

Aireborough

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-1	3026	New Birks Farm, Ings Lane, Guiseley	Housing	The site has neutral effects for the majority of SA objectives and positive for greenspace, although negative and significant negative effects include biodiversity/geology, accessibility and flood mitigation. Highways, flood risk and biodiversity/geology mitigation measures would be required which can be achieved through appropriate site requirements and local plan policies.	Green Belt site. Site is well contained. Development would round off the settlement.	Green Belt site. The site relates well to the urban area and is contained by adjacent development, including the school to the north west and existing features. Residential Development would round off the settlement. Built development to the west of the site constrained by flood risk. Highways mitigation measures would be required.	N/A
HG2-2	3029	Wills Gill, Guiseley	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include greenspace and flood risk, although there are negative effects on local distinctiveness and the historic environment which can be mitigated through appropriate site requirements and local plan policies.	Green Belt site. The site is well connected to the urban area. The site is located within the Conservation Area but it is considered that mitigation measures can be put in place to protect the setting and character of the Conservation Area.	Green Belt site. The site is well connected to the urban area and is contained by properties to the north.	N/A
HG2-4	4020	Hollins Hill and Hawkstone Avenue, Guiseley	Housing	The site has neutral effects for the majority of SA objectives. Positive effects scores include flood risk, although there are negative effects for the historic environment which can be mitigated by appropriate site requirements and local plan policies.	Green Belt site. Development would form an extension to the existing residential area on the eastern boundary. Proximity of Listed Building and its setting would prevent unrestricted urban sprawl.	Green Belt site. Development would form an extension to the existing residential area. The character and setting of the Listed farm building acts as a strong boundary to prevent urban sprawl.	N/A
HG2-6	1113	Silverdale Avenue (land at), Guiseley	Housing	Neutral effects for the majority of SA objectives. Significant positive scores include access to education and health. Significant negative score for greenspace (the site is existing greenspace) and negative for heritage. The negative effects can be mitigated through appropriate site requirements and local plan policies in relation to greenspace and heritage	N/A	Suitable for residential development. Half of the site looking onto Silverdale Avenue suited for housing and the other half to be laid out for allotments or an alternative green space use with a management plan to be agreed with the Council to ensure that they are available for public use.	N/A
HG2-7	180	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	Housing	The site has positive or neutral effects for all SA objectives with the exception of the historic environment which can be mitigated through appropriate site requirements and local plan policies.	N/A	The site is suitable for conversion of the property only, with the green space on site to be retained as the site sits within Nunroyd Park.	N/A
HG2-8	4019	Kirkland House, Queensway, Yeadon	Housing	The site has positive or neutral effects for the majority of SA objectives with the exception of the historic environment which can be mitigated by appropriate site requirements and local plan policies.	N/A	Brownfield site in urban area. Residential acceptable in principle.	N/A

Aireborough

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-9	3366	Land at Victoria Avenue, Leeds	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include access to health, greenspace and flood risk. Negative effects include biodiversity/geology and the historic environment which can be mitigated through site requirements and local plan policies.	Green Belt site. Self contained between existing housing and airport runway. Development would constitute rounding off of settlement.	Green Belt site. Self contained between existing housing and airport runway. Development would constitute rounding off of settlement. A suitable access solution onto the A658 will be required to take account of the proximity of the airport runway tunnel structure, the safety of vehicles emerging from the tunnel and vehicle speed on the main road. The access solution may require land outside the site boundary.	N/A
HG2-11	12	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	Housing	The site has positive or neutral effects for the majority of SA objectives although negative and significant negative scores include land instability, landscape (the site is subject to TPO) and the historic environment which can be mitigated through appropriate site requirements and local plan policies.	N/A	Site within the urban area. Access would require removal of existing dwelling. There is a Tree Preservation Order over the site, however, the site has only limited tree cover and this could be considered in detailed design.	N/A
HG2-229	5287	The Old Mill, Miry Lane, Yeadon	Housing	The site has positive or neutral effects for the majority of SA objectives, although negative effects include biodiversity/geology and the historic environment which can be mitigated by site requirements and local plan policies.	N/A	Partially brownfield site within main urban area. The Old Mill should be retained and converted as part of development on this site.	N/A

Aireborough

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	63	Woodlands Drive - Cragg Wood Nurseries, Rawdon	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. A number of the negative effects reflect the accessibility of the site. Negative effects on biodiversity / geology can be mitigated by site requirements and local plan policies.	The site is located within an isolated location unconnected to the existing main urban area. Development would create a high potential for unrestricted sprawl within the Green Belt.	Green Belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy. Planning permission granted for 2 dwellings on site so not available for development in the SAP.	N/A
N/A	1017	Hawksworth Lane (land at), Hawksworth Nurseries	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. A number of the negative effects reflect the accessibility of the site.	Site is in an isolated location outside of the urban area and defined settlement hierarching. Site performs an important role in safeguarding the countryside from encroachment and would have a high potential to lead to unrestricted sprawl.	Green Belt site. Sieved out at Issues and Options stage. Site is in a small hamlet that is not within the settlement hierarchy and is an unsustainable location. Site assists in safeguarding the countryside from encroachment and has a high potential to lead to unrestricted sprawl.	N/A
N/A	1103	Bradford Road, Guiseley LS20	Housing	The site has positive or neutral effects for the majority of SA objectives.	N/A	Planning permission implemented. Site boundary amended to delete retail element from the site. Site suitable for housing, but too small for allocation.	The site has positive or neutral effects for the majority of SA objectives. Site suitable for housing, but too small for allocation.
N/A	1104	Greenside Farm, Yeadon LS19	Housing	The site has positive or neutral effects for the majority of SA objectives, although negative effects include employment.	Green Belt site. Development of site 1104 in isolation would constitute urban sprawl.	Green Belt site. Existing city farm on site. Development of the site in isolation would constitute urban sprawl. Site performs an important role in safeguarding the countryside from encroachment.	Whilst the site has positive or neutral effects for the majority of SA objectives, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	1148	Bradford Road (land off), Guiseley	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site.	Development of the site would result in a breach of Thorpe Lane, an important boundary preventing sprawl towards Bradford. The Green Belt is necessary to prevent coalescence between settlements of Guiseley and Menston.	Green Belt site. Development of the site would result in a breach of Thorpe Lane, an important boundary preventing sprawl towards Bradford. The Green Belt is necessary to prevent coalescence between settlements of Guiseley and Menston. The site is attractive and a designated Special Landscape Area.	N/A
N/A	1180B	Coach Road (land off), Guiseley LS20	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site.	Green Belt site. The site has been split in two as the southern section is considered unsuitable for development due to the fact that development would not be well related to the existing settlement pattern.	Green Belt site. The site is considered unsuitable for development as it would not relate well to the existing settlement pattern, would have high potential to lead to unrestricted sprawl and performs an important role in safeguarding the countryside from encroachment. There are highways concerns regarding the site.	N/A

Aireborough

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1186	Cross Lane (land at), off Carlton Lane, Guiseley LS21	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. A number of the negative effects reflect the accessibility of the site.	Isolated site within the green belt. Site performs an important role in safeguarding the countryside from encroachment, and development would have high potential to lead to unrestricted sprawl.	Green Belt site. Sieved out at Issues and Options stage. Site is in an isolated and unsustainable location, not within the settlement hierarchy. Site performs an important role in safeguarding the countryside from encroachment, and development would have high potential to lead to unrestricted sprawl.	N/A
N/A	1189	Bramston Lodge (land at), Carlton, Near Yeadon	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. A number of the negative effects reflect the accessibility of the site.	Isolated site set within the green belt. Site has an important role in safeguarding the countryside from encroachment, and development has a high potential to lead to unrestricted sprawl.	Green Belt site. Sieved out at Issues and Options stage. In isolated location and unsustainable location, not within the settlement hierarchy. Site has an important role in safeguarding the countryside from encroachment, and development has a high potential to lead to unrestricted sprawl.	N/A
N/A	1194	Thorpe Lane (land at) - Hawksworth Lane, Guiseley LS20	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects on flood risk. A number of the negative effects reflect the accessibility of the site.	Green Belt site. The site is not considered to be well connected to the urban area. Thorpe Lane is a main road and acts a strong defensible boundary that should not be breached. Development of the site would set a precedent for urban sprawl.	Green Belt site. The site is not considered to be well connected to the urban area. Thorpe Lane is a main road and acts a strong defensible boundary that should not be breached. Development of the site would set a precedent for urban sprawl.	N/A
N/A	1254	Moor Lane (land at), Guiseley	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. A number of the negative effects reflect the accessibility of the site.	Isolated site set within the green belt. Site performs an important role in safeguarding the countryside from encroachment and development has a high potential to lead to unrestricted sprawl.	Green Belt site. Sieved out at Issues and Options stage. Isolated site in an unsustainable location, not within the settlement hierarchy. Site performs an important role in safeguarding the countryside from encroachment and development has a high potential to lead to unrestricted sprawl.	N/A
N/A	1255A	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include greenspace and flood risk. Negative effects include biodiversity / geology which can be mitigated through appropriate site requirements and local plan policies.	Development of the site would constitute urban sprawl.	Green Belt site. The site would constitute urban sprawl and put unacceptable pressure on highway capacity.	Whilst the site has neutral effects for the majority of SA objectives, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	1256	Wills Gill (land at), off Carlton Lane, Guiseley	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site.	Green Belt site. The site is not well connected to the urban area, and would not constitute rounding off of the settlement. As such development would represent urban sprawl.	Green Belt site. The site is not well connected to the urban area, and would lead to unrestricted sprawl. The site has access constraints.	N/A

Aireborough

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1326	Town End (land at), Carlton, Yeadon LS19	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site. Positive effects on flood risk.	Isolated site set within the greenbelt. Site performs an important role in safeguarding the countryside from encroachment and development would have a high potential to lead to unrestricted sprawl.	Green Belt site. Sieved out at Issues and Options stage. Isolated site in unsustainable location, outside of the settlement hierarchy. Site performs an important role in safeguarding the countryside from encroachment and development would have a high potential to lead to unrestricted sprawl.	N/A
N/A	2038	Low Mills, Guiseley	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site. Positive effects include greenspace and contaminated land.	Only 0.01% of the site falls within the Green Belt. Detailed planning design can mitigate any potential impact on the purposes of the green belt.	This site is unsuitable for housing due to the following land constraints: the site is subject to flood risk; is of high ecological value both in terms of the tree belt across it and the SSSI; has 5 sites safeguarded in the Natural Resources and Waste Development Plan Document (25, 48, 53, 80, 81).	N/A
N/A	2118	Haw Lane, Yeadon	Housing	The site has neutral or positive effects for the majority of SA objectives. Negative effects include local distinctiveness.	Protected Area of Search site, not Green Belt	This site is designated as a Village Green and so is not considered suitable for development.	The site has neutral or positive effects for the majority of SA objectives, however it is not considered suitable for housing as the site is designated as a Village Green.
N/A	2119	Canada Road, Rawdon	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include greenspace, accessibility and flood risk, although there are negative effects on the transport network.	Protected Area of Search (PAS) site, not Green Belt.	Highways object to development of the site due to poor visibility of site access.	The site has mainly neutral and positive effects for sustainability, however due to poor highway visibility from the site it is not considered a suitable site for residential development.
N/A	2160	Scotland Lane, Ling Bob, Horsforth	Housing	The site has neutral or negative effects for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Listed buildings on site - impact on these would need to be considered but likely to be mitigated through appropriate detailed design. Overall, this is a large site that relates poorly to settlement and performs an important role in safeguarding the countryside from encroachment. Development would set a precedent for further sprawl.	Green Belt site. The site performs an important role in safeguarding the countryside from encroachment and development here would lead to unrestricted sprawl. The site is not supported by Highways.	N/A

Aireborough

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2161	Westfield Mount (west of), Yeadon	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace and flood risk. A number of the negative effects reflect the accessibility of the site.	The western part of the site is Green Belt. The development of this site alone would represent an isolated development unrelated to the existing settlement. The site is also a Site of Special Scientific Interest.	Part Green Belt. The site has no road frontage and would require the development of the adjoining SHLAA site 2038 for access purposes. The western section of the site is a designated Site of Special Scientific Interest (SSSI) and could not be developed. The eastern section is covered in dense trees and is also considered unsuitable.	N/A
N/A	2162	Warm Lane (north of), Yeadon	Housing	The site has neutral or negative effects for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. The negative effect on biodiversity / geology can be mitigated through site requirement and local plan policies. Positive effects include education, health and greenspace.	Green Belt site. Development of site 2162 in isolation would be unrelated to the existing settlement pattern.	Green Belt site. Development of site in isolation would be unrelated to the existing settlement pattern and would set a precedent for unrestricted sprawl.	N/A
N/A	2163B	Park Road (South of) Sodhall Hill, Guiseley	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site.	Green Belt site. Development of Site B would not be well related to the existing settlement pattern.	Green Belt site. The site is considered unsuitable for development due to Highways concerns, development would not be well related to the existing settlement pattern and set a precedent for unrestricted sprawl. The quality of the road network would prevent a large development (both A and B) in this area.	N/A
N/A	3028	Kelcliffe Lane, Guiseley	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace and flood risk. A number of the negative effects reflect the accessibility of the site.	Green Belt site. Visible location above the urban area. Development would constitute urban sprawl, unrelated to the existing settlement pattern.	Green Belt site. Visible location above the urban area. The site performs an important role in safeguarding from encroachment. Development would constitute urban sprawl, unrelated to the existing settlement pattern. Highways issues regarding access.	N/A
N/A	3030	Banksfield Crescent, Yeadon	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include greenspace and flood risk and negative effects include local distinctiveness.	Green Belt site. Part of the site also falls within the designated Village Green. Development of the site in isolation would be unrelated to the existing settlement pattern and constitute urban sprawl.	Green Belt site. Part of the site also falls within the designated Village Green. Development of the site would be unrelated to the existing settlement pattern and would lead to unrestricted sprawl.	The site has neutral effects for the majority of SA objectives, however it is not considered suitable for allocation as development due to Green Belt reasons and part of the site is designated as a Village Green.
N/A	3031	Land Behind 1-19 Westfield Oval, Yeadon	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site.	Green Belt site, not particularly well related to the existing settlement pattern. Highways objections.	Green Belt site, not particularly well related to the existing settlement pattern. Highways concerns re access - adoptable highway not considered achievable.	N/A

Aireborough

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3033	Land to east of Apperley Lane	Housing	The site has neutral or positive effects for the majority of SA objectives. Positive effects include greenspace and flood risk. A number of the negative effects reflect the accessibility of the site.	Green Belt site. Development of site 3033 in isolation would be unrelated to the existing settlement pattern.	Green Belt site. The site performs an important role in safeguarding the countryside from encroachment. Development of site 3033 would be unrelated to the existing settlement pattern.	N/A
N/A	3034	Cold Harbour Farm, Bayton Lane, Yeadon	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site.	Large site. Development would have a significant impact on the openness of the green belt and result in a large area of urban sprawl. Site currently performs important countryside function and surrounds an important nature area.	Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and performs an important role in safeguarding the countryside from encroachment. Development here would have a significant impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.	N/A
N/A	3326	Land at Rawdon, Leeds	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include greenspace and flood risk. Negative effects include biodiversity / geology.	Green Belt site. The site contains a Site of Ecological or Geological Interest (SEGI) and is not considered suitable for development. The area not covered by a SEGI is separated from the settlement.	Green Belt site. The site contains a Site of Ecological or Geological Interest (SEGI) and performs an important role in safeguarding from encroachment. The area not covered by a SEGI is separated from the settlement and given the sensitive nature of the area development is not considered appropriate.	N/A
N/A	5151	Land N of Holmehurst off Apperley Lane Rawdon	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site.	Whilst there are existing properties located in proximity to the site which lie within the Green Belt boundary, development of the site would create an irregular Green Belt boundary potentially leading to further urban sprawl and narrowing the gap between Leeds and Bradford.	A Green Belt site located within Cragg Wood Conservation Area. Whilst there are existing properties located in proximity to the site which lie within the Green Belt boundary, development of the site would create an irregular Green Belt boundary potentially leading to further urban sprawl and narrowing the gap between Leeds and Bradford.	N/A
N/A	5152	Land S of Holmehurst off Apperley Lane Rawdon	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site.	Whilst the site lies adjacent to existing properties within the Green Belt, designating the site would create a site separated from the existing built up area and create an irregular Green Belt boundary leading to further potential urban sprawl and narrowing the gap between Leeds and Bradford.	A Green Belt site located within Cragg Wood Conservation Area. Whilst the site lies adjacent to existing properties within the Green Belt, designating the site would create a site separated from the existing built up area and create an irregular Green Belt boundary leading to further potential urban sprawl and narrowing the gap between Leeds and Bradford.	N/A

Aireborough

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5251	LCC Depot, Henshaw Lane, Yeadon	Housing	The site has positive or neutral effects for the majority of SA objectives, although negative effects include biodiversity/geology and the historic environment which can be mitigated by site requirements and local plan policies.	N/A	Brownfield site currently in use as council depot for waste, environmental action and highways services. If these were to relocate to suitable alternative locations, this site would be suitable for residential development as it would relate well to existing residential development to the north and identified site HG1-12 to the east. However, alternative sites for all of these uses have not been identified and so there is no certainty about the future availability of this site.	Whilst the site has positive or neutral effects for the majority of SA objectives and is suitable for residential use in principle, the land is not currently available.
N/A	5260	Land east of Layton Lane, Rawdon	Housing	The site has positive or neutral effects for the majority of SA objectives, although negative effects include biodiversity/geology and the historic environment which can be mitigated by site requirements and local plan policies.	Attractive open site, highly visible part of the green belt gap between Rawdon and Horsforth to the north-east of the A65. Provides a visual link to green belt land beyond the site.	Green belt site. Attractive open site, highly visible part of the green belt gap between Rawdon and Horsforth to the north-east of the A65. Provides a visual link to green belt land beyond the site.	Whilst the site has positive or neutral effects for the majority of SA objectives, it is not considered suitable for housing development due to Green Belt reasons and there are more sequentially preferable sites for allocation.
N/A	5316	Coney Park, Yeadon	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. A number of the negative effects reflect the accessibility of the site.	The northern part of the site falls within Green Belt. Whilst adjacent to the industrial buildings on Harrogate Road and Cemetery Road it is not well connected to the built up area of Yeadon. The northern boundary of the site is not well defined and introducing new residential uses would lead to isolated residential development.	The northern part of the site falls within Green Belt. Whilst adjacent to the industrial buildings on Harrogate Road and Cemetery Road it is not well connected to the built up area of Yeadon. The northern boundary of the site is not well defined and introducing new residential uses would lead to isolated residential development.	N/A
N/A	4043	Ings Lane, Guiseley	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include greenspace and flood risk. Negative and significant negative effects include ecology and the historic environment which can be mitigated by site requirements and local plan policies.	Green Belt site. Site is contained by existing development & the railway line and so relates relatively well to the existing settlement.	A Green Belt site which relates well to the existing settlement, however there are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	Whilst the site has neutral effects for the majority of SA objectives, it is Green Belt, and does not meet plan objectives to only release land from the Green Belt, which is necessary to deliver housing up to 2023, and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1255B	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	Housing	The site has neutral effects for the majority of SA objectives. Positive and significant positive effects include health, greenspace and flood risk. Negative effects include biodiversity/geology which can be mitigated by a site requirement and local plan policies.	Green Belt site which after splitting, site B relates well to the existing settlement.	Whilst the site relates well to the settlement and has neutral effects for the majority of SA objectives, there is no defensible Green Belt boundary, therefore the site performs less well in Green Belt terms compared to other sites in the HMCA. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	Whilst the site has neutral effects for the majority of SA objectives, it is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA
N/A	1311	Land at Coach Road, Guiseley	Housing	The site has neutral effects for many of the SA objectives with positive and significant positive effects including access to education, health, green space and flood risk. Negative and significant negative effects for a number of objectives reflecting the poorer accessibility, together with landscape and the historic environment. Appropriate mitigation can be provided for the historic environment by a site requirement and local plan policies.	Green belt site. Relates well to urban area. Site boundaries follow existing tree lined field boundaries which currently provide a partial boundary that will help contain development and limit the potential that it might otherwise have had to lead to sprawl.	The site performs less well in Green Belt terms compared to other sites in the HMCA as it lies to the south of the strong Green Belt boundary of Coach Road. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	Whilst the site has neutral effects for many of the SA objective it is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA
N/A	1221	Gill Lane, Yeadon LS19	Housing	The site has neutral or positive effects for the majority of SA objectives. Negative or significant negative effects include land instability, landscape and historic environment. Appropriate mitigation can be provided for the historic environment by a site requirement and local plan policies.	Green Belt site. Well contained site with strong connections to the urban area. Site performs well against the purposes of Green Belt.	Whilst the site has less impact in Green Belt terms compared to other sites in the HMCA, it has outstanding issues with built heritage (Historic England) in relation to site area and capacity. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	Whilst the site has neutral or positive effects for the majority of SA objectives, it is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA
N/A	3329_5145	Layton Wood Rawdon	Housing	The site has neutral or positive effects for the majority of SA objectives. Negative and significant negative effects for ecology, land instability, landscape and historic environment. Appropriate mitigation can be provided for the historic environment by a site requirement and local plan policies.	Due to the enclosed nature of the site, development would have limited impact on the Green Belt. Development would round off the land to create a new GB boundary formed by Gill Beck which is a stronger GB boundary than existing. The existing area to the north west of the site boundary but within the GB would also need to be excluded from the GB, this forms part of the garden of the new property currently under construction.	The site is not as well related to the existing settlement as other Green Belt sites in the HMCA. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	Whilst the site has neutral or positive effects for the majority of SA objectives, it is Green Belt, and does not meet plan objectives to only release land from the Green Belt, which is necessary to deliver housing up to 2023, and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4095	Land to west of Knott Lane, Rawdon	Housing	Site has neutral or positive effects for the majority of SA objectives. Negative or significant effects include biodiversity/ geology, land instability, landscape and historic environment. Appropriate mitigation can be provided for the biodiversity/geology and the historic environment by a site requirement and local plan policies.	The site is well contained by existing development and would not constitute sprawl if developed.	The site is not as well related to the existing settlement as other Green Belt sites in the HMCA. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	Whilst the site has neutral or positive effects for the majority of SA objectives, it is Green Belt, and does not meet plan objectives to only release land from the Green Belt, which is necessary to deliver housing up to 2023, and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.
N/A	4254	Woodlands Drive, Rawdon	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk and mineral resources. Negative and significant negative effects include access to health, existing services, biodiversity/geology, landscape and historic environment. Appropriate mitigation can be provided for biodiversity/geology and the historic environment by a site requirement and local plan policies.	Green Belt site. Adjacent to residential development and industry to the north. Surrounded on two sides by development. Adjacent to conservation area. Within special landscape area but site is relatively limited and set against backdrop of existing development.	The site has less impact on Green Belt purposes, however it is not as well related to the existing settlement as other sites in the HMCA. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	Whilst the site has neutral or negative effects for the majority of SA objectives, it is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.
N/A	3331	Land at Rawdon, Leeds	Housing	The site has neutral effects for many SA objectives. Positive and significant positive effects for a number of objectives reflecting accessibility together with minerals and resources (the site is within a surface coal minerals safeguarding area). Negative and significant negative effects include access to greenspace, biodiversity/geology, landscape and historic environment which can be mitigated through site requirements and local plan policies.	Green Belt site, but well contained and would not constitute sprawl if developed.	The site is not as well related to the existing settlement as other sites in the HMCA. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	Whilst the site has neutral effects for many SA objectives, it is Green Belt, and does not meet plan objectives to only release land from the Green Belt, which is necessary to deliver housing up to 2023, and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.

Aireborough

General employment allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EG2-24	2901660	Land at Carlton Moor / Leeds Bradford Airport	Employment	The site scores neutral for the majority of SA objectives with a positive effect on flood risk. Negative effects include ecology and the transport network. Negative impacts can be mitigated by site requirements and local plan policies.	The site is relatively well contained by existing features which would limit the likelihood of urban sprawl occurring.	Additional employment needs were identified in the outer north west and Aireborough areas which can be met on this site, in parallel with LBIA ambitions to grow the airport. The impact on the Green Belt minimised because of clearly defined boundaries and sunken topography which means the site is not highly visible. It is also adjacent to the operational boundary of the airport and access will be provided from the planned link road between the A65 and A658 which will divert freight away from the settlement of Yeadon. Release of the site for development will be phased through Policy SP12 of the Core Strategy, proposed Policy EG3 of the Site Allocations Plan and preparation of a Supplementary Planning Document to ensure that land use, transport infrastructure, effects on the landscape and other matters are properly planned.	N/A

Aireborough

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2800611	Lcc Depot Off Green Lane Yeadon	Housing	The site has positive or neutral effects for the majority of SA objectives, although negative effects include employment, economic growth and biodiversity/ geology.	The site is not within or adjacent to the Green Belt	Site is not available. It is in use as a LCC highways Depot.	Whilst the site has positive or neutral effects for the majority of SA objectives, it is not available.
N/A	2800611	Lcc Depot Off Green Lane Yeadon	Employment	The site has positive or neutral effects for the majority of SA objectives, although negative effects include biodiversity/ geology.	The site is not within or adjacent to the Green Belt	Site is not available. It is in use as a LCC highways Depot.	Whilst the site has positive or neutral effects for the majority of SA objectives, it is not available.
N/A	2802310	Low Mills Guiseley Ls19	Employment	The site has neutral or negative effects for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	No adverse impact.	The northern and southern part of this site has existing Natural Resource and Waste / light industry uses. The only available part is the central area which is a valley with mature woodland and high ecological value. The ELA site assessment concluded this site being unsuitable for any employment allocation.	N/A
N/A	2802330	Office Element High Royds Hospital Redevelopment Bradford Road Guiseley	Employment	The site has neutral effects for the majority of SA objectives. Positive effects include flood risk and contaminated land and negative include landscape (Tree Preservation Orders).	Site is washed over by the Green Belt designated as a Major Developed Site in the Green Belt. It is now part of a larger housing scheme for the redevelopment of a listed hospital complex.	Site has extant planning permission for residential development and no longer available for new employment.	Whilst the site has neutral effects for the majority of SA objectives it has extant planning permission for residential development and is no longer available for employment use.
N/A	2900895	Airport West Ph4 Warren House Lane Yeadon Ls19	Employment	The site has positive or neutral effects for the majority of SA objectives.	N/A	Site removed from supply as detached restaurant scheme approved under 14/03387/FU at Airport West Business Park, Warren House Lane, Yeadon. Site no longer available for new allocation.	Whilst the site has positive or neutral effects for the majority of SA objectives, the site is no longer available.

City Centre

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-187	3157	Brandon Road, LS3	Housing	Site scores positively or neutral on most SA objectives. The negative impact on historic environment can be mitigated through site requirements and local plan policies.	N/A	Suited to residential flats scheme. Permission lapsed for 72 flats.	N/A
HG2-188	446	Great George Street (57)	Housing	Site scores positively or neutral for most SA objectives. Whilst the site is within the high risk area for land stability, the site is allocated for conversion of the upper floors of a building that already exists. The potential negative impact on heritage can be mitigated through site requirements and local plan policies.	N/A	Suitable for upper floor conversion to residential use.	N/A
HG2-189	2006B	Centenary House, North Street Leeds	Housing	The site scores are positive or neutral for most SA objectives. The potential negative impact on heritage can be mitigated through site requirements and local plan policies. Whilst the site is within the high risk area for land stability, the site is allocated for conversion of a building that already exists.	N/A	Residual allocation following split at Apr16 refresh	N/A
HG2-191	426	Aire Street (49) LS1	Housing	The site scores are positive or neutral for most SA objectives. The negatives to employment and economic growth are tolerable given that the loss of office space will be small and the city currently has a good supply of offices. As the site is located in a very central high density location, the small number of flats are unlikely to appeal to households with children, so the negative score for accessibility to schools will not be a significant concern. The negative impact on heritage can be mitigated through site requirements and local plan policies.	N/A	Suitable for residential development with development interest expressed in the past.	N/A

City Centre

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-194	2018	Silver Street/ Midland Mills North	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth reflect that the site had previously been in employment use, but the use ceased many years ago and the site is currently in use as a temporary surface car park and repair garage. The negative impacts on historic environment and flood risk can be mitigated through site requirements and local plan policies.	N/A	Underdeveloped Holbeck Urban Village site with repair garage and parking. Suitable and available for housing development.	N/A
HG2-195	2019	Silver Street/ Midland Mills South	Housing	The site scores are positive or neutral for most SA objectives. The negative impacts on historic environment and flood risk can be mitigated through site requirements and local plan policies.	N/A	Underdeveloped Holbeck Urban Village site with temporary car parking and single storey buildings. Suitable and available for housing development.	N/A
HG2-199	5019	Holbeck Day Centre, Holbeck Moor Road, Holbeck	Housing	The site scores positively or neutral for most SA objectives. The negative on air quality will be mitigated by existing planning policy which will require an air quality assessment as part of development.	N/A	Suitable site for housing development within 1970s housing estate.	N/A
HG2-208	5272	Globe Quay, Globe Road, Holbeck	Housing	The site scores are positive or neutral for most SA objectives. The negatives to employment and economic growth are tolerable given that the loss of office space will be small and the city currently has a good supply of offices. The green space and biodiversity / geology negatives are raised because the site abuts the Leeds Liverpool Canal which is a designated green space and haven for biodiversity. The negative impacts on biodiversity/geology and historic environment can be mitigated through site requirements and local plan policies.	N/A	Site suggested by landowner during Publication consultation for housing development on upper floors	N/A

City Centre

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-209	5281	The Faversham, Springfield Mount, LS2 9NG	Housing	The site scores are positive or neutral for most SA objectives. The loss of the existing pub (leisure facility) is scored as a double negative. However, the city centre is replete with bars and pubs and the loss would have little significance. The city centre also has a number of community facilities. The negative impact on historic environment can be mitigated through site requirements and local plan policies.	N/A	Site suggested by landowner during Publication consultation for housing development	N/A

City Centre

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-15	2028A	Great George Street - LGI	Housing	The site scores are positive or neutral for most SA objectives. The negatives to employment and economic growth are not significant because the mixed use allocation anticipates provision of 12,000sqm of office space. In any case the rationalisation of the Leeds General Infirmary is likely to happen anyway in line with the NHS strategy and services are likely to be moved elsewhere in the hospital or elsewhere in Leeds. Whilst the site is within the high risk area for land stability and thus automatically scores a negative, much of the development will be of conversion of existing buildings. The negative impact on historic environment can be mitigated through site requirements and local plan policies.	N/A	Health trust expects to dispose of older buildings on site including the Gilbert Scott and Brotherton wings. Site would be suited to part conversion to conserve the listed elements and part redevelopment to provide a mix of residential and office space.	N/A
MX2-15	2028A	Great George Street - LGI	Employment	The negatives for housing and economic growth are not significant given that the proposed allocation is for mixed use with provision of offices and residential. Whilst the site is within the high risk area for land stability and thus automatically scores a negative, much of the development will be of conversion of existing buildings. The negative impact on historic environment can be mitigated through site requirements and local plan policies.	N/A	Health trust expects to dispose of older buildings on site including the Gilbert Scott and Brotherton wings. Site would be suited to part conversion to conserve the listed elements and part redevelopment to provide a mix of residential and office space.	N/A
MX2-16	1010	Bridge Street, Baker House	Employment	The site scores are positive or neutral for most SA objectives. The negative score for housing is minor given that the proposed mixed use allocation provides for considerably more provision of housing than office use. The negative impact on historic environment can be mitigated through site requirements and local plan policies.	N/A	Suitable city centre location for mixed use scheme with office at ground floor level adjacent to A64 and apartments on upper floors.	N/A

City Centre

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-16	1010	Bridge Street, Baker House	Housing	The site scores are positive or neutral for most SA objectives. The negatives to employment and economic growth are tolerable given that the loss of storage space is a type of use that is better suited to locations outside of the city centre. The allocation for office use is appropriate for the location. The negative impact on historic environment can be mitigated through site requirements and local plan policies.	N/A	Suitable city centre location for mixed use scheme with office at ground floor level adjacent to A64 and apartments on upper floors.	N/A
MX2-17	2004	North Street - Leeds College of Building	Housing	The site scores are positive or neutral for most SA objectives. The negatives to employment and economic growth are tolerable given that the loss of teaching space is a type of use that is equally suited to locations outside of the city centre. The allocation for office use is appropriate for the location. Whilst the site is within the high risk area for land stability, existing policy and application of building regulations can ensure that new buildings are of appropriate structural form. The negative impact on historic environment can be mitigated through site requirements and local plan policies.	N/A	City centre site suitable for office and residential development.	N/A
MX2-17	2004	North Street - Leeds College of Building	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because the mixed use allocation proposes substantial provision of housing. Whilst the site is within the high risk area for land stability, existing policy and application of building regulations can ensure that new buildings are of appropriate structural form. The negative impact on historic environment can be mitigated through site requirements and local plan policies.	N/A	City centre site suitable for office and residential development.	N/A

City Centre

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-18	410	Regent Street / Skinner Lane LS2	Housing	The site scores are positive or neutral for all but one of the SA objectives. Whilst the site is within the high risk area for land stability, existing policy and application of building regulations can ensure that new buildings are of appropriate structural form.	N/A	Cleared site with development interest for ground floor "A" uses and upper floor residential scheme.	N/A
MX2-19	230	Westgate - Leeds International Swimming Pool	Employment	The site scores are positive or neutral for all but one of the SA objectives. The negative for housing is not significant because the mixed use allocation proposes a substantial number of dwellings.	N/A	Suitable central site for offices and residential.	N/A
MX2-19	230	Westgate - Leeds International Swimming Pool	Housing	The site scores are positive or neutral for all but one of the SA objectives. The relative inaccessibility to primary and secondary education is not a significant issue because the location is unlikely to generate strong market interest for family occupation. A secondary school has recently opened on the south east side of the city centre and secondary and primary schools can be accessed easily by bus or a 20 - 30 minute walk.	N/A	Suitable central site for offices and residential.	N/A
MX2-20	187	Westgate - Brotherton House LS1 2RS	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because the allocation proposes a substantial amount of new dwellings. The potential negative impact on heritage can be mitigated. Site requirements can be used to draw attention to this concern.	N/A	Suitable for conversion to residential with lower floor offices. Development interest expressed.	N/A
MX2-20	187	Westgate - Brotherton House LS1 2RS	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant because the building has been vacant for over 10 years and the allocation proposes a substantial amount of new office space. The negative impact on historic environment can be mitigated through site requirements and local plan policies.	N/A	Suitable for conversion to residential with lower floor offices. Development interest expressed.	N/A

City Centre

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-22	2001	St Peters Square	Housing	The site scores are positive or neutral for most SA objectives. The negative for flood risk can be addressed both by existing LDF policy and by setting a site requirement. The negative for land stability can be addressed through extant Planning Policies. Due representation on land stability has been received by the appropriate agencies.	N/A	Suitable site for infill development with offices at ground floor and residential at upper floor levels.	N/A
MX2-22	2001	St Peters Square	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because most of this mixed use site will be given over to provision of housing. The negative for flood risk can be addressed both by existing LDF policy and by setting a site requirement. The negative for land stability can be addressed through extant Planning Policies. Due representation on land stability has been received by the appropriate agencies.	N/A	Suitable site for infill development with offices at ground floor and residential at upper floor levels.	N/A
MX2-23	200_411	Quarry Hill/York Street Leeds	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because a significant part of this mixed use site will be given over to provision of housing. The negative impacts for flood risk, land stability and historic environment can be mitigated through site requirements and local plan policies.	N/A	Overall site suitable for mixed use development with residential and office development. Quantity of apartments and offices reflects recent planning application. Car park plot to rear of Dance Studio suitable for office at ground floor level and residential at upper floor levels.	N/A
MX2-23	200_411	Quarry Hill/York Street Leeds	Housing	The site scores are positive or neutral for most SA objectives. The negative impacts for flood risk, land stability and historic environment can be mitigated through site requirements and local plan policies.	N/A	Overall site suitable for mixed use development with residential and office development. Quantity of apartments and offices reflects recent planning application. Car park plot to rear of Dance Studio suitable for office at ground floor level and residential at upper floor levels.	N/A

City Centre

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-25	449	Duncan Street (7)	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not so significant because part of this mixed use allocation is for office provision. The negative impacts for land stability and historic environment can be mitigated through site requirements and local plan policies.	N/A	Opportunity for upper floor conversion to provide office floorspace and dwellings.	N/A
MX2-25	449	Duncan Street (7)	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because the major part of this mixed use site will be given over to provision of housing. The negative impacts for land stability and historic environment can be mitigated through site requirements and local plan policies.	N/A	Opportunity for upper floor conversion to provide office floorspace and dwellings.	N/A
MX2-27	2007	Wharf Street	Housing	The site scores are positive or neutral for most SA objectives. The negative impacts for land stability and historic environment can be mitigated through site requirements and local plan policies.	N/A	Previous permission for residential flats scheme. Site suitable and available.	N/A
MX2-29	431	The Calls (38)	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant because the first floor of this mixed use site will be given over to provision of offices. The negative impacts for flood risk, land stability and historic environment can be mitigated through site requirements and local plan policies.	N/A	Suitable for conversion to residential with offices at ground floor level.	N/A
MX2-29	431	The Calls (38)	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because most of this mixed use site will be given over to provision of housing. The negative impacts for flood risk, land stability and historic environment can be mitigated through site requirements and local plan policies.	N/A	Suitable for conversion to residential with offices at ground floor level.	N/A

City Centre

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-32	225	Water Lane - Westbank	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant as the mixed use allocation expects provision of nearly 300 dwellings. The negative for flood risk can be addressed by inclusion of a site requirement. Also, flood risk will be considerably improved by completion of the Leeds Flood Alleviation Scheme. The negative impacts for historic environment can be mitigated through site requirements and local plan policies.	N/A	Site suitable for mixed office/residential scheme. Very accessible city centre site. Flood risk will be considerably improved by completion of the Leeds Flood Alleviation Scheme. Expect 20,790sqm of offices and 288 dwellings.	N/A
MX2-32	225	Water Lane - Westbank	Housing	The site scores are positive or neutral for most SA objectives. The negatives to employment and economic growth are not significant given that the mixed use allocation anticipates over 20,000sqm of new office space. The negative for flood risk can be addressed by inclusion of a site requirement. Also, flood risk will be considerably improved by completion of the Leeds Flood Alleviation Scheme. The negative impacts for historic environment can be mitigated through site requirements and local plan policies.	N/A	Site suitable for mixed office/residential scheme. Very accessible city centre site. Flood risk will be considerably improved by completion of the Leeds Flood Alleviation Scheme. Expect 20,790sqm of offices and 288 dwellings.	N/A
MX2-34	5196	Criterion Place North	Housing	The site scores are positive or neutral for most SA objectives. The negative for access to green space is not surprising given the location in the heart of the city centre. A pocket park is being delivered as part of Criterion Place overall which improved the SA score when completed. The negative impact for historic environment can be mitigated through site requirements and local plan policies.	N/A	This was part of a larger site that was split into parts for the Publication Draft. Criterion Place North remains available and suitable for a mixed scheme with offices on the lower floors and residential above.	N/A

City Centre

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-34	5196	Criterion Place North	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant since this mixed use allocation is expected to deliver a substantial amount of dwellings. The negative for Flood Risk no longer applies because more recent flood risk maps of the Environment Agency place this site in Zone 2 rather than Zone 3. As such flood risk is addressed through LDF policy. The potential negative impact on heritage is not significant because the Victoria Mills Grade II listed building on the south side of Sovereign St is now obscured from this site by a new office building. Therefore, a site requirement is no longer considered necessary.	N/A	This was part of a larger site that was split into parts for the Publication Draft. Criterion Place North remains available and suitable for a mixed scheme with offices on the lower floors and residential above.	N/A
MX2-35	5349	Temple Works Mixed Use Site	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because this mixed use allocation anticipates development of 1000 dwellings. The flood risk of the site has since been reclassified as having less than 10% of site area in Zone 3. Therefore, flood risk can be dealt with through LDF policies. Regarding the double negative of land stability because of historic mine workings in the area, this would be addressed through existing LDF policies. The negative impacts for historic environment can be mitigated through site requirements and local plan policies.	N/A	Landowner suggested one single mixed use site to replace a number of proposed allocations and identified sites.	N/A

City Centre

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-35	5349	Temple Works Mixed Use Site	Housing	<p>The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant because the mixed use allocation proposes 3.1 hectares of general employment land and 10,000sqm of office floorspace. The negative for health will diminish as the South Bank residential community grows and attracts supporting facilities including GP surgeries.</p> <p>The flood risk of the site has since been reclassified as having less than 10% of site area in Zone 3. Therefore, flood risk can be dealt with through LDF policies.</p> <p>Regarding the double negative of land stability because of historic mine workings in the area, this would be addressed through existing LDF policies. The negative impacts for historic environment can be mitigated through site requirements and local plan policies.</p>	N/A	Landowner suggested one single mixed use site to replace a number of proposed allocations and identified sites.	N/A
MX2-36	2021	Water Lane Car Park	Housing	<p>The site scores are positive or neutral for most SA objectives. The double negative for access to green space is a consequence of the city centre location. Development of the South Bank area will provide opportunity to deliver public open spaces. This is one of the priorities of the South Bank SPD. Regarding the negative of flood risk a site requirement can be used to provide appropriate mitigation. The Leeds Flood Alleviation scheme has reduced the risk of flooding in this area. The negative impacts for historic environment can be mitigated through site requirements and local plan policies.</p>	N/A	Highly accessible surface car park site suited to housing development. At request of the landowner, site amended to a mixed use site with B1 office space and residential above.	N/A

City Centre

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-36	2021	Water Lane Car Park	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant as this mixed use allocation expects 30 dwellings on upper floors. Regarding the negative of flood risk a site requirement can be used to provide appropriate mitigation. The Leeds Flood Alleviation scheme has reduced the risk of flooding in this area. The negative impacts for historic environment can be mitigated through site requirements and local plan policies.	N/A	Highly accessible surface car park site suited to housing development. At request of the landowner, site amended to a mixed use site with B1 office space and residential above.	N/A

City Centre

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	231	Kirkgate Phase II	Housing	Site scores positive or neutral for all but one SA Objective. Land stability can be dealt with through the application of extant LDF planning policies to development proposals.	N/A	Regeneration plans for this site do not envisage development of housing or B1 offices	Site not available for housing or office development.
N/A	231	Kirkgate Phase II	Employment	Site scores positive or neutral for most SA Objective. The negative for housing is not significant because the plan is allocating more than sufficient land for housing in the city centre. Land stability can be dealt with through the application of extant LDF planning policies to development proposals.	N/A	Regeneration plans for this site do not envisage development of housing or B1 offices	Site not available for housing or office development.
N/A	396	Call Lane - The Chandlers LS2	Housing	Land area not available for 7 further dwellings.	N/A	Land area not available for 7 further dwellings.	N/A
N/A	403	New Station Street (18-24) LS1	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant for this city centre location where there is a sufficient stock of offices and allocations for offices. The negative for green space is to be expected in this core city centre location.	N/A	Recent implementation of bar scheme renders residential development highly unlikely.	Significant doubt about availability of site for housing development.
N/A	420	Park Row (8)	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant for this city centre location where there is a sufficient stock of offices and allocations for offices.	N/A	Site is no longer considered available for residential development	Site not available for housing or office development.
N/A	420	Park Row (8)	Employment	The site scores are positive or neutral for all but one SA objective. The negative for housing is not significant because sufficient housing land is being allocated in the city centre to meet targets.	N/A	Site is no longer considered available for residential development	Site not available for housing or office development.

City Centre

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	425	Albion Place - Leeds Club	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because sufficient land is being allocated in the city centre to meet the target. The negative for land stability is not an issue as the building already exists and would be subject to conversion.	N/A	Not available for residential or office development. Building in full use as a hospitality venue.	Site not available for residential or office development.
N/A	425	Albion Place - Leeds Club	Housing	The site scores are positive or neutral for most SA objectives. The negative for land stability is not an issue as the building already exists and would be subject to conversion.	N/A	Not available for residential or office development. Building in full use as a hospitality venue.	Site not available for residential or office development.
N/A	455	Wellington Street - Lumiere	Housing	Site built out as an office scheme.	N/A	Site built out as an office scheme.	N/A
N/A	459	Eastgate/Harewood Quarter LS2	Housing	Phase 1 south of Eastgate completed with no residential or office content. Phase 2 north of Eastgate expected to follow suit.	N/A	Phase 1 south of Eastgate under construction with no residential or office content. Phase 2 north of Eastgate expected to follow suit.	N/A
N/A	462	Call Lane 52	Housing	The site scores are positive or neutral for most SA objectives. The negative for green space is to be expected for this site location in the heart of the city centre. Land stability is not a significant issue because the building exists for conversion and there would be no new build activity.	N/A	Ground floor now established as a night club. Availability and suitability questionable.	Site not considered available for housing development.
N/A	1020	Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2	Housing	The site scores are positive or neutral for most SA objectives. Historic impact uncertain.	N/A	Not suitable. Applications for dwellings have been refused planning permission.	The site is not suitable. Applications for dwellings have been refused planning permission. Therefore, the site is not proposed for allocation.
N/A	1140	Pontefract Lane (land west of), Richmond Hill LS9	Housing	The site scores are positive or neutral for most SA objectives. The land stability negative can be addressed by applying existing LDF policy to development proposals.	N/A	No indication that this site is available for redevelopment. Buildings are occupied by a variety of businesses.	Site not available for housing allocation.
N/A	1267	Kidacre Street - former gas works site	Employment	The site scores are positive or neutral for most SA objectives. The negatives can be addressed through application of existing LDF policies.	N/A	Site currently blighted by HS2	The site is not proposed for allocation as it is blighted by HS2 land safeguarding.
N/A	1267	Kidacre Street - former gas works site	Housing	The site scores are positive or neutral for most SA objectives. The negatives can be addressed through application of existing LDF policies.	N/A	Site currently blighted by HS2	The site is not proposed for allocation as it is blighted by HS2 land safeguarding.

City Centre

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2002	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant for this city centre location where there is a sufficient stock of offices and allocations for offices. Flood risk is an issue but could be mitigated with site requirements. Land stability can be dealt with by applying existing LDF policies to development proposals.	N/A	Premises occupied. Site not available.	The premises are occupied so the site is not available.
N/A	2002	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because sufficient land for housing is being allocated in the city centre. Flood risk is an issue but could be mitigated with site requirements. Land stability can be dealt with by applying existing LDF policies to development proposals.	N/A	Premises occupied. Site not available.	The premises are occupied so the site is not available.
N/A	2005	Trafalgar Street	Housing	The site performs well against the SA objectives.	N/A	Site thriving as multi-storey car park therefore not available.	The building is thriving as multi-storey car park therefore not available.
N/A	2008	Crown Street - White Cloth Hall LS2	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because enough land is being allocated in the city centre to meet the target. The negative of land stability can be dealt with by applying existing LDF policies to development proposals.	N/A	Suitable site for conservation led refurbishment and redevelopment. Scheme expected to include retail, with no residential.	The regeneration scheme will deliver retail uses with with no residential and no office space. Therefore it is not appropriate to allocate.
N/A	2008	Crown Street - White Cloth Hall LS2	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant for this city centre location where there is a sufficient stock of offices and allocations for offices. The negative of land stability can be dealt with by applying existing LDF policies to development proposals.	N/A	Suitable site for conservation led refurbishment and redevelopment. Scheme expected to include retail, with no residential.	The regeneration scheme will deliver retail uses with with no residential and no office space. Therefore it is not appropriate to allocate.

City Centre

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2012	Meadow Lane frontage - Apex Business Park	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because sufficient housing land is being allocated in the city centre to meet targets. The other negatives can be mitigated through application of existing planning policies to development proposals.	N/A	Most parts of site occupied and in use. Unlikely to be available until after the plan period.	Site not available
N/A	2012	Meadow Lane frontage - Apex Business Park	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant because the city centre has a good supply of office and other employment. The other negatives can be mitigated through application of existing planning policies to development proposals.	N/A	Most parts of site occupied and in use. Unlikely to be available until after the plan period.	Site not available
N/A	2013	Pottery Fields, Kidacre Street	Housing	The site scores are positive or neutral for most SA objectives. The negatives are not significant. Loss of an opportunity for employment development can be tolerated and the council has policies which can be applied to mitigate the other negatives, including consultation with the HSE as necessary.	N/A	Site currently blighted by HS2	Site not available because of blight from HS2
N/A	2014	Kidacre Street, Motorcycle Training Area	Housing	The site scores are positive or neutral for most SA objectives. The negatives are not significant. The council has policies which can be applied to mitigate the negatives, including consultation with the HSE as necessary.	N/A	Site currently blighted by HS2	The site is blighted by land safeguarding for HS2.
N/A	2014	Kidacre Street, Motorcycle Training Area	Employment	The site scores are positive or neutral for most SA objectives. The negatives are not significant. Loss of opportunity to develop housing can be tolerated. The council has policies which can be applied to mitigate the negatives, including consultation with the HSE as necessary.	N/A	Site currently blighted by HS2	The site is blighted by land safeguarding for HS2.
N/A	2024	Kirkstall Road Car Park	Employment	See SA site conclusion for proposed site allocation EO2-6	N/A	Office and greenspace preferred on surface car park site at busy road junction.	Site not considered suitable for housing development.

City Centre

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2024	Kirkstall Road Car Park	Housing	Site scores are positive or neutral for most SA objectives. Negatives can be addressed by application of existing LDF planning policies to development schemes.	N/A	Office and greenspace preferred on surface car park site at busy road junction.	Site not considered suitable for housing development.
N/A	2028B	Great George Street - LGI	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth can be accepted if the allocation is for mixed use including office space. The land stability negative can be addressed by application of existing LDF policies..	N/A	These parts of the LGI are likely to be retained in hospital use, so will not be available for development.	This part of the LGI is planned to be retained in hospital use, so will not be available for development
N/A	5011	St Alban's Place, Leeds City Centre	Housing	The site scores are positive or neutral for most SA objectives. The negatives for greenfield and land stability and double negative for landscape could be mitigated by careful design and application of existing LDF policies.	N/A	Land not available for scheme.	Land was thought not to be available although permission has since been given for a Purpose Built Student Housing scheme which is under construction.
N/A	5167	Wellington Plaza Wellington Street Leeds	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because part of a mixed use scheme could provide housing. Flood risk can be addressed by applying a site requirement for mitigation on any allocation.	N/A	Site is no longer considered available for residential development.	Site not available for residential or new office allocation.
N/A	5167	Wellington Plaza Wellington Street Leeds	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant because the city centre has sufficient office provision and part of a mixed use allocation could be for new office provision. Flood risk can be addressed by applying a site requirement for mitigation on any allocation.	N/A	Site is no longer considered available for residential development.	Site not available for residential or new office allocation.

City Centre

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-30	2031	Water Lane Railway Triangle	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because this mixed use allocation is expected to deliver a significant amount of new dwellings. The negative for community participation is not so significant because the South Bank area in which the site is located is planned to become a residential area with supporting facilities. Supplementary Planning Documents have been adopted to promote and guide the development of the area. The negatives for greenhouse emissions and local needs met locally are not significant because the site is likely to become more accessible as the South Bank area develops and attracts supporting facilities and justifies improved bus services. The negative impacts for flood risk and historic environment can be mitigated through site requirements and local plan policies.	N/A	Access to the site compromised by Flood Alleviation Scheme wall. Achieving suitable access will no longer be possible or viable.	It has subsequently been proposed to delete this site in Modifications because of access problems.
MX2-30	2031	Water Lane Railway Triangle	Housing	The site scores are positive or neutral for most SA objectives. The negative for community participation is not so significant because the South Bank area in which the site is located is planned to become a residential area with supporting facilities. Supplementary Planning Documents have been adopted to promote and guide the development of the area. The negative impacts for flood risk and historic environment can be mitigated through site requirements and local plan policies.	N/A	Access to the site compromised by Flood Alleviation Scheme wall. Achieving suitable access will no longer be possible or viable.	It has subsequently been proposed to delete this site in Modifications because of access problems.

