

Site Ref: 125

Site Name: Former Buslingthorpe Tannery, Education Road, Sheepscar

Site Details

Northing:	435310	Area sq m:	17560.19	Ward	Chapel Allerton
Easting:	430363	Area Ha:	1.756019	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Industry and business - Wholesale distribution
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Industry and business - Wholesale distribution
 Neighbouring Use 3: Other
 Other uses: car repair/garages
 Site State: brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2221.92	Distance to bus stop (metres)	107.84
Nearest Railway Station	Leeds City	Bus Stop ID	13360
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	51.20	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
10/00378/CA	Conservation area application to demolish industrial buildings	29/01/2010	25/11/2011	W	99.98
H34/237/86/	Alterations to form 6 worksho ps each with toilet, to vacan t mill.	31/07/1986	13/10/1986	A	93.81
H26/866/76/	Alterations, including 2 new l oading doors with access ramp, to works premises.	15/10/1976	06/12/1976	A	75.26
H26/867/76/	Alterations to form new loadin g door, to works premi ses.	15/10/1976	06/12/1976	R	75.26
12/00982/CA	Conservation Area application for demolition of mill buildings	02/03/2012	24/04/2012	W	99.99
H34/259/86/	Laying out of access and alter ations to form 4, light indus trial units, with 25 car parki ng spaces and landscapin	29/08/1986	13/10/1986	A	11.66
08/00937/FU	Part demolition, change of use, including 5 storey extension and addition of 2 new floors to roof of industrial building, to form 208 flats, conversion of gatehouse to form gymnasium and erection of multi level development up to 10 storey's in 4 blocks, comprising 508 flats, with car parking and landscaping.	18/02/2008	15/10/2009	R	99.98
H26/1012/76/	Change of use and conversion o f warehouse to four warehouse units.	02/12/1976	14/02/1977	A	99.30
34/117/95/FU	2.4 metre high boundary fence and gate to works	13/06/1995	27/07/1995	A	98.65
09/05411/FU	Part demolition, change of use, including 5 storey extension and addition of new floor to roof of industrial building, to form 190 flats and erection of multi level development up to 9 storeys in 4 blocks, comprising 9 town houses and 150 flats, with shop, car parking and landscaping	14/12/2009	25/11/2011	W	99.98

Site Ref: 125

Site Name: Former Buslingthorpe Tannery, Education Road, Sheepscar

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|--|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development <input type="checkbox"/> | | | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 125

Site Name: Former Buslingthorpe Tannery, Education Road, Sheepscar

East Leeds

SHLAA Conclusions

Availability: Long term (11+ year) Suitability: Yes Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

requires development of adjacent site for access

Rank (1-5)

3

Local network comment

(Assuming 716 capacity is a mistake)Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

requires development of adjacent site for suitable access on Buslingthorpe Lane

Total score

12

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 125

Site Name: Former Buslingthorpe Tannery, Education Road, Sheepscar

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Majority is vacant cleared brownfield site suitable in principle for residential development.

Site Capacity (dwellings units):

103

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 184

Site Name: M621 Interchange Site

Site Details

Northing:	432308	Area sq m:	15062.61	Ward	City and Hunslet
Easting:	429976	Area Ha:	1.506261	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Office
 Neighbouring Use 2: Transport - Transport tracks & ways
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:		Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	927.45	Distance to bus stop (metres)	216.80
Nearest Railway Station	Leeds City	Bus Stop ID	4404
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 184

Site Name: M621 Interchange Site

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
99-20/216/93/RM	Laying out of access and landscaping to office development	12/11/1993	21/10/1993	A	13.67
20/514/01/FU	Two 4 storey office blocks	26/09/2001	25/03/2003	W	82.25
H20/104/89/99	Outline application to layout access and erect 5 storey office block, with 404 basement car parking spaces and 213 car pa	10/03/1989	30/06/1989	W	94.57
99-20/187/93/OT	Outline application to erect 4 two storey office blocks	29/09/1993	21/10/1993	A	58.75

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 184

Site Name: M621 Interchange Site

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: No

Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Access must be from existing Apex View

Rank (1-5)

4

Local network comment

local congestion issues but city centre site

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 184

Site Name: M621 Interchange Site

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Located immediately adjacent to major vehicle infrastructure (the road network) which would create negative amenity issues for a residential use i.e. noise and pollution. History of office and employment permissions on this site.

Site Capacity (dwellings units): 176 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 201

Site Name: Armley Road

Site Details

Northing:	433276	Area sq m:	8171.88	Ward	City and Hunslet
Easting:	428663	Area Ha:	0.817188	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Transport - Transport tracks & ways
 Neighbouring Use 2: Industry and business - Storage
 Neighbouring Use 3: Industry and business - Manufacturing & Wholesale
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:		Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1032.93	Distance to bus stop (metres)	70.59
Nearest Railway Station	Leeds City	Bus Stop ID	11060
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/517/84/	7, 2m high flagpoles, to car s howroom and garage.	27/11/1984	11/02/1985	R	31.72
H20/37/85/	One externally illuminated fen ce sign, size 12m x 2m, heigh t above ground 2m (underside), to car sales compound.	05/02/1985	25/03/1985	R	36.53
H20/94/84/	Use of railway sidings as car storage compound.	23/02/1984	16/04/1984	A	38.28
H20/48/91/	Change of use of cleaning serv ices business, to car predeliv ery inspection and valeting us e.	14/02/1991	20/08/1991	A	13.73
H20/295/84/	Alterations and extension, to form workshops and clean ing bay, and replace external cladding to wellington	11/07/1984	22/10/1984	A	73.07
H20/323/91/	2 internally illuminated fasci a signs, 3 internally illum inated free standing signs, 2 internally illuminate	29/07/1991	28/02/1992	A	32.22
20/112/03/FU	420 flats in part 6 7 8 11 17 21 24 and 26 storey block with ground floor retail unit and car park and 5 storey car park	14/03/2003	26/04/2004	WR	99.44
H20/82/90/	Alterations and extension, to form enlarged showroom, and l aying out of landscaping to ca r park at commercialgarage.	16/02/1990	03/05/1990	A	74.78
H24/61/83/	One internally illuminated fas cia box sign, size 15.5m x 1m, height above ground 2.5m (und erside), one internally	21/02/1983	14/03/1983	A	31.57
H20/239/89/	Alterations and extension to f orm enlarged showroom to comme rcial garage.	22/05/1989	04/09/1989	A	71.27
H24/92/76/	2 prefabricated office units w ith covered entrance link between, 1 unit comprising off ice and 1 unit comprising	13/02/1976	22/03/1976	A	31.01
H24/177/81/	Use of vacant site as enlarged car sales area, to car s howroom. (site area 0.1ha).	31/03/1981	01/06/1981	A	10.21
20/31/03/SI	1 internally illuminated & 1 externally illuminated and 6 non illuminated hoardings to vacant site	16/01/2003	13/03/2003	A	80.50

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 201

Site Name: Armley Road

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: No

Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards close to city centre

Rank (1-5)

5

Access Comments

Adequate frontage but high percentage commercial vehicles

Rank (1-5)

3

Local network comment

Possible cumulative impact but ok for 48 units

Rank (1-5)

4

Mitigation measure

none

Total score

12

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 201

Site Name: Armley Road

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units): 48 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 210

Site Name: Hill Top Works, Buslingthorpe Lane

Site Details

Northing:	435437	Area sq m:	14728.10	Ward	Chapel Allerton
Easting:	430297	Area Ha:	1.47281	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant & Derelict - Vacant building
 Existing Use 2: Other
 Existing Use 3: Industry and business - Storage
 Neighbouring Use 1
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses: Car repair workshop
 Site State: brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2325.40	Distance to bus stop (metres)	190.53
Nearest Railway Station	Leeds City	Bus Stop ID	4886
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	23.61	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/346/82/	Use of land for industrial purpose and erection of detached single storey ancillary storage office building,	09/09/1982	01/11/1982	A	43.10
H34/152/86/	Change of use of engineering works to vehicle repair and testing garage with 10 car parking spaces.	07/05/1986	04/08/1986	A	35.05
H26/850/75/	Outline application to erect 8 warehouse units, in two terraces of four, to vacant site. (site area 0.55ha (1.	08/10/1975	01/12/1975	R	40.79
H26/469/78/	Single storey workshop with 2 storey ancillary offices, toilets, store and hall, to vacant site.	11/05/1978	07/08/1978	R	29.37
PREAPP/08/00382	Residential redevelopment	01/01/2008		PRECAG	84.42
H34/362/90/	Outline application to layout access and erect two office units to existing mill site. (site area	30/10/1990	19/02/1991	A	91.72

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 210

Site Name: Hill Top Works, Buslingthorpe Lane

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Access possible from Buslingthorpe Lane

Rank (1-5)

5

Local network comment

Could be cumulative issues on High Street and J45 if other Boston Spa sites are taken forward. Winnow Lane is not suitable at present and would need to be upgraded with at least one continuous footway and possible road widening.

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported - but White-clawed Crayfish record in adjacent beck

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 210

Site Name: Hill Top Works, Buslingthorpe Lane

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

86

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 211

Site Name: R/O 338-374 Meanwood Road

Site Details

Northing:	435844	Area sq m:	4641.31	Ward	Chapel Allerton
Easting:	429777	Area Ha:	0.464131	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1991.11	Distance to bus stop (metres)	73.11
Nearest Railway Station	Burley Park	Bus Stop ID	6473
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 211

Site Name: R/O 338-374 Meanwood Road

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
26/232/94/FU	Single storey warehouse	04/07/1994	26/08/1994	A	12.15
H34/9/88/	Outline application to lay out access and erect busin ess and warehouse unit to indu strial site. (site area	11/01/1988	13/07/1988	W	42.87
H34/543/89/	Laying out access to works.	15/11/1989	25/07/1990	A	92.33

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 211

Site Name: R/O 338-374 Meanwood Road

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good Accessibility all round

Rank (1-5)

5

Access Comments

Poor access onto Meanwood Road, but site could access onto Clifdale Road which is acceptable.

Rank (1-5)

5

Local network comment

possible cumulative impacts into town

Rank (1-5)

4

Mitigation measure

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

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

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

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 211

Site Name: R/O 338-374 Meanwood Road

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Currently in employment use, but suitable for housing in principle.

Site Capacity (dwellings units):

50

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 226

Site Name: 46 Burley Street

Site Details

Northing:	433905	Area sq m:	1374.52	Ward	City and Hunslet
Easting:	428929	Area Ha:	0.137452	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Office

Existing Use 2:

Existing Use 3:

Neighbouring Use 1

Neighbouring Use 2:

Neighbouring Use 3:

Other uses:

Site State: brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1045.14	Distance to bus stop (metres)	48.59
Nearest Railway Station	Leeds City	Bus Stop ID	6306
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 226

Site Name: 46 Burley Street

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/478/01/SI	2 externally illuminated hoardings	10/09/2001	30/10/2001	R	99.77
H34/68/83/	Change of use of warehouse, workshop and offices, to printing shop, joinery workshop, and offices.	20/05/1983	18/07/1983	A	98.00
H34/209/87/	Laying out of access and 7 car parking spaces, to offices.	16/06/1987	13/07/1987	A	23.21
20/546/96/SI	2 illuminated free standing hoarding signs	17/10/1996	06/12/1996	R	22.82
20/419/05/FU	Multi level development up to 14 storeys comprising 55 cluster flats with 304 bedrooms and gymnasium	01/09/2005	01/12/2005	W	98.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 226

Site Name: 46 Burley Street

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good Accessibility all round

Rank (1-5)

5

Access Comments

Good access onto the adopted highway can be achieved

Rank (1-5)

4

Local network comment

likely cumulative impacts into town

Rank (1-5)

4

Mitigation measure

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

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 226

Site Name: 46 Burley Street

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

48

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 229

Site Name: Grahams Site, Kirkstall Road, Burley, Leeds

Site Details

Northing:	433737	Area sq m:	3863.09	Ward	City and Hunslet
Easting:	428991	Area Ha:	0.386309	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Retail - Shops

Existing Use 2:

Existing Use 3:

Neighbouring Use 1

Neighbouring Use 2:

Neighbouring Use 3:

Other uses:

Site State: Brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	888.76	Distance to bus stop (metres)	160.46
Nearest Railway Station	Leeds City	Bus Stop ID	12811
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H34/347/86/	One internally illuminated double sided projecting box sign, size 0.83m x 0.53m height above ground 2.92m (underside)	06/11/1986	09/01/1987	A	50.67
H34/160/84/	Outline application to lay out access and erect 3 industrial and warehouse units, one unit with ancillary retail shop	11/05/1984	04/06/1984	A	99.14
20/336/94/SI	One internally illuminated double sided freestanding sign	12/08/1994	03/10/1994	R	99.99
12/01491/ADV	1 illuminated sign to casino and restaurant	02/04/2012	14/05/2012	A	99.90
H34/63/84/	Laying out of access and erection of warehouse unit with ancillary retail showroom and sales counter, ancillary	22/02/1984	04/06/1984	A	100.00
H26/153/81/	Outline application to lay out access roads and erect industrial units, to site of former postal sorting office. (s	13/03/1981	20/05/1981	A	100.00
20/634/98/FU	2.4m high boundary fence and gates to builders merchant	28/10/1998	14/07/1999	W	99.99
H34/204/83/	Laying out of access and erection of retail warehouse unit with 161 car parking spaces and landscaping, to site of fo	03/10/1983	08/05/1984	W	100.00

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 229

Site Name: Grahams Site, Kirkstall Road, Burley, Leeds

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Current access through shared car park, no adopted frontage

Rank (1-5)

3

Local network comment

Local congestion/cumulative impact?

Rank (1-5)

3

Mitigation measure

Unknown at this stage

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 229

Site Name: Grahams Site, Kirkstall Road, Burley, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Currently in employment use. Residential area adjacent. Suitable in principle for residential or mixed use.

Site Capacity (dwellings units): 100 Floorspace sq m (Non residential): 3800

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 232

Site Name: Maxis Restaurant Site, Kirkstall Road, Burley, Leeds

Site Details

Northing:	433780	Area sq m:	3075.81	Ward	City and Hunslet
Easting:	428958	Area Ha:	0.307581	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Retail - Restaurants and Cafes

Existing Use 2:

Existing Use 3:

Neighbouring Use 1

Neighbouring Use 2:

Neighbouring Use 3:

Other uses:

Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	940.74	Distance to bus stop (metres)	125.60
Nearest Railway Station	Leeds City	Bus Stop ID	5725
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 232

Site Name: Maxis Restaurant Site, Kirkstall Road, Burley, Leeds

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H34/63/84/	Laying out of access and erect ion of warehouse unit with ancillary retail showroom and sales counter, ancillary	22/02/1984	04/06/1984	A	99.88
H26/153/81/	Outline application to lay out access roads and erect indus trial units, to site of former postal sorting office. (s	13/03/1981	20/05/1981	A	100.00
PREAPP/06/00157	.	23/08/2006		PRECAP	100.00
H34/204/83/	Laying out of access and erect ion of retail warehouse unit with 161 car parking spaces an d landscaping, to site of fo	03/10/1983	08/05/1984	W	99.97
H34/500/88/	Laying out of access and erect ion of detached resta urant, comprising kitchen, sto res, staff room, toilets, l	23/11/1988	04/01/1989	A	84.04
H34/156/87/	Laying out of access road and erection of detached singl e storey restaurant, comprisin g kitchen, stores, staff room	23/04/1987	22/06/1987	A	85.01
09/02339/OT	Outline application for part 7 part 9 storey mixed use development (A1, A3, B1 use) and associated parking	29/05/2009	01/09/2009	R	97.02

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 232

Site Name: Maxis Restaurant Site, Kirkstall Road, Burley, Leeds

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 232

Site Name: Maxis Restaurant Site, Kirkstall Road, Burley, Leeds

East Leeds

SHLAA Conclusions

Availability: Long term (11+ year) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Suitable access

Rank (1-5)

5

Local network comment

Local congestion/cumulative impact?

Rank (1-5)

3

Mitigation measure

Unknown at this stage

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 232

Site Name: Maxis Restaurant Site, Kirkstall Road, Burley, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Outline application granted for office, hotel and retail (13/01198/OT). Currently in employment use, but in a mixed use area and suitable in principle for residential development.

Site Capacity (dwellings units): 107 Floorspace sq m (Non residential): 8000

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 252

Site Name: Merlyn Rees High School, Belle Isle Road

Site Details

Northing:	429534	Area sq m:	28895.23	Ward	Middleton Park
Easting:	431390	Area Ha:	2.889523	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility
 Existing Use 2: Community Services - Education
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 3:
 Other uses:
 Site State: mixed

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4032.22	Distance to bus stop (metres)	114.56
Nearest Railway Station	Leeds City	Bus Stop ID	6445
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	42.85		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
21/235/00/FU	Extension to form multi purpose hall to school extension to car park and alterations to school building	17/11/2000	23/01/2001	A	99.50
H21/255/81/	Laying out of access road and erection of detached single storey community centre comprising hall, kitchen, s	18/09/1981	05/10/1981	A	99.41
09/05329/COND	Consent, agreement or approval required by condition 1 of Planning Application 09/02003/LA	08/12/2009	27/01/2010	A	19.47
21/34/95/FU	Covered walkway and 2 storey rear extension	06/02/1995	24/03/1995	A	99.96
11/00460/LA	Retrospective application for 13 Floodlighting Columns and CCTV camera to car park	04/02/2011	01/02/2012	A	18.91
08/03542/LA	Outline application for alterations and two storey extension to existing sports hall to form workshop/studio, alterations to car parking and access to proposed youth hub	11/06/2008	28/07/2008	A	19.47
H21/210/84/	Laying out of floodlit all weather football pitch with 6, 9m high, floodlighting columns, to playing field. (this item	06/11/1984	03/12/1984	A	99.63
09/02003/LA	Reserved Matters application for alterations and 2 storey extension, to existing sports hall, to form workshops, recording studio, and offices, to form new youth hub and addition of new detached double garage	11/05/2009	10/08/2009	A	19.47

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 252

Site Name: Merlyn Rees High School, Belle Isle Road

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

4

Access Comments

Access possible from Middelton Road

Rank (1-5)

5

Local network comment

spare local network capacity and suitable network

Rank (1-5)

5

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 252

Site Name: Merlyn Rees High School, Belle Isle Road

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site within urban area. Suitable in principle for residential development. Half of the site is designated as a protected playing pitch (N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review.

Site Capacity (dwellings units):

70

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 259

Site Name: Whitebridge Primary School, Cartmell Drive

Site Details

Northing:	433455	Area sq m:	23716.22	Ward	Temple Newsam
Easting:	434161	Area Ha:	2.371622	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Community Services
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Vacant & Derelict - Vacant building
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2343.23	Distance to bus stop (metres)	156.41
Nearest Railway Station	Cross Gates	Bus Stop ID	8660
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 259

Site Name: Whitebridge Primary School, Cartmell Drive

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
21/200/94/FU	Single storey extension and alterations to elevation	08/09/1994	28/10/1994	A	99.91

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 259

Site Name: Whitebridge Primary School, Cartmell Drive

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Access achievable

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

none identified

Total score

14

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor of the Wyke Beck Valley. Beck supports White-clawed Crayfish.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 259

Site Name: Whitebridge Primary School, Cartmell Drive

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Vacant brownfield site, planning statement agreed, developer interest

Site Capacity (dwellings units):

71

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 260

Site Name: Neville Road, Former Osmondthorpe Primary School

Site Details

Northing:	433535	Area sq m:	15627.42	Ward	Temple Newsam
Easting:	433672	Area Ha:	1.562742	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Community Services
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2766.22	Distance to bus stop (metres)	126.63
Nearest Railway Station	Cross Gates	Bus Stop ID	1764
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 260

Site Name: Neville Road, Former Osmondthorpe Primary School

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H32/350/80/	Detached pre-cast concrete garage, to school. (this item is also notice under regulation 4(1) of the town and country	28/03/1980	12/05/1980	A	99.66
10/04369/LA	Outline Application to layout access and erect residential development	24/09/2010	23/12/2010	A	98.18
H32/133/76/	Detached pre-cast concrete garage, to school premises.	16/02/1976	29/03/1976	A	36.29

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 260

Site Name: Neville Road, Former Osmondthorpe Primary School

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 260

Site Name: Neville Road, Former Osmondthorpe Primary School

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Access from Neville Road

Rank (1-5)

5

Local network comment

cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 260

Site Name: Neville Road, Former Osmondthorpe Primary School

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Vacant site, former school. Outline planning permission for affordable housing (Round 6 PFI) granted Dec 2010. Could come forwards alongside 2141 but not essential.

Site Capacity (dwellings units):

0

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 262

Site Name: Miles Hill Primary School, Beckhill Approach

Site Details

Northing:	437036	Area sq m:	26282.50	Ward	Chapel Allerton
Easting:	429255	Area Ha:	2.62825	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1:	Other
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	Recreation & Leisure -Outdoor amenity & open space
Neighbouring Use 3:	
Other uses:	Demolished school and playing fields
Site State:	mixed

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2300.15	Distance to bus stop (metres)	120.22
Nearest Railway Station	Burley Park	Bus Stop ID	12755
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	7.03	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	56.94		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 262

Site Name: Miles Hill Primary School, Beckhill Approach

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H30/224/74/	Prefabricated classroom unit, comprising 2 classrooms 2 store rooms, toilets, cloakroom, and cleaners room to school	12/06/1974	15/07/1974	A	86.66
34/131/96/FU	Part single and part two storey extension and alterations to elevations	05/06/1996	09/08/1996	A	90.78

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 262

Site Name: Miles Hill Primary School, Beckhill Approach

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

site frontage with Beckhill Approach should provide visibility

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 262

Site Name: Miles Hill Primary School, Beckhill Approach

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

79

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 263

Site Name: Hill Top Public House, Beckhill Grove

Site Details

Northing:	436686	Area sq m:	4917.86	Ward	Chapel Allerton
Easting:	429487	Area Ha:	0.491786	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & openspace
 Neighbouring Use 3:
 Other uses:
 Site State: mixed

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2189.36	Distance to bus stop (metres)	122.57
Nearest Railway Station	Burley Park	Bus Stop ID	5463
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	44.22	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 263

Site Name: Hill Top Public House, Beckhill Grove

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H30/1180/79/	Change of use, involving alterations and extensions, of social club with first floor, 3 bedroom flat, to public house	29/10/1979	31/12/1979	A	84.76
H30/472/80/	One externally illuminated fascia sign, size 5.3m x 0.76m height above ground 3m (under side), one externally	08/05/1980	09/06/1980	A	96.04
H30/1319/78/	Change of use of licensed club to public house.	08/12/1978	26/03/1979	A	85.04
H30/35/74/	Illuminated fascia sign to social club premises. size of sign: 4.5m(15'0") x 0.6m(2'6") height above	09/04/1974	10/06/1974	A	98.58

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 263

Site Name: Hill Top Public House, Beckhill Grove

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Adequate frontage

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 263

Site Name: Hill Top Public House, Beckhill Grove

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

18

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 264

Site Name: 79 Roundhay Road/Barrack Road Area
Offices etc.

Site Details

Northing:	435059	Area sq m:	18300.18	Ward	Chapel Allerton
Easting:	431188	Area Ha:	1.830018	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Office
 Existing Use 2: Vacant & Derelict - Vacant building
 Existing Use 3: Transport - Car Parks
 Neighbouring Use 1: Community Services -Medical & Health care services
 Neighbouring Use 2: Recreation & Leisure -Outdoor amenity & open space
 Neighbouring Use 3: Industry and business - Wholesale distribution
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2392.98	Distance to bus stop (metres)	76.26
Nearest Railway Station	Leeds City	Bus Stop ID	13594
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 264

Site Name: 79 Roundhay Road/Barrack Road Area
Offices etc.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H32/512/82/	Outline application to erect family nursery centre, to vacant site. (site area 0.28ha) (this item is also notified)	14/12/1982	04/01/1983	A	15.86
H34/575/89/	Temporary detached prefabricated office unit to training centre.	27/11/1989	08/01/1990	A	11.41
H32/19/83/	Laying out of access and erection of nursery centre, comprising, group rooms, community room, quiet rooms, toilets, k	12/01/1983	07/02/1983	A	15.78

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 264

Site Name: 79 Roundhay Road/Barrack Road Area
Offices etc.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 264

Site Name: 79 Roundhay Road/Barrack Road Area Offices etc.

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Physical Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

access achievable

Rank (1-5)

5

Local network comment

Local congestion issues

Rank (1-5)

3

Mitigation measure

none identified

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 264

Site Name: 79 Roundhay Road/Barrack Road Area
Offices etc.

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Planning statement in progress. Whole site soon to be vacant. Mixed use potential.

Site Capacity (dwellings units):

107

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Green

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 278

Site Name: Compton Arms, Compton Road, Burmantofts, Leeds, LS9 7B

Site Details

Northing:	434799	Area sq m:	4461.35	Ward	Gipton and Harehills
Easting:	432299	Area Ha:	0.446135	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Retail - Shops
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Community Services
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3062.69	Distance to bus stop (metres)	77.43
Nearest Railway Station	Leeds City	Bus Stop ID	2954
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	Harehills Lane
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 278

Site Name: Compton Arms, Compton Road, Burmantofts, Leeds, LS9 7B

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H32/842/77/	Laying out of 95 car parking spaces, to public house.	29/09/1977	22/10/1979	W	98.68
08/01776/FU	One 3 storey block of three ground floor retail units with 14 flats over and one 4 storey block of 43 flats to former public house	26/03/2008		PCO	100.00
H34/240/87/	Alterations, to form enlarged bar and extensions, to form entrance lobby, toilets and enlarged lounge, to public house	06/07/1987	24/08/1987	A	99.34
34/8/95/FU	Detached double garage to rear of public house	17/01/1995	16/02/1995	A	53.70
06/00299/FU	One 3 storey block of three retail units with 14 flats over and one 4 storey block of 43 flats to former public house	23/01/2006	19/10/2007	R	100.00
H34/183/89/	Training centre comprising 2, detached prefabricated workshops, and 1, detached prefabricated office unit, with toilet	07/04/1989	22/05/1989	A	46.02
H34/294/84/	One internally illuminated canopy sign, size 1.83m x 0.92m, height above ground 3.05m (underside), to public house	18/09/1984	05/11/1984	A	20.43
34/154/94/FU	Laying out of access to public house	05/08/1994	25/11/1994	A	21.46
34/234/04/OT	Outline application for health facility childrens centre council service retail offices residential leisure & library	06/08/2004	05/11/2004	A	99.90
34/86/02/FU	Change of use of public house to offices showroom and warehouse with 2.2m high boundary fence	22/03/2002	16/05/2002	A	60.07

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 278

Site Name: Compton Arms, Compton Road, Burmantofts, Leeds, LS9 7B

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 278

Site Name: Compton Arms, Compton Road, Burmantofts, Leeds, LS9 7B

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

access achievable

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

none identified

Total score

14

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 278

Site Name: Compton Arms, Compton Road, Burmantofts, Leeds, LS9 7B

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Cleared former pub site, although some trees have grown to the rear. Within mixed use area and frontage of site is within the town centre. Suitable for retail, offices, community uses and residential in principle. Application from 2008 for retail and flats still pending due to issues of overdevelopment and viability.

