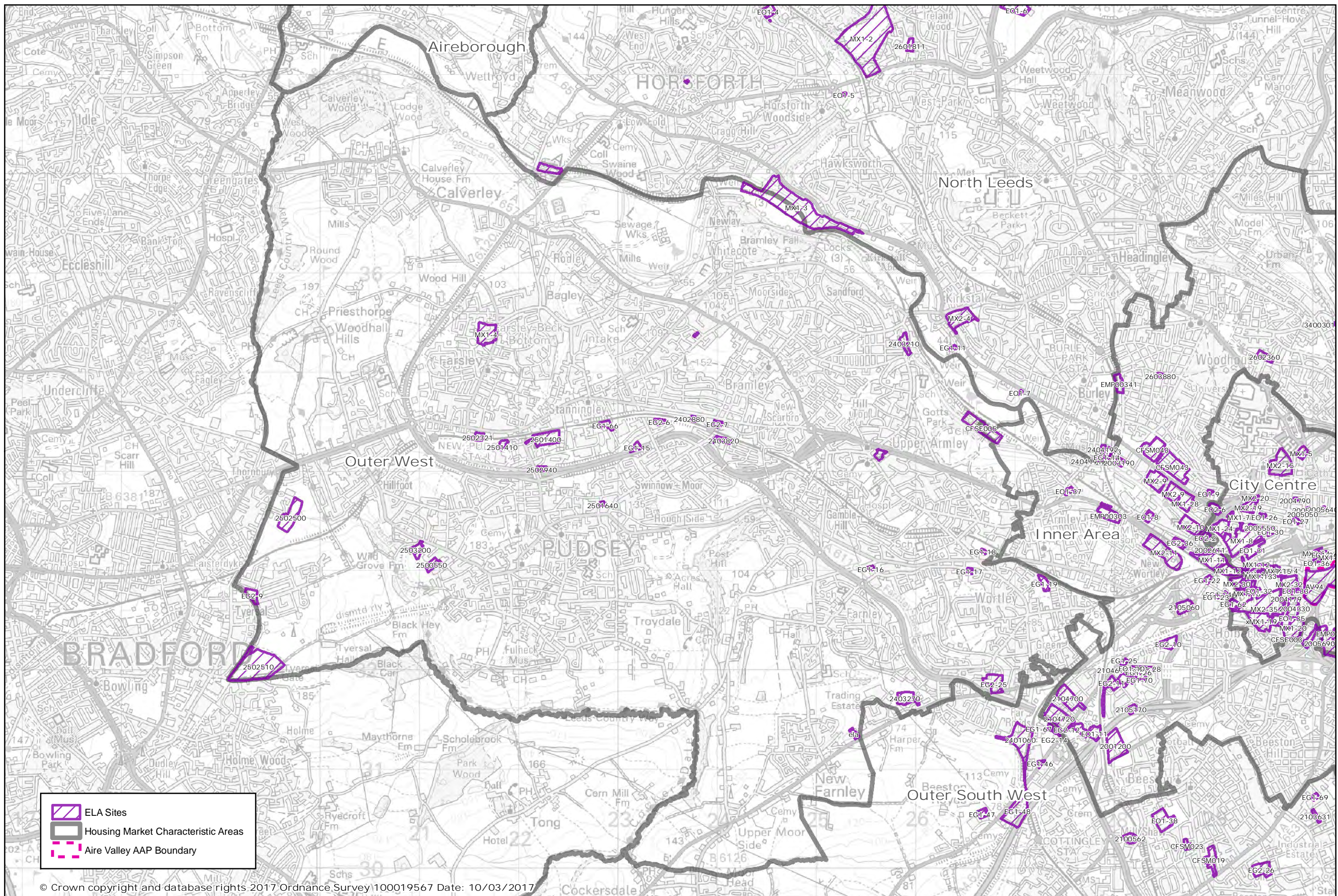
E: 424965

N: 427824

Address: Capital House, Bruntcliffe Way, Morley

Site boundary plan





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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\ELA_Sites A3_HMCA.mxd
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HMCA
Outer West



Leeds Employment Land Assessment 2016

ELA ref: ELA00991

Site alias: 2400827

Site area (ha): 0.47

E: 425379

N: 431355

Address: Whitehall Ind Est LS 12

General Attributes

Site Description:

Site forms part of Whitehall Industrial Estate

Suitability:

This site was allocated for general employment under UDP Policy E3A:30

Availability:

Site was already completed prior to the commencement date of the plan period (2012) so not available to contribute to the employment requirement

Achievability:

Site was already completed prior to the commencement date of the plan period (2012)

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA00991

Site alias: 2400827

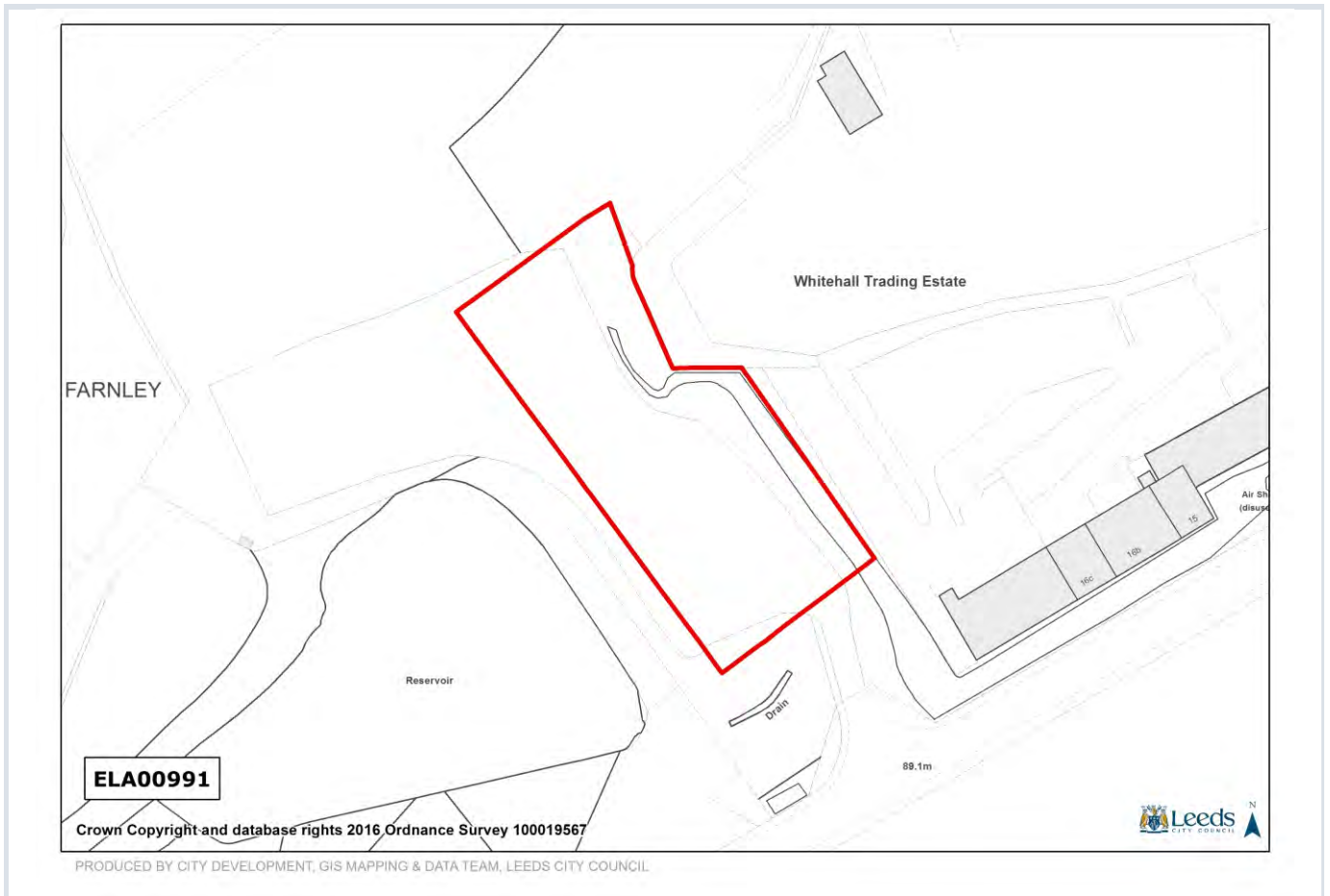
Site area (ha): 0.47

E: 425379

N: 431355

Address: Whitehall Ind Est LS 12

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA00992

Site alias: 2400850

Site area (ha): 0.48

E: 423420

N: 434504

Address: Swinnow Lane LS 13

General Attributes

Site Description:

Vacant land with overgrown trees and bushes, Site is located behind existing employment units and within a general employment area.

Suitability:

Site can only be accessed via sharing with existing businesses to the front. Vegetation may have ecological value which might restrict developable area. However constraints can be mitigated. Generally a suitable site subject to mitigation. Policy compliant for general employment however offices would be contrary to EC2 due to out of centre location.

Availability:

Whilst no on site marketing board is visible, site appears available.

Achievability:

Being part of an established industrial / business area, site is considered attractive and achievable for general industry.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-6

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.48

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	4	Could only be accessed through adjacent sites
STB6	Suitability - Environmental constraints	3	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	3	UDP 'white land' in area of existing general employment.
PLC2	Suitability - Regeneration/shortfall areas	5	Within LB Corridor RA.
Total Suitability score:		35	
AVB1	Availability - Ownership	5	Was informed by workers that this site is owned by the adjacent business Sedgewick machinery.
AVB2	Availability - Occupancy	5	Vacant but has mature trees and bushes.
AVB3	Availability - Marketing	1	Not being marketed.
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	4	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01004

Site alias: 2401181

Site area (ha): 0.93

E: 427294

N: 432870

Address: Allocated Site Chelsea Close Leeds 12

General Attributes

Site Description:

This is a vacant site within the urban area, bounded by railway line to the north, residential to the west, established industrial units to the east and open space to the south.

Suitability:

The site is currently overgrown with bushes and on gentle slope. It is accessed via Chelsea Close where there are existing industrial units. The location is within good walking distance of high frequency public transport (bus 42 with 10 minute per service). The site was contaminated due to previous use which would require remediation prior to new development. Site carries UDP employment allocation, and general employment use would accord with EC1. This is an overall suitable site for general employment use. Office proposal would be out in keeping with EC2 due to its out of centre location.

Availability:

This is a cleared site although no on site marketing board was present during the site visit in Nov 2015.

Achievability:

Remediation would be required prior to development due to existing contamination which could affect viability. Site has no planning permission for employment in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-19

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.93

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	Access via Chelsea Close
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	3	residential use to the west and established industrial use to the east. The site is currently accessed via Chelsea Close which has established employment uses.
PLC1	Suitability - Policy compliance	5	Site carries UDP employment allocation.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		36	
AVB1	Availability - Ownership	3	'don't know'.
AVB2	Availability - Occupancy	5	Site being cleared at the time of site visit during Nov 2015.
AVB3	Availability - Marketing	1	No apparent marketing board on site (site visited in Nov 2015).
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA01004

Site alias: 2401181

Site area (ha): 0.93

E: 427294

N: 432870

Address: Allocated Site Chelsea Close Leeds 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.85
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	2384.99
Nearest bus stop	14237
Nearest bus stop distance (m)	194.88

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01021

Site alias: 2401631

Site area (ha): 0.23

E: 425551

N: 433025

Address: Tong Road/Pipe & Nook La LS 12

General Attributes

Site Description:

Site is located adjacent to existing commercial use (industrial units, warehouse and Gala Bingo). It is currently vacant overgrown land with a marketing board on site.

Suitability:

Site is free from flood risk or environmental constraints, has adequate highway access, and is well accessed by public transport. It is adjacent to established commercial use with residential area nearby. It conforms with Core Strategy Policy EC1 for general employment use.

Availability:

Cleared site being marketed suggests the site is available.

Achievability:

Location and site marketing suggests general employment use likely to be achievable.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-16

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.22

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	3	gentle east western slop.
STB5	Suitability - Access to highways	5	Access onto Tong Road
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	Immediately next to established commercial use within urban area.
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	
Total Suitability score:		35	
AVB1	Availability - Ownership	3	
AVB2	Availability - Occupancy	5	
AVB3	Availability - Marketing	5	Marketing boarding present at site visit in Nov 2015.
Total Availability score:		13	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01021

Site alias: 2401631

Site area (ha): 0.23

E: 425551

N: 433025

Address: Tong Road/Pipe & Nook La LS 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Bramley
Nearest train station distance (m)	2119.55
Nearest bus stop	6294
Nearest bus stop distance (m)	79.76

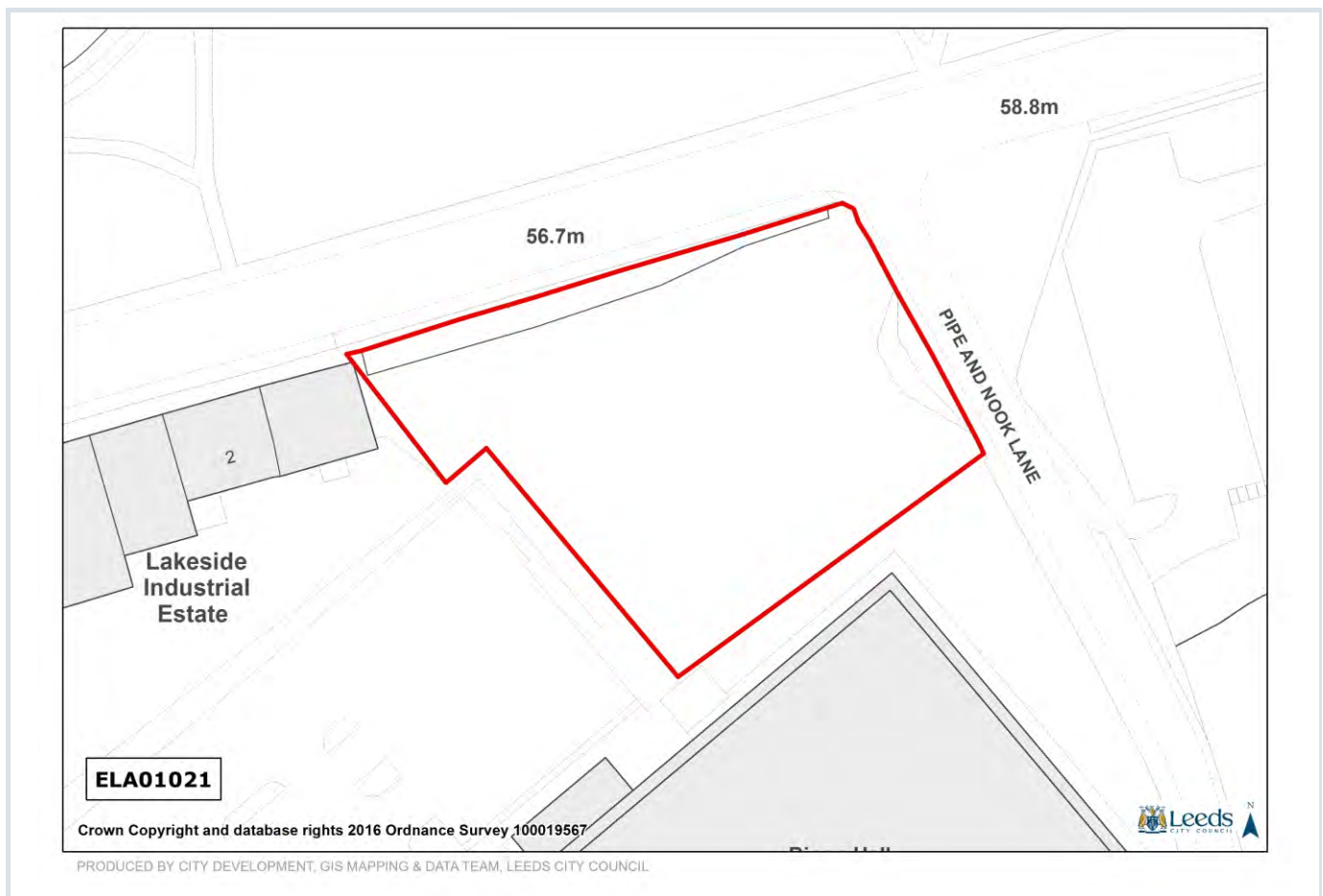
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01034