City Centre

Office allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EO2-6	2005630	Kirkstall Road Car Park	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant. The flood risk negative is not significant as the site is allocated for non-residential use and is in an area that will benefit from the Leeds Flood Alleviation Scheme that was completed recently. The negative concerning land stability can be addressed through existing LDF planning policies.	N/A	Site originally advanced as a mixed use residential opportunity, but residential no longer considered suitable because of road island setting. Part of the site would be suitable for a multi storey office building. Part would be suitable as a multi-storey car park. Part should be provided as greenspace	N/A
EO2-9	2005400	Hunslet Lane Hunslet Leeds	Employment	The site scores are positive or neutral for most SA objectives. The negative for housing is not significant because more than enough housing land is being allocated in the city centre to meet targets. Appropriate LDF policies exist to ensure that land stability is dealt with appropriately as part of re-development.	N/A	Site suitable for redevelopment to provide linear office building	N/A

City Centre

General employment allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EG2-22	2000950	Leathley Road & Cross Myrtle Street LS11	Employment	The site scores are positive or neutral for most SA objectives. The negative score for housing is not significant because the location is not particularly attractive for housing and in any case, the SAP is allocation more housing land than the target for the city centre. Proximity to a waste site is not an impediment to development for general employment uses. Policies are in place in the LDF to ensure appropriate consideration of hazards including consultation with the Health and Safety Executive.	N/A	Site suitable and available to be allocated for general employment. The site to the north is already allocated as a waste site in the Natural Resources and Waste DPD. There have been previous permissions for business units.	N/A

City Centre

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2000721	Kidacre Street - former gas works site	Employment	The site has neutral or positive effects for the majority of SA objectives. Negative effects include air pollution, HSE major hazard zone and land instability, which can be mitigated by local plan policies.	N/A	Site currently blighted by HS2	N/A
N/A	2004179	S/o 20-22 Manor Road Holbeck LS11	Employment	The site has neutral or positive effects for the majority of SA objectives. Negative effect for housing.	N/A	Site no longer available. Mixed use predominantly residential scheme completed in December 2008.	N/A
N/A	2004330	Land Off Manor Road Ingram Row & Sweet Street	Employment	The site has neutral or positive effects for the majority of the site. Negative effects for housing.	N/A	Site not available for office development. Planning application for housing scheme approved.	N/A
N/A	2004730	Office Elements Harewood Quarter LS2	Employment	The site has neutral or positive effects for the majority of the site. Negative effects for housing and flood risk.	N/A	Phase II of the Victoria Gate scheme is expected to have no office content.	N/A
N/A	2004790	9, 10 & 12 South Parade Leeds LS1 5QS	Employment	The site has neutral or positive effects for the majority of the site. Negative for housing and land stability which can be mitigated by local plan policies.	N/A	Offices (09/02975/FU) – Completed 01/03/2012 - before the base date of the plan.	N/A
N/A	2005030	Arches 1 - 8 Church Walk LS2	Employment	The site has neutral or positive effects for the majority of the site. Negative effects include flood risk and land stability.	N/A	Site not available as it is being used for day nursery	N/A
N/A	2005050	11-14 Bond Court LS1	Employment	The site has neutral or positive effects for the majority of the site. Negative effects for housing.	N/A	Change of use 09/03717/FU completed before base date of plan.	N/A
N/A	2005500	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	Employment	The site has neutral or positive effects for the majority of the site. Negative effects include flood risk and land stability.	N/A	Majority of buildings on site are fully occupied. Land not available for redevelopment	N/A
N/A	2005640	Leeds Club Albion Place	Employment	The site has neutral or positive effects for the majority of the site. Negative effects for housing.	N/A	Not available because site has become fully established as a conference and hospitality venue.	N/A
N/A	2005670	Crown Street - White Cloth Hall LS2	Employment	The site has neutral or positive effects for the majority of the site. Negative effects include land stability.	N/A	It is considered that there is no scope for offices in a retail/heritage led regeneration scheme.	N/A
N/A	2005690	Meadow Lane frontage - Apex Business Park	Employment	The site has neutral or positive effects for the majority of the site. Negative effects include air pollution, HSE major hazard zone and land stability.	N/A	Most parts of site occupied and in use. Unlikely to be available until after the plan period.	N/A

City Centre

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	EMP00283	Kidacre Street, Motorcycle Training Area	Employment	The site has neutral or positive effects for the majority of the site. Negative effects include waste, HSE major hazard zone, land stability and landscape.	N/A	Site blighted by HS2	N/A

East Leeds

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-104	4123	York Road / Selby Road	Housing	The site scores neutral or positive for the majority of SA objectives. The concerns for the SA negatives of employment and economic growth are not significant because the site was formally a pub/club that is now closed and derelict. The negative for biodiversity can be mitigated through appropriate layout and design of development.	N/A	Brownfield site, suitable in principle for residential development. Some Highway concerns regarding access, but given former use and small scale of development that could be accommodated an acceptable solution is likely to be available.	N/A
HG2-119	2062	Red Hall Offices & Playing Field LS17	Housing	The site scores neutral for the majority of SA objectives although there are negative effects on factors relating to accessibility, greenspace, greenfield land and the historic environment. It is felt that the application of site requirements and the development brief that has been prepared for the site will mitigate the adverse effects of development and ensure the provision of adequate greenspace, protection of heritage assets. Whilst the site scores poorly for access it is felt that the site's close proximity to the East Leeds Extension (HG1-288) will help improve access to facilities. Majority of site is a UDP employment allocation with a small part along the northern boundary being Green Belt. It is now contrary to national and local policy to locate offices away from city and town centres and so it is more appropriate to identify Red Hall as suitable for housing than for any other use. The identification of the site as suitable for an allocation is consistent with the long-standing planning principle for its development stretching back over many years.	Only a small part of the site is Green Belt, currently in use in relation to the nursery. Assessed on its own, its development would not be connected to the settlement, but it would only come forwards alongside the rest of the site and the ELOR as part of the East Leeds Extension, at which time it would not have a great impact against the purposes and characteristics of the Green Belt.	Majority of site is a UDP employment allocation (key business park) with a small part along the northern boundary being Green Belt. It is now contrary to national and local policy to locate offices away from city and town centres and so it is more appropriate to identify Red Hall as suitable for housing (incorporating on site greenspace provision) than for any other use. The identification of the site as suitable for an allocation is consistent with the long-standing planning principle for its development stretching back over many years. A development brief for the wider site (including HG1-284) is in the latter stages of production, which establishes key development principles.	N/A

East Leeds

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-120	1297	Manston Lane - former Vickers Tank Factory Site, Cross Gates	Housing	The site has neutral effects for many of the SA objectives. The site scores negatively for the loss of employment land, access to existing services, greenspace, Land stability, tree preservation orders, the historic environment and agricultural land. However, it is anticipated that these factors will be mostly mitigated through the site requirements and Local plan policy Brownfield site in the Main Urban Area.	N/A	Brownfield site in the Main Urban Area. Developer interest expressed through planning application for residential use with associated community facilities and ancillary uses (pending decision subject to prior extraction of coal and the implementation of the Manston Lane Link Road).	N/A
HG2-121	267	Killingbeck Bridge - Wykebridge Depot, Killingbeck	Housing	Site scores almost entirely positive or neutral effects. Negative score on biodiversity can be mitigated through site requirements and Local Plan policies. A cleared and vacant brownfield site in the Main Urban Area.	N/A	A cleared and vacant brownfield site in the Main Urban Area. Planning application pending (submitted July 2014).	N/A
HG2-122	2144B	Cartmell Drive, Halton Moor	Housing	The site scores a majority of positive or neutral effects with negative effects being seen in matters relating to the loss of greenfield land, impact on landscape and heritage, as well as agricultural land. Through site requirements and Local Plan policies it is felt that the majority of impacts can be mitigated satisfactorily. Site within the Main Urban Area.	N/A	Site within the Main Urban Area. The site is part of a wider area of green space to the west. Development would not unacceptably encroach into this larger area as the valley is wider at this point, so considered suitable for residential use.	N/A
HG2-123	2090A	Colton Road East, Colton	Housing	Partial Green Belt site on the edge of the Main Urban Area. Majority of scores are positive or neutral effects. Negative effects relate to accessibility to services, the greenfield nature of the site, landscape, historic environment and agricultural land. Site requirements and Local plan policies can partially mitigate these impacts.	The site has a road frontage and is well related to the existing settlement form with minimal potential for further urban sprawl and retention of openness across Temple Newsam.	Partial Green Belt site on the edge of the Main Urban Area. The site relates well to the settlement and benefits from a tree line providing a defensible boundary. Development would not set a precedent for sprawl.	N/A
HG2-174	1359	Wood Lane - Rothwell Garden Centre LS26	Housing	The vast majority of SA scores are either neutral or positive, with only 2 negative scores for access to health services and the site being partially greenfield.	Green Belt site. Mixed brown and greenfield site in Rothwell. The site relates well to the settlement being essentially an infill site between existing development and would not set a precedent for sprawl. The site is at least partly contained by trees to the west. The western half is already developed and presently has a significant impact on the character of the Green Belt.	Green Belt site on the edge of a Major Settlement (Rothwell). Mixed brown and greenfield site. The site relates well to the settlement being essentially an infill site between existing development. Development would not set a precedent for sprawl.	N/A

East Leeds

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-210	5329	St Gregory's Primary School, Stanks Gardens, Swarcliffe	Housing	Former school site. Infill within the Main Urban Area. Half of site to be retained as Greenspace as required through site requirements. The majority of scores for the site are positive or neutral, with negative effects relating to the existing greenspace use, the partial greenfield nature of the site and land stability. Impacts on greenspace and land instability are considered to be mitigated through site requirements and Local Plan policies.	N/A	Former school site. Infill within the Main Urban Area. Half of site to be retained as Greenspace.	N/A

East Leeds

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-38	2086	Barrowby Lane, Manston	LS15 Housing	The site scores a majority of negative or neutral scores, owing largely to the site's existing isolated location. However, with the delivery of committed development and infrastructure such as the Manston Lane Link Road and the 'The Springs' retail development at Thorpe park, in addition to housing sites HG1-288 and MX1-25 (and the services that are delivered as part of those developments) it is considered that the site will be better located for accessibility to services. Site requirements and Local Plan policies are considered to mitigate the majority of negative effects.	Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads) so release of the site would not set a precedent for further Green Belt sprawl.	Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads and railway) so release of the site would not set a precedent for further Green Belt sprawl. Site allocated for a mix of housing and employment, to reflect the strategically advantageous location adjacent the M1 Motorway.	Whilst the site scores a number of negative effects in SA terms it is considered that a number of these will be mitigated through nearby developments, site requirements and the application of Local Plan policies. When compared to alternative green belt sites, the site scores well in Green Belt terms and is an extension to the Main urban Area, in accordance with SP1.
MX2-38	2086	Barrowby Lane, Manston	LS15 Employment	The site scores a majority of negative or neutral scores, owing largely to the site's existing isolated location. However, with the delivery of committed development and infrastructure such as the Manston Lane Link Road and the 'The Springs' retail development at Thorpe park, in addition to housing sites HG1-288 and MX1-25 (and the services that are delivered as part of those developments) it is considered that the site will be better located for accessibility to services. Site requirements and Local Plan policies are considered to mitigate the majority of negative effects.	Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads) so release of the site would not set a precedent for further Green Belt sprawl.	Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads and railway) so release of the site would not set a precedent for further Green Belt sprawl. Site allocated for a mix of housing and employment, to reflect the strategically advantageous location adjacent the M1 Motorway.	Whilst the site scores a number of negative effects in SA terms it is considered that a number of these will be mitigated through nearby developments, site requirements and the application of Local Plan policies. When compared to alternative green belt sites, the site scores well in Green Belt terms and is an extension to the Main urban Area, in accordance with SP1.

East Leeds

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM025	Land At Junction Coal Road/Ring Road, Seacroft, Leeds	Housing	N/A	N/A	Site with planning permission and under construction for B2 and B8 uses (with ancillary B1), with drive-through restaurant. 15/05018/FU and 16/03742/FU.	N/A
N/A	CFSM025	Land At Junction Coal Road/Ring Road, Seacroft, Leeds	Employment	N/A	N/A	Site with planning permission and under construction for B2 and B8 uses (with ancillary B1), with drive-through restaurant. 15/05018/FU and 16/03742/FU.	N/A

East Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1094A	Red Hall Lane and Manston Lane (between)	Housing	The site scores negatively for the majority of indicators, to the extent that it is not considered possible to adequately mitigate the negative effects of development on this site.	Large site which would merge Scholes with the urban area within its middle section. The north and south sections of the site would constitute significant incursions into the Green Belt with a high potential to lead to unrestricted sprawl. These section will extend beyond the planned East Leeds Orbital Road which will provide a strong defensible boundary between the Main Urban Area of Leeds and the countryside. Development of the site would also fail to assist in safeguarding the countryside from encroachment given that it contains large amounts of high quality agricultural land, numerous Public Right of Ways and agricultural buildings.	Very large Green Belt site. Development of the site would not be acceptable in Green Belt terms as it would result in significant sprawl, coalescence of the urban conurbation of Leeds with Scholes and fail to safeguard the countryside from encroachment. Significant highway concerns relating to access, impact on local network and relationship to the proposed East Leeds Orbital Route.	N/A
N/A	1094B	Red Hall Lane and Manston Lane (between)	Housing	The site scores a balance of negative and neutral scores with a small number of positive effects. Particularly negatives relate to biodiversity/ecology and flood risk, which it is considered cannot be adequately mitigated.	Site 1094B is situated between a beck on the northern boundary and residential development on the southern boundary. The site has no direct road access.	Situated between a beck on the northern boundary and residential development on the southern boundary. The site has no direct road access. It is designated as greenspace in the Site Allocations Plan.	N/A
N/A	2087	Barrowby Lane (north of), Crawshaw Wood, Garforth, LS25	Housing	Site scores a majority negative scores, with a significant proportion of negative scores reflecting the site's isolated location. With a site of this small a scale it is not considered possible to mitigate the negative impacts of this relative isolation.	Green Belt site. The site is isolated and not related to the existing settlement. Development would significantly reduce the Green Belt gap between Cross Gates and Garforth, contrary to the purposes of Green Belt in preventing the coalescence.	Green Belt site. The site is isolated and not related to the existing settlement. The site has an important strategic purpose in keeping the gap between settlements open. The proposed HS2 rail route runs through the site. Significant highway concerns regarding access and accessibility.	N/A

East Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2090B	Bullerthorpe Lane, Colton LS15	Housing	The site scores a majority of negative and neutral scores, with particular negatives on biodiversity/geology and landscape, as well as negative scores relating to poor accessibility. Whilst it is considered possible to mitigate some of these impacts, it is not considered possible to mitigate the biodiversity/geology impacts of development on this site. In addition, the range of negative scores indicates the site is not a sustainable option given the alternatives.	Very large Green Belt site which would significantly extend the settlement. It performs an important role in safeguarding the countryside from encroachment and the setting and special character of historic features.	Very large Green Belt site which would significantly extend the settlement. It performs an important role in safeguarding the countryside from encroachment and the setting and special character of historic features. The site includes a Local Nature Area, Site of Ecological and Geological Importance, Registered Park and Garden (Temple Newsam Registered Park), and three ancient monuments to the west. Significant highway concerns regarding accessibility and impact on local network. There are public footpaths running across the site and through to Temple Newsam, and important views across the Estate.	N/A
N/A	3079	Bell Hill Industrial Estate, Rothwell	Housing	Site scores a majority of positive and neutral affects, with negative affects caused by access to education and health facilities, and likelihood of poor air quality. It is considered possible to mitigate the negative affects.	Green Belt site. Whilst the site would be contained by the motorway to the north and existing development to the south west surrounding uses are an industrial estate, so it is not considered suitable for a residential use.	Green Belt site. Whilst it would be contained by the motorway to the north and existing development to the south west, the adjacent development is an industrial estate, so the site is not considered suitable for a residential use. Development would be dependent on an adjacent site for access.	The SA indicates that the negative impacts of development can be mitigated. However, it is considered that the site's proximity to industrial development makes it unsuitable for residential development.
N/A	3111	Barrowby Lane (Barrowby Cottage), Garforth	Housing	The site has a majority of neutral effects, with a variety of positive and negative effects. Site scores poorly for some factors relating to accessibility, reflecting the site's current isolated location. Without adjacent sites being developed, it is questionable how these factors will be mitigated.	Green Belt site. By itself the site is not well related to the settlement, but development could be considered if developed alongside sites 1100, 1044 or 3112. If these sites were put forward for development then this site would effectively round off the settlement. The boundaries do not relate to existing features.	Green Belt site. Site is isolated and unrelated to the existing settlement, with incursion into the Green Belt. Development would be dependent on an adjacent site for access. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	Whilst it is considered that the majority of the negative effects of the development can be mitigated, the site's isolation in conjunction with its poor performance in Green Belt terms means that other site alternatives are considered more sustainable.
N/A	3118	Site to south of York Road, Seacroft	Housing	The site scores a majority of neutral and negative effects, with a particular negative score for biodiversity/geology impact, the mitigation of which is considered to be hard to achieve. Other sites are considered more sustainable.	N/A	The site is within the Main Urban Area but is allocated under saved UDP policy as a park and ride site.	SA scoring suggests that it may not be possible to mitigate biodiversity/geology effects. In any event, it is considered that the site should remain as a Park and Ride allocation, as set out within the UDP.

East Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3119	Wetherby Road/Wellington Hill, Shadwell	Housing	Site has a majority of neutral and negative effects. Whilst there are a range of negative effects, however it is considered that they are capable of being mitigated.	Green Belt site. Development of the site alone would represent an isolated island of development within Green Belt. However, development in conjunction with site 2062 would effectively round off the settlement pattern although the boundary would need adjustment.	Green Belt site containing existing public house, with residential properties to the west and east. The site would lay outside of the East Leeds Orbital Route and would not benefit from a defensible Green Belt boundary. Site would still have the potential for a conversion/redevelopment in line with Green Belt policies.	Whilst SA negative effects are capable of being mitigated, the site scores poorly in Green Belt terms and therefore is not considered for allocation.
N/A	4170	Whinmoor Lane, Shadwell	Housing	Site scores a majority of neutral and negative scores, with impacts on greenspace and highways effects being hard to mitigate.	The site is only connected to the urban area on one boundary and as a consequence the site is considered to be poorly related to and would jut out from the northern edge of the main urban area of Leeds. The site would also extend beyond the proposed East Leeds Link Road, which will provide a strong defensible boundary between the urban area and the open countryside. As such the site if developed is considered high potential to lead to unrestricted sprawl. The site is also considered to perform an important role in safeguarding the countryside from encroachment given that a strong defensible boundary is present between the urban area and the site and due to the site containing unprotected hedgerows. Overall the site if developed would have an unacceptable impact on the openness of the Green Belt.	Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. In particular the site lies outside the proposed East Leeds Orbital Road which will provide a strong defensible boundary between the urban area and the countryside.	N/A
N/A	4174	Sandleas Way, Crossgates	Housing	Site has a mix of neutral, negative and positive scores. It is considered that the majority of negative effects can be mitigated through the application of Local Plan policies or through development on nearby sites delivering additional services. TPOs are located to the edge of the site and it is considered that development could occur without negatively affecting these assets.	N/A	Brownfield site in the Main Urban Area, made up of 4 different plots. Local preference to retain site as employment/industry, due to loss of employment land in the area.	Whilst the site scores generally neutral in SA terms, local preference is for the site to remain in the active employment uses in this location.

East Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4212	Manston lane, Cross Green	Housing	The majority of scores for the site are neutral and it is considered that the majority of neutral effects can be mitigated by Local plan policies or by nearby developments delivering additional facilities.	N/A	Brownfield site in the Main Urban Area. Local preference to retain site as employment/industry, due to loss of employment land in the area.	Whilst the site scores generally neutral in SA terms, local preference is for the site to be retained in active employment uses. As such the site is not proposed for allocation.
N/A	4258	Land Adjacent Barrowby Lodge, Garforth	Housing	The site scores neutral for a significant proportion of SA objectives, although negatives include culture, community participation, greenhouse emissions, transport and local needs met locally (which all relate to the accessibility of the site), biodiversity/geology (although this could be mitigated through amending the site boundary and/or site requirements and local plan policies) and land stability (although this could be mitigated through site requirements or local plan policies).	Development of this site would constitute isolated development, unconnected to the main built up area of Garforth. It has an important strategic purpose in keeping the gap between settlements open.	Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A
N/A	5003	Manston Road, Leeds, LS15 8SX	Housing	The site achieves a majority of positive and neutral scores, with negative scores deriving from the loss of employment uses on site, land instability and the loss of agricultural land. Whilst the other aspects cannot be easily mitigated, it is considered that land instability issues can be addressed through Local Plan policies. As such the site is considered to score well in SA terms.	N/A	Brownfield site in the Main Urban Area. Local preference to retain site as employment/industry, due to loss of employment land in the area.	Whilst the site scores well in SA terms, there has been a significant loss of employment uses in the vicinity, and given significant opportunities locally elsewhere for housing, this site is not proposed to be allocated for housing.
N/A	5012	Fairview Farm , Wakefield Road	Housing	The site scores positive or neutral for the majority of SA objectives, with the exception of greenfield/brownfield and agricultural land.	Site is isolated and unrelated to the existing settlement, would reduce the gap between settlements, and has high potential to lead to unrestricted sprawl.	Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	Whilst the site scores well in SA terms, it is detached from the settlement and would only be suitable for allocation as part of a wider allocation which included the surrounding land. It is not proposed for allocation as there are more sequentially preferable sites available in the HMCA.

East Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5259	North Side of Wood Lane, Whale Bone Junction, Rothwell	Housing	The site achieves a range of scores with mainly positive and neutral scores. Negatives exist as a result of the loss of employment land, air pollution, land stability, landscape and the loss of agricultural land. It is considered that land stability and landscaping factors can be addressed and mitigated through Local Plan policy	N/A	Site in existing employment use and no evidence of landowner interest to make site available. Do not allocate.	Whilst the site scores generally positively, the site is not considered to be available and as such has not been proposed for allocation for housing.
N/A	5267	Land north of Barrowby Lane, Garforth	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of greenfield/brownfield, land stability (although this could be mitigated through site requirements and local plan policies) and agricultural land.	Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into the Green Belt which could set a precedent for sprawl. Although parts of the site have been developed over time, removing the site from the Green Belt would constitute ribbon development.	Green Belt site. Narrow strip of land to the west of Garforth, following the line of the railway. Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into the Green Belt which could set a precedent for sprawl.	Whilst the site scores well in SA terms, the site has not been allocated due to the impact of development in this location on the Green Belt.
N/A	5279	Rothwell Haigh	Housing	The site scores negatively for the majority of SA objectives. This includes employment and economic growth, a range of indicators relating to accessibility, air pollution and land stability (although the latter could be mitigated through site requirements and local plan policies).	N/A	In active employment use. Not available	N/A
N/A	5290	Old ROF Barnbow site, Communisis PLC, Manston Lane, Cross Gates	Housing	The site achieves a majority of neutral scores with negative scores associated with the loss of employment land, land instability and landscape. Issues related to land stability and landscape are considered to be capable of being addressed through Local Plan policies.	N/A	The site is in active employment use and therefore is not considered suitable for allocation at this stage.	Despite resulting in generally neutral effects, it is considered that the loss of employment in this location is unacceptable, and therefore the site is not proposed to be allocated for housing.
N/A	5299	Land north of Mill Pitt Lane and south of M1, Rothwell Haigh	Housing	The site scores neutral for a significant proportion of SA indicators, with negatives including culture, community participation, greenhouse emissions and local needs met locally (which all relate to the relatively poor accessibility of the site), air pollution and land stability (although this could be mitigated through site requirements and local plan policies).	The site performs an important role in maintaining a degree of separation between Rothwell and the Main Urban Area of Leeds. If this were lost, the only physical barrier between the two settlements would be the M1.	Green Belt site. Although development would be contained by the motorway to the north, it would remove part of the Green Belt separating Leeds and Rothwell. The site is strategically important as it forms a natural break between settlements.	N/A

East Leeds

General employment allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EG2-27	EMP00357	Former ice-cream factory, Manston Road, Leeds, LS15 8SX	Employment	The site scores very well, with a majority of positive and neutral effects. Any negative effects can be addressed through Local Plan policies, or are an inevitable consequence of employment development (e.g the lack of housing delivery against SA7).	N/A	Brownfield site in the Main Urban Area. Site is currently vacant. It is located in an area of mixed characters consisting of residential and commercial use. This site represent good opportunity to provide local jobs for the proposed new housing allocations in this area and in creating sustainable communities.	N/A

East Leeds

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3200011	Manston La Sandreas Way Ls15	Employment	The site scores neutrally for the majority of SA objectives, with an equal number of positive and negative scores for remaining objectives. Positive scores include flood risk. Negative scores include land stability which can be mitigated through local plan policies.	N/A	Site has been developed as part of a trailer park (B8) prior to the Plan Period. No longer available for new allocation.	N/A
N/A	3203123	Colton Mill Bullerthorpe Lane Ls15	Employment	The site scores neutral or positive for the majority of SA objectives.	N/A	Already converted to a five bedroom dwelling. No longer available for new allocation.	N/A
N/A	3203180	Red Hall Lane LS17	Employment	The site scores neutral for the majority of SA objectives, with more negative than positive scores for remaining objectives.	N/A	UDP key business park allocation, but site has recent planning permission, and offices no longer acceptable in this location as out of centre. Other B1 uses not realistic here as adjacent to Listed Buildings and would be surrounded by housing. Propose residential use in line with adjacent land to east and west as part of East Leeds Extension.	N/A
N/A	3203230	Former Vickers Factory Manston Lane LS15	Employment	The site scores neutral for the majority of SA objectives, with more positive than negative scores for remaining objectives. Negative scores include biodiversity/geology and land stability. These can be mitigated through site requirements and local plan policies. Positive scores include flood risk.	N/A	Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM) on adjoining site. Developer interest expressed through planning application for residential use with associated community facilities and ancillary uses (pending decision subject to prior extraction of coal and the implementation of the Manston Lane Link Road) (14/02514/OT and 14/02521/FU). Proposed for residential allocation. Highly unlikely to be available for employment allocation.	N/A
N/A	3203231	Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15	Employment	The site scores neutral or positive for the majority of SA objectives. Negative scores include land stability, which can be mitigated through local plan policies. Positive scores include flood risk.	N/A	Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM).	N/A
N/A	3203490	R/o Woodville Garage York Road Whinmoor Ls14	Employment	The site scores neutral or positive for the majority of SA objectives.	N/A	Gained permission for housing 08/04/2015 (14/03560/FU) and therefore no longer available for employment.	N/A

Inner Area

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-85	262	Beckhill Approach, Miles Hill Primary School, Meanwood	Housing	Vacant land in sustainable location. The site scores neutral or positive for the majority of SA objectives. The significant negative score of Green Space loss (SA10) is justified by the wider planning benefits to the area.	N/A	Vacant land. Sport England have agreed the principle of remodelling playing pitch land, planning brief being produced, so residential development considered acceptable in principle.	N/A
HG2-86	263	Beckhill Grove - former Hill Top Public House, Meanwood	Housing	The site scores neutral or positive for the majority of SA objectives. The significant negative score of Green Space loss (SA10) is justified by the wider planning benefits to the area.	N/A	Majority brownfield, vacant site, redevelopment will aid the regeneration of Beckhill Estate. Suitable for residential.	N/A
HG2-87	817	Amberton Terrace	Housing	The site scores neutral or positive for the majority of SA objective. The significant negative score of Green Space loss (SA10) is justified by the wider planning benefits to the area and local plan policies will mitigate against loss.	N/A	Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in principle.	N/A
HG2-88	5017	Amberton HOP, Thorn Mount, Gipton	Housing	The site scores neutral or positive for the majority of SA objectives. The negative score of Land Stability (SA18d) will be addressed through application of existing local plan policies.	N/A	Brownfield site in the Main Urban Area, suitable in principle for residential development.	N/A
HG2-90	2146	Barncroft Close, Seacroft	Housing	The site scores neutral or positive for all the SA objectives.	N/A	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.	N/A
HG2-91	2147B	Askets and Boggarts (B), Seacroft	Housing	The site scores neutral or positive for the majority of SA objectives. The significant negative score of Green Space loss (SA10) is justified by the wider planning benefits to the area. The negative score of Land Stability (SA18d) will be addressed through existing local plan policies. A site requirement has been placed on the site to mitigate the effects of the Ecological impact.	N/A	Site considered suitable for allocation for housing with requirement to retain greenspace.	N/A
HG2-92	2147D	Askets and Boggarts (D), Seacroft	Housing	The site scores neutral or positive for the majority of SA objectives. The negative score of Land Stability (SA18d) will be addressed through existing local plan policies.	N/A	Site suitable for housing in principle with requirement for green space provision to the west.	N/A

Inner Area

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-93	4110	Brooklands Avenue	Housing	The site scores neutral or positive for the majority of SA objectives. The significant negative score of Green Space loss (SA10) is justified by the wider planning benefits to the area. The negative scores on SA1 - Employment and SA2 - Employment growth, are based on the loss of the social club. However the club is now derelict.	N/A	Site is split into two halves. The western edge is a green area whilst the rest of the site is the club building. The site is considered suitable in principle for residential development.	N/A
HG2-95	2150A	South Parkway and Brooklands, Seacroft	Housing	The site scores neutral or positive for the majority of SA objectives. The negative score of Land Stability (SA18d) will be addressed through existing local plan policy.	N/A	Brownfield site within the main urban area. Suitable in principle for residential development.	N/A
HG2-96	2150C	South Parkway and Brooklands, Seacroft	Housing	The site scores neutral or positive for all of the SA objectives.	N/A	Brownfield site within the main urban area. Suitable in principle for residential development.	N/A
HG2-98	4120	Hawkshead Crescent	Housing	The site scores neutral or positive for all of the SA objectives.	N/A	Brownfield (former cleared housing site) in the Main Urban Area. Suitable in principle for residential development.	N/A
HG2-99	125_210	Buslingthorpe Tannery/Hill Top Works Sheepscar	Housing	The site scores neutral or positive for the majority of SA objectives. A site requirement has been placed on the site to mitigate the effects of the Flood Risk concerns. Both parts of the site were previously employment sites causing negative scores in SA1 and SA2. There is also some potential harm to the Historic Environment due to Heritage Assets being present to the north of the site. This is mitigated by a site requirement.	N/A	Brownfield site within urban area. Suitable for housing or employment in principle.	N/A
HG2-100	5014	Gledhow Road/Gledhow Terrace	Housing	A site requirement has been placed on the site to mitigate the effects of the Flood Risk concerns. The negative score of Land Stability (SA18d) will be addressed through existing local plan policy.	N/A	Brownfield site in the Main Urban Area, suitable in principle for residential development.	N/A
HG2-103	4060	Former Shaftesbury PH, York Road	Housing	The negative scores of Land Stability (SA18d) and landscape (tree protection) can not easily be addressed through application of existing local plan policy to development proposals.	N/A	Considerable interest in recent years for residential use. Location and adjacent uses make this site suitable for housing allocation.	N/A

Inner Area

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-104	4123	York Road / Selby Road	Housing	The site scores neutral or positive for the majority of SA objectives. The concerns for the SA negatives of employment and economic growth are not significant because the site was formally a pub/club that is now closed and derelict. The negative for biodiversity can be mitigated through appropriate layout and design of development.	N/A	Brownfield site, suitable in principle for residential development. Some Highway concerns regarding access, but given former use and small scale of development that could be accommodated an acceptable solution is likely to be available.	N/A
HG2-105	2141B	Wykebeck Avenue, Osmondthorpe	Housing	The site scores neutral or positive for the majority of SA objectives. The negative score of Land Stability (SA18d) will be addressed through existing local plan policies. The biodiversity negative can be mitigated with a site requirement.	N/A	Site is in predominantly residential area. Adjacent area is identified site. Suitable for residential.	N/A
HG2-106	2142	Kendall Drive, Halton Moor	Housing	The site scores neutral or positive for the majority of SA objectives. The negative score of Land Stability (SA18d) will be addressed through existing local plan policy.	N/A	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.	N/A
HG2-107	2143	Neville Road, Halton Moor	Housing	The site scores neutral or positive for the majority of SA objectives. The negative score of Land Stability (SA18d) will be addressed through existing local plan policy.	N/A	Site suitable in principle for residential development.	N/A
HG2-108	5020	Burley Willows Care Home, Willow Garth, Burley	Housing	The site scores neutral or positive for the majority of SA objectives. Any flood risk issues will be addressed by existing local plan policy. SA9 (Community Cohesion) has a negative score as this is a loss of a home for older people. However, the home was not needed at a strategic level and was closed some time ago.	N/A	Brownfield site in the Main Urban Area, suitable in principle for residential development.	N/A

Inner Area

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-109	226	Burley Street, Burley	Housing	The site scores neutral or positive for the majority of SA objectives. The negatives for employment and economic growth are not significant as the buildings on-site in employment use and have been demolished. The negative score of Land Stability (SA18d) will be addressed through existing local plan policy. Any heritage concerns regarding the 'St Andrews' building opposite, will be addressed by existing local plan policy.	N/A	Site within urban area. Suitable in principle for residential development.	N/A
HG2-110	1023	Wesley Road (west of), Tong Road (north of), Armley	Housing	The site scores neutral or positive for the majority of SA objectives. The significant negative score of Green Space loss (SA10) and Greenfield (SA11) is justified by the wider planning benefits to the area. Any heritage concerns regarding the site can be addressed through site requirements.	N/A	Site within urban residential area. Suitable in principle for residential development.	N/A
HG2-111	3454	Land off Holdforth Place	Housing	The site scores neutral or positive for all of the SA objectives.	N/A	Site in largely residential area. Suitable for housing.	N/A
HG2-112	1340B	Oak Road, New Wortley - Gassey Fields	Housing	Site scores positive or neutral for most SA objectives. The negative scores of Land Stability (SA18d) and HSE major safety hazard can be addressed through existing local plan policies and consultation with the HSE.	N/A	Allocated housing site in West Leeds Gateway Supplementary Planning Document (SPD). Suitable for residential development.	N/A
HG2-113	2027	Round House (rear of), Graingers Way, Armley	Housing	The site scores neutral or positive for the majority of SA objectives. The negatives for employment and economic growth are not significant as the site is no longer in employment use, with part being used as Car Park and part derelict. Also any heritage issues can be addressed through site requirements and application of existing local plan policy.	N/A	Site in urban area. Suitable in principle for residential development.	N/A
HG2-114	3143	Cambrian Street, Beeston	Housing	The site scores neutral or positive for the majority of SA objectives. The significant negative score of Green Space loss (SA10) is justified by the wider planning benefits to the area.	N/A	Site is a wedge between a motorway and large residential area. Suitable for housing in principle.	N/A

Inner Area

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-116	4125	Winrose Drive, Middleton	Housing	The double negative score for Green Space loss (SA10) is significant given the needs of the area. The Green space double negative is also significant. However, the negative score of Land Stability (SA18d) can be addressed through local plan policy.	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	Site considered suitable in principle for residential. In close proximity to Middleton Park which is designated green space on the Site Allocations Plan, and green space to the north and east.	Whilst the SA has significant negatives for loss of Green Space, the location of the site close to Middleton Park and other green spaces means that this site is considered suitable for housing allocation.
HG2-211	5307	Burley Liberal Club, Burley Road/Willow Road	Housing	The site scores neutral or positive for the majority of SA objectives. The double negative for greenspace is significant. Negatives for flood risk and historic environment can be mitigated by application of existing local plan policies, plus a site requirement for listed buildings.	N/A	Site is a disused Liberal club the south of Burley Road and to the west of Willow Road. The site contains a vacant property (the Liberal club) and associated land and car park. None of the site is green space in the UDP. The SAP had proposed to designate the former playing pitch as green space (G1822), along with the existing green space to the south. However, the pitch has not been used for some time. Both west and east of the site are residential areas. The site has been identified by the Council as suitable for redevelopment. At a strategic level it is felt that the small loss of green space is offset by the benefit regeneration of this brownfield site within the main urban area would bring. Development would be expected to provide on site green space in accordance with policy G4.	Wider regeneration benefits can justify the small loss of green space in this location.
HG2-212	5331	Seacroft Crescent, Seacroft	Housing	The site scores neutral or positive for the majority of SA objectives. The double negative for loss of green space would be significant.	N/A	This is site is a poor quality area of green space to the West of the Seacroft local centre (behind Tesco's) plus the now closed and cleared Fairview Home for Older People. All other adjacent properties are residential. At a strategic level it is felt that the regeneration development would bring offsets the loss of greenspace. Development would be expected to provide on site green space in accordance with policy G4.	Wider regeneration benefits can justify the loss of green space in this location.

Inner Area

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-213	5332	Bishops Way, LS14	Housing	The site scores neutral or positive for the majority of SA objectives. The double negative for loss of green space is significant. The negative for land stability can be addressed by application of existing local plan policies to future development proposals.	N/A	The western edge of this site is greenspace site (G1849). The eastern part of the site is a brownfield site (formerly used for educational purposes). Adjacent the site is an area of green space that extends to the north into the now David Young Academy. To the west of the site is the Wykebeck Way which is an important green space and green corridor. To the south and east of the site are residential areas. At a strategic level it is felt that the regeneration development would bring offsets the loss of greenspace. Development would be expected to provide on site green space in accordance with policy G4.	Whilst the SA identifies a significant concern about the loss of Green Space, the regeneration benefits of development are considered justification. Therefore, the site is considered suitable for residential allocation.
HG2-214	5333	York road/ South Parkway, Seacroft	Housing	The site scores neutral or positive for the majority of SA objectives. The double negative for loss of green space is significant. The negative score of Land Stability (SA18d) can be addressed through application of existing local plan policies to future development.	N/A	Site is made up of two parts. To the east is an area of brownfield land. To the west is a small part of a larger green space site G326. To the south of the site are playing fields (the rest of G326), to the west is a school and to the north and east are residential areas. At a strategic level it is felt that the regeneration development would bring offsets the loss of green space. Development would be expected to provide on site green space in accordance with policy G4.	Whilst the SA identifies a significant concern about the loss of Green Space, the regeneration benefits of development are considered justification. Therefore, the site is considered suitable for residential allocation.
HG2-215	5334	The Halton Moor PH, Halton Moor	Housing	The site scores neutral or positive for the majority of SA objectives. The double negative for loss of green space is significant. The negative score of Land Stability (SA18d) can be addressed by applying existing local plan policies to future development proposals.	N/A	Site is currently a closed down pub surrounded by some hard standing and green space, which is a small part of a larger area of surrounding green space. To the east is a large area of green space. Around the pub on all other sides is housing. At a strategic level it is felt that the regeneration development would bring offsets the loss of green space. Development would be expected to provide on site green space in accordance with policy G4.	Whilst the SA identifies a significant concern about the loss of Green Space, the regeneration benefits of development are considered justification. Therefore, the site is considered suitable for residential allocation.

Inner Area

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-216	5338	Ramshead Approach, Seacroft	Housing	The site scores neutral or positive for the majority of SA objectives. The double negative for loss of green space is significant. However, any waste concerns will be dealt with by applying existing local plan policies to future development.	N/A	Site is a large area of designated green space with limited tree cover. To the east of the site is the Leeds Ring Road. To the north on the opposite of the road is a large industrial area. To the south of the site is residential with more green space to the west. The site also surrounds an emergency services station that is not available for residential development. At a strategic level it is felt that the regeneration development would bring offsets the loss of greenspace. It is the eastern part of a larger green space area that is being allocated.	Whilst the SA identifies a significant concern about the loss of Green Space, the regeneration benefits of development are considered justification. Therefore, the site is considered suitable for residential allocation.

Inner Area

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-7	CFSM049	Thomas Danby College, Roundhay Road, Leeds	Employment	The site scores neutral or positive for the majority of SA objectives. The double negative score of Green Space loss (SA10) is not significant as the playing pitches will be retained in any redevelopment. The negatives for employment and economic growth are not significant as the proposed mixed use allocation includes employment land. In any case the local area does not have a shortage of existing industrial land. Any heritage issues regarding the site will be addressed by existing Planning Policy in the local plan.	N/A	Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential. Site sits opposite a light industrial estate, so general employment use would be suitable. Vacant building being sold for development.	N/A
MX2-7	CFSM049	Thomas Danby College, Roundhay Road, Leeds	Housing	The site scores neutral or positive for the majority of SA objectives. The double negative score of Green Space loss (SA10) is not significant as the playing pitches will be retained in any redevelopment. The negatives for employment and economic growth are not significant as the proposed mixed use allocation includes employment land. In any case the local area does not have a shortage of existing industrial land. Any heritage issues regarding the site will be addressed by existing Planning Policy in the local plan.	N/A	Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential. Site sits opposite a light industrial estate, so general employment use would be suitable. Vacant building being sold for development.	N/A
MX2-8	278	Compton Road - Compton Arms, Burmantofts LS9 7B	Housing	The site scores neutral or positive for all of the SA objectives.	N/A	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.	N/A
MX2-9	3390_3393	Kirkstall Road, Leeds	Employment	The site scores neutral or positive for the majority of SA objectives. The negative for housing is not significant as the site is proposed for a mixed use allocation with a substantial quantity of new housing. Site requirements have been placed on the site to mitigate the effects of the Ecological impact, the Flood Risk concerns and the heritage issues. Existing local plan policies will also be applied to new development.	N/A	Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.	N/A

Inner Area

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-9	3390_3393	Kirkstall Road, Leeds	Housing	The site scores neutral or positive for the majority of SA objectives. Site requirements have been placed on the site to mitigate the effects of the Ecological impact, the Flood Risk concerns and the heritage issues. Existing local plan policies will also be applied to new development.	N/A	Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.	N/A
MX2-10	3408	Wellington Road, Leeds	Housing	The site scores neutral or positive for the majority of SA objectives. The negatives for employment and economic growth are a concern because the existing buildings are occupied. However, the site is located in an area with a good supply of existing employment land and premises and the proposed allocation is for mixed use including office provision which is appropriate in this location. A site requirement has been placed on the site to mitigate the effects of the Ecological impact. Any flood risk issues will be addressed by existing local plan policy. Any heritage concerns regarding the site have been addresses by site requirements.	N/A	Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.	N/A
MX2-10	3408	Wellington Road, Leeds	Employment	The site scores neutral or positive for the majority of SA objectives. The negative for housing is not significant as the site is allocated for mixed use including a substantial quantity of housing. A site requirement has been placed on the site to mitigate the effects of the Ecological impact. Any flood risk issues will be addressed by existing local plan policy. Any heritage concerns regarding the site have been addressed by site requirements.	N/A	Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.	N/A

Inner Area

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-11	1265	Armley Gyratory - former Gas Works	Employment	The site scores neutral or positive for the majority of SA objectives. The negative for housing is not so significant because the allocation is for mixed use with a substantial amount of housing. The negative scores for Land Stability (SA18d) and major safety hazard will be addressed through existing local plan policies, including consultation with the HSE as necessary.	N/A	With the proposed remodelling of the Armley Gyratory junction land should become available for housing and general employment development. It is a suitable location for both.	N/A
MX2-11	1265	Armley Gyratory - former Gas Works	Housing	The site scores neutral or positive for the majority of SA objectives. The negatives for employment and economic growth are not so significant because the allocation is for mixed use with a substantial amount of employment land. The negative scores for Land Stability (SA18d) and major safety hazard will be addressed through existing local plan policies, including consultation with the HSE as necessary.	N/A	With the proposed remodelling of the Armley Gyratory junction land should become available for housing and general employment development. It is a suitable location for both.	N/A
MX2-13	3015	Benyon House	Employment	Site scores positive of neutral for most SA objectives. Whilst its scores negatively for housing the site is allocated as a mixed use site. Any waste matters will be dealt with by the appropriate policies in the local plan.	N/A	In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.	N/A
MX2-13	3015	Benyon House	Housing	Site scores positive of neutral for most SA objectives. Whilst its scores negatively for employment the site is allocated as a mixed use site. Any waste matters will be dealt with by the appropriate policies in the local plan.	N/A	In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.	N/A

Inner Area

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-37	1145A	Hudson Road, Hudson Mill (Arcadia), Burmantofts	Housing	The site scores neutral or positive for the majority of SA objectives. The negatives for SA1 and SA2 (employment, economic growth) are not significant. Only part of the site remains in active use for manufacturing and other functions and the proposal is to include employment as a mixed use site. The significant negative score of Green Space loss (SA10) is justified by the wider planning benefits to the area. The negative scores of Land Stability (SA18d) and historic environment can be addressed through existing local plan policies.	N/A	Brownfield site in main Urban Area. Suitable for residential with employment.	N/A
MX2-37	1145A	Hudson Road, Hudson Mill (Arcadia), Burmantofts	Employment	The site scores neutral or positive for the majority of SA objectives. The negative for housing is not significant as the proposal is to include housing as a mixed use site. The double negative score of Green Space loss (SA10) is justified by the wider planning benefits to the area. The negative scores of Land Stability (SA18d) and historic environment can be addressed through existing local plan policies.	N/A	Brownfield site in main Urban Area. Suitable for residential with employment.	N/A

Inner Area

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM001	Hudson Road, Burmantofts, Leeds LS9 7JJ	Employment	The site scores are positive or neutral for most SA objectives. There would be a significant housing negative for allocating the entirety of the site for employment. Other negatives could be mitigated through application of local plan policies and appropriate design.	N/A	Refer to MX2-37.	Inappropriate out-of-centre location for retail. Beyond the scope of the SAP to allocate land for retail use.
N/A	CFSM001	Hudson Road, Burmantofts, Leeds LS9 7JJ	Housing	The site scores are positive or neutral for most SA objectives. Using the site entirely for housing would generate negative scores for employment and economic growth. This is significant as the site is partly occupied by business uses and has potential for further provision. The land stability negative can be addressed through application of local plan policy and appropriate site preparation.	N/A	Refer to MX2-37.	Inappropriate out-of-centre location for retail. Beyond the scope of the SAP to allocate land for retail use.
N/A	CFSM007	Land At Regent Street/Skinner Lane, Leeds	Employment	The site scores are positive or neutral for most SA objectives. Remaining negatives can be mitigated with application of existing local plan policies and appropriate site planning. If site were allocated entirely for employment a negative for the housing SA objective is generated.	N/A	Please refer to site 3402830	Site not available for housing. Retail / leisure use permitted and completed on site.
N/A	CFSM007	Land At Regent Street/Skinner Lane, Leeds	Housing	The site scores are positive or neutral for most SA objectives. Remaining negatives can be mitigated with application of existing local plan policies and appropriate site planning.	N/A	Please refer to site 3402830	Site not available for housing. Retail / leisure use permitted and completed on site.
N/A	CFSM018	Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds, LS2 7PX	Housing	N/A	N/A	Site is an Identified Housing Site with reference HG1-247	N/A
N/A	CFSM018	Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds, LS2 7PX	Employment	N/A	N/A	Site is an Identified Housing Site with reference HG1-247	N/A
N/A	CFSM027	Premises At Roseville, Leeds, LS8 5DR	Employment	Neutral and positive effects for the majority of SA objectives. Negative effects include flood risk.	N/A	Site has existing employment use. Not available for new allocation.	N/A

Inner Area

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM027	Premises At Roseville, Leeds, LS8 5DR	Housing	The site scores are positive or neutral for most SA objectives. Flood risk negative can be mitigated. However, the negatives for employment and economic growth are significant given that the site is currently in active employment use.	N/A	Site has existing employment use. Not available for new allocation.	N/A
N/A	CFSM042	Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ	Housing	The site scores positive or neutral for most of the SA objectives. The employment and economic growth negatives are not considered significant in this location because the wider area has a relatively good supply of employment premises. Negatives of flood risk, waste and HSE mjr hazard zone can be addressed through application of existing local plan policy.	N/A	Already in existing employment use	The site is currently occupied and in use for employment and there is a surplus of housing land already proposed in the Inner HMCA. Therefore, allocating the site for housing would not be appropriate. Allocating land for retail is not within the scope of the SAP.
N/A	CFSM042	Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ	Employment	The site scores positive or neutral for most of the SA objectives. The negative for housing is not significant as there is no existing housing on the site that would be lost, and the quantity of housing land proposed for the Inner HMCA exceeds the target for the area. Negatives of flood risk, waste and HSE mjr hazard zone can be addressed through application of existing local plan policy.	N/A	Already in existing employment use	The site is currently occupied and in use for employment and there is a surplus of housing land already proposed in the Inner HMCA. Therefore, allocating the site for housing would not be appropriate. Allocating land for retail is not within the scope of the SAP.
N/A	CFSM043	Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	Housing	The site scores positive or neutral for most of the SA objectives. The employment and economic growth negatives are not considered significant in this location because the wider area has a relatively good supply of employment premises. The negative of flood risk can be addressed through application of existing local plan policy.	N/A	Currently in employment use	The site is currently occupied and in use for employment and there is a surplus of housing land already proposed in the Inner HMCA. Therefore, allocating the site for housing would not be appropriate. Allocating land for retail is not within the scope of the SAP.

Inner Area

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM043	Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	Employment	The site scores positive or neutral for most of the SA objectives. Negatives for employment arise because the site is currently occupied and in use for employment. The negative for housing is not significant as there is no existing housing on the site that would be lost, and the quantity of housing land proposed for the Inner HMCA exceeds the target for the area. The negative of flood risk can be addressed through application of existing local plan policy.	N/A	Currently in employment use	The site is currently occupied and in use for employment and there is a surplus of housing land already proposed in the Inner HMCA. Therefore, allocating the site for housing would not be appropriate. Allocating land for retail is not within the scope of the SAP.
N/A	CFSM052	49-59 Armley Road (former Denso Marston Premises)	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant given that the area has a good supply of employment premises.	N/A	Permission for retail use	Site has planning permission for retail use so is not available for housing allocation.

Inner Area

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	184	M621 Interchange Site, Holbeck	Housing	Site scores positive or neutral for most SA objectives. However, the air pollution negative draws attention to a concern about the suitability of the site for housing. The land stability negative can be dealt with by applying local plan policies to development.	N/A	Located immediately adjacent to major infrastructure (the road network) which would create negative amenity issues for a residential use i.e. noise and pollution. History of office and employment permissions on this site. Not suitable.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site location within a busy road junction is not suitable for housing.
N/A	201	Armley Road, Armley	Housing	The site scores neutral or positive for the majority of SA objectives. The negatives for employment and economic growth are not significant	N/A	The site is within an existing employment area. Not considered a suitable location for residential.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site location in an industrial area is not suitable for housing.
N/A	211	Meanwood Road - rear of 338/374	Housing	The site scores neutral or positive for the majority of SA objectives. Whilst the site scores poorly in the SA for Floodrisk (SA14) and Ecology (SA12), it is likely these could be mitigated for residential. The negatives for employment and economic growth, however, are a concern.	N/A	Site to be retained for employment use.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because insert either site location in an industrial area is not considered suitable for housing.
N/A	229	Kirkstall Road - Grahams site, Burley	Housing	The site scores neutral or positive for the majority of SA objectives. Whilst the site scores poorly in the SA for Floodrisk (SA14) and Land Stability (SA18d), it is likely these could be mitigated for residential.	N/A	This site is unlikely to come forward for residential as it is now a car showroom.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is no longer available for housing allocation.
N/A	232	Kirkstall Road - Maxis Restaurant site	Housing	The site scores neutral or positive for the majority of SA objectives. Whilst the site scores poorly in the SA for Floodrisk (SA14) and Land Stability (SA18d), it is likely these could be mitigated for residential.	N/A	Not likely to be available as has planning permission for demolition of the existing building and construction of mixed use development consisting of office, hotel and use classes A1, A2 & A3 floorspace and basement car parking.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is not available for housing allocation.
N/A	285	Macaulay Street - former Garage Site, Burmantofts	Housing	The site scores neutral or positive for the majority of SA objectives. The double negative for waste is a significant indication of concern for loss of a designated waste site.	N/A	The site is a Natural Resources and Waste DPD allocation (Site 111 - safeguarded for waste) so cannot be allocated for housing.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not available or suitable for allocation as a housing site.
N/A	370	Cambridge Road - Blenheim Middle School (land south of)	Housing	The site scores neutral or positive for the majority of SA objectives. However there are severe sustainability concerns regarding SA10 and SA11.	N/A	The site is designated green space in the Site Allocations Plan, and links in with a wider greenspace area. Part of the site has a car park for adjacent industry. Mature trees and footpaths across site. Not suitable.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is a valuable green space and is not suitable for a housing allocation

Inner Area

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1011	Oldfield Lane (No 11) LS12 4DH	Housing	The site scores neutral or positive for the majority of SA objectives. However the fact that the site is in existing employment use and in an industrial area makes the negative scores for employment and economic growth significant. Whilst the site scores poorly in the SA for Waste and Land Stability, it is likely these could be mitigated for residential.	N/A	The site is in employment use and is not within a residential area.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is not suitable for a housing allocation.
N/A	1087	Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6	Housing	The site scores neutral or positive for the majority of SA objectives. However the site scores poorly on Ecology (SA12), Greenfield/Brownfield(SA11) and Landscape (SA19).	N/A	Heavily wooded site within conservation area, so not considered suitable for housing.	Whilst the site scores well overall in SA terms, the SA draws attention some key concerns. Therefore the site is not proposed for allocation because it is heavily wooded so not considered suitable for housing.
N/A	1098	Boothroyd Drive, Meanwood LS6	Housing	The site scores neutral or positive for the majority of SA objectives. However, the 4 negative scores are double negatives and are significant. Three of these (SA11 - Greenfield/Brownfield), (SA12- Biodiversity/Geology) and (SA19 - Landscape) relate to its Green nature and one for flood risk.	N/A	Part of the site is designated as green space in the Site Allocations Plan. The southern part of the site is within a Local Nature Area (LNA) on the existing UDP. Highway concerns as would need to acquire a property to gain access. Not suitable.	N/A
N/A	1142	Park Lane - land and property at Oak House LS3	Housing	The site scores neutral or positive for the majority of SA objectives. The land stability negative can be addressed by applying existing local plan policy to any development proposals.	N/A	Site on edge of City Centre currently being used as an office. Any residential proposals are over 8 years old. No interest in residential since.	Whilst the SA conclusions are generally positive, the site is not available for residential allocation.
N/A	1145B	Hudson Road, Hudson Mill (Arcadia), Burmantofts	Housing	Please see MX2-37	N/A	Proposed for employment use.	See MX2-37
N/A	1152	Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)	Housing	The site scores neutral or positive for the majority of SA objectives. However, 80% of the site is within flood zone 3 (high risk).	N/A	The site is designated as green space in the Site Allocations Plan including a playing pitch and school grounds. 80% of the site is within flood zone 3 (high risk). Not suitable.	N/A

Inner Area

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1278	Gelderd Road - Symphony Group LS12	Housing	The site scores neutral or positive for the majority of SA objectives. Whilst the site scores poorly in the SA for SA14 -Floodrisk, SA17 - waste and SA18d land stability, it is likely these could be mitigated for residential. There are also negatives for employment and economic growth.	N/A	The site is not within a residential area and would be more suitable as an employment site.	Despite the SA scores being generally positive with negatives that can be mitigated, the site location is not considered suitable for housing.
N/A	2025	Airside - adjacent Park	Housing	The site scores neutral or positive for the majority of SA objectives. Whilst the site scores poorly in the SA for Biodiversity/Geology (SA12) and Floodrisk (SA14), it is likely these could be mitigated for residential.	N/A	In existing employment use, therefore not considered available for residential.	Whilst the SA conclusions are generally positive, the fact that the site is in existing employment use and in an industrial area means that the site is not considered suitable or available for residential.
N/A	2077	Meanwood Road, Meanwood LS6	Housing	The site scores neutral or positive for the majority of SA objectives. Site is proposed for designation as Green Space on the Site Allocations Plan (G1589) and part is a Local Nature Area.	N/A	Site is designated as green space on the Site Allocations Plan and part is a Local Nature Area. The allotments are overgrown, mature trees around boundary. Heavily Wooded area. Not suitable.	The site is not considered suitable for residential use.
N/A	2079	Matthew Murray High School (former), Holbeck LS11	Housing	The site scores neutral or positive for the majority of SA objectives. The negative score of Land Stability (SA18d) can be addressed through existing local plan policy.	N/A	The site has been assessed as suitable in principle for residential development, however the Council is considering a range of options for future development and the site is not considered available for housing at the current time.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is no longer available.
N/A	2140	Raincliffe Road, Richmond Hill	Housing	The site scores neutral or positive for the majority of SA objectives. The negative score of Land Stability (SA18d) can be addressed through existing local plan policy.	N/A	Not allocated for housing as community use preferred. Application for Community use approved.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is no longer available.
N/A	2148	Baileys Lane East, Seacroft	Housing	The site scores positive or neutral for all but one of the SA objectives. The greenfield score is not significant.	N/A	The majority of the site is designated as greenspace in the Site Allocations Plan.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is not available or suitable for residential.
N/A	2149	Ramshead Approach, Seacroft	Housing	Site scores positive or neutral for most SA objectives. Existing local plan policies can be applied to mitigate the effects of a nearby waste site.	N/A	To be retained as greenspace in the Site Allocations Plan.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is green space and is therefore not available or suitable as residential.