Site Capacity (dwellings units):

100

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Green

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 285

Site Name: Former Garage Site, Vehicle Dismantling Yard, Macaulay Street, Burmantofts,

Site Details

Northing: 434085 Area sq m: 4098.41 Ward: tofts and Richmond Hill
Easting: 431136 Area Ha: 0.409841 HMCA: Inner Areas

Site Characteristics

Land Use

Existing Use 1: Transport - Vehicle Storage
Existing Use 2:
Existing Use 3:
Neighbouring Use 1: Residential - Dwellings
Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
Neighbouring Use 3: Office
Other uses:
Site State: brownfield

Site Detail

Topography: Flat Boundaries: Existing well defined
Natural Landscape: No Tree Cover Road Frontage:
Distance to Rail Station (metres): 1697.59 Distance to bus stop (metres): 97.95
Nearest Railway Station: Leeds City Bus Stop ID: 2524
SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:
Environment Agency Flood Zone: 0.00 Agricultural Land Class:
Health and Safety Executive Hazard: No Strategic Employment Buffer: 0.00
Health and Safety Executive Gas Pipeline: No Conservation Areas: No
Ancient Monument/Battlefield(%): 0.00 Listed Buildings: No
Public Rights of Way: No

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%): 0.00 Urban Green Corridor - N8 (%): 0.00
Protected Area of Search site - N34 (%): 0.00 Rural Land - RL1: 0.00
City Centre Primary Shopping Quarter - CC27 (%): 0.00 Town Centre - S2: 0.00
Greenspace - N1: 0.04 Special Landscape Area - N37: 0.00
Allotments - N1A: 0.00 Other?:
Proposed Greenspace - N5: 0.00
Nature Conservation Area - N50: 0.00
Protected Playing Pitch - N6: 0.00

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: Yes Within 100m of Minerals Safeguarding Site?: Yes

<i>Site</i>	<i>Site Type</i>
London Works Macaulay Street	Vehicle Dismantling and Scrap Metal

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 285

Site Name: Former Garage Site, Vehicle Dismantling Yard, Macaulay Street, Burmantofts,

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
06/06932/FU	Variation of condition No. 2 of permission No. 34/18/05/MIN (Extension of time for vehicle dismantlers)	21/11/2006	18/05/2007	A	99.93
H34/273/85/	Laying out of car park to vacant site and alterations to existing wall.	12/09/1985	14/10/1985	A	15.10
12/01845/FU	Retrospective application for change of use of vehicle repair unit to vehicle dismantling with parking	24/04/2012	21/06/2012	A	34.75
12/00635/FU	Variation of condition No. 2 of planning approval 34/18/05/MIN (Extension of time for vehicle dismantlers)	01/02/2012		APPRET	38.22
34/18/05/MIN	Change of use from vehicle repair unit to vehicle dismantling with parking	18/01/2005	09/06/2005	A	38.22
08/06389/FU	Variation of condition No. 2 of permission ref:34/18/05/MIN and 06/06932/FU (Extension of time for vehicle dismantlers)	18/11/2008	02/01/2009	A	38.22
08/01458/OT	Outline application to demolish garage and gymnasium and erect multi level development up to 12 storey's, comprising 163 apartments and 6 live/work units with associated parking	12/03/2008	14/11/2008	W	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 285

Site Name: Former Garage Site, Vehicle Dismantling Yard, Macaulay Street, Burmantofts,

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 285

Site Name: Former Garage Site, Vehicle Dismantling Yard, Macaulay Street, Burmantofts,

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

access achievable

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

none identified

Total score

14

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 285

Site Name: Former Garage Site, Vehicle Dismantling Yard, Macaulay Street, Burmantofts,

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site suitable for residential development in principle.

Site Capacity (dwellings units):

24

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 370

Site Name: Land South Of Blenheim Middle School

Site Details

Northing:	435232	Area sq m:	6382.59	Ward	e Park and Woodhouse
Easting:	429966	Area Ha:	0.638259	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Community Services - Medical & Health care services
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2058.70	Distance to bus stop (metres)	120.22
Nearest Railway Station	Leeds City	Bus Stop ID	14272
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	80.17	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 370

Site Name: Land South Of Blenheim Middle School

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
06/05265/OT	Outline application to erect student accommodation in 4 blocks upto 8 storey high	30/08/2006		APPRET	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 370

Site Name: Land South Of Blenheim Middle School

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good Accessibility all round

Rank (1-5)

5

Access Comments

Good frontage to Cambridge Road

Rank (1-5)

5

Local network comment

possible cumulative impacts into town

Rank (1-5)

4

Mitigation measure

Parking restrictions on access, possible cumulative congestion fund

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 370

Site Name: Land South Of Blenheim Middle School

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The majority of the site is designated greenspace (N1) in the existing UDP, and links in with a wider greenspace area. Part of the site has a car park for adjacent industry. Mature trees and footpaths across site. Loss of greenspace would need to be considered through the greenspace review.

Site Capacity (dwellings units):

37

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 379

Site Name: Runswick Place, LS11

Site Details

Northing:	432008	Area sq m:	7265.85	Ward	Beeston and Holbeck
Easting:	429086	Area Ha:	0.726585	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1329.50	Distance to bus stop (metres)	62.98
Nearest Railway Station	Leeds City	Bus Stop ID	2906
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 379

Site Name: Runswick Place, LS11

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
09/05132/DEM	Determination application for demolition of back to back houses	25/11/2009	15/12/2009	ANR	99.80

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	100.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 379

Site Name: Runswick Place, LS11

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4buses per hour, 100% primary, 100% health, 0% secondary

Rank (1-5)

4

Access Comments

access achievable

Rank (1-5)

5

Local network comment

spare local network capacity and suitable network

Rank (1-5)

Mitigation measure

Total score

9

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 379

Site Name: Runswick Place, LS11

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brown field site in urban area. Suitable for housing in principle. Planning application for 23 houses and one block of 18 flats (13/00760/FU) submitted by Unity housing, decision pending.

Site Capacity (dwellings units):

40

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 814

Site Name: Oak Tree Mount, Gipton, LS9

Site Details

Northing:	435266	Area sq m:	22476.24	Ward	Gipton and Harehills
Easting:	433429	Area Ha:	2.247624	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Residential - Dwellings
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Retail - Shops
 Neighbouring Use 3: Community Services - Places of worhsip
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2970.58	Distance to bus stop (metres)	136.66
Nearest Railway Station	Cross Gates	Bus Stop ID	799
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 814

Site Name: Oak Tree Mount, Gipton, LS9

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
34/243/02/DN	Determination to demolish 44 flats	05/09/2002	27/09/2002	PAG	21.70
07/01008/FU	111 dwelling houses and associated access works	14/02/2007	27/03/2008	A	90.26

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 814

Site Name: Oak Tree Mount, Gipton, LS9

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4buses per hour 100% employment, primary and health + access to buses for secondary

Rank (1-5)

5

Access Comments

Land split over different site. Various access points available for the sites.

Rank (1-5)

5

Local network comment

No known issues with capacity

Rank (1-5)

5

Mitigation measure

Total score

15

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 814

Site Name: Oak Tree Mount, Gipton, LS9

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Previous planning approval expired 07/01008/FU, site suitable in principle for residential development.

Site Capacity (dwellings units):

63

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 816

Site Name: South Parkway/York Road Depot LS14

Site Details

Northing:	435699	Area sq m:	9304.16	Ward	Killingbeck and Seacroft
Easting:	435801	Area Ha:	0.930416	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 3: Vacant & Derelict - Vacant building
 Neighbouring Use 1
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1341.88	Distance to bus stop (metres)	44.35
Nearest Railway Station	Cross Gates	Bus Stop ID	14267
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	35.35	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
32/285/94/FU	Access, car park & site layout to council depot & re-roofing & refurbishment of storage buildings to form workshops	22/12/1994	13/02/1995	W	81.52
H32/852/74/	Outline application to demolish existing depot building renovate existing cottage and erect new public works depot, com	06/12/1974	28/04/1975	A	79.62
07/01010/FU	39 new dwelling houses and associated access works and change of use of depot building to 1 dwelling house	14/02/2007	27/03/2008	A	99.92
H32/743/75/	Amendment to previous outline application involving addition of second storey to building, comprising offices, t	18/08/1975	06/10/1975	A	85.62
H32/102/76/	Demolition of existing depot buildings, laying out of access road, and formation of public works depot, including	02/02/1976	08/03/1976	A	79.93
H32/229/84/	Addition of 1.5m high radio mast and aerial to works hop, offices and depot. (this item	20/09/1984	05/11/1984	A	39.78
32/213/98/FU	Change of use of depot and siting of 4 prefabricated office units to form temporary ambulance station	21/09/1998	03/11/1998	A	97.35

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 816

Site Name: South Parkway/York Road Depot LS14

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Existing access via York Road but scope for access on South Parkway

Rank (1-5)

5

Local network comment

No known issues with capacity

Rank (1-5)

5

Mitigation measure

Total score

15

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 816

Site Name: South Parkway/York Road Depot LS14

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Former site in the East and South East Leeds (EASEL) Area Action Plan. This plan is now withdrawn, but the principle of residential development is acceptable and the site has previous planning history for residential approval (2008).

Site Capacity (dwellings units):

111

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 817

Site Name: Amberton Terrace

Site Details

Northing:	436028	Area sq m:	18365.04	Ward	Gipton and Harehills
Easting:	433388	Area Ha:	1.836504	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Residential - Dwellings
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3299.84	Distance to bus stop (metres)	147.16
Nearest Railway Station	Cross Gates	Bus Stop ID	10693
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 817

Site Name: Amberton Terrace

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
13/00008/FU	Proposed medical centre with pharmacy and car parking	02/01/2013	28/03/2013	A	16.47
07/01011/FU	78 new dwelling houses and associated access works	14/02/2007	27/03/2008	A	99.65
34/301/02/DN	Determination to demolish 106 dwelling houses	31/10/2002	25/11/2002	PAG	88.26

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 817

Site Name: Amberton Terrace

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Former EASEL AAP site, 2008 residential planning permission, cleared site (grassed). Site boundary needs amending to exclude remaining house in middle of site, at present it doesn't match up.

Site Capacity (dwellings units):

0

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1011

Site Name: 11 Oldfield Lane, Leeds, LS12 4DH

Site Details

Northing:	432621	Area sq m:	39492.93	Ward	Beeston and Holbeck
Easting:	428035	Area Ha:	3.949293	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1752.14	Distance to bus stop (metres)	140.63
Nearest Railway Station	Leeds City	Bus Stop ID	5610
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.99
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/601/76/	Amendment to previous application involving enlarged factory with new service block extension, canteen, t	17/08/1976	25/10/1976	A	20.92
H24/416/78/	Detached electricity sub station and gas meter housing to factory.	14/06/1978	17/07/1978	A	99.03
H24/136/82/	Erection of single storey gate house with office to works .	21/05/1982	21/06/1982	A	99.92
H24/111/81/	Alterations and extension, to form enlarged works area, to steel stockholding depot.	20/03/1981	05/05/1981	A	63.60
H24/456/77/	Single storey factory, with coal store, buffer store, guillotine area, sheet and plate stock area, despatch,	10/08/1977	26/09/1977	A	99.55
H24/106/81/	Outline application to layout access road and erect 25 industrial units in 3 blocks, with car parking areas and	19/03/1981	05/05/1981	A	37.44
24/217/95/FU	Single storey front and side extensions to steel processing centre	30/06/1995	28/09/1995	A	11.80
H24/310/76/	Outline application to erect single storey furniture depot , comprising storage, retail and wholesale areas, with 750 c	30/04/1976	19/07/1976	W	22.62
H24/345/76/	Laying out of access road and erection of single storey steel fabrication workshop, including toilets and canteen wi	11/05/1976	05/07/1976	A	95.53
H24/16/76/	Renewal of existing outline application to layout access road and erect 6 warehouse units, with ancillary office acc	12/01/1976	01/03/1976	A	99.28
H24/435/80/	Outline application to layout access road and erect 13 industrial units, in 3 blocks, with 159 car parking spaces, to	01/08/1980	22/09/1980	A	42.34

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1011

Site Name: 11 Oldfield Lane, Leeds, LS12 4DH

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards but falls short of Secondary school access

Rank (1-5)

4

Access Comments

site frontage with Oldfield Land should provide visibility

Rank (1-5)

4

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Provision of footway to site frontage,

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Footbridge Alterations required. General Asset Protection Issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1011

Site Name: 11 Oldfield Lane, Leeds, LS12 4DH

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

193

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

Site Ref: 1023

Site Name: West of Wesley Road, North of Tong Road, Armley

Site Details

Northing:	433155	Area sq m:	10439.29	Ward	Armley
Easting:	427200	Area Ha:	1.043929	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Allotment and city farm
 Existing Use 2: Other
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses: scout hut
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2139.91	Distance to bus stop (metres)	116.72
Nearest Railway Station	Burley Park	Bus Stop ID	2769
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	46.51	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1023

Site Name: West of Wesley Road, North of Tong Road,
Armley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
10/05520/FU	2 storey community centre with covered link to church and overflow car park and outline residential development of 27 houses	07/12/2010		PCO	99.98
09/05317/FU	2 storey community centre with covered link to church and outline residential development of 33 houses	07/12/2009	01/03/2010	W	99.86
H24/68/84/	Outline application to lay out access road and erect detached single storey aged persons home, one 3 bedroom detached m	12/03/1984	20/08/1984	A	50.63
H24/845/78/	Alterations and extension to form bar, store, lobby and porch, to side of church hall.	29/11/1978	15/01/1979	A	19.13
PREAPP/08/00400	.	18/12/2008	01/01/2010	PRECAG	99.92

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1023

Site Name: West of Wesley Road, North of Tong Road, Armley

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1023

Site Name: West of Wesley Road, North of Tong Road, Armley

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good Accessibility all round

Rank (1-5)

5

Access Comments

Good frontages to Tong Road and Wesley Road

Rank (1-5)

5

Local network comment

local network capacity, likely cumulative impact on Inner Ring Road and Outer Ring Road

Rank (1-5)

4

Mitigation measure

Relocate parking bay on Tong Road, possible cumulative impact fund

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1023

Site Name: West of Wesley Road, North of Tong Road, Armley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

38

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1087

Site Name: Land at Ridgeway House, Hill Ridge House & Rosehurst, Grosvenor Road, LS6

Site Details

Northing:	435940	Area sq m:	11972.44	Ward	Headingley
Easting:	428926	Area Ha:	1.197244	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1:	Forestry - Managed Forest
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	Forestry - Managed Forest
Neighbouring Use 3:	
Other uses:	
Site State:	greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1277.70	Distance to bus stop (metres)	356.32
Nearest Railway Station	Burley Park	Bus Stop ID	8506
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1087

Site Name: Land at Ridgeway House, Hill Ridge House & Rosehurst, Grosvenor Road, LS6

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
06/05538/FU	Change of use of dwelling and alterations with replacement single storey rear extension to form 7 one bedroom flats and associated parking	12/09/2006	21/03/2007	W	60.77
06/05537/LI	Listed Building application to carry out internal and external alterations and single storey rear extension to form 7 one bedroom flats	12/09/2006	21/03/2007	W	60.77
H26/227/83/	Listed building application to add conservatory and fuel store to rear of detached house.	06/05/1983	23/06/1983	A	60.72
H26/217/83/	Addition of conservatory and fuel store to rear of detached house.	04/05/1983	23/06/1983	A	60.55
07/04419/FU	Change of use of detached house to 3 flats and one dwelling with single storey extension	10/07/2007	04/09/2007	A	60.77
07/04416/LI	Listed Building application to demolish lean-to extension and front extension and erection of single storey extensions to front and rear and internal alterations to form 3 flats and 1 dwelling house.	10/07/2007	04/09/2007	A	60.77
12/03383/LI	Listed Building application to demolish lean-to extension and front extension and erection of single storey extensions to front and rear and internal alterations to form 3 flats and 1 dwelling house.	03/08/2012	28/09/2012	A	60.77
12/02580/FU	Change of use of house to form four flats including alterations and single storey extension	11/06/2012	24/08/2012	A	60.77

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1087

Site Name: Land at Ridgeway House, Hill Ridge House & Rosehurst, Grosvenor Road, LS6

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1087

Site Name: Land at Ridgeway House, Hill Ridge House & Rosehurst, Grosvenor Road, LS6

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: No Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards but distant from some local services and rail

Rank (1-5)

4

Access Comments

Access potentially achievable Grosvenor Road but Back Grosvenor Terrace narrow with stone wall and trees

Rank (1-5)

3

Local network comment

Possible cumulative impact but limited development ok

Rank (1-5)

4

Mitigation measure

none

Total score

11

Support?

yes with suitable access

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to ensure mature parkland-style trees (especially those with deadwood habitat) are retained - bat roost and bat foraging surveys will be required. Density/type of housing will be affected by the need to retain mature trees and a suitable distance buffer.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1087

Site Name: Land at Ridgeway House, Hill Ridge House & Rosehurst, Grosvenor Road, LS6

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units): 43 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1098

Site Name: Boothroyd Drive, Meanwood, LS6

Site Details

Northing:	436313	Area sq m:	31291.69	Ward	Headingley
Easting:	428725	Area Ha:	3.129169	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 2: Recreation & Leisure - Outdoor ameni open space
 Neighbouring Use 3: Residential - Residential institution
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1403.71	Distance to bus stop (metres)	197.87
Nearest Railway Station	Burley Park	Bus Stop ID	5268
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	4.28	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	92.67		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/206/83/	Outline application to layout access roads and erect 6 industrial units to existing works site and to layout open	25/04/1983	13/02/1989	A	96.77
H26/568/91/	Outline application to erect industrial development to works site. (site area 5.089 ha)	30/12/1991	02/07/1992	A	23.36
26/234/95/OT	Outline application to erect residential development	23/06/1995	02/12/1996	A	99.09
H26/1120/78/	Outline application to erect terraces, with flood lights and boundary wall to football ground.	16/11/1978	15/01/1979	A	22.56
26/420/96/FU	171 dwelling houses	29/10/1996	03/12/1996	A	99.73
H28/1120/78/	Number cancelled	16/11/1978	30/11/1978	W	22.56
H26/30/81/	Laying out of sportsfield to vacant site.	19/01/1981	27/07/1981	W	53.16
H26/71/91/	6 detached prefabricated office units, to factory.	22/02/1991	05/04/1991	A	21.37

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1098

Site Name: Boothroyd Drive, Meanwood, LS6

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good Accessibility except average primary

Rank (1-5)

4

Access Comments

Access requires dwelling to be bought to secure suitbale access, access from Rawling Way not suitbale fro large development

Rank (1-5)

3

Local network comment

possible cumulative impacts into town

Rank (1-5)

4

Mitigation measure

Purchase house or houses for access, possible cumulative fund

Total score

11

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Woodhouse Ridge LNA covers the southern proportion of this site, based on the presence of woodland, adjacent grassland and the Meanwood Beck. The whole site also provides a good wildlife corridor function as part of the Meanwood Valle

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary substantially amended as per drawing RM/1098. Mitigation will still be required to ensure impacts on adjacent habitats are addressed i.e. buffer along the goit planted up with nativ

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1098

Site Name: Boothroyd Drive, Meanwood, LS6

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated as greenspace (N1) and proposed greenspace (N5) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. The southern part of the site is within a Local Nature Area (LNA) on the existing UDP. Highway concerns as would need to acquire a property to gain access.

Site Capacity (dwellings units):

25

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 1142

Site Name: Land and Property at Oak House, Park Lane
Leeds LS3

Site Details

Northing:	433929	Area sq m:	2143.03	Ward	e Park and Woodhouse
Easting:	428980	Area Ha:	0.214303	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Office
 Existing Use 3:
 Neighbouring Use 1: Office
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Mixed

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1025.42	Distance to bus stop (metres)	102.40
Nearest Railway Station	Leeds City	Bus Stop ID	6306
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	47.57
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
0-20/4/03/MOD	Alterations to frontage addition of feature to front new grilles to car park & 1.8m high boundary fence to offices	04/02/2003	25/02/2003	M01	49.62
H26/1145/78/	Laying out of access road and erection of 50 dwellings, comprising 24, one bedroom, flats in 12, 2 storey units 15, two be	06/12/1978	09/04/1979	A	42.18
20/599/98/FU	Alterations including new air conditioning equipment to roof	14/10/1998	12/11/1998	A	24.62
H26/403/81/	Temporary external illumination of existing wall mounted sign, size 2.85m x 2.38m height above ground 5.00m (und	24/07/1981	24/08/1981	A	49.15
H26/1022/77/	Demolition of existing building and erection of 5 storey office block, with 32 car parking spaces.	12/12/1977	05/06/1978	A	49.48
11/03649/FU	Fence to replace hedge to part of boundary	26/08/2011	27/10/2011	W	46.03
20/371/01/DTM	Determination for addition of 2 pole mounted dishes monopole with antennae and 2 dishes and equipment cabin to roof	19/07/2001	02/08/2001	PAR	22.72
20/197/01/FU	Alterations to frontage addition of feature to front new grilles to car park & 1.8m high boundary fence to offices	09/04/2001	09/08/2001	A	49.62
07/00660/FU	Renewal of permission 20/360/01/FU to erect 7 storey block, comprising 10 cluster flats with 70 bedrooms and 2 storeys of car parking	31/01/2007	23/10/2007	W	17.37
H34/376/86/	Alterations and laying out of additional entrance to ground floor car park, to offices.	04/12/1986	02/02/1987	A	46.39
H34/167/83/	Addition of disabled persons access ramp, to offices.	01/09/1983	17/10/1983	A	51.19
H34/234/84/	One non-illuminated wall sign, size 2.14m x 0.75m, height above ground 2.6m (underside), to offices. (this item	18/07/1984	03/09/1984	R	51.34
09/03106/FU	Change of use of ground floor office (B1) to language school and examination centre (D1) with ancillary offices	16/07/2009	22/09/2009	A	23.86
20/492/97/FU	Change of use of ground floor offices to restaurant and bar	22/08/1997	29/10/1997	R	48.13
H26/1088/79/	Laying out of access road and erection of 66 dwellings, comprising, 24 1 bedroom flats, in 8, 3 storey units, 24, 2 bedr	29/10/1979	17/12/1979	A	42.87
20/548/01/DTM	Determination for addition of 6 antennae 4 microwave dishes and detached equipment cabin to roof of offices	23/10/2001	06/12/2001	PAG	22.72
20/360/01/FU	5 storey block of 10 cluster flats and 2 storeys of car parking	06/07/2001	06/06/2002	A	17.37

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1142

**Site Name: Land and Property at Oak House, Park Lane
Leeds LS3**

H26/773/80/	One non illuminated sign, size 3.05m x 2.46m height above ground 16.30m (underside), to offices.	20/10/1980	15/12/1980	R	51.43
H26/52/78/	Outline application to layout access roads and erect 56 dwellings, comprising 8, 2 bedroom 3 person, flats in 4, 2 st	24/01/1978	16/10/1978	W	46.62
H34/15/85/	Addition of weather measuring equipment and generator to roof of weather centre. (this item	23/01/1985	25/02/1985	A	51.49

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1142

Site Name: Land and Property at Oak House, Park Lane
Leeds LS3

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1142

Site Name: Land and Property at Oak House, Park Lane
Leeds LS3

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good

Rank (1-5)

5

Access Comments

Access possible from Burley St

Rank (1-5)

5

Local network comment

West St / Wellington Road concerns

Rank (1-5)

4

Mitigation measure

Contribution to West St/ Wellington Road improvement

Total score

14

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1142

Site Name: Land and Property at Oak House, Park Lane
Leeds LS3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site adjacent city centre. Suitable in principle for residential use or residential on upper floors.

Site Capacity (dwellings units):

40

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1144

Site Name: St Michaels College St Johns Road LS3

Site Details

Northing:	434326	Area sq m:	13258.20	Ward	e Park and Woodhouse
Easting:	428876	Area Ha:	1.32582	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Community Services - Education
 Existing Use 2: Residential - Residential institution
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1294.36	Distance to bus stop (metres)	275.51
Nearest Railway Station	Burley Park	Bus Stop ID	7899
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	3.64
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/05248/FU	Change of use of part of ground floor of former school to temporary day centre and overnight accommodation	05/09/2008	09/12/2008	A	99.97
H26/1035/78/	Alterations and two-storey extension, to form technical studies area, changing room, showers, drying room	30/10/1978	27/11/1978	A	98.95
H26/94/75/	Alterations, including removal of staircase and part of first and second floors of cottages, and addition of external s	27/01/1975	03/03/1975	A	68.32
H26/427/77/	Detached prefabricated classroom unit, to school.	02/06/1977	25/07/1977	A	68.32
H26/648/80/	Detached timber and asbestos garage, to side of college. (this item is also notice under regulation 4 (1) of t	24/07/1980	02/09/1980	A	98.77
H26/210/77/	Addition of fire escape staircase, with walkway, to school.	23/03/1977	18/04/1977	A	68.32

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1144

Site Name: St Michaels College St Johns Road LS3

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Good frontage for access

Rank (1-5)

5

Local network comment

Brownfield site, local to city centre

Rank (1-5)

4

Mitigation measure

Unknown at this stage

Total score

14

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1144

Site Name: St Michaels College St Johns Road LS3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

76

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1145A

Site Name: Hudson Mill (Arcadia), Hudson Road, Burmantofts

Site Details

Northing:	434365	Area sq m:	113659.04	Ward	tofts and Richmond Hill
Easting:	432131	Area Ha:	11.365904	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2: Industry and business - Wholesale distribution
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Wholesale distribution
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1145A

Site Name: Hudson Mill (Arcadia), Hudson Road,
Burmantofts

Planning History

Site Ref: 1145A

Site Name: Hudson Mill (Arcadia), Hudson Road, Burmantofts

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1145A

Site Name: Hudson Mill (Arcadia), Hudson Road, Burmantofts

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Top half of site is in employment use (1145a). The rest of site is allocated for employment use on the existing UDP and has been assessed as a site to retain for employment use (1145b).