Site alias: 2401892

Site area (ha): 0.42

E: 424005

N: 434479

Address: Swinnow Rd Stanningley Rd LS13

General Attributes

Site Description:

This is a small parcel of vacant land within established industrial estate at the junction of Swinnow Lane/ Stanningley Road. It is well positioned to public transport and appears to be currently available for general employment use with marketing board on site (during site visit in Oct 2015).

Suitability:

The major barrier to new development is land contamination from previous use. Other constraints that have been highlighted include access and impact on the conservation area, both of which could be mitigated. It accords fully with CS policy EC1 and regeneration strategy for general employment use. Note that office proposal would be contrary to EC2 due to out of centre location.

Availability:

On site sale board present during site visit in Oct 2015. Site is currently vacant. Site currently available for general employment use.

Achievability:

This is a cleared site in established employment area. It had planning permission for employment use in the last 10 years. No major barrier is apparent on achievability.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-7

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.42

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	4	Would need to be accessed via Dolphin Court, too close to signals to access from Stanningley Road
STB6	Suitability - Environmental constraints	3	The site is within the setting of Bramley Town Conservation Area and high quality design in keeping with the conservation area features would be required.
STB7	Suitability - Adjacent uses	5	Corner plot of Dolphin Court Industrial Estate behind Strachan Homes.
PLC1	Suitability - Policy compliance	5	UDP 'white land' in an area compatible with employment use. General employment would accord with EC1. However office would be contrary to EC2 due to out of centre location.
PLC2	Suitability - Regeneration/shortfall areas	3	
Total Suitability score:		37	
AVB1	Availability - Ownership	5	Sale board on site (Swinnow Lane/ Stanningley Road frontage)
AVB2	Availability - Occupancy	5	Overgrown and partial tipping yard.
AVB3	Availability - Marketing	5	
Total Availability score:		15	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	4	Last permission for industrial unit was granted in 2008.

Leeds Employment Land Assessment 2016

ELA ref: ELA01034

Site alias: 2401892

Site area (ha): 0.42

E: 424005

N: 434479

Address: Swinnow Rd Stanningley Rd LS13

Test	Description	Score	Comment
	Total Achievability score:	9	

Leeds Employment Land Assessment 2016

ELA ref: ELA01034

Site alias: 2401892

Site area (ha): 0.42

E: 424005

N: 434479

Address: Swinnow Rd Stanningley Rd LS13

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Bramley
Nearest train station distance (m)	81.93
Nearest bus stop	4383
Nearest bus stop distance (m)	45.79

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01051

Site alias: 2402152

Site area (ha): 0.17

E: 426683

N: 433194

Address: Carr Crofts Drive Armley Moor LS 12

General Attributes

Site Description:

Full permission was granted on 03.04.2012 under Ref 12/00605/FU for Block of 4 industrial units, with first floor office accommodation with link bridge to existing premises; and associated parking and service area. This is within SAP plan period and therefore identified as existing general employment. No need for further ELA assessment.

Suitability:

Suitability demonstrated through extant planning permission under 12/00605/FU. Site is currently included in SAP as identified employment site EG1-18.

Availability:

Availability demonstrated through extant planning permission under 12/00605/FU. Site is currently included in SAP as identified employment site EG1-18.

Achievability:

Achievability demonstrated through extant planning permission under 12/00605/FU. Site is currently included in SAP as identified employment site EG1-18.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-18

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.17

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01051

Site alias: 2402152

Site area (ha): 0.17

E: 426683

N: 433194

Address: Carr Crofts Drive Armley Moor LS 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	2327.60
Nearest bus stop	13041
Nearest bus stop distance (m)	118.73

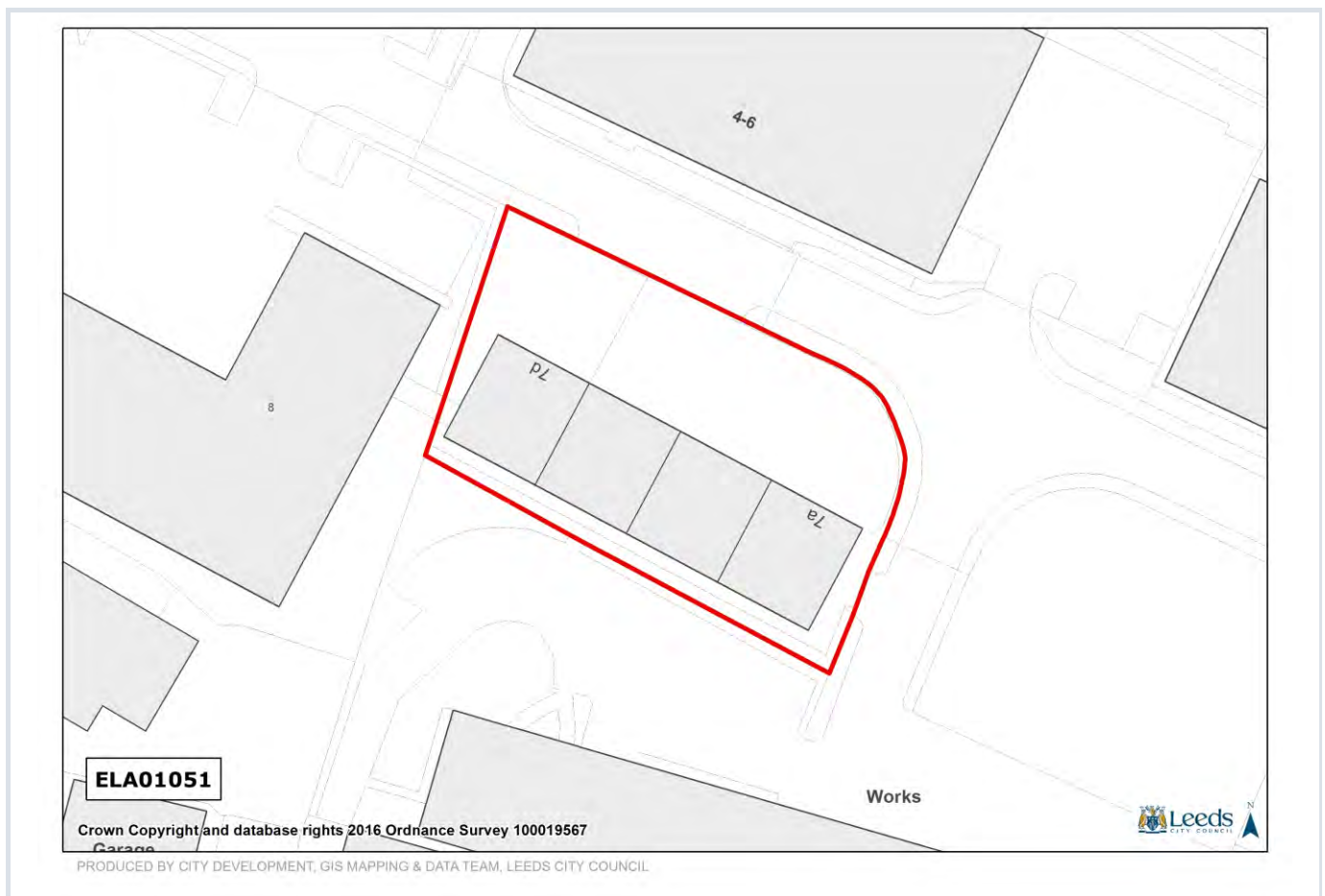
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	100.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01074

Site alias: 2402880

Site area (ha): 0.2

E: 423758

N: 434533

Address: Cubic Business Centre Stanningley Road LS13

General Attributes

Site Description:

Site completed under 09/00695/FU for a four storey office building, prior to the SAP plan period. No longer available for new employment allocation. No need for further ELA assessment.

Suitability:

Site completed under 09/00695/FU for a four storey office building, prior to the SAP plan period. No longer available for new employment allocation. No need for further ELA assessment.

Availability:

Site completed under 09/00695/FU for a four storey office building, prior to the SAP plan period. No longer available for new employment allocation. No need for further ELA assessment.

Achievability:

Site completed under 09/00695/FU for a four storey office building, prior to the SAP plan period. No longer available for new employment allocation. No need for further ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2402880

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 1150

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01074

Site alias: 2402880

Site area (ha): 0.2

E: 423758

N: 434533

Address: Cubic Business Centre Stanningley Road LS13

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Bramley
Nearest train station distance (m)	225.88
Nearest bus stop	11542
Nearest bus stop distance (m)	34.54

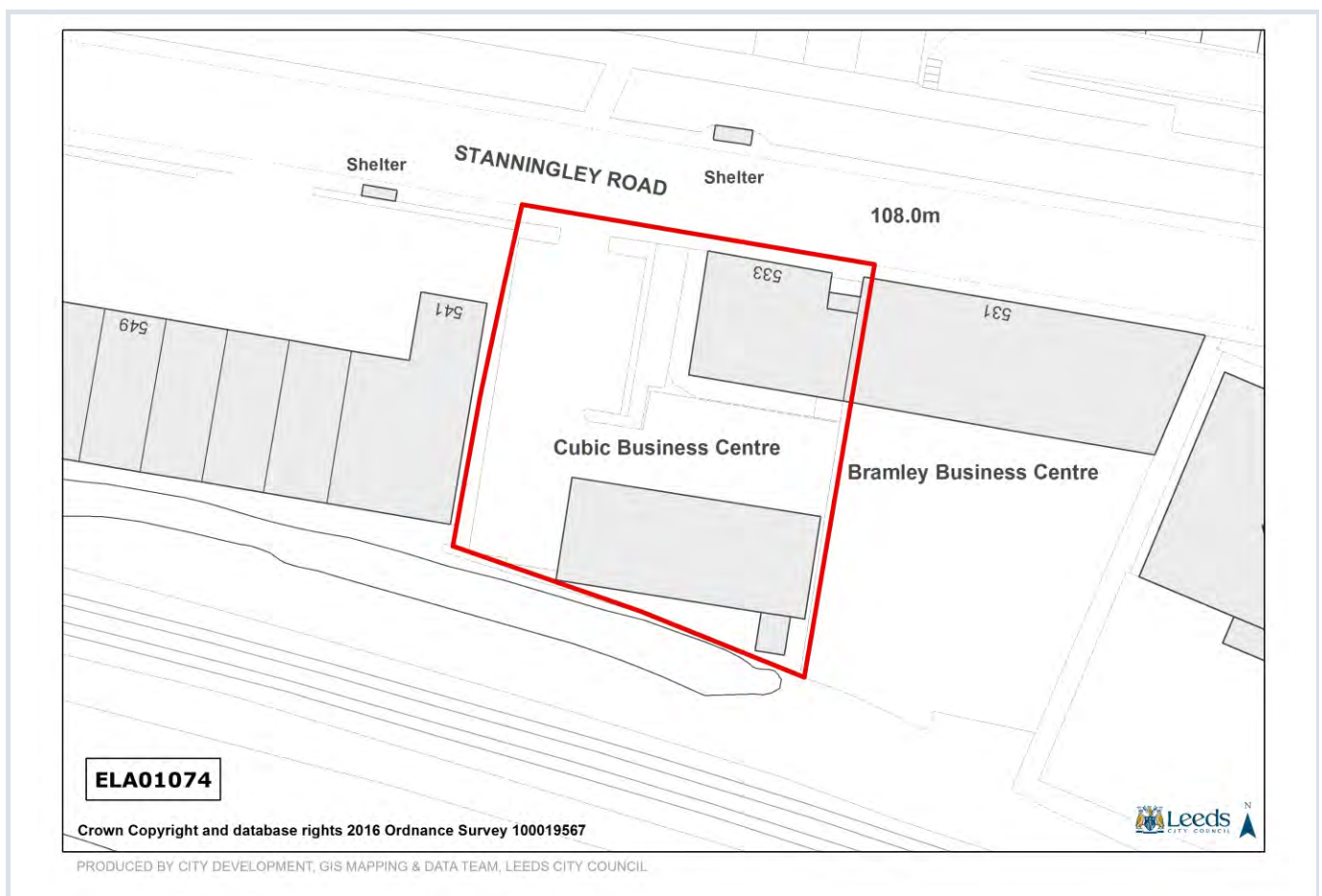
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01092

Site alias: 2403210

Site area (ha): 1.11

E: 425894

N: 435295

Address: Wyther Lane Leeds 5

General Attributes

Site Description:

Identified general employment site in the UDP (ref E3A:29). However land is unlikely to be available since it has a pending residential application for 64 dwellings (ref 14/06872/FU). It has since then been included in the draft SAP as an Identified Housing site HG1-145.

Suitability:

Given that the site is unlikely to be available for general employment use (reflecting extant residential permission 14/06872/FU for 64 dwellings), no further ELA assessment is necessary.