Inner Area

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3009	Former Leeds Industrial Co Op Society Ltd Dairy Depot	Housing	The site scores neutral or positive for the majority of SA objectives. The negatives for employment and economic growth are not so significant given that the Inner area has a good supply of employment land. The negative score of Land Stability (SA18d) will be addressed through existing local plan policies.	N/A	Not within residential area. Site better suited for employment use.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site location is not considered suitable for housing.
N/A	3081B	Robin Hood West	Housing	This site scores poorly on 6 of the sustainability indicators including, air pollution (SA18b), Education (SA3) and health (SA4).	The site doesn't relate well to the existing linear form of the settlement of Robin Hood. The site rests within a strategically important strip of green belt which defines the western edge of Robin Hood and performs an important buffer function protecting the village from the nearby main urban area of Leeds. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood from sites to the north and south.	The site doesn't relate well to the existing linear form of the settlement of Robin Hood. The site rests within a strategically important strip of Green Belt which defines the western edge of Robin Hood and performs an important buffer function protecting the village from the nearby main urban area of Leeds. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood from sites to the south.	N/A
N/A	3148	Oatland Lane, LS7	Housing	N/A	N/A	Recent permission for office and school. Unlikely to be available for other uses.	N/A
N/A	3150	Leicester Place, LS7	Housing	The site scores neutral or positive for the majority of SA objectives. The land stability negative can be mitigated by application of existing local plan policy.	N/A	The site is used as open space and provides a buffer between the housing estate and highway. It is green flat land surrounding the residential units.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because site provides an important green space buffer and is not therefore considered suitable for residential allocation.
N/A	3153	Seacroft Crescent, LS14	Housing	The site scores neutral or positive for the majority of SA objectives. The negative score of Land Stability (SA18d) can be addressed by applying existing local plan policies to new development.	N/A	Site is a combination of Car Park and landscaped land next to health facility. Part of the site also appears to be a thoroughfare connecting Tesco to parts of Seacroft. Mature tree on site. Not suitable.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is not suitable for residential use.
N/A	3191	Meynell Heights, LS11	Housing	The site scores are positive or neutral for most SA objectives. The negatives for biodiversity and land stability can be addressed by application of existing Local Plan policies.	N/A	Site is an occupied tower block. Not suitable.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not available.

Inner Area

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3197	Cambridge Road, LS6	Housing	The site scores are positive or neutral for all but one SA objective. The double negative for being a green field site is significant.	N/A	This is green flat land that is effectively a buffer/landscaping between the existing residential units and the road. Not suitable.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is an important buffer between the existing residential units and the road and is not considered suitable for housing.
N/A	3399	Premises at Roseville Road Leeds LS8 5DR	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant in this locality where there is good provision of existing employment land. The flood risk negative could be mitigated by application of Local Plan policy.	N/A	In current use as car showrooms. Not suitable.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not available for housing.
N/A	3411	Torre Road, Leeds	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant in this locality where there is good provision of existing employment land. The land stability double negative could be mitigated by application of Local Plan policy	N/A	Site in occupied employment use. Not suitable for residential.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not considered suitable for housing.
N/A	3425	Armley Road, Leeds	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not compelling in this locality where there is good provision of existing employment land.	N/A	In employment use. Not appropriate for allocation for housing.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not considered suitable for housing.
N/A	3426	Barrack Street, Leeds	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not compelling in this locality where there is good provision of existing employment land. The flood risk, waste and major hazard negatives could be mitigated by application of Local Plan policy, and appropriate consultation with the HSE.	N/A	In industrial area. Currently in employment use. Not considered suitable for housing.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not considered suitable for housing.

Inner Area

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3427	Cliffdale Road, Leeds	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant in this locality where there is good provision of existing employment land. The negatives of biodiversity, flood risk and landscape (protected trees) can be mitigated by application of Local Plan policy.	N/A	Site is in an industrial area. Some residential nearby but current use coupled with adjacent uses suggest the site is not suitable for residential allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not considered suitable for housing.
N/A	3432	Kirkstall, Leeds	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not significant in this locality where there is good provision of existing employment land. The flood risk negative could be mitigated by application of Local Plan policy	N/A	Site predominantly used for employment use. Past and current uses in area reflect an employment based area. Not considered suitable for housing allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not considered suitable for housing.
N/A	3433	Meanwood Road/Cross Chancellor Street, Leeds	Housing	The site scores are positive or neutral for most SA objectives. The negatives for employment and economic growth are not compelling in this locality where there is good provision of existing employment land.	N/A	Currently in employment use. Not considered suitable for housing allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not considered suitable for housing.
N/A	4090	East Leeds Family Learning Centre (Former)	Housing	The site scores are positive or neutral for all but one SA objective. The negative for land stability can be addressed through application of existing Local Plan policies.	N/A	Although suitable in principle for housing Childrens Services have identified the site for future school provision. Part of site to be used for Social, Emotional and Mental Health (SEMH) School.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not available for housing.
N/A	4098	Seacroft Ring Road	Housing	The site scores are positive or neutral for most SA objectives. However, the negatives for greenfield land, biodiversity and landscape are significant and not easy to mitigate.	N/A	The site is open area of green that acts as a 'buffer' to existing residential. Depth of green area not suitable for development. Not suitable for allocation for housing.	N/A
N/A	4099	Seacroft Ring Road	Housing	The site scores are positive or neutral for most SA objectives. However, the negatives for greenfield land, biodiversity and landscape are significant and not easy to mitigate.	N/A	The site is designated green space on the Site Allocations Plan and provides a buffer to industrial land. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision. Not suitable for housing allocation.	N/A

Inner Area

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4100	Ramshead Drive, Seacroft	Housing	The site scores are positive or neutral for most SA objectives. However, the negatives for greenfield land, biodiversity and landscape are significant and not easy to mitigate.	N/A	Designated as green space on the Site Allocations Plan and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.	N/A
N/A	4101	Ramshead Wood	Housing	The site scores are positive or neutral for most SA objectives. However, the negatives for greenfield land, biodiversity and landscape are significant and not easy to mitigate.	N/A	The majority of the site is designated as green space on the Site Allocations Plan and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site. Given these environmental constraints residential development is considered to be inappropriate.	N/A
N/A	4102	Ramshead Drive	Housing	The site scores are positive or neutral for most SA objectives. Land stability can be addressed through application of Local Plan policies. However, the negative for greenfield land is significant and not easy to mitigate.	N/A	This site is a wood known as Ramshead Wood. It is sloping and has some mature tree cover. Not suitable for housing allocation.	N/A
N/A	4107	North Parkway / Asket Walk	Housing	The site scores are positive or neutral for most SA objectives. However, the negatives for greenfield land and biodiversity are significant and not easy to mitigate.	N/A	The majority of the site is designated as green space on the Site Allocations Plan and as part of a green corridor. The site is surrounded by residential to the east and west and has a cycle route passing through the middle of it. Considered unsuitable for housing allocation.	N/A
N/A	4114	Lambrigg Crescent	Housing	The site scores are positive or neutral for most SA objectives. The green field negative is significant in this location. The land stability negative can be mitigated through application of Local Plan policies to development proposals.	N/A	The majority of the site is designated as green space on the Site Allocations Plan and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west). Unsuitable for residential allocation.	N/A
N/A	4115	Foundry Mill Street	Housing	The site scores are positive or neutral for most SA objectives. The greenfield double negative is significant in this location, particularly as the site is designated as Green Space in the SAP. The land stability negative can be mitigated through application of Local Plan policies to development proposals.	N/A	The site is designated as green space on the Site Allocations Plan and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage. Not suitable as a housing allocation.	N/A

Inner Area

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4122	Seacroft Hall	Housing	The site scores are positive or neutral for most SA objectives. The double negatives for green field and landscape are significant in this location. The site is also designated as green space in the SAP. The land stability negative can be mitigated through application of Local Plan policies to development proposals.	N/A	The site is designated as green space on the Site Allocations Plan. Site slopes significantly in parts. Sites to the east and South west are residential. Criss crossed by paths and includes a playing pitch. This space has significant amenity value. Unsuitable for housing allocation.	N/A
N/A	4124	John Charles Approach, Middleton	Housing	The site scores are positive or neutral for most SA objectives. Also, the land stability double negative can be mitigated through application of Local Plan policies to development proposals. However, the green field and biodiversity double negatives are significant in this location. The health negative is not so significant and could be tolerated.	N/A	Site appears to be well used and has significant amenity value. It should be noted that the site has a rail track along the western edge and is subject to significant level changes. Not suitable for housing allocation.	N/A
N/A	4225	Domestic Street, Holbeck	Housing	The site scores positive or neutral for most SA objectives. The negatives for employment and economic growth are significant significant because the site is occupied and in active use.	N/A	The site is comprised of two areas split by Domestic Street in Holbeck. The sites contain light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area include retail and car showrooms. There is no residential adjacent. Not suitable for housing allocation.	N/A
N/A	5007	Former Moored training Centre, Tulip Street, Hunslet	Housing	The site scores are positive or neutral for most SA objectives. The flood risk and air pollution negatives can be mitigated through application of local plan policies.	N/A	Safeguarded Gypsy and Traveller site HG6-3	Although the SA scores well, the site is not available for housing as it has been designated as a safeguarded Gypsy and Traveller site.
N/A	5018	Land at Brown Lane West, Holbeck	Housing	Around 1/3 of the SA objectives score negatively. Several of the negatives arise because of the location of the site in an industrial area of Leeds. It means it is remote from culture/leisure facilities (SA6) and from community facilities (SA8) and is inaccessible in terms of transport (SA15) and local needs (SA16). These are significant SA concerns for potential housing use of the site. However, the green field nature of the site is not a significant negative and land stability can be addressed through existing local plan policy.	N/A	Site proposed for employment allocation.	N/A

Inner Area

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5280	Sheepscar Tannery, Leeds, LS7 2BY	Housing	The site scores are positive or neutral for most SA objectives. The building is in employment use and currently occupied which makes the negatives for employment and economic growth significant. In contrast, the negatives for biodiversity and flood risk can be mitigated.	N/A	Site is in current employment use and within an industrial area. To the east is a major distributor road into the City Centre. It is well connected by public transport to the City Centre and has access to both Scott Hall and Meanwood Road. It is considered that it is inappropriate to allocate for housing as the site is in employment use.	N/A
N/A	5330	Asket Avenue, LS14	Housing	The site scores are positive or neutral for all but one of the SA objectives. The double negative for greenfield is not so significant in this locality where there are many incidental pieces of greenfield land.	N/A	Area needed for link road.	Part of site area needed for link road.
N/A	252	Belle Isle Road - Merlyn Rees High School	Housing	The site scores are positive or neutral for most SA objectives. The negatives for the potential loss of green space and green field land is significant but could be lessened by an appropriate layout that retains green space and makes it publicly accessible. The land stability negative could be mitigated through application of existing local plan policy.	N/A	Site required for special needs school	The site is required for school use so is not available for housing development.
HG2-201	1146	York Road (land south of), East of Pontefract lane, Richmond Hill LS9	Housing	Site has been removed.	N/A	The landowner has confirmed the site will not be made available for housing.	N/A
N/A	264	Roundhay Road (79)/Barrack Road Area Offices etc.	Housing	The site scores are positive or neutral for most SA objectives. Negatives for employment and economic growth can be tolerated in this part of Leeds where there is a good stock of land in existing employment use. The negatives for flood risk and landscape (protected trees) can be mitigated through appropriate masterplanning and design.	N/A	The site is required for school use, but to meet 'basic need' i.e. in more immediate term, not as a result of new housing allocations in the SAP.	The site is needed for school use.

Inner Area

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2145	Primrose High School (former), Lincoln Green	Housing	N/A	N/A	The site is required for school use, but to meet 'basic need' ie in the more immediate term, not as a result of new housing allocations in the SAP. The site will accommodate the relocation of Shakespeare Primary School.	Site required for a school use.
N/A	259B	Cartmell Drive, Whitebridge Primary School, Halton Moor	Housing	The site scores are positive or neutral for most SA objectives. The negatives for land stability and landscape (tree preservation) can be mitigated through application of existing local plan policies and appropriate design.	N/A	School completed on site.	Site not available for housing development. School completed on site.
N/A	3081A	Robin Hood West	Housing	The site scores are positive or neutral for most SA objectives. Negatives include health, community cohesion (as the site is considered to be out of scale with the settlement) and land stability (although this could be mitigated through site requirements and local plan policies).	There is little risk development would set a precedent for unrestricted sprawl. However, local preference for alternative sites.	Green Belt site. On balance, site is not required to meet the housing numbers due to local preference for alternative sites. Site is identified for school use.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA

Inner Area

Office allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EO2-2	2004069	Office Scheme Wellington Road & Gotts Road Leeds 12	Employment	The site scores neutral or positive for the majority of SA objectives. The negative for housing is not so significant as the SAP proposes to allocate more housing than the target for Inner Leeds. Any heritage concerns regarding the site can be addresses by site requirements.	N/A	Site is on the edge of the City Centre adjacent to the City Island residential block. Suitable edge of city centre location for offices.	N/A

Inner Area

General employment allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EG2-10	2105050	Land at Brown Lane West Holbeck	Employment	The site scores positive or neutral for most SA objectives. The negative for housing is not so significant as the SAP proposes enough housing allocations to exceed the target. The negative score of Land Stability (SA18d) will be addressed through existing local plan policies. The significant negative score of Greenfield/brownfield (SA11) is justified by the wider planning benefits to the area.	N/A	Site is an area of Green land next to the Ingram distributor and south of the dismantled railway. Given its location and the surrounding uses it is suitable for employment uses. The site is being marketed for all B uses except offices.	N/A
EG2-11	2104230	Former Co-op Dairy Depot Gelderd Road Ls12	Employment	The site scores positive or neutral for most SA objectives. The negative for housing can be tolerated because the Inner Area has more than sufficient housing allocations. The negative score of Land Stability (SA18d) will be addressed through existing local plan policies.	N/A	The developable area of this site is c 1.2 ha. It is in a good location for B2/B8 uses on a main radial (A62). The site is on the edge of an industrial estate and is suitable for employment.	N/A
EG2-12	2103385	Gelderd Road Leeds 12	Employment	The site scores positive or neutral for a majority of the SA objectives. The double negatives for green space and green field land are not so significant as the land is a remaining plot of a business park. The flood risk and land stability negatives can be mitigated through application of local plan policies. The biodiversity value of the site can be addressed via site requirements.	N/A	This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. As it is within a Business Park the site is suited for general employment.	N/A
EG2-13	2104710	Tulip Street Beza Street Ls10	Employment	The site scores neutral or positive for all but one of the SA objectives. The negative for housing is not significant as the Inner Area has sufficient allocations for housing.	N/A	Expired permission for B1 and B8. Site is part of the further end of a car park serving retail park. Overall this is a suitable and available site for general employment use.	N/A
EG2-36	EMP00354	Land at Armley Road/Wellington Road, Leeds	Employment	The site scores positive or neutral for most SA objectives. The loss of existing employment is not an issue for an employment site. Any heritage concerns regarding the site can be addressed by site requirements.	N/A	This site was a discounted housing site in the SAP Issues and Options due to site being within existing employment area and unsuitable for housing development. ELA 2016 Update suggests this site is suitable, currently available and potentially achievable for general employment use. It is proposed to be a new general employment allocation EG2- 36.	N/A

Inner Area

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2001200	Land at Elland Road Holbeck	Employment	Neutral or positive for the majority of SA objectives.	N/A	Not available. The site is currently used as a Park and Ride with the residual area having permission for an ice rink.	N/A
N/A	2002611	Wellbridge Industrial Estate Graingers Way Ls12	Employment	Neutral or positive for the majority of SA objectives.	N/A	Site appear to be being used as a car park for various buildings along Graingers Way. This includes retail and office uses. Site is part of SHLAA Site 2027 and is proposed for Housing.	N/A
N/A	2003190	Ex LCC Depot Viaduct Road LS4	Employment	Neutral or positive for the majority of SA objectives. Negative effects include biodiversity / geology, greenhouse emissions, local needs and waste	N/A	Site unavailable as in current use as storage land by Carillion plc.	N/A
N/A	2004990	Jack Lane/grape Street Hunslet Ls10	Employment	Neutral or positive for the majority of SA objectives.	N/A	Site already developed for employment use.	N/A
N/A	2104690	Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp	Employment	Neutral or positive for the majority of SA objectives. Negative effects for land stability	N/A	Site has been developed and no longer available for new allocation.	N/A
N/A	2104700	Ex- Boc Works Gelderd Road Ls12	Employment	N/A	N/A	Site is in existing use and is a Safeguarded Natural Resource and Waste use in the adopted NRW DPD. No longer available for new general employment allocation.	N/A
N/A	2104720	Ring Road Beeston/Gelderd Road LS12	Employment	Neutral or positive for the majority of SA objectives. Negative effects include flood risk and land stability	N/A	Site has recent approval for Car Sales and Garage. (14/03978/RM - Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles, associated access roads and landscaping). Site is suitable for general employment but unlikely to be available.	N/A
N/A	2105060	Land at Sydenham Street Holbeck	Employment	Neutral or positive for the majority of SA objectives. Negative effects include employment and economic growth	N/A	Site seems to fully occupied for employment uses. Site is occupied for employment uses and unavailable for new allocation.	N/A
N/A	2202170	Holme Well Road Middleton Ls10	Employment	Neutral or positive for the majority of SA objectives. Negative effects include waste	N/A	The site is part of a large ASDA store and not available for new employment allocation.	N/A
N/A	2602360	St Marks Church St Marks Road Ls 6	Employment	Neutral or positive for the majority of SA objectives.	N/A	Historical record due to previous interest in conversion to office. This is an existing church in use, and is constrained by listed status and burial ground.	N/A

Inner Area

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2603710	Site 4 Oatland Lane Meanwood Ls7	Employment	N/A	N/A	Site no longer available for employment following construction of a block of 3 retail units in 2014.	N/A
N/A	2603880	Royal Park Primary School Queens Road Ls6	Employment	Neutral or positive for the majority of SA objectives.	N/A	Land owner (Leeds City Council) has decided to use this site for Open Space. No longer available for new allocation.	N/A
N/A	3203370	S/o Howson Algraphy Ring Road Seacroft Ls14	Employment	Neutral or positive for the majority of SA objectives.	N/A	Out of centre location therefore no longer considered suitable for offices. Retain the site for next plan period general employment.	N/A
N/A	3400301	Hill Top Works Buslingthorpe Lane Ls 7	Employment	Neutral or positive for the majority of SA objectives.	N/A	Permission granted for residential use. Site no longer available for general employment use.	N/A
N/A	3400360	Land off Preston Terrace Sheepscaer Leeds	Employment	Neutral or positive for the majority of SA objectives.	N/A	Site may be suitable in long term but currently 'land locked' by other owners and uses. Recent sale of college building and various options for buildings in the area mean uses for area uncertain. However, if the site is bought by new owners may go into employment. Clarity likely to emerge in future but site next to education use with poor access..	N/A
N/A	3400920	Bayswater No.1 Arundel Leeds	Employment	Neutral or positive for the majority of SA objectives.	N/A	Site in mixed area consisting of industrial, office and residential uses. This site is now proposed to be allocated for housing.	N/A
N/A	3402830	Land at Regent Street/Skinner Lane Leeds	Employment	The site has neutral effects for the majority of SA objectives.	N/A	Site removed from employment supply as approved outline scheme under 13/04885/OT for retail (A1) and gym (D2) development.	N/A
N/A	CFSE003	Land Between Apex View, Dewsbury Road & Meadow Road, Leeds	Employment	Neutral or positive for the majority of SA objectives. Negative effects include air pollution, land stability and landscape	N/A	Located immediately adjacent to major vehicle infrastructure (the road network). Site may be constrained by efficient access on and off the M621 slip roads. However existing office development adjacent to site. More attractive and likely viable sites in area.	N/A
N/A	EMP00303	Denso Marston 49-59 Armley Road	Employment	Neutral or positive for the majority of SA objectives.	N/A	Not available. Permission given for retail development.	N/A

Inner Area

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2103560	SITE B OLD RUN ROAD LEEDS 10	Employment	N/A	N/A	Completed under 13/02488/FU on 04/07/2014 for change of use from warehousing (B8) to industrial (B2) - food manufacturing and the erection of 2 silos but change between uses within general employment means it is not identified as a completion of additional employment.	N/A
N/A	2103480	TULIP STREET BEZA STREET LS10	Employment	N/A	N/A	Completion under 13/04073/FU for Change of use of units 5 and 6 (A1 retail) to gymnasium (D2). Not additional employment land or floorspace.	N/A
N/A	EMP00341	From Milford to Former Glass Works, Cardigan Road	Employment	Neutral or positive for the majority of SA objectives.	N/A	Site is located within a mixed use area with retail, residential community services. It is a brownfield site with road frontage, generally flat. However site has existing use (builder merchant) and not available for general employment allocation.	N/A

North Leeds

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-29	1199B	Moseley Wood Gardens (land off), Cookridge LS16	Housing	The site scores neutral for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores for biodiversity/geology and historic environment can be mitigated by site requirements and local plan policies.	The majority of the site is PAS in the UDP. However, a small area of Green Belt to the north east is needed to provide access. This piece of land is well contained by woodland to the north, thus minimising the risk of unrestricted sprawl.	The majority of the site was designated as Protected Area of Search (PAS) on the UDP with a small part in Green Belt (for provision of access). The site is connected to the urban area and is well contained by woodland to the north.	Whilst the site scores mainly neutral with some negative scores, the majority of the site is not Green Belt but PAS in the UDP. The site assessment conclusions mean it remains sequentially preferable for allocation compared to all reasonable alternatives.
HG2-30	4216	Eyrie Public House, Holtdale Approach, Cookridge	Housing	The site scores neutral or positive for the majority of SA objectives. Negative impacts can be mitigated by site requirements and local plan policies. Site is now developed.	N/A	Brownfield site in residential area. Suitable in principle for housing.	N/A
HG2-31	4000	Ralph Thoresby (Site F) Holt Park, Leeds	Housing	The site scores neutral or positive for the majority of SA objectives with the exception of negative effects including for greenspace (the site is existing greenspace). Greenspace loss is justified as part of wider planned provision and enhancement of greenspaces within the area and the site has been identified for housing in the Planning Statement for Holt Park District Centre.	N/A	Greenfield site within residential area. Suitable in principle for residential. The site has been identified for housing in the Planning Statement for Holt Park District Centre.	N/A
HG2-32	4217	Cookridge Fire Station	Housing	The site scores neutral or positive for the majority of SA objectives with the exception of negative effects including employment and economic growth, as in existing employment use. However, redevelopment would be as a result of re-configuration of fire services provision and the site has been identified for housing in the Planning Statement for Holt Park District Centre.	N/A	Brownfield site in residential area. The site has been identified for housing in the Planning Statement for Holt Park District Centre.	N/A
HG2-33	3010B	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	Housing	The site scores neutral or positive for the majority of SA objectives.	N/A	Brownfield site in residential area. The site has been identified for housing in the Planning Statement for Holt Park District Centre.	N/A

North Leeds

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-34	4233	Farrar Lane, Adel	Housing	The site scores neutral or positive for the majority of SA objectives, exceptions including for Historic Environment, where a site requirement has been applied to mitigate any negative effects.	N/A	Brownfield site in residential area. The site has been identified for housing in the Planning Statement for Holt Park District Centre. An area will need to be retained for parking spaces to serve the district centre and adjoining greenspace. The existing bus stop should also be retained. Capacity has been reduced to reflect this.	N/A
HG2-36	2053B	Alwoodley Lane, Alwoodley LS17	Housing	The site scores mainly neutral in terms of the SA objectives, although there are negative scores including for green space and biodiversity/geology, which can be mitigated through the site requirements and local plan policies. There are also several positive scores, including flood risk and transport network.	Relates well to urban area. Fairly well contained site reducing impact for further sprawl. Consider strengthening boundary to west of site.	Green Belt site. Development of the site would constitute 'rounding off' of the existing settlement and is well related to the existing urban area.	Whilst the site scores mainly neutral overall in terms of the SA, with a mix of positive and negative scores, it is sequentially preferable for allocation compared to other reasonable Green Belt alternatives.
HG2-37	3384	Brownberrie Lane	Housing	The site scores neutral for the majority of SA objectives, with an equal number of positive and negative scores. Negative scores include community participation (but site is close to local centre) and greenspace (which can be mitigated through local plan policies).	N/A	Site within urban area. Residential use acceptable in principle.	N/A
HG2-38	1178A	Dunstarn Lane (land south), Adel LS16	Housing	The site scores neutral for the majority of SA objectives although negative effects include greenhouse emissions, transport network and local needs met locally. Positive scores include greenspace, flood risk and health.	Strong links to urban area and would partially round off settlement - negating the risk of further sprawl. Boundary treatments would need to be well thought out as the boundaries to the south and east are poorly defined.	Green Belt site. Development of the site could be considered to 'round off' the existing built up area. Access would need to be through adjacent site HG1-74 or property needs to be acquired. Suitable in principle for residential.	Whilst the site scores mainly neutral overall in terms of the SA, with a some negative scores, it is sequentially preferable for allocation compared to other reasonable Green Belt alternatives.
HG2-40	81	High Moor Court (land at rear), High Moor Avenue, Moor Allerton	Housing	The site scores neutral or positive for the majority of SA objectives with exceptions including negative effects on greenspace (the site is existing greenspace). A site requirement for half the site to remain as greenspace will help mitigate negative effects.	N/A	Within the urban area. Residential use is acceptable in principle. Half the site to remain as green space.	N/A

North Leeds

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-42	1016	Broadway and Calverley Lane, Horsforth	Housing	The site scores neutral or positive for the majority of SA objectives with exceptions including negative effects on the historic environment which can be mitigated by site requirements and local plan policies.	Green belt site with strong links to the urban area. Well contained site eliminating potential for further sprawl.	Green Belt site, adjoining the main urban area with strong links to Horsforth. A main road borders the site to the west, residential development to the east and the former college site/housing allocation HG2-43 to the south, so the site is well contained and development would not set a precedent for further sprawl.	N/A
HG2-43	5009B	Horsforth Campus	Housing	The site scores neutral for the majority of SA objectives although there are negative effects which include biodiversity/ geology and land stability. Negative impacts can be mitigated by site requirements and local plan policies.	Substantial part of the wider site is brownfield development which has recently obtained planning permission for residential use. The site (inc HG1 element) is well contained by Ring Road and natural boundaries. Consequently low potential to lead to unrestricted sprawl. Overall the site is not considered to have a significant impact on the openness and permanence of the green belt.	Green Belt site. The site forms part of the curtilage of Horsforth Campus, the brownfield element of the campus has planning permission. The site is well connected to the existing area with a wide range of local services and facilities. The site is well contained by the Ring Road, Swaine Wood and Horsforth Cemetery.	Whilst the site scores mainly neutral overall in terms of the SA, with some negative scores, it is sequentially preferable for allocation compared to other reasonable Green Belt alternatives.
HG2-44	235	Clarence Road (land at) - Horsforth LS18 4LB	Housing	The site scores neutral or positive for the majority of SA objectives with exceptions including negative effects for employment, economic growth and historic environment, the latter of which can be mitigated through application of a site requirement and local plan policies.	N/A	Site within the urban area. Suitable in principle for residential development.	N/A
HG2-45	4057	St Joseph's, Outwood Lane, Horsforth	Housing	The site scores positive for the majority of SA objectives with exceptions including negative effects on historic environment which can be mitigated by a site requirement and local plan policies.	N/A	Former care home (now demolished) in residential area. Acceptable in principle for housing.	N/A
HG2-46	1062	Horsforth (former waste water treatment work)	Housing	The site scores neutral or positive for the majority of SA objectives with the exception of negative effects including for greenspace, biodiversity/geology and historic environment. Negative impacts can be mitigated by site requirements and local plan policies.	Contained site (Kirkstall Forge will sit to the east) reducing potential for further sprawl. Relates well to the urban area.	Green Belt site. The site is contained by a main road to the north, the river to the south, residential to the west and the Kirkstall Forge site to the east, so relates well to the urban area and development would be well contained and not set a precedent for further Green Belt sprawl.	N/A

North Leeds

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-47	37	Vesper Road (land at), Kirkstall LS5 3NU	Housing	The site scores neutral or positive for the majority of SA objectives with exceptions including negative effects for employment and historic environment, the latter of which can be mitigated by site requirements and local plan policies.	N/A	Brownfield site within urban area, suitable for residential development in principle.	N/A
HG2-48	3457	Weetwood Manor, Weetwood	Housing	The site scores neutral or positive for the majority of SA objectives with exceptions including negative effects for biodiversity/geology and historic environment. Negative SA impacts can be mitigated by site requirements and local plan policies.	N/A	Site within existing urban area where residential use is acceptable in principle. Highway concerns can be mitigated through access improvements.	N/A
HG2-51	2055	Carr Manor, Meanwood LS6	Housing	The site scores neutral or positive for the majority of SA objectives with exceptions including negative effects for employment, landscape and historic environment. Whilst the site scores negatively for employment, the surrounding area is residential, not employment. Negative impacts can be mitigated by site requirements and local plan policies.	N/A	Carr Manor is a listed building. Conversion of listed building to residential is a preferred. Development would need to maintain character of Carr Manor. Capacity revised down to 15 to reflect this.	N/A
HG2-87	817	Amberton Terrace	Housing	The site scores neutral or positive for the majority of SA objective. The significant negative score of Green Space loss (SA10) is justified by the wider planning benefits to the area and local plan policies will mitigate against loss.	N/A	Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in principle.	N/A
HG2-217	5350	Land at former Eastmoor Regional Secure Unit, Adel, Leeds	Housing	The site scores neutral or positive for the majority of SA objectives with exceptions including negative effects on biodiversity/ geology and historic environment, which can be mitigated by site requirements and local plan policies.	N/A	This is a largely brownfield site with a small amount of greenfield land. This site is adjacent to identified site HG1-60 Tile Lane, therefore it is considered that both sites should be developed comprehensively.	N/A

North Leeds

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-234	5352	Land at Kirkstall Forge, Kirkstall Road, Leeds	Housing	The sites score neutral for the majority of SA objectives although negative scores include biodiversity/geology, landscape and historic environment. Appropriate site requirements and local plan policies will mitigate any negative SA scores.	Western Site - would extend the urban area further towards horsforth however the site is small and well defined by dense and mature trees. The river provides a strong defensive boundary to the north of the site and land level differences will help to ensure that no coalescence occurs. Eastern Site - this small site is well related to the existing urban area to the north. Railway line and River Aire to the south provide strong defensible boundaries which help to contain development. Overall both sites are well related to the Kirkstall Forge site which forms part of the urban area and consequently the impact on the purposes of the Green Belt are not considered to be significant.	The sites are associated with, for access and phasing, by the adjacent identified site MX1-2 (626) and their allocation is to facilitate the delivery of a primary school on site MX1-2. The site has limited impact on the Greenbelt as both elements of the sites are contained within well defined boundaries and will not lead to encroachment or sprawl. The section at the eastern end of Kirkstall forge site has significant tree cover and full assessment of these will be required prior to development.	N/A
HG2-236	2049	West Park Centre LS16	Housing	The site scores neutral or positive for the majority of SA objectives with exceptions including negative effects for culture, leisure, recreation, greenspace and historic environment. The greenspace was associated with the former school on site and no longer exists. Negative impacts can be mitigated by site requirements and local plan policies.	N/A	Former West Park Centre. Residential development acceptable in principle as this is a brownfield site within a residential area.	N/A

North Leeds

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-4	3014	Kirkstall District Centre	Employment	The site scores neutral or positive for the majority of SA objectives with the exception of negative effects for historic environment, which can be mitigated by a site requirement and local plan policies.	N/A	A mix of residential, office and retail would be appropriate given town centre location. Residential could be in place on upper floors.	N/A

North Leeds

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM024	Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU	Housing	The site scores neutral or positive for the majority of SA objectives, with negative scores including employment, economic growth and landscape/Tree Preservation Order.	N/A	Site has planning permission for residential development (Identified Site HG1-72) so is not available for mixed use development.	N/A
N/A	CFSM024	Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU	Employment	The site scores neutral or positive for the majority of SA objectives, with negative scores including employment, economic growth and landscape/Tree Preservation Order.	N/A	Site has planning permission for residential development (Identified Site HG1-72) so is not available for mixed use development.	N/A

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	16	Sandhill Lane (29), Moortown LS17 6AJ	Housing	The site scores neutral or positive for the majority of SA objectives with the exception of negative effects on Landscape, due to a Tree Preservation Order on part of the site.	N/A	Housing would adversely affect character of the area by developing in large garden.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is a garden, and development would adversely affect the character of the area.
N/A	82	Moor Allerton Gardens (1,2,3,4,5,6,8), Moor Allerton	Housing	The site scores neutral or positive for the majority of SA objectives with the exception of negative effects on Landscape, due to a Tree Preservation Order on part of the site.	N/A	Site in existing residential use - fully developed	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is in existing residential use.
N/A	84	Wetherby Road - Braim Wood School and land to the north, Rounday	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	The site is adjacent both farmland and Roundhay park and so does not relate well to the urban area but rather forms an isolated encroachment in to the Green Belt with limited features to contain development and a high potential to lead to unrestricted sprawl.	Green Belt site. The site is adjacent to both farmland and Roundhay Park and so does not relate well to the urban area but rather forms an isolated encroachment in to the Green Belt with limited features to contain development and a high potential to lead to unrestricted sprawl. The site plays an important role in providing an attractive setting to Roundhay Park. Residential development is likely to have a negative impact on the park.	N/A
N/A	94	Sandhill Lane (7-9), Moortown LS17 6AG	Housing	The site scores neutral or positive for the majority of SA objectives with the exception of negative effects for landscape, due to a Tree Preservation Order.	N/A	Northern part of site has permission for 2 detached houses (12/03734/FU). Houses are built out. The rest of the site is too small to allocate.	Whilst the site scores well overall in terms of the SA, the site size is below the threshold for allocation.
N/A	118	The View (21/23) - Alwoodley LS17 7NA	Housing	The site scores neutral or positive for the majority of SA objectives.	N/A	Housing would adversely affect character of the area by developing in large garden.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is a garden, and development would adversely affect the character of the area.
N/A	120	Harrogate Road (55), Chapel Allerton LS7 3RU	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of employment and economic growth because it is in existing employment use.	N/A	Site has planning permission for retail use so very unlikely to come forward for housing. Retail or other town centre uses appropriate.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is unlikely to come forward for housing as there is permission for retail.
N/A	177	Broomfield (54/56), Adel LS16 7AD	Housing	The site scores neutral or positive for the majority of SA objectives with the exception of negative effects for landscape/Tree Preservation Order.	N/A	Part of site (54 Broomfield) has permission for two dwellings. The rest of site is too small to allocate.	Whilst the site scores well overall in terms of the SA, the site size is below the threshold for allocation.

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1014	Fraser Avenue (land at), Horsforth	Housing	The site scores neutral or positive for the majority of SA objectives.	N/A	Highways do not consider that the major mitigation required to achieve suitable access would be viable given the relatively limited number of dwellings that can be accommodated on the site.	Whilst the site scores well overall in terms of the SA, Highways concerns regarding access remain.
N/A	1015	Lee Lane West (land south of), Horsforth	Housing	The site scores negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. The majority of negative scores cannot be mitigated.	Well connected to urban area and contained by existing defined boundaries. The site has an important function in providing access to the countryside and views across the site to open countryside beyond. Designated Local Nature Area within the site.	Green Belt site. The site has an important function in providing access to the countryside and views across the site to open countryside beyond. It is highly visible, with landscape value and a designated Local Nature Area within the site. The site performs poorly in highways and accessibility terms.	N/A
N/A	1019	Gledhow Valley Road (land off), Chapel Allerton, LS7 4ND	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. The majority of negative scores cannot be mitigated.	N/A	Part of wider Gledhow Valley Woods. Significant tree cover. Development would cause significant harm to the special character of the Conservation Area.	N/A
N/A	1026	Kirkstall Road, Cardigan Fields LS4	Housing	The site scores neutral or positive for the majority of SA objectives, although there are negative scores for employment, economic growth, flood risk and waste.	N/A	A nightclub and an ALDI occupy the site. The site is not available.	Whilst the site scores relatively well overall in SA terms, the site is not proposed for allocation because it is not available.
N/A	1079	Long Causeway, Adel LS16 8DU	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Long Causeway provides a strong defensible boundary. This barrier would be lost if the site were developed. Overlaps conservation area.	Green Belt site. Long Causeway provides a strong defensible boundary to Adel and this barrier would be lost if the site were developed, and result in sprawl into the Green Belt.	N/A
N/A	1120	Headingley Lane (land at), Headingley	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of negative effects including for biodiversity, which could be mitigated through site requirements or local plan policies.	N/A	This site is considered to be a positive space within the Headingley Hill, Hyde Park and Woodhouse Hill Conservation Area. It is considered that the site makes a valuable contribution to the visual, historic and spatial character of the area. The land is still protected for transport use; the post NGT transport strategy is currently being developed and when this is concluded the need for the continuing protection of this and other parcels of land will be reviewed.	Whilst the site scores well overall in terms of the SA, the site makes a valuable contribution to the character of the area.

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1138	Elmete Lane - land adj to Beechwood, Roundhay LS8	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Negative bioersivity/geology impacts can not be mitigated.	Site does not relate well to urban area. Development would result in an isolated incursion into the green belt, leading to sprawl.	Green Belt site. The site includes a number of Tree Preservation Orders (TPO's) and is adjacent to a listed building. Site does not relate well to urban area. Development would result in an isolated incursion into the Green Belt, leading to sprawl. Highways concerns regarding accessibility and access. Wetherby Road is a defensible boundary to the Green Belt.	N/A
N/A	1151	Cookridge Lane , Cookridge LS16	Housing	The site scores mainly neutral with several positive scores for the SA objectives, with the exception of health.	No defensible boundary to site. Could set precedent for further sprawl.	Green Belt site. There is no existing defensible boundary to the west. Development could set a precedent for further sprawl.	Whilst the site scores well overall in terms of the SA, the Green Belt assessment means this site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives.
N/A	1170	Highbury Cricket Ground, Meanwood, North East Hollins Drive	Housing	The site scores neutral or negative for the majority of SA objectives, including culture, leisure, recreation and flood risk.	Strong links to urban area. Site is well contained by natural boundaries with a low potential for further sprawl, however it performs an important role in safeguarding the countryside from encroachment.	Green Belt site which performs an important role in safeguarding the countryside from encroachment. The site is to be retained as greenspace and is designated as such in the Site Allocations Plan.	N/A
N/A	1178B	Dunstarn Lane (land south), Adel LS16	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Relates poorly to settlement. No access, poor boundary to east creates potential for further sprawl.	Green Belt site which relates poorly to settlement, development of which could set a precedent for further urban sprawl. No access and lack of defensible boundary to east creates potential for further sprawl. Site B slopes steeply to the ring road and provides a buffer between the road and existing development.	N/A
N/A	1190	Wetherby Road/Elmete Lane (land adjoining), Roundhay LS8	Housing	The site scores neutral or positive for the majority of SA objectives, with exceptions including biodiversity/geology.	Strong links to urban area. Well contained site limiting potential for further sprawl, however site does perform an important role in safeguarding the countryside from encroachment.	Green Belt site. Performs an important role in safeguarding the countryside from encroachment. Wetherby Road is a defensible boundary to the Green Belt preventing urban sprawl.	Whilst the site scores relatively well overall in terms of the SA, the Green Belt assessment means this site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives.

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1238	Oakford Terrace (land to rear of), Low Lane, Horsforth LS18	Housing	The site scores neutral or positive for the majority of SA objectives, with exceptions including flood risk.	Site is connected to the built up area but does not relate well to the existing settlement form projecting out into the Green Belt. Performs an important role in safeguarding the countryside from encroachment, though the contained nature of site reduces potential for further sprawl.	Green Belt site which is designated as greenspace in the Site Allocations Plan. The site does not relate well to the existing settlement form but projects out to the east of Low Lane into Green Belt and is steeply sloping. Development of the site would not constitute rounding off of the settlement. Highway concerns as no road frontage to provide access.	Whilst the site scores relatively well overall in terms of the SA, the Green Belt assessment, Highways concerns and green space designation means this site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives.
N/A	1242	Church Lane - Paddock, Meanwood LS6	Housing	The site scores neutral or positive for the majority of SA objectives, with exceptions including landscape due to a Tree Preservation Order.	N/A	Site de-allocated at Jun16 DPP based on Historic England rep at PDR consultation	Whilst the site scores relatively well overall in terms of the SA, the heritage assessment undertaken as a result of the representation received from Historic England concludes that the site is open land that contributes to the setting of the listed church.
N/A	1243	Back Church Lane - former Rectory Paddock, Adel LS16	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Site does not relate well to the settlement. Strong defensible boundary to Adel formed by Long Causeway, development of this site would encroach beyond this into countryside and result in sprawl.	Green Belt site. This site was considered alongside 1079, and without 1079 being allocated this site does not relate well to the settlement. A strong defensible boundary to Adel is formed by Long Causeway, development of this site would encroach beyond this into the countryside and result in sprawl.	N/A
N/A	1246	Back Church Lane - former Rectory Paddock north of Memorial Rec Ground, Adel	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Site not well connected to the built up area, an result in isolated development with high potential to lead to sprawl. Site links to settlement aren't as strong as adjacent sites (would need to be developed with these). Site in middle of the green open area within the Conservation Area; its character would be significant affected by development on this site.	Green Belt site. Would result in an isolated development if brought forward causing significant encroachment in to the Green Belt with high potential to lead to sprawl. There is no highway frontage, poor network and unsuitable for large additional development.	N/A
N/A	1299B	Otley Road - Bodington Hall, Lawnswood LS16	Housing	The site scores neutral or positive for the majority of SA objectives, exceptions including for culture, leisure, recreation.	N/A	Part of site is proposed to be designated as greenspace in the Site Allocations Plan and the remainder is identified for a park and ride in the UDP making making it unsuitable for housing development.	Whilst the site scores relatively well overall in terms of the SA, the site is designated for greenspace and as a Park and Ride site.

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1310	Outwood Lane (land at) , Horsforth, LS18	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site and other negative scores include biodiversity and landscape/Tree Preservation Order.	N/A	Site not supported by highways as trees and stone wall prevent suitable access and visibility, further a Local Nature Area covers part of this site	N/A
N/A	2046	Brownberrie Gardens - North Ives Farm, Horsforth LS18	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include biodiversity, landscape/Tree Preservation Order and Flood Risk.	Relates well to urban area. Low potential for further sprawl, however, site does provide access to countryside and performs an important safeguarding role.	Green Belt site. Performs an important role in safeguarding the countryside from encroachment. The site lies within the airport public safety zone and is not supported by Highways as, while the site has highway frontage, adequate access is not achievable.	N/A
N/A	2051A	King Lane, Alwoodley LS17	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects on greenspace. Significant negative effect on biodiversity / geology and flood risk. A number of the negative effects reflect the accessibility of the site.	Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl.	Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns regarding poor accessibility, access and local network capacity.	N/A
N/A	2051B	King Lane, Alwoodley LS17	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects on greenspace. Significant negative effect on biodiversity / geology and flood risk. A number of the negative effects reflect the accessibility of the site.	The site has no defensible Green Belt boundary and development could lead to unrestricted urban sprawl.	Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns regarding poor accessibility, access and local network capacity.	N/A
N/A	2052	Tile Lane, Adel LS16	Housing	The site has neutral or negative effects for the majority of SA objectives. Significant negative effects include biodiversity/geology and flood risk. A number of the negative effects reflect the accessibility of the site.	No defensible boundary to south and performs an important role in safeguarding the countryside from encroachment.	Green Belt site. Part of urban green corridor with no defensible boundary to the south. Performs an important role in safeguarding the countryside from encroachment	N/A
N/A	2053A	Alwoodley Lane, Alwoodley LS17	Housing	The site has neutral or negative effects for the majority of SA objectives. Significant negative effects include biodiversity/geology and landscape/Tree Preservation Order.	Well defined boundaries reduce potential for further sprawl, though would result in an incursion into the green belt that is poorly related to the settlement and built form.	Green Belt site. Site A is unrelated to the existing settlement, is nearer to Eccup Reservoir and would create an incursion into Green Belt that relates poorly to the settlement and its built form.	N/A

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2058	Talbot Avenue - Allerton Grange High, Moor Allerton LS17	Housing	The site has neutral or positive effects for the majority of SA objectives with the exceptions including for culture, leisure, recreation, community cohesion and land stability (the latter of which could be mitigated with existing local plan policies).	N/A	Site is designated green space in the Site Allocations Plan and is managed and maintained by Leeds City Council Parks and Countryside.	Whilst the site scores relatively well overall in terms of the SA, the site is designated as green space.
N/A	2063	Cobble Hall, Roundhay LS8	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Well contained site, with golf course and highway acting as a strong defensible boundary to the north. Would need to be developed with neighbouring site to connect well to settlement; in isolation development would be poorly related to the settlement and represent a significant incursion into the green belt. Overlaps conservation area.	Green Belt site. Development would represent significant incursion in to the Green Belt. Wetherby Road is a defensible boundary to the Green Belt.	N/A
N/A	2160	Scotland Lane, Ling Bob, Horsforth	Housing	The site has neutral or negative effects for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Listed buildings on site - impact on these would need to be considered but likely to could be mitigated through appropriate detailed design. Overall, this is a large site that relates poorly to settlement and performs an important role in safeguarding the countryside from encroachment. Development would set a precedent for further sprawl.	Green Belt site. The site performs an important role in safeguarding the countryside from encroachment and development here would lead to unrestricted sprawl. The site is not supported by Highways.	N/A
N/A	3008	Former caravan site, Elmete Lane	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site and significant negative scores include for biodiversity/geology.	Relates poorly to settlement. Well contained by natural boundaries reducing potential for further sprawl. Overlaps conservation area.	Green Belt site. Isolated site. Development would represent an island of development within Green Belt, unrelated to the existing urban area. Not supported by Highways.	N/A

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3016	Low Hall Farm	Housing	The site scores neutral or negative for the majority of SA objectives, including education and health and biodiversity, although the latter could be mitigated.	Dense tree cover to the north of the site, industrial units to the west, Low Hall Road, Clariant development to the south and Calverley Lane to the east. Site has strong boundaries and would not lead to urban sprawl as it is located between an industrial estate and a large residential housing development. However, the site does contain a group of Grade II listed buildings and developing this site would not preserve the setting and special character of the listed buildings.	Green Belt site which is not within the settlement hierarchy and has been sieved out. The site is relatively isolated from the main urban area however it has strong boundaries and would not lead to urban sprawl as it is located between an industrial estate and a large residential housing development. However, the site does contain a group of Grade II listed buildings and developing this site would not preserve the setting and special character of the listed buildings. Majority of the site is made up of buildings which are of significant heritage value; very little residual land is available for development. Whilst change of use opportunities may exist within the cluster of buildings the site is not considered appropriate for strategic housing allocation due to the heritage assets.	N/A
N/A	3034	Cold Harbour Farm, Bayton Lane, Yeadon	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. A number of the negative effects reflect the accessibility of the site.	Large site. Development would have a significant impact on the openness of the green belt and result in a large area of urban sprawl. Site currently performs important countryside function and surrounds an important nature area.	Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and performs an important role in safeguarding the countryside from encroachment. Development here would have a significant impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.	N/A
N/A	3044A	Land North of Pinfold Lane, Cookridge	Housing	The site scores neutral or positive for the majority of SA objectives, although significant negative scores include biodiversity/geology.	Development of the site has the potential to create urban sprawl as the site does not round off or relate well to the settlement.	Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.	Whilst the site scores relatively well overall in terms of the SA, the Green Belt assessment means this site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives.
N/A	3044B	Land South of Pinfold Lane, Cookridge	Housing	The site scores neutral or positive for the majority of SA objectives, although significant negative scores include culture, leisure, recreation.	Development of the site would lead to urban sprawl as there are no defensible green belt boundaries. The site does not round off or relate well to the settlement.	Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.	Whilst the site scores relatively well overall in terms of the SA, the Green Belt assessment means this site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives.

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3315A	Beechwood Farm (south) Elmete Lane Roundhay	Housing	The site scores neutral or negative for the majority of SA objectives, including significant negative scores for biodiversity/geology and Landscape/Tree Preservation Order.	Site detached from built up area by A58 and fields. Development would represent a significant incursion into Green Belt, resulting in sprawl.	Green Belt site. Development is contingent on site 1190 being brought forward. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a defensible boundary. Development would represent significant incursion in to the green belt.	N/A
N/A	3315B	Beechwood Farm (north) Elmete Lane Roundhay	Housing	The site scores neutral for the majority of SA objectives, with positive scores including for greenspace and flood risk, but negative and significant negative scores for biodiversity/geology (which can be mitigated), Landscape/Tree Preservation Order and the fact that the site is greenfield.	Site detached from built up area by A58 and fields. Development would represent a significant incursion into Green Belt, resulting in sprawl.	Green Belt site. Wetherby Road is a defensible boundary to the Green Belt. Development would represent a significant incursion into the Green Belt.	N/A
N/A	3327	Land north of Layton Road, Rawdon	Housing	The site scores neutral or positive for the majority of SA objectives, exceptions being for biodiversity/geology (which can be mitigated) and significant negatives for landscape/Tree Preservation Order.	Well contained site by trees on the borders but relates poorly to urban area. Development would reduce separation between settlements.	Green Belt site. The site is set to the west of Bayton Lane, relatively remote from the centre of Horsforth. The site itself is relatively contained on all sides by the road and existing residential development, but development would further reduce the Green Belt gap between residential areas. Highway concerns regarding access.	Whilst the site scores relatively well overall in terms of the SA, the Green Belt assessment and Highways concerns means this site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives.
N/A	3328	Land south of Layton Road, Rawdon	Housing	The site scores neutral or positive for the majority of SA objectives, exceptions including significant negatives for biodiversity/geology and landscape/Tree Preservation Order.	Site currently separates two settlements, development here would result in merging Rawdon and Horsforth. Site is well contained by trees but performs and important role in safeguarding countryside from encroachment.	Green Belt site. Development would result in the coalescence of Rawdon and Horsforth, contrary to one of the purposes of Green Belts in preventing the merging of settlements.	Whilst the site scores relatively well overall in terms of the SA, the Green Belt assessment means this site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives.
N/A	3330	Land west of West End Lane, Rawdon	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site and significant negative scores include for landscape/Tree Preservation Order.	Development would reduce separation between settlements. Well contained site (tree lined boundaries) but relates poorly to settlement set to the west of main road which currently acts as a strong defensible boundary.	Green Belt site. The site is set to the west of West End Lane which is the current boundary to Horsforth. Development here would be unrelated to the existing settlement pattern, encroach into the Green Belt and reduce the gap between settlements (Horsforth and Rawdon) contrary to one of the purposes of Green Belts in preventing the merging of settlements. Highway concerns regarding suitable access and accessibility.	N/A

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3360B	Cookridge Hall Golf Course (N)	Housing	The site scores neutral or negative for the majority of SA objectives, with significant negative scores including culture, leisure, recreation, biodiversity/geology and landscape/Tree Preservation Order. Positive effects include greenspace and flood risk.	The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. The site also performs an important role in safeguarding from encroachment.	Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility	N/A
N/A	3360A	Cookridge Hall Golf Course (S)	Housing	The site scores neutral or negative for the majority of SA objectives, with significant negative scores including culture, leisure, recreation, biodiversity/geology and landscape/Tree Preservation Order. Positive effects include greenspace and flood risk.	The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.	Green Belt site which performs an important role in safeguarding the countryside from encroachment. There is no defensible boundary to the proposed Green Belt boundary which could set a precedent for further unrestricted sprawl. Highway concerns regarding access with road infrastructure unsuitable for proposed development.	N/A
N/A	3381	Brownberrie Lane	Housing	The site scores neutral or negative for the majority of SA objectives, with significant negative scores including landscape/Tree Preservation Order and other negative scores including community participation, greenspace and biodiversity/geology, which can be mitigated. There are also positive scores including for education, health and flood risk.	Part of the site is within Green Belt (30%). It performs an important role in safeguarding the countryside from encroachment, with the woodland it forms part of forming a strong defensible boundary to the green belt.	Part of the site is within Green Belt (30%). Part of the site is also a Local Nature Area (LNA) and designated as green space in the Site Allocations Plan. The remaining area is occupied by existing dwellings. This area alone would be too small to be allocated. Highway concerns including the lack of adequate visibility being achievable onto the adopted highway.	N/A
N/A	3402	Clayton Wood Bank	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of negative scores for employment and economic growth as the site is in existing employment use.	N/A	Existing employment site, surrounded by other employment uses and Clayton Wood. For these reasons the site is considered inappropriate for residential.	Whilst the site scores well overall in terms of the SA, the site is not considered suitable for allocation for housing as it is an existing employment site within an employment area.
N/A	4013	Land at Elmete Lane, Roundhay	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Relates poorly to settlement, with high potential to lead to sprawl. Would have to be developed alongside larger adjacent site. Overlaps conservation area.	Green Belt site. Development would represent significant incursion into the Green Belt. Wetherby Road is a defensible boundary to the Green Belt.	N/A
N/A	4056	Church Lane, Horsforth	Housing	The site scores neutral or positive for the majority of SA objectives. The only negative score is for land stability which can be mitigated by local plan policies.	N/A	Intended for education purposes (extension to Horsforth school) and therefore not suitable for residential development.	Whilst the site scores well overall in terms of the SA, the site is not available as it is intended for educational use.