Site Capacity (dwellings units): 0 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1145B

Site Name: Hudson Mill (Arcadia), Hudson Road, Burmantofts

Site Details

Northing:	434077	Area sq m:	89094.43	Ward	tofts and Richmond Hill
Easting:	432106	Area Ha:	8.909443	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2: Industry and business - Wholesale distribution
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Industry and business - Wholesale distribution
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1145B

Site Name: Hudson Mill (Arcadia), Hudson Road,
Burmantofts

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1145B

Site Name: Hudson Mill (Arcadia), Hudson Road, Burmantofts

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1145B

Site Name: Hudson Mill (Arcadia), Hudson Road, Burmantofts

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Top half of site is in employment use (1145a). The rest of site is allocated for employment use on the existing UDP and has been assessed as a site to retain for employment use (1145b).

Site Capacity (dwellings units): 0 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1146

Site Name: Land South of York Road, East of Pontefract lane, Richmond Hill,LS9

Site Details

Northing:	433520	Area sq m:	55475.42	Ward	tofts and Richmond Hill
Easting:	431731	Area Ha:	5.547542	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Community Services - Education
 Existing Use 2: Retail - Shops
 Existing Use 3: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2064.71	Distance to bus stop (metres)	114.25
Nearest Railway Station	Leeds City	Bus Stop ID	179
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.10
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	20.41	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/185/83/	Change of use of car dealer show room to billiard table and sports goods factory, with show room and billiard hall.	23/09/1983	08/11/1983	A	10.14
0-21/26/95/MOD	Part single and part two storey extension to retail store	10/07/1995	20/07/1995	M01	12.56
12/02365/FU	Alterations to form new external double doors to existing lower ground floor retail unit	25/05/2012	20/07/2012	A	11.05
H21/245/83/	Alterations to and change of use of car showroom and workshop, to supermarket with associated car parking and landsc	21/12/1983	08/03/1984	A	10.40
21/21/97/FU	New entrance canopy stairs and ramp to front of retail warehouse	20/01/1997	25/02/1997	A	12.92
21/92/94/FU	Part single and part two storey extension to retail store	04/05/1994	05/08/1994	A	12.56
H32/353/74/	Outline application to erect single storey joiners and polish shops with basement, 2 loading bays and canopy single sto	04/07/1974	04/11/1974	W	10.59
H32/113/78/	Detached precast concrete games store, to school. (this item is also notice under regulation 4 (1) of the town and c	08/02/1978	06/03/1978	A	41.25
H21/187/86/	Alterations including entrance doors and addition of external staircase and disabled persons access ramp, to shop premi	18/11/1986	19/06/1987	A	10.65
H21/238/87/	Alterations and extensions, to form enlarged sales area, with enlarged warehouse over, and restaurant, kitchen, e	07/12/1987	29/02/1988	A	14.74
H32/32/83/	Detached sports hall to school. (this item is also notice under regulation 4(1) of the town and c	25/01/1983	15/02/1983	A	37.64
21/20/97/SI	3 externally illuminated 2 non illuminated 6 banner and 4 flag signs to retail warehouse	20/01/1997	28/01/1999	A	12.92
H32/888/74/	Amendment to previous application for 2 oil storage tanks and generator house, and new underground petrol intercepto	31/12/1974	17/02/1975	W	15.84
H21/143/88/	Alterations and extension, to form restaurant, kitchen, entrance foyer, toilets and enlarged sales area, with offices ov	07/07/1988	08/08/1988	A	15.06
H32/77/76/	Alterations, including rendering of gable wall, and raising the height of existing brick wall to 3.35m. (11ft.), 2	29/01/1976	29/03/1976	A	15.25
H32/673/78/	Alterations and extension, to form enlarged vehicle testing centre, to garage and showrooms.	07/07/1978	02/07/1979	A	11.69
H32/491/82/	Laying out of access to workshops and showrooms.	29/11/1982	17/01/1983	R	10.61
06/06318/FU	Single storey extension to school	23/10/2006	27/12/2006	A	19.26

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1146

**Site Name: Land South of York Road, East of Pontefract
lane, Richmond Hill, LS9**

H21/231/91/	Change of use involving alterations including new stair case of lower ground floor warehouse to shop.	19/08/1991	23/10/1991	A	10.37
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1146

Site Name: Land South of York Road, East of Pontefract lane, Richmond Hill, LS9

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1146

Site Name: Land South of York Road, East of Pontefract lane, Richmond Hill, LS9

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Public Transport accessibility and standards for local services, schools and healthcare

Rank (1-5)

5

Access Comments

Main vehicular access should be from Shannon Street

Rank (1-5)

5

Local network comment

No egress from Shannon St to Marsh Lane, route via A64 subject to T.A, cumulative impact concern

Rank (1-5)

4

Mitigation measure

Pedestrian linkage improvements required, probably junction improvements for traffic capacity

Total score

14

Support?

Yes - with mitigation

Need to combine with other sites:

Need to consider with 1140 and 2000.

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1146

Site Name: Land South of York Road, East of Pontefract lane, Richmond Hill, LS9

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Proposed new town centre. Retail interest in site, but acceptable in principle for residential, or residential on upper floors.

Site Capacity (dwellings units):

250

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Green

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1152

Site Name: Land to the east of Oakwood Lane, Leeds
(Part of St Nicholas church site)

Site Details

Northing:	435038	Area sq m:	10410.49	Ward	Gipton and Harehills
Easting:	433766	Area Ha:	1.041049	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility
 Existing Use 2: Community Services - Education
 Existing Use 3:
 Neighbouring Use 1: Community Services - Education
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2587.09	Distance to bus stop (metres)	99.65
Nearest Railway Station	Cross Gates	Bus Stop ID	6912
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	60.72		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1152

Site Name: Land to the east of Oakwood Lane, Leeds
(Part of St Nicholas church site)

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/00684/FU	Installation of 2 sets of roller shutters to school	06/02/2008	22/07/2008	A	100.00
11/05163/FU	Attached canopy with roller shutters to form external play area to school	08/12/2011	06/02/2012	A	100.00
10/03861/FU	New canopy and introduction of pedestrian access gate and route to main entrance to school	23/08/2010	15/11/2010	A	99.79

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1152

Site Name: Land to the east of Oakwood Lane, Leeds
(Part of St Nicholas church site)

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1152

Site Name: Land to the east of Oakwood Lane, Leeds
(Part of St Nicholas church site)

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: No

Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

access should be achievable from Oakwood Lane or Wykebeck Valley Road

Rank (1-5)

5

Local network comment

spare capacity but some cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1152

Site Name: Land to the east of Oakwood Lane, Leeds
(Part of St Nicholas church site)

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Two thirds of the site is a designated protected playing pitch (N6) on the existing UDP and is part of the school grounds. 80% of the site is within flood zone 3 (high risk).

Site Capacity (dwellings units): 37 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 1265

Site Name: Former Gas Works, Armley Gyratory

Site Details

Northing:	433183	Area sq m:	49986.98	Ward	Armley
Easting:	428498	Area Ha:	4.998698	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1:	Other
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Recreation & Leisure - Outdoor amenity & open space
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	Centrica training site
Site State:	brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1194.25	Distance to bus stop (metres)	165.00
Nearest Railway Station	Leeds City	Bus Stop ID	599
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
24/416/96/FU	Change of use of workshop to offices	22/11/1996	04/02/1997	A	51.29
H24/886/79/	3 non-illuminated hoardings, size of each 12.19m x 6.09m height of one above ground 3.04m and height of each of 2	21/12/1979	04/02/1980	R	48.69
H24/321/74/	Erection, for a temporary period, of office units, in car park to gas works.	09/08/1974	28/10/1974	A	66.15
H24/675/75/	Application for renewal of outline planning permission 74/24/00039, dated 22.4.74 for a 5 storey office block to be re-sited	29/09/1975	01/12/1975	A	66.15
11/02239/FU	Detached two storey pre-fabricated classroom units	27/05/2011	20/07/2011	A	51.28
24/206/93/FU	Change of use of part of depot to waste transfer station	16/06/1993	03/05/1994	A	99.98
24/19/95/FU	Change of use and alterations of storage to enlarged offices	11/01/1995	01/03/1995	A	51.29
24/320/03/FU	Lighting and CCTV cameras to car park	21/05/2003	28/08/2003	A	96.80
H24/321/74/1	Extension of temporary permission for use of existing building as offices, in car park to gas works. (previous)	21/04/1977	16/05/1977	A	50.42
H24/595/74/	Outline application to erect two-storey extension, to form new games room, with restaurant and enlarged canteen over	11/12/1974	20/01/1975	A	50.42
07/06685/FU	Phase 1 remediation works to gas network infrastructure depot	24/10/2007	31/01/2008	A	45.18
H24/483/76/	Laying out of phase 1 of link road and gyratory system, with access roads, underpass, pedestrian ways, footbridge	02/07/1976	24/08/1976	A	51.00
H24/39/74/	Outline application to erect a new 5 storey office building within the landscaped area to the new gas training college	22/04/1974	08/07/1974	A	66.15
24/256/93/FU	3m high security fencing and landscaping to traffic island	28/07/1993	05/10/1993	A	48.69

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1265

Site Name: Former Gas Works, Armley Gyratory

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools

Rank (1-5)

4

Access Comments

Site requires complete re-ordering of Armley Gyratory which would need to be supported by more intensive development than suggested.

Rank (1-5)

2

Local network comment

Congestion at Armley Gyratory

Rank (1-5)

2

Mitigation measure

Major reordering of Armley Gyratory required

Total score

8

Support?

yes - with mitigation

Need to combine with other sites:

Better to combine with 1340

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1265

Site Name: Former Gas Works, Armley Gyratory

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated for mixed use in the West Leeds Gateway Supplementary Planning Document (SPD). Potential to come forward for residential in future, in principle, but this is a longer term prospect and would include the remodelling of Armley Gyratory junction.

Site Capacity (dwellings units):

122

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 1278

Site Name: Symphony Group ,Gelderd Road, LS12

Site Details

Northing:	431844	Area sq m:	66211.64	Ward	Beeston and Holbeck
Easting:	427617	Area Ha:	6.621164	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2: Industry and business - Wholesale distribution
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Industry and business - Wholesale distribution
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1789.44	Distance to bus stop (metres)	226.76
Nearest Railway Station	Cottingley	Bus Stop ID	5375
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Gelderd Road Holbeck recent pp	General Waste Management Sites

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/270/81/	Laying out of access road and 63 car parking spaces with landscaping to factory.	05/10/1981	15/02/1982	A	54.87
H20/201/87/	Change of use of part of offices and showroom, to factory shop.	23/04/1987	22/08/1990	A	61.08
H21/571/78/	Outline application to demolish existing factory, lay out access road and erect industrial and warehouse development	23/10/1978	26/07/1979	W	37.51
H20/200/87/	Alterations and extension, to form security office and 7m high security camera tower, to works.	23/04/1987	11/05/1987	A	15.28
H21/396/78/	Detached prefabricated office unit with toilets, to builders yard.	17/07/1978	21/08/1978	A	24.24
H21/51/82/	Outline application to layout access and erect detached industrial unit with 46 car parking spaces and landscaping	15/03/1982	05/07/1982	A	11.69
H20/586/87/	Detached boiler house, to side of works.	21/12/1987	27/06/1988	A	28.94
H21/345/75/	Outline application to erect industrial and warehouse development, with ancillary office accommodation, to disused area	10/07/1975	13/10/1975	R	17.61
H20/598/87/	Detached storage shed to works .	21/12/1987	16/06/1988	A	74.66
H21/159/82/	Outline application to erect warehouse and light industrial units, to cleared site. (site area 1.6ha)	02/08/1982	04/10/1982	A	24.23
H20/224/90/	Alterations and extension to form enlarged production area, to factory.	10/05/1990	12/09/1990	A	51.28
H21/573/78/	One non-illuminated wall sign, size 0.91m (3ft) x 4.88m (16ft) height above ground 2.44m (8ft) (underside)	19/10/1978	20/11/1978	R	24.24
H21/466/76/	Change of use of light industrial building to furniture warehousing and retailing premises, with offices, a	19/08/1976	18/10/1976	R	37.51
H21/572/78/	Outline application to demolish existing factory, lay out access road and erect industrial development, with ancillary	23/10/1978	19/12/1978	W	37.51
H20/326/83/	Laying out of access and erection of factory, with offices and exhibition area, toilets and storerooms, and with 1	26/08/1983	24/10/1983	A	24.14
H21/22/83/	Detached industrial unit with toilets to vacant site. (outline application no 82/21/00051 approved subject to conditions)	14/02/1983	09/03/1983	A	11.57
21/144/97/FU	Alterations to form additional loading bays with canopy over	25/06/1997	15/08/1997	A	22.85
H21/145/75/	Outline application to layout access and erect 9 warehouse units (floor area 5562 sq .m (61800sq.ft) in 2 blocks of	02/04/1975	23/06/1975	A	37.51

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1278

Site Name: Symphony Group ,Gelderd Road, LS12

H20/390/87/	3 detached prefabricated office units to factory.	18/08/1987	07/09/1987	A	11.74
H21/14/75/	Prefabricated laboratory unit, for soil testing, to builders depot.	13/01/1975	17/03/1975	A	24.24
H20/126/83/	Addition of sawdust extraction and filtration plant with silo, to side of factory.	26/04/1983	13/06/1983	A	11.49
H21/236/79/	Outline application to lay out access road and erect furniture factory, with 87 car parking spaces, to vacant site	10/05/1979	09/07/1979	A	28.39
H21/578/79/	Laying out of access road and erection of single storey factory, with plant room and 2 storey offices, and with lift	26/10/1979	20/12/1979	A	23.18
H21/206/80/	Addition of dust extraction plant with silo, chimney, diesel tank and boiler room, to proposed factory.	31/03/1980	16/06/1980	A	22.94
H20/470/85/	Alterations and extension to form covered loading bay to factory.	04/10/1985	11/11/1985	A	61.34
H20/118/87/	One externally illuminated individual letter sign, size 17.5m x 1.2m height above ground 8.4m (underside), and one external	10/03/1987	03/04/1987	A	12.43
H21/97/92/	Extension to form loading bay to factory.	30/03/1992	22/07/1992	A	79.69
H21/202/79/	Outline application to layout access road and erect 3 warehouse units, with 12 car parking spaces, to vacant site	24/04/1979	18/06/1979	A	15.98

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1278

Site Name: Symphony Group ,Gelderd Road, LS12

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

4

Access Comments

access onto Whitehall road not achievable, Alternative access is an industrial road

Rank (1-5)

2

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

10

Support?

no

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

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

Network Rail :

Engineer's access retention; General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1278

Site Name: Symphony Group ,Gelderd Road, LS12

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

195

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1340

Site Name: Gassey Fields, Oak Road, New Wortley

Site Details

Northing:	433227	Area sq m:	28013.03	Ward	Armley
Easting:	428348	Area Ha:	2.801303	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Office
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1344.28	Distance to bus stop (metres)	132.73
Nearest Railway Station	Leeds City	Bus Stop ID	599
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1340

Site Name: Gassey Fields, Oak Road, New Wortley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/321/74/1	Extension of temporary permission for use of existing building as offices, in car park to gas works. (previous	21/04/1977	16/05/1977	A	67.94
H24/595/74/	Outline application to erect two-storey extension, to form new games room, with restaurant and enlarged canteen	11/12/1974	20/01/1975	A	67.94
H24/483/76/	Laying out of phase 1 of link road and gyratory system, with access roads, underpass, pedestrian ways, footbridge	02/07/1976	24/08/1976	A	11.47

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1340

Site Name: Gassey Fields, Oak Road, New Wortley

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools

Rank (1-5)

4

Access Comments

Access form an extended Hedley Chase (traffic calm)

Rank (1-5)

4

Local network comment

Tong Road / Wortley Road congestion

Rank (1-5)

3

Mitigation measure

Pedestrian links to public transport / traffic calming in local neighbourhood

Total score

11

Support?

Yes - with mitigation

Need to combine with other sites:

Better to combine with 1265

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1340

Site Name: Gassey Fields, Oak Road, New Wortley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

120

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2025

Site Name: Adjacent Park - Aireside

Site Details

Northing:	433536	Area sq m:	13683.00	Ward	City and Hunslet
Easting:	428877	Area Ha:	1.3683	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1:	Other
Existing Use 2:	Recreation & Leisure - Outdoor sport facility
Existing Use 3:	
Neighbouring Use 1	Residential - Hotels, boarding and guest houses
Neighbouring Use 2:	Retail - Restaurants and Cafes
Neighbouring Use 3:	Retail - Shops
Other uses:	parking
Site State:	brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	885.55	Distance to bus stop (metres)	91.99
Nearest Railway Station	Leeds City	Bus Stop ID	12034
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/338/03/FU	Detached two storey business centre to travel lodge	08/09/2003	30/10/2003	W	25.11
11/02285/COND	Consent, agreement or approval required by conditions 6, 7 and 9 of Planning Application 10/04772/FU	01/06/2011	24/08/2011	A	28.62
10/04772/FU	Change of use from B1/B2 (business and industry) to B1/B2/B8 (business, industry and storage or distribution) with external alterations comprising part new frontage and roller shutter doors, new wash bay and external storage area	20/10/2010	21/01/2011	A	28.62
H26/747/75/	Change of use of part of engineering works to warehousing.	03/09/1975	10/11/1975	A	71.11
H26/647/78/	Change of use of part of engineering works, to clothing manufacturing.	06/07/1978	24/07/1978	W	71.11
09/05069/FU	Temporary use (for 5 years) of vacant site for five 5 a side football pitches and 1 seven a side football pitch and construction of single storey changing rooms building	20/11/2009	05/05/2010	A	45.22
20/393/92/FU	Laying out of car park	28/10/1992	09/12/1992	A	24.94
H26/211/78/	Laying out of access and erection of block of 2 single storey warehouse units, each unit with office, reception	13/03/1978	08/05/1978	A	27.55
H26/289/78/	Alterations and extension, to form new 2nd floor office space to works.	30/03/1978	08/05/1978	A	27.76
20/165/97/FU	Alterations and new window to offices	27/03/1997	14/05/1997	A	29.07
20/446/95/SI	8 internally illuminated 3 externally illuminated & 3 non illuminated signs to travel inn and restaurant	13/10/1995	08/04/1997	A	26.55
H20/154/85/	One internally illuminated fascia box sign, size 3.31mx 0.63m, height above ground 3.65m (underside), to engineering	16/04/1985	22/11/1985	W	70.88
H20/147/85/	Alterations, to form enlarged entrance to showroom.	10/04/1985	22/11/1985	W	70.86
H26/8/75/	Change of use of part first, second and third floor engineering works offices, to general offices. (floor are	07/01/1975	04/12/1975	A	71.11
20/134/93/RE	Extension of temporary permission for laying out of car park	22/04/1993	27/05/1993	A	24.94
20/93/94/OT	Outline application to layout access and erect warehouses offices showroom restaurant and retail warehouse	11/03/1994	01/09/1995	W	45.90
H26/281/78/	2 single storey light industrial units, each with ancillary office, reception and toilets, and with 8 car parking	29/03/1978	08/05/1978	A	27.59
20/231/04/SI	8 internally illuminated signs (6 fascias 2 totems) and 1 non illuminated fascia sign to hotel	10/05/2004	05/07/2004	A	25.23
20/126/95/RM	Four storey hotel and restaurant with 184 car parking spaces	05/04/1995	10/07/1995	A	25.07

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2025

Site Name: Adjacent Park - Aireside

H26/69/78/	One non illuminated wall sign, size 13.95m (45ft 9ins) x 0.95m (3ft 1in), height above ground 3.66m (12ft)	30/01/1978	27/02/1978	A	71.11
H26/103/81/	Change of use of former gatekeeper's lodge to warehouse security office, with flat.	20/02/1981	06/04/1981	A	70.83
20/520/00/FU	Pt 7 pt9 pt17 storey block of 306 apartments with associated health club cafe and 305 basement car parking spaces	24/10/2000	12/02/2002	W	45.22
10/04424/COND	Consent, agreement or approval required by conditions 3, 4, 6, 9, 12, 16, 19 and 20 of Planning Application 09/05069/FU	24/09/2010	17/12/2010	SPL	45.22
H26/334/77/	Change of use of vacant pattern stores of engineering works, to warehouse.	09/05/1977	14/06/1977	A	71.11
H20/406/88/	Outline application to erect office development with associated car parking to existing warehouse and industrial	29/07/1988	11/04/1990	A	70.21
11/00402/ADV	Three non illuminated signs	01/02/2011	22/02/2011	A	28.62
H20/175/85/	One non illuminated wall sign, size 2.00m x 0.90m height above ground 3.21m (underside), to factory.	30/04/1985	20/08/1985	A	70.96
H26/430/77/	Change of use of offices and showroom, to offices.	03/06/1977	25/07/1977	A	71.11
10/04053/ADV	1 internally illuminated free standing sign, 1 non illuminated directional sign, 2 non illuminated car parking signs, 5 non illuminated fascia signs and 1 non illuminated banner sign to proposed football centre	06/09/2010	01/11/2010	A	44.99
H26/1019/77/	Change of use of part of engineering works to warehouse.	08/12/1977	06/02/1978	A	71.11

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2025

Site Name: Adjacent Park - Aireside

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools

Rank (1-5)

4

Access Comments

Access from Wellington Bridge Street

Rank (1-5)

5

Local network comment

Congestion on A65, Armley Gyratory and West St gyratory

Rank (1-5)

3

Mitigation measure

Armley Gyratory and West St gyratory

Total score

12

Support?

yes - with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the River Aire wildlife corridor. Native tree planting and a suitable buffer with reduced street lighting. Otters to consider - including reducing road mortality in times of flood.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2025

Site Name: Adjacent Park - Aireside

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.

Site Capacity (dwellings units):

192

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2027

Site Name: Rear of Round House

Site Details

Northing:	433191	Area sq m:	9852.27	Ward	City and Hunslet
Easting:	428907	Area Ha:	0.985227	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Retail - Shops
 Existing Use 2: Industry and business - Manufacturing & Wholesale
 Existing Use 3:
 Neighbouring Use 1
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	784.86	Distance to bus stop (metres)	136.65
Nearest Railway Station	Leeds City	Bus Stop ID	789
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
0-20/52/97/MOD	Alterations/new internal floors and extension to form business retail and restaurant units & erect 7 business units	17/10/1997		REC	99.66
20/622/96/FU	Alterations new internal floors and extension to form business retail and restaurant units & erect 7 business units	25/11/1996	07/08/1997	A	99.66
20/1/93/LI	Listed building application to carry out alterations and part new frontage and demolish extensions	05/01/1993	15/09/1993	A	39.92
H24/449/74/	One non-illuminated freestanding hoarding size:12.2m (40ft) x 3.26m (10ft.8ins) height above ground 1.37m (4ft.6ins)	15/10/1974	18/11/1974	R	88.14
20/438/94/LI	Listed building application for 3 internally illuminated signs and flood lights to garage	14/10/1994	12/12/1994	R	39.92
20/281/96/LI	Listed building application to carry out alterations to form internal first floor offices	07/06/1996	14/01/1997	A	39.92
H20/178/79/	Demolition of existing building and laying out of access, to industrial estate.	19/04/1979	22/05/1979	A	82.82
20/153/96/LI	Listed building application for 1 externally illuminated free standing and 1 externally illuminated projecting sign	01/04/1996	20/05/1996	A	39.92
20/436/94/SI	2 internally illuminated free standing signs and one internally illuminated projecting sign to garage	14/10/1994	16/12/1994	R	39.92
20/156/96/SI	One externally illuminated free standing sign and one externally illuminated projecting sign to hire depot	25/03/1996	20/05/1996	A	39.92
20/623/96/LI	Listed building application to demolish part and alterations and extension to form business retail and restaurant units	25/11/1996	07/08/1997	A	99.66

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2027

Site Name: Rear of Round House

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools - unpleasant walking environment

Rank (1-5)

4

Access Comments

Access from Wellington Road, left in left out only

Rank (1-5)

5

Local network comment

Congestion on A65, Armley Gyratory and West St gyratory, unpleasant walking environment needs footbridge over canal to link towards city centre

Rank (1-5)

3

Mitigation measure

Armley Gyratory and West St gyratory / footbridge over canal

Total score

12

Support?