Availability:

Given that the site is unlikely to be available for general employment use (reflecting extant residential permission 14/06872/FU for 64 dwellings), no further ELA assessment is necessary.

Achievability:

Given that the site is unlikely to be available for general employment use (reflecting extant residential permission 14/06872/FU for 64 dwellings), no further ELA assessment is necessary.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2403210

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01092

Site alias: 2403210

Site area (ha): 1.11

E: 425894

N: 435295

Address: Wyther Lane Leeds 5

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Headingley
Nearest train station distance (m)	1053.44
Nearest bus stop	9072
Nearest bus stop distance (m)	62.13

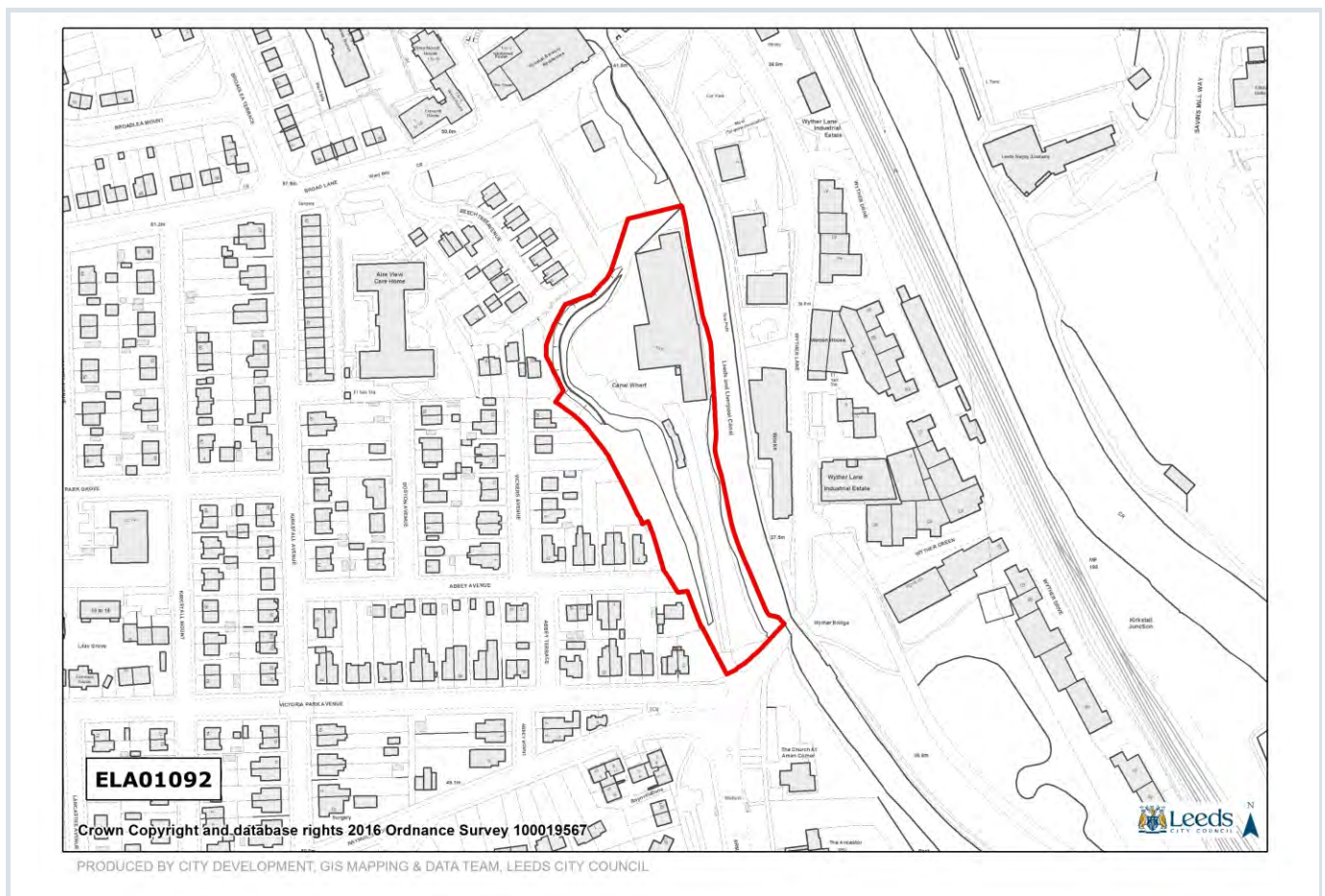
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01098

Site alias: 2403270

Site area (ha): 1.98

E: 425904

N: 431714

Address: Whitehall Park Whitehall Road Leeds 12

General Attributes

Site Description:

Site visit (in Nov 2015) confirms this is in existing general employment use and unlikely to be available for new employment allocation. No need for further assessment.

Suitability:

Site visit (in Nov 2015) confirms this is in existing general employment use and unlikely to be available for new employment allocation. No need for further assessment.

Availability:

Site visit (in Nov 2015) confirms this is in existing general employment use and unlikely to be available for new employment allocation. No need for further assessment.

Achievability:

Site visit (in Nov 2015) confirms this is in existing general employment use and unlikely to be available for new employment allocation. No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2403270

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01098

Site alias: 2403270

Site area (ha): 1.98

E: 425904

N: 431714

Address: Whitehall Park Whitehall Road Leeds 12

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	2211.84
Nearest bus stop	2070
Nearest bus stop distance (m)	216.51

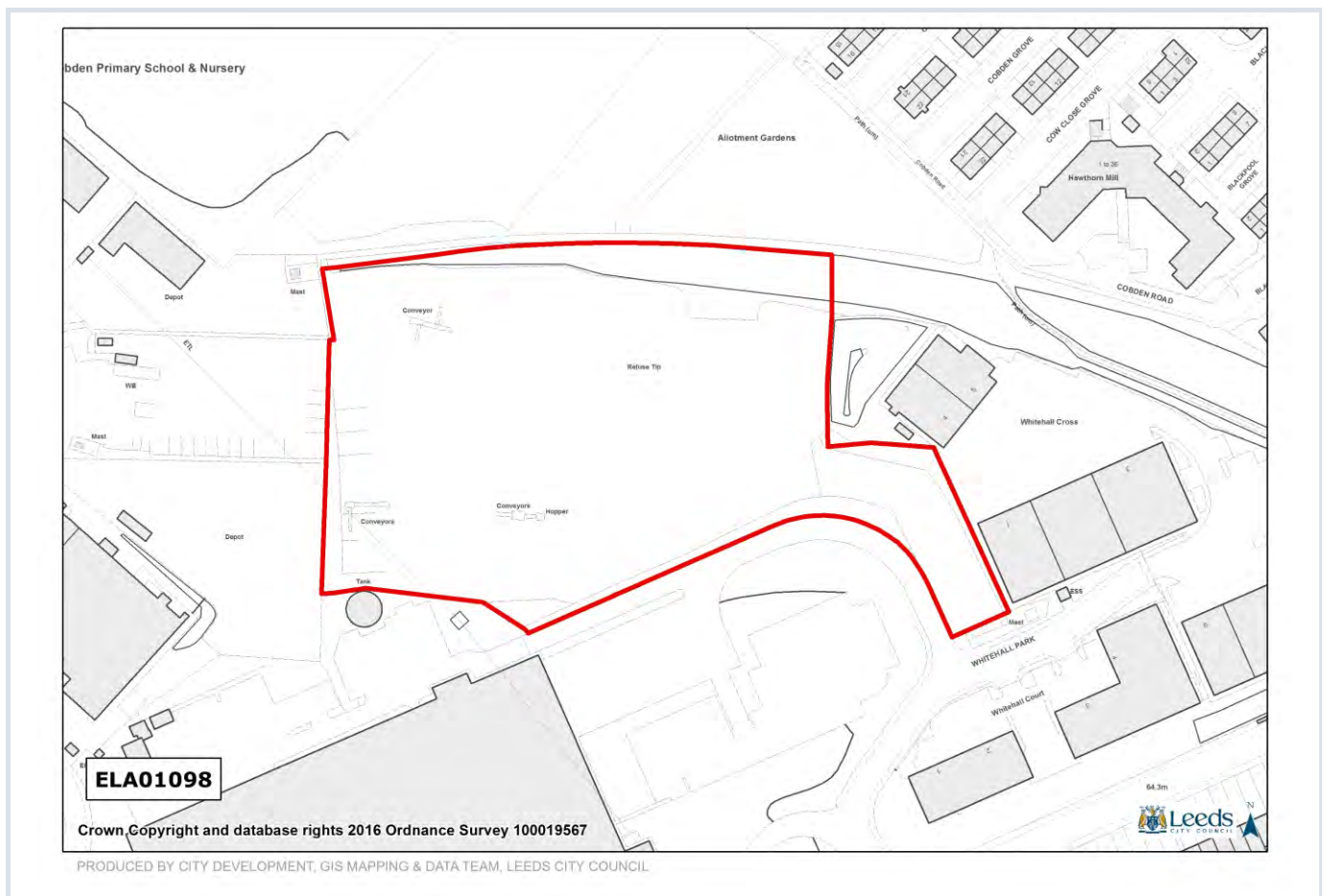
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01146

Site alias: 2403820

Site area (ha): 0.58

E: 424053

N: 434315

Address: Swinnow Road Bramley LS13

General Attributes

Site Description:

n/a

Suitability:

Site has extant planning permission for residential use (under reference 11/00991/OT and 14/01313/OT) hence not available for employment use. No need for further ELA assessment.

Availability:

Site has extant planning permission for residential use (under reference 11/00991/OT and 14/01313/OT) hence not available for employment use. No need for further ELA assessment.

Achievability:

Site has extant planning permission for residential use (under reference 11/00991/OT and 14/01313/OT) hence not available for employment use. No need for further ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2403820

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 2663

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01146

Site alias: 2403820

Site area (ha): 0.58

E: 424053

N: 434315

Address: Swinnow Road Bramley LS13

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Bramley
Nearest train station distance (m)	143.51
Nearest bus stop	8316
Nearest bus stop distance (m)	120.96

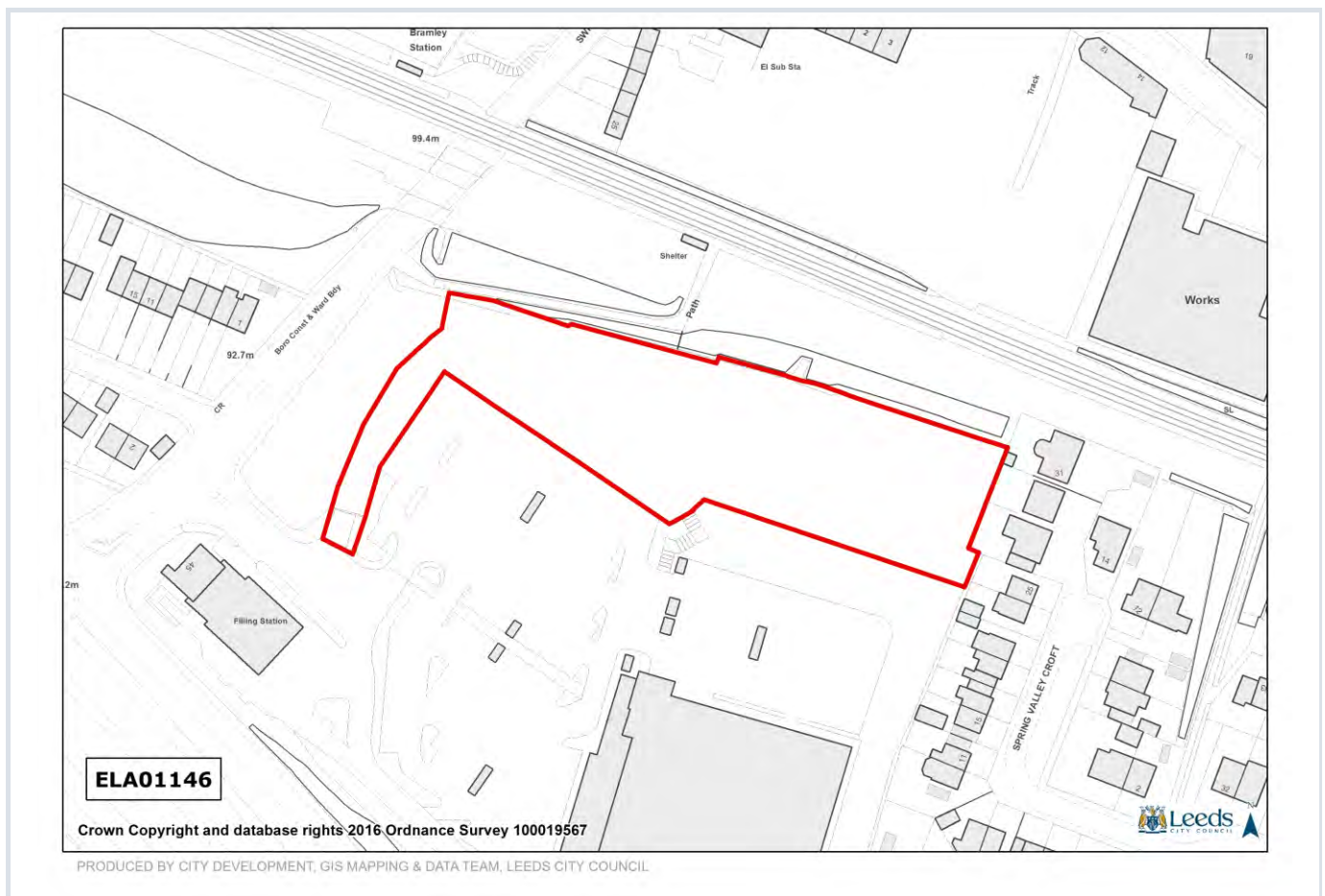
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01178

Site alias: 2405260

Site area (ha): 0.1

E: 423785

N: 435378

Address: 17 Calverley Lane Bramley LS13 3lp

General Attributes

Site Description:

Small site (0.10ha) appears to be in existing employment use (Pro Tech Roofing Ltd). Unlikely to be available for new general employment in plan period. No need for further assessment.

Suitability:

Small site (0.10ha) appears to be in existing employment use (Pro Tech Roofing Ltd). Unlikely to be available for new general employment in plan period. No need for further assessment.

Availability:

Small site (0.10ha) appears to be in existing employment use (Pro Tech Roofing Ltd). Unlikely to be available for new general employment in plan period. No need for further assessment.

Achievability:

Small site (0.10ha) appears to be in existing employment use (Pro Tech Roofing Ltd). Unlikely to be available for new general employment in plan period. No need for further assessment.