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4092	St Ann's Mills, Kirkstall Road	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include employment and economic growth, flood risk and biodiversity/geology.	N/A	Part of the site is in current employment use to be retained with the rear of the site allocated for future employment use.	Whilst the site scores well overall in terms of the SA, it is not allocated for housing because it is partly in employment use and partly allocated for employment use.
N/A	4094	South of Fearnville Place	Housing	The site scores neutral or positive for the majority of SA objectives, although there are a number of negative scores, including significant negative scores for culture, leisure, recreation, flood risk and biodiversity/geology.	N/A	Designated greenspace in the Site Allocations Plan. The site boundary includes a stretch of Wyke beck and the site is poorly situated, development would lead to significant encroachment into its corridor function.	Whilst the site scores relatively well overall in terms of the SA, the site is designated as green space.
N/A	4157	Land east of Sadler Way, Adel	Housing	The site scores neutral or negative for the majority of SA objectives, including significant negative scores for culture, leisure, recreation and landscape/Tree Preservation Order.	Development would represent a finger incursion into Green Belt, with no defensible boundary to the south.	Green Belt site. The site straddles the urban green corridor and does not relate well to the settlement pattern. Part of the site is designated green space in the Site Allocations Plan	N/A
N/A	4158	Meadow View, Horsforth	Housing	The site scores neutral for the majority of SA objectives, with an equal number of negative and positive scores, significant negative scores including biodiversity/geology and flood risk.	Isolated development within the greenbelt. Development would set a precedent for further sprawl into the Green Belt.	Green Belt site within the urban green corridor. The site does not border onto housing and is somewhat detached from the main residential area. The site and surrounding fields provide an attractive gateway into Horsforth from the Ring Road. A significant proportion of the site is identified as Green Space in the Site Allocations Plan. Development would be unrelated to the settlement form and set a precedent for further sprawl into the Green Belt.	Whilst the site scores relatively well overall in terms of the SA (although there are an equal number of negative and positive scores), the Green Belt assessment and green space designation means this site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives.
N/A	4172	University Land, Lawnswood	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of a negative score for biodiversity/geology which can be mitigated, and significant negative scores including culture, leisure, recreation and landscape/Tree Preservation Order.	N/A	The site is designated as Green Space in the Site Allocations Plan. Playing pitches on site. Possibility of cemetery extension into part of site.	Whilst the site scores relatively well overall in terms of the SA, the site is designated green space.
N/A	4215	Land between Holtdale Grove/Holtdale Ave	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of a negative score for community cohesion and significant negative scores including culture, leisure, recreation and landscape/Tree Preservation Order.	N/A	The site performs an important amenity function and setting for nearby houses within the Holt Park housing estate. Site is identified as Green Space in the Site Allocations Plan.	Whilst the site scores relatively well overall in terms of the SA, the site is designated green space.

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4232	Lawnswood Arms, Holt Lane, Adel	Housing	The site has positive or neutral effects for the majority of SA objectives.	N/A	Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site. As such, the site is not considered available.	Whilst the site has positive or neutral effects for the majority of SA objectives, it is not proposed for allocation as the site is not considered available
N/A	4239	Holly Park Estate Extension, Water Lane, Horsforth	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of a negative scores including for health, land stability (which can be mitigated through local plan policies) and landscape/Tree Preservation Order.	Adjacent to urban area, links well to the settlement and is contained by residential development and trees around the edge of the site. Performs well in GB terms.	Green Belt site. Not supported by Highways as access via Water Lane is too narrow.	Whilst the site scores relatively well overall in terms of the SA, the site has inadequate highways access and allocation is therefore not supported.
N/A	4244	West End Lane, Horsforth	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of negative scores including for land stability and landscape which can be mitigated through local plan policies.	N/A	Landlocked site requiring the purchase and demolition of a neighbouring property to achieve access. The Council is not aware of a property being available.	Whilst the site scores well overall in terms of the SA, the site is not considered available.
N/A	4247	Northern End of Lee Lane West Housing	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Whilst connected to adjacent University site, the site is well poorly related to the settlement. Development would lead to further sprawl into the Green Belt.	Green Belt site. Whilst connected to adjacent University site, the site is poorly related to the settlement. Development would lead to further sprawl into the Green Belt. Majority of site is a new outdoor pitch and unsuitable for development. Designated as Green Space in the Site Allocations Plan. Poor access to site.	N/A
N/A	4255	Calverley Lane, Horsforth	Housing	The site scores neutral or positive for the majority of SA objectives, with exceptions including for culture, leisure, recreation, biodiversity/geology and landscape/Tree Preservation Order.	Ring Road acts as a strong defensible boundary and provides clear separation between the site and built up area. Poorly related to the built form. High potential to lead to unrestricted sprawl into the Green Belt.	Green Belt site. The Ring Road acts as a strong defensible boundary and provides clear separation between the site and built up area. Poorly related to the built form. High potential to lead to unrestricted sprawl into the Green Belt.	Whilst the site scores relatively well overall in terms of the SA, the Green Belt assessment means this site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives.
N/A	5172	Land at Moortown Golf Club/Primley Park Road Moortown	Housing	The site scores neutral or positive for the majority of SA objectives, with exceptions including for green space and significant negatives for biodiversity /geology and landscape/Tree Preservation Order.	N/A	100% of the site is covered by a Woodland Tree Preservation Order. It is considered that to develop this site would have an unacceptable impact upon these protected trees.	Whilst the site scores relatively well overall in terms of the SA, the Tree Preservation Order covers the whole site, therefore the site is not considered suitable for allocation.

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5173	Land at Moortown Golf Club/Gleneagles Road/Turnberry Drive Moortown	Housing	The site scores neutral or positive for the majority of SA objectives, with exceptions including a significant negative for biodiversity /geology.	N/A	The site is part of the Leeds Habitat Network and is considered to fulfil the definition of a UK BAP Priority Habitat. It is also considered likely that the site would meet the definition of a Local Wildlife Site. It is considered that development of the site would have an unacceptable impact on ecology assets.	Whilst the site scores well overall in terms of the SA, the ecological assets of the site are so significant that the site is not considered suitable for allocation.
N/A	5269	Ford House and Gardens (Rose Court Nursery), Headingley Lane, Headingley	Housing	The site scores neutral or positive for the majority of SA objectives.	N/A	The site is still in educational use and alternative options for the site are still under consideration. Until discussions on the future use of the site are resolved, no allocation of the site is proposed.	Whilst the site scores well overall in terms of the SA, the site is not currently available.
N/A	5270	Bedquilts Recreation Ground, Adel	Housing	The site scores neutral or positive for the majority of SA objectives, exceptions including scores for community cohesion, biodiversity/geology and Landscape/Tree Preservation Order.	N/A	This is a well used sports and recreational facility in full use and currently protected as greenspace Assessment summary in the UDP.	Whilst the site scores relatively well overall in terms of the SA, the site is designated as green space and is a well used recreational facility.
N/A	5304	Roundhay Grange and Leeds Golf Club, Wetherby Road, Roundhay	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include biodiversity/geology and Landscape/woodland coverage, both of which could be mitigated through site requirements and local plan policies.	Site considered to play an important role in safeguarding the countryside from encroachment. The existing boundaries of the site are formed by the main roads of A58 and A6120 which offer strong defensible boundaries.	Site is in agricultural use and considered to play an important role in safeguarding the countryside from encroachment. The existing boundaries of the site are formed by the main roads of A58 and A6120 which offer strong defensible boundaries. The open nature and topography of the site appreciates long distant views over Leeds	N/A
N/A	5309	Wigton Lane, Alwoodley	Housing	The site scores neutral for the majority of SA objectives. There is an equal number of positive and negative scores. A few of the negative effects reflect the accessibility of the site.	N/A	In existing private residential use with large garden. The land has not been promoted by the owner. Should the land come forward for development in the future it will be considered on its merits through a planning application and be considered as a 'windfall'	Whilst the site scores relatively well overall in terms of the SA, (although there are an equal number of positive and negative scores) the site is not considered available.
N/A	5310	Land adjacent to Clariant, Horsforth	Housing	The site scores neutral and negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site and significant negative scores include landscape/Tree Preservation Order.	The site is well contained by roads and field boundaries and other development reducing potential for further sprawl.	Green Belt site. The site is well contained by roads and field boundaries and other development reducing potential for further sprawl. Part of the site to be included into the larger site HG2-41 (4240) to provide additional flexibility which enables development of HG2-41 to be in the least sensitive areas of the site.	N/A

North Leeds

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1202	Victoria Avenue (land off), Horsforth LS18	Housing	The site scores neutral for the majority of SA objectives, with more negative than positive scores including biodiversity/geology and land stability which could be mitigated by site requirements and local plan policies.	Strong links to urban area. Site is well contained reducing potential for further sprawl.	Green Belt site. Local preference for the site to remain undeveloped and the site to the west to be allocated for housing (site HG2-43). Part of the site is allocated for school use, an extension to Newlaithes Primary School, in the Site Allocations Plan.	N/A
N/A	4240	South of A65 from Horsforth & Rawdon RA to crematorium	Housing	The site scores neutral for the majority of SA objectives and there are an equal number of positive and negative scores. Negative scores include community cohesion, local distinctiveness (both of which scores are due to the large size of the site), biodiversity, land stability, local distinctiveness and historic environment. Negative impacts can be mitigated through consideration of a larger site area to provide additional flexibility to enable development to be in the least sensitive areas of the site and through site requirements and local plan policies.	A large Green Belt site. However, the site is well contained by industrial units, the Clariant site, Ring Road, Rawdon Road and natural boundaries. The site includes Low Hall (group of listed buildings) and there are a number of residential properties peppered along Calverley Lane.	Whilst the site is well contained with clearly defined boundaries and well related to the main urban area, development would result in significant expansion to the area, and exceptional circumstances are required. It is not considered necessary or appropriate to allocate a smaller parcel of land for development as this would not bring necessary mitigation and infrastructure identified in the sustainability appraisal. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.
N/A	3376	Off Weetwood Avenue, Headingley, Leeds	Housing	The site scores neutral or negative for the majority of SA objectives, negative ones including land stability and historic environment, and significant negative scores including for landscape/Tree Preservation Order and culture, leisure, recreation. Negative impacts could be mitigated through site requirements and local plan policies.	Strong links to main urban area. Well contained site (tree lined boundaries and housing) reducing potential for further sprawl. Site performs important open space function.	Whilst the site is well related to the urban area, its role as open space and negative scores in the sustainability appraisal mean this site is less sequentially preferable than other Green Belt allocations to deliver housing to 2023.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.

North Leeds

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2404191	Premises Of A Taylor & Son Weaver Street Ls4	Employment	The site scores mainly neutral and positive for the majority of SA objectives, although negative scores include flood risk and waste	N/A	The site is not available as it has a current employment use.	N/A
N/A	2404192	Premises Of J W Hinchliffe Scrap Yard Weaver Str	Employment	N/A	N/A	Site has existing metal recycling use that is Safeguarded in the adopted Nature Resource and Waste Local Plan. Not available for new employment allocation.	N/A
N/A	2601360	Ex-woodside Quarries Clayton Wood Road Ls16	Employment	The site scores mainly neutral and negative for the majority of SA objectives. There are also positive scores including for flood risk and contaminated land.	N/A	UDP employment allocation. However, outline consent for a housing-led mixed use 'urban village' granted March 2010. Not suitable for B2-B8.	N/A
N/A	2601811	Moor Grange West Park Ls 16	Employment	The site scores mainly neutral for the majority of SA objectives with an almost equal number of positive and neagive scores for the remaining objectives. Positive scores include flood risk. Negative scores include biodiversity/geology.	N/A	UDP employment allocation. However, land-locked site within a Local Nature Reserve (LNR 026). Not suitable for employment.	N/A
N/A	2701350	S/o Troy Mills Troy Road Ls18	Employment	The site scores mainly neutral for the majority of SA objectives with an almost equal number of positive and negative scores for the remaining objectives. Negative scores include biodiversity/geology and flood risk.	N/A	Permission for mixed use scheme (including offices) completed Spring 2010. The site is not available.	N/A
N/A	3002680	355 Roundhay Road, Leeds	Employment	The site scores mainly neutral and positive for the majority of SA objectives.	N/A	The site is not available for employment. Permission for petrol filling station (13/00296/FU).	N/A
N/A	3401980	Mansion & Former Kitchen Garden Gledhow Park Dri	Employment	The site scores mainly neutral and positive for the majority of SA objectives.	N/A	A UDP Employment site. However, the site is not available as permission for residential was extended Nov 2013 (13/03145/EXT).	N/A

Outer North East

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-19	5166	Land at Sandbeck Lane Wetherby	Housing	The site scores a majority of neutral and negative scores against SA objectives. Particular negative scores are related to accessibility, biodiversity, flood risk and air pollution. The site scores comparably well in SA terms compared to alternatives within the HMCA.	N/A	Site is a previously undeveloped employment allocation within the UDP and not situated within land defined as Green Belt, as such the principle of development is acceptable. The site is well related to the major settlement of Wetherby and is bounded by the A1 (M) to the east and Harrogate Council land to the north.	The site scores comparably with most sites within the HMCA. As the site is not green belt, and is a major infill site within Wetherby, it is considered to be more sustainable than reasonable alternatives.
HG2-20	4075	Mercure Hotel, Wetherby Road, Wetherby	Housing	Site scores a majority of positive and neutral scores, with negative scores restricted to Landscape and heritage. It is considered that these impacts can be mitigated through Local Plan policies.	N/A	Predominantly brownfield site within the urban area of Wetherby. Close to the Town Centre with good links to local services. Residential development acceptable in principle.	N/A
HG2-22	1154_3132	Church Street, Boston Spa	Housing	Site scores a majority of neutral scores against SA objectives, with positives for access to Education, Health and Greenspace. It is considered that the negative scores for Landscape and Heritage can be mitigated through Local Plan policies.	N/A	Site is situated within the urban area of Boston Spa, close to the local centre and local services. Access can be achieved through the adjacent identified housing site to the west (HG1-39), which is in the same land ownership. The site is situated within the Boston Spa conservation area, however development could preserve the character and appearance of the conservation area.	N/A

Outer North East

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-26	15	Wetherby Road - Scarcroft Lodge, Scarcroft	Housing	The site achieves a mixture of scores, with a predominance towards neutral and negative scores against SA Indicators. The site scores positively for being on brownfield, contaminated land, with negatives related to the loss of employment, accessibility, impact on biodiversity, landscape and the heritage. It is considered that impacts on biodiversity, landscape and heritage can be mitigated through the application of Local Plan policies. These factors, combined with the site's brownfield status mean that it is preferable to alternatives within the HMCA.	If the site was removed from the Green Belt it would create an isolated development which is not well related to the urban area. However, it is a large brownfield site within the Green Belt, which is well screened and separated (but not unduly distant), from the built up area of Scarcroft. The site could be developed for residential purposes and have no greater impact on the Green Belt and conservation area than the existing development which presently has a significant impact on openness of the countryside. The site will also help to promote the re-use of brownfield land. On balance, given the sites brownfield nature it is considered to represent a major redevelopment opportunity in the Green Belt, which is not considered to have a unacceptable impact on the openness of the Green Belt. However, the site should not be removed from the Green Belt.	Large brownfield site situated within the Green Belt and Scarcroft conservation area. The site is close to the built up area of the settlement and could be developed for residential development whilst not having a greater impact on the openness of the Green Belt and character and appearance of the conservation area than the existing significant development. Site to remain washed over with Green Belt.	N/A
HG2-28	4068	Land to the East of Belle Vue Avenue, Scholes	Housing	Site achieves a majority of neutral effects with a negative effects associated with access to services and greenspace. The site however scores positively for access to Health, and it's overall Transport network, as well as for flood risk and contamination. The site is considered sustainable compared to reasonable alternatives.	N/A	Site situated adjacent to existing residential development and not within land defined as Green Belt. The development of the site would form a small infill extension to the settlement. Acceptable for residential development in principle	N/A

Outer North East

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-226	1233_2158_3125	Land to the east of Wetherby	Housing	The site scores a majority of negative effects against SA objectives. It is considered that factors such as landscape, heritage, flood risk, education, biodiversity, and some accessibility objectives can be mitigated through the opportunities provided by large scale development, and the application of Local Plan policies.	N/A	The site currently forms a collection of agriculture fields to the eastern edge of Wetherby. The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site would be well contained and the wider area currently contains several urbanising developments such as the adjacent Young Offenders Institute. As such the development of the site would not be unduly detrimental to the character of the area. The site is situated adjacent the Wetherby which is the only major settlement within the HMCA. The site would have reasonable access to the Town Centre and local services. The site is considered to form the best option for extending Wetherby when compared against reasonable alternatives.	The site forms a non-Green Belt extension to the only Major Settlement (Wetherby) within the HMCA. Whilst the site scores negatively against many SA objectives, it is considered that the scale of the development will allow for the mitigation of a significant proportion of those impacts. As such, the site is considered sustainable, compared to reasonable alternatives.
HG2-227	5300	Land to the north of HMP Wealstun Prison	Housing	The site scores a majority of neutral and negative effects, with negatives primarily related to accessibility, biodiversity, proximity to a waste site, and heritage impacts. It is considered that any effects on heritage and biodiversity could be mitigated through the application of Local plan policies.	N/A	The site forms an area of vacant land which is situated in between existing residential properties and Thorp Arch Trading Estate. A small part of the site is brownfield and contains former social club which is now derelict. The majority of site is currently protected in the UDP as protected playing pitches. However, the pitches have not be used for a considerable amount of time and now have limited public access. The site is located within a urbanised setting outside of the Green Belt.	As a non-Green Belt site, within an urbanised setting it is considered that this site is sustainable compared to reasonable alternatives.

Outer North East

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-39	5372A	Parlington Estate Aberford	Housing	<p>Site achieves a majority of negative and neutral effects against SA objectives. Particular negatives concern accessibility, biodiversity, air pollution, landscape, local distinctiveness and heritage. It is considered that with the nature of this large-scale site it affords a critical mass that can provide facilities that will mitigate the majority of negative effects. Combined with the application of local Plan policies it is considered that the site is sustainable.</p>	<p>Development of the site would create an incursion within the Green Belt and the site forms and important role in safeguarding the countryside from encroachment. The site lies within a Historic Park and Garden designation adjacent to several listed buildings as well as the Barwick and Aberford Conservation Areas. However, it is considered that the impact on these heritage assets could be mitigated through careful detailed design. The site encompasses a well contained wider landform which is surrounded by mature woodland areas with further scope for significant landscaping works to be incorporated into any development scheme, which will help to assimilate the development and reduce the visual impact from neighbouring historic settlements. The Outer North-East area is already characterised by a pattern of free standing settlements. If developed the new settlement would be situated equi-distance from neighbouring villages of Aberford and Barwick-in-Elmet and is separated from Garforth to the south by the M1. As such no merging of settlements will occur, although it would reduce the greenbelt gap between settlements, but not to a significantly detrimental degree. Whilst it is acknowledged that the site would have an impact on the purposes of Green Belt, Paragraph 82 of the NPPF identifies large scale developments such as new settlements are examples where new Green Belt boundaries could be established in exceptional circumstances.</p>	<p>It is considered that a significant proportion of the supply of new development (housing and employment) in the Outer North-East HMCA is best achieved through the planning of a purpose built new settlement. The new freestanding settlement could be planned to meet garden village principles and provides a unique opportunity to deliver comprehensive large scale development including high quality new homes, local employment opportunities, new community green spaces and a range of supporting community services and infrastructure within an attractive environment. The allocation of a new settlement site as part of the overall portfolio of allocations is considered to represent the best way of achieving sustainable development whilst meeting the identified development needs of the Outer North East HMCA. Phase 1 of the settlement will be delivered within the plan period; however the wider site could help to ensure the stable delivery of housing in the longer term.</p>	<p>The allocation of a new settlement site as part of the overall portfolio of allocations is assessed to be a preferable way of achieving sustainable development compared to assessed reasonable alternatives. The site's negative effects, many of which are shared with reasonable alternatives, can be mitigated and the benefits of the site's location (close to major rail infrastructure and the strategic road network) coupled with a critical mass necessary to deliver on-site local services helps to address access to services, which is an issue in common with other sites in the Outer North East, but where, due to scale or other reasons, is not as easy to provide mitigation for.</p>