Yes - with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

If applicable, General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2027

Site Name: Rear of Round House

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

155

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2077

Site Name: Meanwood Road, Meanwood, LS6

Site Details

Northing:	436076	Area sq m:	12117.06	Ward	Chapel Allerton
Easting:	429225	Area Ha:	1.211706	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Allotment and city farm
 Existing Use 2: Forestry - Unmanaged Forest
 Existing Use 3:
 Neighbouring Use 1: Forestry - Unmanaged Forest
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1600.56	Distance to bus stop (metres)	60.22
Nearest Railway Station	Burley Park	Bus Stop ID	3980
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.01	Special Landscape Area - N37:	0.00
Allotments - N1A:	99.99	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2077

Site Name: Meanwood Road, Meanwood, LS6

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2077

Site Name: Meanwood Road, Meanwood, LS6

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good Accessibility except average primary

Rank (1-5)

4

Access Comments

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

Rank (1-5)

5

Local network comment

possible cumulative impacts into town

Rank (1-5)

4

Mitigation measure

Development land needs flattening/engineering works, possible cumulative fund

Total score

13

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Woodhouse Ridge LNA covers all this site, based on the ability of the site to naturally regenerate to woodland and provide a buffer to the adjacent mature woodland of Woodhouse Ridge. Currently used as allotments so has limited wildli

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2077

Site Name: Meanwood Road, Meanwood, LS6

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site is a designated allotment site (N1A) on the existing UDP and part is a Local Nature Area. The allotments are overgrown, mature trees around boundary. Loss of greenspace would need to be considered through the greenspace review.

Site Capacity (dwellings units):

44

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2079

Site Name: Former Matthew Murray High School, Holbeck, LS11

Site Details

Northing:	431848	Area sq m:	64408.41	Ward	Beeston and Holbeck
Easting:	428635	Area Ha:	6.440841	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility
 Existing Use 2: Vacant and derelict - Vacant land
 Existing Use 3:
 Neighbouring Use 1: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 2: Recreation & Leisure - Allotment and city farm
 Neighbouring Use 3: Retail - Shops
 Other uses:
 Site State: mixed

Site Detail

Topography:	Flat	Boundaries:	
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1709.23	Distance to bus stop (metres)	315.46
Nearest Railway Station	Leeds City	Bus Stop ID	1112
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	97.19
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	52.21		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2079

Site Name: Former Matthew Murray High School,
Holbeck, LS11

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/43/74/	Replacement of existing hard porous playing area (affected by ingram road distributor) by new hard porous pla	26/04/1974	01/07/1974	A	34.05
H21/207/90/	Change of use of school car park and tennis courts to public car park.	06/08/1990	15/10/1990	A	96.70

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2079

Site Name: Former Matthew Murray High School, Holbeck, LS11

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	99.39	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2079

Site Name: Former Matthew Murray High School, Holbeck, LS11

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

4

Access Comments

access achievable

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2079

Site Name: Former Matthew Murray High School, Holbeck, LS11

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site within urban area. Suitable in principle for residential development, although half of the site is designated as a protected playing pitch (N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review.

Site Capacity (dwellings units):

314

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2140

Site Name: Raincliffe Road, Richmond Hill

Site Details

Northing:	433541	Area sq m:	5018.23	Ward	tofts and Richmond Hill
Easting:	432211	Area Ha:	0.501823	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Vacant & Derelict - Vacant building
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2543.07	Distance to bus stop (metres)	43.59
Nearest Railway Station	Leeds City	Bus Stop ID	8797
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H32/119/82/	Detached pre-cast concrete garage, to school. (this application is also notice under regulation 4(1) of the town	19/03/1982	20/04/1982	A	98.53
21/76/01/FU	Single storey primary school	20/03/2001	13/11/2001	A	98.53
21/186/99/FU	Detached prefabricated temporary accommodation to school	22/07/1999	24/08/1999	A	98.90
0-21/4/02/MOD	Single storey primary school	13/02/2002	21/02/2002	M01	98.53
21/287/01/FU	Extension of permission for detached prefabricated temporary accommodation to school	14/11/2001	21/12/2001	A	98.90
12/03042/DEM	Determination for demolition of temporary school buildings	12/07/2012	06/08/2012	NR	17.47

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2140

Site Name: Raincliffe Road, Richmond Hill

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Public Transport accessibility and standards for local services, schools and healthcare

Rank (1-5)

5

Access Comments

access should be achievable from Vinery Terrace

Rank (1-5)

5

Local network comment

spare capacity

Rank (1-5)

5

Mitigation measure

none

Total score

15

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2140

Site Name: Raincliffe Road, Richmond Hill

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

School closed and moved to new Richmond Hill Primary Sept 2012. Vacant site. Could be used for community use but residential more likely.

Site Capacity (dwellings units):

30

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2141

Site Name: Wykebeck Avenue, Osmondthorpe

Site Details

Northing:	433586	Area sq m:	32040.15	Ward	Temple Newsam
Easting:	433643	Area Ha:	3.204015	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Community Services
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2777.69	Distance to bus stop (metres)	183.26
Nearest Railway Station	Cross Gates	Bus Stop ID	1764
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2141

Site Name: Wykebeck Avenue, Osmondthorpe

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H32/350/80/	Detached pre-cast concrete garage, to school. (this item is also notice under regulation 4(1) of the town and country	28/03/1980	12/05/1980	A	48.58
10/04369/LA	Outline Application to layout access and erect residential development	24/09/2010	23/12/2010	A	47.79
H32/106/75/	Laying out of landscaping, & including to garage sites, children play areas and road closures and diversions, to housing	05/02/1975	27/05/1975	A	48.11
21/121/98/DN	Determination to demolish 16 dwelling houses	11/05/1998	01/06/1998	ANR	25.00
H32/133/76/	Detached pre-cast concrete garage, to school premises.	16/02/1976	29/03/1976	A	17.66
21/166/00/DN	Determination to demolish 24 flats	18/09/2000	10/10/2000	ANR	15.35

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2141

Site Name: Wykebeck Avenue, Osmondthorpe

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4buses per hour no accessibility map but adj site 100% employment, health, primary and secondary

Rank (1-5)

5

Access Comments

Access available onto Wykebeck Mount

Rank (1-5)

5

Local network comment

No known issues with capacity

Rank (1-5)

5

Mitigation measure

Total score

15

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Awaiting comments

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2141

Site Name: Wykebeck Avenue, Osmondthorpe

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Vacant brownfield site, grassed over. Suitable in principle for residential development.

Site Capacity (dwellings units):

52

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2142

Site Name: Kendall Drive, Halton Moor

Site Details

Northing:	433208	Area sq m:	5053.42	Ward	Temple Newsam
Easting:	434123	Area Ha:	0.505342	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2491.01	Distance to bus stop (metres)	104.37
Nearest Railway Station	Cross Gates	Bus Stop ID	3361
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2142

Site Name: Kendall Drive, Halton Moor

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
21/3/00/FU	Alterations and new canopies to dwelling houses and laying out of car parking areas	11/01/2000	29/02/2000	A	97.03

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2142

Site Name: Kendall Drive, Halton Moor

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

access achievable

Rank (1-5)

5

Local network comment

local congestion. Potential cumulative impact with adjacent sites

Rank (1-5)

3

Mitigation measure

none indentified

Total score

13

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2142

Site Name: Kendall Drive, Halton Moor

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

15

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2143

Site Name: Neville Road, Halton Moor

Site Details

Northing:	433219	Area sq m:	27539.23	Ward	Temple Newsam
Easting:	434377	Area Ha:	2.753923	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2268.06	Distance to bus stop (metres)	115.92
Nearest Railway Station	Cross Gates	Bus Stop ID	4629
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2143

Site Name: Neville Road, Halton Moor

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
21/54/98/DN	Determination to demolish 87 dwellings	05/02/1998	11/03/1998	PAG	91.17

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2143

Site Name: Neville Road, Halton Moor

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

access achievable

Rank (1-5)

5

Local network comment

local congestion. Potential cumulative impact with adjacent sites

Rank (1-5)

3

Mitigation measure

none indentified

Total score

13

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2143

Site Name: Neville Road, Halton Moor

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

110

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2146

Site Name: Barncroft Close, Seacroft

Site Details

Northing:	437032	Area sq m:	6732.73	Ward	Killingbeck and Seacroft
Easting:	434688	Area Ha:	0.673273	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3038.34	Distance to bus stop (metres)	115.91
Nearest Railway Station	Cross Gates	Bus Stop ID	6701
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2146

Site Name: Barncroft Close, Seacroft

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2146

Site Name: Barncroft Close, Seacroft

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

access achievable

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Pedestrian crossing facilities on Easterly road

Total score

14

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2146

Site Name: Barncroft Close, Seacroft

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

27

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2147B

Site Name: Land to the south of Boggart Hill Gardens

Site Details

Northing:	436624	Area sq m:	55056.28	Ward	Killingbeck and Seacroft
Easting:	434310	Area Ha:	5.505628	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2147B

Site Name: Land to the south of Boggart Hill Gardens

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2147B

Site Name: Land to the south of Boggart Hill Gardens

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Former school site now grassed over. The majority of the site is designated as protected playing pitch (N6) and greenspace (N1) on the existing UDP. Site slopes from north to south, with a cluster of mature trees in the north-west of the site. Loss of greenspace would need to be considered through the greenspace review.

Site Capacity (dwellings units):

0

Floorspace sq m (Non residential):

0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2147D

Site Name: Kentmere Approach

Site Details

Northing:	436413	Area sq m:	43868.65	Ward	Killingbeck and Seacroft
Easting:	434643	Area Ha:	4.386865	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2147D

Site Name: Kentmere Approach

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2147D

Site Name: Kentmere Approach

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Located within the main urban area. The eastern half of site is designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 34, question G15. The southern side of the site is sloping.

Site Capacity (dwellings units):

0

Floorspace sq m (Non residential):

0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 2148

Site Name: Baileys Lane East, Seacroft

Site Details

Northing:	436303	Area sq m:	12665.44	Ward	Killingbeck and Seacroft
Easting:	435445	Area Ha:	1.266544	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Retail - Shops
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2037.85	Distance to bus stop (metres)	82.43
Nearest Railway Station	Cross Gates	Bus Stop ID	10737
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	Seacroft
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2148

Site Name: Baileys Lane East, Seacroft

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
32/12/01/SI	1 internally illuminated double sided freestanding sign to club	02/01/2001	28/02/2001	A	18.23
H32/353/76/	Change of use of night club to warehouse and ancillary offices.	21/04/1976	24/05/1976	R	20.26
H32/305/82/	Laying out of access road and erection of 2 storey mentally handicapped adults residential centre, with wardens fl	02/08/1982	08/11/1982	W	20.54
H32/162/86/	Laying out of drainage and soakaway, to social club.	01/08/1986	13/10/1986	A	19.83
H32/294/79/	Alterations, including new entrance elevation and to form book sales areas and buffet, to bingo and social club	12/04/1979	11/06/1979	A	18.23

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2148

Site Name: Baileys Lane East, Seacroft

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

access achievable

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

3

Mitigation measure

Capacity improvements at nearby roundabout

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2148

Site Name: Baileys Lane East, Seacroft

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.

Site Capacity (dwellings units):

38

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2149

Site Name: Ramshead Approach, Seacroft

Site Details

Northing:	436717	Area sq m:	32899.43	Ward	Killingbeck and Seacroft
Easting:	435572	Area Ha:	3.289943	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Industry and business - Wholesale distribution
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2379.89	Distance to bus stop (metres)	49.30
Nearest Railway Station	Cross Gates	Bus Stop ID	7283
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	91.22	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2149

Site Name: Ramshead Approach, Seacroft

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2149

Site Name: Ramshead Approach, Seacroft

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

access achievable onto Ramshead Approach

Rank (1-5)

5

Local network comment

Local congestion issues

Rank (1-5)

3

Mitigation measure

Capacity improvements at nearby roundabout

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2149

Site Name: Ramshead Approach, Seacroft

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site within urban area. Majority of the site is designated greenspace (N1) in the existing UDP. Suitable in principle for residential development, subject to greenspace consideration. Loss of greenspace would need to be considered through the greenspace review.

Site Capacity (dwellings units):

15

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2150A

Site Name: Brooklands Avenue, Seacroft

Site Details

Northing:	435728	Area sq m:	18843.78	Ward	Killingbeck and Seacroft
Easting:	434580	Area Ha:	1.884378	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Residential - Dwellings
 Existing Use 2: Vacant and derelict - Vacant land
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:		Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2150A

Site Name: Brooklands Avenue, Seacroft

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2150A

Site Name: Brooklands Avenue, Seacroft

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site within the main urban area. Suitable in principle for residential development.

Site Capacity (dwellings units):

0

Floorspace sq m (Non residential):

0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2150C

Site Name: South Parkway, Seacroft

Site Details

Northing:	435495	Area sq m:	21553.71	Ward	Killingbeck and Seacroft
Easting:	434558	Area Ha:	2.155371	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Residential - Dwellings
 Existing Use 3:
 Neighbouring Use 1
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2150C

Site Name: South Parkway, Seacroft

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2150C

Site Name: South Parkway, Seacroft

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site within the main urban area. Suitable in principle for residential development. A small part of the site is designated greenspace (N1) on the existing UDP, however this will not affect the development potential of the majority of the site.

Site Capacity (dwellings units):

0

Floorspace sq m (Non residential):

0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3009

Site Name: Land at Gelderd Road/Lowfields Road, Wortley, LS12

Site Details

Northing:	431853	Area sq m:	12443.01	Ward	Beeston and Holbeck
Easting:	427971	Area Ha:	1.244301	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Wholesale distribution
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Recreation & Leisure - Indoor sport facility
 Neighbouring Use 2: Other
 Neighbouring Use 3:
 Other uses: MOT garage/car dealership
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1876.48	Distance to bus stop (metres)	55.55
Nearest Railway Station	Cottingley	Bus Stop ID	9863
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3009

Site Name: Land at Gelderd Road/Lowfields Road,
Wortley, LS12

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
PREAPP/09/00030	.	01/04/2009	14/08/2009	PRENOT	98.51
21/316/04/OT	Outline application to erect car dealership to dairy site	14/10/2004	12/01/2005	A	96.31
21/342/93/FU	External staircase to dairy and additional doorway	07/12/1993	03/02/1994	A	75.30
21/236/95/FU	Roller shutter to side of dairy	20/09/1995	23/10/1995	A	99.24
21/254/93/FU	Use of social club site as parking area	08/09/1993	20/12/1993	A	23.54
08/01902/OT	Outline application to erect car dealership	31/03/2008	27/06/2008	A	99.24
H21/290/79/	Alterations and addition of two 68, 190 litres, milk silos, at bakery for dairy, including	30/05/1979	03/07/1979	W	74.80
06/01045/OT	Demolition of existing Co-op dairy depot and re-development of land for Use Class B1/B2/B8 purposes MAJ	14/02/2006	04/08/2006	A	98.51
H21/659/79/	Addition of 1.22m aluminium clad extension to 22.25m high chimney, to bakery.	27/12/1979	28/01/1980	A	74.42
H21/269/75/	Laying out of roads and erection of phase 1a development comprising 7 warehouse units, each with toilets and	29/05/1975	01/09/1975	A	25.05
H21/485/75/	Laying out of access roads, and erection of 8 warehouse units in one group of 5 and one of 3, each unit with toilets, 4	26/09/1975	03/11/1975	A	25.05
H21/514/76/	Laying out of roads and sewers for industrial use.	14/09/1976	20/12/1976	A	25.05
H21/346/78/	Change of use of bakery to wholesale warehouse.	21/06/1978	25/08/1978	W	74.53
H21/529/75/	1 non-illuminated wall-sign, size 3m (9ft.10ins) x 1.75m (5ft.8ins), height above ground 10m (33ft) (underside	17/10/1975	24/11/1975	A	74.40
H21/78/91/	Addition of external fire escape staircase and detached milk silo to dairy.	21/03/1991	09/05/1991	A	66.33
21/14/94/FU	1.8m high boundary fence to front	12/01/1994	01/12/1994	W	75.30

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3009

Site Name: Land at Gelderd Road/Lowfields Road, Wortley, LS12

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3009

Site Name: Land at Gelderd Road/Lowfields Road, Wortley, LS12

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: No

Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Access achievable

Rank (1-5)

5

Local network comment

spare capacity but some cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3009

Site Name: Land at Gelderd Road/Lowfields Road, Wortley, LS12

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units): 45 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3015

Site Name: Benyon House, Ring Road, Middleton, LS10 4AA

Site Details

Northing:	428283	Area sq m:	24821.61	Ward	Middleton Park
Easting:	431170	Area Ha:	2.482161	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Office
 Existing Use 2: Industry and business - Storage
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4186.46	Distance to bus stop (metres)	87.31
Nearest Railway Station	Cottingley	Bus Stop ID	5609
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Holmewell Road HWS Middleton	General Waste Management Sites

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H22/270/91/	Alterations, to form light engineering and vehicle servicing workshop with offices, canteen and toilets, to part of	04/11/1991	17/12/1991	A	99.47
H21/55/82/	90, 920 litre above ground diesel storage tank to bus depot .	19/03/1982	26/04/1982	A	99.50
H22/121/89/	One non-illuminated individual letter sign, size 1.50m x 3m, height above ground 4.25m (underside), to warehouse.	10/05/1989	24/07/1989	A	99.42
H22/123/89/	One non-illuminated logo sign, size 2m x 1.75m, height above ground 7.75m (underside), to warehouse.	10/05/1989	24/07/1989	A	99.42
08/06735/FU	Replacement 25m high lattice telecommunications mast to chimney of offices	09/12/2008	30/01/2009	A	99.50
H22/196/88/	Change of use, involving alterations of bus depot, to offices, warehouse and vehicle workshops.	06/09/1988	08/11/1988	A	99.73
H22/191/86/	2.4m high security fence and gates, to bus depot.	07/11/1986	01/12/1986	A	99.72
H22/71/88/	Change of use of bus depot to engineering and commercial vehicle fitting works.	07/04/1988	11/05/1988	A	99.54
22/5/00/FU	2.4m high entrance gates to warehouse, associated security lighting and amendments to boundary fencing	06/01/2000	26/05/2000	A	99.50
22/244/92/FU	Detached fuel filling facilities	05/11/1992	22/12/1992	A	99.77
09/01727/FU	Single storey retail store, with service yard, car parking and landscaping	22/04/2009	15/03/2010	R	95.47
10/04652/FU	Single storey retail store with service yard, car parking and landscaping	12/10/2010	07/01/2011	W	95.38
11/04785/EXT	Extension of time of planning application 08/06735/FU for replacement 25m high lattice telecommunications mast to chimney of offices	15/11/2011	30/01/2012	W	99.50
H22/122/89/	One internally illuminated individual letter sign, size 4.9m x 1.5m, height above ground 15.5m (underside), to warehouse.	10/05/1989	24/07/1989	A	99.42
PREAPP/09/00010	.	30/01/2009		PRECAP	100.00
H22/120/89/	One non-illuminated individual letter sign, size 1m x 2m, height above ground 5m (underside), to warehouse.	10/05/1989	24/07/1989	A	99.42

Site Ref: 3015

Site Name: Benyon House, Ring Road, Middleton, LS10 4AA

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3015

Site Name: Benyon House, Ring Road, Middleton, LS10 4AA

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: Yes Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4buses per hour, 100% primary, 100% health, 0% secondary

Rank (1-5)

4

Access Comments

access achievable

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3015

Site Name: Benyon House, Ring Road, Middleton, LS10 4AA

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.

Site Capacity (dwellings units):

74

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3081A

Site Name: Hope Farm, Wakefield Road, Rothwell, LS26 0RZ

Site Details

Northing:	427859	Area sq m:	142118.38	Ward	Ardsley and Robin Hood
Easting:	432369	Area Ha:	14.211838	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Recreation & Leisure - Outdoor sport facility
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4614.96	Distance to bus stop (metres)	235.60
Nearest Railway Station	Woodlesford	Bus Stop ID	10715
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.94	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.01		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3081A

Site Name: Hope Farm, Wakefield Road, Rothwell, LS26
0RZ

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3081A

Site Name: Hope Farm, Wakefield Road, Rothwell, LS26 0RZ

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

It is considered that the separation of settlements function of Green Belts is maintained by the adjacent field (site B) and the motorway

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3081A

Site Name: Hope Farm, Wakefield Road, Rothwell, LS26 0RZ

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

4

Access Comments

access achievable onto wakefield road

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

Lemonroyd

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3081A

Site Name: Hope Farm, Wakefield Road, Rothwell, LS26 0RZ

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is well connected to the urban area. It is a flat site with a long road frontage providing easy access for residential development. The larger site has been split in two and it is considered that the separation of settlements function of Green Belts is maintained by the adjacent field (site B) and the motorway. Part of the site is within Outer South area, part in adjacent Inner Area (3.60ha, 94 capacity in adjacent area).

Site Capacity (dwellings units): 373 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3081B

Site Name: HopeFarm, Wakefield Road, Rothwell, LS26 0RZ

Site Details

Northing:	427853	Area sq m:	79958.56	Ward	Ardsley and Robin Hood
Easting:	432133	Area Ha:	7.995856	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1:

Existing Use 2:

Existing Use 3:

Neighbouring Use 1

Neighbouring Use 2:

Neighbouring Use 3:

Other uses:

Site State:

Site Detail

Topography:

Boundaries:

Natural Landscape:

Road Frontage

Distance to Rail Station (metres): 4844.88

Distance to bus stop (metres) 356.94

Nearest Railway Station Woodlesford

Bus Stop ID 9329

SFRA Flood Zone: 0.00

Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00

Agricultural Land Class:

Health and Safety Executive Hazard: No

Strategic Employment Buffer: 0.00

Health and Safety Executive Gas Pipeline: No

Conservation Areas No

Ancient Monument/Battlefield(%): 0.00

Listed Buildings: No

Public Rights of Way: No

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.94	Urban Green Corridor - N8 (%):	0.06
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3081B

Site Name: HopeFarm, Wakefield Road, Rothwell, LS26
0RZ

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3081B

Site Name: HopeFarm, Wakefield Road, Rothwell, LS26
0RZ

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3081B

Site Name: HopeFarm, Wakefield Road, Rothwell, LS26 0RZ

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

western part of 3081 not as good as eastern side

Rank (1-5)

3

Access Comments

access achievable onto wakefield road

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3081B

Site Name: HopeFarm, Wakefield Road, Rothwell, LS26 0RZ

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.

Site Capacity (dwellings units): 210 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3137

Site Name: Leeds Girls High School, Headingley, LS6 1BN

Site Details

Northing:	435547	Area sq m:	24177.41	Ward	Headingley
Easting:	428691	Area Ha:	2.417741	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1:	Recreation & Leisure - Outdoor sport facility
Existing Use 2:	Community Services - Education
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	Office
Neighbouring Use 3:	
Other uses:	
Site State:	mixed

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	872.70	Distance to bus stop (metres)	63.02
Nearest Railway Station	Burley Park	Bus Stop ID	4495
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	51.24		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/427/85/	Alterations, to form store rooms, 2 music rooms, work rooms, interview rooms, common room and kitchen and 3 storey ext	29/11/1985	27/01/1986	A	99.59
H26/252/81/	Listed building application to carry out alterations and extension, to form hall, cloakroom and toilets, with store	31/03/1981	22/06/1981	A	99.55
H26/219/82/	Alterations, to form activities room and servery, to school.	04/06/1982	14/06/1982	W	99.71
H26/748/76/	Alterations to form waiting room and extension to form bus stop office, to school premises.	03/09/1976	11/10/1976	A	98.58
H26/66/92/	Listed building application to erect 2 storey extension to form classrooms, office, waiting area and toilet to	20/02/1992	02/06/1992	A	99.74
08/04217/CA	Conservation Area Consent for the demolition of rear and side extensions to main school building, lean-to to stable block and greenhouse, and removal of 4 storage containers	11/07/2008	18/11/2010	AP	85.58
H26/799/80/	Alterations, to form stores and toilets, and part single and part 3 storey extension, to form hall, cloakroom,	04/11/1980	10/03/1981	A	99.42
08/04214/OT	Outline Application for residential development	11/07/2008	18/11/2010	AP	85.31
H26/251/81/	Detached music building with hall, classroom, 6 practice rooms, office, toilets and stores to side of school.	31/03/1981	22/06/1981	A	99.55
H26/116/82/	Alterations and extension, to form 1st, 2nd and 3rd floor classrooms, to school.	23/03/1982	12/07/1982	A	99.66
H26/253/81/	Alterations and extension, to form hall, cloakroom and toilets with store and office over part, to side of school.	31/03/1981	22/06/1981	A	99.55
H26/8/90/	Alterations and second floor extension to form office, with external fire escape staircase, to school.	05/01/1990	14/05/1990	A	97.54
H26/57/79/	Alterations and extension, to form gymnasium equipment store, to school.	23/01/1979	19/03/1979	A	98.58
08/04220/LI	Listed Building application for alterations of Rose Court to form 12 flats	11/07/2008	17/11/2010	AP	23.53
H26/784/80/	Listed building application to carry out alterations, to form stores and toilets, and part single and part 3 storey e	28/10/1980	10/03/1981	A	99.21
08/04216/FU	Change of use and extension including part demolition of school buildings (including library and link extension) and stable block to 32 flats and 4 terrace houses	11/07/2008	18/11/2010	AP	28.78

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3137

Site Name: Leeds Girls High School, Headingley, LS6
1BN

12/01236/FU	Outline planning application including layout, scale and means of access for 48 dwellings (C3 Use Class) and full application for conversion and extension of the main school building and stable block to form 36 dwellings (C3 Use Class).	19/03/2012	21/12/2012	A	93.42
H26/212/82/	Listed building application to carry out alterations, including 4 basement windows each with light well and to form cl	02/06/1982	12/07/1982	A	99.76
H26/624/89/	Alterations and extension to form reception and enlarged office to school.	19/12/1989	12/02/1990	A	99.64
08/04219/FU	Change of use involving alterations of Rose Court to form 12 flats	11/07/2008	18/11/2010	AP	24.65
H26/250/81/	Alterations and extensions, to form 4 practice rooms to side of existing class room.	31/03/1981	22/06/1981	A	99.55

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3137

Site Name: Leeds Girls High School, Headingley, LS6 1BN

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3137

Site Name: Leeds Girls High School, Headingley, LS6 1BN

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Public Transport Core Strategy standards met schools/health/rail, some local services distant

Rank (1-5)

5

Access Comments

No vehicle access from Headingley Lane, mitigation to TROs on Victoria Road

Rank (1-5)

4

Local network comment

Local congestion but brownfield site with mitigation measures

Rank (1-5)

4

Mitigation measure

Alterations to waiting restrictions on Victoria Road

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported - but bat roost on site.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comments]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3137

Site Name: Leeds Girls High School, Headingley, LS6 1BN

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Outline planning application for 48 dwellings and conversion approved Dec 2012 (12/01236/FU).