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01178

Site alias: 2405260

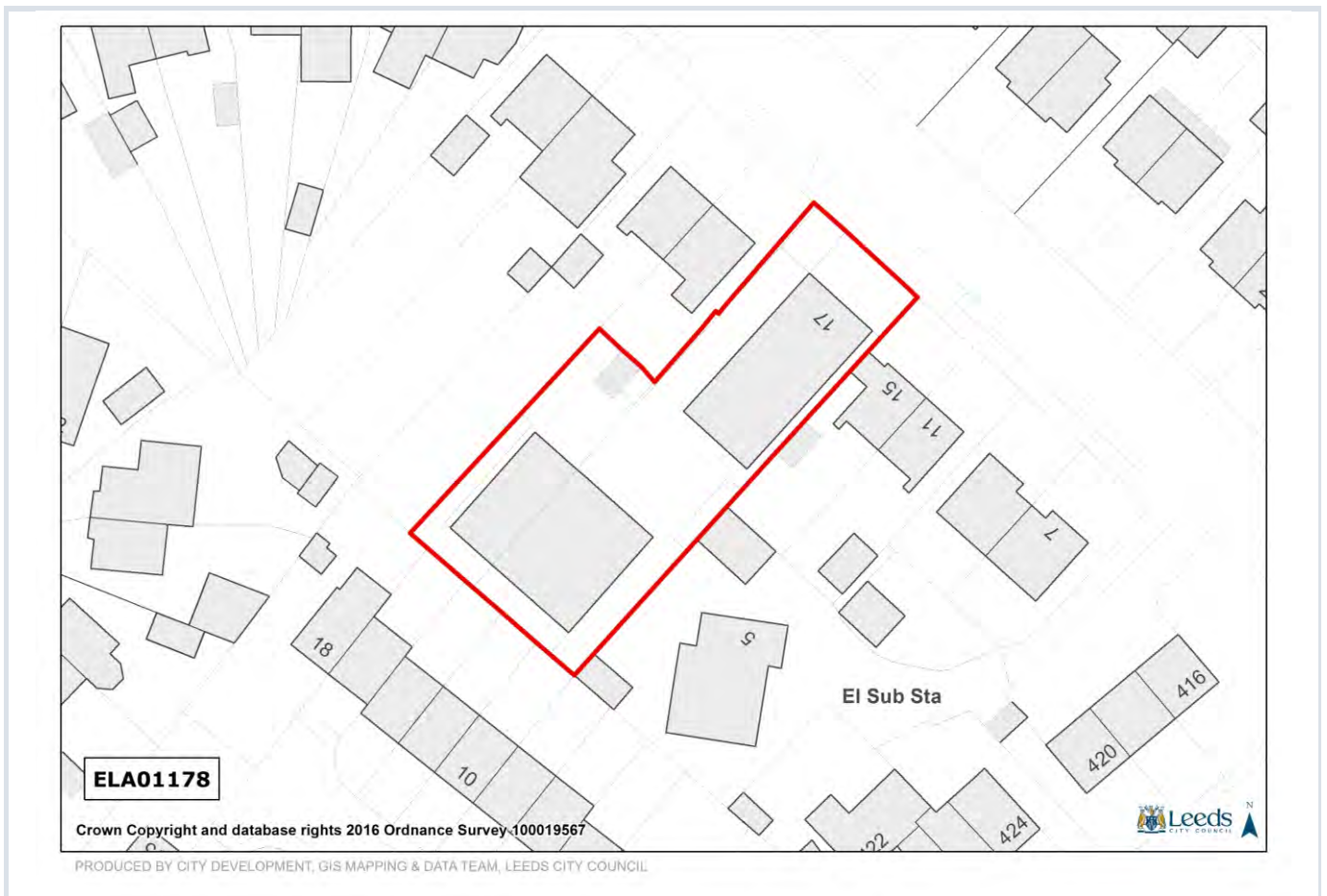
Site area (ha): 0.1

E: 423785

N: 435378

Address: 17 Calverley Lane Bramley LS13 3lp

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01189

Site alias: 2405620

Site area (ha): 0.69

E: 425638

N: 434168

Address: Former Fire Station Stanningley Road Leeds LS12 3pl

General Attributes

Site Description:

n/a

Suitability:

n/a

Availability:

n/a

Achievability:

n/a

Development Plan Status

Development Plan: Not part of development plan

Plan ref:

Plan status: n/a

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01189

Site alias: 2405620

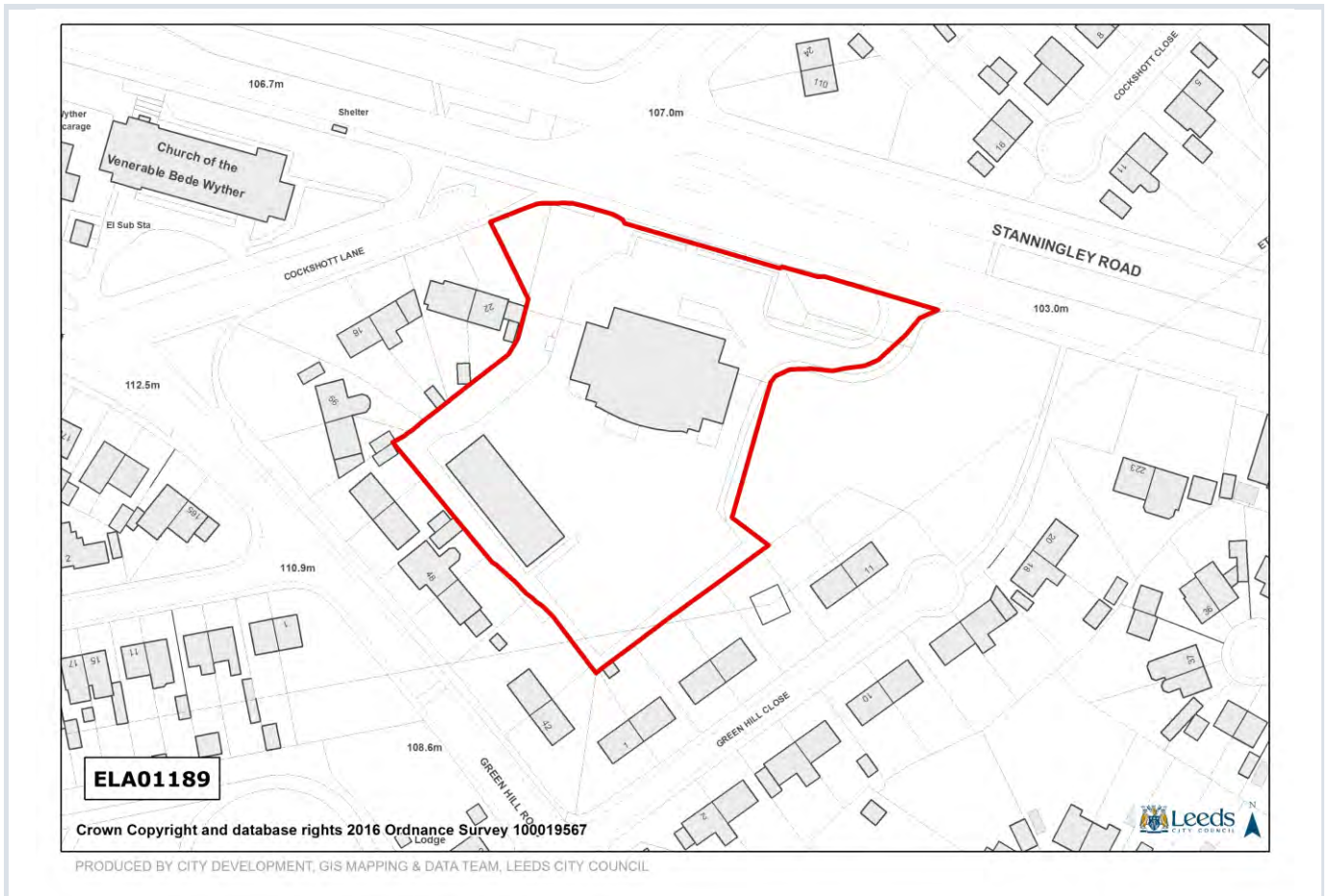
Site area (ha): 0.69

E: 425638

N: 434168

Address: Former Fire Station Stanningley Road Leeds LS12 3pl

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01191

Site alias: 2405670

Site area (ha): 0.29

E: 426544

N: 432993

Address: DSL House, Wortley Moor Road, Upper Wortley, Leeds, LS12 4je

General Attributes

Site Description:

n/a

Suitability:

Suitability demonstrated by extant permission for general employment under reference 12/02351/FU approved on 24/08/2012. Currently included in SAP as an identified employment site EG1-17.

Availability:

Availability demonstrated by extant permission for general employment under reference 12/02351/FU approved on 24/08/2012. Currently included in SAP as an identified employment site EG1-17.

Achievability:

Achievability demonstrated by extant permission for general employment under reference 12/02351/FU approved on 24/08/2012. Currently included in SAP as an identified employment site EG1-17.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-17

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.29

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01191

Site alias: 2405670

Site area (ha): 0.29

E: 426544

N: 432993

Address: DSL House, Wortley Moor Road, Upper Wortley, Leeds, LS12 4je

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Burley Park
Nearest train station distance (m)	2571.16
Nearest bus stop	10501
Nearest bus stop distance (m)	97.82

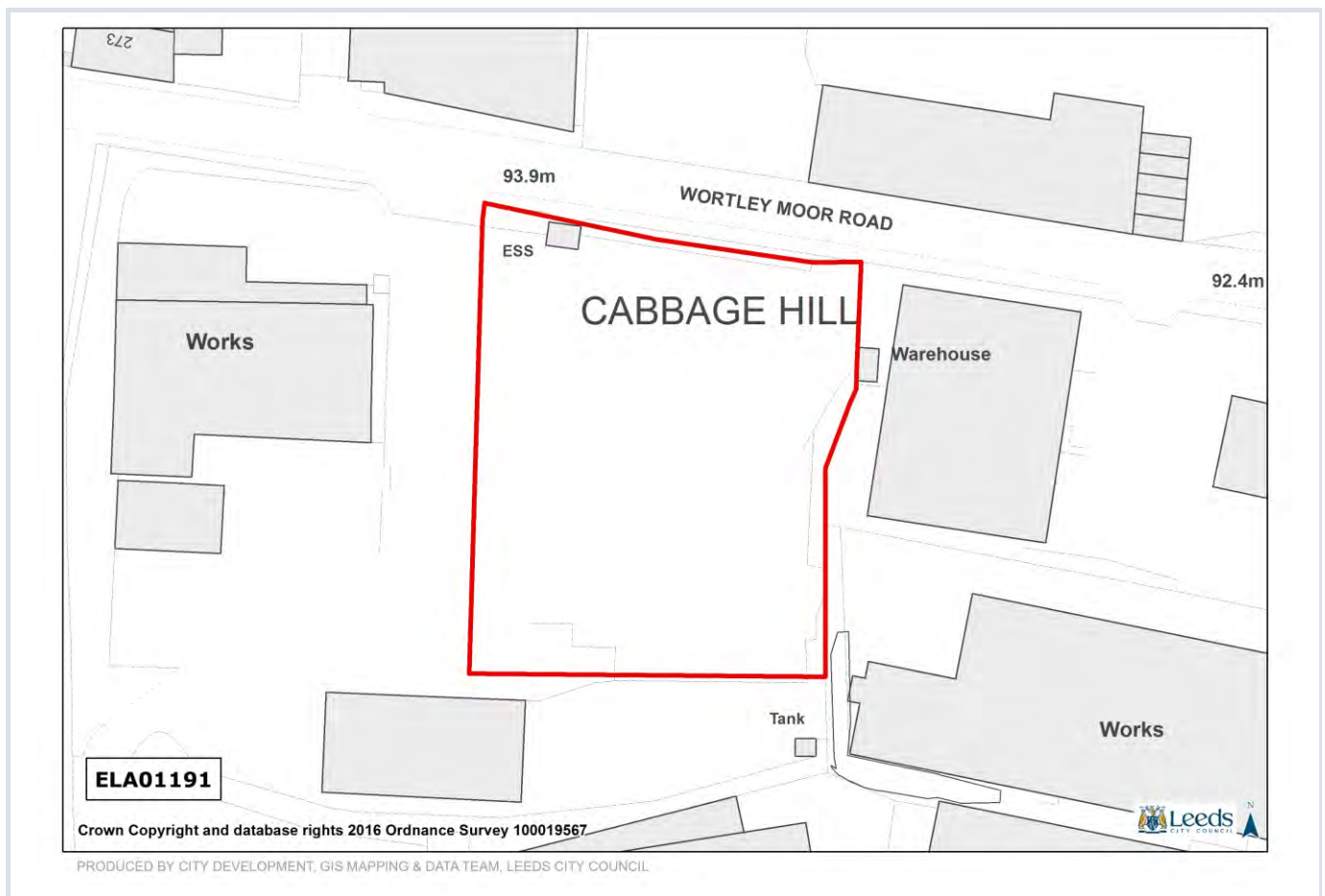
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	0.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01202

Site alias: 2500550

Site area (ha): 1.05

E: 421130

N: 433060

Address: Round Hill Pudsey

General Attributes

Site Description:

n/a

Suitability:

Site is no longer available for general employment use as it was granted for 83 dwellings (11/02355/FU). No need for further ELA assessment.

Availability:

Site is no longer available for general employment use as it was granted for 83 dwellings (11/02355/FU). No need for further ELA assessment.