Outer North East

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM033	NEB Site, Scarcroft Lodge, Scarcroft, Leeds	Employment	The site scores largely neutral and negative in terms of the SA. A number of the negative effects reflect the accessibility of the site.	Large brownfield site within the Green Belt, which is well screened and separated (but not unduly distant), from the built up area of Scarcroft. The site could be developed for residential purposes and have no greater impact on the Green Belt and conservation area than the existing development which presently has a significant impact on openness of the countryside. The site will also help to promote the re-use of brownfield land. On balance, given the sites brownfield nature it is considered to represent a major redevelopment opportunity in the Green Belt, which is not considered to have an unacceptable impact on the openness of the Green Belt.	Site is within Seacroft Conservation Area and adjoin the curtilage of Scarcroft Lodge, a Grade II Listed Building. Site is also within the Green Belt. Site is not suitable for office development due to out of centre location. Due to the conservation, heritage and Green Belt constraint, site is unlikely to be suitable or viable to be converted to suit modern general employment uses. This site is now proposed for residential use (see site HG2-26).	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	70	Linton Spring (office building), Sicklinghall Road, Wetherby	Housing	N/A	N/A	Sieved out site. Green Belt. Not within settlement hierarchy.	N/A
N/A	78	Blackmoor Lane (120), Bardsey LS17 9DZ	Housing	N/A	N/A	Sieved out site. Green Belt. Not within settlement hierarchy.	N/A
N/A	361	Spofforth Hill (land at), Wetherby LS22 6SF	Housing	The site scores mainly neutral and positive in SA terms, positive scores including education, health and community participation, being accessible to Wetherby town centre.	N/A	Site in current residential use. Allocation of the site is not supported by the owners.	Whilst the site scores well overall in terms of the SA, the site is not considered available.
N/A	789	Oaks Lane, Boston Spa	Housing	N/A	N/A	Site not available. Previous consent for residential development fully built out.	N/A
N/A	830	Thorner Lane - Oaklands Manor, Scarcroft	Housing	N/A	N/A	Sieved out site. Green Belt. Not within settlement hierarchy.	N/A
N/A	1001	Tarn Lane - Brandon Hall LS17	Housing	N/A	N/A	Sieved out site. Green Belt. Not within settlement hierarchy.	N/A
N/A	1005	Wetherby Road, Scarcroft	Housing	N/A	N/A	Sieved out site. Green Belt. Not within settlement hierarchy.	N/A
N/A	1027	Wetherby Road (land to west), south of Bardsey	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include biodiversity/geology, (which could be mitigated through site requirements or local plan policies) and significant negative scores for flood risk and landscape/Tree Preservation Order.	Overall the site if developed is considered to have a significant detrimental impact on the openness and permanence of the Green Belt. Development of this relatively large site would result in the merging of two settlements (Scarcroft and Bardsey). Development would also breach Bardsey beck and a mature tree line which form a strong defensible boundary to the south of Bardsey village. In addition development of the site would also have a significant impact on the openness of the Green Belt given that the site is considered to perform an important role in safeguarding the countryside from encroachment.	Green Belt Site. The development of the site would have an unacceptable impact on the Green Belt in terms of coalescence/merging of settlements (Bardsey and Scarcroft) and failing to safeguard the countryside from encroachment. Highways concerns also exist regarding access onto Wetherby Road due to visibility constraints.	N/A
N/A	1028	Wetherby Road (land to west), north of Scarcroft	Housing	N/A	N/A	Sieved out site. Green Belt. Not within settlement hierarchy.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1031	Sandhills (land to east), Thorne	Housing	N/A	N/A	Sieved out site. Green Belt. Not within settlement hierarchy.	N/A
N/A	1040	Carr Lane, Thorne,LS14	Housing	N/A	N/A	Sieved out site. Not within settlement hierarchy.	N/A
N/A	1048	Main Street (north of), Aberford LS25	Housing	The site scores neutral for the majority of SA objectives, with positive scores including for health and flood risk and negative scores including biodiversity/geology, (which could be mitigated through site requirements or local plan policies).	Site scores relatively well for the greenbelt assessment. Site would be unlikely to significantly detract from the purpose of the greenbelt.	Greenbelt site. Sieved out at issues and options stage. Whilst the site scores relatively well for the greenbelt assessment, it lies outside of the settlement hierarchy and therefore the location does not align with the spatial development strategy.	Whilst the site scores neutral/positive overall in terms of the SA, the site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives. It lies outside of the settlement hierarchy.
N/A	1055A	Thorpe Arch Estate, Wetherby LS23 7BJ	Housing	The site scores negatively for the majority of SA objectives . The site is considered to be relatively less sustainable when compared to proposed allocations despite being a previously developed site.	N/A	Large brownfield site with current employment and retail uses. Local preference for the site to remain in employment use with additional land allocated for employment purposes. Concerns over the general sustainability credentials of the site. Parts of the site also have high ecological value. Significant highways mitigation measures would also be required which may not be deliverable. Site not required to meet the housing numbers due to local preference for an alternative strategic option.	Location in the fringes of the HMCA where accessibility concerns for a development of this scale are less easily resolved by mitigation than other alternatives. Reasonable alternatives have access either to major settlement services (and associated public transport hubs) and/or rail infrastructure. Significant contamination and existing employment uses coupled with ecological value would require mitigation and would impact on scheme viability and deliverability and outweigh the benefits to be gained from re-using a brownfield site.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1055B	Thorpe Arch Estate, Wetherby LS23 7BJ	Housing	The site scores negatively for the majority of SA objectives. The site is considered unsustainable despite being a previously developed site.	N/A	Large brownfield site with current employment uses. Local preference for the site to remain in employment use. Concerns over the general sustainability credentials of the site. Parts of the site also have high ecological value. Significant highways mitigation measures would also be required which may not be deliverable. Site not required to meet the housing numbers due to local preference for an alternative strategic option.	Location in the fringes of the HMCA where accessibility concerns for a development of this scale are less easily resolved by mitigation than other alternatives. Reasonable alternatives have access either to major settlement services (and associated public transport hubs) and/or rail infrastructure. Significant contamination and existing employment uses coupled with ecological value would require mitigation and would impact on scheme viability and deliverability and outweigh the benefits to be gained from re-using a brownfield site.
N/A	1056	Main Street (off) - Cricket Field, Shadwell	Housing	The site achieves a majority of neutral scores against SA objectives, with negatives relating to access to health facilities, impact on community cohesion, loss of greenspace and impact on biodiversity. It is considered that it is not possible to mitigate the impacts of development on community cohesion and the loss of greenspace.	Whilst the site is bound by development on two sides, and is well connected to the built up area, it is presently in use as a cricket pitch, providing access to the countryside. As a result, it has an important role in safeguarding the countryside from encroachment.	Greenbelt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site has an important role in safeguarding the countryside from encroachment. Protected playing pitch (N6) in the UDP and proposed to be designated as green space in the SAP.	N/A
N/A	1057	Scholes Lane, Scholes	Housing	The site achieves a majority of neutral scores with negatives for access to existing services and greenspace. These impacts could only be partially mitigated	Well contained site, however, development would breach former railway line now disused which forms a well-defined western edge of scholes and is currently a strong defensible boundary. Development of the site would jut out from this characteristic settlement form and constitute high potential for unrestricted sprawl.	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of high potential to lead to unrestricted sprawl as development would jut out from the western edge of Scholes which is currently well-defined and follows the path of a former railway line.	Whilst the site scores relatively well against SA objectives, it is considered that the development of the site would have a significant negative impact upon the green Belt in this area of the ONE HMCA.
N/A	1070	Linton Lane - Cragg Hall Farm, Wetherby LS22	Housing	The site achieves a majority of neutral effects against SA objectives. The site scores a minor negative against a number of accessibility indicators and flood risk, whilst scoring a significant negative against landscape impact. It is considered that these effects could only be partially mitigated.	The site is well related to the existing settlement and development would constitute 'rounding off' of the existing settlement.	Green Belt site. The site is well related to the existing settlement and development would constitute 'rounding off' of the existing settlement. However, the site is not available for residential development given the recent planning permission and construction of a large single dwelling in the middle of the site.	The site is unavailable for residential development.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1088	Whinmoor Lane, land to rear of Wainscott Cottage, Shadwell, LS17 8LS	Housing	N/A	N/A	Sieved out site. Green Belt. Not within settlement hierarchy.	N/A
N/A	1089	York Road - Homecroft, Scholes LS15 4NF	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, greenspace, employment and economic growth. Negative employment and economic scores are a result of its planning approval for employment. Other negative SA impacts cannot adequately be mitigated against.	Brownfield land, however the site is physically separated from other residential development by the disused railway line and mature tree line which forms a strong barrier to the defined urban area of Scholes. As such residential development would jut out from the existing settlement form and a high potential for unrestricted sprawl exists.	Green Belt site, albeit brownfield land. The development of the site would have an unacceptable impact on the Green Belt in terms of high potential to lead to unrestricted sprawl as development would jut out from the western edge of Scholes which is currently well-defined and follows the path of a former railway line. Development would also jut out to the north of the urban edge of the village. Any residential development would be isolated from the community facilities and services within Scholes by the former railway line and as a result has poor accessibility credentials. The site has recently been granted planning permission for employment uses and as a consequence is highlighted as an identified employment allocation within the plan.	N/A
N/A	1094A	Red Hall Lane and Manston Lane (between)	Housing	The site scores negatively for the majority of indicators, to the extent that it is not considered possible to adequately mitigate the negative effects of development on this site.	Large site which would merge Scholes with the urban area within its middle section. The north and south sections of the site would constitute significant incursions into the Green Belt with a high potential to lead to unrestricted sprawl. These sections will extend beyond the planned East Leeds Orbital Road which will provide a strong defensible boundary between the Main Urban Area of Leeds and the countryside. Development of the site would also fail to assist in safeguarding the countryside from encroachment given that it contains large amounts of high quality agricultural land, numerous Public Right of Ways and agricultural buildings.	Very large Green Belt site. Development of the site would not be acceptable in Green Belt terms as it would result in significant sprawl, coalescence of the urban conurbation of Leeds with Scholes and fail to safeguard the countryside from encroachment. Significant highway concerns relating to access, impact on local network and relationship to the proposed East Leeds Orbital Route.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1106	First Avenue (land west of), Bardsey	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, flood risk and biodiversity/geology. Negative flood risk impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	Site would consolidate the existing settlement of Bardsey which is split into two halves (Bardsey & Bardsey Village). The beck also provides a strong natural barrier to the north-west which limits sprawl potential and possible coalescence issues with East Keswick.	Green Belt site which splits Bardsey from Bardsey Village. Surrounded by residential development on three sides, albeit only two of these form the defined urban area. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	Whilst the site scores similarly in terms of SA scores to proposed allocations in the HMCA it is considered that it is not of sufficient scale to deliver necessary access and local service provision mitigation which is achievable on the strategic sites proposed for release within the HMCA.
N/A	1107	Green Lane (land east of), Boston Spa LS23	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, biodiversity/geology and flood risk. Negative biodiversity/geology impacts can be mitigated through site requirements. Flood risk impacts can be mitigated through local plan policies.	The site is well contained. However, it is a large site that represents a significant incursion into the Green Belt and would jut out to the east of the village given that it is only connected to the urban area on one side. Consequently the development of the site would constitute sprawl of the built up area. The site also provides a role in assisting safeguarding the countryside from encroachment given the presence of a Public Right of Way to the south of the site and high quality agricultural land, however, on balance, the site is not considered to fulfill a fundamental role in this regard.	Green Belt site. The development of the site is considered to have an unacceptable impact on the Green Belt in terms of sprawl to the east of Boston Spa given that it would jut out significantly from the existing urban area.	N/A
N/A	1108	Willow Lane (land west of), Clifford LS23	Housing	Majority of SA scores are neutral or positive. Site scores negatively in several SA objectives including transport network.	Site scores relatively well through the greenbelt assessment. Site would be unlikely to significantly detract from the purpose of the greenbelt.	Green belt site. Sieved out at issues and options stage. Whilst the site scores relatively well through the greenbelt assessment, it lies outside of the settlement heirarchy iand therefore the location does not align with the spatial development strategy.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it lies outside of the settlement heirarchy and therefore the location does not align with the spatial development strategy.
N/A	1109	Cinder Lane (land west of), Clifford, LS23	Housing	N/A	N/A	Sieved out site. Green Belt. Not within settlement hierarchy.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1121	Trip Lane (land at), Linton	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility.	The site adjoins existing development on only 1 side, and would extend Linton into the countryside to the west of the villages. Whilst it would be contained, in part, by the track and planting to the western boundary there is no strong defensible boundary to the south of the site. As a result, the site has high potential to lead to unrestricted sprawl.	Green belt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site adjoins existing development on only 1 side. It relates relatively poorly to the built form and would extend Linton into the countryside to the west of the village. Whilst it would be contained, in part, by the track and planting to the western boundary there is no strong defensible boundary to the south of the site. As a result, the site has high potential to lead to unrestricted sprawl.	N/A
N/A	1130	Parlington Lane (land off)	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including greenhouse emissions, transport network and local needs met locally.	The site lies would extend Aberford to the west into the green belt. There are no defensible boundaries to the site, and it would represent an uncharacteristic extension of the village to the rear of existing development which is focussed along the main road running through the village. As a result it would have a high potential to lead to unrestricted sprawl.	Greenbelt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site would extend Aberford to the west into the green belt. There are no defensible boundaries to the site, and it would represent an uncharacteristic extension of the village to the rear of existing development which is focussed along the main road running through the village. As a result it would have a high potential to lead to unrestricted sprawl.	N/A
N/A	1131	Field Lane (south of), Aberford	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and greenspace (as site is designated as greenspace).	Site is detached from Aberford by a thin strip of green belt, therefore would result in an isolated site. Site performs an important role in safeguarding the countryside from encroachment with a high potential to lead to urban sprawl to the east of Aberford.	Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Part SFRA floodzone 3b. Isolated site that performs an important role in safeguarding the countryside from encroachment and could potentially lead to urban sprawl to the east of Aberford. Site is currently in use as allotments, and is proposed to be designed as green space in the SAP.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1132	Lotherton Lane (land south of)	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including biodiversity/geology, greenhouse emissions and local needs met locally. Negative biodiversity/geology impacts can be mitigated through site requirements.	Whilst contained, in part, by the boundaries of the extended gardens to the south, there are no defensible boundaries to the east and it would set a precedent for development of the rear of properties along Bunkers Hill. As a result, development has a high potential to lead to unrestricted sprawl.	Green belt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Whilst contained, in part, by the boundaries of the extended gardens to the south, there are no defensible boundaries to the east and it would set a precedent for development of the rear of properties along Bunkers Hill and so has a high potential to lead to unrestricted sprawl.	N/A
N/A	1134	Aberford Road, Barwick LS15	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and landscape (SLA) .	The site abuts residential dwelling to three boundaries (west, south and east), however on the west side forms part of the urban area. If the site was developed it would significantly jut out from the eastern edge of urban Barwick and extend the settlement along Aberford Road. As such the development of the site would constitute significant sprawl to the detriment of the openness and permanence of the Green Belt. In addition the site is not well contained to its north boundary and as a consequence high potential for unrestricted sprawl exists.	Green Belt site. The development of the site is considered to have an unacceptable impact on the Green Belt in terms of sprawl. The site would be a significant incursion into the Green Belt to the east of Barwick and could not be considered to round off the settlement.	N/A
N/A	1139	York Road, Morwick Hall (land adj to), Whinmoor, LS15	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology.	Site relates poorly to the existing urban area and would jut out into the open countryside. The site would adjoin the East Leeds Extension to its west boundary and would represent significant sprawl which is not well contained. The site would also breach the proposed East Leeds Orbital Road, which will provide a strong defensible boundary between the main urban area and the Green Belt. In addition the site would also significantly reduce the Green Belt gap between the urban conurbation of Leeds and Scholes, to an unacceptable level to prevent the two separate urban areas from appearing to merge.	Green Belt site which relates poorly to existing urban area. The development of the site for residential use would be unacceptable in Green Belt terms as it would adjoin the East Leeds Extension to its west boundary and would represent significant sprawl which is not well contained. The site would also significantly reduce the Green Belt gap between the main urban area of Leeds and Scholes to an unacceptable degree.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1155	Bramham Road and North of Lyndon Road (land to west of), Bramham LS23	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including SA score air pollution, which can be mitigated through local plan policies.	Set to north of Bramham, development would reduce separation between settlements and represent a significant incursion into the Green Belt. High potential for further sprawl to north as development would not be well contained. The site is of significant scale compared to the village of Bramham and given that it is not well related to the settlement it would constitute significant sprawl to the north of the village. The site is also considered to perform an important role in safeguarding the countryside from encroachment. In particular Public Rights of Way are present to the west and north boundaries of the site which provide access to the countryside for the public.	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl to the north of Bramham and safeguarding the countryside from encroachment. The site would also reduce the Green Belt gap between Bramham and Clifford.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the development of the site would have an unacceptable impact on the Green Belt in terms of sprawl to the north of Bramham and safeguarding the countryside from encroachment and there are more sequentially preferable sites available from alternative sites within the HMCA. It is also considered that it is not of sufficient scale to deliver necessary access and local service provision mitigation which is achievable on the strategic sites proposed for release within the HMCA.
N/A	1156	Bramham Road (land to east of), Clifford	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including SA score for biodiversity/geology, which can be mitigated through site requirements.	Whilst the site, to an extent, rounds off Clifford and has existing defined boundaries which would help prevent further unrestricted spawl, it is identified as a key green area in the Clifford Conservation Appraisal, with key long range views running across the site. Development would have a significant impact on this, detracting from the role of the green belt in preserving the setting and special character of historic towns.	Greenbelt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore does not align with the spatial development strategy. Whilst the site, to an extent, rounds off Clifford and has existing defined boundaries which would help prevent further unrestricted spawl, it is identified as a key green area in the Clifford Conservation Appraisal, with key long range views running across the site. Development would have a significant impact on this, detracting from the role of the site and green belt in preserving the setting and special character of historic towns.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it would the site is not within the settlement hierarchy and is identified as a key green area in the Clifford Conservation Appraisal. Therefore, there are more sequentially preferable sites available from alternative sites within the HMCA.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1157	Old Mill Lane (land to south of), Clifford LS23	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for flood risk and biodiversity/geology, the latter of which can be mitigated through site requirements.	Site has the potential to detract from the purpose of the greenbelt. Site would extend Clifford to the south, adjoining development on only 1 side and having potential to lead to sprawl.	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site has the potential to detract from the purpose of the greenbelt as it would extend Clifford to the south, adjoining development on only 1 side and having potential to lead to sprawl. The site is on the boundary of the Clifford conservation area and the conservation area appraisal identifies a key long distance view across the site.	N/A
N/A	1158	Boston Road (land to west of), Clifford LS23	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including SA score for biodiversity/geology, which can be mitigated through site requirements.	Site scores relatively well through the greenbelt assessment. Public right of way footpath runs along the southern boundary.	Green belt site. Sieved out at Issues and Options stage. Whilst the site would not detract significantly from the green belt, it is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy and there are more sequentially preferable sites available from alternative sites within the HMCA. It is also considered that it is not of sufficient scale to deliver necessary access and local service provision mitigation which is achievable on the strategic sites proposed for release within the HMCA.
N/A	1161	Parlington Drive (west of), Aberford LS25	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including biodiversity/geology and transport network. Negative biodiversity/geology impacts can be mitigated through site requirements.	Site scores poorly for the greenbelt assessment and would be likely to detract from the purpose of the greenbelt. The site is not well connected to the existing built up area, has no defensible boundary along the South Western boundary and does not round off the settlement. As a result it would have high potential to lead to unrestricted sprawl.	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is not well connected to the existing built up area, has no defensible boundary along the south western boundary and does not round off the settlement. As a result, it has high potential to lead to unrestricted sprawl into the green belt. No road frontage to the site to provide access.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1162	Parlington Drive (east of), Aberford, LS25	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology, the latter which can be mitigated through site requirements.	The site performs an important role in safeguarding the countryside from encroachment, would not round off the settlement and, with no defensible boundaries to the south, it would have a high potential to lead to unrestricted sprawl.	Green belt site. Sieved out at Issues and Options stage. Outside of the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site performs an important role in safeguarding the countryside from encroachment, would not round off the settlement and, with no defensible boundaries to the south, it would have a high potential to lead to unrestricted sprawl. No road frontage to provide access into the site.	N/A
N/A	1163	Main Street - Becksides, Aberford LS25	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology, which can be mitigated through site requirements.	Site extends westwards out of Aberford down Parlington Lane. Whilst the eastern part of the site could be considered as rounding off, the whole site would be poorly related to the built form and have high potential to lead to sprawl.	Green belt site. Sieved out at Issues and Options stage. Outside of the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site extends westwards out of Aberford down Parlington Lane. Whilst the eastern part of the site could be considered as rounding off, the whole site would be poorly related to the built form and have high potential to lead to sprawl. The eastern part of the site lies within the Aberford Conservation area, and the conservation area appraisal identifies important views extending over the western part of the site.	N/A
N/A	1164	Richmondfield Lane (land at) - Long Lane LS15	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology, the latter of which can be mitigated through site requirements.	The site relates poorly to existing settlement form, particularly southern section which is separated by a beck and mature tree line which presently provide a strong defensible boundary between the urban area and Green Belt land. Consequently a high potential for sprawl exists. Furthermore, the site is also considered to perform an important role safeguarding the countryside from encroachment.	Green Belt site. The site relates poorly to the existing settlement. The development of the site for residential development would have an unacceptable impact on the Green Belt in terms of significant sprawl and safeguarding the countryside from encroachment. The site also has poor access and a beck splits the site into two parcels.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1165	Barwick Road (land north of), Garforth	Housing	The site scores neutral or negative for the majority of SA objectives. Negatives include a range of indicators related to accessibility, biodiversity/geology and land stability (although this could be mitigated by site requirements and local plan policies).	The site relates poorly to settlement in isolation given that it is physically detached from the urban area of Garforth. As such a high potential for unrestricted sprawl exists. The site could be considered to round off the settlement if developed with the other cluster of sites to the north of Garforth. The site is also considered to perform an important role in safeguarding the countryside from encroachment. In particular a strong defensible boundary presently exists between the site and the urban area and the site provides access to the countryside for the general public as a Public Right of Way in present through the middle of the site.	Green Belt site. The site is isolated and unrelated to the existing settlement. It would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A
N/A	1182	Woodlands Farm (land at), Syke Lane, Scarcroft LS14	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology, the latter of which can be mitigated through site requirements.	Development of the whole site would result in a triangular spur of development out into the green belt. However, this would be contained by existing planted boundaries which would limit potential to lead to unrestricted sprawl.	Green belt site. Sieved out at Issues and Options Stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development of the whole site would result in a triangular spur of development out into the green belt, though this would be contained by existing planted boundaries to the south which would help to limit the potential to lead to unrestricted sprawl.	N/A
N/A	1226	Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25	Housing	The site scores neutral or negative for the majority of SA objectives. Negatives include a variety of indicators related to accessibility, as well and biodiversity/geology and land stability (although these latter potential effects could be mitigated by site requirements and local plan policies).	The site relates poorly to settlement in isolation given that it is physically detached from the urban area of Garforth. As such a high potential for unrestricted sprawl exists. The site could be considered to round off the settlement if developed with the other cluster of sites to the north of Garforth. The site is also considered to perform an important role in safeguarding the countryside from encroachment.	Green Belt site. The site is isolated and unrelated to the existing settlement. It would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Highways access concerns due to narrow bridge into Garforth. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1239	Dowkell Lane (land south of), Thorp Arch LS22	Housing	Majority of SA scores are neutral. Site scores negatively in several SA objectives for community cohesion and local distinctiveness.	N/A	Site sieved out at Issues and Options stage. The site is designated as Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). The site is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is detached and not well related to the village of Thorp Arch. The site and surrounding area are rural in character. The character would be compromised if the site was developed.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because the site is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy and the site is detached and not well related to the village of Thorp Arch. There are more sequentially preferable sites available from alternative sites within the HMCA.
N/A	1240	Church Causeway (land north of), Thorp Arch	Housing	Majority of SA scores are neutral. Site scores negatively in several SA objectives including SA scores for community cohesion and local distinctiveness.	N/A	Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy. Site would form a significant extension to Thorp Arch in terms of scale. Development would also not be well contained as there are no defensible boundaries to the east.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because the site is not within the settlement hierarchy and the site would not be well contained as there are no defensible boundaries to the east. There are more sequentially preferable sites available from alternative sites within the HMCA.
N/A	1241	Walton Road (land at), Thorp Arch LS22	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology, the latter of which can be mitigated through site requirements.	N/A	Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is of significant scale compared to the nearby villages.	N/A
N/A	1251	Leeds Road, Collingham LS22	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, flood risk, greenspace (although site has not been designated as greenspace after site assessment) and biodiversity/geology, the latter of which can be mitigated through site requirements.	If developed by itself the site would relate poorly to the existing settlement pattern. Consequently development of the site is considered to have high potential to lead to unrestricted sprawl.	Green Belt site. In isolation the site would have an unacceptable impact on the Green Belt as it would form an isolated development and not round off the settlement. The southern part of the site is also within an area of high flood risk and the site requires the adjacent site to the east for access. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1252	Northgate Lane, Linton LS22	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology which cannot easily be mitigated against.	Site performs relatively well through the green belt assessment.	Green belt site. Sieved out at issues and Options Stage. Whilst the site performs relatively well through the green belt assessment, Linton is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy.	N/A
N/A	1262	Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS	Housing	Majority of SA scores are either neutral or positive.	The site is well connected to the urban area and would round off the settlement. Potential impact on the historic character of the area given the presence of a cluster of listed buildings adjacent to the site, however likely this could be mitigated.	Green Belt site. Site is well related to the settlement and would round off the settlement. However, the site lies adjacent to a cluster of listed buildings and is not required to meet the housing numbers due to local preference for an alternative strategic option.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because he site lies adjacent to a cluster of listed buildings and is not required to meet the housing numbers due to local preference for an alternative strategic option. Therefore, there are more sequentially preferable sites available from alternative sites within the HMCA. It is also considered that it is not of sufficient scale to deliver the levels of housing necessary for the HMCA as these are being provided on the strategic sites proposed for release within the HMCA.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1271	Rakehill Road (land off), Scholes, LS15	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, greenspace, local distinctiveness and biodiversity/geology, the latter of which can be mitigated through site requirements.	Large site which is out of scale with settlement of Scholes. The east section of the site would not be well connected to the urban area given that a large PAS site (which is not proposed for housing allocation), would be present in between the site and the urban area of Scholes. The east section of the site would also create a significant incursion into the Green Belt. As such the east section of the site is considered to constitute significant sprawl. In addition the eastern section would also significantly reduce the existing Green Belt separation between the villages of Scholes and Barwick. The western section of the site would breach a former railway line which forms a well-defined western edge of Scholes and is currently a strong defensible boundary. Development of the site would jut out from this characteristic settlement form and constitute high potential for unrestricted sprawl. In addition the western section of the site is considered to perform an important role in safeguarding the countryside from encroachment.	Large Green Belt site which is out of scale with the existing settlement. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.	N/A
N/A	1286	Colliers Lane (land off), Shadwell, LS17	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	1287	Blind Lane (land at), Shadwell, LS17	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1288	Manor Farm (land at), Shadwell, LS17	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, community cohesion, local distinctiveness and biodiversity/geology, the latter of which can be mitigated through site requirements.	Large green belt site, two smaller isolated ribbon developments to the east and west, no defensible boundary so very likely to lead to unrestricted sprawl. Developing this site would not lead to coalescence but the site does assist in safeguarding the countryside from encroachment and provides access to the countryside via PROWS. A cluster of farm buildings to the north west are listed and some impact on their setting and special character would occur from development however this could be mitigated against through appropriate detailed design.	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. There is no defensible boundary so very likely to lead to unrestricted sprawl. The site does assist in safeguarding the countryside from encroachment and the site provides access to the countryside. Impact on the setting and special character of the Listed Buildings to the north west corner on the site could be mitigated against through appropriate detailed design however for the reasons above, development of this site would lead to unrestricted urban sprawl.	N/A
N/A	1289	Dowkell Lane (land north of), Thorpe Arch, Boston Spa	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for community cohesion, biodiversity/geology and local distinctiveness. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	Sieved out at issues and options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is poorly related and of significant scale in relation to Thorp Arch Village.	N/A
N/A	1290	Thorpe Arch - The Vicarage (land to rear of), Boston Spa	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including transport network.	N/A	Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is within the Conservation Area and could detract from the linear form of this part of the village, with plots characteristically running back from the main road.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is not within settlement hierarchy and therefore the location does not align with the spatial development strategy. There are more sequentially preferable sites available from alternative sites within the HMCA.
N/A	1291	Lilac Farm (land at), Lilac Farm, Collingham LS22	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include greenhouse emissions, local needs met locally (accessibility) and landscape (SLA).	Whilst it is acknowledged that the site would partially round off the settlement, the eastern edge of the site would jut out significantly from the current urban form of the village and constitute urban sprawl. No coalescence concerns, although no defensible boundary to the south to prevent further sprawl.	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1292	Jewitt Lane (paddock at), Collingham, LS22	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include biodiversity/geology, greenhouse emissions, transport network, local needs met locally (accessibility) and landscape (SLA/TPO).	N/A	The site is within the existing settlement of Collingham, not within the Green Belt. However, Highways concerns regarding access to the site and the existing highway network. The site is not considered to be safely accessible to local services. The site slopes significantly and mature trees surround the narrow entrance to the existing dwelling on site which reduces development potential.	N/A
N/A	1293	Harewood Road (land at), Collingham LS22	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include greenspace, greenhouse emissions, local needs met locally (accessibility) and landscape (SLA/TPO).	Existing residential development is present to the north and east of the site. As such development of the site would partially round off the settlement. However, the site slopes and is clearly visible from views to the south. A significant Green Belt gap would remain to Bardsey to the south-west, as such the potential for merging of settlements is low.	Green Belt Site. Site is steeply sloping which may impact upon its development potential. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	N/A
N/A	1294	Leeds Road (land at), Collingham LS22	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include greenspace, greenhouse emissions, local needs met locally (accessibility), flood risk and landscape (SLA/TPO). Corner of site is in functional Flood Plans (FZ3b)	The norther part of the site is well related to the existing settlement with urban land present to both the northern and eastern boundaries. This part of the site would also be well contained by a mature tree belt. The southern part of site juts out from the urban area of the existing settlement to the south and has no defensible boundary containing it, which could set a precedent for further sprawl into Green Belt.	Green Belt site. The southern part of the site juts out from the existing settlement form and has no defensible boundary to contain the development. The site's development is therefore considered to constitute unrestricted sprawl. Highways concerns due to the narrow road frontage.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1300	Linton Lane - land opposite the Ridge, Linton LS22	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include biodiversity/geology, greenhouse emissions, local needs met locally (accessibility) and flood risk. Biodiversity, geology and food risk can be mitigated by site requirements and local plan policies.	This is a green belt site which forms part of a well established golf club offering leisure and recreational uses in the area. The site is separated from Linton village via Main Street. There is no development to the east of Linton and developing this site would lead to urban sprawl of the built up area which would erode into the green belt. Developing this site would not result in towns from merging but does have an important role in safeguarding the countryside from encroachment.	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Any development of this site will also have an impact on leisure and recreational uses given that it would develop part of the golf course. This site is separated from Linton village via Main Street. There is no existing development to the east of Linton as such developing this site would lead to urban sprawl of the built up area which would erode into the green belt. The site assists in safeguarding the countryside from encroachment, and the trees along the western site boundary (adjoining Linton Lane) are protected by a TPO.	N/A
N/A	1301	Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include greenhouse emissions, local needs met locally (accessibility) and landscape (SLA/TPO).	The site is not well related to the existing urban area of Wetherby given that site 1070 (not proposed for development) is situated between the site and the existing built up area. Consequently the site if developed would constitute sprawl. No defensible boundary present to the south side boundary.	Green Belt site. The site is not related to the existing settlement given that site 1070 is situated between the site and the existing urban area of Wetherby. No defensible boundary is present to the south side of the site to help contain the development. The development of the site is therefore considered to constitute sprawl. The site currently contains a golf clubhouse and car park, which is acceptable, appropriate development in the Green Belt, as ancillary development for the Golf Club. Development of the site would therefore also result in the loss of a community facility given that the clubhouse would have to be demolished.	N/A
N/A	1304	Larumrise (land to the west of), off Willow Lane, Clifford LS23	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	1309	Linton Lane (land to the rear of) LS22	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1315	Holywell Lane / Bridle Path Road (land to east of), Shadwell LS17	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include biodiversity/geology and transport network. These can be mitigated through site requirements and local plan policies.	Although this site has connections to the built up area it would not round off the settlement and is poorly related to the built form. As a result it would have a high potential to lead to unrestricted sprawl into the green belt.	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Although this site has connections to the built up area it would not round off the settlement and is poorly related to the built form. As a result it would have a high potential to lead to unrestricted sprawl into the green belt.	N/A
N/A	1316	Bridle Path Road (land to north of), Shadwell, LS17	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include biodiversity/geology, greenhouse emissions, local needs met locally (accessibility), transport network and local distinctiveness. Biodiversity/geology and transport network can be mitigated by site requirements and local plan policies.	Site is detached from the built up area and has an important role in safeguarding the countryside from encroachment. Would result in isolated development that has a high potential to lead to unrestricted sprawl.	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not with the spatial development strategy. Site is detached from the built up area and has an important role in safeguarding the countryside from encroachment. Would result in isolated development that has a high potential to lead to unrestricted sprawl.	N/A
N/A	1329	Blackmoor Lane (land to north of), Bardsey, Leeds	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	1367	Rakehill Road (land north of), Barwick in Elmet	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include biodiversity/geology, flood risk and local needs met locally (accessibility), transport network and local distinctiveness. Biodiversity/geology, flood risk and transport network can be mitigated by site requirements and local plan policies.	The site would not be well related to the existing urban form of Barwick. The site if developed would jut out from the north-west edge of the settlement and would not be well contained. As such it is considered the site has high potential to lead to unrestricted sprawl. The site would also fail to assist in safeguarding the countryside from encroachment given that the site is wholly categorised as being best and most fertile agricultural land and the site also provides access to the countryside via a Public Right of Way which cuts across the middle of the site. It is therefore considered that the site if developed would have a significantly detrimental impact on the openness and permanence of the Green Belt.	Green Belt site. Development of the site would not relate well to the existing settlement form and would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and failing to safeguard the Green Belt from encroachment. Highway concerns regarding poor access and narrow local roads. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1368	Rakehill Road (land south of), Barwick in Elmet	Housing	The site scores neutral for the majority of SA objective scores with positive and negative equal in numbers. Positive scores include flood risk and and negative scores include transport network.	The site if developed would breach an existing strong defensible boundary formed by a row of mature trees between the urban area and the Green Belt. The site slopes upwards away from the adjacent highway and is not well contained, meaning it is readily visible. Whilst it is acknowledged that the site would partially round off the settlement it is considered that for the aforementioned reasons that the site would have high potential to lead to unrestricted sprawl. It is also considered that the site would fail to protect the countryside from encroachment as it would breach a strong defensible boundary, it wholly contains agricultural land deemed to be best and most versatile and it contains buildings relating to agricultural use. The site adjoins an ancient monument to the east and the Barwick conservation area, development would have an effect on these historic elements however any impact would be significantly mitigated by a row of mature trees along the east boundary of the site.	Green Belt site. Development of the site would have an unacceptable impact on the Green Belt in terms of high potential for unrestricted sprawl and failing to assist in safeguarding the countryside from encroachment. Highway concerns regarding poor access and narrow local roads. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	Whilst the site scores similarly in terms of SA scores to proposed allocations in the HMCA it is considered that it is not of sufficient scale to deliver necessary access and local service provision mitigation which is achievable on the strategic sites proposed for release within the HMCA. It is also assessed as having a Green Belt impact.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2059	Oakhill Cottage Farm, Shadwell LS17	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include greenhouse emissions, local needs met locally (accessibility), transport network and landscape (SLA).	The site forms part of an important gateway into the countryside from the ring road, with views from the ring road giving the edge of the main urban area a 'rural feel'. The site does not relate well to the existing settlement form and would not constitute 'rounding off' of the settlement given that the land immediately to the north and west of the site does not form part of the urban area. The site would also breach a strong defensible barrier between the existing urban area and the Green Belt, to both the north and the south of the site where significant mature tree lines are currently present. It is therefore considered that the development of the site would have high potential to lead to unrestricted sprawl. In the addition the site is also considered to perform an important role in safeguarding the countryside from encroachment given that it breaches a strong defensible boundary, contains significant trees and hedgerows in the form of internal field boundaries and contains buildings which are used for agricultural purposes.	Green Belt site. The site is considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and failing to safeguard the countryside from encroachment. In particular the site forms part of an important gateway into the countryside from the Ring Road, with views from the Ring Road giving the edge of the main urban area a 'rural feel'. The site also forms part of a defined Urban Green Corridor which is protected by saved UDP policy N8. The development of the site would have a detrimental impact on the function of this Urban Green Corridor. Highway concerns regarding poor accessibility.	N/A
N/A	2067	Thorp Arch Grange, Wetherby LS23	Housing	The site scores neutral for the majority of SA objective scores with positive and negative almost in equal numbers. Positive scores include flood risk and transport network and negative scores include greenspace.	N/A	Sieved out - Not within the settlement hierarchy	Whilst the site scores generally neutral with positive and negatives in almost equal numbers in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of settlement hierarchy.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3068	Thorp Arch Estate Waste Tip, Wetherby LS23	Housing	The site scores neutral and negative for the majority of SA objectives including negative scores for education, health, biodiversity/geology, greenhouse emissions, local needs met locally (accessibility), flood risk, transport network, waste, and landscape. Negative impacts can be mitigated by site requirements and local plan policies.	N/A	Sieved out at Issues and Options Stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site would be significantly detached from any neighbouring residential development and would create an isolated development.	N/A
N/A	3019	Land off Whinmoor Lane Shadwell	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	3020	Land at Elmete Lane Shadwell	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	3114	Barwick Road, Garforth	Housing	The site scores neutral or positive for the majority of SA objectives including negative scores for land stability. Negative impacts can be mitigated by local plan policies.	Small poorly defined site which does not follow any logical field boundaries. The site relates poorly to Garforth and breaches the railway line which forms a strong defensible boundary to the urban area. The site is consequently considered to have high potential to lead to unrestricted sprawl and fail to safeguard the countryside from encroachment.	Green Belt site. The site is isolated and unrelated to the main settlement. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl and protecting the countryside from encroachment. Highways concerns regarding access as the route to Garforth constrained by narrow railway bridge and access to the site itself is down a narrow unadopted road. Proposed HS2 rail route runs to the north of the site. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because of its impact upon the green belt and that there are more sequentially preferable non-greenbelt sites available from alternative sites within the HMCA and it is not of sufficient scale to deliver necessary access and local service provision mitigation which is achievable on the strategic sites proposed for release within the HMCA.
N/A	3126	Syke Lane, Scarcroft	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	3127	Wetherby Road, Scarcroft	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3128	Land west of Deepdale Lane, Boston Spa	Housing	The site scores neutral or positive for the majority of SA objectives including negative scores for landscape (SLA).	The site would partially round off the settlement, however it is not well contained with no strong boundary to its west side. As such the site would fail to safeguard the countryside from encroachment.	Green Belt site. The site is not well contained and would have an unacceptable impact on the Green Belt in terms of failing to safeguard the countryside from encroachment.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because of its impact upon the green belt and there are more sequentially preferable non-greenbelt sites available from alternative sites within the HMCA.
N/A	3129	Moor End, Boston Spa	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include health and greenspace.	The site relates well to the urban area of Boston Spa and is well enclosed. Development would round off the south-western corner of the settlement.	Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic options.	N/A
N/A	3130	Primrose Lane (west), Boston Spa	Housing	The site scores neutral or positive for the majority of SA objectives including negative scores for landscape. Negative impacts can be mitigated by local plan policies.	The site is only connected to the existing urban area via its northern boundary. Development of the site would breach the southern side of Primrose Lane. The road presently forms a strong defensible boundary between the site and the urban area. Consequently the site is considered to have high potential to lead to unrestricted sprawl. Development of the site would also reduce the Green Belt gap between the settlements of Boston Spa and Clifford, with no strong defensible boundary to contain the development.	Green Belt site. Development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl, given that Primrose Lane presently forms a strong defensible boundary. The development would also reduce the Green gap between Boston Spa and Clifford, and would not be well contained.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3131	Primrose Lane (east), Boston Spa	Housing	The site scores neutral for the majority of SA objectives with positive and negative scores nearly equal in numbers. Negative scores include greenhouse emissions, local needs met locally (accessibility) and landscape.	The site is connected to the main urban area on two boundaries and is considered to partially round off the settlement. However, development of the site would breach the southern side of Primrose Lane. The road presently forms a strong defensible boundary between the site and the urban area. Consequently the site is considered to have high potential to lead to unrestricted sprawl. Development of the site would also reduce the Green Belt gap between Boston Spa and Clifford. Whilst boundaries exist that would contain the development to some extent, these are not considered to form a strong defensible boundary, in particular to the south-western section of the site.	Green Belt site. Development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl, given that Primrose Lane presently forms a strong defensible boundary. The development would also reduce the Green gap between Boston Spa and Clifford, and would not be well contained.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because of its impact upon the green belt and that there are more sequentially preferable non-greenbelt sites available from alternative sites within the HMCA and it is not of sufficient scale to deliver necessary access and local service provision mitigation which is achievable on the strategic sites proposed for release within the HMCA.
N/A	3133	Woodacre Lane (north), Bardsey	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include health, biodiversity/geology, greenhouse emissions, local needs met locally (accessibility) and landscape.	An existing UDP housing allocation (with extant pp for residential development), is present to the east of the site, as such the site would be well connected to the existing urban area, with residential development to the north and east. As such the site is considered to round off the settlement.	Green Belt site. The site is situated on a very steep slope. Highways raise concerns due to lack of access options and poor accessibility. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	N/A
N/A	3134	Woodacre Lane, Bardsey	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include health, biodiversity/geology, greenhouse emissions, local needs met locally (accessibility), flood risk and landscape	Whilst it is acknowledged that the site may partially round off the settlement, the site is only connected to the main urban area of Bardsey in small parts. The majority of land to the north, west and south of the site lie outside the defined urban area of Bardsey. Furthermore, development would breach a strong defensible boundary in the form of Keswick Beck and a mature tree to the east. A large part of the east section of the site lie within flood zone and will be undevelopable. As such the site will not be well related or connected to the existing settlement.	Green Belt site. The beck and mature tree line create a strong boundary to the east between the built up area and the site. The surrounding road network is narrow and there are significant Highways concerns. The site also lies adjacent to a conservation area and Motte and Bailey, Castle Hill Ancient Monuments. In addition the site is situated on a significant slope and as a consequence any development would be very prominent within the landscape. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3135	Land south of Wetherby Race Course (adj to Race Course)	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include education, health, biodiversity/geology, greenhouse emissions, local needs met locally (accessibility) and landscape.	N/A	The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). The development of the site is reliant on the development of 3136 for access. Development of the site would be unrelated to the existing settlement and represent a significant incursion into open countryside extending to the southeast of Wetherby. Presently the A1(M) forms a strong defensible boundary between the urban area and the countryside. The site would be isolated from the main urban area of Wetherby with very limited access across the A1(M) which creates a significant access barrier to the existing settlement.	N/A
N/A	3136	Land south of Wetherby Race Course, Walton Road	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include health, biodiversity/geology, greenhouse emissions and local needs met locally (accessibility).	N/A	The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Development of the site would be unrelated to the existing settlement and represent a significant incursion into open countryside extending to the southeast of Wetherby. Presently the A1(M) forms a strong defensible boundary between the urban area and the countryside. The site would be isolated from the main urban area of Wetherby with very limited access across the A1(M) which creates a significant access barrier to the existing settlement.	N/A
N/A	3309	Scarcroft Cottage, Wetherby Road, Scarcroft, Leeds, LS14 3HJ	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3310	Land Boston Road, Wetherby	Housing	The site scores neutral for the majority of SA objective scores with positive and negative equal in numbers. Positive scores include greenhouse emissions, local needs met locally (accessibility) and transport network and negative scores include flood risk and landscape (SLA/TPO).	N/A	Piece of open land adjacent to the river which adds to the character of the conservation area. The site slopes significantly down towards the river. Flooding issues as the majority of the site lies within flood zones 3b (washland) and 3a (high risk). The site also has very poor access.	Whilst the site scores neutral and negative in equal numbers in SA terms, the site is not proposed for allocation because of the significant flood risk issue and there are more sequentially preferable sites available from alternative sites within the HMCA
N/A	3317	railway sidings at scholes	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include education, health, greensapce, biodiversity/geology, greenhouse emissions, local needs met locally (accessibility) transport network and landscape (SLA/TPO).	The site forms part of a disused railway line, which has been filled in and now greened over. The long linear form of development relates very poorly to the existing settlement of Scholes and would have high potential to lead to unrestricted sprawl. The site also provides an important role in safeguarding the countryside from encroachment given that it provides access to the countryside, contains a local nature conservation designation, contains numerous matures trees and would breach a strong defensible boundary with the urban area.	Green Belt site. The site is a disused railway track and is linear in nature. The site does not relate well to the settlement form and would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and failing to safeguard the countryside from encroachment. The site also contains a series of mature trees which would be lost if the site was developed. Highways concerns regarding access.	N/A
N/A	3319	Main Street, Aberford	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3322	Winnow Lane	Housing	The site scores neutral for the majority of SA objective scores with positive and negative equal in numbers. Positive scores include flood risk and transport network.	Large site that represents a significant incursion into the Green Belt and would jut out to the west of the village given that it is only connected to the urban area on one side. Development would also not be well contained by existing boundaries. Consequently the development of the site would constitute sprawl of the built up area. Development of the site would also significantly reduce the Green Belt gap to the A1(M), which presently helps to give Boston Spa an attractive rural setting. Furthermore, the site is presently considered to perform an important role in safeguarding the countryside from encroachment as it contains a large amount of best and most versatile agricultural land, areas of unprotected trees and hedges and agricultural buildings.	Green Belt site. The development of the site would be unacceptable in Green Belt terms as it would result in unrestricted sprawl and fail to protect the countryside from encroachment. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	Whilst the site scores neutral and negative in equal numbers in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA and in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	3323	Land at Brandon Golf Course, Shadwell	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	3325	Land at Thorner Lane Leeds	Housing	The site scores mainly neutral and positive in SA terms, although negative scores include green space and community participation.	Isolated site that is detached from the main urban area of Leeds. The site would create an island of development which is not well connected or related to the existing urban area. Development of the site would also breach a defensible boundary to the urban area which will be formed by the East Leeds Orbital Road. Consequently development of the site is considered to have high potential to lead to unrestricted sprawl.	Green Belt site. The site is not connected or well related to the existing urban area and would create an isolated development. The site is considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl.	Whilst the site scores neutral/positive overall in terms of the SA, the site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives as it is an isolated Green Belt site.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3332	High Trees School, Boston Spa	Housing	The site scores mainly neutral and negative in SA terms. A number of the negative effects reflect the accessibility of the site. Positive scores include education, health and flood risk.	The site would create a development which is not well connected to the built up area, given that the school and Martin's House Hospice to the north of the site and the UDP PAS site to east of the site are not considered to form part of the urban area of Boston Spa. Consequently the site if developed is considered to have high potential to lead to unrestricted sprawl. The site is also considered to assist in safeguarding the countryside from encroachment given that it contains significant vegetation and would breach a strong defensible boundary between the site and the urban area.	Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The western part of the site is also designated as green space in the Site Allocations Plan.	N/A
N/A	3333	Land off Ling Lane, Scarcroft	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	3334	Land South of A58 Collingham	Housing	The site scores mainly neutral and negative in SA terms. A number of the negative effects reflect the accessibility of the site.	Site is detached from the urban area of Collingham, given that the PAS site to the north is not considered to form part of the built up area of the settlement. Strong defensible boundaries between the urban area and the site also presently exist to the north and east in the form of mature tree lines and a beck. The site would also be poorly contained as no rational site boundaries exist. In addition the site is also considered to perform an important role in safeguarding the countryside from encroachment given that it would breach strong defensible boundaries with the urban area and contains significant vegetation.	Green Belt site. The development of the site would constitute a significant encroachment into the Green Belt. The site is detached from the settlement of Collingham. The site is further separated from the northern part of Collingham by Collingham Beck. The site boundary does not follow any field boundaries so no strong defensible boundaries currently exist. Highways concerns regarding access.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3363	Mill Lane, Bardsey	Housing	The site scores mainly neutral in SA terms, with an equal number of positive and negative scores.	Site would result in an isolated development, surrounded by green belt, that could lead to unrestricted sprawl. Although the site abuts residential properties on its east and west boundaries, any further development would not relate to the current built environment. The site also contains 13 Tree Protection Orders that assist with safeguarding the land from encroachment.	Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Site would result in an isolated development, surrounded by green belt, that could lead to unrestricted sprawl. Although the site abuts residential properties on its east and west boundaries, any further development would not relate to the current built environment. The site also contains 13 Tree Protection Orders that assist with safeguarding the land from encroachment.	Whilst the site scores similarly in SA terms to sites proposed for allocation, the site is not proposed for allocation because of its impact upon the green belt and that there are more sequentially preferable non-greenbelt sites available from alternative sites within the HMCA and that it is not of sufficient scale to deliver necessary access and local service provision mitigation which is achievable on the Green belt strategic site proposed for release within the HMCA.
N/A	3371	Sweep Farm, Wetherby	Housing	The site scores neutral or negative for the majority of SA objectives. A few of the negative effects reflect the accessibility of the site. Other negative scores include air pollution and landscape/Tree Preservation Order.	Wetherby Road currently provides a clear defensible boundary between the urban area and the open countryside. Development of the site would breach this boundary creating a significant incursion into the Green Belt. The site would only be connected to the urban area on one boundary. Consequently the site is considered to have high potential to lead to unrestricted sprawl. The site is also considered to perform an important role in safeguarding the countryside from encroachment. In particular the site contains a significant amount of best and most versatile agricultural land, unprotected trees and would breach a strong defensible boundary with the urban area. No defensible boundary to contain the development is present to the south, however the site would remain a significant distance from the nearest neighbouring settlement.	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3375	Land to the north of Elmet Drive, Barwick	Housing	The site scores neutral or positive for the majority of SA objectives with significant negatives including landscape/Tree Preservation Order.	Although the site only has one boundary which adjoins the urban area of Barwick, the site is quite well related to the settlement and its form. The development would be contained by residential development to the south and existing greenspace to the north and west. However, the east boundary of the site is open and not well contained. On balance, the site is not considered to have a significant impact on the openness of the Green Belt.	Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	Whilst the site scores similarly in SA terms to sites proposed for allocation, the site is not proposed for allocation because of its impact upon the green belt and that there are more sequentially preferable non-greenbelt sites available from alternative sites within the HMCA and that it is not of sufficient scale to deliver necessary access and local service provision mitigation which is achievable on the Green belt strategic site proposed for release within the HMCA.
N/A	3391	Headley Hall, Bramham, Leeds	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include air pollution, local distinctiveness, community cohesion and landscape/Tree Preservation Order.	Development of the site would create a significant incursion within the Green Belt and the site currently performs an important role in safeguarding the countryside from encroachment. Scope exists for significant landscaping works to be incorporated into any scheme, which will help to contain the development in the long term. The Outer North-East area is already characterised by numerous free standing settlements. If developed the new settlement would be situated a significant distance from neighbouring towns and villages (including within the Selby administrative area). As such no merging of settlements will occur.	The site owner has stated that the site is no longer available for development. Consequently the site is not considered to be suitable for allocation.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3391	Headley Hall, Bramham, Leeds	Employment	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include air pollution, local distinctiveness, community cohesion and landscape/Tree Preservation Order.	Development of the site would create a significant incursion within the Green Belt and the site currently performs an important role in safeguarding the countryside from encroachment. Scope exists for significant landscaping works to be incorporated into any scheme, which will help to contain the development in the long term. The Outer North-East area is already characterised by numerous free standing settlements. If developed the new settlement would be situated a significant distance from neighbouring towns and villages (including within the Selby administrative area). As such no merging of settlements will occur.	The site owner has stated that the site is no longer available for development. Consequently the site is not considered to be suitable for allocation.	N/A
N/A	3429	Land off Black Moor Lane, Bardsey	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	3438	Aberford Road, Aberford	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	3448	Land off Trip Lane Linton	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	3452	Land off Potterton Lane	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Site performs an important role in safeguarding the countryside from encroachment and development would result in an isolated development that could potentially lead to unrestricted sprawl.	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site performs an important role in safeguarding the countryside from encroachment and development would result in an isolated development that could potentially lead to unrestricted sprawl.	N/A
N/A	3453	Land off Potterton Lane	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other significant negative scores include biodiversity/geology.	The site performs an important role in safeguarding the countryside from encroachment and would result in an isolated development that could potentially lead to unrestricted sprawl.	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site performs an important role in safeguarding the countryside from encroachment and would result in an isolated development that could potentially lead to unrestricted sprawl.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3461	Land off Tithe Barn Lane, Bardsey	Housing	N/A	N/A	Sieved out. Green Belt. Not within settlement hierarchy.	N/A
N/A	3462	Land at Clifford Moor Road, Clifford	Housing	N/A	N/A	Sieved out - below 0.4ha	N/A
N/A	4016	Bay Horse Lane, Scarcroft	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	The site juts out to the west of Scarcroft and is poorly connected with the built up area. Allocating the site would result in ribbon development.	Green Belt site. The site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site juts out to the west of Scarcroft and is poorly connected with the built up area. Allocating the site would result in ribbon development.	N/A
N/A	4018	Shadwell Lane	Housing	The site scores neutral or positive for the majority of SA objectives, with negative scores including for landscape/Tree Preservation Order.	The site only has one boundary with the existing urban area, and would extend the main urban area further eastwards without being well contained by any significant boundaries. Consequently, the site is considered to have high potential to lead to unrestricted sprawl. Development of the site would significantly reduce the Green Belt gap between the Leeds main urban area and Shadwell. The resultant Green Belt gap between the site and the neighbouring village of Shadwell is not considered to be sufficient to prevent the effective merging of settlements. A danger exists that the village of Shadwell could lose its identity as a free standing settlement due to the sprawling main urban area of Leeds if the site is developed.	Green Belt site. Development of the site would significantly reduce the Green Belt gap, to an unacceptable degree between the main urban area of Leeds and the village of Shadwell. This would effectively merge the two settlements to the detriment of the freestanding nature of Shadwell and Green Belt aims. The site is also considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl.	Whilst the site scores neutral or positive overall in terms of the SA, the site is not considered suitable for allocation when compared against other reasonable Green Belt alternatives.
N/A	4065	Piccolino's, south of A58, Collingham	Housing	The site scores neutral for the majority of SA objectives, with positive scores including for health, green space and flood risk. A number of the negative effects reflect the accessibility of the site.	N/A	Below the site size threshold of 0.4ha for allocation.	Whilst the site scores neutral or positive overall in terms of the SA, the site is not suitable for allocation as it is below the site size threshold for allocation.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4066	Wood Farm, Scarcroft	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include biodiversity/geology, (which could be mitigated through site requirements or local plan policies) and significant negative scores for landscape/Tree Preservation Order.	The site is detached and isolated from the urban area of Scarcroft and would consequently not round off the settlement. The site is formed by a collection of agricultural buildings which contribute to the countryside and conservation area character and openness. A PROW is also present to the south of site and as such the site contributes to providing access to the countryside. Overall, the site if developed is considered to have an unacceptable impact on the Green Belt in terms of failing to safeguard the countryside from encroachment, leading to unrestricted sprawl and having a significant effect on the setting and character of historic features.	Site lies outside the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is formed by a collection of agricultural buildings, some of which are in equine uses. The site is washed over by Green Belt and is significantly detached from the main settlement of Scarcroft, consequently any development is likely to constitute sprawl, as well as failing to safeguard the countryside from encroachment. The site is also situated within the Scarcroft conservation area, where the cluster of agricultural buildings have a positive impact on the character of the area. The site is could potentially support small scale redevelopment for change of use of some the existing buildings. However, it is not considered to be a suitable location for a strategic allocation.	N/A
N/A	4096	Nidd Vale Motors, Wetherby	Housing	The site scores neutral for the majority of SA objectives, with positive scores including for flood risk and negative scores including employment, economic growth and community participation.	N/A	Site not available for residential use. Recent planning approval on the site for a food store.	Whilst the site scores neutral/positive overall in terms of the SA, the site is not considered available.
N/A	4151	Ferndale House Shadwell	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Development would result in an isolated development to the south of Shadwell. Despite no merging of settlements, there is little to contain development resulting in a high potential to lead to unrestricted sprawl.	Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development would result in an isolated development to the south of Shadwell. Despite no merging of settlements, there is little to contain development resulting in a high potential to lead to unrestricted sprawl.	N/A
N/A	4152	Aberford Road, Bramham	Housing	The site scores neutral or negative for the majority of SA objectives. A few of the negative effects reflect the accessibility of the site. Other negative scores include employment, economic growth and landscape. There are positive scores, including flood risk and health.	Existing residential development is present to the north of the site and further west. The site shares a boundary with an existing recreational /playing field. The site is well contained with clear defensible boundaries that would round off the settlement. A significant Green Belt gap would remain to nearby settlements.	Existing green space site. Site to be retained for green space use and is not suitable for development.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4154	Wike Ridge Lane, Alwoodley	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include biodiversity/geology, (which could be mitigated through site requirements or local plan policies) and significant negative scores for landscape/Tree Preservation Order.	The site is bounded to the south and west by existing residential properties and the site wraps around an existing dwelling. As such the site is considered to round off the existing north-eastern edge of this part of the main urban area of Leeds. However, the site does not contain any strong boundaries which will help to contain development. Overall, on balance the site if developed is unlikely to have a significant impact on the openness of the Green Belt.	Green Belt site. Site slopes steeply in parts. Local flooding/drainage concerns. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	N/A
N/A	4155	Land at Harewood Road, Collingham	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other significant negative scores include landscape/Tree Preservation Order.	The site is only attached to the urban area on one side. As such the site, if developed would be poorly related to the existing settlement form, and would jut out to the south-west of the settlement. It is therefore considered that the site, if developed would have a high potential to lead to unrestricted sprawl. Given, that the site slopes it is also readily visible from views from the south. A significant Green Belt gap would remain to Bardsey with a defensible boundary in between. The Green Belt impact of the site would be reduced if it was developed concurrently with the adjacent site (1293).	Green Belt Site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl. Site is steeply sloping. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	N/A
N/A	4162	Land to the rear of Woodland Gardens, Scarcroft	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other significant negative scores include landscape/Tree Preservation Order.	Whilst it is acknowledged that the site abuts development to the south and is relatively well contained, the site is surrounded by Green Belt. Therefore, allocating the site for housing would result in an isolated development in Green Belt terms and could set a precedent for further sprawl.	Green belt site. The site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Whilst it is acknowledged that the site abuts development to the south and is relatively well contained, the site is surrounded by Green Belt. Therefore, allocating the site for housing would result in an isolated development in Green Belt terms and could set a precedent for further sprawl.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4163	Woodland Gardens, Scarcroft	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other significant negative scores include landscape/Tree Preservation Order and biodiversity/geology.	While the site is flanked on either side by development, it is not connected to a settlement. The site is surrounded on all sides by Green Belt. Therefore, in Green Belt terms, allocating the site for housing would result in an isolated development. This could put pressure on surrounding land and set a precedent for sprawl.	Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. While the site is flanked on either side by development, it is not connected to a settlement. The site is surrounded on all sides by Green Belt. Therefore, in Green Belt terms, allocating the site for housing would result in an isolated development. This could put pressure on surrounding land and set a precedent for sprawl.	N/A
N/A	4165	Hampson House, Bardsey	Housing	Majority of SA scores are neutral. Site scores negatively in several SA objectives including health and landscape (due to TPOs on site)	Whilst the site abuts development on either side and is well contained, it is not connected to the settlement boundary. Therefore, in Green Belt terms, development would result in an isolated development.	Green belt site. Site would have been sieved out at Issues and Options stage. Whilst the site abuts development on either side and is well contained, it is not connected to the settlement boundary. Therefore, in Green Belt terms, development would result in an isolated development.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because in Green Belt terms, development would result in an isolated development.
N/A	4166	Land South of Shadwell Lane	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility.	The site only has one boundary with the existing urban area, and would extend the main urban area further eastwards. Consequently, the site is not well connected to the existing urban area and is considered to have high potential to lead to unrestricted sprawl. Although the site is well contained, development of the site would significantly reduce the Green Belt gap between the Leeds main urban area and Shadwell. The resultant Green Belt gap between the site and the neighbouring village of Shadwell is not considered to be sufficient to prevent the effective merging of settlements. A danger exists that the village of Shadwell could lose its identity as a free standing settlement due to the sprawling main urban area of Leeds if the site is developed.	Green Belt site. The site would have a unacceptable impact on the Green Belt in terms of sprawl and coalescence as it would significantly reduce the gap between main urban area of Leeds and Shadwell.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4170	Whinmoor Lane, Shadwell	Housing	Site scores a majority of neutral and negative scores, with impacts on greenspace and highways effects being hard to mitigate.	The site is only connected to the urban area on one boundary and as a consequence the site is considered to be poorly related to and would jut out from the northern edge of the main urban area of Leeds. The site would also extend beyond the proposed East Leeds Link Road, which will provide a strong defensible boundary between the urban area and the open countryside. As such the site if developed is considered high potential to lead to unrestricted sprawl. The site is also considered to perform an important role in safeguarding the countryside from encroachment given that a strong defensible boundary is present between the urban area and the site and due to the site containing unprotected hedgerows. Overall the site if developed would have an unacceptable impact on the openness of the Green Belt.	Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. In particular the site lies outside the proposed East Leeds Orbital Road which will provide a strong defensible boundary between the urban area and the countryside.	N/A
N/A	4176	High Street, Boston Spa	Housing	Majority of SA scores are either neutral or positive. . Site scores negatively in several SA objectives including biodiversity/geology, flood risk and landscape. Negative biodiversity/geology impacts can be mitigated through site requirements.	The site is quite well contained. However, if developed the site would jut out to the east of the village given that it is only connected to the urban area on one side. Consequently the development of the site would constitute sprawl of the built up area. The site also provides a role in assisting safeguarding the countryside from encroachment given the presence of vegetation and some high quality agricultural land, however, on balance, the site is not considered to fulfill a fundamental role in this regard.	Green Belt site. The site in would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	Whilst the site scores well in SA terms, the site is not proposed for allocation because of its impact upon the green belt and that it is not necessary to meet housing nees up to 2023 because these are addressed by the Green belt strategic site proposed for release within the HMCA.
N/A	4201	Land at Rose Croft, East Keswick,	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for health.	Site performs relatively well against the purposes of the green belt. Whilst it would extend development into the green belt to the rear of Allerton Drive, it is contained by the long domestic gardens to the rear of properties on Rose Croft which limit potential for further sprawl.	Green belt site. Site would have been sieved out at Issues and Options stage. Site performs relatively well against the purposes of the green belt, however it is located outside of the settlement hierarchy and therefore the location does not align with the spatial development strategy.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4218	Thorp Arch & Boston Spa Cricket Ground	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including community cohesion.	N/A	Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is in use as a cricket ground and is proposed for designation as greenspace in the SAP.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is in use as a cricket ground and is proposed for designation as greenspace in the SAP.
N/A	4221	The Boyle, Barwick	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including employment, economic growth, biodiversity/geology, SA scores for accessibility and landscape. Negative employment and economic scores are a result of its current use as employment. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	Brownfield site, not within the Green Belt. Significant tree cover to the north section of the site. The site currently has a narrow single access which is constrained by mature trees. If the access was widened it would result in the loss of some mature tree cover to the detriment of the character and appearance of the conservation area.	N/A
N/A	4229	Land behind Wyncroft Court, Barwick in Elmet	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA accessibility scores.	The site bounds the urban area of Barwick on two boundaries. However, the western boundary of the site does not follow any logical field boundaries and as a consequence the site will not be well contained if developed. Consequently, the site is considered high potential to lead to unrestricted sprawl. The site is also considered to perform an important role in safeguarding the countryside from encroachment, in particular due to the presence of best and most fertile agricultural land and a Public Right of Way which provides access to the countryside. Overall, the site is considered to have an unacceptable impact on the openness of the Green Belt.	Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4234	Field & Well Opposite 4 Oaks Farm, Boston Spa	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including SA scores for accessibility.	N/A	Whilst within the settlement of Boston Spa the site forms a key area of open land, with significant tree cover within the conservation area. The development of the site and the creation of suitable access would have a detrimental impact on the character and appearance of the conservation area.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site forms a key area of open land, with significant tree cover within the conservation area. There are more sequentially preferable sites available from alternative sites within the HMCA.
N/A	5001	Thorner Lane, Scarcroft	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, greenspace, flood risk, local distinctiveness and biodiversity/geology, the latter of which can be mitigated through site requirements.	Site is detached from the built up area and there are no features to contain the development to the east. The site has an important role in safeguarding the countryside from encroachment, and development here would have high potential to lead to unrestricted sprawl.	Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. North-eastern corner and far north of the site are in flood zone 3. The site is detached from the built up area and there are no features to contain development to the east. The site has an important role in safeguarding the countryside from encroachment, and development here would have high potential to lead to unrestricted sprawl.	N/A
N/A	5022	Land South Of Main Street, Shadwell LS17 8ES	Housing	Majority of SA scores are neutral. Site scores negatively in several SA objectives including health.	Site is separated from the built up area of Shadwell by Main Street, and there is no defensible boundary to the south of the site. Site has an important role in safeguarding the countryside from encroachment and development would have high potential to lead to unrestricted sprawl.	Green belt site. The site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site relates poorly to the built form of Shawell, being separated from the built up area by Main Street, and there is no defensible boundary to the south of the site. The site has an important role in safeguarding the countryside from encroachment and development would have high potential to lead to unrestricted sprawl.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because the site is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. There are more sequentially preferable sites available.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5134	Land at Wetherby Road/Walton Road Walton	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, greenspace and local distinctiveness.	N/A	The site would have been sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site would detract from rural setting of Walton, particularly the approach into the village along Wetherby Road.	N/A
N/A	5142	Land north of A58 Wetherby	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology, the latter of which can be mitigated through site requirements.	The site is detached from and not well related to the settlement of Wetherby. Consequently, the site if developed would create an isolated development which has high potential to lead to unrestricted sprawl. The site is also considered to perform an important role in safeguarding the countryside from encroachment. In particular, the site includes a SEGI, significant unprotected vegetation, a Public Right of Way which provides access to the countryside and a large amount of best and most fertile agricultural land.	Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Significant ecology concerns given the presence of a Site of Ecological & Geological Interest (SEGI). North west and south west corners of site in Flood Zone 3.	N/A
N/A	5154	Land north of Bramham Road Thorner	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and community cohesion.	Site extends beyond the eastern extent of Thorner, and there are no defensible boundaries to the north. As a result, site has potential to lead to sprawl into the green belt.	Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site extends beyond the eastern extent of Thorner, and there are no defensible boundaries to the north. As a result, site has potential to lead to sprawl into the green belt.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5158	Meadowside Keswick lane Bardsey	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology, the latter of which can be mitigated through site requirements.	The majority of the site lies within land defined as Green Belt. However, the site is well connected to the existing urban area of Bardsey, as it is connected to the settlement on two sides, with a strong defensible boundary enclosing any development to its west side. As such the site is considered to relate well to the existing urban area and would round off the settlement. The site is also not considered to have a significant impact on the Green Belt in terms of safeguarding the countryside from encroachment, preventing neighbouring towns from merging or preserving the setting and special character of historic towns.	Green Belt site. Flood risk concerns. Also significant ecology concerns given the close proximity to Bardsey beck. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5162	Land at Whinmoor Lane Redhall	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology, the latter of which can be mitigated through site requirements.	The site is not connected to the existing urban area of Leeds, however the sites southern boundary lies adjacent to a UDP housing allocation, which is an identified housing site in the Site Allocation Plan. The site if developed would constitute a significant incursion into the Green Belt to the north of the main urban area given that only one boundary will be attached to the built up area. The site will also extend beyond the proposed East Leeds Orbital Road which will provide a strong defensible boundary between the urban area and the countryside. In addition the site also juts out westwards into an existing Green Belt wedge (and part green corridor), which cuts into the main conurbation of Leeds at this point. It is therefore considered that the site has high potential to lead to unrestricted sprawl. Furthermore, the site would extend the main urban area of Leeds significantly closer to the small village of Shadwell, which could impact upon the settlements existing rural setting. The site is also considered to contain several key characteristics which means that it performs an important role in safeguarding the countryside from encroachment. Overall the site is considered to have an unacceptable impact on the openness of the Green Belt.	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5163	Land at Wike Ridge Lane Slaid Hill	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, greenspace and biodiversity/geology, the latter of which can be mitigated through site requirements.	It is noted that the site is well contained by existing vegetation. However, the site is only connected to the built up area on its southern boundary and would jut out from the existing main urban area, breaching an existing strong defensible boundary which is formed by a tree line. It is therefore considered that the site has high potential to lead to unrestricted sprawl. The site is also considered to play an important role in safeguarding the countryside from encroachment given that it would breach a strong defensible boundary between the urban area and the countryside, contains an area of ecological importance and contains areas of unprotected vegetation. Overall it is considered that the site if developed would have a detrimental impact on the openness of the Green Belt.	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment.	N/A
N/A	5198	Nursery at Clifford Moor Road Clifford LS23	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility.	The site is a brownfield site located within the Green Belt. The existing buildings on the site are predominantly lightweight single storey glasshouses which have a limited impact on the Green Belt. The buildings also only take up approximately 50% of the site. The development of the site for residential development would have a significantly greater impact on the Green Belt than the existing buildings on site. In particular, the development of the site could give the impression of a reduced Green Belt gap between Clifford and Boston Spa, due to its more intensive nature. This could be significant given that the existing Green Belt gap between the settlements is small, whilst clearly retaining the character of the villages as two separate settlements.	Green Belt site. Although the site is part brownfield it falls outside the settlement hierarchy and therefore would have been sieved out at Issues and Options stage. The development of the site for housing would have a significantly greater effect on Green Belt principles than the existing development which is low impact.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5240	Land adjacent to Mars Hall, Wetherby Road, Scarcroft, Leeds.	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and biodiversity/geology, the latter of which can be mitigated through site requirements.	The site is well enclosed by mature trees. However, the site extends beyond the beck and mature tree line which presently form a strong defensible boundary. The site contains a significant amount of mature trees which are likely to be lost or damaged if the site is developed. Overall the site is considered to have an unacceptable impact on the Green Belt in terms of its potential to lead to unrestricted sprawl and assisting in safeguarding the countryside from encroachment.	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site contains numerous trees which are likely to be adversely affected by its development. The site would also have an unacceptable ecological impact given that UK BAP Priority Woodland occurs across the majority of the site.	N/A
N/A	5273	Harewood Avenue, Harewood	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility and greenspace.	Large site in relation to the size of the existing village that would represent a significant incursion into the Green Belt and would jut out to the east of the settlement given that it is only connected to the urban area on one side. Development would also not be well contained by existing boundaries. Consequently the development of the site would constitute unrestricted sprawl of the built up area. The site also lies adjacent to a conservation area and numerous listed buildings. Development of the site would likely impact upon the setting and special character of these heritage assets, although mitigation measures could likely reduce this impact. Furthermore, the site is considered to perform an important role in safeguarding the countryside from encroachment. In particular, a PROW is present diagonally across the site which provides access to the open countryside. Overall, the development of the site is considered to have an unacceptable Green Belt impact.	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is all considered to have an unacceptable impact on Green Belt principles.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5274	Harrogate Road, Harewood	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, greenspace and local distinctiveness.	The site is isolated and detached from the urban area of Harewood village. The site extends beyond a mature tree line to the north which forms a strong defensible boundary. As such it is considered that high potential exists to lead to unrestricted sprawl. The site is also considered to perform an important role in safeguarding the countryside from encroachment given that it contain numerous agricultural buildings, some significant trees and extends beyond a strong defensible boundary. Overall development of the site is considered to have an unacceptable impact on the Green Belt.	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is not well related to the existing settlement and would have an unacceptable impact on Green Belt principles.	N/A
N/A	5275	Harrogate Road/Malt Kiln Lane	Housing	Majority of SA scores are neutral. Site scores negatively in several SA objectives including SA scores for accessibility, greenspace and biodiversity/geology, the latter of which can be mitigated through site requirements.	The site does not follow established field boundaries and no defensible boundary exists to the north of the site which would contain the development. Consequently it is considered that high potential for unrestricted sprawl exists. The site lies within a conservation area and adjacent to several listed buildings. Development of the site would likely impact upon the setting and special character of these heritage assets, although mitigation measures could likely reduce this impact. Overall, the development of the site is considered to have an unacceptable impact on the Green Belt.	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is not well contained and is considered to have an unacceptable impact on Green Belt principles.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because the site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is not well contained and is considered to have an unacceptable impact on Green Belt principles. There are more sequentially preferable sites available from alternative sites within the HMCA
N/A	5277	Kings Meadow Close, Wetherby	Housing	Majority of SA scores are neutral.	N/A	Site situated between the main urban area of Wetherby and the administrative boundary of Harrogate Borough Council. The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site appears to have no highway frontage, consequently there are highways concerns regarding the development of the site.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because the site appears to have no highway frontage, consequently there are highways concerns regarding the development of the site.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5297	Land NE of M1 J 47 between Aberford Rd, M1, Great North Rd	Housing	The site scores negatively for the majority of the SA scores. A number of the negative effects reflect the accessibility of the site.	The site is of significant scale and is detached from the defined urban area. If developed the site would create a large island development within the Green Belt, which extends beyond the M1 motorway which presently creates a strong defensible boundary to the north of Garforth. Given the scale of the site it would also significantly reduce the Green Belt gap between Garforth and Aberford. Consequently, the site is considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl, merging of settlements and safeguarding the countryside from encroachment.	Green Belt site. The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is of significant scale and is not well related to Garforth. The site would have an unacceptable impact on the Green Belt. The site was not suggested by a willing landowner, therefore its availability for development is unknown.	N/A
N/A	5312	SE of A1(M), N of R Wharfe, S of Walton Road, Wetherby	Housing	The site scores mainly neutral and negative for SA objectives.	N/A	The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). The site forms an extensive area of land between Wetherby and the River Wharfe which is recognised as being a special landscape area. The area is recognised as having high scenic quality which would be significantly impacted upon if the site was developed. The site is also of a significant scale and does not relate well to the existing settlement of Wetherby. The site is not considered to form the best option for an extension to Wetherby when considered against other reasonable alternatives.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5319	Becca Hall, Aberford	Housing	The site scores mainly negative for SA objectives. A number of the negative effects reflect the accessibility of the site.	Development of the site would create a significant incursion within the Green Belt and the site currently performs an important role in safeguarding the countryside from encroachment. The site does not contain strong, logical boundaries and as such the new settlement would not have robust defensible boundaries which would help to contain development. Access to the countryside is also available via PROW networks across significant parts of the site. The site and its immediate surroundings contain several important historical features including Becca Banks, Potterton medieval village and the historic settlements of Barwick in Elmet and Aberford. The scale and location of the site would have a significant effect on the setting and special character of these historic features. In particular the impact Becca banks schedule monument would be difficult to mitigate and the medieval village of Potterton would be surrounded and subsumed by the new settlement. Whilst no merging of settlements will occur the site would significantly reduce the Green Belt gap with the neighbouring settlement of Barwick in Elmet. Given the scale of the proposed new development and the lack of a substantial strong boundary it is considered that this gap would be insufficient and harm would occur. Consequently, overall the site is considered to have an unacceptable impact on the openness and permanence of the Green Belt.	The site is of significant scale and forms a potential location for a new settlement with a capacity for up to 4000 dwellings (3000 within the plan period). The development of the site is considered to have an unacceptable impact on several significant heritage assets as well as the surrounding wider historic environment which includes the character of the hamlet of Potterton. The site is situated within a special landscape area and contains some of the highest quality accessible landscape in Leeds. The proposed site is readily visible from key viewpoints from surrounding roads, public footpaths and nearby settlements and would have a significant adverse impact on this sensitive landscape setting. Furthermore, the site is a significant incursion into the Green Belt and would have a substantial impact on Green Belt principles. This impact would be further exacerbated by the future expansion areas which have been requested to be considered for removal from the Green Belt. The site is consequently not considered to form the most appropriate location for a new settlement development when considered against reasonable alternatives.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5341	Land at Main Street Shadwell	Housing	The site scores mainly neutral and negative for SA objectives, although positive scores include flood risk.	The site is detached from the defined urban area of Shadwell and does not relate well to the existing form of the village. The site has an irregular form and would jut out beyond Main Street which is currently a strong defensible boundary. The site is also not well contained and this sprawl would be clearly visible due to the site's exposed location on a slope and adjacent to a PROW. It is therefore considered that high potential to lead to unrestricted sprawl exists and that the site performs an important role in safeguarding the countryside from encroachment. The site is therefore considered to have an unacceptable impact on the Green Belt.	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site would have an unacceptable impact on the Green Belt in terms of sprawl and coalescence, as it would significantly reduce the gap between Shadwell and the main urban area of Leeds.	N/A
N/A	5252	Land off A58 Wetherby Road, Scarcroft	Housing	The site scores mainly neutral and negative for SA objectives. Most of the negative effects reflect the accessibility of the site.	Small site which is surrounded by residential development on three sides. The development of the site would effectively round off this part of the defined urban area. A strong mature tree line is present to the east side boundary of the site which would also help to contain development. Overall, development of the site is not considered to have an unacceptable impact on the openness or permanence of the Green Belt.	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is considered to have an unacceptable ecological impact given that most of the site is semi-improved grassland that contributes to the Leeds Habitat Network.	N/A
N/A	5256	Land north of Hall Park Road, Walton	Housing	The site scores mainly neutral and negative for SA objectives. Most of the negative effects reflect the accessibility of the site.	N/A	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is considered to have an unacceptable ecological impact given that the entire site lies within the Leeds Habitat Network due to its terrestrial and connectivity value to Great Crested Newts using breeding ponds in the local area.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5257	Land to the North of Wighill Lane, Walton	Housing	The site scores mainly neutral and negative for SA objectives. Most of the negative effects reflect the accessibility of the site.	N/A	The site falls outside the settlement hierarchy and therefore the location does not align with the spatial development strategy. Consequently the site would have been sieved out at Issues and Options stage. The scale of development would be out of character with the existing small village. Consideration has been given to the possibility of allocating a smaller part of the site to the northern boundary, however this is not considered to overcome the aforementioned concerns.	N/A
N/A	5361	Land at Keswick Lane, Bardsey	Housing	The site scores mainly neutral and negative for SA objectives. Most of the negative effects reflect the accessibility of the site.	The site is small and abuts development on two sides. The site could be considered to partially round off the settlement if the adjacent two properties to the east were also removed from the Green Belt. However, the site does not follow any logically field boundaries and development would not be well contained. Consequently it is considered, on balance, that high potential for unrestricted sprawl exists. Furthermore, the site would also extend Bardsey closer to East Keswick. The existing gap between the settlements is small and development of the site would narrow the gap to an unacceptable degree. The coalescence impact is not helped by the lack of defensible boundaries or the change in land levels.	Small site which is well related to the settlement of Bardsey. However, the site boundaries are poorly defined and as a consequence the site will have an unacceptable impact on the Green Belt in particular in relation to unrestricted sprawl and coalescence, in that the development would significantly reduce the Green Belt gap between Bardsey and East Keswick.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5362	Land at St Johns Farm, Main Street, Aberford	Housing	The site scores mainly neutral and negative for SA objectives. Most of the negative effects reflect the accessibility of the site.	The Green Belt assessment only relates to the western half of the site which lies within land defined as Green Belt. The site is well related to the existing built up area and would partially round-off the settlement. The site is also quite well contained by boundary vegetation. However, given that the site contains several agricultural buildings which add to the countryside character and is also good quality agricultural land it is considered that the site on balance performs an important role in safeguarding the countryside from encroachment.	Predominantly Green Belt site which lies outside the settlement heirachy and therefore the location does not align with the spatial development strategy. The site is formed by a collection of agricultural buildings and a small open field. The site could possibly support small scale redevelopment for change of use of some the existing buildings and non Green Belt land. However, it is not considered to be a suitable location for a housing allocation due to Green Belt and general sustainability concerns.	N/A
N/A	5363	Land at Becca Farm, Main Street, Aberford	Housing	The site scores mainly neutral and negative for SA objectives. Most of the negative effects reflect the accessibility of the site.	N/A	Green Belt site which lies outside the settlement heirachy and therefore the location does not align with the spatial development strategy. The site lies both within and adjacent to Aberford conservation area as well as adjacent to a scheduled ancient monument. The development of the site would have an unacceptable impact on these heritage assets. The site is also considered to have an unacceptable impact on the Green Belt.	N/A
N/A	5366	Land at Holywell Lane, Shadwell, Leeds	Housing	The site scores mainly neutral in SA terms, with almost an equal number of positive and negative scores for remaining objectives, although there are more negative scores, including air pollution and landscape/Tree Preservation Order. Positive scores include health and flood risk.	The site is small in size and contained by development to the east and west (albeit this development is within the defined GB). The site is also enclosed by a golf course to the north and the urban area of Shadwell to the south. Consequently it is considered that low potential of unrestricted sprawl exists. Overall, on balance, the site is considered to have a limited impact on Green Belt aims.	Green Belt site which lies outside the settlement heirachy and therefore the location does not align with the spatial development strategy.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5367	Land at Nanny Goat Lane, Garforth, Leeds	Housing	The site scores mainly neutral in SA terms, with almost an equal number of positive and negative scores for remaining objectives, although there are more negative scores, including air pollution. Positive scores include health and flood risk.	The site is significantly detached from the existing urban area of Garforth and extends beyond the railway line which forms a strong defensible boundary. The site would create an isolated development which is not well contained or well related to the urban area. Consequently it is considered that high potential to lead to unrestricted sprawl exists.	Green Belt site which does not relate well to the existing urban area and would create an isolated development. The site is significantly detached from the urban area of Garforth and a railway line which creates a strong defensible boundary to the urban area is present in between. Furthermore, the existing streetscene is also characterised by large dwellings set within substantial plots. Housing development would be detrimental to this character as well as Green Belt aims.	N/A
N/A	5368	Land at Becca Farm/Highfield Road, Aberford, Leeds	Housing	The site scores mainly neutral and negative in SA terms. A number of the negative effects reflect the accessibility of the site.	Whilst a small part of the site is well related to the settlement form and would effectively round off part of the settlement, the majority of the site would constitute sprawl to the west of Aberford. Whilst boundary treatment is present to the west of the site it is not considered to form particularly strong defensible boundaries. The site also lies partly within and partly adjacent to the Aberford conservation area as well as adjacent to the Becca Banks ancient scheduled monument. The development of the site is not considered to preserve the character of these heritage assets.	Green Belt site which lies outside the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site lies both within and adjacent to Aberford conservation area as well as adjacent to a scheduled ancient monument. The development of the site would have an unacceptable impact on these heritage assets. The site is also considered to have an unacceptable impact on the Green Belt.	N/A
N/A	5369	Land west of Roundhay Park Lane, Shadwell, Leeds	Housing	The site scores mainly negative and neutral in SA terms. A number of the negative effects reflect the accessibility of the site.	The site is located adjacent to the Main Urban Area. The site would extend beyond existing strong defensible boundaries to the Green Belt which are situated to the west and south of the site. Whilst it is acknowledged that the site would partially round off the urban area, a significant amount of residual land would remain to the north. Consequently, the site is not well contained and would constitute unrestricted sprawl. A group of listed buildings are situated to the north of the site, however it is considered that an impact on these could be mitigated through appropriate design.	Large Green Belt site which lies adjacent to the main urban area. Whilst the site would constitute a partial rounding off of the urban area the site would extend beyond strong defensible boundaries to the existing Green Belt and would not be well contained. The site forms an attractive countryside setting to the main urban area which is clearly visible from the adjacent Ring Road due to land level changes. Development of the site would have a negative impact on this landscape character. The site also forms part of a UDP green corridor. Development of the site would be detrimental to the function of this green corridor.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5370	Land at Smithy Lane, Bardsey, Leeds	Housing	The site scores mainly negatively in SA terms. A number of the negative effects reflect the accessibility of the site.	Whilst the adjacent roads would help to contain the development (albeit with some residual land to the south), the site is significantly detached from the built up area of Bardsey and would constitute isolated development with a high potential for unrestricted sprawl. The site is also located within the Bardsey-Cum-Rigton Conservation Area where open fields such as this site are considered to be significant features. Consequently, development of the site would have a detrimental impact on the character and appearance of the conservation area. Highways concerns also exist.	Green Belt site which would have been sieved out at Issues and Options stage as it does not relate to the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site would constitute isolated development which would have a detrimental impact on the Green Belt in terms of unrestricted sprawl. The site is located within the Bardsey-Cum-Rigton Conservation Area where open fields such as this site are considered to be important features. Consequently, development of the site would have a detrimental impact on the character and appearance of the conservation area. Highways concerns also exist.	N/A
N/A	5126	Keswick Lane, Bardsey	Housing	The site scores mainly neutral and negative in SA terms. A number of the negative effects reflect the accessibility of the site. Significant negatives include biodiversity/ geology and flood risk.	N/A	The site is situated within the urban area of Bardsey and is well related to the existing settlement. However, the site contains significant areas of flood risk and consequently the site is not considered to be suitable for residential use due to flooding concerns.	N/A

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5285	Land at the Rowans, Wetherby	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in several SA objectives including SA scores for accessibility, greenspace, flood risk and air pollution.	N/A	Small area of vacant land adjacent to an existing area of development which includes a cluster of residential properties. The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Given that the area adjacent to the site contains significant urbanising features it is not considered that a small residential development will be unduly detrimental to the rural character of the wider area. The site is considered to have reasonable access to services and facilities within Wetherby. Majority of the site is contains significant flood risk. The site is not considered to be suitable for residential development due to these flooding concerns.	
N/A	1153	Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church	Housing	Site achieves a majority of neutral scores against SA objectives, with particular negatives for the loss of greenspace, access to health and existing services, and impact on landscape. It is considered that the majority of these impacts would be hard to mitigate given the size of the site, but the site still scores well against reasonable alternatives.	The site would constitute a small extension into the Green Belt which is well related to the existing settlement. The development would also be well contained by the existing significant boundary treatment. It is noted that the site contains some high quality agricultural land, however the site is presently not in agricultural use and the area of land involved is very small. Overall the site is not considered to have a significant impact on the openness of the Green Belt.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA due to its scale and inability to remedy negative effects through significant on-site service delivery.
N/A	4150	Farfield House, Bramham	Housing	The site achieves a majority of neutral scores against SA objectives with particular minor negatives against accessibility, air pollution and landscape indicators. It is considered that the majority of these cannot easily be mitigated, compared to the strategic alternative within this HMCA.	Small site which is well related to the existing settlement of Bramham. It is noted that the site includes some best and most versatile agricultural land. However, the site is very small and is not currently in agricultural use. Overall, the site is considered to constitute a small rounding off the settlement and will not have an unacceptable impact on the openness of the Green Belt.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA due to its scale and inability to remedy negative effects through significant on-site service delivery.