Site Capacity (dwellings units):

65

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3143

Site Name: Cambrian Street, LS11

Site Details

Northing:	431807	Area sq m:	8521.41	Ward	Beeston and Holbeck
Easting:	429345	Area Ha:	0.852141	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
Existing Use 2:
Existing Use 3:
Neighbouring Use 1: Residential - Dwellings
Neighbouring Use 2:
Neighbouring Use 3:
Other uses:
Site State: brownfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1426.60	Distance to bus stop (metres)	209.85
Nearest Railway Station	Leeds City	Bus Stop ID	3591
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	4.66
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	7.57	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/341/80/	Laying out of public open space to cleared site (site area 1.68ha) (this item is also not ice under regulation4 (1) of t	15/07/1980	18/08/1980	A	62.16
H21/44/77/	Outline application to erect 1 90 dwellings, consisting of 30 , 2 bedroom 3 person flats in 15, 2 storey units 7, 5 bedro	26/01/1977	09/05/1977	A	27.20
08/03019/LA	Outline application for residential development and provision of open space	20/05/2008	10/12/2008	A	98.92
H21/393/77/	Laying out of access roads and erection of 193 dwell ings, comprising thirty, 2 bed room 3 person flats, in fifteen	05/08/1977	19/09/1977	A	24.68

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	100.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3143

Site Name: Cambrian Street, LS11

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Access from Normanton Place

Rank (1-5)

5

Local network comment

spare capacity but some cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3143

Site Name: Cambrian Street, LS11

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site within urban area. Currently open space but not designated as greenspace on the existing UDP. Suitable in principle for residential development.

Site Capacity (dwellings units):

21

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3150

Site Name: Leicester Place, Hyde Park LS7

Site Details

Northing:	434792	Area sq m:	6136.96	Ward	e Park and Woodhouse
Easting:	430089	Area Ha:	0.613696	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1649.16	Distance to bus stop (metres)	65.41
Nearest Railway Station	Leeds City	Bus Stop ID	8509
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3150

Site Name: Leicester Place, Hyde Park LS7

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/02860/LA	Outline application for residential development	06/05/2008	19/09/2008	A	98.50
H26/450/79/	Laying out and landscaping, to form public open space, to each of 3 vacant sites and laying out and landscaping	14/05/1979	06/08/1979	A	70.32
10/05208/FU	Refurbishment of dwelling houses (including some recladding) new boundary walls, alley gates and landscaping	17/11/2010	11/03/2011	A	98.95
12/9/00128/MOD	Refurbishment of dwelling houses (including some recladding) new boundary walls, alley gates and landscaping NON MATERIAL AMENDMENT to 10/05208/FU: Change to bin store siting and increase in car parking provision	15/06/2012	10/07/2012	M01	98.95
PREAPP/06/00211	.	07/11/2006	01/01/2010	PRECAG	99.19

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3150

Site Name: Leicester Place, Hyde Park LS7

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards close to Blenheim Terrace and city centre

Rank (1-5)

5

Access Comments

Access from Hawkins Drive may require improvements to junction

Rank (1-5)

4

Local network comment

Possible cumulative impact but ok for 31 units

Rank (1-5)

5

Mitigation measure

none

Total score

14

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3150

Site Name: Leicester Place, Hyde Park LS7

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Although not designated as greenspace on the existing UDP, the site is used as open space and provides a buffer between the housing estate and highway.

Site Capacity (dwellings units):

31

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3153

Site Name: Seacroft Crescent, LS14

Site Details

Northing:	436185	Area sq m:	5516.35	Ward	Killingbeck and Seacroft
Easting:	435645	Area Ha:	0.551635	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2: Transport - Car Parks
 Existing Use 3:
 Neighbouring Use 1: Vacant & Derelict - Vacant building
 Neighbouring Use 2: Community Services - Medical & Health care services
 Neighbouring Use 3: Retail - Shops
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1852.63	Distance to bus stop (metres)	72.38
Nearest Railway Station	Cross Gates	Bus Stop ID	2040
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	Seacroft
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
07/02646/OT	Outline application to erect public house/restaurant and wine bar	23/04/2007	25/07/2007	W	74.25
08/05000/OT	Outline Application to erect residential development	20/08/2008	03/03/2009	A	98.48
32/154/00/SI	Illuminated & non illuminated signs to proposed supermarket and petrol filling station	17/05/2000	27/07/2000	A	14.86
0-32/8/99/MOD	New build centre complex including new bus station an petrol filling station	23/04/1999	27/04/1999	M01	100.00
H32/109/85/	Listed building consent applic ation to demolish outbu ilding to school.	08/05/1985	18/07/1985	W	41.99
H32/524/76/	Change of use, involving alter ations, of toilet block to army cadet force centre, w ith office, store, ser	09/06/1976	27/07/1976	A	41.15
H32/33/90/	Detached doctors surgery, comp rising consulting rooms, exami nation rooms, treatment room, nurses room, offices, w	01/02/1990	02/05/1990	A	34.00
10/05150/FU	Retrospective application for formation of a dot com charging area within the existing car park	12/11/2010	26/11/2010	ND	14.86
32/188/96/OT	Outline application to erect district centre with highway improvements car parking and landscaping	30/08/1996	06/03/1997	A	100.00
H32/183/88/	Alterations and 2 storey exten sion to form additional offic es and layout additional car p arking spaces, to offices.	07/06/1988	01/08/1988	A	19.25
H32/72/76/	Laying out of access road, and erection of 2 storey proba tion and after-care centre, co mprising offices, store room	28/01/1976	15/03/1976	A	20.30
H32/312/89/	Outline application to layout access and erect doctors surge ry with pharmacy/chemists shop and first floor flat to va	01/09/1989	20/11/1989	A	34.17
06/03429/ADV	Replacement and additional internally illuminated and non illuminated gantry, freestanding, fascia, panel and directional signage to supermarket, petrol filling station and car park	05/06/2006	19/07/2006	A	70.05
32/73/01/SN	10 non illuminated double sided freestanding signs to shopping complex	21/02/2001	29/03/2001	A	20.92
11/02447/FU	Extension to roof plant enclosure and amendments to access/ egress and car parking layout	13/06/2011	09/09/2011	A	14.86
32/214/98/RM	Supermarket and 15 two storey retail units with bus station landscaping and car parking	16/09/1998	01/02/1999	A	100.00
07/06354/OT	Outline application to erect detached public house, restaurant and wine bar	11/10/2007	23/01/2008	R	74.25

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3153

Site Name: Seacroft Crescent, LS14

32/236/95/FU	Alterations single storey extension new glazed entrance canopy and part new roof to enclose part of courtyard	09/11/1995	21/12/1995	A	27.10
H32/1079/78/	Addition of 2 gas heating units and resiting of 2 gas meters, to shopping centre. (this item is also notice under regu	03/11/1978	22/01/1979	A	22.18
32/247/97/OT	Outline application for retail development, bus station and petrol filling station	30/09/1997	27/03/1998	A	100.00
PREAPP/06/00217	.	25/10/2006		PRECAP	11.57
H32/38/82/	Change of use, involving alterations, of basement car park to skill centre, with management centre and industrial	28/01/1982	02/03/1982	A	10.75
32/183/99/FU	Extension to side of proposed superstore and laying out of car parks	13/08/1999	13/03/2000	A	14.86
H32/79/75/	Outline application to erect probation and after-care centre, to vacant site. (site area 0.1ha (0.25acre)).	27/01/1975	28/04/1975	A	21.03
H32/184/89/	Listed building application to demolish wall and toiletblock to school.	17/05/1989	27/07/1989	A	22.97
H32/445/81/	Change of use of basement car park to skills centre and industrial units. (this item is also notice under regulation	14/08/1981	28/09/1981	W	14.70
H32/997/79/	Internally illuminated double sided suspended canopy signs, size of each 1.88m x 0.2m height of each above ground	25/09/1979	12/11/1979	A	21.97

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3153

Site Name: Seacroft Crescent, LS14

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Access ok from Seacroft Crescent

Rank (1-5)

5

Local network comment

congestion issues

Rank (1-5)

3

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3153

Site Name: Seacroft Crescent, LS14

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Previous permission for care home so principle of residential use has been established and is acceptable.

Site Capacity (dwellings units):

13

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3191

Site Name: Meynell Heights LS11

Site Details

Northing:	432346	Area sq m:	3546.17	Ward	Beeston and Holbeck
Easting:	429201	Area Ha:	0.354617	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Residential - Dwellings
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Recreation & Leisure - Outdoor amenity & open space
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	977.33	Distance to bus stop (metres)	65.59
Nearest Railway Station	Leeds City	Bus Stop ID	14268
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	7.61
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	7.61	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3191

Site Name: Meynell Heights LS11

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/04333/LA	Outline Application for residential development	18/07/2008	10/12/2008	A	99.50
10/05225/FU	Refurbishment of dwelling houses and flats (including some recladding) new boundary walls, alley gates and landscaping	17/11/2010	01/03/2011	A	100.00
ENQ/12/00450	Temporary bin storage area, relocate alleygate and cycle store, reconfiguration of raised allotments, reinstatement of existing ramp	11/06/2012	21/06/2012	PD	100.00
21/168/94/FU	Change of use of store to community room	26/07/1994	30/09/1994	A	14.95
21/272/01/FU	Addition of 6 antennae and 4 dishes to existing stub mast and equipment cabin to roof of flats	17/05/2001	06/12/2001	A	14.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	100.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3191

Site Name: Meynell Heights LS11

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Access ok from Meynell Approach

Rank (1-5)

5

Local network comment

spare capacity but some cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to plant a native species-rich hedgerow/band of native scrub along the boundary with St. Matthews Churchyard LNA.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3191

Site Name: Meynell Heights LS11

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

55

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3197

Site Name: Cambridge Road LS7

Site Details

Northing:	435109	Area sq m:	3487.59	Ward	e Park and Woodhouse
Easting:	430158	Area Ha:	0.348759	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1973.18	Distance to bus stop (metres)	69.21
Nearest Railway Station	Leeds City	Bus Stop ID	14121
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	99.97	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3197

Site Name: Cambridge Road LS7

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/02845/LA	Outline application for residential development	06/05/2008	19/09/2008	A	99.57
10/05221/FU	Refurbishment of dwelling houses and flats (including some recladding) new boundary walls, alley gates and landscaping	17/11/2010	11/03/2011	A	99.66
PREAPP/06/00211	.	07/11/2006	01/01/2010	PRECAG	99.77

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3197

Site Name: Cambridge Road LS7

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards but lacking some local services and rail

Rank (1-5)

4

Access Comments

Adequate frontage Cambridge Road

Rank (1-5)

5

Local network comment

Previous approval on the site some mitigation

Rank (1-5)

4

Mitigation measure

previously approved scheme

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3197

Site Name: Cambridge Road LS7

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Designated greenspace (N1) on the existing UDP. Site is adjacent a fairly densely built up residential area is sloping and performs an important function as greenspace.

Site Capacity (dwellings units):

22

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3390

Site Name: Former Arla Site, Kirkstall Road/Washington Street, Leeds, LS3 1

Site Details

Northing:	433907	Area sq m:	27652.14	Ward	City and Hunslet
Easting:	428422	Area Ha:	2.765214	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Wholesale distribution
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Storage
 Neighbouring Use 2: Industry and business - Wholesale distribution
 Neighbouring Use 3: Industry and business - Manufacturing & Wholesale
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1373.10	Distance to bus stop (metres)	97.62
Nearest Railway Station	Burley Park	Bus Stop ID	9924
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/473/80/	Laying out of drainage, to dai ry.	17/04/1980	14/07/1980	A	97.12
H26/476/80/	Amendment to previous applicat ion involving 27, 277 litre s underground diesel oil tank, 36, 369 litres underground	17/04/1980	14/07/1980	A	97.12
20/466/96/FU	Extension to form loading and unloading platform and recladding to depot	06/09/1996	31/10/1996	A	97.06
20/166/96/FU	Detached processing plant with storage tanks and altered egress and access to dairy	01/04/1996	07/12/1998	W	97.06
H20/40/87/	Alterations and extension, to form container wash, coldstore area and enlarged cartoning h all with ancillary offices, t	27/01/1987	02/03/1987	A	97.19
H20/13/91/	Addition of canopy over existi ng tanker reception area, to da iry.	15/01/1991	26/03/1991	A	92.73
20/261/96/FU	Air conditioning units to roof of offices	06/06/1996	16/09/1996	A	97.06
20/566/98/FU	Air conditioning units to roof of offices	24/09/1998	16/11/1998	A	97.10
H26/668/78/	27, 277 litres (6000 galls) und erground diesel oil tank, 36, 369 litres (8000 galls) un derground petrol tan	10/07/1978	04/09/1978	A	95.24
H26/1003/79/	Addition of pump house and 2 9 0, 922 litres oil storage tanks with 3.75m high bund wall to dairy.	05/10/1979	26/11/1979	A	95.48
20/64/95/FU	Pipebridge and screenwall to dairy	21/02/1995	05/04/1995	A	97.06
20/425/94/FU	Two milk storage silos to dairy	05/10/1994	30/11/1994	A	97.10
H26/84/82/	Alterations and extension, to form detergent store withstore over, to dairy.	08/03/1982	04/05/1982	A	96.77
H20/451/86/	Alterations and extension to f orm enlarged dairy and enlar ged office to dairy.	21/10/1986	11/12/1986	W	97.16
H26/193/79/	Outline application to demolis h existing building, erect 5 storey office block with ca r parking spaces, and form n	15/03/1979	08/05/1979	A	17.74
H26/927/75/	Outline application to erect p art 2 and part 6 store y office extension with altera tions to car parkin	30/10/1975	01/03/1976	A	28.89
20/294/97/FU	Alterations and part new cladding to entrance to offices	20/05/1997	14/07/1997	A	97.06
H26/45/74/	Outline application to erect t wo storey ancillary offic e extensions to industrial pre mises	09/04/1974	08/10/1974	A	15.51
H26/183/78/	Alterations and extension, to form entrance lobby, to da iry.	03/03/1978	17/04/1978	A	48.77
H20/94/92/	1 internally illuminated wall logo sign and 1 exter nally illuminated fascia sign to offices.	04/03/1992	05/11/1992	A	94.33

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3390

Site Name: Former Arla Site, Kirkstall Road/Washington Street, Leeds, LS3 1

H26/313/80/	Alterations, to form vehicle garage and workshop with stores, offices, cloakroom and toilets, in existing joinery shop	21/03/1980	06/05/1980	A	97.08
PREAPP/08/00082	.	06/03/2008		PRENOT	15.25
H26/1028/76/	One internally illuminated double sided box sign, size 1.07m (3ft 6ins) x 1.83m(6ft), height above ground 4.8m(16ft)(underside)	13/12/1976	24/01/1977	A	28.89
H26/431/78/	Alterations and extension to form enlarged alternator house to depot.	05/05/1978	23/05/1978	PD	95.79
20/354/92/FU	New milk silo	29/09/1992	27/11/1992	A	97.10
H26/570/76/	Alterations, including new equipment room, offices, enlarged drawing office, new server y, lounge, dining room, accommo	01/07/1976	04/10/1976	A	10.13
H26/164/78/	Addition of 136, 383 litre (30, 000 gal) milk storage silo, to dairy.	24/02/1978	17/04/1978	PD	53.95

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3390

Site Name: Former Arla Site, Kirkstall Road/Washington Street, Leeds, LS3 1

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|--|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development <input type="checkbox"/> | | | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3390

Site Name: Former Arla Site, Kirkstall Road/Washington Street, Leeds, LS3 1

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: Yes Physical Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards but distant from rail

Rank (1-5)

5

Access Comments

Adequate frontage Kirkstall Road

Rank (1-5)

5

Local network comment

Congestion on A65

Rank (1-5)

3

Mitigation measure

Kirkstall Road adjacent Quality Bus Initiative

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation. This site lies adjacent to the River Aire an important wildlife corridor for birds, bats, otters and fish. The development of this site could result in increased levels of disturbance the river. Set back development a minimum of 20 metres from the river bank and provide tree planting to reduce the impact of light spillage and provide feeding habitat for bats. Direct any external lighting away from the river.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3390

Site Name: Former Arla Site, Kirkstall Road/Washington Street, Leeds, LS3 1

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.

Site Capacity (dwellings units):

134

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3393

Site Name: 67-81 Kirkstall Road, Leeds, LS3 1LP

Site Details

Northing:	433781	Area sq m:	23970.75	Ward	City and Hunslet
Easting:	428598	Area Ha:	2.397075	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Industry and business - Storage
 Neighbouring Use 3: Vacant and derelict - Vacant land
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1242.98	Distance to bus stop (metres)	146.54
Nearest Railway Station	Leeds City	Bus Stop ID	8114
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/132/74/	Amended plans of details of approved plans (no.ee5507 18/2/ 74) for 2 storey extension on piers, to printing works, to	10/05/1974	06/01/1975	A	19.59
H20/327/83/	Alterations, including new brick cladding to existing building frontage and erection of 2.9m high brick wall and timber	26/08/1983	03/10/1983	A	60.20
H26/82/83/	Alterations, including new staircase, and to form offices, toilets, paintshop, preparation bay, cleaning bay	16/02/1983	25/04/1983	A	60.34
H20/567/91/	Change of use, involving alterations and addition of bus wash, of vehicle workshops to bus depot.	12/12/1991	26/02/1992	A	61.91
20/338/01/OT	Outline application to erect one 5 storey block and one 2 storey block of offices with ground floor a3 use	27/06/2001	07/04/2006	0	39.04
H26/480/75/	Outline application to demolish existing timber storageshed, and erect 2 storey extension, comprising bus and building	03/06/1975	11/08/1975	A	60.45
H26/397/80/	Alterations including new roof to machine shop.	31/03/1980	02/06/1980	A	62.22
H20/493/90/	Alterations to form toilets, canteen kitchen and offices and erection of canopy to wash area, to bus depot.	18/10/1990	14/01/1991	W	14.06
20/254/04/FU	Temporary change of use of warehouse and service yard to car park	27/05/2004	20/07/2004	R	29.44
H20/430/84/	Alterations and extension to form switchgear room and transformer compound, to side of factory.	04/10/1984	12/11/1984	A	20.42
H26/231/81/	2.44m high close boarded fencing to front of bus workshops.	30/03/1981	01/06/1981	A	62.05

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3393

Site Name: 67-81 Kirkstall Road, Leeds, LS3 1LP

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes Physical

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards but distant from rail

Rank (1-5)

5

Access Comments

Adequate frontage Kirkstall Road

Rank (1-5)

5

Local network comment

Congestion on A65

Rank (1-5)

3

Mitigation measure

Kirkstall Road adjacent Quality Bus Initiative

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation. This site lies adjacent to the River Aire an important wildlife corridor for birds, bats, otters and fish. The development of this site could result in increased levels of disturbance the river. Set back development a minimum of 20 metres from the river bank and provide tree planting to reduce the impact of light spillage and provide feeding habitat for bats. Direct any external lighting away from the river.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3393

Site Name: 67-81 Kirkstall Road, Leeds, LS3 1LP

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.

Site Capacity (dwellings units):

118

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3399

Site Name: Premises at Roseville, Leeds, LS8 5DR

Site Details

Northing:	434558	Area sq m:	14415.18	Ward	City and Hunslet
Easting:	430958	Area Ha:	1.441518	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Wholesale distribution
Existing Use 2:
Existing Use 3:
Neighbouring Use 1: Industry and business - Wholesale distribution
Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
Neighbouring Use 3:
Other uses:
Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1862.89	Distance to bus stop (metres)	88.94
Nearest Railway Station	Leeds City	Bus Stop ID	5616
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
34/207/04/SI	4 internally illuminated 1 externally illuminated and 1 non illuminated signs to commercial garage	12/07/2004	19/08/2004	A	99.15
34/130/93/SI	Two internally illuminated fascia signs and one double sided internally illuminated free standing sign	18/05/1993	14/06/1993	A	10.65
34/292/04/FU	Addition of satellite dish to roof of car sales showroom	01/10/2004	26/11/2004	A	42.96
07/04802/ADV	1 externally illuminated free standing pylon sign, 2 internally illuminated entrance signs and individual letter signs, 3 non-illuminated flag signs, 1 non illuminated directional sign and 1 non illuminated parking sign to car dealership.	27/07/2007	10/09/2007	A	99.92
08/04627/ADV	1 internally illuminated fascia sign; 4 internally illuminated letter signs; 1 halo illuminated sign; 3 flagpole signs; 2 internally illuminated entrance signs and 2 non illuminated signs to car dealership	01/08/2008	24/09/2008	A	99.92
H32/1123/79/	Four non-illuminated fascia signs, size of each 3.8m x 0.4m, height of each above ground 4.85m (underside), two non-il	22/10/1979	12/11/1979	A	98.33
34/52/05/SI	2 internally illuminated fascia signs and 1 internally illuminated totem sign to commercial garage	19/01/2005	28/02/2005	A	99.15
H32/560/79/	One non-illuminated fascia sign, size 3.2m x 1m, height above ground 3.8m (underside), one internally illuminate	18/06/1979	23/07/1979	A	98.33
H32/706/75/	One externally illuminated double sided freestanding 'totem pole' sign, size 5.25m (17ft.3ins) x 1.04m (3ft.6ins)	01/08/1975	15/09/1975	A	99.11
08/00489/FU	Alterations, recladding and reconfiguration of car park to car dealership	28/01/2008	10/03/2008	A	99.92
34/164/04/FU	External alterations including new doors & windows to car dealers	08/06/2004	03/08/2004	A	99.62
34/11/97/FU	Addition of 1.2m diameter satellite dish to commercial garage	21/01/1997	24/02/1997	A	99.91
34/70/99/SI	3 internally illuminated and 9 non-illuminated garage signs	08/04/1999	14/05/1999	A	86.60
H34/362/87/	Alterations and extension, to form parts department, with offices and reception, to commercial garage.	01/10/1987	23/11/1987	A	99.55
12/03595/ADV	Two illuminated signs and one non illuminated sign to car dealership	20/08/2012	01/11/2012	A	79.15
H32/880/80/	Alterations, to form parts department and extension, to form retail area, to showrooms and workshop.	15/12/1980	19/01/1981	A	79.17
34/129/95/FU	Alterations and single storey extension to commercial garage	27/06/1995	10/08/1995	A	99.91

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3399

Site Name: Premises at Roseville, Leeds, LS8 5DR

10/02863/ADV	2 externally illuminated fascia signs, 1 externally illuminated freestanding double sided sign and 3 non illuminated wall mounted signs to car dealership	22/06/2010	12/08/2010	A	99.81
0-34/39/04/MOD	External alterations including new doors & windows to car dealers	18/11/2004	16/12/2004	M01	99.62
H34/15/86/	One internally illuminated wall logo sign, size 2.44m x 0.91m height above ground 4m (underside), 1 partially internally	16/01/1986	21/02/1986	A	97.17
H32/851/76/	One internally illuminated, double sided hanging box sign, size 2.4m (7ft.11ins) x 0.4m (1ft.4ins) height above ground	15/10/1976	22/11/1976	A	99.11
H34/148/85/	Alterations and extension to form covered sales area and laying out of car park to commercial garage.	21/05/1985	15/07/1985	A	97.65
H32/866/76/	Additional petrol pump and new petrol interceptor to petrol service station.	15/10/1976	10/01/1977	A	99.11
09/00430/ADV	Retrospective application for 2 internally illuminated individual letter fascia signs, 1 internally illuminated entrance statement sign and 1 internally illuminated freestanding totem sign to car dealership	02/02/2009	04/03/2009	A	98.63

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3399

Site Name: Premises at Roseville, Leeds, LS8 5DR

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes Physical

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards but lacking some local services and rail

Rank (1-5)

4

Access Comments

Adequate frontage to Benson Street

Rank (1-5)

5

Local network comment

Congestion on A61

Rank (1-5)

3

Mitigation measure

none

Total score

12

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3399

Site Name: Premises at Roseville, Leeds, LS8 5DR

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Existing employment site, not within residential area. Employment considered more appropriate use.