Achievability:

Site is no longer available for general employment use as it was granted for 83 dwellings (11/02355/FU). No need for further ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2500550

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01202

Site alias: 2500550

Site area (ha): 1.05

E: 421130

N: 433060

Address: Round Hill Pudsey

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	1245.22
Nearest bus stop	6520
Nearest bus stop distance (m)	184.87

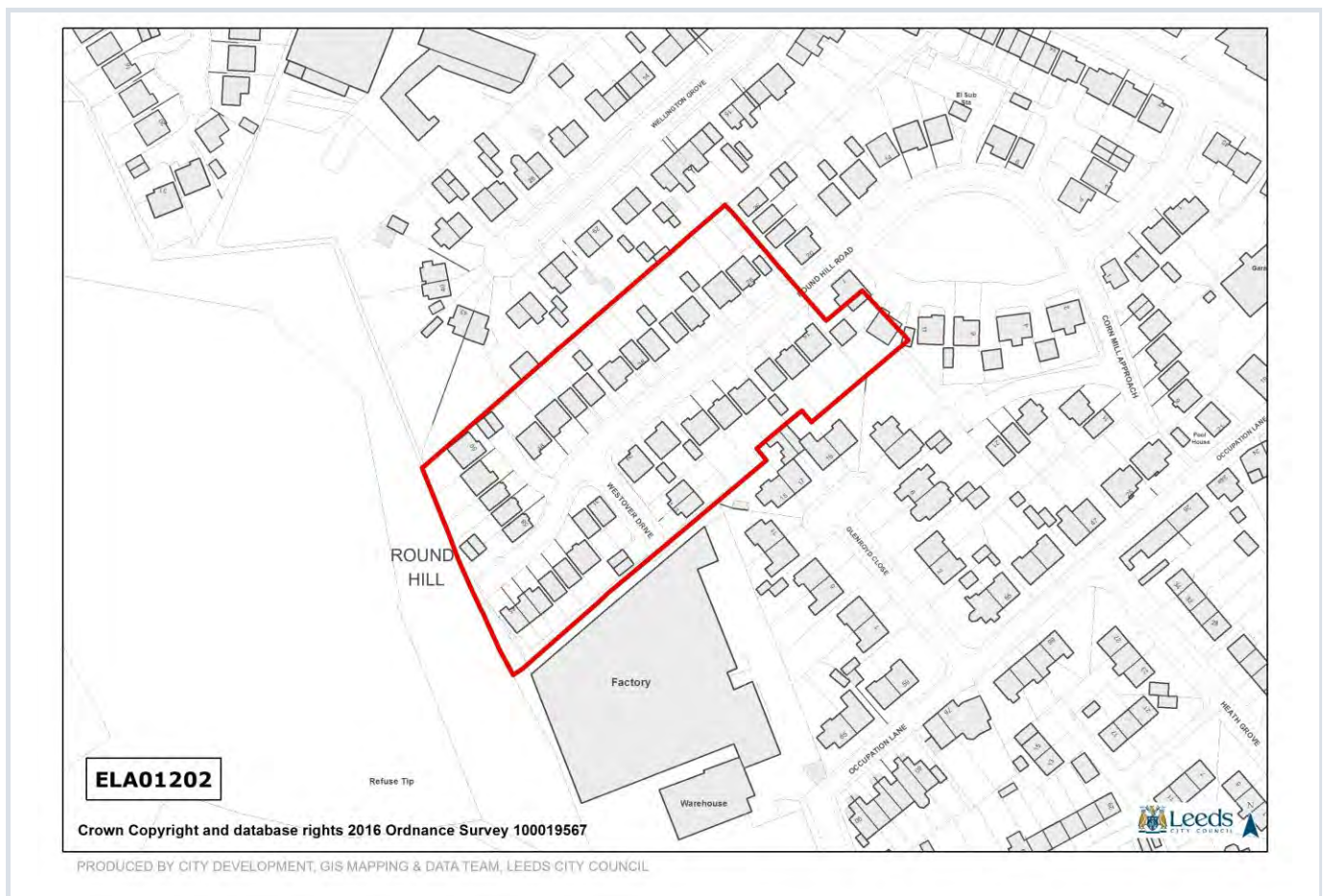
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.43
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01203

Site alias: 2500680

Site area (ha): 0.81

E: 422882

N: 434465

Address: Swinnow I E Swinnow La LS 28

General Attributes

Site Description:

n/a

Suitability:

Suitability for general employment has been demonstrated via extant planning permission (14/06039/FU approved on 24.02.2014).

Availability:

Availability for general employment has been demonstrated via extant planning permission (14/06039/FU approved on 24.02.2014).

Achievability:

Achievability for general employment has been demonstrated via extant planning permission (14/06039/FU approved on 24.02.2014).

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-66

Plan status: Identified general employment (permitted)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.81

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01203

Site alias: 2500680

Site area (ha): 0.81

E: 422882

N: 434465

Address: Swinnow I E Swinnow La LS 28

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Bramley
Nearest train station distance (m)	1070.82
Nearest bus stop	6703
Nearest bus stop distance (m)	260.48

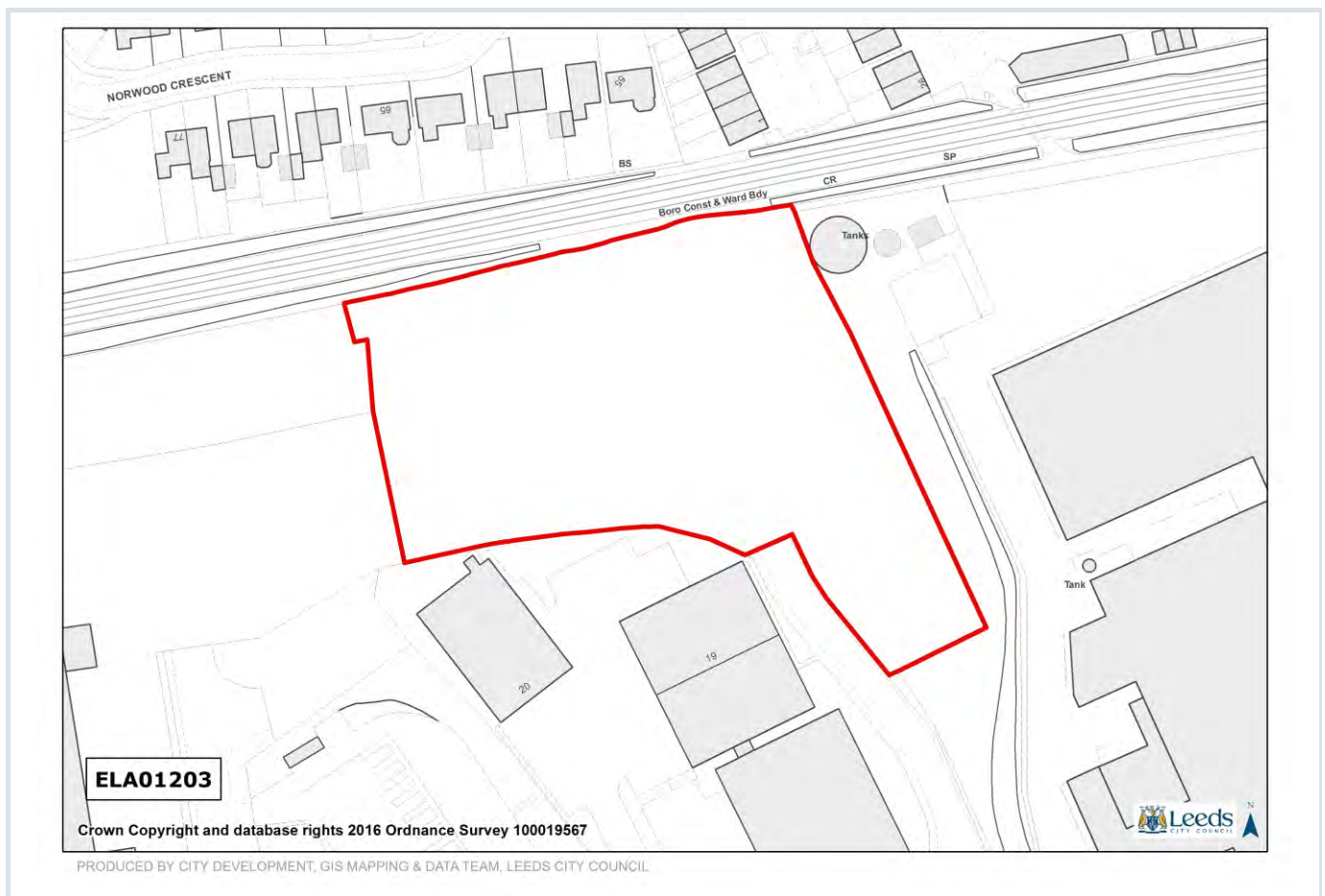
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01220

Site alias: 2501400

Site area (ha): 3.11

E: 422278

N: 434329

Address: Stanningley Station LS 28

General Attributes

Site Description:

n/a

Suitability:

Identified general employment site in the UDPR (ref E3B:17). Access onto Ricardshaw Lane is very poor and current highway network is unlikely to support intensification of use. A site visit in Nov 2015 confirms this site is in active employment use (Gibbs and Danby) therefore not available for new general employment.

Availability:

A site visit in Nov 2015 confirms this site is in active employment use (Gibbs and Danby) therefore not available for new general employment.

Achievability:

A site visit in Nov 2015 confirms this site is in active employment use (Gibbs and Danby) therefore not available for new general employment. No need to further assess achievability.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2501400

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01220

Site alias: 2501400

Site area (ha): 3.11

E: 422278

N: 434329

Address: Stanningley Station LS 28

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	1143.47
Nearest bus stop	12547
Nearest bus stop distance (m)	182.83

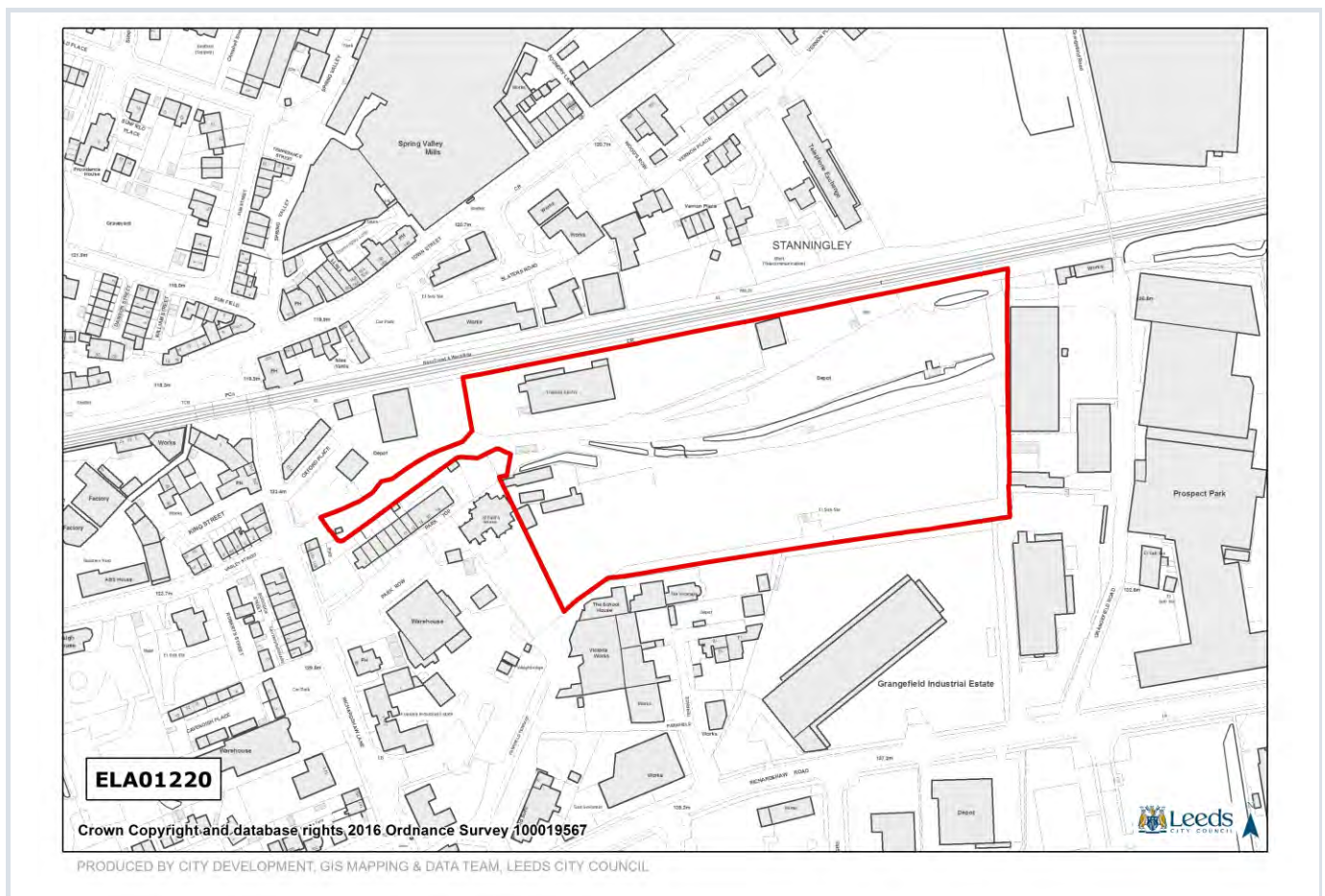
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01222

Site alias: 2501410

Site area (ha): 0.54

E: 421840

N: 434269

Address: Viaduct Street Stanningley

General Attributes

Site Description:

n/a

Suitability:

Site accommodates existing waste transfer station. No available for new employment allocation. No need for further assessment.

Availability:

As above.