Outer North East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5372B	Parlington B	Housing	<p>The site achieves a majority of negative and neutral effects against SA objectives. Particular negatives concern accessibility, biodiversity, air pollution, landscape, local distinctiveness and heritage. It is considered that with the nature of this large-scale site it affords a critical mass that can provide facilities that will mitigate the majority of negative effects. Combined with the application of local Plan policies it is considered that the site is sustainable.</p>	<p>The site would form extensions to the central Parlington site proposal and has been considered in conjunction with MX2-39 for its GB impact. Development of the site would create an incursion within the Green Belt and the site forms and important role in safeguarding the countryside from encroachment. The site lies within a Historic Park and Garden designation adjacent to several listed buildings as well as the Barwick and Aberford Conservation Areas. However, it is considered that the impact on these heritage assets could be mitigated through careful detailed design. The site encompasses a well contained wider landform which is surrounded by mature woodland areas with further scope for significant landscaping works to be incorporated into any development scheme, which will help to assimilate the development and reduce the visual impact from neighbouring historic settlements. The Outer North-East area is already characterised by a pattern of free standing settlements. If developed the new settlement would be situated equi-distance from neighbouring villages of Aberford and Barwick-in-Elmet and is separated from Garforth to the south by the M1. As such no merging of settlements will occur, although it would reduce the greenbelt gap between settlements, but not to a significantly detrimental degree. Whilst it is acknowledged that the site would have an impact on the purposes of Green Belt, Paragraph 82 of the NPPF identifies large scale developments such as new settlements are examples where new Green Belt boundaries could be established in exceptional circumstances.</p>	<p>Site is not needed for the delivery of housing up to 2023 and there are therefore no exceptional circumstances to justify its release from the Green Belt upon Adoption of the Plan. Site to remain as Green belt.</p>	<p>The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA, as a result of the increased Green Belt impact of this site when compared to MX2-39.</p>

Outer North East

Safeguarded land (PAS)

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG3-7	2136	The Ridge, Linton	Housing	The site achieves a majority of negative and neutral scores against SA objectives, with particular negative effects against objectives relating to accessibility, access to Greenspace, impact on biodiversity, landscape and the historic environment. It is considered that the majority of these negative effects are not easily to be mitigated.	N/A	The site is designated as a Protected Area of Search (PAS) in the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular the site is attached to Linton which is a small village with very few local services which does not form part of the Core Strategy settlement hierarchy. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.	N/A
HG3-9	2137	West Park, Boston Spa	Housing	The site achieves a majority of neutral effects against SA objectives. The site primarily scores negatively for effects relating to accessibility, flood risk, landscape and impact on biodiversity and heritage. It is considered that these effects could be partially mitigated through the application of Local Plan policies.	N/A	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.	N/A
HG3-11	1167	Chapel Lane (land to the east of), Clifford LS23	Housing	Site achieves a majority of neutral effects with negative impacts only concerning the historic environment. It is considered that this impact could be mitigated through the application of Local Plan policies.	N/A	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular, the site is situated within Clifford which does not form part of the Core Strategy settlement hierarchy. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.	For the ONE HMCA it is considered that sustainable development is best achieved through the delivery of two major sites at HG2-226 and MX2-39, which have the critical mass to deliver improved facilities, when compared against small sites such as this which are located outside the settlement hierarchy.

Outer North East

Safeguarded land (PAS)

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG3-12	1061	Wood Lane (land off), and east of the former railway, Scholes, LS15	Housing	Site achieves a majority of neutral effects with negative impacts only concerning access to community services and impact on biodiversity. It is considered that the latter impact could be mitigated through the application of Local Plan policies.	N/A	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.	For the ONE HMCA it is considered that sustainable development is best achieved through the delivery of two major sites at HG2-226 and MX2-39, which have the critical mass to deliver improved facilities, when compared against smaller sites such as this which is an extension to a Smaller Settlement.
HG3-13	2134	Scholes (east of)	Housing	The site achieves a majority of neutral effects against SA objectives, in addition to a significant number of negative effects, including accessibility, greenspace, biodiversity, landscape and heritage. These could be mitigated through site requirements and local plan policies.	N/A	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular the site would represent a large extension to the small settlement of Scholes. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.	N/A

Outer North East

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3103830	Deighton Rd Wetherby	Employment	The site scores mainly neutral with more positive than negative scores for remaining objectives. Negative effects include landscape, which could be mitigated through local plan policies. Positive scores include flood risk and a number of accessibility objectives.	N/A	Site not available. Required for residential use. Current planning application for 13 apartments pending.	N/A
N/A	3104020	Sandbeck Lane Wetherby Ls22	Employment	The site scores mainly neutral and negative for the majority of SA objectives. Negative effects include flood risk and air pollution.	N/A	Site is suitable for both employment and housing. Given its location and the local housing pressure, this is now proposed for residential allocation. No longer available for general employment.	N/A
N/A	3104030	Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby	Employment	The site scores mainly neutral and negative for the majority of SA objectives. Negative effects include biodiversity/geology and waste.	N/A	Whole site in active general employment use. Site does not present a new employment allocation opportunity.	N/A
N/A	3104060	Units A-d Cromwell Park York Road Wetherby Ls22	Employment	The site scores mainly neutral and positive for the majority of SA objectives. Negative effects include landscape/Tree Preservation Order.	N/A	Site unavailable. Northern section of the site has been fully built out (as 2004 consent). The southern part of the site was subject to an approved planning application to extend the adjacent nightclub (The Engine Room), which post dates the employment approval on the site.	N/A
N/A	3104100	Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22	Employment	The site scores mainly neutral and negative for the majority of SA objectives. Negative effects include landscape/Tree Preservation Order.	Site would create an isolated development within the Green Belt and would not assist in safeguarding the countryside from encroachment	Site appears to have been recently converted into residential use as such it is not likely to be available for employment use. The site would create an isolated development within the Green Belt with poor transport links. This is out of centre location and unsuitable for office use. Overall not suitable and unlikely to be available for employment.	N/A
N/A	3104330	S/o Travellers Rest Inn Harewood Road Collingham Wetherby	Employment	The site scores mainly neutral and negative for the majority of SA objectives. Negative effects include landscape/Tree Preservation Order.	Green Belt Assessment not undertaken because site no longer available for employment use because of planning permission for nursery.	Not available for employment use. Recent consent for a nursery development post dates the previous office permission	N/A
N/A	3104400	Sweep Farm Boston Road Wetherby Ls22 5 Dx	Employment	The site scores mainly neutral and negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative effects include landscape/Tree Preservation Order.	N/A	Planning permission now expired planning permission of B8 use. Isolated Green Belt location, and proposal would have high potential not suitable to lead unrestricted sprawl and harm the Green Belt. Not suitable for employment allocation.	N/A

Outer North East

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3104420	Land At Sandbeck Lane Wetherby Ls23	Employment	The site scores mainly neutral and negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative effects include landscape/Tree Preservation Order.	N/A	Site built out in 2011. Would not contribute to employment land supply for the plan period	N/A
N/A	EMP00326	Thorp Arch Trading Estate	Employment	The site scores mainly neutral and negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative effects include landscape/Tree Preservation Order.	N/A	Landowners have asserted that the site is not available or viable for general employment allocation. Site has a pending housing application.	N/A
N/A	EMP00340	Park Hill, Business Park	Employment	The site scores mainly neutral and negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative effects include landscape/Tree Preservation Order.	N/A	This is existing Park Hill business park. Not available for new allocation.	N/A
N/A	EMP00358	Land at Harewood Yard, Harewood, Leeds	Employment	The site scores mainly neutral and negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative effects include landscape/Tree Preservation Order.	The site comprises of a cluster of historic and former agricultural buildings which are now in business use. These changes of use were previous acceptable in Green Belt terms. If the whole site was to be taken out of the Green Belt it would create an isolated development which is not well related to the existing urban area. The site also currently benefits from several features such as a PROW and nature conservation areas which mean it performs an important role in safeguarding the countryside from encroachment. In addition the site is located within the Harewood House Historic Parks and Gardens and several listed buildings are contained within the site. If the site was to form a strategic employment allocation it would have a significant impact on the setting and special character of these historic features. Overall, the site is considered to have an unacceptable impact on the Green Belt.	Green Belt site located within the Harewood Estate and within the Harewood House Historic Park and Gardens. The site is situated outside the settlement heirarchy and therefore the location does not align with the spatial development strategy. The site is presently a small business park formed by conversions from historic buildings and former agricultural buildings. The site also contains significant areas of woodland which have ecological importance. Consequently very little residual land is available within the site for development and these are not considered to represent a strategic allocation opportunity which would justify its release from the Green Belt. If the whole site was considered for development then it would have a detrimental impact on the heritage assests (Historic Park and Gardens and listed buildings), as well as the Green Belt and areas of ecological importance.	N/A

Outer North West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-13	4259	Former Inglewood Children's Home, White Croft Garth, Otley	Housing	The site has neutral or positive effects for the majority of SA objectives. A significant negative effect on landscape (TPOs). Negative effects on TPOs can be mitigated through local plan policies.	N/A	Brownfield site within the settlement. Suitable for residential development. Planning statement prepared.	N/A
HG2-17	1080_3367A	Breary Lane East, Bramhope	Housing	The site has neutral or negative effects for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. The negative impacts on biodiversity / geology and historic environment can be mitigated by site requirements and local plan policies.	The south east part of the site falls within the Green Belt. The western and larger area of the site is an existing PAS site. Whilst having no defensible Green Belt boundary to the east it is relatively contained by the road to the south. Urban sprawl will need to be controlled by a strong GB boundary to the east.	The south east part of the site falls within the Green Belt. The western and larger area of the site is an existing UDP Protected Area of Search (PAS) site. Whilst having no defensible Green Belt boundary to the east it is relatively contained by the road to the south. Urban sprawl will need to be controlled by a strong Green Belt boundary to the east. Part of the site should be retained for provision of a school.	The site has detailed planning permission
HG2-18	2130	Church Lane, Adel	Housing	The site has neutral effects for the majority of SA objectives with positive effects for greenspace, flood risk and contaminated land. Negative or significant negative effects include access to education, health, landscape and historic environment which can be mitigated by site requirements and local plan policies.	Site is PAS (Protected Area of Search) site in Unitary Development Plan with a small area falling within Green Belt.	Protected Area of Search (PAS) site on UDP. Suitable for residential in principle subject to suitable design, conservation and access considerations. Part of the site should be retained for provision of a school.	N/A

Outer North West

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-1	320	Westgate - Ashfield Works, Otley	Housing	The site has neutral or positive effects for the majority of SA objectives. Significant negative effect on landscape and negative effects on employment, biodiversity/geology, flood risk and historic environment. Mitigation can be provided for effects on biodiversity/geology, flood risk and the historic environment by site requirements and local plan policies.	N/A	Brownfield site within urban area. Part of site falls within existing Otley Town Centre boundary. Suitable for mixed use development of retail and residential use.	N/A
MX2-2	313	Westgate, Otley	Housing	The site scores neutral or positive for the majority of SA objectives. Negative effects include employment and historic environment. Negative impacts can be mitigated in part by heritage site requirements and local plan policies.	N/A	Brownfield site within urban area. Site falls within Otley Town Centre boundary and is suitable for mix of residential and retail uses.	N/A

Outer North West

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM035	Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ	Employment	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. A number of the negative effects reflect the accessibility of the site.	Development of the site would create unrestricted urban sprawl into the Green Belt.	Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns regarding poor accessibility and access difficult to achieve due to short frontage and dense trees.	N/A
N/A	CFSM035	Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. A number of the negative effects reflect the accessibility of the site.	Development of the site would create unrestricted urban sprawl into the Green Belt.	Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns regarding poor accessibility and access difficult to achieve due to short frontage and dense trees.	N/A

Outer North West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	175	Billams Hill - former Bridge End Cattle Market, Otley	Housing	The site has neutral effects for the majority of SA objectives, although significant negative effects include flood risk (Flood Zone 3).	The site has no defensible green belt boundary and safeguards the countryside from encroachment.	Sieved out site. Flood zone 3b (washland) on Strategic Flood Risk Assessment.	The site has neutral effects for the majority of SA objectives, however it is not proposed for allocation as it lies within Flood Zone 3b (washland).
N/A	1036	Old Lane, Bramhope LS16	Housing	The site has neutral or negative effects for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Positive effects include flood risk.	The site is located within an isolated position within the Green Belt unconnected to settlement boundaries. Development would therefore lead to unrestricted sprawl within the Green Belt.	Green Belt. Sieved out site. Not within settlement hierarchy.	N/A
N/A	1037	Moor Road (west of), Bramhope LS16	Housing	The site has neutral effects for the majority of SA objectives, however there are a number of negative effects which reflect the accessibility of the site.	The site lies in an isolated location unconnected to the settlement hierarchy. Whilst there are a number of residential properties in the vicinity of the site this does not justify the development of the site which would not be in line with the spatial strategy. Development would create high potential for unrestricted sprawl into the Green Belt.	Green Belt. Site sieved out. Not within settlement hierarchy.	N/A
N/A	1095A	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Housing	The site has neutral or negative effects for the majority of SA objectives. Significant negative effects include flood risk, biodiversity / geology and a number of objectives reflecting the accessibility of the site.	The site is separated from the existing settlement, but performs relatively well against the remaining purposes.	Green Belt site. The site is separated from the existing settlement, so development would be isolated being located to the north of the A659 Pool Road, and is within flood risk zones 2 (medium risk), 3a (high risk) and 3b (functional flood plain).	N/A
N/A	1095C	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Housing	The site has neutral effects for the majority of SA objectives. Significant negative effects for a number of objectives reflecting the accessibility of the site. Positive effects include flood risk.	N/A	Not proposed for allocation as the site is too small and is already in residential use, however the site is required for access to the safeguarded site HG3-5. In the event that site HG3-5 comes forward for development in the future, provision will need to be made by the planning application to include site 1095C and 1095D to enable access to the site	N/A

Outer North West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1095D	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Housing	The site has neutral effects for the majority of SA objectives Significant negative effects for a number of objectives reflecting the accessibility of the site. Positive effects include flood risk and contaminated land.	N/A	Not proposed for allocation as the site is too small and is already in residential use, however the site is required for access to the safeguarded site HG3-5. In the event that site HG3-5 comes forward for development in the future, provision will need to be made by the planning application to include site 1095C and 1095D to enable access to the site	N/A
N/A	1101	Weston Lane and Green Lane (land off), Otley	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include greenspace and flood risk. A number of the negative effects reflect the accessibility of the site.	Green Belt site. Development would represent a significant incursion into Green Belt and would set a precedent for further sprawl to the west.	Green Belt site. Development would represent a significant incursion into the Green Belt and would set a precedent for further urban sprawl to the west. Highway concerns regarding Otley river bridge and capacity through town centre. Poor accessibility to public transport.	Whilst the site has neutral effects for the majority of SA objectives, it is not considered suitable for housing allocation due to Green Belt reasons and there are more sequentially preferable sites available from alternative sites within the HMCA.
N/A	1179	Low Pasture Farm (land at), off Bradford Road, Otley	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace and flood risk. A number of the negative effects reflect the accessibility of the site.	Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl.	Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl. Highways concerns regarding access.	N/A
N/A	1181A	The Sycamores (land at), Bramhope LS16	Housing	The site has neutral effects for the majority of SA objectives. Negative and significant effects for a number of objectives. A number of the negative effects reflect the accessibility of the site. Positive effect on flood risk.	Development of site could create a rounding off of the settlement and would be contained by the road and housing on three sides.	Green Belt site. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary. Poor accessibility.	N/A
N/A	1181B	The Sycamores (land at), Bramhope LS16	Housing	The site has neutral effects for the majority of SA objectives. Negative and significant effects for a number of objectives. A number of the negative effects reflect the accessibility of the site. Positive effect on flood risk.	Green Belt site. Development of site could set a precedent for unrestricted urban sprawl to the south of Bramhope.	Green Belt site. Development of site could set a precedent for urban sprawl to the south of Bramhope. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary to the east of the site to the A660. Poor accessibility.	N/A

Outer North West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1196	West Busk Lane (land off), Otley LS21	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include greenspace. Negative and significant negative effects include biodiversity / geology and a number reflect the accessibility of the site.	Development would represent unrestricted sprawl. and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. No defensible Green Belt boundary	Green Belt site. Development would represent unrestricted sprawl and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. The Green Belt boundary is poorly defined. Highways concerns regarding access.	Whilst the site has neutral effects for the majority of SA objectives is not proposed for allocation due to Green Belt reasons.
N/A	1197	Cross Green Rugby Ground and Allotments, Otley LS21	Housing	The site has neutral effects for the majority of SA objectives. Negative and significant negative effects include flood risk; culture, leisure and recreation; and community cohesion reflecting the loss of the existing playing pitch which would have to be mitigated by alternative provision.	N/A	Residential use would be contrary to the designation of the site as green space in the Site Allocations Plan.	N/A
N/A	1198	Pool Road - Stephen Smith's Garden Centre (land adjoining), Otley LS21	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effect for contaminated land. A number of the negative effects reflect the accessibility of the site.	The site performs relatively well although it has not defensible green belt boundary	Site sieved out. Flood zone 3b (washland) on Strategic Flood Risk Assessment.	N/A
N/A	1204	Old Manor Farm (land at), off Old Lane, Bramhope LS16	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effect for flood risk. A number of the negative effects reflect the accessibility of the site.	Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement.	Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement. Highways concerns regarding access and accessibility.	N/A
N/A	1317	West Busk Lane (105 House and Garden), Otley LS21 3LX	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include greenspace. Negative and significant effects include biodiversity / geology and flood risk. A number of the negative effects reflect the accessibility of the site.	Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl.	Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl. However, Highways concerns as access is off private road. Within flood zone 3a (high risk).	N/A
N/A	1358	Midgley Farm, Otley	Housing	The site has negative effects for the majority of SA objectives. Negative and significant negative effects include biodiversity / geology which can be mitigated by site requirement and local plan policies.	The site is isolated and unconnected from the settlement boundary of Otley. Development would lead to unrestricted sprawl into the Green Belt	Sieved out site. Flood Zone 3b (washland) on Strategic Flood Risk Assessment. Minerals safeguarded site.	N/A

Outer North West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2035	East Chevin Road, Otley	Housing	The site has positive or neutral effects for the majority of SA objectives. Negative effects on employment and economic growth.	N/A	The site is in existing use as a cattle auction site and provides other community functions including car boot sales. Whilst a brownfield site within the urban area, it is not considered appropriate as a residential site.	Whilst the site has positive or neutral effects for the majority of SA objectives, it is not considered appropriate as an employment allocation as it has an existing use as a cattle auction site and provides other community functions.
N/A	2051A	King Lane, Alwoodley LS17	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects on greenspace. Significant negative effect on biodiversity / geology and flood risk. A number of the negative effects reflect the accessibility of the site.	Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl.	Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns regarding poor accessibility, access and local network capacity.	N/A
N/A	2051B	King Lane, Alwoodley LS17	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects on greenspace. Significant negative effect on biodiversity / geology and flood risk. A number of the negative effects reflect the accessibility of the site.	The site has no defensible Green Belt boundary and development could lead to unrestricted urban sprawl.	Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns regarding poor accessibility, access and local network capacity.	N/A
N/A	2054	Harrogate Road, Moortown LS17	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects on flood risk. Significant negative effect on greenspace and biodiversity / geology. A number of the negative effects reflect the accessibility of the site.	The site is unrelated to the existing settlement pattern and would represent sprawl to the western side of the Harrogate Road.	Green Belt site. Residential development would lead to unrestricted sprawl. Highway concerns regarding access and local network capacity. Part of site identified as Park and Ride in the UDP.	N/A
N/A	3002	Land north St Davids Road, Newall Otley	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects on greenspace. Significant negative effect include biodiversity / geology and flood risk. A number of the negative effects reflect the accessibility of the site.	Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl.	Green Belt site. Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl. Highways concerns regarding access and accessibility.	N/A
N/A	3021	Otley Golf Course	Housing	N/A	N/A	Green Belt. Site sieved out. Not within settlement hierarchy.	N/A
N/A	3022	Laurel Bank/Ivy Bank, Bradford Road	Housing	N/A	N/A	Green Belt. Site sieved out. Not within settlement hierarchy.	N/A

Outer North West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3025	Birdcage Walk, Otley	Housing	The site has positive or neutral effects for the majority of SA objectives. Negative and significant effects include schools and health and biodiversity / geology.	Very narrow site creating ribbon development to the south side of Otley bypass.	Green Belt site. Very narrow site which would create unrestricted sprawl to the south side of Otley bypass. The site currently forms a landscape buffer to Otley bypass. Highways concerns regarding direct access to individual properties and mature trees would cause difficulties in gaining visibility at entrances.	The site has positive or neutral effects for the majority of SA objectives, however it is not considered suitable for housing development due to Green Belt reasons
N/A	3360B	Cookridge Hall Golf Course (N)	Housing	The site scores neutral or negative for the majority of SA objectives, with significant negative scores including culture, leisure, recreation, biodiversity/geology and landscape/Tree Preservation Order. Positive effects include greenspace and flood risk.	The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. The site also performs an important role in safeguarding from encroachment.	Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility	N/A
N/A	3367B	Breary Lane East, Bramhope, LS16	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects on flood risk. Significant negative effect on biodiversity / geology. A number of the negative effects reflect the accessibility of the site.	Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation.	Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation.	N/A
N/A	3434	Green Acres Equestrian Centre and surrounding land site submission plan	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. Negative effects include community cohesion and local distinctiveness. A number of the negative effects reflect the accessibility of the site.	Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary.	Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns regarding poor accessibility and access difficult to achieve due to short frontage and dense trees.	N/A
N/A	4153	Eccup Lane, Adel	Housing	The site has neutral or negative effects for the majority of SA objectives. Significant negative effects include biodiversity / geology. A number of the negative effects reflect the accessibility of the site.	The site is an isolated location with no connection to the existing settlement and safeguards the countryside from encroachment. Development would lead to unrestricted urban sprawl with no defensible Green belt boundaries.	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt and unconnected to the existing settlement. Development would represent sprawl to the north of the urban area extending as far as Golden Acre Park, unrelated to the existing settlement form.	N/A
N/A	4159	Otley Road, Adel	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effect on flood risk. Significant effect on biodiversity / geology. A number of the negative effects reflect the accessibility of the site.	Development would lead to unrestricted urban sprawl and ribbon development.	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt and development would lead to unrestricted urban sprawl and ribbon development.	N/A

Outer North West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4160	Adel Mill, Otley Road, Adel	Housing	The site has neutral or negative effects for the majority of SA objectives. Significant negative effects include biodiversity / geology and flood risk. A number of the negative effects reflect the accessibility of the site.	The site is an isolated location with no connection to the existing settlement. Development would lead to unrestricted urban sprawl with no defensible Green belt boundaries.	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt and as it is unconnected to the existing settlement with poorly defined Green Belt boundaries. Development would lead to unrestricted urban sprawl.	N/A
N/A	4161	Otley Road, Leeds	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effect on flood risk. Significant negative effects include biodiversity / geology. A number of the negative effects reflect the accessibility of the site.	The site is an isolated location with no connection to the existing settlement. Development would lead to unrestricted urban sprawl with no defensible Green belt boundaries.	Green Belt site. No connection to settlement and poorly defined Green Belt boundaries. Development would lead to unrestricted urban sprawl.	N/A
N/A	4173	Pool Road, LS21	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. A number of the negative effects reflect the accessibility of the site. Significant negative effects include employment, economic growth and biodiversity / geology.	The site is isolated from the existing settlement. Whilst the majority of the site is brownfield allocation of the site would create an island within the Green Belt.	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt, isolated and unrelated to the existing settlement hierarchy. Development would lead to unrestricted urban sprawl. Existing factory in employment use, in an area where loss of employment is a concern.	N/A
N/A	4230	Land behind Moor Road, Bramhope	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects on flood risk. A number of the negative effects reflect the accessibility of the site.	Isolated site unrelated to existing settlement.	Green Belt. The site would have been sieved out at Issues & Options stage as it is Green Belt and not within the settlement hierarchy.	N/A
N/A	4232	Lawnswood Arms, Holt Lane, Adel	Housing	The site has positive or neutral effects for the majority of SA objectives.	N/A	Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site. As such, the site is not considered available.	Whilst the site has positive or neutral effects for the majority of SA objectives, it is not proposed for allocation as the site is not considered available
N/A	4236	Moorcock Hill, Old Lane, Bramhope	Housing	The site has neutral effects for the majority of SA objectives. Positive effect on flood risk. Negative and significant negative scores reflect the accessibility of the site.	Isolated site unrelated to existing settlement.	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt and isolated and unrelated to the existing settlement hierarchy.	The site has neutral effects for the majority of SA objectives, however it has negative effects in terms of accessibility. The site is not proposed for allocation for Green Belt reasons and there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the settlement hierarchy.

Outer North West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4251	Land at Eccup Lane, Adel	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. Significant negative effects include biodiversity / geology. A number of the negative effects reflect the accessibility of the site.	No links to urban area. Performs poorly in GB terms.	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt, isolated and unrelated to the existing settlement hierachy. Development would represent sprawl to the north of the urban area extending towards Golden Acre Park.	N/A
N/A	5006	Pool Road	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. Significant effects include biodiversity / geology. A number of the negative effects reflect the accessibility of the site.	Site would consitute isolated development within the green belt.	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt, isolated and unrelated to the existing settlement hierachy.	N/A
N/A	5155	Land east of Moor Road Bramhope	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include health and flood risk. Negative effect on landscape.	Whilst the site is mainly contained by the adjacent existing housing and planting, it has an indefensible boundary. Development of the site creates an incursion into the Green Belt.	Green Belt site. Whilst the site is mainly contained by the adjacent existing housing and planting, it has an indefensible boundary.	Whilst the site has neutral effects for the majority of SA objectives, it is not proposed for allocation for Green Belt reasons.
N/A	5276	Ideal Standard, Ilkley Rd, Otley	Housing	The site has neutral or positive effects for the majority of SA objectives. Significant negative effect on flood risk. Negative impact on biodiversity / geology which can be mitigated by site requirement and local plan policies.	N/A	The site is mainly brownfield land on the edge of Otley with visual prominence from Ilkley Road. Given the identified need for employment land within outer north west Leeds it is considered that the site should not be allocated for residential use. It should be retained in employment use providing an opportunity for new occupiers.	The site has neutral or positive effects for the majority of SA objectives, it is not proposed for allocation due to the identified need for employmen land within outer north west Leeds and should be retained in employment use.
N/A	5278	Land to south of Old Lane, Bramhope	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effect on flood risk. A number of the negative effects reflect the accessibility of the site.	An isolated site within the green belt detached from the settlement boundary of Bramhope. Development of the site would lead to high potential for urban sprawl and impact on the openness of the green belt.	An isolated site within the green belt detached from the settlement boundary of Bramhope. Development of the site would lead to high potential for urban sprawl and impact on the openness of the green belt.	N/A
N/A	5282	Land to south of Old Lane, Bramhope	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk. A number of the negative effects reflect the accessibility of the site.	Development would lead to high potential for unrestricted sprawl into the green belt. It is visually prominent on the south side of Bramhope. The site includes a public right of way providing access into the countryside and provides a role in safeguarding the countryside from encroachment.	Development would lead to high potential for unrestricted sprawl into the green belt. It is visually prominent on the south side of Bramhope. The site includes a public right of way providing access into the countryside and provides a role in safeguarding the countryside from encroachment.	N/A

Outer North West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5284	Land at Manor Farm, Otley Rd, Adel	Housing	The site has neutral effects for the majority of SA objectives. Positive effects on greenspace and flood risk.	Development of the site would set a precedent for unrestricted sprawl into the green belt.	Development of the site would set a precedent for unrestricted sprawl into the green belt and potentially lead to further development to the north of Adel. Surface water flooding constraint on south east corner of site.	The site has neutral effects for the majority of SA objectives. The site is not proposed for allocation for Green Belt reasons.
N/A	5293	Otley Road, Adel	Housing	The site has neutral effects for the majority of SA objectives. Neutral effects include biodiversity / geology and local distinctiveness. Positive effect on greenspace and flood risk.	An isolated island site which is not well connected to the urban area. Development of the site would be visually prominent and detrimental to the openness of the Green Belt to the north of Adel. Development would set a precedent for further sprawl.	An isolated island site which is not well connected to the urban area. Development of the site would be visually prominent and detrimental to the openness of the Green Belt to the north of Adel. Development would set a precedent for further sprawl.	The site has neutral effects for the majority of SA objectives, however it is not proposed for allocation for Green Belt reasons and there are more sequentially preferable sites available from alternative sites within the HMCA in terms of settlement hierarchy
N/A	5327	Land west of Chapel Hill Road, Pool-in-wharfedale	Housing	The site has neutral or negative effects for the majority of SA objectives. Positive effect on flood risk. A number of the negative effects reflect the accessibility of the site.	N/A	The site lies within the UDP PAS site (Proposed safeguarded site HG3-5 in the draft SAP). No highways support for site as a separate site. Reliant on HG3-5 coming forward as a whole and delivery of Pool By-Pass.	N/A
N/A	1095B	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Housing	The site has a neutral or negative effect for many of the SA objectives, with positive effects for flood risk. A number of the negative and significant negative effects reflect the accessibility of the site together with biodiversity/geology.	Development of the site would lead to unrestricted sprawl in isolation, however with development of the PAS site (1369) to the east would fill gap between Pool-in-Wharfedale and the industrial site to the west.	The site has a neutral or negative effects for many of the SA objectives, there are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	The site has a neutral or negative effects for many of the SA objectives. The site is Green Belt, and because it is being considered for development needs beyond the plan period, does not meet plan objectives to only release land from the Green Belt, which is necessary to deliver housing up to 2023
N/A	3400	Green Acres & Equestrian Centre, Moor Road, Bramhope	Housing	The site has neutral or negative effects for many of the objectives. Positive effects include access to health and flood risk. Negative and significant negative effects for a number of objectives reflecting the accessibility of the site, landscape and historic environment which can be mitigated through site requirements and local plan policies.	Green Belt site. Development of the site could constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor Road.	The site has neutral or negative effects for the majority of SA objectives. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	N/A

Outer North West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1002	Creskeld Lane, Bramhope - land to rear of no. 45	Housing	The site has neutral effects for the majority of SA objectives. Positive effects include flood risk and transport network. Negative and significant negative effects include biodiversity/geology, landscape and historic environment which can be mitigated by site requirements and local plan policies.	Part of the site is within the Green Belt. Development of the site would effectively 'round off' the settlement.	Whilst the site has neutral effects for the majority of SA objectives, there are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	Whilst the site has neutral effects for the majority of SA objectives, it is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA

Outer North West

Safeguarded land (PAS)

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG3-5	1369	Old Pool Bank, Pool in Wharfedale, Otley, LS21	Housing	The site has a neutral or negative effects for many of the SA objectives. A number of SA objectives have a negative or significant effects reflect the accessibility of the site. with positive effects for flood risk.	Existing Protected Area of Search (PAS) site in Unitary Development Plan.	The site has a neutral or negative effects for many of the SA objectives, it is PAS land and it is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.	Whilst the site has a neutral or negative effects for many of the SA objectives, it is PAS land and it is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.

Outer North West

General employment allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EG2-2	2900042	Land off Ilkley Road, Otley, Leeds	Employment	The site has neutral effects for a significant number of objectives. Positive effects include accessibility and mineral resources. Negative and significant negative effects include ecology, flood risk, transport network and historic environment. A small triangle shaped brownfield site bounded by the river and road. The site is located within the Green Belt however there are strong defensible boundaries i.e. the river and road, and development would be unlikely to result in unrestricted sprawl. Site is suitable, available and achievable for general employment subject to appropriate mitigations against flood risk, ecology and conservation area.	This site is in triangle shape bounded by the river, road and existing manufactory site (that is within the development limit of Otley). It has low potential to lead to unrestricted sprawl, and unlikely to result in merging of settlement. It does not currently perform an important role in safeguarding from encroaching into the countryside. Whilst the site is within/adjacent to the Otley conservation area, redevelopment would have marginal effect on the setting and special character which could be mitigated.	A small triangle shaped brownfield site bounded by the river and road. The site is located within the Green Belt however there are strong defensible boundaries i.e. the river and road, and development would be unlikely to result in unrestricted sprawl. Site is suitable, available and achievable for general employment subject to appropriate mitigations against flood risk, ecology and conservation area.	N/A
EG2-3	2900040	Land off Ilkley Road, Otley, Leeds	Employment	The site has neutral effects for a number of SA objectives. Positive effects include local distinctiveness (existing unattractive brownfield site) and mineral resources. Negative and significant negative effects include ecology, flood risk, landscape and historic environment. A vacant piece of land currently grassed, next to the car park and being part of existing premises of manufactory (former Ideal Standard factory). Site has no significant physical or policy constraints for general employment use subject to appropriate mitigations against flood risk, ecology and conservation area.	N/A	A vacant piece of land currently grassed, next to the car park and being part of existing premises of manufactory (former Ideal Standard factory). Site has no significant physical or policy constraints for general employment use.	N/A

Outer North West

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2901230	East Chevin Road Otley Ls21	Employment	The site has neutral or positive effects for the majority of SA objectives.	Site is white land, adjacent to the Green Belt.	The site is in existing use as a cattle auction site and provides other community functions including car boot sales. Whilst a brownfield site within the urban area, it is not considered appropriate as an employment allocation.	Whilst the site has positive or neutral effects for the majority of SA objectives, it is not considered appropriate as an employment allocation as it has an existing use as a cattle auction site and provides other community functions.
N/A	2901530	Wharfedale Fabrication Coal Yard, Station Rd, Arthington	Employment	The site has neutral or negative effects for the majority of SA objectives. Positive effects include flood risk and contaminated land. A number of the negative effects reflect the accessibility of the site.	The site is an isolated located within the Green Belt. It would create an island site within the Green Belt.	Site has existing employment uses on site. Therefore not appropriate to allocate for employment use.	N/A
N/A	2901610	Westgate, Otley	Employment	The site has positive or neutral effects for the majority of SA objectives, although negative effects include landscape (Tree Preservation Order) which can be mitigated by site requirements and local plan policies.	The site is not located within the Green Belt. It is within the town centre boundary and adjacent to the conservation area.	This site has been derelict/vacant for a number of years and is proposed to come forward as part of a scheme with Ashfield Works. It is located within the town centre therefore town centre uses would be most appropriate. Access to the site is through a Council owned car park.	Whilst the site has positive or neutral effects for the majority of SA objectives, it is located within Otley town centre therefore town centre uses would be most appropriate.
N/A	EMP00342	Produmax Otley LS21 3HX	Employment	N/A	N/A	In current employment use. Allocation for employment use is not appropriate.	N/A
N/A	EMP00343	Denton Motors/Coleman Tyres/Yorkshire Electrical Suppliers Otley LS21 1HE	Employment	N/A	N/A	In current employment use. Allocation for employment use is not appropriate.	N/A
N/A	EMP00344	Tate Fuel Oil Otley LS21 3BB	Employment	N/A	N/A	In current employment use. Allocation for employment use is not appropriate.	N/A
N/A	EMP00345	Sinclairs Otley LS21 1AH	Employment	N/A	N/A	In current employment use. Allocation for employment use is not appropriate.	N/A
N/A	EMP00346	Craftsman Tools / Sinclairs Warehouses Otley LS21 1JE	Employment	N/A	N/A	In current employment use. Allocation for employment use is not appropriate.	N/A
N/A	EMP00347	P.H. Plasters Otley LS21 3HA	Employment	N/A	N/A	In current employment use. Allocation for employment use is not appropriate.	N/A
N/A	EMP00348	Wharfebank Business Centre Otley	Employment	N/A	N/A	In current employment use. Allocation for employment use is not appropriate.	N/A

Outer South

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-174	1359	Wood Lane - Rothwell Garden Centre LS26	Housing	The vast majority of SA scores are either neutral or positive, with only 2 negative scores for access to health services and the site being partially greenfield.	Green Belt site. Mixed brown and greenfield site in Rothwell. The site relates well to the settlement being essentially an infill site between existing development and would not set a precedent for sprawl. The site is at least partly contained by trees to the west. The western half is already developed and presently has a significant impact on the character of the Green Belt.	Green Belt site on the edge of a Major Settlement (Rothwell). Mixed brown and greenfield site. The site relates well to the settlement being essentially an infill site between existing development. Development would not set a precedent for sprawl.	N/A
HG2-175	1259B	Bullough Lane - Haigh Farm (land adjacent to), Rothwell LS26 0JY	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores are noted in relation to factors including greenspace, biodiversity/geology and land stability, although these could all be mitigated by site requirements and local plan policies.	Green Belt site. The site relates well to the settlement pattern and development would be contained by Rothwell Country Park to the north.	Green Belt site. The site is well related to the existing settlement pattern and is contained by Rothwell Country Park to the north.	N/A
HG2-176	4082	Windlesford Green Hostel, Woodlesford	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of biodiversity/geology and landscape (due to the presence of TPO trees) though these can both be mitigated by site requirements and local plan policies.	N/A	Brownfield site within the urban area. The site is flanked by housing on three sides.	N/A
HG2-177	136	Alma Villas (site at), Woodlesford LS26 8PW	Housing	The site scores neutral for the majority of SA objectives. Negative scores include greenspace, flood risk (although this only affects a small part of the site), landscape and historic environment, though these can be mitigated by site requirements and local plan policies.	Approximately 12% of site in Green Belt. The site is well contained by the canal, railway and surrounding development. There is low potential for sprawl.	Part of the site is within the Green Belt (approximately 12%). The site is well related to the existing settlement pattern, and is well contained by the canal and railway. The site is considered suitable in principle for housing.	N/A
HG2-178	143	Aberford Road - site of Glenoit and Minerva Mills, Oulton	Housing	The site scores neutral or positive for the majority of SA objectives, though negative effects in relation to indicators including greenspace, ecology, flood risk and historic environment are noted, though these can be mitigated by site requirements and local plan policies.	N/A	Brownfield site within the urban area. The site adjoins housing and is contained by the canal.	N/A

Outer South

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-180	4222A_B_C	Land between Fleet Lane & Methley Lane Oulton	Housing	The site scores neutral or positive against most SA objectivers, though a potential negative effects are identified on a number of indicators. A number of these (culture, community participation, greenhouse emissions, and local needs) are related to the distance between the site and Rothwell Town Centre, though it is important to note that this does not take into account that there are also local shops and services within Oulton and Woodlesford. Other potential negative effects identified on heritage, ecology, flood risk and land stability can be mitigated through site requirements and local plan policies.	Green Belt site. The site is well connected to the urban area and, when considered alongside site HG2-179, could be regarded as a partial 'rounding off'. The site has defined field boundaries.	Green Belt site. The site is well connected to the urban area and, when considered alongside site HG2-179, could be regarded as a partial 'rounding off'.	Whilst the SA identifies negative scores in relation to a range of factors which relate to accessibility, there are a number of shops and services in Oulton and Woodlesford which (despite not being within a designated local centre) will be accessible to future residents on this site. Overall, the site is considered to be suitable for allocation.
HG2-182	129A	Main Street and Pitfield Road, Carlton, Wakefield	Housing	The majority of SA scores are neutral or positive, although there are negative effects relating to indicators including employment and economic growth (due to the site previously having been in employment use, although employment land requirements have been addressed at a strategic level), community participation (due to poor accessibility to existing services, though it is noted that the site scores neutrally in relation to the other SA indicators related to accessibility) and land stability (which could be mitigated through site requirements and local plan policies).	N/A	Brownfield site within urban area. Could potentially improve visual aspect of area if developed. Highways have commented that there is limited frontage with Main Street, so development would need to be combined with HG1-410.	Whilst the site has some negative scores in the SA, the site is allocated for housing due to other overriding factors in the overall assessment process, notably the benefits associated with the visual improvement to the area and the reuse of a brownfield site that would reusit from the development.
HG2-183	1365A	Swithens Lane, Rothwell, Leeds LS26 0BS	Housing	The site scores neutral or positive against the majority of SA objectives. Potential negative effects are identified in relation to indicators including land stability and heritage, though these could be mitigate by site requirements and local plan policies.	Green Belt site to the south of Rothwell. The site is connected to housing to the north and to the east. Development would partially 'round off' settlement.	Green Belt site. Development of site would provide an opportunity for limited expansion and would partially 'round off' settlement.	N/A

Outer South

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-186	289	Main Street, Hunts Farm, Methley	Housing	The site scores neutral or positive against the majority of SA objectives. Potential negative effects are identified in relation to factors including education, employment and economic growth (both due to the existing use of the site as a farm which provides employment), ecology, flood risk and heritage (which all could be mitigated through site requirements and local plan policies).	Strong links to settlement. Well contained site with low potential for further sprawl given defined boundaries. Northern section currently provides access to countryside.	Roughly 20% of the site is Green Belt. The site relates well to the settlement pattern and is contained by a wooded area to the north.	Whilst the site has some negative scores in the SA, the site is allocated for housing due to other overriding factors in the overall assessment process, notably the benefits associated with the visual improvement to the area and the reuse of a brownfield site that would result from the development.

Outer South

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-14	130	Aberford Road (77/79), Oulton LS26 8HS	Housing	The site scores positive or neutral against the majority of SA objectives. Negative scores include employment and economic growth (although the allocation of the site for mixed uses will help to mitigate this) and heritage (although this could be mitigated by site requirements and local plan policies).	N/A	Brownfield site in urban area. Principle of mixed use accepted.	N/A

Outer South

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	MXD00052	Site of Glenoit & Minerva Mills, Aberford Road, Oulton	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include biodiversity/geology, flood risk and historic environment are noted although these could all be mitigated through site requirements and local plan policies.	N/A	Brownfield site within major settlement boundary. Site allocated for housing (HG2-178).	Allocated for housing (HG2-178)

Outer South

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1006	Wakefield Road , Rothwell	Housing	N/A	Sieved out site.	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.	N/A
N/A	1030	Green Lane, Lofthouse, Wakefield (known as Pymont Farm)	Housing	The site scores neutral or positive against the majority of SA objectives. Negatives include land stability, although this could be mitigated through site requirements and local plan policies.	Relates poorly to settlement. Risk of further sprawl into the Green Belt. Currently provides access to the countryside.	Green Belt site. Access would need to be provided through an existing dwelling, as the current southern access is not wide enough. There is also a pylon in the centre of the southern field which would restrict development. Development could set a precedent for sprawl.	Whilst no insurmountable constraints are identified through the SA, the site has been discounted on the basis of the green belt assessment and other deliverability issues identified through the site assessment process.
N/A	1050	Westfield Road (land off), Robin Hood, near Rothwell WF3	Housing	The site scores neutral or positive for most SA objectives. Negatives include community cohesion and local distinctiveness (both as it is a large site which is out of scale / character with the settlement), health and flood risk (although flood risk only affects a small part of the site and could be mitigated through site requirements and local plan policies).	Development would breach existing defensible boundaries in the form of ridge (former railway) and Westfield Road. If developed there would be a high potential for further sprawl.	Green Belt site. The site does not relate well to the settlement pattern. Leadwell Lane and Westfield Road form a defensible boundary to the Green Belt which would be lost if the site was allocated. There is a risk development could set a precedent for sprawl.	N/A
N/A	1223	Watergate (land north of), Methley	Housing	The site scores negatively for a significant proportion of SA objectives. This includes a number of indicators which relate to the accessibility of the site, community cohesion (as the site is out of scale with the settlement), flood risk (with the vast majority of the site being in flood zone 3), and mineral resources (as it is an area of search for sand and gravel).	Large site, could set precedent for further sprawl if developed. Would reduce separation between settlements.	Green Belt site. Large site in relation to settlement size and could set a precedent for sprawl. Would reduce gap between settlements. Highways concerns raised over accessibility. The site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel).	N/A
N/A	1225A	Pinfold Lane (land west of), Mickletown	Housing	The site scores neutral or positive for the majority of SA objectives, although negatives include community cohesion (as the site is out of scale with the settlement), flood risk (with the vast majority of the site being in flood zones 2 or 3), land stability (although this could be mitigated by site requirements and local plan policies) and mineral resources (as the site is an area of search for sand and gravel).	Green Belt site. The site is contingent on sites 1224 and 1225C coming forward. Although the site would not set a precedent for unrestricted sprawl, the size and scale of the site is a concern.	Green Belt site. Large site not in keeping with the settlement pattern of Methley. The site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel).	N/A

Outer South

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1225B	Pinfold Lane (land west of), Mickletown	Housing	The site scores neutral for the majority of SA objectives. Negatives include community cohesion and local distinctiveness (both due to the site being out of scale/character with the settlement), flood risk (as the majority of the site is in flood zone 2 or 3) and minerals (as the site is an area of search for sand and gravel).	Development of site would result in coalescence of Mickletown and Methley.	Green Belt site. Large site not in keeping with the settlement pattern of Methley. The site is poorly connected to the urban area and would merge Mickletown with Methley. The site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel).	N/A
N/A	1249	Junction 30 M62 (land off), Rothwell and Oulton LS26	Housing	The site scores neutral or positive for most SA objectives, although negatives include health, community cohesion (as the site is out of scale with the location), biodiversity/geodiversity (although this could be mitigated through site requirements and local plan policies), air pollution and land stability (although this could be mitigated by site requirements and local plan policies).	Green Belt site. The site is located to the south of Rothwell and lies on the Leeds border with Wakefield. The site is not connected to a settlement and, if allocated, would result in an isolated development in the Green Belt.	Green belt site. Has been previously sieved out. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site lies on the border with Wakefield Council. The site is not connected to a settlement and, if allocated, would result in an isolated development in the Green Belt.	N/A
N/A	1259A	Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY	Housing	The site scores neutral or positive for most SA objectives. Negatives include land stability, although this could be mitigated by site requirements and local plan policies.	Development would lead to urban sprawl and encroachment of countryside.	Green Belt site. Land to the north of Rothwell. The site does not relate well to the existing settlement pattern and development would constitute urban sprawl. There is no defensible boundary.	Whilst the site scores well overall in SA terms, it is not proposed for allocation as it relates poorly to the existing settlement pattern and would constitute urban sprawl.
N/A	1335	Mill Pit Lane, Rothwell LS26	Housing	The site scores neutral or positive for most SA objectives. Negatives include land stability, although this could be mitigated by site requirements and local plan policies.	Green Belt site to the north of Rothwell. Development would be unrelated to the existing settlement pattern and constitute urban sprawl.	Green Belt site to the north of Rothwell. Development would be unrelated to the existing settlement pattern and constitute urban sprawl. There is no defensible boundary.	Whilst the site scores well overall in SA terms, it is not proposed for allocation due to the impact on the green belt and its poor relation to the existing settlement pattern.
N/A	1355	Wood Lane (r/o 26-32), Rothwell	Housing	The site scores neutral or positive for most SA objectives. Negatives include biodiversity/geology (as the site is designated as an LNA in the UDP).	The site performs an important role in safeguarding the countryside from encroachment, but there is little risk of leading to unrestricted sprawl.	Green Belt site. The site is designated green space in the Site Allocations Plan and a Local Nature Area in the UDP. On balance, the site is considered unsuitable for housing.	N/A
N/A	1365B	Swithens Lane, Rothwell, Leeds LS26 0BS	Housing	The site scores neutral or positive for most SA objectives. Negatives include land stability, although this could be mitigated by site requirements and local plan policies.	Green Belt site. The site is unrelated to the settlement pattern of Rothwell. Development would create a high potential for unrestricted sprawl.	Green Belt site. Development would be unrelated to the existing settlement pattern and is likely to set a precedent for sprawl.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation due to the impact on the green belt and its poor relationship to the existing settlement pattern.

Outer South

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2103	Copley Lane Allotments, Robin Hood WF3	Housing	The site scores neutral or positive for most SA objectives, although negatives include health. Whilst the site is accessible to a range of greenspace typologies (and so scores positively for the greenspace indicator) it is in use as allotments.	N/A	The site is designated green space (allotments) on the Site Allocations Plan. There are also highway concerns regarding access. As such, housing development is not considered appropriate.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation for housing due to highways concerns and it's use as allotment land.
N/A	2104	Leeds Road, Lofthouse WF3	Housing	The site scores neutral or positive for most SA objectives, although negatives include health, biodiversity/geology, flood risk (although this only affects a very small part of the site, and so could be mitigated through site requirements and local plan policies) and air pollution.	Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in sprawl into the Green Belt.	Green Belt site. Development of the site would result in the loss of a strong defensible boundary - a former railway line. If breached there is a risk this could set a precedent for sprawl. Part of the site is designated a Local Nature Area in the UDP.	N/A
N/A	2107A	Fleet Lane, Woodlesford, LS26	Housing	The site scores neutral for a number of SA objectives, although negatives include a variety of indicators relating to accessibility and flood risk (with 50% of the site being in flood zone 2 or 3).	Green Belt site. The site would not set a precedent for sprawl. However, the site is not in keeping with the settlement pattern.	Green Belt site. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.	N/A
N/A	2107B	Fleet Lane, Woodlesford, LS26	Housing	The site scores neutral for a number of SA objectives, although there are many negatives including a range of indicators relating to accessibility, biodiversity/geology (due to the sensitivity of the SE part of the site) and flood risk (a significant proportion of the site is in FZ3 and there is functional floodplain along the northern boundary).	Green Belt site. Development would result in an isolated site not in keeping with the settlement pattern.	Green Belt site. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.	N/A
N/A	2110	Rothwell Sports Centre, Oulton LS26	Housing	The site scores neutral or positive for the majority of SA objectives, although negatives include greenspace (as it would result in the loss of existing playing pitches) and land stability (although this could be mitigated by site requirements and local plan policies).	The site was initially sieved out at the Issues and Options stage as it fell outside the settlement hierarchy. However, with the proposal to allocate site HG2-180 the site would be connected to a Major Settlement and therefore has been reassessed. Development of the site would connect a historically isolated estate with the main settlement. Although this is not a coalescence of settlements, it would mean a loss of local identity.	Green Belt site. The site was initially sieved out at the Issues and Options stage as it fell outside the settlement hierarchy. However, with the proposal to allocate site HG2-180 the site would be connected to a Major Settlement and therefore has been reassessed. Development of the site would connect a historically isolated estate with the main settlement. Although this is not a coalescence of settlements, it would mean a loss of local identity. On balance, the site is not considered suitable for development.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation as it is not suitable given the loss of local identity that would result from it's development.

Outer South

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3012	Iveridge Hall, Oulton	Housing	N/A	Sieved out site.	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.	N/A
N/A	3080	Wood Lane, Rothwell	Housing	The site scores neutral or positive for all SA objectives with the exception of greenfield/brownfield and agricultural land.	Green Belt site. The site is unrelated to the existing settlement pattern. Development could set a precedent for urban sprawl.	Green Belt site. Isolated site, unrelated to the existing settlement pattern. Development could set a precedent for sprawl.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation as it is not considered suitable due to its isolated location and green belt impact.
N/A	3084	Cemetery Lane, Lofthouse	Housing	The site scores neutral or positive for the majority of SA objectives. Negatives include community cohesion, biodiversity/geology and land stability. (although the latter two could be mitigated by site requirements and local plan policies).	Green Belt site. Not connected to the urban area, no defensible boundary. Development would constitute urban sprawl.	Green Belt site. Isolated site not connected to the urban area. There is no defensible boundary and development would set a precedent for sprawl.	Whilst the site scores reasonably through the SA, it is not proposed for allocation due to the green belt impact.
N/A	3085	308 Leeds Road, WF3	Housing	The site scores neutral or positive for the majority of SA objectives. Negatives include community cohesion (as the site is out of scale with the settlement) and land stability (although this could be mitigated by site requirements and local plan policies).	Potential for further sprawl to the north.	Green Belt site. Development could set a precedent for sprawl as there is little to contain the development to the north.	N/A
N/A	3093	Eshald Lane, Woodlesford	Housing	The site scores neutral or positive for the majority of SA objectives, although scores negatively in relation to greenfield/brownfield, landscape (as it is heavily wooded) and agricultural land.	Boundary only partially well defined. The site is heavily wooded. It is considered that development would be unrelated to the existing settlement pattern.	Green Belt site adjacent to designated green space on the Site Allocations Pan. No defensible boundary. The site is heavily wooded. It is considered that development would compromise the setting of the green space and be unrelated to the existing settlement pattern.	N/A
N/A	3318	Land off Wood Lane	Housing	The site scores neutral or positive against all SA objectives, with the exception of greenfield/brownfield and land stability (although this could be mitigated through site requirements and local plan policies). Whilst the site scores positively for greenspace as it is accessible to a range of typologies, it is in use as allotments.	N/A	Designated green space in Site Allocations Plan.	Whilst the site scores well overall in SA terms, it is not proposed for allocation for housing use due its existing use as allotment land.