Site Capacity (dwellings units):

84

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3408

Site Name: New Wortley, Wellington Road Industrial Estate, Wellington Road, LS12 2UE, Leeds

Site Details

Northing:	433449	Area sq m:	24760.10	Ward	City and Hunslet
Easting:	428776	Area Ha:	2.47601	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
Existing Use 2:
Existing Use 3:
Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
Neighbouring Use 2: Industry and business - Wholesale distribution
Neighbouring Use 3:
Other uses:
Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	951.59	Distance to bus stop (metres)	158.23
Nearest Railway Station	Leeds City	Bus Stop ID	11060
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	98.60
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/410/02/SI	4 internally illuminated signs to commercial garage	07/10/2002	28/10/2002	A	17.76
H26/438/75/	Alterations including new roller shutter doors, to form 3 blocks of toilets, boiler room, 3 cloakrooms, cleaners r	20/05/1975	21/07/1975	A	17.57
20/450/96/SI	4 flag signs to garage with attached light fittings to illuminate car showroom and forecourt	31/07/1996	04/11/1996	A	17.91
20/239/96/FU	Elevational alterations to front and sides of car showroom and new boundary rail	07/05/1996	12/03/1997	A	17.91
H26/899/79/	2 internally illuminated fascia box signs, size of each 9.76m x 1.21m height of each above ground 3.96m (underside)	07/09/1979	15/10/1979	A	17.76
20/348/97/FU	Alterations and new cladding to first floor of showrooms and workshops	17/06/1997	06/04/1998	A	17.91
H20/498/86/	Alterations, including part new frontage, to car showroom.	18/11/1986	22/12/1986	A	17.36
10/04649/FU	Alterations involving provision of a disabled access ramp, stepped access and new landscaping to the car park	12/10/2010	25/11/2010	W	19.21
11/00154/FU	Alterations involving provision of new pedestrian footway and access point, revised vehicular access radius and reconfiguration of car parking bays	17/01/2011	22/02/2011	A	19.21
11/03119/FU	Alterations to form entrance to mail sorting office	22/07/2011	01/09/2011	A	19.51
PREAPP/08/00194	.	29/05/2008		PRECAG	17.77
H26/111/77/	Block of 4 single storey warehouse units, each with toilets and 2 storey offices, and with 33 car parking spaces, to	16/02/1977	21/03/1977	A	19.39
20/66/02/FU	Change of use including alterations of distribution warehouse to postal sorting office	27/02/2002	30/04/2002	A	17.57
11/9/00037/MOD	Alterations involving provision of new pedestrian footway and access point, revised vehicular access radius and reconfiguration of car parking bays NON-MATERIAL AMENDMENT TO 11/00154/FU: Install 1m high retaining wall	04/03/2011	18/03/2011	M01	19.21
20/104/99/FU	Addition of canopy to side of car showroom	25/02/1999	08/04/1999	A	17.72

Site Ref: 3408

Site Name: New Wortley, Wellington Road Industrial Estate, Wellington Road, LS12 2UE, Leeds

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|--|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development <input type="checkbox"/> | | | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3408

Site Name: New Wortley, Wellington Road Industrial Estate, Wellington Road, LS12 2UE, Leeds

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards close to city centre

Rank (1-5)

5

Access Comments

Adequate frontage but high percentage commercial vehicles

Rank (1-5)

3

Local network comment

Possible cumulative impact but ok for 48 units

Rank (1-5)

4

Mitigation measure

none

Total score

12

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). This site lies between the River Aire and Leeds Liverpool Canal SEGI which is an important wildlife corridor for birds, bats, otters and fish - and will form part of the Leeds Habitat Network. Residential development of this site could result in increased levels of disturbance for the river and canal. Opportunity should be taken to remove all development from this area of land as a long-term objective - in the short-term it may be feasible to consider some re-development of this site if it delivers remediation of the land to benefit biodiversity.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3408. Mitigation will be required to protect and enhance the boundary with the River Aire and Canal by providing a minimum 30 metre buffer to the River Aire and canal banks together with tree planting to reduce the impact of light spillage and provide feeding habitat for bats (directing any external lighting away from the waterways). Mitigation should also include remediation of the non-developed area to the west to enhance it for biodiversity - to become part of an informal nature area stretching further west that could be used as POS for this allocation and others on the adjacent banks of the River Aire (SHLAA 3393 and SHLAA 198).

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3408

Site Name: New Wortley, Wellington Road Industrial Estate, Wellington Road, LS12 2UE, Leeds

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

In existing employment use. Residential uses exist the other side of Wellington Road. Suitable in principle for residential development or mixed use with residential on upper floors.

Site Capacity (dwellings units):

650

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3411

Site Name: Site at Torre Road and Lupton Avenue, LS9 7, Leeds

Site Details

Northing:	433908	Area sq m:	14929.02	Ward	tofts and Richmond Hill
Easting:	432380	Area Ha:	1.492902	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2782.24	Distance to bus stop (metres)	81.96
Nearest Railway Station	Leeds City	Bus Stop ID	9879
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
34/158/05/FU	Retrospective application for change of use of industrial warehouse to retail warehouse	19/04/2005	16/06/2005	R	15.99
H34/144/91/	Alterations including new pitched roof and two storey extension, to form staircase, to side and porch to front of o	29/05/1991	15/08/1991	A	83.38
H32/355/79/	Alterations to form new toilets, and first floor extension, to form 3 new offices, to depot and offices.	26/04/1979	23/07/1979	A	17.26
34/220/97/FU	Single storey side extension to factory	06/11/1997	06/02/1998	W	15.55
H32/283/74/1	Extension, of permission, for a temporary period of one year, for ancillary office accommodation, to factory premises	05/07/1976	27/07/1976	A	81.34
34/233/05/FU	Retention of aromatherapy and massage studios to first floor offices.	27/06/2005	22/08/2005	A	16.09
34/12/00/FU	Part demolition and recladding and reroofing to 3 light industrial units	14/01/2000	10/03/2000	A	54.10
H32/283/74/	Temporary, for a period of two years, ancillary office accommodation to factory premises	27/06/1974	05/08/1974	A	81.34
H32/283/74/3	Extension of permission for a temporary period of one year, for ancillary office accommodation to factory. (previous	10/07/1978	25/08/1978	A	81.34
H32/462/77/	Alterations and addition of canopy, to factory.	02/06/1977	11/07/1977	A	81.34
H34/347/88/	Laying out of car park and landscaping, to industrial complex.	25/08/1988	31/10/1988	A	82.76
H32/108/77/	Detached tented store to works car park.	14/02/1977	22/02/1977	A	81.34
H32/366/76/	Laying out of access road and enlarged car park with 2.13m (7ft) high steel entrance gates to factory and office	23/04/1976	21/06/1976	A	81.34
H32/533/76/	Alterations and extension to form enlarged storage and production areas, new first aid room, office and ground and	11/06/1976	02/08/1976	A	81.34
H34/207/91/	2 externally illuminated wall signs and 1 internally illuminated individual letter sign to factory.	22/08/1991	11/10/1991	A	14.92
H32/994/79/	Alterations, including new staircase, and first floor extension, to form laboratory, offices, canteen and linen and	24/09/1979	03/12/1979	A	84.44
H32/70/83/	Alterations and extension, to form dry store, to bakery.	17/02/1983	18/04/1983	A	84.44
H32/50/83/	Alterations and 2 storey extension to form laboratory and enlarged office, to works.	02/02/1983	28/02/1983	A	84.44
H34/348/88/	Change of use of works offices, to offices with 37 car parking spaces.	25/08/1988	31/10/1988	A	16.06

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3411

Site Name: Site at Torre Road and Lupton Avenue, LS9 7, Leeds

H32/283/74/2	Extension, of permission, for a temporary period of one year, for ancillary office accommodation, to factory premises	12/07/1977	26/09/1977	A	81.34
H32/283/74/4	Extension, of permission, for a temporary period of one year, for ancillary office accommodation, to factory premises	06/08/1979	01/10/1979	A	81.34
06/05309/FU	Alterations and new entrances to warehouse/factory unit	31/08/2006	24/11/2006	A	36.08
H32/536/82/	Alterations and extension, to form integral storage area, to rear of bakery.	29/12/1982	07/02/1983	R	15.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3411

Site Name: Site at Torre Road and Lupton Avenue, LS9 7, Leeds

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3411

Site Name: Site at Torre Road and Lupton Avenue, LS9 7, Leeds

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Access ok from Torre Road or Lupton Avenue

Rank (1-5)

5

Local network comment

congestion issues / cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3411

Site Name: Site at Torre Road and Lupton Avenue, LS9 7, Leeds

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Within residential area. The site is in existing employment use but residential development acceptable in principle.

Site Capacity (dwellings units):

58

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3425

Site Name: 49-59 Armley Road (former Denso Marston Premises), LS12 2JL, Leeds

Site Details

Northing:	433558	Area sq m:	20544.00	Ward	Armley
Easting:	427953	Area Ha:	2.0544	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Retail - Shops
 Neighbouring Use 3: Recreation & Leisure - Outdoor amenity & open space
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1619.65	Distance to bus stop (metres)	141.61
Nearest Railway Station	Burley Park	Bus Stop ID	13113
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3425

Site Name: 49-59 Armley Road (former Denso Marston Premises), LS12 2JL, Leeds

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/144/77/	Alterations to form effluent treatment plant, and addition of sludge collection unit, with 2.2m (7ft.2ins)	23/03/1977	14/06/1977	A	46.58
H24/27/74/	Extend existing exhaust stack from roof of industrial works (now 6ft high) to 24ft high in order to meet m.o.h. req	11/04/1974	10/06/1974	A	38.48
H24/612/77/	Outline application to layout access road and erect extension, to form service and goods inwards store, with 105 c	25/10/1977	20/03/1978	A	32.82
H24/383/76/	Alterations, to form covered entrance with roller shutter door, to works premises.	25/05/1976	15/06/1976	A	46.58
H24/849/78/	Alterations and extension, to form service and goods inwards store, with office, acid dip area, 4 storage bays and l	30/11/1978	18/12/1978	A	35.21
H24/157/88/	Alterations and extension, to form plant room to roof of works.	07/06/1988	25/07/1988	A	82.33
H24/278/77/	Alterations and extension, to form enlarged prototype department, to works.	25/05/1977	04/07/1977	A	46.58
H24/848/78/	Detached single storey service and goods inwards store, with office, 3 storage bays and loading bay, and with 8	30/11/1978	08/12/1978	W	26.92
H24/31/86/	Alterations and extension to form loading door with canopy, to side of factory.	10/02/1986	07/04/1986	A	80.53
H24/36/88/	Laying out of access and erection of 3 industrial and warehousing units, with 30 car parking spaces and landscaping	15/02/1988	25/07/1988	A	15.25

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3425

Site Name: 49-59 Armley Road (former Denso Marston Premises), LS12 2JL, Leeds

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3425

Site Name: 49-59 Armley Road (former Denso Marston Premises), LS12 2JL, Leeds

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Within residential area. The site is in existing employment use but residential development acceptable in principle.

Site Capacity (dwellings units):

100

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3426

Site Name: Land between Barrack Street and Sackville Street, LS7 2BQ

Site Details

Northing:	434997	Area sq m:	28408.98	Ward:	Chapel Allerton
Easting:	430496	Area Ha:	2.840898	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2: Industry and business - Wholesale distribution
 Existing Use 3: Industry and business - Storage
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Other
 Neighbouring Use 3:
 Other uses: car dealership
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1976.70	Distance to bus stop (metres)	105.56
Nearest Railway Station	Leeds City	Bus Stop ID	11958
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/427/78/	Alterations and extension, to form additional production area and ancillary offices, canteen and kitchen, w	04/05/1978	26/06/1978	A	22.48
H26/944/78/	Alterations and extension, to form plant room, new boiler house and oil tank enclosure, to rear of factory	06/10/1978	27/11/1978	A	14.45
H34/154/88/	Alterations and 2 storey extension, and first floor extension, to form assembly areas, offices, locker rooms, kit	03/05/1988	20/06/1988	A	16.27
H26/139/82/	Change of use, of factory, to recreation centre.	05/04/1982	24/05/1982	R	21.58
H26/574/80/	Laying of access to works.	25/06/1980	22/09/1980	A	21.69
26/318/93/FU	8 light industrial units	28/09/1993	30/11/1993	A	12.94
26/396/96/FU	Change of use and new canopy of warehouse to postal sorting office	03/10/1996	04/02/1997	A	12.81
H26/277/91/	Alterations and extension to form offices to works.	22/07/1991	15/10/1991	A	21.66
26/156/95/FU	Single storey two storey and three storey extensions and laying out of car parking to factory	26/04/1995	01/09/1995	A	28.65
H26/45/83/	Laying out of vehicular access, to builders' merchants' site.	28/01/1983	14/03/1983	R	12.77
26/714/05/FU	Laying out of car parking area and erection of first floor extension to form additional offices to warehouse	20/12/2005	28/01/2006	A	21.66
H34/20/85/	Change of use, involving alterations of clothing factory to warehouse unit with show rooms and offices, and light	30/01/1985	18/03/1985	A	21.55
H26/590/77/	Outline application to erect extensions, to form enlarged single storey workshop and wc and office, to clothing	28/07/1977	07/11/1977	A	17.12
H34/282/88/	Alterations and extensions, to form delivery entrance and 2 storey offices and laying out of car parking areas with	03/08/1988	22/09/1988	A	16.25
H34/21/85/	Change of use involving alterations of clothing factory to 2 warehouse units.	30/01/1985	18/03/1985	A	21.55
0-26/59/96/MOD	Single storey two storey and three storey extensions and laying out of car parking to factory	11/12/1996	08/01/1997	M01	28.65
26/515/04/FU	Addition of 6 air condenser units & relocation of plant unit with new enclosure to side & rear of manufacturers	27/07/2004	10/05/2005	A	35.19
H26/84/74/	Brick shed for diesel generator to rear of industrial premises.	17/04/1974	10/06/1974	A	14.45
12/03675/DEM	Determination for demolition of warehouse and office block	23/08/2012	21/09/2012	R	12.05

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3426**Site Name: Land between Barrack Street and Sackville Street, LS7 2BQ**

12/04327/DEM	Determination for demolition of warehouse and office block	10/10/2012	26/10/2012	PAR	12.05
H34/19/85/	Change of use involving alterations of clothing factory to motor vehicle showroom and do it yourself centre.	30/01/1985	11/03/1985	W	21.59
H26/429/90/	Alterations and two storey extension, to form warehouse, toilets and offices, to warehouse.	30/10/1990	04/03/1991	A	22.07
H26/62/82/	Change of use, of light industrial unit, to warehouse, trade showroom and ancillary offices.	15/02/1982	05/04/1982	A	21.23
H34/247/87/	Addition of 3m radio aerial to depot. (this item is also notice under regulation 4(1) of the town and c	10/07/1987	03/08/1987	A	10.36
H26/148/80/	3 non illuminated flag signs, size of each 2m x 2m height of each above ground 5.4m (underside), to warehouse	07/02/1980	17/03/1980	A	12.98
H32/1088/79/	Laying out of access road and erection of single storey warehouse, with offices, pabx room, canteen, and toilets, a	15/10/1979	26/11/1979	A	12.49
26/494/01/FU	Two storey extension to factory	26/11/2001	23/11/2006	0	35.19
H32/70/74/	Extension of use of cleared ho using lands for the temporary parking of office caravans & vehicles in connection with t	05/04/1974	10/06/1974	A	15.56
H26/524/80/	One internally illuminated wall sign, size 1.80m x 0.45m, height above ground 1.05m (underside) and one internally	22/05/1980	14/07/1980	A	12.99
H26/113/92/	Change of use, involving alterations and extension to form corridor link of warehouse to light industrial unit.	20/03/1992	05/06/1992	A	19.14

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3426

Site Name: Land between Barrack Street and Sackville Street, LS7 2BQ

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3426

Site Name: Land between Barrack Street and Sackville Street, LS7 2BQ

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: Yes Physical Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Existing access points adequate

Rank (1-5)

5

Local network comment

local congestion issues but site has a fallback

Rank (1-5)

4

Mitigation measure

some local mitigaton may be required

Total score

14

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3426

Site Name: Land between Barrack Street and Sackville Street, LS7 2BQ

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Adjacent to residential area (to west). In use as employment but residential development acceptable in principle.

Site Capacity (dwellings units):

138

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3427

Site Name: Clifdale Road, LS7 2JH

Site Details

Northing:	435901	Area sq m:	5034.43	Ward	Chapel Allerton
Easting:	429709	Area Ha:	0.503443	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2: Vacant and derelict - Vacant land
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses: part of site is grassed
 Site State: brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1947.75	Distance to bus stop (metres)	115.03
Nearest Railway Station	Burley Park	Bus Stop ID	14274
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/1152/79/	Alterations and extension, to form enlarged printing factory.	20/11/1979	14/01/1980	A	55.41
26/164/96/FU	Change of use of part of warehouse to offices	03/05/1996	30/05/1996	PD	52.56
H34/9/87/	Siting of liquid petroleum gas storage compound, to build ers merchants yard.	09/01/1987	16/03/1987	A	36.83
H26/1017/77/	Single storey potato products factory, including delivery and dispatch areas, store, office and toilets, to vacant	08/12/1977	16/01/1978	A	22.82
H26/547/77/	Single storey potato products factory, with deliveries, dispatch, storage and skips areas, office, with store over, serv	13/07/1977	17/10/1977	A	22.82
08/04880/LI	Listed building application to carry out internal alterations and refurbishment of existing bar area and store to lower ground floor of university building	14/08/2008	06/11/2008	A	23.16
H26/557/77/	Laying out of access road to industrial estate. (this item is also notice under regulation 5(2) of the town a	20/07/1977	17/10/1977	A	34.27
H34/23/84/	Change of use, involving alterations, of former potato processing plant to painting contractors' depot, comprising	19/01/1984	27/02/1984	A	34.55
08/01618/FU	Single storey extension to industrial unit	18/03/2008	03/06/2008	A	29.33
H34/22/84/	One externally illuminated individual letter sign, size 3.5m x 0.8m, height above ground 3.4m (underside), to paintin	19/01/1984	27/02/1984	A	34.55
H26/208/91/	Change of use, of part of works to wholesale warehouse and industrial unit.	31/05/1991	09/07/1991	W	62.74
H26/1255/79/	Detached single storey warehouse unit, with office and toilets and with 2 car parking spaces to vacant site. (sit	21/12/1979	04/02/1980	A	11.05

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3427

Site Name: Clifdale Road, LS7 2JH

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes Physical

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Clifdale Road is ok for access subject to visibility

Rank (1-5)

5

Local network comment

congestion issues / cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation. This proposed allocation lies opposite Sugarwell Hill LNA which forms part of an important wildlife corridor along the Meanwood Valley. The Meanwood Beck forms the northern boundary of this proposed allocation - and is used by a number of protected species including White Clawed Crayfish, Otter and Water Vole. Most of the site has existing development, however there is a small area adjacent to the Meanwood Beck which is more sensitive. A minimum 20 metre buffer to be provided along the northern boundary to be protected and enhanced - use protected species surveys to inform the management and enhancement of this buffer zone.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3427

Site Name: Clifdale Road, LS7 2JH

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Within residential area. The site is in existing employment use but residential development acceptable in principle.

Site Capacity (dwellings units):

18

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3432

Site Name: Land to the south of Burley Road

Site Details

Northing:	434119	Area sq m:	90020.01	Ward	City and Hunslet
Easting:	428517	Area Ha:	9.002001	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1:	Office
Existing Use 2:	Industry and business - Manufacturing & Wholesale
Existing Use 3:	Industry and business - Wholesale distribution
Neighbouring Use 1	Office
Neighbouring Use 2:	Industry and business - Manufacturing & Wholesale
Neighbouring Use 3:	
Other uses:	
Site State:	brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1224.30	Distance to bus stop (metres)	115.87
Nearest Railway Station	Burley Park	Bus Stop ID	497
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.02	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/06041/FU	Installation of new security fencing, gates, turnstiles, alterations to existing fencing and paving, formation of new pedestrian footpaths and installation of additional security cameras to television studio	24/10/2008	23/12/2008	A	31.67
07/00171/FU	Single storey extension for vehicle maintenance and washing facility to television studio	12/01/2007	09/03/2007	A	28.72
H34/227/88/	4 lighting columns to car park and addition of 11 surveillance cameras to television centre.	01/07/1988	01/08/1988	A	28.73
20/378/96/FU	3.7m diameter satellite dish to television centre	24/07/1996	04/09/1996	A	29.76
H20/259/91/	Outline application to erect transmission centre to carpark to television studio. (site area 1.22ha)	25/06/1991	27/01/1992	A	12.27
H34/196/83/	Alterations and extension to form kitchen store to television centre.	29/09/1983	07/11/1983	A	28.72
H20/444/91/	Two storey transmission centre, with offices, transmission rooms, plant rooms, toilets and link to television	02/10/1991	31/01/1992	A	12.35
H20/445/91/	Laying out of drainage to proposed transmission centre, to television centre.	11/10/1991	03/02/1992	A	12.34
H34/276/84/	One internally illuminated wall mounted box sign, size 10.97 m x 0.91m, height above ground 9.14m (underside), to television	04/09/1984	15/10/1984	A	28.60
H34/283/89/	Alterations and extension to form toilets to television studio.	01/06/1989	19/07/1989	A	33.92
H34/109/87/	Alterations, including new roller shutter door and windows and to form loading bay, workshops and store, to television	20/03/1987	05/05/1987	A	28.67
H34/390/87/	Addition of canopy to rear of television studios.	30/10/1987	14/12/1987	A	27.03
08/06040/FU	Alterations including installation of new boundary walls, railings, fencing, turnstiles, gates, canopy, vehicle barriers and security cameras, formation of new kerb lines and paved areas and infilling of public footpath along Kirkstall Road to television studio	24/10/2008	30/12/2008	R	17.66
09/00308/FU	Alterations including installation of new boundary walls, railings, fencing, turnstiles, gates, canopy, vehicle barriers and security cameras, formation of new kerb lines and paved areas and infilling of public footpath along Kirkstall Road to television studio	26/01/2009	30/03/2009	A	17.66
10/03425/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17 and 19 of Planning Application 10/01638/FU	20/07/2010	26/01/2011	SPL	33.56

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3432

Site Name: Land to the south of Burley Road

12/01483/FU	Demolition of plant room and relocation of satellite dish from 104 Kirkstall Road to Television Centre	02/04/2012	23/05/2012	A	36.64
H26/414/82/	Alterations and extension, to form storage area with store s and office over, and covered cycle park, to television	20/10/1982	22/11/1982	A	28.65
10/01638/FU	Alterations to television centre including 2 extensions, 2 canopies, air condenser units and ducting, new access for loading bay, laying out of additional car parking and rearrangement of part of existing car park to television studio	09/04/2010	28/05/2010	A	33.56
12/05186/ADV	Three non illuminated signs	07/12/2012	25/01/2013	A	14.56

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3432

Site Name: Land to the south of Burley Road

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good

Rank (1-5)

5

Access Comments

Access from Studio Road

Rank (1-5)

4

Local network comment

West St / Wellington Road concerns

Rank (1-5)

3

Mitigation measure

Contribution to West St/ Wellington Road improvement

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3432

Site Name: Land to the south of Burley Road

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Adjacent to residential area to north. The site is in existing employment use but residential development acceptable in principle.

Site Capacity (dwellings units): 236 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3433

Site Name: Site at Meanwood Road, Chancellor Street and Cross Chancellor Street, LS6 2

Site Details

Northing:	435453	Area sq m:	8430.97	Ward	e Park and Woodhouse
Easting:	429970	Area Ha:	0.843097	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2087.61	Distance to bus stop (metres)	68.43
Nearest Railway Station	Burley Park	Bus Stop ID	11899
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3433

Site Name: Site at Meanwood Road, Chancellor Street
and Cross Chancellor Street, LS6 2

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/914/75/	3 non-illuminated, freestanding hoardings in vertical formation each size 6.1m (20ft) x 3 m (10ft), height of each ab	28/10/1975	01/12/1975	R	10.38
H26/681/74/	Single storey printing factory, comprising reception, interview room, general sales office, filing room, production	12/11/1974	10/02/1975	W	14.73
H34/194/85/	Detached store to works.	01/07/1985	02/09/1985	A	18.80
H34/363/85/	Alterations to form enlarged workshop and extension, to form garage, boiler room and computer room with offices over, to w	05/12/1985	03/02/1986	A	19.29
H34/334/88/	Alterations and extension, to form workshop and loading bay area, with toilets, store and staffroom over, and laying out	23/08/1988	06/10/1988	A	13.60
H26/532/77/	Single storey factory, comprising offices, entrance hall, toilets, development room, mess room with kitchen ar	06/07/1977	26/09/1977	A	17.79
26/402/95/FU	Detached bike shed to works	26/10/1995	20/12/1995	A	43.65

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3433

Site Name: Site at Meanwood Road, Chancellor Street and Cross Chancellor Street, LS6 2

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3433

Site Name: Site at Meanwood Road, Chancellor Street and Cross Chancellor Street, LS6 2

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards but lacking some local services and rail

Rank (1-5)

4

Access Comments

Adequate frontage Cross Chancellor Street

Rank (1-5)

5

Local network comment

Congestion on A61

Rank (1-5)

3

Mitigation measure

none identified

Total score

12

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3433

Site Name: Site at Meanwood Road, Chancellor Street and Cross Chancellor Street, LS6 2

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Within residential area. The site is in existing employment use but residential development acceptable in principle.

Site Capacity (dwellings units):

49

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3454

Site Name: Holdforth Place, New Wortley, LS12 1

Site Details

Northing:	433115	Area sq m:	8205.74	Ward	Armley
Easting:	428291	Area Ha:	0.820574	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2: Vacant and derelict - Vacant land
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1402.81	Distance to bus stop (metres)	164.16
Nearest Railway Station	Leeds City	Bus Stop ID	2064
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3454

Site Name: Holdforth Place, New Wortley, LS12 1

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/33/91/	Change of use of childrens home to dwelling houses including sheltered housing. (this item	23/01/1991	04/03/1991	A	23.67
09/05156/DEM	Determination application to demolish flats and houses	26/11/2009	21/12/2009	A	64.29
H24/517/91/	Change of use, involving alterations of childrens home, to student accommodation with 26 car parking spaces.	05/12/1991	06/02/1992	A	24.16
H24/202/91/	Outline application to erect residential development to childrens home site. (site area 0.19ha) (this item	06/06/1991	22/07/1991	A	23.34

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3454

Site Name: Holdforth Place, New Wortley, LS12 1

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Physical Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards but lacking some local services and rail

Rank (1-5)

4

Access Comments

Access via Holdforth Place constrained but low level acceptable

Rank (1-5)

4

Local network comment

Congestion adjacent gyratory junction

Rank (1-5)

3

Mitigation measure

means to improve vehicular access

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3454

Site Name: Holdforth Place, New Wortley, LS12 1

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

48

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4027

Site Name: Winrose Drive / Newhall Gate

Site Details

Northing:	429166	Area sq m:	6252.91	Ward	Middleton Park
Easting:	430985	Area Ha:	0.625291	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3712.96	Distance to bus stop (metres)	92.11
Nearest Railway Station	Cottingley	Bus Stop ID	12673
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4027

Site Name: Winrose Drive / Newhall Gate

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/528/75/	Reclamation of derelict site, incorporating regrading of existing landform & replacement with new landscaped proposals,	17/10/1975	07/11/1975	A	31.03
H21/133/87/	Removal of soils and restoration to grassland of vacant site. (site area 0.67ha)	22/06/1987	10/08/1987	A	99.70
H21/232/75/	Outline application to erect children's community hostel, to vacant site. (site area 0.64ha (1.58 acres))	08/05/1975	14/07/1975	A	99.54

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4027

Site Name: Winrose Drive / Newhall Gate

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Access available from Newhall Gate or Winrose Drive

Rank (1-5)

5

Local network comment

No known issues with capacity

Rank (1-5)

5

Mitigation measure

Total score

15

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4027

Site Name: Winrose Drive / Newhall Gate

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Located within the urban area adjacent to Middleton Park. The site is not a designated greenspace site on the existing UDP, but is currently used as open space. Residential development acceptable in principle.