Achievability:

As above.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2501410

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.54

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01222

Site alias: 2501410

Site area (ha): 0.54

E: 421840

N: 434269

Address: Viaduct Street Stanningley

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	707.06
Nearest bus stop	507
Nearest bus stop distance (m)	116.56

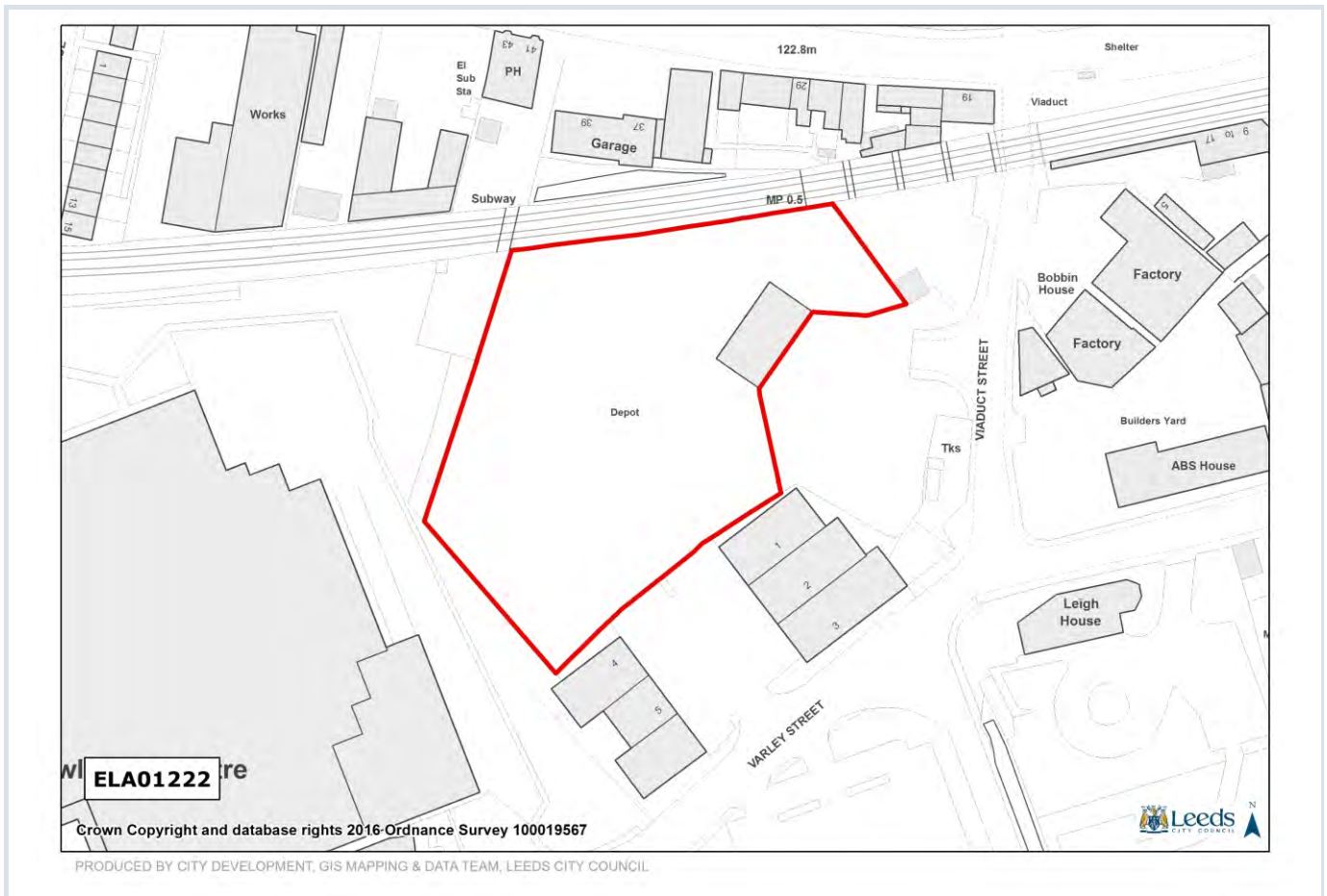
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01227

Site alias: 2501424

Site area (ha): 1.15

E: 419318

N: 432750

Address: Expansion Land At Emballator Ltd Phoenix Way Bd4

General Attributes

Site Description:

This is a site of triangle shape located behind existing industrial use Emballator Packaging Ltd. Majority of the site is flat, except sharp slope on the south western boarder where mature trees belt and bushes present. The southern and western side is bounded by main roads which naturally separate the parcel of land from the adjacent residential use.

Suitability:

The site is free from flood risk or any environmental constraints. It is well accessed by public transport and can gain access via Phoenix Way onto Dick Lane. It is located within a well established industrial estate and behind existing industrial premise (EMBALLATOR Ltd). It might have contamination from the previous use which could be mitigated. Whilst the south western boarder is on sharp slope, the majority site in the north and middle part is flat and developable. Overall this is a suitable site for general employment development (for expansion of Emballator Ltd). Note that office development would be contrary to CS EC2 due to out of centre location.

Availability:

Site is assumed to be in single ownership (due to the factor it is within the curtilage of Emballator Ltd with clear boundary walls on two sides). At the time of visit this is a cleared site although no on site marketing board was

Achievability:

Cleared site in an established employment area. It is possible the land is in need of remediation prior to development due to contamination which could affect viability. No recent planning interest in the last 10 years.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-9

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.15

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	2	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	
STB5	Suitability - Access to highways	5	Access via Phoenix Way onto Dick Lane
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	Curtilage land of EMBALLATOR LTD. Compatible to adjoining uses.
PLC1	Suitability - Policy compliance	5	UDP 'white land'. Site is within urban area and board existing general employment industrial estate. Accords with Core Strategy EC1 for general employment, however office proposal would be contrary to EC2.
PLC2	Suitability - Regeneration/shortfall areas	5	Within LB Corridor RA.
Total Suitability score:		39	
AVB1	Availability - Ownership	5	Single ownership.
AVB2	Availability - Occupancy	5	Overgrown grassed land. Vacant.
AVB3	Availability - Marketing	1	
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	5	

Leeds Employment Land Assessment 2016

ELA ref: ELA01227

Site alias: 2501424

Site area (ha): 1.15

E: 419318

N: 432750

Address: Expansion Land At Emballator Ltd Phoenix Way Bd4

Test	Description	Score	Comment
MKT1	Achievability - Planning interest	3	
Total Achievability score:		8	

Leeds Employment Land Assessment 2016

ELA ref: ELA01227

Site alias: 2501424

Site area (ha): 1.15

E: 419318

N: 432750

Address: Expansion Land At Emballator Ltd Phoenix Way Bd4

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	2391.28
Nearest bus stop	4307
Nearest bus stop distance (m)	114.89

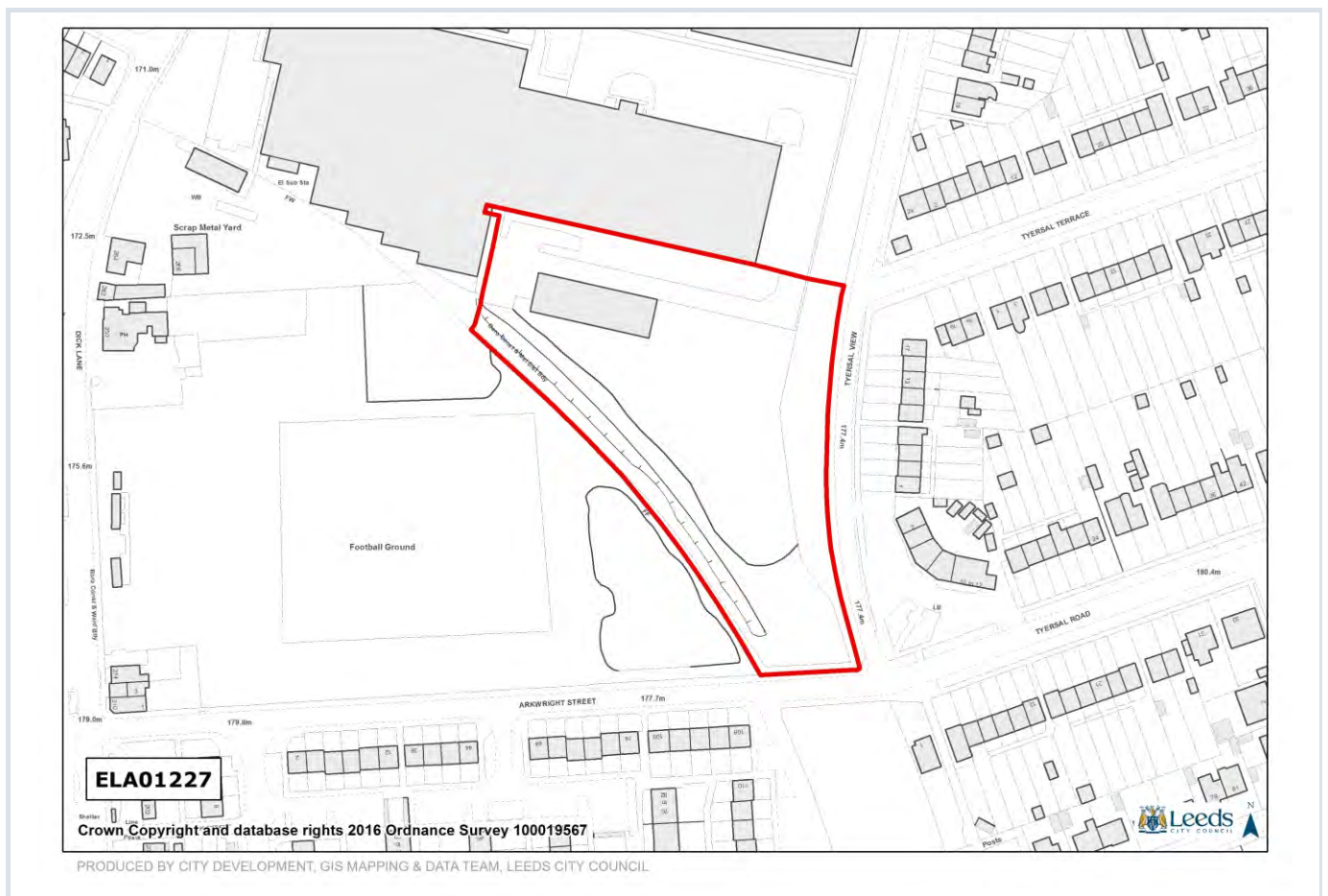
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01231

Site alias: 2501640

Site area (ha): 0.29

E: 422848

N: 433663

Address: Lane End Terrace Pudsey

General Attributes

Site Description:

n/a

Suitability:

Land is no longer available for general employment use due to extant permission for residential development (ref 13/01239/FU approved on 25/06/2013 for 14 dwellings). No need to further assess site suitability.

Availability:

Land is no longer available for general employment use due to extant permission for residential development (ref 13/01239/FU approved on 25/06/2013 for 14 dwellings).

Achievability:

Land is no longer available for general employment use due to extant permission for residential development (ref 13/01239/FU approved on 25/06/2013 for 14 dwellings). No need to further assess site achievability.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2501640

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 975

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01231

Site alias: 2501640

Site area (ha): 0.29

E: 422848

N: 433663

Address: Lane End Terrace Pudsey

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Bramley
Nearest train station distance (m)	1336.21
Nearest bus stop	9660
Nearest bus stop distance (m)	95.70

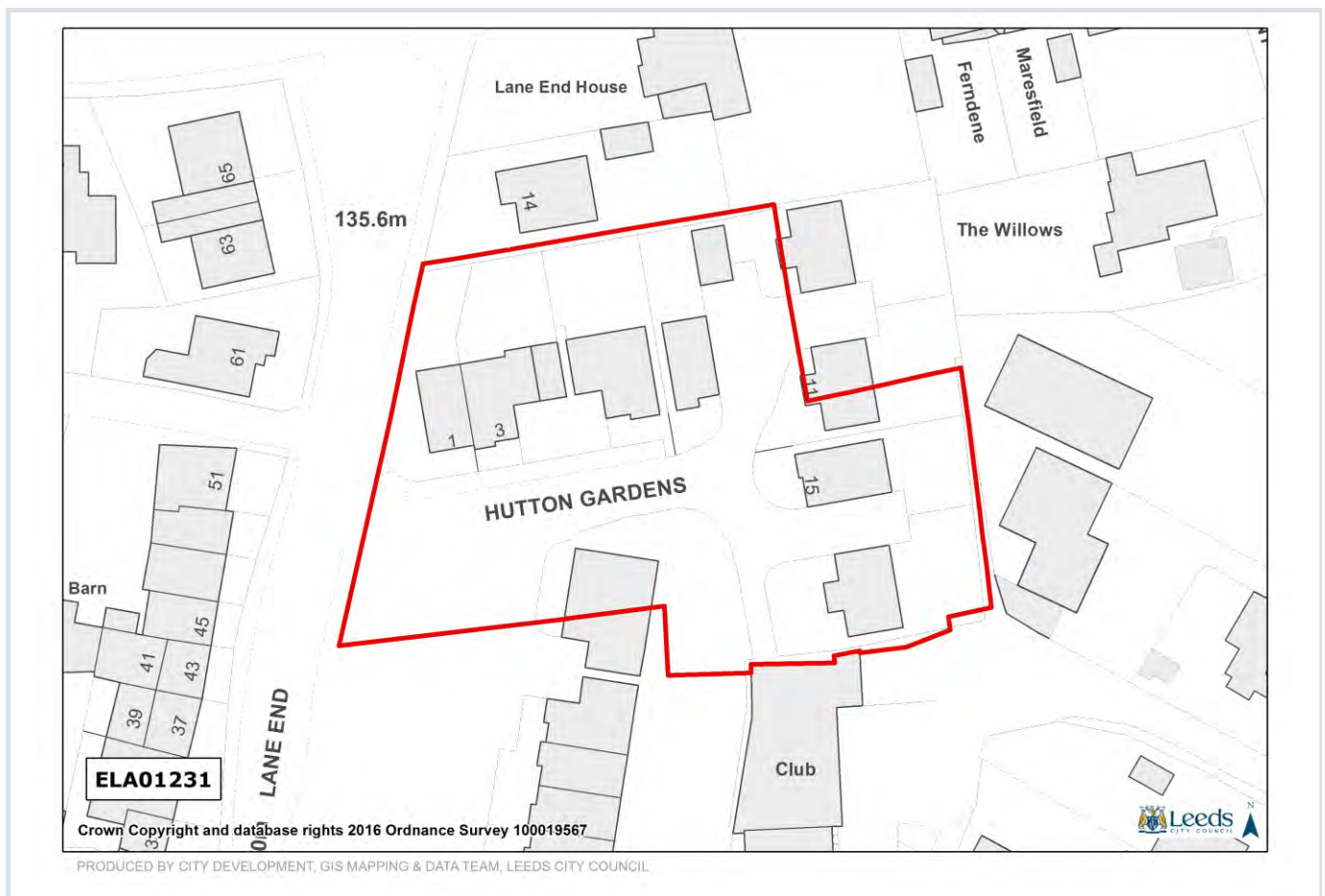
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.01
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01234

Site alias: 2501660

Site area (ha): 0.51

E: 423185

N: 434242

Address: Intercity Way Stanningley LS13

General Attributes

Site Description:

Former brickworks site bounded by highways and behind existing general employment unit (Drawn Metal). The western side of site has mature tree belt.

Suitability:

Main issue to resolve is access, as it can only be gained via Drawn Metal haulage yard and car park.

Availability:

Whilst site is not currently marketed, confirmed by Drawn Metal, the company wish to retain the site for future expansion of the firm (16/11/2015).