Outer South

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3444	Wood Lane Allotments, Rothwell, Leeds	Housing	The site scores neutral or positive for all SA objectives with the exception of greenfield/brownfield. However, whilst it scores positively in relation to greenspace it is accessible to a range of greenspace typologies it is in use as allotments.	N/A	Designated green space in Site Allocations Plan.	Whilst the site scores well overall in SA terms, it is not proposed for allocation for housing use due to its existing use as allotment land.
N/A	3445B	Land at Leadwell Lane, Robin Hood	Housing	The site scores neutral for the majority of SA objectives, although negatives include greenhouse emissions and local needs met locally due to the relatively poor accessibility of the site.	Green Belt site, unrelated to the existing settlement pattern. There would be no merging of settlements, but development would reduce the Green Belt gap between Rothwell and Robin Hood.	Green Belt site. The site is unrelated to the existing settlement pattern. Development would reduce the Green Belt gap between Rothwell and Robin Hood and set a precedent for sprawl.	N/A
N/A	3465	Leadwell Lane, Rothwell	Housing	N/A	Sieved out site.	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.	N/A
N/A	4171	Rothwell 4x4 Centre, Wakefield Road	Housing	The site scores neutrally for the majority of SA objectives, though negatives include greenspace (although this could be mitigated through site requirements and local plan policies), biodiversity and geology (as the site is part of a designated Local Nature Area) and landscape.	The site falls outside the settlement hierarchy. Part of the site is designated a Local Nature Area in the UDP and development could set a precedent for sprawl.	Green Belt site. The site falls outside the settlement hierarchy. Part of the site is designated a Local Nature Area in the UDP and development could set a precedent for sprawl into the Green Belt. Not considered suitable for housing.	N/A
N/A	4222D	Land between Fleet Lane & Methley Lane Oulton	Housing	The site scores neutral for a number of SA objectives, although there are many negatives. This includes a range of indicators which relate to accessibility, as well as biodiversity/geology (although this could be mitigated through site requirements), flood risk (although this only affects part of the site and could likely be mitigated by site requirements and local plan policies) and land stability (which could be mitigated through site requirements and local plan policies).	The site has been assessed on the basis site HG2-180 is allocated, otherwise the site would not be connected to the urban area. The site is not in-keeping with the settlement pattern and would set a precedent for unrestricted sprawl.	Green Belt site. The site is not in keeping with the settlement pattern. Development would result in encroachment and set a precedent for unrestricted sprawl.	N/A
N/A	4231	Wakefield Road, Rothwell	Housing	The site scores neutral or positive for the majority of SA objectives. Negatives include health and land stability (although the latter could be mitigated by site requirements and local plan policies).	Isolated site between Rothwell and Robin Hood. The site would set a precedent for sprawl.	Green Belt site. Site not within the Core Strategy settlement hierarchy. The site is isolated and unrelated to settlement. Development would set a precedent for sprawl.	Whilst the site generally scores well in SA terms, it is not proposed for allocation as it is not considered suitable due to its isolated location and green belt impact.

Outer South

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5153	Land south of Barnsdale Road Methley	Housing	The site scores neutral for a significant proportion of SA objectives. Negatives include culture, greenhouse emissions and local needs met locally (which all relate to the relatively poor accessibility of the site), biodiversity/geology (although this could be mitigated by amending the site boundary and through site requirements/local plan policies), land stability (which could be mitigated through site requirements and local plan policies) and minerals (as the site is an area of search for sand and gravel).	Green Belt site. Large site in relation to settlement size and could set a precedent for sprawl.	Green Belt site. Large site in relation to the settlement size and could set a precedent for sprawl. Part of the site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel). Considered unsuitable for housing.	N/A
N/A	5254	Leeds Road, Lofthouse	Housing	The scores neutral or positive for the majority of SA objectives, with negatives including employment and economic growth (as part of the site is in existing employment use), biodiversity/geology and land stability (both of which could be mitigated through site requirements and local plan policies).	The site is connected to housing to the south, but development would reduce the Green Belt gap between Lofthouse and Wakefield and would further erode the Green Belt between Leeds and Wakefield.	Green Belt site. The site lies on the border with Wakefield. Development would significantly reduce the Green Belt between Lofthouse and Outwood. Furthermore, the site contributes to the wider rural setting separating Leeds and Wakefield.	N/A
N/A	5258	Manheim Auctions, Rothwell	Housing	The site scores neutral or positive for almost all SA objectives, with the exception of employment and economic growth (as the site is in active employment use) and air pollution.	N/A	The site is in active employment Assessment summary use. Not available.	Whilst the site scores well through the SA, it is not proposed for allocation as it is not available.
N/A	5262	Ouzlewell Green, Loft House	Housing	The site scores neutral or positive for the majority of SA objectives, and negatives associated with land stability could be mitigated through site requirements and local plan policies.	There is no defensible boundary to the north and east, and therefore the site has a high potential to lead to unrestricted sprawl.	Green Belt site. There is little to contain development to the north and east. Development would put pressure on surrounding Green Belt.	Whilst the scores scores reasonably well overall in SA terms, it is not proposed for allocation due to the green belt impact.
N/A	5266	Land off Leeds Road and West Gate Lane, Lofthouse	Housing	The site scores positively for the majority of SA objectives, with the only exceptions being greenfield/brownfield and agricultural land.	Developing the site would significantly reduce the Green Belt gap between Lofthouse and Outwood. In a wider context, this land serves an important strategic function in preventing further coalescence of Leeds and Wakefield.	Green Belt site. The site performs an important role in helping maintain a degree of physical separation between Lofthouse and Outwood, and, in a wider context, Leeds and Wakefield. Development would result in the loss of the rural character.	Whilst the scores scores relatively well overall in SA terms, it is not proposed for allocation due to the green belt impact.

Outer South

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5279	Rothwell Haigh	Housing	The site scores negatively for the majority of SA objectives. This includes employment and economic growth, a range of indicators relating to accessibility, air pollution, and land stability (although the latter could be mitigated through site requirements and local plan policies).	N/A	In active employment use. Not available	N/A
N/A	5299	Land north of Mill Pitt Lane and south of M1, Rothwell Haigh	Housing	The site scores neutral for a significant proportion of SA indicators, with negatives including culture, community participation, greenhouse emissions and local needs met locally (which all relate to the relatively poor accessibility of the site), air pollution and land stability (although this could be mitigated through site requirements and local plan policies).	The site performs an important role in maintaining a degree of separation between Rothwell and the Main Urban Area of Leeds. If this were lost, the only physical barrier between the two settlements would be the M1.	Green Belt site. Although development would be contained by the motorway to the north, it would remove part of the Green Belt separating Leeds and Rothwell. The site is strategically important as it forms a natural break between settlements.	N/A
N/A	5301	Quarry Hill, Oulton	Housing	The site scores neutral or positive for the majority of SA objectives. Negatives include biodiversity/geology and landscape which relate to the fact that much of the site is wooded and may be a UK BAP Priority Habitat.	N/A	Although the site lies within the urban area, it has a number of constraints. In particular, the site levels and natural landscape (the site is heavily wooded) would make development difficult. On balance, the site has not been proposed as an allocation because of uncertainty over its deliverability.	Whilst the site scores relatively well through the SA, it is not proposed for allocation due to uncertainty about its deliverability.
N/A	5302	The Grange, opposite 'jaw bones' junction, Wakefield Road, Rothwell	Housing	The site scores neutral or positive for the majority of SA objectives. Negatives include biodiversity/geology as it includes grassland of local wildlife site value.	Wakefield Road serves as a strong defensible boundary preventing Rothwell from spreading westwards. Developing the site would breach this defensible boundary and set a precedent for further sprawl.	Green Belt site. Wakefield Road provides a strong defensible boundary which contains Rothwell to the west. If breached, this could set a precedent for sprawl. Furthermore, development would narrow the Green Belt between Rothwell and Leeds.	Whilst the site scores relatively well in SA terms, it is not proposed for allocation due to the green belt impact.
N/A	5317	3 Wakefield Road, Rothwell	Housing	The site scores neutral or positive for the majority of SA objectives. Exceptions to this include culture/leisure/recreation and community cohesion as the site is in active use as a sports centre.	Development of the site would connect a historically isolated estate with the main settlement. Although this is not a coalescence of settlements, it would mean a loss of local identity.	The site is in active use as a Sports Centre. Not available.	N/A
N/A	5340	Land at Brook Farm Ouzlewell Green	Housing	The site scores neutral or positive for the majority of SA objectives. Negatives scores include biodiversity/geology and land stability, although these could be mitigated through site requirements and local plan policies.	There is little to contain development to the north and east. Development could set a precedent for sprawl.	Green Belt site. There is little to contain development to the north and east. Development could set a precedent for sprawl.	Whilst the site scores reasonably through the SA, it is not proposed for allocation due to the green belt impact.

Outer South

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-179	1035	Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT	Housing	The site scores positive or neutral against the majority of SA objectives. Potential negative effects relating to land stability can be mitigated through site requirements and local plan policies.	The site is well contained by Eshald Road to the east and green space to the north. Low potential to lead to sprawl.		N/A
N/A	1049_1058	Haighside Rothwell	Housing	The sites scores neutral for the majority of SA objectives. Negatives include air pollution, biodiveristy/ecology and land stability (although the effect on the latter two indicators could be mitigated by site requirements and local plan policies).	Green Belt site to the north west of Rothwell. The site is well connected to the urban area. There is no strong defensible boundary between the site and urban area. The site is contained to the west by Wakefield Road and to the south by established field boundaries and a beck.	Green Belt site. Whilst the site is connected to the urban area and has established field boundaries, it would have a more significant highways impact than alternatives and is considered to be less sequentially preferable.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.
N/A	3445A	Land at Leadwell Lane, Robin Hood	Housing	The site scores netural or positive for all SA objectives, with the exception of greenfield/brownfield and agricultural land.	Green Belt site. The site relates well to the settlement pattern and joins an isolated property with the urban area.	Green Belt site. Whilst the site relates well to the settlement pattern and would connect an isolated property with the urban area it is less sequentially preferable than alternatives in terms of the settlement hierarchy (as it would form an extension to a smaller settlement).	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.
N/A	3088	Westgate Lane, Lofthouse	Housing	The site scores neutral for the majority of SA objectives. Negatives scores include a range of indicators relating to accessibility.	Green Belt site. The site is well contained, reducing the potential for sprawl and minimising the impact on the Green Belt. Development would constitute a partial rounding off of the settlement.	Green Belt site. Whilst the site is well contained, reducing the potential for sprawl and minimising the impact on the Green Belt, and there are no physical constraints on the site it is less sequentially preferable than alternative options in terms of the settlement hierarchy (as it forms an extension to a Smaller Settlement).	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.

Outer South

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1261_4220	Church Farm Lofthouse	Housing	The site scores neutral or positive for a significant number of SA objectives. Negatives include employment and economic growth (due to there being existing employment units on part of the site, although employment land requirements have been considered and addressed at a strategic level), flood risk (although this affects less than 1% of the site and so could be mitigated through site requirements or local plan policies) and land stability (which could be mitigated by local plan policies).	Majority of the site relates well to the settlement. East of the site is brownfield, with existing commercial developments (Ouzlewell Green). Development of the site would extend the urban area, however development would be well contained by the motorway to the south. The commercial development already has a significant impact on the character of the Green Belt, as a result the impact of housing development could be neutral.	Green Belt site. The site is within a residential area and is well contained by the M62. Development will have minimal impact on the purposes of the Green Belt. However, there are more sequentially preferable alternatives available to meet housing needs in the HMCA in terms of the settlement hierarchy (with this site forming an extension to a smaller settlement).	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.
N/A	1224	Church Lane (land south of), Mickletown	Housing	The site scores neutral or positive for the majority of SA objectives. Negatives include flood risk (although this only affects part of the site and so could be mitigated by site requirements and local plan policies), land stability and historic environment (although these could both be mitigated by site requirements and local plan policies) and mineral resources (as the site is an area of search for sand and gravel in the adopted Natural Resources and Waste Local Plan).	Green Belt site. The site is well connected to the built up area and has a clearly defined boundary.	Green Belt site. The site is well connected to the built up area and has a clearly defined boundary. The site is an area of search for sand and gravel in the adopted Natural Resources and Waste Local Plan, and whilst it could potentially be developed in the longer term it is not required to meet housing requirements in this plan period and there are other more suitable sites preferred for allocation.	The site is Green Belt, and because it is being considered for development needs beyond the plan period, does not meet plan objectives to only release land from the Green Belt, which is necessary to deliver housing up to 2023.
N/A	1225C	Pinfold Lane (land west of), Mickletown	Housing	The site scores neutral or positive for most SA objectives. Negatives include flood risk (although this only affects part of the site and so could be mitigated by site requirements and local plan policies), land stability (which could be mitigated by site requirements and local plan policies) and minerals (as the site is an area of search for sand and gravel in the adopted Natural Resources and Waste Local Plan).	Green Belt site. Well connected to the built up area and in-keeping with settlement pattern.	Green Belt site. Well connected to the built up area and in-keeping with settlement pattern. The site is an area of search for sand and gravel in the adopted Natural Resources and Waste Local Plan, and whilst it could potentially be developed in the longer term it is not required to meet housing requirements in this plan period and there are other more suitable sites preferred for allocation.	The site is Green Belt, and because it is being considered for development needs beyond the plan period, does not meet plan objectives to only release land from the Green Belt, which is necessary to deliver housing up to 2023.
N/A	3081A	Robin Hood West	Housing	The site scores are positive or neutral for most SA objectives. Negatives include health, community cohesion (as the site is considered to be out of scale with the settlement) and land stability (although this could be mitigated through site requirements and local plan policies).	There is little risk development would set a precedent for unrestricted sprawl. However, local preference for alternative sites.	Green Belt site. On balance, site is not required to meet the housing numbers due to local preference for alternative sites. Site is identified for school use.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA

Outer South

Safeguarded land (PAS)

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG3-26	129B	Main Street and Pitfield Road, Carlton, Wakefield	Housing	The site scores neutral or positive for the majority of SA objectives, although negative scores include culture (due to the location of the site), community cohesion and local distinctiveness (both as the site is considered out of scale/character with the settlement) and land stability (although this could be mitigated by site requirements and local plan policies.	N/A	Site designated as Protected Area of Search (PAS) on the UDP, and therefore not a site within the Green Belt. The site is flat with no tree cover. There is concern over the size of the site in relation to the settlement (Carlton), which falls outside the settlement hierarchy defined in the Core Strategy; hence the site is to be safeguarded for future consideration and retained as Safeguarded Land.	N/A

Outer South

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2201750	Pontefract Road Rothwell	Employment	The site scores positive or neutral for all SA indicators with the exception of housing (as the site is proposed for employment use) and air pollution.	N/A	The site has an existing employment use and therefore cannot contribute to additional supply.	Whilst the site scores well through the SA, it is not proposed for allocation as it is in existing employment use and so would not contribute to additional supply.
N/A	2201970	Adj Dunford House Green Lane Methley Ls26	Employment	The site scores neutral or positive for a number of SA objectives. Negatives include flood risk, waste and minerals (due to the proximity of the site to waste and minerals sites).	N/A	The site was completed in 2009 and therefore has been removed from contributing towards the requirement in the Site Allocations Plan as this is prior to commencement of the Core Strategy.	Whilst the site scores reasonably through the SA, the site is not proposed for allocation because it has already been developed.
N/A	EMP00339	Land and buildings at Richmond stables, Leeds Road, Lofthouse, Wakefield, WF3 3ND	Employment	The site scores neutral or positive for the majority of SA objectives, with negatives being limited to housing (as the site is proposed for employment use), greenfield/brownfield and agricultural land.	The site is bounded by residential land to the east and west, a well established allotment to the north and agricultural land and Lofthouse Hill Golf Club to the south. The site is currently used as stables which is a recreational use acceptable in the Green Belt. The current Green Belt boundary is drawn along Westgate Lane to the north, which is a clear defensible boundary. Land to the south of Westgate Lane (allotment, stables, golf club and agricultural use) is open and of countryside character whilst to its north is residential village setting. This site serves the Green Belt functions in terms of preventing unrestricted sprawl and safeguarding the countryside from encroachment. Development for general employment on this site would be out of scale for the village of Lofthouse and negatively affect the village setting and character.	Proposed new employment site during Publication Draft public consultation. Whilst the site is flat land and physically suitable for employment use, the entire site is located within the Green Belt. A Green Belt assessment concludes that releasing of this site serves the Green Belt functions in terms of preventing unrestricted sprawl and safeguarding the countryside from encroachment. Development of general employment on this site would negatively affect the village setting and character of Lofthouse. Site is recommended to be discounted for general employment allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation as there are more sequentially preferable sites available, which have lesser impact on the green belt and the setting and character of existing settlements.

Outer South East

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-124	1232C	Stourton Grange Farm South A	Housing	The site scores neutral or positive in relation to a number of SA objectives, though potential negative effects on indicators including health, biodiversity/geology, air pollution, land stability and landscape (due to the presence of TPO trees in part of the site) are identified. Site requirements and local plan policies can mitigate potential adverse effects relating to ecology, land stability and landscape. The provision of a local centre as part of the development would also have the potential to include facilities that address the negative score noted against the health SA indicator.	A large site resulting in a significant extension to Garforth. Development is unlikely to lead to unrestricted sprawl and would not result in merging of settlements. The site is well contained on most sides. However, the eastern boundary is less well defined.	Large Green Belt site, dependent on comprehensive development with master-planning. The site is well related to Garforth which is the only major settlement within the HMCA. A large site will improve opportunity for securing new facilities/services compared to smaller sites to the west and north of Garforth. The railway line to the north and road to the south form strong defensible boundaries. Development to include substantial landscaping/planting along the eastern boundary to help retain physical separation of settlements. Part of the site must be reserved for provision of schools.	Notwithstanding that the site has some negative scores in the SA, it is allocated for development taking into account other factors in the overall assessment process, notably that it forms an extension to a Major Settlement and can comprehensively address infrastructure requirements both on and off-site as part of the development.
HG2-125	1176	Pit Lane (land to south of), Micklefield	Housing	The site scores neutral or positive against the majority of SA objectives, through negative scores include health and greenspace (although this could be mitigated through site requirements).	N/A	Protected Area of Search (PAS) site on UDP, not Green Belt, with long road frontage and adjoining housing to the east. Suitable in principle for residential use. Majority is agricultural field with southern part in current use for allotments and smallholdings whereby their retention or replacement would be considered at detailed design stage.	N/A
HG2-126	1174	Micklefield Railway Station Car Park (land to north of), Micklefield, LS25	Housing	The site scores neutral against the majority of SA objectives, although potential negative effects on indicators including health and community participation (due to the relatively limited access to existing services) are noted.	Development would slightly extend the settlement. Adjacent to railway station. Well contained with low potential for further sprawl.	Green Belt site, low potential for sprawl as well contained by residential development to the north, railway station and railway line to the south, and the A1(M) to the east. Development would effectively constitute rounding off of the settlement north of the railway. Access would only be possible through the adjacent site HG1-306 to the north east.	Whilst the site scores negatively in relation to some indicators relating to accessibility, on balance it is considered suitable for development (particularly given it's location adjacent to the railway station which provides direct access into the Major Settlement of Garforth).
HG2-129	265	Ash Tree Primary School, Kippax	Housing	The site scores positive or neutral against the majority of SA objectives. Negative scores include landscape (due to TPO trees on the site boundary) and heritage, though these can be mitigated by site requirements and local plan policies.	N/A	Brownfield site of demolished former school. LCC is to market for sale for elderly accommodation.	N/A

Outer South East

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-130	5013	Land at 25 - 29 high Street, Kippax	Housing	The site scores positively against a significant proportion of SA indicators, although there are negative scores relating to employment and economic growth (as it previously included employment generating uses), landscpae (due to the prescence of TPO trees) and heritage. Site requirements and local plan policies can mitigate potential adverse impacts on heritage and landscape, whilst the loss of employment land has been considered and addressed at a city level.	N/A	Brownfield garage site containing some buildings and hardstanding and a few trees on boundaries. Suitable in principle for residential use.	N/A
HG2-133	1357	Ninevah Lane, Allerton Bywater	Housing	The site scores neutal or positive for the majority of SA objectives. Potential negative effects include biodiversity/geology, although this could be mitigated by site requirements and local plan policies.	Strong links to settlement. Well contained by tree to west reducing potential for further sprawl.	Green Belt site with strong links to the settlement, connected to residential development to the east and the north and well contained on all sides. Trees line the western boundary creating a natural buffer that would prevent further sprawl. Contains a mix of uses, part greenfield and part brownfield.	N/A
HG2-134	827	Carlton View, Allerton Bywater	Housing	The site scores neutral or positive against the majority of SA objectives. Negatives include landscape (due to the presence of TPO trees) although this could be mitigated through the design/layout of the site in accordance with local plan policies.	N/A	Site within the existing settlement. Outline permission for residential development approved 2006, not built. Suitable in principle for residential use, subject to detailed design to account for Tree Preservation Order on site.	N/A
HG2-135	310	Barnsdale Road, Allerton Bywater	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of employment and economic growth (as it is employment land, although loss of employment land has been considered and addressed at a city level), biodiversity/geology, flood risk and agricultural land (though it has not been in agricultural use for some time). Employment land requirements have been considered at a strategic level and this site is considered suitable in principle for residential use. Potential adverse impacts on ecology and flood risk can be mitigated by site requirements and local plan policies.	N/A	Brownfield site in employment use between two housing estates (one being a new development) and an office development. Suitable in principle for residential.	N/A

Outer South East

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-235	5268	Stocks Blocks site, Ninelands Lane, Garforth	Housing	The site scores positive or neutral for the majority of SA objectives. Potential negative effects are recorded in relation to employment and economic growth (as it is in employment use), biodiversity/geology and land stability. The negative scores relating to ecology and land stability can be mitigated by site requirements and local plan policies, whilst the loss of employment is mitigated by the fact that the facility has been relocated to an alternative location within Leeds.	N/A	Brownfield site within the settlement boundary of Garforth. The site is currently in use as a concrete block making premises (Stocks Blocks). However, it is understood that Stocks Blocks are relocating this facility to a site in Cross Green industrial estate (as detailed under recent planning permission ref: 15/05293/FU). As such, the site is considered available.	N/A

Outer South East

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM021	Land Off Wakefield Road, Garforth	Employment	The site scores neutral or positive for the majority of SA objectives, with negatives relating to greenfield/brownfield, land stability (although this could be mitigated through site requirements and local plan policies) and agricultural land.	Site has an important strategic purpose in keeping the gap between settlements open and potential to lead to unrestricted sprawl.	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	Whilst the site generally scores well in SA terms, it is not proposed to be allocated as there are more sequentially preferable sites in the HMCA, and this site has an important role in green belt terms.
N/A	CFSM021	Land Off Wakefield Road, Garforth	Housing	The site scores neutral or positive for the majority of SA objectives, with negatives relating to greenfield/brownfield, land stability (although this could be mitigated through site requirements and local plan policies) and agricultural land.	Site has an important strategic purpose in keeping the gap between settlements open and potential to lead to unrestricted sprawl.	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	Whilst the site generally scores well in SA terms, it is not proposed to be allocated as there are more sequentially preferable sites in the HMCA, and this site has an important role in green belt terms.
N/A	CFSM028	Land North of Garforth, Leeds	Housing	The site scores neutral or positive for a number of SA objectives, although negatives include employment and economic growth (due to the inclusion of existing employment uses within the site), biodiversity/geology (although this could be mitigated by amending the site boundary and applying site requirements and local plan policies), air pollution and land stability (although this could be mitigated by site requirements and local plan policies).	Site is set beyond the railway line and links to an industrial rather than residential area. Well contained on all sides reducing potential for further sprawl.	Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A
N/A	CFSM028	Land North of Garforth, Leeds	Employment	The site scores neutral or positive for a number of SA objectives, although negatives include biodiversity/geology (although this could be mitigated by amending the site boundary and applying site requirements and local plan policies), air pollution and land stability (although this could be mitigated by site requirements and local plan policies).	Site is set beyond the railway line and links to an industrial rather than residential area. Well contained on all sides reducing potential for further sprawl.	Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A
N/A	CFSM028	Land North of Garforth, Leeds	Employment	The site scores neutral or positive for a number of SA objectives, although negatives include biodiversity/geology (although this could be mitigated by amending the site boundary and applying site requirements and local plan policies), air pollution and land stability (although this could be mitigated by site requirements and local plan policies).	Site is set beyond the railway line and links to an industrial rather than residential area. Well contained on all sides reducing potential for further sprawl.	Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	352	Swillington Lane (land on west side of), Swillington	Housing	Site scores neutral against the majority of SA objectives, although there are negative scores in relation to indicators including culture, community participation, greenhouse emissions and local needs, which all relate to the poor accessibility of the site.	Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.	Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.	N/A
N/A	1004	Kennet Lane (land to north of), Garforth	Housing	The site scores positive or neutral for the majority of SA objectives. Significant negative scores include biodiversity/geology (with the southern half of the site being a designated Local Nature Area) and land stability (although this could be mitigated by site requirements and local plan policies). Whilst the site scores positively for greenspace, due to its accessibility to a range of greenspace typologies, it's allocation for residential development would result in the loss of existing greenspace.	N/A	Site within existing settlement. Southern half is allocated as N1 greenspace and Local Nature Area on UDP. Greenspace provision has been considered across the HMCA and local preference is to retain as greenspace.	N/A
N/A	1007	Selby Road (land south of), Garforth	Housing	Site scores neutral against many SA objectives, although there are negative effects in relation to a number of indicators relating to accessibility, as well as biodiversity/geology (although this could be mitigated by site requirements and local plan policies) and flood risk (this affects around 15% of the site, and so could likely be mitigated through site requirements and local plan policies).	Isolated site. Not connected to settlement and has no road frontage. Performs an important role in safeguarding countryside.	Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the existing settlement. There is no road frontage to the site for access.	N/A
N/A	1013	Goody Cross Lane (land to the south of), Little Preston	Housing	The site scores neutral or positive against the majority of SA objectives, though negatives include biodiversity/geology (which could be mitigated through site requirements and local plan policies).	Green Belt site between Swillington and Little Preston, would significantly reduce the green belt gap.	Green Belt site between Swillington and Little Preston, would significantly reduce the Green Belt gap. As submitted the site has no access to the adopted highway.	Whilst the site scores relatively well in SA terms, it is not suitable due to the green belt impact and the lack of highways access.
N/A	1044	Wakefield Road and Barrowby Lane, Garforth	Housing	The site scores neutral or positive for most SA objectives. There are negative effects relating to indicators including education and land stability (although this could be mitigated by site requirements and local plan policies).	Site has an important strategic purpose in keeping the gap between settlements open and potential to lead to unrestricted sprawl.	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	Whilst the site scores reasonably through the SA, it is not proposed for allocation as there are more sequentially preferable sites in the HMCA, and this site has an important role in green belt terms.

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1100	Wakefield Road - Clearview Farm, Garforth LS25	Housing	The site scores neutral or positive for the majority of SA objectives, though negatives are recorded in relation to indicators including biodiversity/geology and land stability (although this could be mitigate by site requirements and local plan policies).	Well connected to settlement. Tree line to north west boundary contain site reducing potential for further sprawl.	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. On its own the site would not relate well to the existing settlement form. The proposed HS2 rail line runs to the north west. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	Whilst the site scores reasonably through the SA, it is not proposed for allocation as there are more sequentially preferable sites in the HMCA.
N/A	1149B	Park Lane / Doctor's Lane (land off), Allerton Bywater	Housing	The site scores neutral for most SA objectives. Negative scores including culture, greenhouse emissions and local needs (which all relate to the relatively poor accessibility of the site), flood risk (although this only affects a small part of the site and could be mitigated by site requirements and local plan policies) and land stability (which could be mitigated by site requirements and local plan policies).	Would consitute rounding off with defensible boundaries, however, without development of 1149B (now identified to remain as PAS) could lead to encroachment and sprawl.	Green Belt site. Could constitute rounding off of the settlement with defensible boundaries. However, concern at the scale of the site in relation to the size of Allerton Bywater. On balance there are better sites and strategic options for development elsewhere.	N/A
N/A	1165	Barwick Road (land north of), Garforth	Housing	The site scores netural or negative for the majority of SA objectives. Negatives include a range of indicators related to accessibility, biodiversity/geology and land stability (although this could be mitigated by site requirements and local plan policies).	The site relates poorly to settlement in isolation given that it is physically detached from the urban area of Garforth. As such a high potential for unrestricted sprawl exists. The site could be considered to round off the settlement if developed with the other cluster of sites to the north of Garforth. The site is also considered to perform an important role in safeguarding the countryside from encroachment. In particular a strong defensible boundary presently exists between the site and the urban area and the site provides access to the countryside for the general public as a Public Right of Way in present through the middle of the site.	Green Belt site. The site is isolated and unrelated to the existing settlement. It would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1169	Hall Farm Road (paddock to the rear of), Micklefield LS25	Housing	Score scores neutral against many SA objectives, though negatives are recorded for indicators including education, health, culture, community participation, greenhouse emissions and local needs (which all relate to the relatively poor accessibility of the site).	Well related to settlement. Development would round off this part of Micklefield. Well contained reducing potential for further sprawl.	Green Belt site. Whilst the site is well related to the existing settlement pattern, it is subject to a planning obligation requiring its partial retention and laying out as a tree belt in association with an adjacent planning permission. As it has not been possible to secure the provision of the tree belt through voluntary means or court action a compulsory purchase order was made, which was approved following an inquiry in April 2013.	N/A
N/A	1173	Honeysuckle Close (adjacent to) , Micklefield (land to south of)	Housing	Site scores neutrally against a number of SA objectives, although negative scores include education, health and community participation (all due to the relatively limited accessibility of the site) and biodiversity/geology (although this could be mitigated through site requirements and local plan policies).	Set to the south of Micklefield the site only connected by one boundary. Development would extend the settlement significantly to the south and presents a significant encroachment into the Green Belt.	Green Belt site. The site is set on the southern edge of Micklefield. Development would extend the settlement significantly to the south and presents a significant encroachment into the Green Belt.	N/A
N/A	1175B	Brigshaw Lane (land to east of), Kippax	Housing	The site scores neutrally against most SA objectives, though significant negatives include biodiversity/geology (with the site being a designated SEGI) and land stability (although this could be mitigated by site requirements and local plan policies).	Protected SEGI. Performs important function in protecting countryside.	Green Belt site and a protected Site of Ecological and Geological Importance (SEGI) on the existing UDP. West Yorkshire Ecology have objected to its potential development. Site could potentially lead to unrestricted sprawl and performs an important role in safeguarding countryside from encroachment.	N/A
N/A	1226	Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25	Housing	The site scores neutral or negative for the majority of SA objectives. Negatives include a variety of indicators related to accessibility, as well as biodiversity/geology and land stability (although these latter potential effects could be mitigated by site requirements and local plan policies).	The site relates poorly to settlement in isolation given that it is physically detached from the urban area of Garforth. As such a high potential for unrestricted sprawl exists. The site could be considered to round off the settlement if developed with the other cluster of sites to the north of Garforth. The site is also considered to perform an important role in safeguarding the countryside from encroachment.	Green Belt site. The site is isolated and unrelated to the existing settlement. It would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Highways access concerns due to narrow bridge into Garforth. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1232A	Stourton Grange Farm North, Selby Road - Ridge Road, Garforth	Housing	The site scores neutral or negative for the majority of SA objectives. Negatives include health, culture, community cohesion, greenhouse emissions, local needs and air pollution (which all relate to the accessibility of the site), land stability (although this could be mitigated by site requirements and local plan policies) and local distinctiveness (which would be mitigated if the size of the site was reduced).	Large site that would result in significant encroachment in the Green Belt. Well contained by roads/railway around the site but would greatly reduce separation between Garforth and Micklefield.	Very large Green Belt site to east of Garforth (split from former single site at Issues and Options, into 1232A north of railway, and HG2-124 (1232B) south of railway). North portion 1232A not as favoured as HG2-124 through local preference, and because it is closer to HS2.	N/A
N/A	1237	Astley Lane (land to the north and east of), Swillington,	Housing	The site scores neutral or positive against a number of SA objectives. Negatives include education, health, culture, community participation, greenhouse emissions and local needs (all due to the poor accessibility of the site) and biodiversity/geology (although this could be mitigated by site requirements and local plan policies).	Green Belt site to the south of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site.	Green Belt site to the south of Swillington. Although it borders an industrial/trading estate, the site is poorly connected with the residential area of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site. Highways concerns regarding poor accessibility.	N/A
N/A	1269	Pit Lane and Roman Road (land between), Micklefield	Housing	Whilst the site scores neutral or positive against a number of SA objectives, it scores negative in relation to a range of indicators relating to accessibility, biodiversity/geology (although this could be mitigated through site requirements and local plan policies) waste and mineral resources.	Isolated site that does not relate to settlement. Development would reduce the separation between Garforth and Micklefield and set a precedent for further sprawl.	Green Belt site. Isolated site, unrelated to the existing settlement of Micklefield. Development would set a precedent for unrestricted sprawl and contribute to the coalescence of Garforth and Micklefield. Highways concerns regarding poor accessibility.	N/A
N/A	1270	Pit Lane and The Crescent (land between), Micklefield	Housing	The site scores positive or neutral in relation to many SA objectives, though negatives include education, health, biodiversity/geology (although this could be mitigated by site requirements and local plan policies, waste, land stability (which could be mitigated by site requirements and local plan policies) and minerals.	Site is set to the west of settlement and doesn't relate particularly well. However, it is fairly well contained by the quarry to the west which reduces potential for further sprawl.	Green Belt site. The site is adjacent to an existing quarry and slopes steeply because of this. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl. Development would be highly visible due to the height and sloping nature of the land.	N/A
N/A	1276	Newfield Lane - land at Manor House Farm, Ledsham	Housing	N/A	Sieved out site.	Green Belt. Site sieved out. Not within settlement hierarchy.	N/A
N/A	1277	Claypit Lane, Hill Top Farm, Ledsham	Housing	N/A	Sieved out site.	Green Belt. Site sieved out. Not within settlement hierarchy.	N/A

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1321	Moorleigh Drive, South of Pondfields Drive, Kippax	Housing	The site scores neutral or positive for the majority of SA objectives. Negatives include land stability, although this could be mitigated by site requirements and local plan policies). Whilst the site scores positively for greenspace as it is accessible to a range of typologies, it's allocation for residential development would result in the loss of existing allotments.	N/A	Site is part of a larger UDP N1a allotment allocation and local preference is for retention as such. The allotments are designated as green space in the Site Allocations Plan. Development would be set within the middle of the allotment area, so likely to set a precedent for further pressure to release adjacent land.	Despite scoring positively overall in SA terms, the site is not proposed as an allocation as it is to be maintained and designated as greenspace (allotment).
N/A	1366	Selby Road (land south of), Garforth , LS25 1	Housing	The site scores neutral or positive against the majority of SA objectives, though negatives include education and health (which both relate to the accessibility of the site to these services).	N/A	A three part brownfield site located within the settlement boundary. Two sites contain existing residential dwellings and the other is surrounded by houses. Originally submitted as a way to improve access into the larger safeguarded land site to the south (HG3-18). Not allocated because HG3-18 is to be retained as safeguarded land, and therefore the site is not needed for access in the plan period.	N/A
N/A	2032	Lotherton Way, Ash Lane, Garforth	Housing	The score scores neutral or positive against the majority of SA objectives, with the exception of greenfield/brownfield and land stability (although this could be mitigated by site requirements and local plan policies).	N/A	Within the existing settlement. Concerns over access and without use of adjacent site 2091 (not to be allocated) there is little scope to improve.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation due to concerns regarding access.
N/A	2091	Aberford Road, Garforth LS25	Housing	The site scores neutral or positive against the majority of SA objectives, though negatives scores include to culture/leisure/recreation and land stability (although this could be mitigated by site requirements and local plan policies). Whilst the site scores positively for greenspace it is accessible to a range of typologies, it is currently in use as playing pitches and residential development would result in a loss of these.	N/A	Within existing settlement. Currently in use as playing pitches and local preference for their retention. Designated as green space in the Site Allocations Plan.	N/A

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2156	North of Lotherton Way, Hawks Nest Wood (west off), Garforth	Housing	The site scores neutral against a significant proportion of SA objectives. Negatives include biodiversity/geology (as part of the site meets the criteria for designation as Local Wildlife site), air pollution, land stability (although this could be mitigated by site requirements and local plan policies) and landscape (this relates to a TPO'd woodland to the east of the site that clips the site boundary, and could be mitigated through site requirements and local plan policies).	Site is set beyond the railway line and links to an industrial rather than residential area. Well contained on all sides reducing potential for further sprawl.	Large Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A
N/A	2157A	Ridge Road, East of	Housing	The site scores neutral for a number of SA objectives, though negatives include a range of indicators relating to the accessibility of the site.	Large site but well linked to settlement. No defensible boundary to west which reduces separation between settlements and could lead to further sprawl.	Large Green Belt site. It has a long road frontage but would significantly extend Micklefield to the west and north, without strong defensible boundaries to prevent further sprawl into the Green Belt gap between Garforth and Micklefield. Major site HG2-124 chosen on balance as a better site for development, and allocating both sites would greatly increase coalescence.	N/A
N/A	2157B	Ridge Road, East of	Housing	The site scores neutral for a number of SA objectives. Negatives include a range of indicators relating to the accessibility of the site, community cohesion and local distinctives (both as the site is considered to be out of scale with the settlement), air pollution and land stability (although this could be mitigated by site requirements and local plan policies).	Large site out of scale with settlement. Site is contained by roads but would significantly reduce the separation between Garforth and Micklefield. Performs important role in safeguarding countryside.	Major Green Belt site. It is disproportionate in size and not well related to the settlement of Micklefield. It would result in a substantial incursion into Green Belt and significantly reduce the gap between Micklefield and Garforth. The proposed HS2 rail route runs through the northern part of the site. Major site HG2-124 chosen on balance as a better site for development, and allocating both sites would greatly increase coalescence.	N/A
N/A	3096	King Edward Avenue, Allerton Bywater	Housing	The site scores neutral or positive for the majority of SA objectives, although negatives include biodiversity/geology (as it is immediately adjacent to a SEGI which would be impacted by the development). Other negatives include flood risk (which affects a very small part of the site), land stability and landscape, although these could all be mitigated by site requirements and local plan policies.	Most of site disconnected from settlement. No defensible boundary creating potential for further sprawl. Provides access to countryside.	Green Belt site. It relates poorly to the existing settlement and extends beyond the tree lined buffer on its western boundary that acts as a strong defensible boundary. Flat 'C' shaped site with an unusual boundary that doesn't relate well to the existing features on the ground. Further encroachment into the Green Belt would impact on the countryside and the existing Site of Ecological and Geological Importance (SEGI) to the south.	N/A

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3100A	Whitehouse Lane, Swillington	Housing	The site scores neutral or positive against the majority of SA objectives (with the exception of greenfield/brownfield and agricultural land).	The site has potential to lead to unrestricted sprawl, and does not relate well to the existing settlement pattern.	Green Belt site. Very steep gradient prohibiting development and does not relate well to the existing settlement pattern.	Whilst the sites scores well in SA terms, it is not proposed for allocation as it is not suitable given it's green belt impact, gradient and poor relationship to the existing settlement pattern.
N/A	3101	Preston Lane, Great Preston	Housing	The site scores neutral or positive against the majority of SA objectives, although negatives include biodiversity/geology (as the site contains a UK BAP priority habitat) and land stability (although this could be mitigated by site requirements and local plan policies).	Green Belt site. Large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further sprawl.	Large Green Belt site to the south west of Great Preston. The site has no existing defensible boundary and would set a precedent for further sprawl. Development would not relate well to the existing settlement pattern and cuts across several fields. Site also contains mature trees.	N/A
N/A	3102	Woodlands View, Kippax	Housing	The site scores neutral or positive for the majority of SA objectives, although negatives include biodiversity/geology (as parts of the site are a UK BAP priority habitat) and land stability (although this could be mitigated by site requirements and local plan policies).	Green Belt site to the south of Kippax. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl.	Green Belt site to the south of Kippax. Sloping site. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further sprawl.	N/A
N/A	3103	Sandgate Lane, Kippax	Housing	The site scores neutral or positive for most SA objectives, though negatives include education, health (both due to the accessibility of the site) and biodiversity/ecology (as the site contains a UK BAP Priority Habitat and provides links to an SSSI).	Not connected to settlement. Provides important countryside protection, if development would set precedent for further sprawl.	Green Belt site. The site is not connected to the settlement and adjoins a heavily treed area to the south, this separates the site from Kippax and prevents any road access being available. Development would represent an island unrelated to the existing settlement. To the north there is no visible boundary on the ground, as the site cuts through a series of fields. Development would only be possible through neighbouring site HG3-19 but this is designated as safeguarded land.	N/A
N/A	3104	Sandgate Rise, Kippax	Housing	The site scores neutral or positive for all SA objectives, with the exception of greenfield/brownfield and agricultural land.	Relates poorly to settlement and would create a high potential for further sprawl.	Green Belt site. The site has no existing defensible boundary so development would lead to a high risk of further sprawl. Development would be unrelated to the existing settlement form. Access issues, limited road frontage.	Whilst the site scores relatively well in SA terms, it is not proposed for allocation due to the green belt impact and access issues.

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3105	Sandgate Drive, Kippax	Housing	The site scores neutral or positive for all SA objectives, with the exception of greenfield/brownfield and agricultural land. Whilst it scores positively in relation to greenspace, as it is accessible to a range of typologies, it is in use as allotments which would be lost if the site is allocated for development.	N/A	Site is a UDP N1a allotment allocation and local preference is for retention as such. The allotments are proposed for greenspace designation in the SAP. The site boundary contains existing dwellings.	N/A
N/A	3106	Selby Road, Swillington	Housing	The site scores neutral or positive for some SA objectives. Negatives include employment and economic growth (as the site includes some existing employment uses), education, community cohesion, flood risk (although this only affects a very small part of the site and so could be mitigated through site requirements and local plan policies) and air pollution.	Development of the site would join Garforth with the main urban area. Land performs an important separation role, as well as safeguarding countryside. High potential for further sprawl if developed.	Major Green Belt site. It relates poorly to Garforth and would result in a significant isolated finger of development encroaching into the Green Belt to the west of Garforth, eroding the gap between Garforth and East Leeds and leading to the coalescence of settlements. The site has no existing defensible boundaries. The western part of site is affected by the proposed HS2 rail route.	N/A
N/A	3107	Selby Road (N), Garforth	Housing	The site scores neutral or positive against the majority of SA objectives, though negatives include education, health and culture (which all relate to the accessibility of the site) and biodiversity/geology (although this could be mitigated through amending the site boundary and site requirements / local plan policies).	Isolated from settlement. No links to built up area. No defensible boundary creating potential for further sprawl.	Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. A large portion of the site is covered with trees.	N/A
N/A	3108	Selby Road (S), Garforth	Housing	The site scores neutral or positive for the majority of SA objectives. Negatives include education, health and culture (due to the accessibility of the site) and biodiversity/geology.	Isolated site that isn't connected to the settlement. High potential for further sprawl.	Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. It is also covered with dense trees.	N/A
N/A	3109A	Selby Road/Leeds Road, Kippax	Housing	The site scores neutral or positive for the majority of SA objectives, although negatives include biodiversity/geology (which could be mitigated through site requirements and local plan policies).	Fairly well contained site by field boundaries, however, it would create significant encroachment and would create potential for further sprawl.	Green Belt site contained on the west and eastern boundaries but which would create significant encroachment and would lead to further pressure for release of land to the north and south. Highways concerns over access.	Whilst the site scores reasonably well through its SA, it is not proposed for allocation due to the green belt impact and highways concerns.

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3109B	Selby Road/Leeds Road, Kippax	Housing	The site scores neutral or positive for the majority of SA objectives, though negatives include community cohesion and local distinctiveness (which are both as the site is out of scale/character with the settlement) and biodiversity/geology, land stability and landscape (which all could be mitigated through site requirements and local plan policies).	Development would merge Garforth and Kippax, two separate settlements. Green belt serves an important function.	Major Green Belt site that if developed would lead to complete coalescence of Garforth and Kippax, contrary to one of the key functions of Green Belt.	N/A
N/A	3112	Wakefield Road, Garforth	Housing	The site scores neutral or positive for most SA objectives, and negatives associated with biodiversity/geodiversity land stability could be mitigated through site requirements and local plan policies.	Good links to settlement, however, development would mean crossing the main road which currently acts as a strong defensible boundary. Potential for further sprawl.	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	Whilst the site scores relatively well through the SA, it is not proposed for allocation as on its own it relates poorly to the built form, and there are sequentially preferable sites available in the HMCA.
N/A	3113	Barrowby Lane, Garforth	Housing	The site scores neutral or positive for most SA objectives, though negatives include community participation, greenhouse emissions, transport network and local needs met locally (all due to the poor accessibility of the site) and land stability (which could be mitigated through site requirements and local plan policies).	Would be isolated development, does not relate well to settlement and performs role in safeguarding from encroachment.	Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. The proposed HS2 rail line runs to the north and highways concerns regarding access and accessibility. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A
N/A	3115	New Hold, Garforth	Housing	The site scores neutral or positive for a number of SA objectives, though there are many negatives including health, education, culture, community participation, greenhouse emissions, transport network and local needs met locally (all due to the poor accessibility of the site), biodiversity/geodiversity and land stability (the latter of which could be mitigated through local plan policies).	Green Belt site. Site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries.	Green Belt site. The site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries. It would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The proposed HS2 rail line runs to the north of the site. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3116	Pit Lane, Micklefield	Housing	The site scores neutral for the majority of SA objectives, although negatives include education, health and community participation (which all relate to the relatively poor accessibility of the site) and flood risk (though only a very part of the site is in the flood zone so this could be mitigated through site requirements).	Relates poorly to settlement, only connected partially on one side. High potential for further sprawl.	Green Belt site which relates poorly to settlement, only connected partially on one side and high potential for further sprawl. Highways concerns over access.	N/A
N/A	3117	Selby Road, Garforth	Housing	The site scores neutral against a number of SA objectives, although there are many negatives which relate to the poor accessibility of the site. Negative scores are also associated with biodiversity/geology and flood risk (the latter of which only affects a small part of the site) although these could be mitigated through site requirements or local plan policies.	No links to the settlement, isolated site. High potential for further sprawl.	Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the exiting settlement. There is no road frontage to the site for access. A large portion of the site is covered with trees.	N/A
N/A	3308	Land south of Micklefied	Housing	N/A	Sieved out site.	Green Belt. Sieved out site. Not within the settlement hierarchy.	N/A
N/A	3321	Berry Lane, Great Preston	Housing	The site scores neutral or positive against the majority of SA objectives. Negative scores include land stability, although this could be addressed through site requirements and local plan policies.	Strong links to settlement. Development would reduce separation between Great Preston and Allerton Bywater.	Green Belt site in the centre of Great Preston consisting of fields and wrapping round a cricket ground / pitch to the north and further fields to the south. It has strong links to the settlement, bordered on three sites by housing. However, given the location so close to Allerton Bywater, development would reduce the separation between the two settlements with concerns over potential for coalescence.	Whilst the site scores reasonably well through the SA it is not proposed for allocation due to impact on the separation of Allerton Bywater and Great Preston.
N/A	3441	Land at Hall Lane Ledston	Housing	N/A	Sieved out site.	Green Belt. Sieved out site. Not within the settlement hierarchy.	N/A
N/A	3450	Land to the north of Station Road, Kippax/Great Preston	Housing	The site scores neutral or positive for the majority of SA objectives, although negative scores include biodiversity/geology, flood risk (with a third of the site being in FZ3) and land stability (although this could be mitigated through site requirements and local plan policies).	Green Belt site. Development of the site would lead to further merging of Kippax and Great Preston.	Green Belt site separating Great Preston and Kippax. Housing on three sides and fields to north. Development of the site would lead to complete coalescence of Kippax and Great Preston.	N/A

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3463	Land North of Brigshaw High School, Allerton Bywater	Housing	The site scores neutral or positive for most SA objectives, though negative scores are noted for indicators including health and land stability (the latter of which could be addressed through site requirements and local plan policies).	Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. As there is only a small existing gap separating the settlements, its retention is considered important.	Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. There is only a small existing gap separating the settlements so the retention of this site is important.	Whilst the site scores reasonably well overall in the SA, it is not proposed for allocation due to the green belt impact.
N/A	4200A	Newtown Farm, Micklefield	Housing	The site scores neutral for the majority of SA objectives, although it scores negatively for indicators including education, health and biodiversity/geology.	Notwithstanding that it the site is within the 'boundary' of the A1M and so sprawl and encroachment would be contained, development would be visible and greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties.	Green Belt site. To the west the boundary is a natural limestone crag which drops down a few meters to the access road beyond. No road frontage and access only through field to the south. Notwithstanding that the site is within the 'boundary' of the A1M and so sprawl would be contained, development would greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties and HG2-127.	N/A
N/A	4250	Gibson Lane/Sandygate Terrace, Kippax	Housing	The site scores neutral or positive for the majority of SA objectives, though negatives include community cohesion (due to it being an existing allotment). The site scores positively for greenspace as it is accessible to 5 greenspace typologies, although it would result in a loss of allotment land.	N/A	Site is a UDP N1a allotment allocation and local preference is for retention as such. The allotments are proposed for greenspace designation in the SAP.	N/A
N/A	4258	Land Adjacent Barrowby Lodge, Garforth	Housing	The site scores neutral for a significant proportion of SA objectives, although negatives include culture, community participation, greenhouse emissions, transport and local needs met locally (which all relate to the accessibility of the site), biodiversity/geology (although this could be mitigated through amending the site boundary and/or site requirements and local plan policies) and land stability (although this could be mitigated through site requirements or local plan policies).	Development of this site would constitute isolated development, unconnected to the main built up area of Garforth. It has an important strategic purpose in keeping the gap between settlements open.	Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	N/A

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5002	Green lane, Kippax	Housing	The site scores neutral for the majority of SA objectives, although there are a number of negatives related to the accessibility of the site as well as biodiversity/geology (although this could be mitigated by amending the site boundary and through site requirements and local plan policies).	The site is not well connected to the built up area and only borders on one side. The development of this site would not constitute rounding off and if developed would leave the above fields (not included in SA) open to realistic approaches for development to round off the settlement.	Green Belt site. The site is not well connected to the built up area and only borders it on one side. The development of this site would not constitute rounding off and would lead to urban sprawl and potential for further development pressure on adjacent fields.	N/A
N/A	5012	Fairview Farm , Wakefield Road	Housing	The site scores positive or neutral for the majority of SA objectives, with the exception of greenfield/brownfield and agricultural land.	Site is isolated and unrelated to the existing settlement, would reduce the gap between settlements, and has high potential to lead to unrestricted sprawl.	Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	Whilst the site scores well in SA terms, it is detached from the settlement and would only be suitable for allocation as part of a wider allocation which included the surrounding land. It is not proposed for allocation as there are more sequentially preferable sites available in the HMCA.
N/A	5253	Ninevah Lane, Allerton Bywater	Housing	The scores scores neutrally for the majority of SA objectives. Negatives include biodiversity/geology (as the site forms part of the Leeds Habitat Network and is in close proximity to an SSSI) and flood risk.	At present, Ninevah Lane acts as a relatively strong defensible boundary to prevent development from encroaching south. If the site were built out it would put pressure on surrounding land as there is little to contain development and could lead to unrestricted sprawl.	Green Belt site. At present, Ninevah Lane acts as a relatively strong defensible boundary to prevent development from encroaching south. If the site were built out it would put pressure on surrounding land as there is little to contain development and could lead to unrestricted sprawl.	N/A
N/A	5265	Leeds Road, Swillington	Housing	The site scores negatively against the majority of SA objectives, including a range of indicators relating to accessibility community cohesion, waste, mineral resources and land stability (although this late issue could be mitigated through site requirements and local plan policies) and landscape.	The site fails the Green Belt assessment as it is isolated and would significantly reduce the Green Belt gap between Garforth and Swillington.	Green belt site. The site would have been sieved out at Issues and Options stage as it is not within settlement hierarchy and the the location does not align with the spatial development strategy. The site is isolated and would significantly reduce the Green Belt gap between Garforth and Swillington.	N/A
N/A	5267	Land north of Barrowby Lane, Garforth	Housing	The site scores neutral or positive for the majority of SA objectives, with the exception of greenfield/brownfield, land stability (although this could be mitigated through site requirements and local plan policies) and agricultural land.	Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into the Green Belt which could set a precedent for sprawl. Although parts of the site have been developed over time, removing the site from the Green Belt would constitute ribbon development.	Green Belt site. Narrow strip of land to the west of Garforth, following the line of the railway. Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into the Green Belt which could set a precedent for sprawl.	Whilst the site scores well in SA terms, the site has not been allocated due to the impact of development in this location on the Green Belt.

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5296	Milestone Farm and the Barn, Sandgate Lane, Kippax	Housing	The site scores neutral against the majority of SA objectives, with negatives including health, culture, community participation, greenhouse emissions, transport network and local needs met locally (all relating to the accessibility of the site) and greenspace.	In light of the proposed allocation to the north (HG2-124), the site will be connected to the built up area. However, part of the justification behind HG2-124 is that the A63 Selby Road will provide a defensible boundary preventing development encroaching to the south. If the site were allocated, it would set a precedent for developing south of the A63 and could lead to unrestricted sprawl.	Green Belt site. Isolated site located to the east of Garforth, along Selby Road. In light of the proposed allocation to the north (HG2-124), the site will be connected to the built up area. However, part of the justification behind HG2-124 is that the A63 Selby Road will provide a defensible boundary containing development. If the site were allocated, it would set a precedent for developing south of the A63.	N/A
N/A	5308	Manor Farm Allerton Bywater	Housing	The site scores neutral or positive for most SA indicators, with negatives including biodiversity/geology (although this could be mitigated through site requirements and local plan policies), flood risk (the site is identified as lying within a rapid inundation area) and mineral resources (as the site is within the buffer zone of a designated minerals site).	N/A	Mixed brown/greenfield site within the settlement limits of Allerton Bywater. According to the Strategic Flood Risk Assessment, the site lies within a 'rapid inundation area'. It has therefore been discounted as it fails the flood risk test.	N/A
N/A	3100B	Whitehouse Lane, Great Preston	Housing	The site scores neutral or positive against the majority of SA objectives. Negatives include Flood Risk, although only a very small part of the site overlaps with flood risk zones and so this could be mitigated by site requirements and local plan policies.	About a third of site in Green Belt. Performs a limited role in safeguarding countryside from encroachment. Development could be contained through appropriate design and landscaping.	37% in Green Belt, 63% within existing settlement. Whilst the site is well related to the settlement, and the site performs a limited role in safeguarding the countryside from encroachment, it is less sequentially preferable than alternatives in terms of the settlement hierarchy (as the site forms an extension to a village).	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.
N/A	1175A	Brigshaw Lane (land to east of), Kippax	Housing	The site scores neutral or positive for the majority of SA objectives, with negatives including land stability (although this could be mitigated by site requirements and local plan policies).	Set to the south of settlement but is linked to the north and west. No defensible boundary to south could lead to further sprawl.	Green Belt site, agricultural field with road frontage. Set to the south of settlement which could lead to further sprawl due to no clear boundary (although links to the north and west do mean it relates reasonable well to the existing settlement). Adjacent to a Site of Ecological and Geological Importance (SEGI) to the east.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.