Site Capacity (dwellings units): 23 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4060

Site Name: Former Shaftsbury PH, York Road

Site Details

Northing:	434078	Area sq m:	6282.96	Ward	tofts and Richmond Hill
Easting:	433144	Area Ha:	0.628296	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Retail - Shops
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3161.61	Distance to bus stop (metres)	55.23
Nearest Railway Station	Cross Gates	Bus Stop ID	1298
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4060

Site Name: Former Shaftsbury PH, York Road

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
11/02883/OT	Part one, part two and part three storey 84 bed care home with car parking	07/07/2011	02/11/2011	A	99.99
PREAPP/08/00198	.	04/06/2008		PRECAG	99.99
09/00423/OT	Outline application to erect part one, part two and part three storey 78 bed care home with car parking	30/01/2009	09/06/2009	W	99.99
34/169/92/SI	6 externally illuminated post mounted signs 5 externally illuminated signs and 4 lantern signs	23/07/1992	26/10/1992	A	99.99

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4060

Site Name: Former Shaftsbury PH, York Road

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets all standards

Rank (1-5)

5

Access Comments

Access not ideal, but fallback of previous use and consented care home

Rank (1-5)

4

Local network comment

Small dev negligible impact on network

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4060

Site Name: Former Shaftsbury PH, York Road

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site located within the main urban area. The site has a valid outline planning permission for an 84 bed care home (11/02883/OT). Housing is considered to be a suitable alternative option in principle.

Site Capacity (dwellings units): 23 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4090

Site Name: East Leeds Family Learning Centre

Site Details

Northing:	435909	Area sq m:	38209.36	Ward	Killingbeck and Seacroft
Easting:	434646	Area Ha:	3.820936	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Community Services - Education
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2196.04	Distance to bus stop (metres)	377.57
Nearest Railway Station	Cross Gates	Bus Stop ID	9395
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	17.37
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	17.37		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
32/334/03/OT	Outline application to erect city academy secondary school family learning centre primary school & city learning centre	01/08/2003	13/05/2004	A	99.68
09/00347/LA	Variation of condition 7 (opening hours) of application 07/04858/FU	27/01/2009	24/03/2009	W	16.65
10/04661/LA	Retention of temporary detached single storey teaching unit with classrooms, offices, mess room and meeting room, with car parking, to community training base (approved under 07/04858/LA)	13/10/2010	25/01/2011	A	16.65
07/04858/LA	Temporary detached single storey teaching unit with classrooms, offices, mess room and meeting room, with car parking, to community training base.	31/07/2007	04/12/2007	A	16.65
09/01329/FU	Variation of condition number 7 of application number 07/04858/LA (hours of opening extended to 07.00 to 20.00 Mon-Fri)	26/03/2009	13/05/2009	A	16.65
32/340/01/FU	Disabled access ramp and entrance canopy to college	12/10/2001	18/12/2001	A	25.38

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4090

Site Name: East Leeds Family Learning Centre

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Site mostly meets all standards

Rank (1-5)

4

Access Comments

Access road requires widening and junction alterations which may require land from adjacent greenspace

Rank (1-5)

4

Local network comment

Spare capacity in local network

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4090

Site Name: East Leeds Family Learning Centre

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site within the main urban area. Suitable in principle for residential development. Some modular buildings currently exist on part of the site, however these buildings are of a temporary nature.

Site Capacity (dwellings units): 115 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4098

Site Name: Land to the west of the Ring Road (north)

Site Details

Northing:	437758	Area sq m:	13789.26	Ward	Killingbeck and Seacroft
Easting:	435016	Area Ha:	1.378926	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3546.38	Distance to bus stop (metres)	126.35
Nearest Railway Station	Cross Gates	Bus Stop ID	1663
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	99.91	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4098

Site Name: Land to the west of the Ring Road (north)

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4098

Site Name: Land to the west of the Ring Road (north)

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4098

Site Name: Land to the west of the Ring Road (north)

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4buses per hour, 100%employment, primary and secondary

Rank (1-5)

5

Access Comments

Access via Monkswood Rise

Rank (1-5)

5

Local network comment

May have cumulative impact with adjacent sites

Rank (1-5)

3

Mitigation measure

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4098

Site Name: Land to the west of the Ring Road (north)

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is open land and a green corridor (not designated on the existing UDP). Not much plot depth to allow development.

Site Capacity (dwellings units): 43 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4099

Site Name: Land to the west of the Ring Road (south)

Site Details

Northing:	437195	Area sq m:	31405.89	Ward	Killingbeck and Seacroft
Easting:	435499	Area Ha:	3.140589	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Industry and business - Storage
 Neighbouring Use 3: Industry and business - Wholesale distribution
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2858.27	Distance to bus stop (metres)	38.18
Nearest Railway Station	Cross Gates	Bus Stop ID	7721
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	3.39
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	98.55	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Limewood Industrial Estate, Seacroft	Industrial Estate

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4099

Site Name: Land to the west of the Ring Road (south)

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4099

Site Name: Land to the west of the Ring Road (south)

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

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

Rank (1-5)

3

Local network comment

May have cumulative impact with adj sites

Rank (1-5)

3

Mitigation measure

Total score

11

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4099

Site Name: Land to the west of the Ring Road (south)

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units): 82 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4100

Site Name: Land to the north of Lime Pits Wood

Site Details

Northing:	437419	Area sq m:	17941.09	Ward	Killingbeck and Seacroft
Easting:	435015	Area Ha:	1.794109	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Industry and business - Wholesale distribution
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3232.32	Distance to bus stop (metres)	162.79
Nearest Railway Station	Cross Gates	Bus Stop ID	12013
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.75
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	99.75	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Limewood Industrial Estate, Seacroft	Industrial Estate

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4100

Site Name: Land to the north of Lime Pits Wood

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H32/23/86/	Landscaping to each of 3 vacant sites. (total site area 0.37ha).	30/01/1986	17/03/1986	A	12.39
H32/1146/79/	Outline application to erect residential development to vacant site. (site area 1.2ha) (this item is also notice und	25/10/1979	30/06/1980	W	64.55

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4100

Site Name: Land to the north of Lime Pits Wood

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4buses per hour, 100% employment, primary and secondary

Rank (1-5)

5

Access Comments

Access via Ramshead Drive

Rank (1-5)

5

Local network comment

May have cumulative impact with adj sites

Rank (1-5)

3

Mitigation measure

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4100

Site Name: Land to the north of Lime Pits Wood

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.

Site Capacity (dwellings units): 56 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4101

Site Name: Ramshead Wood

Site Details

Northing:	436993	Area sq m:	44289.02	Ward	Killingbeck and Seacroft
Easting:	435238	Area Ha:	4.428902	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Industry and business - Wholesale distribution
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2753.06	Distance to bus stop (metres)	199.95
Nearest Railway Station	Cross Gates	Bus Stop ID	13702
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	84.45
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	85.81	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
LCC Highways Depot Seacroft	Other (Waste) Specialist Misc - Loose Ends
Limewood Approach HWS/TLS Seacroft	General Waste Management Sites

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4101

Site Name: Ramshead Wood

Limewood Industrial Estate, Seacroft

Industrial Estate

Site Ref: 4101

Site Name: Ramshead Wood

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4101

Site Name: Ramshead Wood

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4buses per hour, 100% employment, primary and secondary

Rank (1-5)

5

Access Comments

Various access options

Rank (1-5)

5

Local network comment

May have cumulative impact with adj sites

Rank (1-5)

3

Mitigation measure

May require alterations to existing traffic calming

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4101

Site Name: Ramshead Wood

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site. Given these environmental constraints residential development is considered to be inappropriate.

Site Capacity (dwellings units): 116 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4102

Site Name: Land to the west of Ramshead Drive

Site Details

Northing:	436829	Area sq m:	20325.80	Ward	Killingbeck and Seacroft
Easting:	435136	Area Ha:	2.03258	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Community Services - Education
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2645.08	Distance to bus stop (metres)	89.31
Nearest Railway Station	Cross Gates	Bus Stop ID	13702
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.76
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	92.85	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	1.91		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4102

Site Name: Land to the west of Ramshead Drive

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4102

Site Name: Land to the west of Ramshead Drive

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4buses per hour, 100% employment, primary and secondary

Rank (1-5)

5

Access Comments

Access via Ramshead Drive

Rank (1-5)

5

Local network comment

May have cumulative impact with adj sites

Rank (1-5)

3

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4102

Site Name: Land to the west of Ramshead Drive

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. Suitable for residential in principle subject to greenspace considerations.

Site Capacity (dwellings units): 53 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4107

Site Name: Land at North Parkway

Site Details

Northing:	436266	Area sq m:	15563.80	Ward	Killingbeck and Seacroft
Easting:	434295	Area Ha:	1.55638	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Community Services - Medical & Health care services
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2695.70	Distance to bus stop (metres)	114.46
Nearest Railway Station	Cross Gates	Bus Stop ID	7604
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	87.83
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	87.83	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4107

Site Name: Land at North Parkway

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
32/289/97/DN	Determination to demolish four 3 storey blocks of flats	14/11/1997	19/12/1997	PAG	40.74
20/43/05/FU	Variation of condition no 1 of deemed planning consent for north and east supertram (extension of time limit)	31/01/2005	25/07/2005	A	42.65

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4107

Site Name: Land at North Parkway

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. It may be possible to develop a very small part of the site adjacent to the neighbouring dwelling, however this would result in a site too small to allocate (under the 0.4ha threshold).

Site Capacity (dwellings units):

49

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4110

Site Name: Seacroft Green Social Club

Site Details

Northing:	436140	Area sq m:	8221.58	Ward	Killingbeck and Seacroft
Easting:	435489	Area Ha:	0.822158	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Other
 Existing Use 2: Recreation & Leisure - Outdoor sport facility
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Community Services
 Neighbouring Use 3:
 Other uses: former social club
 Site State: mixed

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1870.71	Distance to bus stop (metres)	43.88
Nearest Railway Station	Cross Gates	Bus Stop ID	11325
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H32/154/75/	One illuminated wall box sign. size 2.4m (8ft) x 0.6m (2ft) height above ground 2.3m (7ft 6ins) (underside) to club pr	19/02/1975	10/03/1975	A	90.25
H32/865/74/	One internally illuminated wal l box sign, size 2.4m (8ft) x 0.6m (2ft), height above gr ound 2.7m (9ft) (underside	12/12/1974	27/01/1975	A	90.46
H32/153/75/	One illuminated wall box sign. size 2.4m (8ft) x 0.6m (2ft) height above ground 3m (10ft) underside to club premises.	19/02/1975	10/03/1975	A	90.25
07/03771/FU	"Alligator" security shutters to front windows of constituency office	12/06/2007		APPRET	90.25
H32/127/87/	Laying out of access roads and erection of part 1 and part 2 storey aged persons home and day centre, comprising	18/06/1987	24/08/1987	A	15.73
11/03552/FU	Change of use and alterations of social club meeting rooms to restaurant / hot food take away (A4 / A5 use classes)	18/08/2011	28/10/2011	A	48.77

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4110

Site Name: Seacroft Green Social Club

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4buses per hour, 100% employment, primary and secondary

Rank (1-5)

5

Access Comments

Access via Brooklands Ave or The Green

Rank (1-5)

5

Local network comment

May have cumulative impact with adj

Rank (1-5)

3

Mitigation measure

May require alterations to existing traffic calming

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4110

Site Name: Seacroft Green Social Club

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Former social club. Eastern half of the site lies within the defined Seacroft town centre. Suitable in principle for residential development or mixed use with residential on upper floors.

Site Capacity (dwellings units): 26 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4113

Site Name: Land to the west of the former East Leeds Family Learning Centre

Site Details

Northing: 435946 Area sq m: 25499.55 Ward: Killingbeck and Seacroft
Easting: 434440 Area Ha: 2.549955 HMCA: Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility
Existing Use 2:
Existing Use 3:
Neighbouring Use 1: Community Services - Education
Neighbouring Use 2: Residential - Dwellings
Neighbouring Use 3:
Other uses:
Site State: greenfield

Site Detail

Topography: Flat Boundaries: Partially well-defined
Natural Landscape: No Tree Cover Road Frontage: [checked]
Distance to Rail Station (metres): 2377.03 Distance to bus stop (metres): 265.50
Nearest Railway Station: Cross Gates Bus Stop ID: 10244
SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:
Environment Agency Flood Zone: 0.00 Agricultural Land Class:
Health and Safety Executive Hazard: No Strategic Employment Buffer: 0.00
Health and Safety Executive Gas Pipeline: No Conservation Areas: No
Ancient Monument/Battlefield(%): 0.00 Listed Buildings: No
Public Rights of Way: No

Other comments/observations on site characteristics:

[Empty text box for site characteristics comments]

UDP Designation

Greenbelt - N32 (%): 0.00 Urban Green Corridor - N8 (%): 100.00
Protected Area of Search site - N34 (%): 0.00 Rural Land - RL1: 0.00
City Centre Primary Shopping Quarter - CC27 (%): 0.00 Town Centre - S2: 0.00
Greenspace - N1: 70.64 Special Landscape Area - N37: 0.00
Allotments - N1A: 0.00 Other?: [Empty text box]
Proposed Greenspace - N5: 0.00
Nature Conservation Area - N50: 0.00
Protected Playing Pitch - N6: 29.35

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4113

Site Name: Land to the west of the former East Leeds
Family Learning Centre

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
32/334/03/OT	Outline application to erect city academy secondary school family learning centre primary school & city learning centre	01/08/2003	13/05/2004	A	30.17
32/319/04/RM	2 storey city academy school with sports pitches and landscaping	26/07/2004	17/12/2004	A	28.75
0-32/15/05/MOD	2 storey city academy school with sports pitches and landscaping	05/05/2005	03/06/2005	M05	28.75

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4113

Site Name: Land to the west of the former East Leeds Family Learning Centre

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4113

Site Name: Land to the west of the former East Leeds Family Learning Centre

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

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

Rank (1-5)

1

Local network comment

Possible cumulative issues with adj school

Rank (1-5)

3

Mitigation measure

Total score

9

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4113

Site Name: Land to the west of the former East Leeds Family Learning Centre

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The eastern part of the site forms part of the David Young Academy and is designated protected playing pitch (N6) on the existing UDP. The western half of the site is designated as greenspace (N1) on the existing UDP and there would be difficulty achieving safe access without prejudicing with the existing school access. Loss of greenspace would need to be considered through the greenspace review.

Site Capacity (dwellings units): 67 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4114

Site Name: Land at Lambrigg Crescent

Site Details

Northing:	435793	Area sq m:	5759.47	Ward	Killingbeck and Seacroft
Easting:	435256	Area Ha:	0.575947	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1694.39	Distance to bus stop (metres)	121.99
Nearest Railway Station	Cross Gates	Bus Stop ID	5045
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	91.79	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4114

Site Name: Land at Lambrigg Crescent

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4114

Site Name: Land at Lambrigg Crescent

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Access via Lambrigg Crescent

Rank (1-5)

5

Local network comment

No known issues with capacity

Rank (1-5)

5

Mitigation measure

Total score

15

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4114

Site Name: Land at Lambrigg Crescent

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units): 18 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4115

Site Name: Land to the east of the Dennis Healey Centre

Site Details

Northing:	435482	Area sq m:	15850.07	Ward	Killingbeck and Seacroft
Easting:	435008	Area Ha:	1.585007	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Community Services - Education
 Neighbouring Use 2: Other
 Neighbouring Use 3: Community Services - Places of worhsip
 Other uses: community centre
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1643.58	Distance to bus stop (metres)	135.93
Nearest Railway Station	Cross Gates	Bus Stop ID	12079
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	100	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4115

Site Name: Land to the east of the Dennis Healey Centre

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
32/86/95/FU	2.5m high boundary fence to football ground	03/04/1995	26/05/1995	A	94.39

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4115

Site Name: Land to the east of the Dennis Healey Centre

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Access via Foundry Mill Street

Rank (1-5)

5

Local network comment

No known issues with capacity

Rank (1-5)

5

Mitigation measure

Alterations may be required to existing traffic calming to facilitate access

Total score

15

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4115

Site Name: Land to the east of the Dennis Healey Centre

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units): 50 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4117

Site Name: Land at Moresdale Avenue

Site Details

Northing:	435315	Area sq m:	3921.47	Ward	Killingbeck and Seacroft
Easting:	434696	Area Ha:	0.392147	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1809.75	Distance to bus stop (metres)	199.93
Nearest Railway Station	Cross Gates	Bus Stop ID	9840
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H32/90/85/	One externally illuminated wall sign, size 3.66m x 0.76m, height above ground 3.66m (underside), one externally	23/04/1985	03/06/1985	A	99.34
32/184/02/FU	Change of use of public house to community and mental health team base	26/04/2002	16/07/2002	A	100.00
32/365/02/OT	Outline application to demolish existing public house and erect community and mental health team base	01/10/2002	25/11/2002	A	99.34
10/03537/EXT	Extension of time period for planning permission 07/02525/FU (Laying out of access road and erection of 3 storey block of 12 two bedroom flats and 8 three bedroom houses)	30/07/2010	11/11/2010	W	100.00
10/02194/EXT	Extension of time for Planning Application 07/02525/FU (Laying out of access road and erection of 3 storey block of 12 two bedroom flats and 8 three bedroom houses)	13/05/2010		APPRET	100.00
07/02525/FU	Laying out of access road and erection of 3 storey block of 12 two bedroom flats and 8 three bedroom houses.	18/04/2007	26/09/2007	A	100.00
H32/484/78/	2 externally illuminated individual letter signs, size of each 1.5m (5ft) x 0.6m (2ft .3ins) height of each ab	16/05/1978	12/06/1978	A	99.33
H32/218/81/	Detached precast concrete garage to rear of public house .	25/03/1981	12/05/1981	A	99.06
06/05755/FU	Erection of single storey mental health resource centre with car parking	25/09/2006	24/10/2006	RET	52.31
10/02427/FU	2 storey 79 bedroom care home, with car parking	27/05/2010	21/09/2010	A	100.00

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4117

Site Name: Land at Moresdale Avenue

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Access via Moresdale Lane or Foundry Mill Mount

Rank (1-5)

5

Local network comment

No known issues with capacity

Rank (1-5)

5

Mitigation measure

Total score

15

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4117

Site Name: Land at Moresdale Avenue

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site has a current planning permission for a 79 bed care home. The principle of housing on the site is considered to be acceptable if the care home is not constructed.

Site Capacity (dwellings units): 14 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4120

Site Name: Land at Hawkshead Crescent

Site Details

Northing:	435170	Area sq m:	7771.67	Ward	Killingbeck and Seacroft
Easting:	435162	Area Ha:	0.777167	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: mixed

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4120

Site Name: Land at Hawkshead Crescent

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4120

Site Name: Land at Hawkshead Crescent

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Access via Hawkshead Crescent or Tarnside Drive

Rank (1-5)

5

Local network comment

No known issues with capacity

Rank (1-5)

5

Mitigation measure

Total score

15

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4120

Site Name: Land at Hawkshead Crescent

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site within the main urban area. Suitable in principle for residential development.

Site Capacity (dwellings units): 25 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4122

Site Name: Land adjacent to Inglewood Drive

Site Details

Northing:	435384	Area sq m:	76001.05	Ward	Killingbeck and Seacroft
Easting:	435681	Area Ha:	7.600105	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Community Services - Education
 Neighbouring Use 3: Recreation & Leisure - Allotment and city farm
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4122

Site Name: Land adjacent to Inglewood Drive

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4122

Site Name: Land adjacent to Inglewood Drive

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

Access via Inglewood Drive

Rank (1-5)

5

Local network comment

No known issues with capacity

Rank (1-5)

5

Mitigation measure

Total score

15

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4122

Site Name: Land adjacent to Inglewood Drive

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Loss of greenspace would need to be considered through the greenspace review. There could be potential for consideration of some residential development, with allotments protected within any overall design (subject to the greenspace analysis).

Site Capacity (dwellings units): 200 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4123

Site Name: Land at Killingbeck Bridge

Site Details

Northing:	434090	Area sq m:	8964.23	Ward	Killingbeck and Seacroft
Easting:	434018	Area Ha:	0.896423	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1:

Existing Use 2:

Existing Use 3:

Neighbouring Use 1

Neighbouring Use 2:

Neighbouring Use 3:

Other uses:

Site State:

Site Detail

Topography:

Boundaries:

Natural Landscape:

Road Frontage

Distance to Rail Station (metres): 0.00

Distance to bus stop (metres) 0.00

Nearest Railway Station

Bus Stop ID

SFRA Flood Zone: 0.00

Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00

Agricultural Land Class:

Health and Safety Executive Hazard: No

Strategic Employment Buffer: 0.00

Health and Safety Executive Gas Pipeline: No

Conservation Areas No

Ancient Monument/Battlefield(%): 0.00

Listed Buildings: No

Public Rights of Way: No

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4123

Site Name: Land at Killingbeck Bridge

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4123

Site Name: Land at Killingbeck Bridge

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

5

Access Comments

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

Rank (1-5)

4

Local network comment

No known issues with capacity

Rank (1-5)

5

Mitigation measure

Alterations to signals to facilitate access.

Total score

14

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4123

Site Name: Land at Killingbeck Bridge

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units): 38 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4124

Site Name: John Charles Approach, Middleton

Site Details

Northing:	430273	Area sq m:	42602.16	Ward	Middleton Park
Easting:	430518	Area Ha:	4.260216	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2: Recreation & Leisure - Outdoor sport facility
 Existing Use 3:
 Neighbouring Use 1: Community Services - Education
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4124

Site Name: John Charles Approach, Middleton

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4124

Site Name: John Charles Approach, Middleton

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

1buses per hour, 100% primary, secondary.

Rank (1-5)

3

Access Comments

Access via Old Run Road away from roundabout - or possible alterations to roundabout to provide 4th arm.

Rank (1-5)

5

Local network comment

May have cumulative impact with school opposite/john charles centre traffic

Rank (1-5)

4

Mitigation measure

May require alterations to existing traffic calming/roundabout.

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4124

Site Name: John Charles Approach, Middleton

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is not designated as greenspace on the existing UDP, but is currently an open space site. The site contains part of a green corridor on the western boundary, which should be retained if the site were to be considered suitable.

Site Capacity (dwellings units):

112

Floorspace sq m (Non residential):

0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 4125

Site Name: Winrose Drive, Middleton

Site Details

Northing:	429492	Area sq m:	4110.06	Ward	Middleton Park
Easting:	430924	Area Ha:	0.411006	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Community Services - Education
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4125

Site Name: Winrose Drive, Middleton

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

The site is designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G28. Site slopes down towards Winrose Drive. Residential use acceptable

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4125

Site Name: Winrose Drive, Middleton

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

2buses per hour 100% employment, primary, secondary and health

Rank (1-5)

4

Access Comments

Access from Winrose Drive ok

Rank (1-5)

5

Local network comment

No know issues with capacity

Rank (1-5)

5

Mitigation measure

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

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4125

Site Name: Winrose Drive, Middleton

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section. Site slopes down towards Winrose Drive. Residential use acceptable in principle subject to greenspace considerations.

Site Capacity (dwellings units): 13 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Details

Northing: 434267 Area sq m: 175935.45 Ward: Burmantofts and Richmond Hill
 Easting: 432105 Area Ha: 17.593545 HMCA: Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2: Recreation & Leisure - Outdoor sport facility
 Existing Use 3:
 Neighbouring Use 1
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: mixed

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2641.59	Distance to bus stop (metres)	218.84
Nearest Railway Station	Leeds City	Bus Stop ID	12017
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
34/324/02/FU	Laying out of lorry park and 2.4m high boundary fence to lorry park and existing car park	23/09/2002	06/03/2003	A	10.52
H32/357/74/	Demolition of top 12m (40ft) of existing chimney, and alterations and new fibre-glass, extension, to a height of 35.1m (17/07/1974	14/10/1974	A	27.55
H32/97/80/	Demolition of existing building, alterations, to form offices and laying out of 67 car parking spaces, with landscaping	29/01/1980	09/06/1980	A	99.28
34/242/96/FU	Laying out of access and erection of office development with car parking and landscaping	01/11/1996	18/02/1997	A	33.79
34/182/92/FU	3 metre high wall to form plant enclosure	06/08/1992	16/09/1992	A	90.85
H34/277/85/	Outline application to layout access and surface water sewer and erect superstore, with stock room and ancillary	18/09/1985	02/06/1987	W	14.12
H34/323/84/	Alterations and extension, to form enlarged electrical housing building.	09/10/1984	26/11/1984	A	97.93
34/57/95/OT	Outline application to layout access road and erect office development with car parking playing fields and landscaping	31/03/1995	27/12/1996	W	33.79
H32/278/75/	Alterations, including new loading bay to existing factory.	03/04/1975	16/06/1975	A	10.90
34/53/97/FU	New access to basement car park	19/03/1997	07/07/1997	R	98.45
34/243/96/OT	Outline application to layout access and erect business development with car parking and landscaping	01/11/1996	18/02/1997	A	33.79
H32/79/79/	Detached alternator and generator building, to factory.	01/02/1979	23/04/1979	A	10.90
H34/303/84/	Outline application to erect transport depot, warehouse, garage, canteen and social club and enlarged offices with	24/09/1984	04/12/1984	A	97.95
34/69/98/FU	Two storey prefabricated office unit and laying out of car park with 9.8m high floodlights and 2m high fence	24/03/1998	20/07/1998	A	14.57
H34/370/84/	Alterations to form computer room and 2 plant rooms and addition of condenser compound, to offices.	19/11/1984	14/01/1985	A	97.83
H32/471/79/	Demolition of existing building, and laying out of 65 car parking spaces, with landscaping, to clothing factory, with	25/05/1979	12/11/1979	A	97.56
34/48/97/FU	Extensions to form 2 enlarged loading bays to factory and warehouse	06/03/1997	15/04/1997	A	98.45

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment	Rank (1-5)
Good accessibility to all services	4
Access Comments	Rank (1-5)
various options for acceptable access	4
Local network comment	Rank (1-5)
Significant site in built up area - potential for significant mitigation	3
Mitigation measure	Total score
To be determined by the Transport Assessment	11

Support?	Need to combine with other sites:	Suitability for partial development:
Yes with mitigation		

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment
Supported	

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:	Environment Agency Constraints:
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM001 Site Name: Hudson Road, Burmantofts, Leeds LS9 7JJ

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for sites submission for residential (696 units) and retail. SHLAA site 1145 falls within it. Top half of site in employment use. Rest of site allocated as employment but appears to be in use as playing pitches. The site is within a residential area.