Achievability:

Cleared site behind existing employment area. No planning permission for employment however land owner interest for future expansion.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG1-15

Plan status: Identified general employment (UDP)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0.5

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	5	
STB2	Suitability - Contaminated land	3	
STB3	Suitability - Accessibility	4	
STB4	Suitability - Topography and layout	5	
STB5	Suitability - Access to highways	3	
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	5	
PLC1	Suitability - Policy compliance	5	UDP allocation for general employment and also comply to the current Core Strategy EC1 locational policy on general employment.
PLC2	Suitability - Regeneration/shortfall areas	5	
Total Suitability score:		40	
AVB1	Availability - Ownership	5	Land located behind, and owned by, Drawn Metal.
AVB2	Availability - Occupancy	3	Former brickworks and currently vacant.
AVB3	Availability - Marketing	1	
Total Availability score:		9	
ACB1	Achievability - Viability/Survey	4	
MKT1	Achievability - Planning interest	3	
Total Achievability score:		7	

Leeds Employment Land Assessment 2016

ELA ref: ELA01234

Site alias: 2501660

Site area (ha): 0.51

E: 423185

N: 434242

Address: Intercity Way Stanningley LS13

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Bramley
Nearest train station distance (m)	786.46
Nearest bus stop	12589
Nearest bus stop distance (m)	188.75

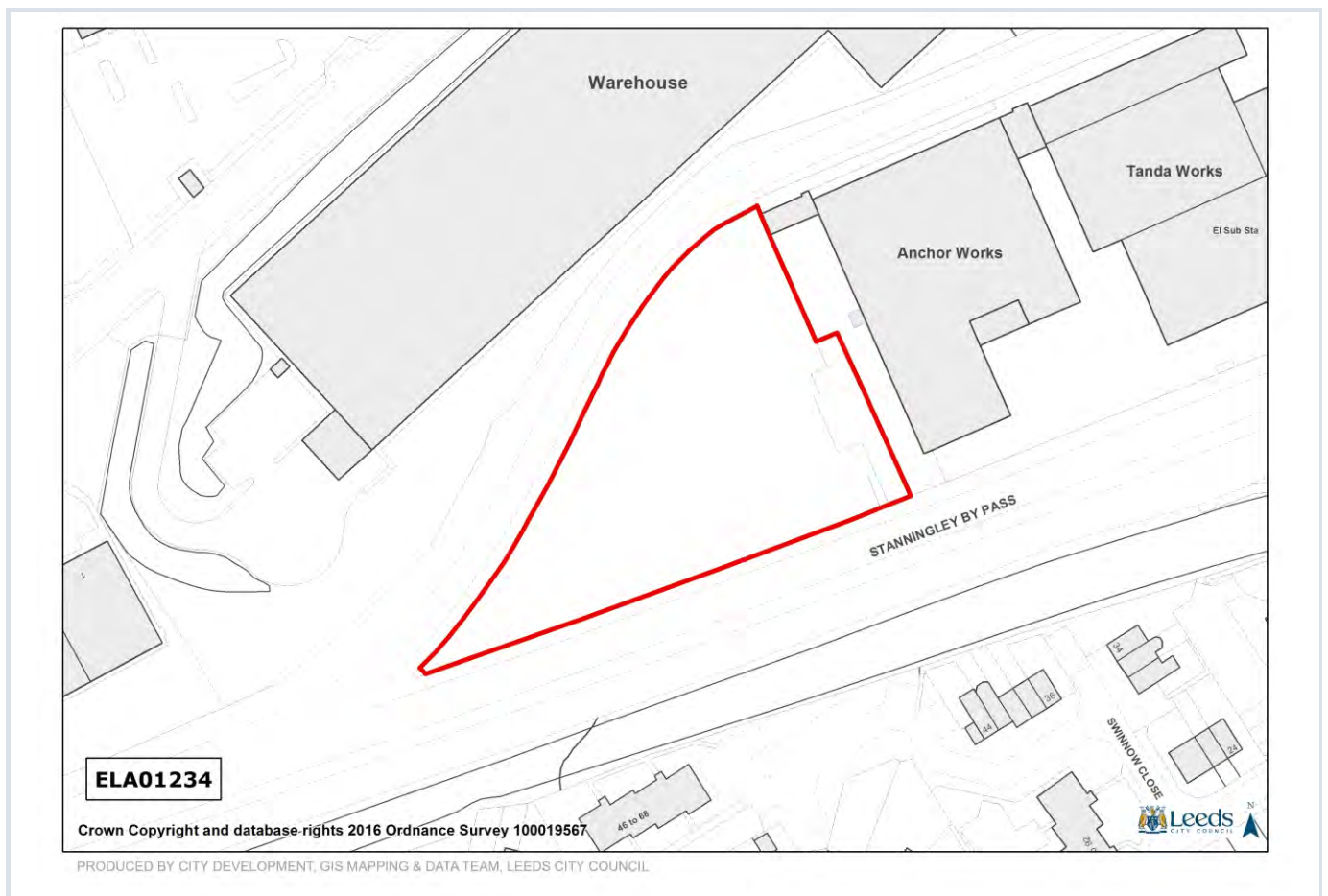
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA01274

Site alias: 2502500

Site area (ha): 3.73

E: 419703

N: 433550

Address: Midpoint Dick Lane Thornbury Bd4

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for residential development, under 10/05660/OT on 24.03.2011. Site no longer available for general employment. No need for ELA assessment.

Availability:

Site has extant permission for residential development, under 10/05660/OT on 24.03.2011. Site no longer available for general employment. No need for ELA assessment.

Achievability:

Site has extant permission for residential development, under 10/05660/OT on 24.03.2011. Site no longer available for general employment. No need for ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2502500

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01274

Site alias: 2502500

Site area (ha): 3.73

E: 419703

N: 433550

Address: Midpoint Dick Lane Thornbury Bd4

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	9.87
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	90.13
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	9.77
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	1618.22
Nearest bus stop	9298
Nearest bus stop distance (m)	245.71

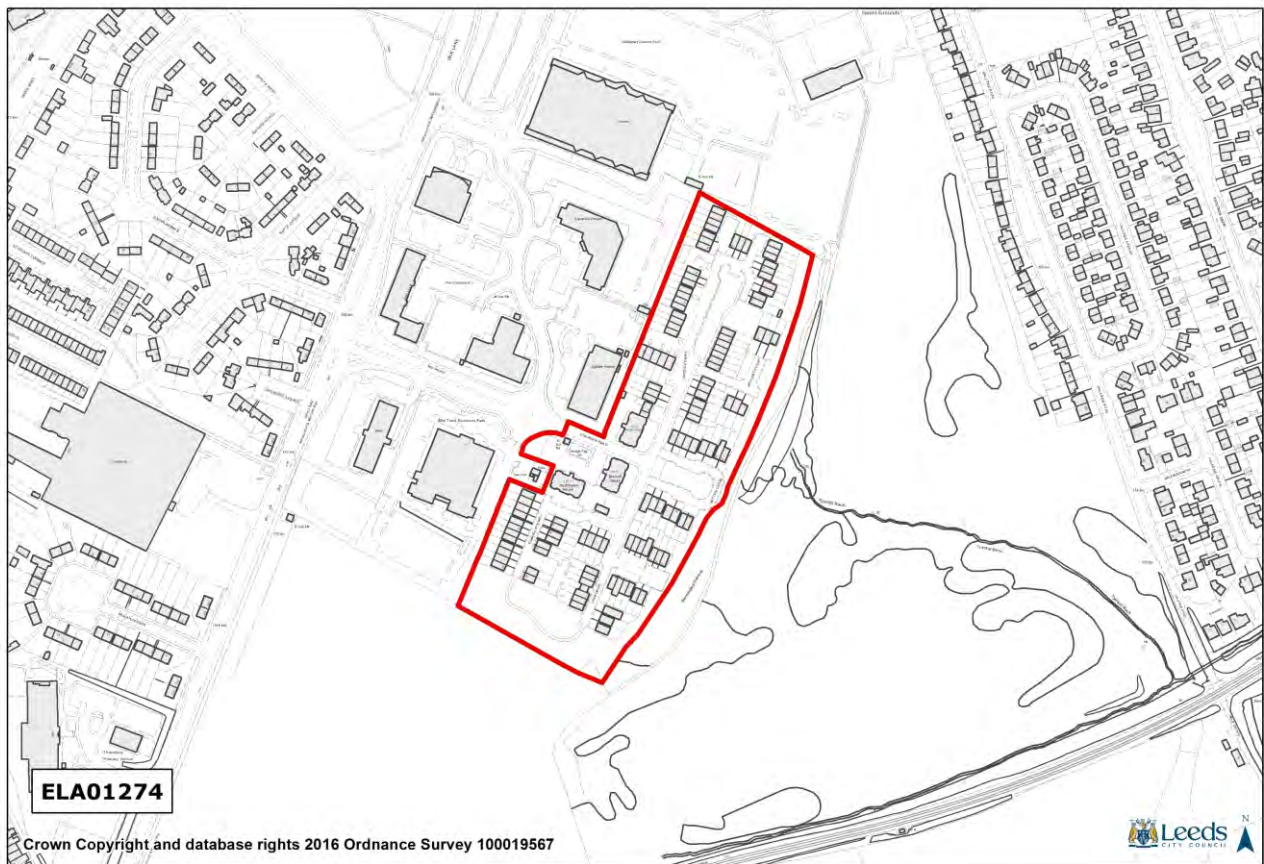
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA01283

Site alias: 2502510

Site area (ha): 11.1

E: 419358

N: 432033

Address: Off Tyersal Lane Tyersal Bd4

General Attributes

Site Description:

Flat open farm land. Site is bounded by residential to the west and south, and the Green Belt to the north and east. It has existing road frontage access. Site is physically suitable for employment use and is an identified general employment site in the UDP following planning approval under 25/129/97/OT and subsequent 25/174/05/RE in 2006. However recent planning approval for 270 dwellings (under 15/04151/FU approved on 29.04.2016) indicates that this site is not available for employment use.

Suitability:

Extant planning approval for 270 dwellings (under 15/04151/FU approved on 29.04.2016) indicates that this site is not available for employment use.

Availability:

Extant planning approval for 270 dwellings (under 15/04151/FU approved on 29.04.2016) indicates that this site is not available for employment use.

Achievability:

Extant planning approval for 270 dwellings (under 15/04151/FU approved on 29.04.2016) indicates that this site is not available for employment use.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2502510

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01283

Site alias: 2502510

Site area (ha): 11.1

E: 419358

N: 432033

Address: Off Tyersal Lane Tyersal Bd4

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	2884.20
Nearest bus stop	6663
Nearest bus stop distance (m)	240.62

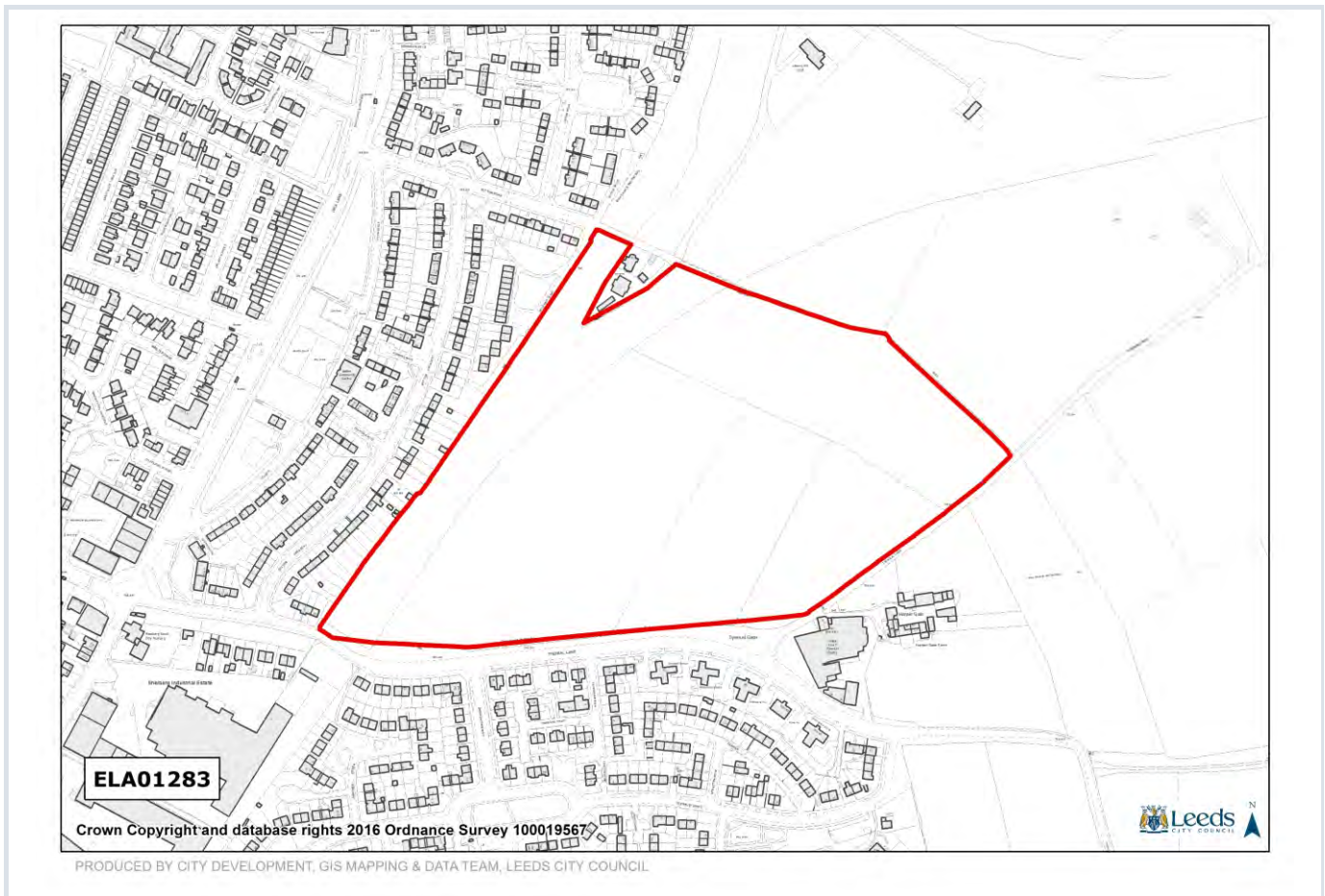
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01289

Site alias: 2502721

Site area (ha): 0.73

E: 421591

N: 434345

Address: 83-99 Bradford Road Stanningley LS28

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for residential development, under 25/303/02/FU extended 10/02881/EXT on 13.05.2011.
Site no longer available for general employment. No need for ELA assessment.

Availability:

Site has extant permission for residential development, under 25/303/02/FU extended 10/02881/EXT on 13.05.2011.
Site no longer available for general employment. No need for ELA assessment.