Site Capacity (dwellings units): 696 **Floorspace sq m (Non residential):** 0

Residential Conclusion:
Green

Retail Conclusion:
 Not assessed

Employment Conclusion:
 Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM012 Site Name: Former Arla Site, Kirkstall Road/Washington Street, Leeds

Site Details

Northing: 433905 Area sq m: 27047.16 Ward: City and Hunslet
 Easting: 428423 Area Ha: 2.704716 HMCA: Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Wholesale distribution
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Industry and business - Storage
 Neighbouring Use 3: Industry and business - Wholesale distribution
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1375.12	Distance to bus stop (metres)	97.96
Nearest Railway Station	Burley Park	Bus Stop ID	9924
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/473/80/	Laying out of drainage, to dai ry.	17/04/1980	14/07/1980	A	99.43
H26/476/80/	Amendment to previous applicat ion involving 27, 277 litre s underground diesel oil tank, 36, 369 litres underground	17/04/1980	14/07/1980	A	99.43
20/466/96/FU	Extension to form loading and unloading platform and recladding to depot	06/09/1996	31/10/1996	A	99.49
20/166/96/FU	Detached processing plant with storage tanks and altered egress and access to dairy	01/04/1996	07/12/1998	W	99.49
H20/40/87/	Alterations and extension, to form container wash, coldstore area and enlarged cartoning h all with ancillary offices, t	27/01/1987	02/03/1987	A	99.55
H20/13/91/	Addition of canopy over existi ng tanker reception area, to da iry.	15/01/1991	26/03/1991	A	95.02
20/261/96/FU	Air conditioning units to roof of offices	06/06/1996	16/09/1996	A	99.49
20/566/98/FU	Air conditioning units to roof of offices	24/09/1998	16/11/1998	A	99.52
H26/668/78/	27, 277 litres (6000 galls) und erground diesel oil tank, 36, 369 litres (8000 galls) un derground petrol tan	10/07/1978	04/09/1978	A	97.59
H26/1003/79/	Addition of pump house and 2 9 0, 922 litres oil storage tanks with 3.75m high bund wall to dairy.	05/10/1979	26/11/1979	A	97.83
20/64/95/FU	Pipebridge and screenwall to dairy	21/02/1995	05/04/1995	A	99.49
20/425/94/FU	Two milk storage silos to dairy	05/10/1994	30/11/1994	A	99.52
H26/84/82/	Alterations and extension, to form detergent store withstore over, to dairy.	08/03/1982	04/05/1982	A	99.18
H20/451/86/	Alterations and extension to f orm enlarged dairy and enlar ged office to dairy.	21/10/1986	11/12/1986	W	99.48
H26/193/79/	Outline application to demolis h existing building, erect 5 storey office block with ca r parking spaces, and form n	15/03/1979	08/05/1979	A	18.37
H26/927/75/	Outline application to erect p art 2 and part 6 store y office extension with altera tions to car parkin	30/10/1975	01/03/1976	A	29.76
20/294/97/FU	Alterations and part new cladding to entrance to offices	20/05/1997	14/07/1997	A	99.49
H26/45/74/	Outline application to erect t wo storey ancillary offic e extensions to industrial pre mises	09/04/1974	08/10/1974	A	13.49
H26/183/78/	Alterations and extension, to form entrance lobby, to da iry.	03/03/1978	17/04/1978	A	49.86
H20/94/92/	1 internally illuminated wall logo sign and 1 exter nally illuminated fascia sign to offices.	04/03/1992	05/11/1992	A	96.44

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM012 Site Name: Former Arla Site, Kirkstall Road/Washington Street, Leeds

H26/313/80/	Alterations, to form vehicle garage and workshop with stores, offices, cloakroom and toilets, in existing joinery shop	21/03/1980	06/05/1980	A	99.43
PREAPP/08/00082	.	06/03/2008		PRENOT	15.59
H26/1028/76/	One internally illuminated double sided box sign, size 1.07m (3ft 6ins) x 1.83m(6ft), height above ground 4.8m(16ft)(underside)	13/12/1976	24/01/1977	A	29.76
H26/431/78/	Alterations and extension to form enlarged alternator house to depot.	05/05/1978	23/05/1978	PD	98.18
20/354/92/FU	New milk silo	29/09/1992	27/11/1992	A	99.52
H26/570/76/	Alterations, including new equipment room, offices, enlarged drawing office, new server y, lounge, dining room, accomodation	01/07/1976	04/10/1976	A	10.34
H26/164/78/	Addition of 136, 383 litre (30, 000 gal) milk storage silo, to dairy.	24/02/1978	17/04/1978	PD	55.16

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CF5M012

Site Name: Former Arla Site, Kirkstall Road/Washington Street, Leeds

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for Sites submission for residential, offices, industry and/or warehousing. See also SHLAA site 3390. In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Details

Northing:	433781	Area sq m:	23902.09	Ward	City and Hunslet
Easting:	428598	Area Ha:	2.390209	HMCA:	Inner Areas

Site Characteristics

Land Use

- Existing Use 1:
- Existing Use 2:
- Existing Use 3:
- Neighbouring Use 1
- Neighbouring Use 2:
- Neighbouring Use 3:
- Other uses:
- Site State:

Site Detail

Topography:		Boundaries:	
Natural Landscape:		Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1243.04	Distance to bus stop (metres)	146.49
Nearest Railway Station	Leeds City	Bus Stop ID	8114
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/254/04/FU	Temporary change of use of warehouse and service yard to car park	27/05/2004	20/07/2004	R	29.52
H20/430/84/	Alterations and extension to form switchgear room and transformer compound, to side of factory.	04/10/1984	12/11/1984	A	20.48
H26/231/81/	2.44m high close boarded fencing to front of bus workshops.	30/03/1981	01/06/1981	A	62.23
H26/132/74/	Amended plans of details of approved plans (no.ee5507 18/2/74) for 2 storey extension on piers, to printing works, to	10/05/1974	06/01/1975	A	19.65
H20/327/83/	Alterations, including new brick cladding to existing building frontage and erection of 2.9m high brick wall and timber	26/08/1983	03/10/1983	A	60.38
H26/82/83/	Alterations, including new staircase, and to form offices, toilets, paintshop, preparation bay, cleaning bay	16/02/1983	25/04/1983	A	60.52
H20/567/91/	Change of use, involving alterations and addition of bus wash, of vehicle workshops to bus depot.	12/12/1991	26/02/1992	A	61.81
20/338/01/OT	Outline application to erect one 5 storey block and one 2 storey block of offices with ground floor a3 use	27/06/2001	07/04/2006	0	39.15
H26/480/75/	Outline application to demolish existing timber storageshed, and erect 2 storey extension, comprising bus and building	03/06/1975	11/08/1975	A	60.36
H26/397/80/	Alterations including new roof to machine shop.	31/03/1980	02/06/1980	A	62.40
H20/493/90/	Alterations to form toilets, canteen kitchen and offices and erection of canopy to wash area, to bus depot.	18/10/1990	14/01/1991	W	14.10

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment	Rank (1-5)
good	5
Access Comments	Rank (1-5)
Access from Kirkstall Road combined with adjacent sites	4
Local network comment	Rank (1-5)
West St / Wellington Road concerns	3
Mitigation measure	Total score
Contribution to West St/ Wellington Road improvement	12

Support?	Need to combine with other sites:	Suitability for partial development:
Yes with mitigation		

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the adjacent River Aire (a UK BAP Priority Habitat) by providing a minimum 20 metre buffer and enhancing the banks(which are man made with no access for wildlife) through remediation and riverside tree planting. The river is important for otters and bats. Avoid light spillage onto the river.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Details

Northing:	434558	Area sq m:	14428.24	Ward	City and Hunslet
Easting:	430958	Area Ha:	1.442824	HMCA:	Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Industry and business - Wholesale distribution
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1863.00	Distance to bus stop (metres)	88.96
Nearest Railway Station	Leeds City	Bus Stop ID	5616
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
34/130/93/SI	Two internally illuminated fascia signs and one double sided internally illuminated free standing sign	18/05/1993	14/06/1993	A	10.64
34/292/04/FU	Addition of satellite dish to roof of car sales showroom	01/10/2004	26/11/2004	A	42.92
07/04802/ADV	1 externally illuminated free standing pylon sign, 2 internally illuminated entrance signs and individual letter signs, 3 non-illuminated flag signs, 1 non illuminated directional sign and 1 non illuminated parking sign to car dealership.	27/07/2007	10/09/2007	A	99.97
08/04627/ADV	1 internally illuminated fascia sign; 4 internally illuminated letter signs; 1 halo illuminated sign; 3 flagpole signs; 2 internally illuminated entrance signs and 2 non illuminated signs to car dealership	01/08/2008	24/09/2008	A	99.97
H32/1123/79/	Four non-illuminated fascia signs, size of each 3.8m x 0.4m, height of each above ground 4.85m (underside), two non-il	22/10/1979	12/11/1979	A	98.41
34/207/04/SI	4 internally illuminated 1 externally illuminated and 1 non illuminated signs to commercial garage	12/07/2004	19/08/2004	A	99.09
34/52/05/SI	2 internally illuminated fascia signs and 1 internally illuminated totem sign to commercial garage	19/01/2005	28/02/2005	A	99.09
H32/560/79/	One non-illuminated fascia sign, size 3.2m x 1m, height above ground 3.8m (underside), one internally illuminate	18/06/1979	23/07/1979	A	98.41
H32/706/75/	One externally illuminated double sided freestanding 'totem pole' sign, size 5.25m (17ft.3ins) x 1.04m (3ft.6ins)	01/08/1975	15/09/1975	A	99.16
08/00489/FU	Alterations, recladding and reconfiguration of car park to car dealership	28/01/2008	10/03/2008	A	99.97
34/164/04/FU	External alterations including new doors & windows to car dealers	08/06/2004	03/08/2004	A	99.48
34/11/97/FU	Addition of 1.2m diameter satellite dish to commercial garage	21/01/1997	24/02/1997	A	99.95
34/70/99/SI	3 internally illuminated and 9 non-illuminated garage signs	08/04/1999	14/05/1999	A	86.52
H34/362/87/	Alterations and extension, to form parts department, with offices and reception, to commercial garage.	01/10/1987	23/11/1987	A	99.58
12/03595/ADV	Two illuminated signs and one non illuminated sign to car dealership	20/08/2012	01/11/2012	A	79.19
H32/880/80/	Alterations, to form parts department and extension, to form retail area, to showrooms and workshop.	15/12/1980	19/01/1981	A	79.29
34/129/95/FU	Alterations and single storey extension to commercial garage	27/06/1995	10/08/1995	A	99.95

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM027 Site Name: Premises At Roseville, Leeds, LS8 5DR

10/02863/ADV	2 externally illuminated fascia signs, 1 externally illuminated freestanding double sided sign and 3 non illuminated wall mounted signs to car dealership	22/06/2010	12/08/2010	A	99.85
0-34/39/04/MOD	External alterations including new doors & windows to car dealers	18/11/2004	16/12/2004	M01	99.48
H34/15/86/	One internally illuminated wall logo sign, size 2.44m x 0.91m height above ground 4m (underside), 1 partially internally	16/01/1986	21/02/1986	A	97.21
H32/851/76/	One internally illuminated, double sided hanging box sign, size 2.4m (7ft.11ins) x 0.4m (1ft.4ins) height above ground	15/10/1976	22/11/1976	A	99.16
H34/148/85/	Alterations and extension to form covered sales area and laying out of car park to commercial garage.	21/05/1985	15/07/1985	A	97.70
H32/866/76/	Additional petrol pump and new petrol interceptor to petrol service station.	15/10/1976	10/01/1977	A	99.16
09/00430/ADV	Retrospective application for 2 internally illuminated individual letter fascia signs, 1 internally illuminated entrance statement sign and 1 internally illuminated freestanding totem sign to car dealership	02/02/2009	04/03/2009	A	98.70

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment	Rank (1-5)
Good accessibility to all services	4
Access Comments	Rank (1-5)
various options for acceptable access	4
Local network comment	Rank (1-5)
Congested local network	3
Mitigation measure	Total score
	11

Support?	Need to combine with other sites:	Suitability for partial development:
yes		

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment
Supported	

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:	Environment Agency Constraints:
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CF5M041 Site Name: Wellington Road Industrial Estate, Wellington Road, Leeds, LS12 2UE

Site Details

Northing: 433450 Area sq m: 24472.02 Ward: City and Hunslet
 Easting: 428775 Area Ha: 2.447202 HMCA: Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Industry and business - Wholesale distribution
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	952.90	Distance to bus stop (metres)	158.48
Nearest Railway Station	Leeds City	Bus Stop ID	11060
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/410/02/SI	4 internally illuminated signs to commercial garage	07/10/2002	28/10/2002	A	17.86
H26/438/75/	Alterations including new roller shutter doors, to form 3 blocks of toilets, boiler room, 3 cloakrooms, cleaners r	20/05/1975	21/07/1975	A	17.78
20/450/96/SI	4 flag signs to garage with attached light fittings to illuminate car showroom and forecourt	31/07/1996	04/11/1996	A	18.06
20/239/96/FU	Elevational alterations to front and sides of car showroom and new boundary rail	07/05/1996	12/03/1997	A	18.06
H26/899/79/	2 internally illuminated fascia box signs, size of each 9.76m x 1.21m height of each above ground 3.96m (underside)	07/09/1979	15/10/1979	A	17.86
20/348/97/FU	Alterations and new cladding to first floor of showrooms and workshops	17/06/1997	06/04/1998	A	18.06
H20/498/86/	Alterations, including part new frontage, to car showroom.	18/11/1986	22/12/1986	A	17.51
10/04649/FU	Alterations involving provision of a disabled access ramp, stepped access and new landscaping to the car park	12/10/2010	25/11/2010	W	19.43
11/00154/FU	Alterations involving provision of new pedestrian footway and access point, revised vehicular access radius and reconfiguration of car parking bays	17/01/2011	22/02/2011	A	19.43
11/03119/FU	Alterations to form entrance to mail sorting office	22/07/2011	01/09/2011	A	19.74
PREAPP/08/00194	.	29/05/2008		PRECAG	17.94
H26/111/77/	Block of 4 single storey warehouse units, each with toilets and 2 storey offices, and with 33 car parking spaces, to	16/02/1977	21/03/1977	A	19.60
20/66/02/FU	Change of use including alterations of distribution warehouse to postal sorting office	27/02/2002	30/04/2002	A	17.78
11/9/00037/MOD	Alterations involving provision of new pedestrian footway and access point, revised vehicular access radius and reconfiguration of car parking bays NON-MATERIAL AMENDMENT TO 11/00154/FU: Install 1m high retaining wall	04/03/2011	18/03/2011	M01	19.43
20/104/99/FU	Addition of canopy to side of car showroom	25/02/1999	08/04/1999	A	17.88

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CF5M041 Site Name: Wellington Road Industrial Estate, Wellington Road, Leeds, LS12 2UE

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment	Rank (1-5)
good	5
Access Comments	Rank (1-5)
Access from spur road from Wellington Road, no direct access, spur road will require improvement	3
Local network comment	Rank (1-5)
West St / Wellington Road concerns	3
Mitigation measure	Total score
Contribution to West St/ Wellington Road improvement	11

Support?	Need to combine with other sites:	Suitability for partial development:
Yes with mitigation		

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment
Supported	

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:	Environment Agency Constraints:
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM043 Site Name: Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

Site Details

Northing: 434116 Area sq m: 86064.04 Ward: City and Hunslet
 Easting: 428518 Area Ha: 8.606404 HMCA: Inner Areas

Site Characteristics

Land Use

Existing Use 1: Office
 Existing Use 2: Industry and business - Manufacturing & Wholesale
 Existing Use 3: Industry and business - Wholesale distribution
 Neighbouring Use 1: Office
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1227.66	Distance to bus stop (metres)	116.11
Nearest Railway Station	Burley Park	Bus Stop ID	497
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: Yes

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/06041/FU	Installation of new security fencing, gates, turnstiles, alterations to existing fencing and paving, formation of new pedestrian footpaths and installation of additional security cameras to television studio	24/10/2008	23/12/2008	A	33.10
12/05186/ADV	Three non illuminated signs	07/12/2012	25/01/2013	A	15.23
07/00171/FU	Single storey extension for vehicle maintenance and washing facility to television studio	12/01/2007	09/03/2007	A	30.04
H34/227/88/	4 lighting columns to car park and addition of 11 surveillance cameras to television centre.	01/07/1988	01/08/1988	A	30.04
20/378/96/FU	3.7m diameter satellite dish to television centre	24/07/1996	04/09/1996	A	31.13
H20/259/91/	Outline application to erect transmission centre to carpark to television studio. (site area 1.22ha)	25/06/1991	27/01/1992	A	12.82
H34/196/83/	Alterations and extension to form kitchen store to television centre.	29/09/1983	07/11/1983	A	30.01
H20/444/91/	Two storey transmission centre, with offices, transmission rooms, plant rooms, toilets and link to television	02/10/1991	31/01/1992	A	12.91
H20/445/91/	Laying out of drainage to proposed transmission centre, to television centre.	11/10/1991	03/02/1992	A	12.91
H34/276/84/	One internally illuminated wall mounted box sign, size 10.97 m x 0.91m, height above ground 9.14m (underside), to television	04/09/1984	15/10/1984	A	29.89
H34/283/89/	Alterations and extension to form toilets to television studio.	01/06/1989	19/07/1989	A	34.74
H34/109/87/	Alterations, including new roller shutter door and windows and to form loading bay, workshops and store, to television	20/03/1987	05/05/1987	A	29.98
H34/390/87/	Addition of canopy to rear of television studios.	30/10/1987	14/12/1987	A	28.27
08/06040/FU	Alterations including installation of new boundary walls, railings, fencing, turnstiles, gates, canopy, vehicle barriers and security cameras, formation of new kerb lines and paved areas and infilling of public footpath along Kirkstall Road to television studio	24/10/2008	30/12/2008	R	18.48
09/00308/FU	Alterations including installation of new boundary walls, railings, fencing, turnstiles, gates, canopy, vehicle barriers and security cameras, formation of new kerb lines and paved areas and infilling of public footpath along Kirkstall Road to television studio	26/01/2009	30/03/2009	A	18.48

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM043 Site Name: Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

10/03425/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17 and 19 of Planning Application 10/01638/FU	20/07/2010	26/01/2011	SPL	34.99
12/01483/FU	Demolition of plant room and relocation of satellite dish from 104 Kirkstall Road to Television Centre	02/04/2012	23/05/2012	A	37.66
H26/414/82/	Alterations and extension, to form storage area with store s and office over, and covered cycle park, to television	20/10/1982	22/11/1982	A	29.93
10/01638/FU	Alterations to television centre including 2 extensions, 2 canopies, air condenser units and ducting, new access for loading bay, laying out of additional car parking and rearrangement of part of existing car park to television studio	09/04/2010	28/05/2010	A	34.99

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CF5M043 Site Name: Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good

Rank (1-5)

5

Access Comments

Access from Studio Road

Rank (1-5)

4

Local network comment

West St / Wellington Road concerns

Rank (1-5)

3

Mitigation measure

Contribution to West St/ Wellington Road improvement

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM049 Site Name: Thomas Danby College, Roundahay Road, Leeds

Site Details

Northing: 434940 Area sq m: 48191.83 Ward: City and Hunslet
 Easting: 430910 Area Ha: 4.819183 HMCA: Inner Areas

Site Characteristics

Land Use

Existing Use 1: Community Services - Education
 Existing Use 2: Office
 Existing Use 3: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 1: Industry and business - Wholesale distribution
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2131.20	Distance to bus stop (metres)	106.20
Nearest Railway Station	Leeds City	Bus Stop ID	7548
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H34/177/91/	Addition of satellite dish, to college. (this item is also notice under regulation 4(1) of the town and c	16/07/1991	17/09/1991	A	14.89
0-34/7/98/MOD	Detached storage building to college and laying out of car park	05/05/1998	05/06/1998	M01	32.71
H32/1117/78/	Alterations, to form 2 quality control rooms, 2 kitchens, 3 classrooms, wash up area, office, cold room, stor	13/11/1978	11/06/1979	A	37.74
H32/947/78/	Laying out of public open space with landscaping and playing field & 1.3m (4ft 3ins) high chain link fence to vacant	05/10/1978	04/12/1978	A	54.31
34/163/97/FU	Detached storage building to college and laying out of car park	07/08/1997	28/10/1997	A	32.71
09/03363/ADV	1 halo illuminated individual letter and logo sign and 2 externally illuminated fascia signs to College	31/07/2009	30/09/2009	A	14.90
0-34/27/04/MOD	Laying out of sports pitch and multi use games area and erection of sports pavilion	15/07/2004	16/08/2004	M01	45.42
34/312/05/FU	Variation of condition no 17 of permission ref 34/178/03/fu (floodlighting time limit)	19/09/2005	04/11/2005	A	45.42
34/242/95/FU	New flat roof to college	22/11/1995	17/01/1996	A	32.71
34/295/93/FU	Part two and part three storey extension and laying out of enlarged car park to college	24/11/1993	21/03/1994	A	14.69
0-34/10/05/MOD	Laying out of sports pitch and multi use games area and erection of sports pavilion	30/03/2005	14/06/2005	M01	45.42
34/36/99/FU	Landscaping and levelling to layout artificial games area with perimeter fence store area & floodlights to college	19/02/1999	21/06/1999	A	56.08
PREAPP/08/00372	.	13/10/2008		PRECAG	45.42
H34/203/89/	Three non illuminated individual letter signs, to college.	20/04/1989	15/05/1989	A	14.86
34/56/96/FU	Laying out of cricket pitch hockey pitch basketball court running track and landscaping to playing fields	16/02/1996	10/07/1996	A	53.80
34/178/03/FU	Laying out of sports pitch and multi use games area and erection of sports pavilion	15/05/2003	15/08/2003	A	45.42

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CF5M049 Site Name: Thomas Danby College, Roundahay Road, Leeds

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment	Rank (1-5)
Good accessibility to all services	4
Access Comments	Rank (1-5)
various options for acceptable access	4
Local network comment	Rank (1-5)
Congested local network and significant development	3
Mitigation measure	Total score
Significant - to be determined by TA	11

Support?	Need to combine with other sites:	Suitability for partial development:
Yes with mitigation		

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment
Supported	

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:	Environment Agency Constraints:

Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM049 Site Name: Thomas Danby College, Roundahay Road, Leeds

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential on upper floors. Capacity is an estimate based on half SHLAA housing capacity to allow for mixed use scheme as no figure supplied by submitter.

Site Capacity (dwellings units): 118 **Floorspace sq m (Non residential):** 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM052 Site Name: 49-59 Armley Road (former Denso Marston Premises)

Site Details

Northing: 433566 Area sq m: 21611.47 Ward: Armley
 Easting: 427946 Area Ha: 2.161147 HMCA: Inner Areas

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Retail - Shops
 Neighbouring Use 3: Recreation & Leisure - Outdoor amenity & open space
 Other uses:
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1611.52	Distance to bus stop (metres)	149.73
Nearest Railway Station	Burley Park	Bus Stop ID	13113
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/144/77/	Alterations to form effluent treatment plant, and addition of sludge collection unit, with 2.2m (7ft.2ins)	23/03/1977	14/06/1977	A	46.04
H24/27/74/	Extend existing exhaust stack from roof of industrial works (now 6ft high) to 24ft high in order to meet m.o.h. req	11/04/1974	10/06/1974	A	36.58
H24/612/77/	Outline application to layout access road and erect extension, to form service and goods inwards store, with 105 c	25/10/1977	20/03/1978	A	31.15
H24/383/76/	Alterations, to form covered entrance with roller shutter door, to works premises.	25/05/1976	15/06/1976	A	46.04
H24/849/78/	Alterations and extension, to form service and goods inwards store, with office, acid dip area, 4 storage bays and l	30/11/1978	18/12/1978	A	33.42
H24/157/88/	Alterations and extension, to form plant room to roof of works.	07/06/1988	25/07/1988	A	79.34
H24/278/77/	Alterations and extension, to form enlarged prototype department, to works.	25/05/1977	04/07/1977	A	46.04
H24/848/78/	Detached single storey service and goods inwards store, with office, 3 storage bays and loading bay, and with 8	30/11/1978	08/12/1978	W	25.54
H24/31/86/	Alterations and extension to form loading door with canopy, to side of factory.	10/02/1986	07/04/1986	A	76.49
H24/36/88/	Laying out of access and erection of 3 industrial and warehousing units, with 30 car parking spaces and landscaping	15/02/1988	25/07/1988	A	13.59

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CF5M052 Site Name: 49-59 Armley Road (former Denso Marston Premises)

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

good

Rank (1-5)

5

Access Comments

Access from Canal Road possible

Rank (1-5)

4

Local network comment

Armley Gyratory congestion

Rank (1-5)

3

Mitigation measure

Contribution to Armley Gyratory capacity improvement

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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Site Ref: CFSM052 Site Name: 49-59 Armley Road (former Denso Marston Premises)

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for site submission for residential 50 units and showroom/tradecounter. See also SHLAA site 3425. Within urban residential area. Site in existing employment. Housing suitable in principle.

Site Capacity (dwellings units): **Floorspace sq m (Non residential):** 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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