Achievability:

Site has extant permission for residential development, under 25/303/02/FU extended 10/02881/EXT on 13.05.2011.
Site no longer available for general employment. No need for ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2502721

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01289

Site alias: 2502721

Site area (ha): 0.73

E: 421591

N: 434345

Address: 83-99 Bradford Road Stanningley LS28

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	53.82
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	458.49
Nearest bus stop	5977
Nearest bus stop distance (m)	63.22

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01290

Site alias: 2502940

Site area (ha): 0.44

E: 422235

N: 434022

Address: Richardshaw Drive Pudsey LS28

General Attributes

Site Description:

n/a

Suitability:

Site already completed under 11/03591/FU prior to plan start date. Not to allocate. No need for ELA assessment.

Availability:

Site already completed under 11/03591/FU prior to plan start date. Not to allocate. No need for ELA assessment.

Achievability:

Site already completed under 11/03591/FU prior to plan start date. Not to allocate. No need for ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2502940

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01290

Site alias: 2502940

Site area (ha): 0.44

E: 422235

N: 434022

Address: Richardshaw Drive Pudsey LS28

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	1136.31
Nearest bus stop	10250
Nearest bus stop distance (m)	97.35

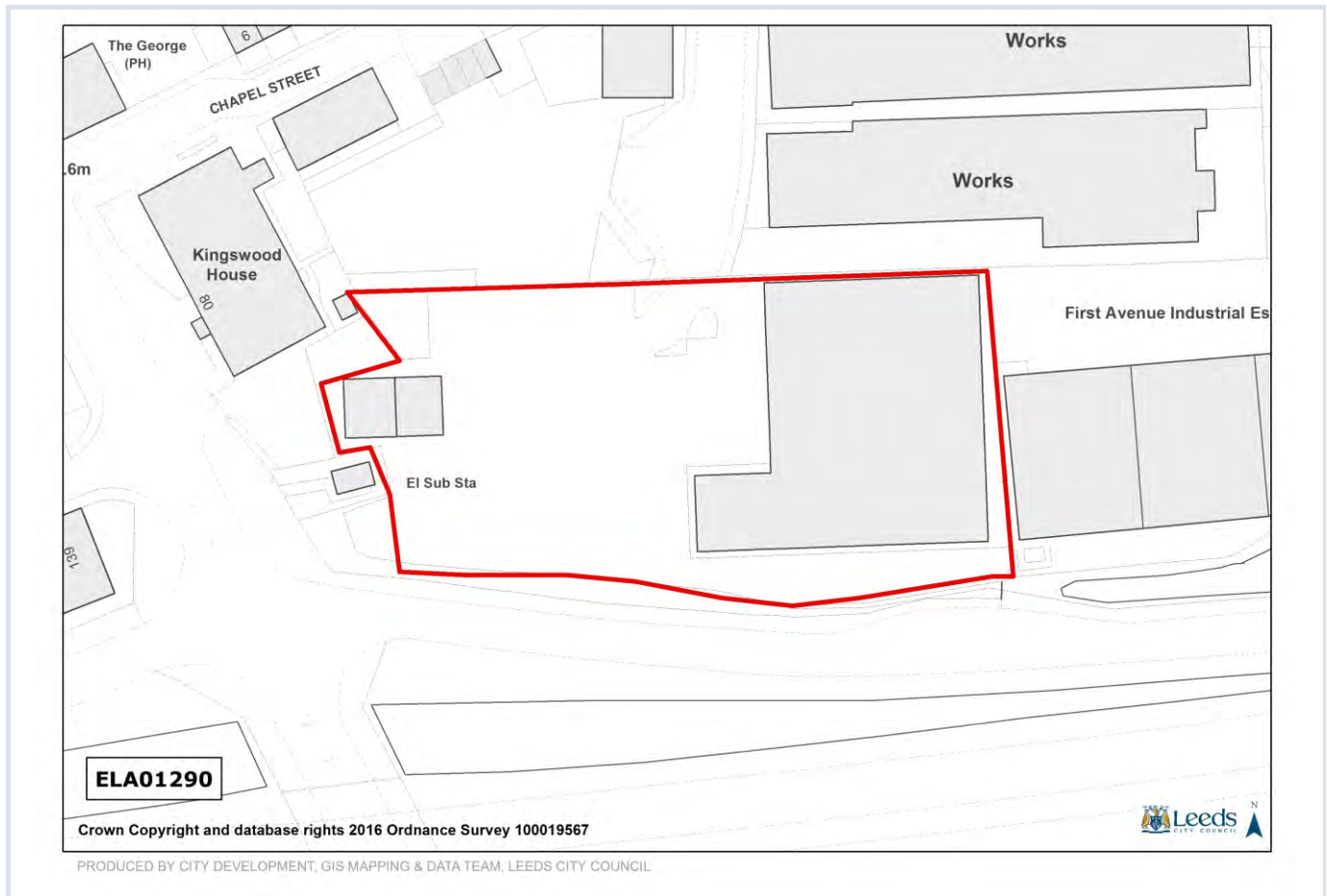
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.32
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



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Leeds Employment Land Assessment 2016

ELA ref: ELA01294

Site alias: 2503200

Site area (ha): 1.12

E: 420978

N: 433209

Address: Waterloo Road & Gibraltar Road Pudsey

General Attributes

Site Description:

n/a

Suitability:

Site has extant permission for residential development, under 11/04868/FU on 19/07/2012. Site no longer available for general employment. No need for ELA assessment.

Availability:

Site has extant permission for residential development, under 11/04868/FU on 19/07/2012. Site no longer available for general employment. No need for ELA assessment.

Achievability:

Site has extant permission for residential development, under 11/04868/FU on 19/07/2012. Site no longer available for general employment. No need for ELA assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: 2503200

Plan status: Not allocated for employment use

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.11

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01294

Site alias: 2503200

Site area (ha): 1.12

E: 420978

N: 433209

Address: Waterloo Road & Gibraltar Road Pudsey

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	100.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	1107.13
Nearest bus stop	10124
Nearest bus stop distance (m)	116.88

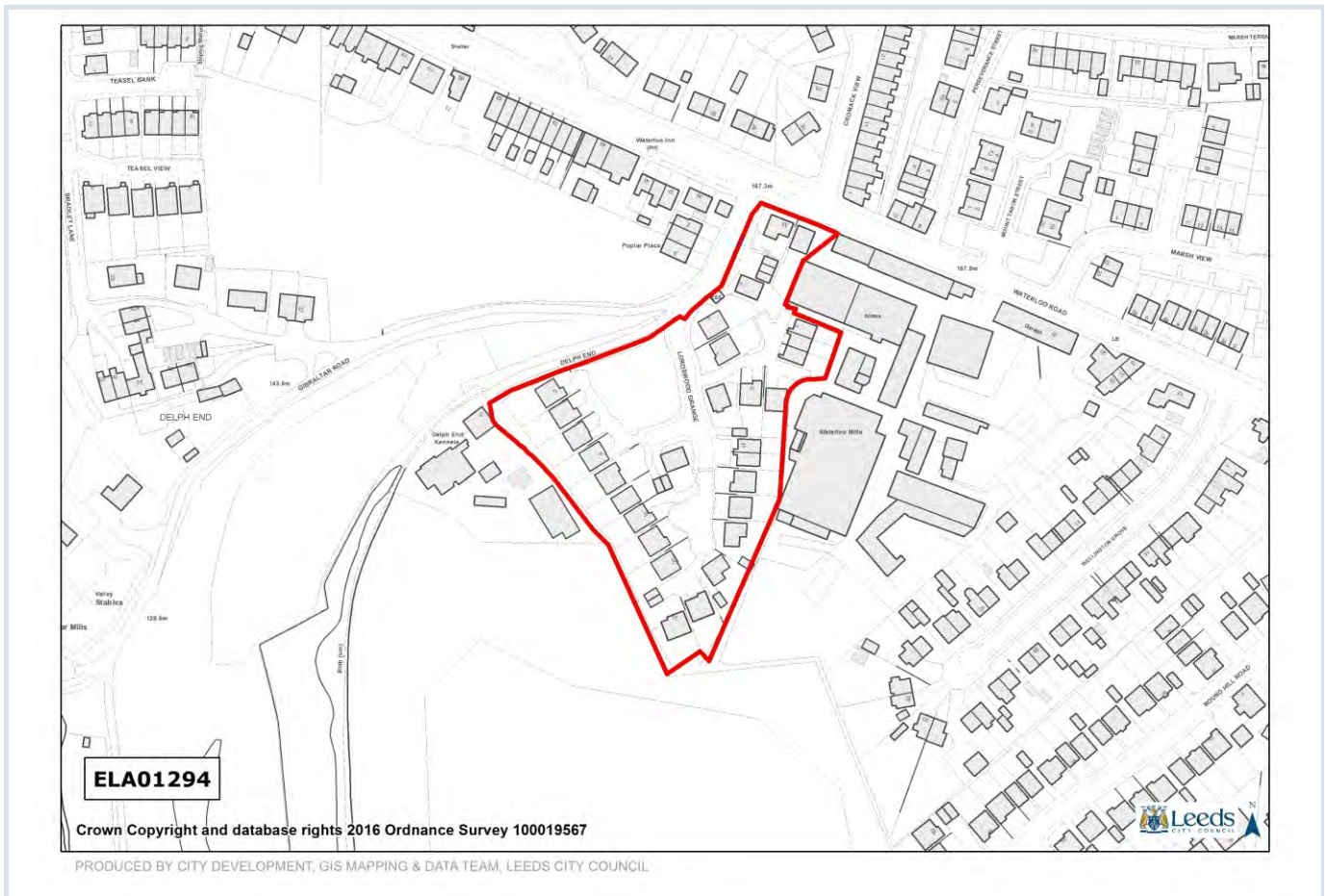
Overlaps Inner South RA	0.00
Overlaps LB Corridor RA	100.00
Overlaps EASEL RA	0.00
Overlaps Aire Valley RA	0.00
Overlaps South Leeds RA	0.00
Overlaps West Leeds Gateway	0.00

LCC ownership	0.15
---------------	------

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA01300

Site alias: 2503510

Site area (ha): 3.35

E: 421677

N: 435386

Address: Sunny Bank Mills, Town Street, Farsley, Pudsey, Leeds, LS28 5uj

General Attributes

Site Description:

n/a

Suitability:

Suitability demonstrated through extant mixed use planning permission which consists of offices, under 14/02476/FU approved 02.04.2015. Site is currently an identified mixed use site in the SAP (ref MX1-4). No need for further assessment.

Availability:

Availability demonstrated through extant mixed use planning permission which consists of offices, under 14/02476/FU approved 02.04.2015. Site is currently an identified mixed use site in the SAP (ref MX1-4). No need for further assessment.

Achievability:

Achievability demonstrated through extant mixed use planning permission which consists of offices, under 14/02476/FU approved 02.04.2015. Site is currently an identified mixed use site in the SAP (ref MX1-4). No need for further assessment.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: MX1-4

Plan status: Identified housing with mixed use (permitted)

Plan capacity - office (sqm): 5000

Plan capacity - general (ha): 0

Site assessment scoring

This site is not scored. See Availability/Suitability/Deliverability (under General Attributes above).

Leeds Employment Land Assessment 2016

ELA ref: ELA01300

Site alias: 2503510

Site area (ha): 3.35

E: 421677

N: 435386

Address: Sunny Bank Mills, Town Street, Farsley, Pudsey, Leeds, LS28 5uj

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	1209.77
Nearest bus stop	13311
Nearest bus stop distance (m)	128.18

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

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

Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan



Leeds Employment Land Assessment 2016

ELA ref: ELA02050

Site alias: HSG01793

Site area (ha): 2.46

E: 426791

N: 431871

Address: Wortley Low Mills Whitehall Road

General Attributes

Site Description:

This is the former Lower Wortley Mills works. The Mills has been demolished and site is currently under preparation.

Suitability:

This is a brownfield site with adequate access and well served by public transport. It has contamination from previous use which can be mitigated. There is no other apparent physical or policy constraints to prevent employment use. Overall, at least half of the former Wortley Low Mills site is suitable for industrial use.

Availability:

There is active planning interest, one of the two pending planning applications is for industrial development.

Achievability:

Active development interest suggests that general industrial development would be achievable on this site.

Development Plan Status

Development Plan: Site Allocations Plan

Plan ref: EG2-25

Plan status: Allocated for employment use (general)

Plan capacity - office (sqm): 0

Plan capacity - general (ha): 1.7

Site assessment scoring

Test	Description	Score	Comment
STB1	Suitability - Flood risk	4	
STB2	Suitability - Contaminated land	1	
STB3	Suitability - Accessibility	5	
STB4	Suitability - Topography and layout	3	The site is on a gentle north southern slope.
STB5	Suitability - Access to highways	5	Access onto Whithall Road achievable, secondary access to Hales Road would be beneficial
STB6	Suitability - Environmental constraints	5	
STB7	Suitability - Adjacent uses	4	
PLC1	Suitability - Policy compliance	5	
PLC2	Suitability - Regeneration/shortfall areas	1	Site outside of the Core Strategy regeneration areas and outside of employment land shortfall areas.
Total Suitability score:		33	
AVB1	Availability - Ownership	5	Site has two pending planning applications for car dealership and industrial development.
AVB2	Availability - Occupancy	5	Site under preparation when site visited in Nov 2015.
AVB3	Availability - Marketing	1	No on site marketing board present however site has pending planning application for car dealership and industrial use.
Total Availability score:		11	
ACB1	Achievability - Viability/Survey	5	
MKT1	Achievability - Planning interest	5	Site has two pending planning applications for car dealership and industrial development.
Total Achievability score:		10	

Leeds Employment Land Assessment 2016

ELA ref: ELA02050

Site alias: HSG01793

Site area (ha): 2.46

E: 426791

N: 431871

Address: Wortley Low Mills Whitehall Road

Spatial relationships

	% overlap
Overlaps N32 Greenbelt	0.00
Overlaps N8 UGC	0.00
Overlaps N34 PAS	0.00
Overlaps RL1 Rural Land	0.00
Overlaps Shopping Quarter	0.00
Overlaps City Centre	0.00
Overlaps S2S6 Town Centre	0.00
Overlaps Proposed Local Centre	0.00
Overlaps Main Urban Area	0.00
Overlaps Major Settlement	0.00
Overlaps Minor Settlement	0.00
Overlaps N1 Greenspace	0.00
Overlaps N1A Allotments	0.00
Overlaps N5 Open Space	0.00
Overlaps N6 Playing Pitch	0.00
Overlaps Sch. Ancient Mon.	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1896.10
Nearest bus stop	8510
Nearest bus stop distance (m)	104.36

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

LCC ownership	0.00
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Overlaps Urban Extension	<input type="checkbox"/>
Overlaps Strat. Emplmnt buffer	<input type="checkbox"/>

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

Site boundary plan