Outer South East

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3109C	Selby Road/Leeds Road, Kippax	Housing	The site scores neutral or positive against the majority of SA objectives, with negatives including community cohesion, biodiversity/geology (although this could be mitigated through site requirements and local plan policies) and local distinctiveness.	Relates well to settlement, however, boundaries to north and east are poor and could lead to further sprawl.	Green Belt site in agricultural use. Whilst development would not result in coalescence of Garforth and Kippax, and there is existing development to the west and south, the site is less sequentially preferable than alternative options in the HMCA in terms of the settlement hierarchy (with this site forming an extension to a smaller settlement).	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.
N/A	1232D	Stourton Grange Farm South B	Housing	The site scores neutral or negative for the majority of SA objectives. A number of negatives relate to accessibility; community cohesion and local distinctiveness (both due to the scale of the site). Other negative scores include biodiversity/geology and land stability (although these could be mitigated through site requirements and local plan policies) and air pollution.	Whilst the site would result in a significant reduction in the Green Belt gap between Garforth and Micklefield, it would not result in the physical connection of settlements. The A656 would act as a barrier preventing further development to the east.	Green Belt site. Site would form a substantial extension to the east of the HG2-124 allocation. The railway line to the north and existing roads to east and south create defensible boundaries. Whilst the site would result in a reduction in the Green Belt between Garforth and Micklefield, it would not lead to the physical connection of settlements. The site is not required to meet housing requirements over the plan period.	
N/A	4200B	Newtown Farm, Micklefield	Housing	The site scores neutral or positive for the majority of SA objectives, although negatives include education and health (due to the accessibility of the location), biodiversity/geology (although this could be mitigated through site requirements and local plan policies) and greenspace (although the site just clips the boundary of the adjacent green space site, and would not result in any significant loss).	Due to the location within between existing houses and the 'boundary' of the A1M, there would be limited impact on the Green Belt.		The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.

Outer South East

Safeguarded land (PAS)

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG3-18	2132	Selby Road Garforth	Housing	The site scores neutral or positive for the majority of SA indicators. Negatives include health, biodiversity/geology, flood risk (although this only affects a small part of the site and so could be mitigated through site requirements and local plan policies) and landscape.	N/A	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. Some brownfield areas containing dwellings and outbuildings but predominantly greenfield containing residential gardens and the majority consisting of fields with some tree cover, these are bordered by trees and a beck to the south east. Some ecology concerns. Highways previously only supported one access into the site which limited the capacity but capacity has now increased. Would need comprehensive masterplan although multiple owners would make this difficult and not allow early delivery. Retain as safeguarded land because on balance there are better sites and strategic options for development earlier than this one.	N/A
HG3-20	1149A	Park Lane / Doctor's Lane (land off), Allerton Bywater	Housing	The site scores negatively for a significant number of SA indicators, including culture, community participation, greenhouse emissions and local needs met locally (which all relate to the poor accessibility of the site), greenspace, ecology, land stability and community cohesion.	N/A	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. Split from former single site at Issues and Options, to separate out 1149B which is Green Belt in southern part and is not to be allocated. Large agricultural site with two sections of woodland in the central part, the south east section has a road frontage and is well linked to residential development. Concern at the scale of the site in relation to the size of Allerton Bywater, and including local preference determined to retain as safeguarded land because on balance are better sites and strategic options for development earlier than this one.	N/A

Outer South East

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3203170	Residual Land At Temple Point Bullerthorpe Lane Ls15	Employment	The site scores positive or neutral for the majority of SA objectives. Negatives include housing (as the site is proposed for employment use), air pollution and local distinctiveness.	N/A	UDP employment allocation. However, not available as the site has permission for 86 houses (12/01422/FU).	Whilst the site generally scores well overall in SA terms, the site is not proposed for allocation because it is not available.
N/A	3305200	Lotherton Way & Ash Lane Garforth	Employment	The site scores neutral or positive for the majority of objectives. Negatives including housing, greenfield/ brownfield and land stability (although the latter could be mitigated by site requirements and local plan policies).	N/A	UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed for employment allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation as the site is not suitable as a result of highways constraints and drainage issues.
N/A	3305370	Aberford Road Garforth	Employment	The scores scores neutral or positive for the majority of SA objectives. Negatives include land stability (although this could be mitigated by site requirements and local plan policies) and landscape.	N/A	UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation as the site is not suitable as a result of highways constraints and drainage issues.
N/A	CFSE002	Land at Newton Lane, Allerton Bywater, WF10 2AA	Employment	The site scores neutral or positive for a number of SA objectives, though negatives include community cohesion and local distinctiveness (due to the size of the site relative to Allerton Bywater), biodiversity/geology, flood risk and landscape.	Newton Lane acts as a natural boundary to Allerton Bywater. The site is only connected to the urban area on one boundary. As such, the site relates poorly the existing settlement and would extend out into the open countryside to the north of Allerton Bywater. If this site were developed the settlement boundary would shift to the north of Newton Lane setting a dangerous precedent for further expansion into the Green Belt. It would reduce the green belt gap between Allerton Bywater and Ledston village.	Newton Lane acts as a natural boundary to Allerton Bywater. If this site were developed the settlement boundary would shift to the north of Newton Lane setting a dangerous precedent for further expansion into the Green Belt. Not proposed for employment.	N/A

Outer South West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-136	1171B	Whitehall Road (south of) - Harpers Farm	Housing	The site scores neutral or positive for the majority of SA objectives, however scores negatively in land stability and historic environment. Negative SA impacts can be mitigated by local plan policies and the Listed Buildings site requirement.	Relates well to main urban area. Potential for sprawl as no defensible boundary to south.	Green Belt site. Relates well to main urban area. Existing development on three sides of site, so relatively well contained.	N/A
HG2-137	3386	Royds Lane, Wortley, Leeds	Housing	The majority of SA scores for the site are neutral or positive, with negative SA scores including employment, economic growth and land stability. The negative SA scores for employment and economic growth are due to its current use. Negative land stability impacts can be mitigated through local plan policies.	N/A	The site is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential use in principle.	N/A
HG2-138	4002	Park Lees site, St Anthony's Road, Beeston	Housing	All SA scores are either neutral or positive.	N/A	Previously a care home and now vacant. The site is otherwise suitable for residential development in principle.	N/A
HG2-139	341	Old Lane - Jubilee Works, Beeston	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including employment, economic growth and landscape (due to TPOs). Negative landscape scores due to TPOs on site, can be mitigated through local plan policies. Negative employment and economic scores reflect its previous use.	N/A	Cleared and vacant site. Pending application for supermarket which was recommended for refusal (out of centre site). Residential development considered acceptable in principle.	N/A
HG2-140	3394	Dewsbury Road, Leeds, LS11 7DF	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including employment, economic growth and land stability. Negative employment and economic scores are a result of its previous use. Negative land stability impacts can be mitigated through local plan policies.	N/A	Brownfield site, within the urban area. Suitable for residential use in principle.	N/A

Outer South West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-142	333	Whitehall Road (off), Drighlington BD11 1BX	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including employment, economic growth, land stability and historic environment. Negative employment scores reflect its previous use. Negative land stability impacts can be mitigated through local plan policies. Negative historic environment score can be mitigated through the Registered Battlefield site requirement.	N/A	Site within the existing settlement. Noise from the neighbouring factory use would need to be mitigated as part of any future planning application (previously refused permission on these grounds). Otherwise, residential development acceptable in principle.	N/A
HG2-143	2124_3003	King Street/Spring Gardens Drighlington	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including education, community cohesion, land stability and local distinctiveness. Negative land stability impacts identified by the SA can be mitigated through local plan policies.	N/A	Site within existing settlement. Residential use is considered acceptable in principle. Part of the site is designated as Protected Areas of Search (PAS) on the existing UDP.	N/A
HG2-146	3378	Gelderd Road, Leeds	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including employment, economic growth, land stability and landscape. Negative employment and economic scores reflect its previous use. Land stability and landscape (TPOs on this site) impacts can be mitigated through local plan policies.	N/A	Brownfield site within the urban area, adjoining residential development to the north and east. Residential development considered acceptable in principle.	N/A
HG2-149	1282	Lane Side Farm, PAS Morley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including land stability. Negative land stability impacts can be mitigated by local plan policies.	Only a small proportion of the site (3.45%) lies within the greenbelt. The boundary retains this overlap as pedestrian access will be created from the site to the railway further south. Development will not affect the purpose of the greenbelt in this area.	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Flat agricultural land, between residential developments. Change in levels from road to site. No Highways issues.	N/A
HG2-150	1220A	Churwell (land to the east of) LS27	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including greenspace, and land stability. Negative impacts can be mitigated by site requirements and local plan policies. Site requirement that requires allotments to be retained on site mitigates Green Space SA score.	Development would round off settlement. No defined boundary to south which could result in further sprawl.	Green Belt site. The site has a road frontage, bounded by the railway to the east and residential development to the west. Development would effectively 'round off' development on Churwell Hill. Retention of the current allotment use on northern corner of the site would need to be considered in any detailed design.	N/A

Outer South West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-153	1284A_4211	Albert Drive Morley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including employment, economic growth, greenspace (due to slight overlap with adjacent greenspace allocation), biodiversity/geology, land stability and landscape. Negative employment and economic scores reflect its previous use. Negative ecology impacts can be mitigated through the ecology site requirement.	Some potential to lead to unrestricted sprawl as there is a limited defensible boundary to the north east of the site. There is a railway line providing some defense running west to east.	Green Belt site. The site is well related to the existing residential area and development would round off the built up area.	N/A
HG2-155	4053	Joseph Priestly College	Housing	All SA scores are either neutral or positive.	N/A	Existing building should be retained and converted, but suitable for residential in principle.	N/A
HG2-156	2036	Rod Mills Lane, High Street, Morley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including employment, economic growth, greenspace (due to very slight overlap with adjacent greenspace allocation), landscape and historic environment. The negative historic environment impact can be mitigated through the Listed Buildings site requirement. Negative employment and economic scores reflect its previous use.	N/A	Site within the urban area. Heavily treed. Existing mill suitable for conversion to residential in principle.	N/A
HG2-157	137A	Britannia Road, Morley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including biodiversity/geology. Ecology impacts can be mitigated through site requirement and local plan policies.	N/A	Adjacent to existing housing. Acceptable in principle for residential.	N/A
HG2-158	141	Tingley Mills, Tingley Common, Morley	Housing	Existing mill. Suitable for conversion to residential in principle. Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment and economic growth reflecting its previous use.	N/A	Existing mill. Suitable for conversion to residential in principle.	N/A
HG2-159	2098A_C	Sissons Farm, Middleton	LS10 Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including greenspace, landscape and biodiversity/geology, which can be mitigated through site requirement and local plan policies.	The site encapsulates a portion of the adjacent woodland. There are some concerns over the practicality of this site for development. It is very much a strip of development land so the site design would be challenging.	Green Belt site which would round off the settlement. Site is part of a wider regeneration scheme for this area and development would contribute towards greenspace improvements as part of a wider community benefits package.	N/A

Outer South West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-160	4034	Acre Road, Sissons Drive, Middleton	Housing	Majority of SA scores are either neutral or positive. Site scores negatively for green space reflecting access to existing greenspace which can be mitigated through local plan policies.	N/A	Flat grassed site in residential area previously occupied by flats. Suitable in principle for residential development.	N/A
HG2-161	4035	Throstle Mount, Middleton	Housing	All SA scores are either neutral or positive.	N/A	Site is within a residential area, is currently vacant and has had previous permission for housing. Suitable in principle for residential development.	N/A
HG2-164	4032	Thorpe Road, Thorpe Square, Middleton	Housing	All SA scores are either neutral or positive.	N/A	Cleared site in residential area currently grassed. Would be suitable for residential development in principle.	N/A
HG2-165	4004	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including employment, economic growth, culture/ leisure and waste. Negative employment and economic scores reflect its current use.	Brownfield site with existing employment use. Strong links to settlement, well contained site.	Green Belt site. Brownfield site, well contained, with road frontage. Development would have limited impact on the openness of the Green Belt as the site is previously developed.	N/A
HG2-166	1029	Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including including air pollution and land stability, which can be mitigated through local plan policies.	Well contained site with good links to the settlement. Does not provide access to the countryside.	Green Belt site. Unused area of land adjacent to M1 motorway. Land to north has recently been developed for residential. Development of the site would be a continuation of existing development. No constraints. The site is well contained with existing defensible boundaries.	N/A
HG2-167	1143B	Old Thorpe Lane (land at), Tingley WF3	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including air pollution and land stability, which can be mitigated through local plan policies.	Well contained site with strong links to the settlement.	Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site B has strong links to the settlement and is well contained by existing roads to the north and east, resulting in a low potential for further sprawl. The south eastern corner is designated as a Park and Ride site in the existing UDP.	N/A

Outer South West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-168	3373A	Haigh Wood, Ardsley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including biodiversity/geology, land stability, and landscape, which can be mitigated by site requirement and local plan policies.	N/A	Designated as N11 - open land on the existing UDP, not within the Green Belt. Site relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the valley to the south. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the valley to the south which should be retained and enhanced.	N/A
HG2-169	3373C	Haigh Wood, Ardsley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for land stability, which can be mitigated through local plan policies.	N/A	Designated as N11 - open land on the existing UDP, not within the Green Belt. This site relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the valley to the north. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the valley to the north which should be retained and enhanced.	N/A
HG2-171	5144	Healey Croft Westerton Road West Ardsley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including greenspace and land stability impacts can be mitigated through local plan policies.	N/A	Brownfield site within established residential area. Southern and south west boundary of site adjoins the Green Belt.	N/A

Outer South West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-172	562	Fall Lane - East Ardsley PS	Housing	Majority of SA scores are neutral and positive effects include flood risk, contaminated land and minerals. A number of the negative effects reflect the accessibility of the site, although the site is within a ten minute walk to East Ardsley local centre.	N/A	This is a brownfield site set within the existing settlement. Residential development acceptable in principle.	N/A
HG2-231	5336	Land at Throstle Terrace, Middleton	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in several SA objectives including Green Space reflecting the access to existing greenspace which can be mitigated by local plan policies.	N/A	Part of the site was green (suitable for housing) at Issues and Options Stage but was too small for allocation. Whilst part of the site was designated for Green Space at a strategic level, it is felt that the regeneration development would bring offsets the loss of green space.	N/A
HG2-232	5339	Land at Towcester Avenue, Middleton	Housing	Majority of SA scores are either neutral or positive.	N/A	This site is not designated Green Space, and is located within the main urban area hence considered suitable for housing allocation.	N/A
HG2-233	5165	Land at Moor Knoll Lane East Ardsley	Housing	Majority of SA scores are either neutral or positive.	Well contained site that does not provide access to the countryside. Site rounds off the settlement.	Brownfield site, well contained, with road frontage. Development would have limited impact on the openness of the Green Belt as the site is currently brownfield.	N/A

Outer South West

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM003	Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU	Employment	The majority of SA scores for the site are neutral or positive, with only the SA scores for employment, economic growth and land stability scoring negatively. The negative SA scores for employment and economic growth reflect its current use. Given the site is assessed for employment use, it should be assessed as neutral reflecting the current use. Negative land stability impacts can be mitigated through local plan policies.	N/A	Call for sites submission for a mixed use development of 200 dwellings and 11 000sqm of retail space. The site covers site 3386 which is allocated for housing. It is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential use in principle.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is allocated for housing.
N/A	CFSM003	Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU	Housing	The majority of SA scores for the site are neutral or positive, with only the SA scores for employment, economic growth and land stability scoring negatively. The negative SA scores for employment and economic growth reflect its current use. Negative land stability impacts can be mitigated through local plan policies.	N/A	Call for sites submission for a mixed use development of 200 dwellings and 11 000sqm of retail space. The site covers site 3386 which is allocated for housing. It is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential use in principle.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is allocated for housing.
N/A	CFSM006	Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome	Housing	A large number of SA effects are neutral with positive effects including flood risk and greenspace. Site scores negatively in SA objectives for employment, economic growth, air pollution, biodiversity/geology and land stability. Negative land stability and air quality impacts can be mitigated through local plan policies and the biodiversity/geology impacts can be mitigated through site requirements.	N/A	Call for sites - mixed use submission for 400-600 dwellings or flats, B1b/c or B8, offices and retail. See sites 3387 & 1112 above.	N/A
N/A	CFSM006	Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome	Employment	A large number of SA effects are neutral with positive effects including flood risk and greenspace. Negative effects include air pollution, biodiversity/geology and land stability. Negative land stability and air quality impacts can be mitigated through local plan policies and the biodiversity/geology impacts can be mitigated through site requirements.	N/A	Call for sites - mixed use submission for 400-600 dwellings or flats, B1b/c or B8, offices and retail. See sites 3387 & 1112 above.	N/A
N/A	CFSM019	Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF	Employment	The site has neutral of positive effects for land stability which can be mitigated through local plan policies.	N/A	Call for sites submission for residential, offices and retail. Housing allocation HG2-140.	The site is allocated for residential use by HG2-140

Outer South West

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM019	Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF	Housing	The site has neutral of positive effects for the majority of . Negative effects for employment, economic growth and land stability. Negative land stability impacts can be mitigated through local plan policies.	N/A	Call for sites submission for residential, offices and retail. Housing allocation HG2-140.	The site is allocated for residential use by HG2-140
N/A	CFSM023	116, Old Lane, Beeston, Leeds LS11	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment and economic growth reflecting the existing use.	N/A	Within the urban area. Approved application for foodstore.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it has approval for a foodstore.
N/A	CFSM023	116, Old Lane, Beeston, Leeds LS11	Employment	Majority of SA scores are either neutral or positive.	N/A	Within the urban area. Approved application for foodstore.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it has approval for a foodstore.
N/A	CFSM040	Wakefield Road, Gildersome, Morley, Leeds	Employment	Majority of SA scores are either neutral or positive. Negative effects include air pollution and land stability which can be mitigated through local plan policies.	N/A	Call for sites submission for 100 dwellings, offices and retail. This site covers site 3007 which is not allocated for housing. Site 3007 is well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because residential use not considered acceptable given existing UPD employment allocation and the adjacent uses .
N/A	CFSM040	Wakefield Road, Gildersome, Morley, Leeds	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment, economic growth, air pollution and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative employment and economic scores are a result of its employment UDP allocation.	N/A	Call for sites submission for 100 dwellings, offices and retail. This site covers site 3007 which is not allocated for housing. Site 3007 is well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because residential use not considered acceptable given existing UPD employment allocation and the adjacent uses .
N/A	CFSM046	Cotton Mill and Grove Farm Dewsbury Road, Leeds	Housing	Majority of SA scores are either positive or neutral. Negative effects include employment, economic growth, health, flood risk and land stability. Negative flood risk and land stability effects can be mitigated through local plan policies.	N/A	Call for sites submission for residential, retail and leisure. It covers site 1208 which is not allocated for housing due to its current retail use (White Rose Centre).	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because of its current retail use (White Rose Centre).

Outer South West

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM047	White Rose Shopping Centre Dewsbury Road, Leeds	Housing	Majority of SA scores are negative or neutral. Site scores negatively in SA objectives including employment, economic growth, health, community cohesion, flood risk, local distinctiveness and land stability. A number of the effects reflect the poor accessibility of the site. Land instability can be mitigated through local plan policies and site requirements.	Not connected to urban area, would result in an isolated development. Contained to the east by the motorway but would reduce the green belt gap between Morley and Middleton.	Call for sites submission for residential, retail, leisure and complementary commercial uses. It covers site 1209 which is not allocated for housing and is a Green Belt site. The site is isolated from the existing built area, and by itself would represent a significant incursion into Green Belt unrelated to the existing settlement form. Development here would significantly reduce the Green Belt gap between Morley and Middleton.	N/A

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	126	Valley Mills, Valley Road, Morley LS27 8AA	Housing	Site scores negatively in SA objectives for employment, economic growth, biodiversity/geology, waste and land stability. Negative land stability impacts can be mitigated through local plan policies.	N/A	Site is within urban area, accessible to Morley town centre. Currently in employment use, bounded by steep hillside to the south and railway to the north. Access is over short, narrow bridge on unadopted private highway. Highways concerned about very poor access.	Although negative SA impacts could be mitigated through local plans policies and potential site requirements, the site was not allocated due to Highways concerns over poor access across an unadopted private highway.
N/A	137B	Britannia Road, Morley	Housing	The site has neutral or positive effects for the majority of SA objectives. Site has negative effects for employment, economic growth and biodiversity /geology. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	Site has employment uses to 3 sides including an access road through from the existing employment uses. The preferred use is employment.	Although negative SA impacts can be mitigated, the preferred use of this site is an employment allocation due to its previous allocation as employment within the UDP.
N/A	148	Thorpe-on-the-Lane, Thorpe	Housing	The site has neutral or positive effects for the majority of SA objectives. Site scores negatively in SA objectives for waste (boundary slightly overlaps with adjacent designated waste site) and land stability. Negative land stability impacts can be mitigated through local plan policies.	Only 10% of site within green belt. Far west of site.	This is a vacant brownfield site within Thorpe on the Hill development boundary. Whilst not within Green Belt, the site forms an effective buffer between residential land to the south and a safeguarded Natural Resource and Waste DPD site to the north.	The site is adjacent to a safeguarded Natural Resource and Waste DPD site and therefore is not suitable for housing.
N/A	171	Elwell Street (land off) - Thorpe	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for greenspace and land stability. Negative land stability impacts can be mitigated through local plan policies.	This site is bounded by residential development to the north, east and south, and a playing field (also within the Green Belt) to the west. The majority of the site is greenfield. Development on this site would have low potential to lead to unrestricted sprawl or coalescence, and could be considered to round of the settlement pattern. It does not perform an important role in safeguarding the countryside from encroachment or preserving the setting and special character of historic towns.	The site was sieved out at Issues and Options stage as it fell outside the Settlement Hierarchy. Whilst it does not appear to make significant contribution to the Green Belt and is free from major physical constraints, it remains not proposed for allocation because Thorpe is a village outside Settlement Hierarchy.	Although negative SA impacts can be mitigated through local plans policies, this site is not allocated as there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.
N/A	173	Main Street (58) - football ground rear of, East Ardsley	Housing	Majority of the SA scores are neutral. A number of the negative effects reflect the accessibility of the site. Positive effects include greenspace, flood risk and mineral resources.	Potential for further sprawl to south east. Site close to settlement but doesn't relate well due to level difference.	Green Belt site. No existing defensible south eastern boundary, which could set a precedent for further sprawl. This site has a long history as greenspace use and is designated as greenspace in the Site Allocations Plan. Highways concerns regarding access which would require third party land.	Whilst the site scores neutral in most SA scores, the site is not proposed for allocation because it has been designated as greenspace.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	304	Park Farm Industrial Estate, Westland Road, LS11	Housing	The SA scores are mostly neutral or negative. Site scores negatively in SA objectives for employment, economic growth, education, health, Culture/leisure/recreation, community participation, greenhouse emissions, local needs met locally, waste and land stability. Whilst some negative SA impacts can be mitigated against through local plan policies, the access scores can not be.	N/A	Existing employment site within larger employment area. Employment considered the most appropriate use. Highways concerns regarding poor accessibility of site.	N/A
N/A	309	Thorpe Hall, Middleton Lane, Thorpe	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for community participation and waste.	Large listed building on site giving area a special character. Heavily treed boundary reduces potential for further sprawl.	Part Green Belt site/part existing UDP employment allocation. Development of the site would extend the settlement to the east and north. Development would need to consider the listed building on site which is paramount to any scheme.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.
N/A	314	Haigh Moor Road - Boyle Hall, WA	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for health, community participation, local distinctiveness and landscape (TPOs).	N/A	Site within the existing settlement. Significant tree cover including Tree Preservation Orders (TPOs) on site surrounding the main building which is listed. Highway concerns re poor visibility at access.	Although majority of SA scores are neutral, the site was not allocated due to highways concerns about the access and any mitigation measures having a negative impact on the setting of a Listed Building and the removal of trees with TPOs.
N/A	343	Gelderd Road (off), Gildersome	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment, economic growth and land stability. Land stability can be mitigated by local plan policies.	N/A	Existing employment area. Site has planning permission and work has started with one of the 4 proposed new units now erected.	N/A
N/A	1018A	Topcliffe Lane (land at), and Capitol Park (north of) LS27	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for education, health and land stability.	Beck separates site from residential area creating a strong defensible boundary. Performs an important role in safeguarding the countryside from encroachment, and development may lead to further sprawl.	Green Belt site. Steep sloping site down to beck which provides strong defensible boundary to existing residential area. Performs an important role in safeguarding the countryside from encroachment, and development may lead to further sprawl. Significant tree coverage on northern boundary, with well used public right of way bordering the site.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1018B	Topcliffe Lane (land at), and Capitol Park (north of) LS27	Housing	The site has neutral effects for a number of the SA objectives. Site scores negatively in SA objectives for employment, economic growth, education, health, community cohesion and local distinctiveness. Positive effects include green space and flood risk.	Site is isolated from main urban area and relates poorly. Existing employment sites to the south contain the development reducing potential for further sprawl. Site performs important role in safeguarding countryside.	Green Belt site. Existing employment sites to the south contains the development reducing potential for further sprawl. Site is separated by steep gully and beck (site A) from residential area, with much better connection to existing Capitol Park business park. More appropriate for employment use (allocated as EG2-19).	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is a proposed employment allocation.
N/A	1043	Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ	Housing	Majority of SA scores are either neutral or positive. Negative effects include air pollution, biodiversity/geology and land stability. Negative SA impacts can be mitigated through local plan policies and site requirements.	The site doesn't relate well to the existing linear form of the settlement of Robin Hood and would constitute significant encroachment into the countryside. The site rests within a strategically important strip of green belt which defines the western edge of Robin Hood and performs an important buffer function. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood.	Green Belt site. The whole site is woodland and protected by Tree Preservation Orders. The site is designated as greenspace in the Site Allocations Plan. The site is sloping and has significant constraints. In terms of Green Belt function the site doesn't relate well to the existing linear form of the settlement of Robin Hood and would constitute significant encroachment into the countryside. The site rests within a strategically important strip of Green Belt which defines the western edge of Robin Hood and performs an important buffer function. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood from sites to the north and south.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is designated as greenspace.
N/A	1064B	Bruntcliffe Road and Scott lane, Morley Leeds LS27	Housing	The site has neutral and negative effects for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Negative SA impacts can be mitigated through local plan policies and site requirements.	N/A	This site is part of a recent planning permission (12/01332/OT) for residential development and is allocated for housing as part of allocation HG1-370 and HG1 -371.	N/A
N/A	1066	Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for health and land stability (which can be mitigated through local plan policies).	There is no defensible boundary to the east. Whilst the site is contained by the motorway to the south development would represent an incursion into the strategic greenbelt reason between Kirklees and Wakefield.	Green Belt Site. There is no defensible boundary to the east. Whilst the site is contained by the motorway to the south development would represent an incursion into the strategic greenbelt gap between Kirklees and Leeds.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1067A	Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3	Housing	Majority of the SA scores are negative or neutral. Negative effects include biodiversity/geology, land stability and local distinctiveness and a number reflect the accessibility of the site. Biodiversity / geology and land stability can be mitigated by site requirements and local plan policies.	Site is isolated from settlement and development would have a high potential to lead to further sprawl.	Green Belt site. The original SHLAA submission has been split in two. Site A is isolated and unrelated to settlement and would result in a significant encroachment into the Green Belt which could set a precedent for further unrestricted sprawl.	N/A
N/A	1067B	Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3	Housing	Majority of SA scores are neutral or positive. Site scores negatively in SA objectives for health, biodiversity/geology and land stability. Biodiversity/geology and land stability negative impacts can be mitigated through site requirements and local plan policies.	Development would lead to physical connection of settlements and further sprawl.	Green Belt site. The original SHLAA submission has been split in two with part B to the north. Development would lead to further sprawl. Highways concerns re suitable access.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.
N/A	1068	Stoney Lane, East Ardsley, Wakefield WF3	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for health, biodiversity/geology, air pollution and land stability. SA impacts can be mitigated through local plan policies and site requirements.	Site is well contained by roads on either side. Close to motorway and consequently relates poorly to settlement.	Green Belt site. The site backs onto the motorway interchange roundabout, the slip road makes up the southern boundary. The site currently acts as a good buffer between the motorway and residential development. Highways concerns - no suitable access.	Whilst the site scores mainly neutral in SA scores, the site was not allocated as there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.
N/A	1069	Manor Farm, East Ardsley WF3	Housing	Majority of SA scores are negative or neutral. Site scores negatively in SA objectives for employment, economic growth, health, biodiversity/geology and land stability. Biodiversity/geology and land stability can be mitigated by site requirements and local plan policies.	Site has strong links to settlement and is well contained by tree lined boundaries and plays an important role in reducing the potential for further sprawl.	Green Belt site which plays an important role in reducing the potential for further sprawl. Highways concerns re access.	N/A
N/A	1072	Dewsbury Road, Woodkirk WF12	Housing	Majority of SA scores are either positive or neutral. Negative effects include health, greenspace, waste and minerals resources.	Site relates well to settlement. Natural boundaries to the rear contain the site reducing the potential for further sprawl.	Green Belt site. Development would represent a significant incursion into Green Belt to the West of the A653 and could set a precedent for further sprawl.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1096	Snittles Farm, New Village Way, Churwell LS27	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for education, flood risk and air pollution. Negative SA impacts can be mitigated through local plan policies and site requirements.	N/A	Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. Potential noise constraints from the motorway.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation due to noise constraints and there are sequentially preferable sites available within the HMCA..
N/A	1099A	Hepworth Avenue (land at), Churwell LS27	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for biodiversity/geology, air pollution and land stability. Negative SA impacts can be mitigated through local plan policies and site requirements.	N/A	Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. Steeply sloping site. Potential noise constraints from motorway.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because due to noise constraints and there are sequentially preferable sites available within the HMCA.
N/A	1099B	Hepworth Avenue (land at), Churwell LS27	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for education, flood risk, biodiversity/geology, air pollution and land stability.	N/A	Site is not within Green Belt but contained by the motorway to the northwestern boundary and residential to the south east. Sloping site. Potential noise constraints from motorway.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation due to noise constraints and there are sequentially preferable sites available within the HMCA.
N/A	1112	Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome	Housing	Site scores negatively in SA objectives for employment, economic growth, biodiversity/geology, health, air pollution and land stability. Biodiversity/geology, air pollution and land stability negative SA impacts can be mitigated through local plan policies and site requirements.	N/A	The site is a significant portion of a larger strategic employment allocation which is well located for this use.	N/A
N/A	1135	Dewsbury Road - former Woodkirk Station, Woodkirk WF3	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for health, biodiversity/geology, waste and minerals resources.	Site doesn't relate well to settlement. Would constitute ribbon development with high potential for further sprawl.	Green Belt site. Site is raised above surrounding development, steeply sloping and does not relate well to the existing settlement form. Development would result in linear development and set a precedent for further sprawl into Green Belt.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites within the HMCA in terms of the impact on the green belt and the settlement hierarchy.
N/A	1143A	Old Thorpe Lane (land at), Tingley WF3	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment, economic growth, air pollution and land stability. Air pollution and land stability can be mitigated through local plan policies.	Would constitute ribbon development. Site does not relate well to settlement but is well contained reducing the potential for further sprawl.	Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site A is the most northern part and extends up to the boundary with the motorway. It is not as well related to the existing settlement and its release would result in a ribbon development.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites within the HMCA in terms of the impact on the green belt and the settlement hierarchy.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1143C	Old Thorpe Lane (land at), Tingley WF3	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives including education, health, Culture/leisure/recreation (reflecting existing designated playing pitch), community cohesion and land stability.	Well contained site with strong links to settlement.	Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site C is an existing playing pitch and designated as green space on the Site Allocations Plan.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is an existing playing pitch which has been designated for greenspace.
N/A	1143E	Old Thorpe Lane (land at), Tingley WF3	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for education, health, culture/leisure/recreation and community cohesion.	Strong links to settlement, fairly well contained by motorway to north.	Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site E is currently in use as a football ground and is designated as green space on the Site Allocations Plan.	Whilst the site scores neutral in most SA scores, the site is not proposed for allocation because the site which is an existing football ground has been designated for greenspace.
N/A	1143F	Old Thorpe Lane (land at), Tingley WF3	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for education, health and air pollution. Negative air pollution SA impacts can be mitigated through local plan policies.	Well contained site with good links to settlement.	Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site F is the most eastern part of the site. Whilst contained by development to the south and the motorway, the site only has a small road frontage with the majority of the site set behind existing properties. Development would represent a significant incursion into Green Belt to the East of West Ardsley.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.
N/A	1166	Horsfall Street (land at), Churwell, Morley LS27	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives air pollution and land stability which can be mitigated against through local plan policies.	N/A	Triangular piece of land behind existing residential properties. No suitable access into site.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there is no suitable access into the site.
N/A	1171A	Whitehall Road (south of) - Harpers Farm	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include waste and land stability.	Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development on along road frontage.	Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development along road frontage.	Whilst the site scores mainly neutral or positive in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1200B	Highfield Drive/Harthill Lane (land off), Gildersome LS27	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives including biodiversity/geology and land stability which can be mitigated by local plan policies and site requirements.	Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.	Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.
N/A	1205	Mill Lane (land off), East Ardsley WF3	Housing	Majority of SA scores are neutral. Negative effects include employment, economic growth, health, community participation and waste.	Housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern at the back of an industrial mill.	Green Belt site. The site was incorrectly shown as a sieved out Minerals safeguarded site at Issues and Options stage. The site is allocated as a safeguarded waste site in the adopted Natural Resources and Waste DPD. In addition to this it is not considered suitable for housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern at the back of an industrial mill.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is a designated waste site in the NRW DPD.
N/A	1207	Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11	Housing	Majority of SA scores are either positive or neutral. Site scores negatively in SA objectives including employment, economic growth, flood risk and land stability. Negative SA impacts can be mitigated through local plan policies and site requirements.	N/A	The site is within an employment area and it is considered that the site should be retained for future employment use.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is considered that the site should be retained for future employment use.
N/A	1208	White Rose Shopping , Dewsbury Road LS11	Housing	Majority of SA scores are either positive or neutral. Site scores negatively in SA objectives including employment, economic growth, health, flood risk and land stability.	N/A	In current retail use (White Rose Centre)	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is currently in retail use and not available for residential.
N/A	1209	Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11	Housing	Majority of SA scores are either positive or neutral. Site scores negatively in SA objectives including employment, economic growth, health, community cohesion, flood risk, local distinctiveness and land stability. Negative employment and economic scores are a result of its current use as employment.	Not connected to urban area, would result in an isolated development. Contained to the east by the motorway but would reduce the green belt gap between Morley and Middleton.	Green Belt site. The site is isolated from the existing built area, and by itself would represent a significant incursion into Green Belt unrelated to the existing settlement form. Development here would significantly reduce the Green Belt gap between Morley and Middleton.	N/A

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1220B	Churwell (land to the east of) LS27	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives including community cohesion, land stability and local distinctiveness. Land stability issues can be mitigated through local plan policies.	Isolated from urban area. Relates poorly to settlement and would set precedent for further sprawl.	Green Belt site. Development of the site would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.
N/A	1229	Churwell (land at) - north of Ibbetson Oval and adjacent to M621	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives including air pollution and land stability. Negative land stability impacts can be mitigated through local plan policies.	N/A	Whilst not within the Green Belt, the site is set behind existing residential development and is adjacent to an area of woodland and recreation maintained by Parks and Countryside. No direct access.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there is no highways access to the site.
N/A	1260A	Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA	Housing	The site has neutral or negative effects for the majority of SA objectives. Negative effects include land stability, greenspace and biodiversity/geology. A number of the negative effects reflect the accessibility of the site.	The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley road on the NE boundary forms a defensible greenbelt boundary.	Green Belt site. The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley Road on the NE boundary forms a defensible greenbelt boundary. Highway concerns re accessibility.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.
N/A	1260B	Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA	Housing	Majority of SA scores are either neutral or negative. Negative effects include biodiversity / geology, land stability, landscape and local distinctiveness. A number of the negative effects reflect the accessibility of the site.	The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley road on the NE boundary forms a defensible greenbelt boundary.	Green Belt site. The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility. The site has been split and this site B forms the larger of the two sites.	N/A
N/A	1266	Wakefield Road (land at), Drighlington	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for community participation, greenspace and land stability (which can be mitigated against through local plan policies).	Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.	Green Belt site. Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the settlement hierarchy.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1274	East Ardsley (land north of) WF3	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in SA objectives for employment, economic growth, community participation, land stability and local distinctiveness. land stability impacts can be mitigated through local plan policies.	Potential for limited further sprawl but beyond this is contained by road. Provides access to countryside.	Green Belt site. Highway concerns re accessibility and access provision. Development would represent a significant incursion into the Green Belt.	N/A
N/A	1275A	Wide Lane (land north of), Morley	Housing	Majority of SA scores are either neutral or positive. Negative effects include health and land stability.	Strong links to urban area. Fairly well contained, could only sprawl into site 1275B. Could partially round off settlement with neighbouring site 1279 to south.	Green Belt site. The site extends to the east of Morley and has been split into two sections. Site A adjoins the urban area and extends beyond the existing settlement. Development could set a precedent for further sprawl.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt
N/A	1275B	Wide Lane (land north of), Morley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for health, community cohesion and land stability. Negative land stability impacts can be mitigated through local plan policies.	Well contained by motorway, however, would reduce green belt separation between Morley and Middleton.	Green Belt site. The site extends to the east of Morley and has been split into two sections. Site B is the eastern section of site 1275 and provides important separation between settlements.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt.
N/A	1279	Wide Lane - Owers Farm Extension, Morley	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for health, biodiversity/geology, flood risk and land stability. Biodiversity/geology and land stability negative SA impacts can be mitigated through local plan policies.	Would need to be developed alongside site to west to link to settlement. Limited potential for sprawl as the site is contained by highway network.	Green Belt site. Development would lead to coalescence of settlements of Morley and Middleton.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt.
N/A	1280	Station Road (land at), Morley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objective for culture/leisure/recreation due to its current use as greenspace.	N/A	The site is designated as green space on the Site Allocations Plan.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is designated as greenspace.
N/A	1283	Lane Side Farm Extension, Morley	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for community cohesion, land stability and local distinctiveness. Negative land stability impacts can be mitigated through local plan policies.	Large site, would reduce green belt separation of settlements. Isolated from built up area, relates poorly.	Green Belt site. Site falls away steeply down to a railway cutting. Highways concerns re access. Development would represent a major incursion into the Green Belt gap separating Morley and Middleton, contrary to one of the purposes of Green Belts in preventing coalescence of settlements.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1284B	Albert Drive - Low Moor Farm Extension, Morley	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in SA objectives for health, community cohesion, biodiversity/geology, land stability and local distinctiveness. Negative land stability and biodiversity/geology impacts can be mitigated through local plan policies and site requirements.	Not connected to urban area, relates poorly to settlement. Would reduce green belt separation between Morley and Middleton.	Green Belt site. The site is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, reducing the gap between Morley and Middleton.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt.
N/A	1325	Dewsbury Road (501) LS11 5LL	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment, economic growth and land stability. Negative land stability impacts can be mitigated through local plan policies.	N/A	The site is located within an existing employment area and is considered more appropriate for employment use.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is considered more appropriate for employment use.
N/A	1332	Adwalton - Penfields, Drighlington	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in SA objectives for education, culture/leisure/recreation, community cohesion, community participation, greenspace, greenhouse emissions and land stability. Negative land stability impacts can be mitigated through local plan policies.	Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary.	Green Belt site. Highways concerns re poor accessibility and limited access provision. Development would represent a significant incursion into Green Belt to the south of Drighlington.	N/A
N/A	1334	Pitty Close Farm, Drighlington BD11	Housing	Majority of SA scores are either neutral or negative. Majority of SA scores are either neutral or negative. Site scores negatively in SA objectives for health, culture/leisure/recreation, community cohesion, greenhouse emissions, transport network, local needs met locally and land stability. Negative land stability impacts can be mitigated through local plan policies.	The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl.	Green Belt site. The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl. Poor site access.	N/A
N/A	2037	Fall Lane, East Ardsley	Housing	N/A	N/A	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.	N/A

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2095	Stank Hall Barn, Beeston LS11	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for health, biodiversity/geology, flood risk (only a small part of the site), land stability and local distinctiveness. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	Isolated site that doesn't connect to urban area. Site will reduce gap between settlements but is contained by road and railway line which reduces potential for sprawl. Listed building on site.	Green Belt site, ancient monument and conservation area status covers much of the site. A small element of the site is 3ai (high) flood risk. The site is isolated and is identified as green infrastructure in the Core Strategy. Development would represent a finger incursion into Green Belt, unrelated to the existing settlement form.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because of the impact on the greenbelt and the impact on an ancient monument and conservation area.
N/A	2096	West Wood Road, Middleton LS10	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for culture/leisure/recreation, biodiversity/geology, flood risk and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	Isolated site set between Morley and Middleton. Potential for further sprawl and would reduce the gap between the settlements.	Green Belt site, between Morley and Middleton. Separated from the urban area with no connections to either settlement (Morley or Middleton). The land is steeply sloping. Release of the site would represent an island of development in the Green Belt gap between Morley and Middleton, totally unrelated to the existing settlement.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because of the impact on the greenbelt and is totally unrelated to the existing settlement.
N/A	2098B	Sissons Farm, Middleton LS10	Housing	The majority of the SA scores are neutral. Site scores negatively in SA objectives for health, culture/leisure/recreation, biodiversity/geology and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	Majority of site isolated from main urban area. Development would be contained by railway line eliminating potential for further sprawl. However, site would impact on countryside and reduce the separation between settlements.	Green Belt site. Original SHLAA submission split into 3. Site B has substantial tree cover and part is situated between the existing and disused railway embankments, making development very difficult.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt.
N/A	2099	Dunningley Hill, Tingley WF3	Housing	Majority of SA scores are either neutral or negative. Negative effects include biodiversity/geology and landscape. A number of the negative effects reflect the accessibility of the site. Biodiversity / geology can be mitigated by site requirement.	Isolated site that does not link to the urban area. High potential for further sprawl to east which reduce separation of settlements.	Green Belt site. The site is separated from the urban area by Green Belt and the motorway. Release of the site would result in an isolated island of development, unrelated to the existing settlement. The site is covered by dense woodland. Highway concerns re accessibility and poor access options.	
N/A	2100B	Throstle Lane Playing Fields, Middleton LS10	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for culture/leisure/recreation.	N/A	The site is within the urban area, but is designated as green space on the Site Allocations Plan.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is designated as greenspace.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2104	Leeds Road, Lofthouse WF3	Housing	The site scores neutral or positive for most SA objectives, although negatives include health, biodiversity/geology, flood risk (although this only affects a very small part of the site, and so could be mitigated through site requirements and local plan policies) and air pollution.	Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in sprawl into the Green Belt.	Green Belt site. Development of the site would result in the loss of a strong defensible boundary - a former railway line. If breached there is a risk this could set a precedent for sprawl. Part of the site is designated a Local Nature Area in the UDP.	N/A
N/A	2114	Gelderd Road, Wortley LS12	Housing	Majority of SA scores are either neutral or negative. Negative effects include biodiversity/geology, waste and land stability. A number of the negative effects reflect the accessibility of the site. Negative biodiversity/geology, waste and land stability can be mitigated through site requirements and local plan policies.	Green Belt site, not well related to the existing settlement, with no defensible boundary.	Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.	N/A
N/A	2155	Ardley Common (south of)	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment, economic growth, culture/leisure/recreation and land stability. Negative land stability impacts can be mitigated through local plan policies.	Well contained to the north. Strong links to settlement if developed with site to south (1274).	Green Belt site. Highway concerns re accessibility and access provision. Development would represent a significant incursion into the Green Belt.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	2159	Whitehall Road, Craven Park, Farnley	Housing	The site scores mainly neutral for the majority of SA objectives, with an equal number of positive and negative scores for remaining objectives. Negative scores include land stability and accessibility to education. Positive scores include flood risk and greenspace.	Isolated site that relates poorly to the built up area. Development would reduce separation between settlements. High potential for further sprawl.	Green Belt site. Isolated site unconnected to the built up area and development could set a precedent for further unrestricted sprawl into the Green Belt. Development would represent an incursion into the Green Belt gap.	Whilst the site scores mainly neutrally in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	2164	Broad Oaks Farm, Churwell	Housing	Majority of SA scores are either neutral or negative. Negative effects include land stability. A number of the negative effects reflect the accessibility of the site. Negative land stability impacts can be mitigated through local plan policies.	Site relates poorly to settlement. Contained to the east by the railway but high chance of further sprawl to north and south. Would reduce green belt separation between settlements.	Green Belt site. By itself the site is isolated and unrelated to the existing settlement. Development would represent a significant incursion into the Green Belt gap between Morley and Middleton, setting a precedent for further sprawl. Highway concerns re access - no access to adopted highway.	

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3007	Land At M621 Junction 27 And Wakefield Road Gildersome Leeds	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment, economic growth, air pollution and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative employment and economic scores are a result of its UDP allocation as employment land.	N/A	Site is well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because its current UDP employment allocation has been retained.
N/A	3056	Wood Lane, Farnley	Housing	Majority of SA scores are either neutral or negative. Negative effects include land stability and a number reflect the accessibility of the site. Negative land stability impacts can be mitigated through local plan policies.	Green Belt site with potential to lead to unrestricted sprawl unless linked to delivery of adjoining sites 1171B, 2078 and 4029.	Green Belt site. Development has the potential to lead to unrestricted sprawl.	N/A
N/A	3057	Cottingley Springs, Gelderd Road	Housing	Majority of SA scores are either neutral or negative. Negative effects include biodiversity/geology and land stability and a number reflect the accessibility of the site. Biodiversity/geology impacts and land stability can be mitigated through site requirements and local plan policies.	Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses.	Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses. Highways concerns re accessibility.	N/A
N/A	3058	Land North of Dean Beck (Including Cottingley Springs) Gildersome	Housing	Majority of SA scores are either neutral or negative. Negative effects include biodiversity/geology and land stability and a number reflect the accessibility of the site. Biodiversity / geology and land stability can be mitigated through site requirements and local plan policies.	The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Significant Green Belt incursion.	Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Development would represent a significant incursion into Green Belt. Highways concerns re impact on A62/A6120 junction.	N/A
N/A	3059	Land between Gelderd and M621 Wortley	Housing	Majority of SA scores are either neutral or negative. Negative effects include biodiversity/geology, flood risk, air quality and land stability and a number reflect the accessibility of the site. Biodiversity / geology and land stability can be mitigated through site requirements and local plan policies.	The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.	Green Belt site. The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.	N/A

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3060B	Gelderd Road/M621, Gildersome	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in SA objectives for culture/leisure/recreation, community cohesion, biodiversity/geology, greenhouse emissions, flood risk, local needs met locally, air pollution, land stability and local distinctiveness.	The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns re cumulative impact on the A62 and A62/A6120 junction.	Green Belt site. The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns re cumulative impact on the A62 and A62/ A6120 junction.	N/A
N/A	3061	Cricket Hill Brow, Gelderd Road, Gildersome	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for transport network and land stability. Negative land stability impacts can be mitigated through local plan policies.	Development would not be well related to the existing settlement form and could set a precedent for further sprawl.	Green Belt site. Development would not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	3062	Harthill Rise, Gildersome	Housing	Majority of SA scores are either neutral or positive. Negative effects include land stability which can be mitigated through local plan policies.	The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl.	Green Belt site. The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and the lack of highways access to the site.
N/A	3063	Land north of Harthill Lane, Gildersome	Housing	Majority of SA scores are either neutral or positive. Negative effects include land stability and landscape which can be mitigated through local plan policies.	No existing defensible boundaries and development could set a precedent for further unrestricted sprawl.	Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3068	Valley Road, Morley	Housing	The majority of SA scores are neutral. Negative effects include health, community cohesion and land stability. Land stability impacts can be mitigated through local plan policies.	Small site that is isolated from urban area. Contained to south by railway but potential for further sprawl to the north. Relates poorly to settlement.	Green Belt site. The site is isolated with no road access, and totally unrelated to the existing urban area. The land falls away towards the railway. Development of this site in isolation would result in an island of development surrounded by Green Belt, within the gap between the settlements of Morley and Middleton.	N/A
N/A	3069	Wide Lane/Dewsbury Road, Morley	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for health, biodiversity/geology, flood risk and land stability. Negative land stability impacts can be mitigated through local plan policies.	Isolated site set away from urban area. Contained to the east by motorway, however, development up to this point would reduce the separation between Morley and Middleton.	Green Belt site. The site is to the East of Morley along Wide Lane and being the furthest from the urban area release of this site alone would result in an isolated development within the Green Belt gap between Morley and Middleton.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt.
N/A	3075	Whiteways, Thorpe Lane, Middleton	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment, economic growth, biodiversity/geology and land stability. Negative land stability and biodiversity/geology can be mitigated through local plan policies and site requirements.	Existing employment site that is set to the south of the main road, a defensible boundary to the settlement pattern and development of the site would extend the existing built up area to the south..	Green Belt site. Site is currently in use as a scrap yard. Site would require remedial work before any alternative use could be considered. In Green Belt terms the site does not relate particularly well to the existing settlement pattern and development of the site would extend the existing built up urban area to the south.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt.
N/A	3077A	Bulls Head Inn, Dewsbury Road	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives health, culture/leisure/recreation and biodiversity/geology. Negative biodiversity/geology impacts can be mitigated through site requirements.	Site does not relate well to settlement. Potential for urban sprawl and no defensible green belt boundary.	Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site A is set behind the neighbouring residential properties, and there are open fields beyond the site's boundary. Site does not relate well to settlement. Potential for unrestricted urban sprawl and no defensible Green Belt boundary.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	3077B	Bulls Head Inn, Dewsbury Road	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives health, culture/leisure/recreation and biodiversity/geology and waste. Negative biodiversity/geology impacts can be mitigated through site requirements.	Relates poorly to settlement, this section of the site is to the south of the beck, no defensible boundary to south which could lead to further sprawl.	Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site B is unrelated to the existing settlement. The site slopes steeply towards the beck making any development difficult. Development would set a precedent for further encroachment or sprawl.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3078A	Upper Green Farm, Syke Road Tingley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives health, culture/leisure/recreation, land stability and biodiversity/geology and waste. Negative biodiversity/geology impacts can be mitigated through site requirements. Negative land stability impacts can be mitigated through local plan policies.	Strong links to settlement. Development would partially round off built up area, but there is no defensible boundary to the south.	Whilst at Issues and Options, site A was considered to constitute a partial 'rounding off' of the settlement, development of this site would represent an incursion into the strategic Green Belt gap between Leeds and Kirklees and there are other more suitable Green Belt alternatives.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	3078B	Hey Beck Lane, Wakefield	Housing	The site has a mixture of positive, neutral and negative SA scores. Site scores negatively in SA objectives for health, culture/leisure/recreation, community cohesion, biodiversity/geology, land stability and local distinctiveness. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	Church / cemetery on site, development would impact on character of the area. Large site that relates poorly to settlement. High potential for further sprawl.	Green Belt site. SHLAA 3078 has been split into A and B. Site B has poorly defined boundaries and includes roads, dwellings, a sports club and St Marys Church and cemetery. The site relates poorly to the settlement and development would result in a significant incursion into Green Belt, in the strategic gap between Leeds and Kirklees.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	3120	Dewsbury Road, Morley	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for health, flood risk and land stability. Negative land stability impacts can be mitigated through local plan policies.	Site relates poorly to settlement. Development would reduce separation between Morley and Middleton. Road to east contains site but limited scope for further sprawl to north and south.	Green Belt site. The north western side of the site is separated from the existing residential area by a steep cutting with a small beck flowing through. The eastern side of the site is dominated by employment uses. The north eastern boundary is tree lined. Development would represent a significant incursion into Green Belt and set a precedent for further sprawl.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	3161	Acre Mount, Middleton	Housing	N/A	N/A	Site is changed from identified to not allocated - the majority of the site is to be used for a new school.	The site is required for school use.
N/A	3189	Bridge Street, Morley	Housing	Majority of SA scores are positive or neutral. Negative effects for landscape.	N/A	Site falls below the threshold for allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site falls below the threshold for allocation.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3311	Land at off Gascoigne Road	Housing	majority of SA scores are neutral. . Site scores negatively in SA objectives for health, air pollution and land stability. Air pollution and land stability can be mitigated through local plan policies.	Site has a high potential to lead to unrestricted sprawl. Whilst the site is restricted to the north by the M62 motorway, the site could lead to further sprawl to Bowling Beck, south of the site.	Not within Core Strategy settlement hierarchy and any development would result in a significant incursion into the greenbelt that would result in a significant risk of unrestricted sprawl.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	3313	Batley Road	Housing	N/A	N/A	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.	N/A
N/A	3320	Land off Middleton Lane, LS10 4GY	Housing	Majority of SA scores are negative. Negative effects include biodiversity/geology, land stability and a number reflect the accessibility of the site.	Large site that relates poorly to settlement. Contained to the north by trees but would reduce separation between settlement and Middleton, potential for additional sprawl to east and west.	Green Belt site. The site is unrelated to the settlement. Development would represent a significant incursion into Green Belt of a scale out of keeping with Thorpe on the Hill to the south, and would set a precedent for further unrestricted sprawl.	N/A
N/A	3372	Baghill Road, West Ardsley, Morley	Housing	Majority of SA scores are either neutral or positive. Has a negative SA score for land stability which can be mitigated through local plan policies.	N/A	Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because development would affect the open character of this part of the wider UDP N11 designation and there are sequentially preferable sites within the HMCA.
N/A	3373B	Haigh Wood, Ardsley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for biodiversity/geology and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site B is the central valley. It is important that the openness of the central valley is protected and retained as an attractive local resource. The valley is popular among walkers and cyclists and offers impressive open views.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because its designated as N11 land and it is important that the openness of the central valley is protected and retained as an attractive local resource. There are sequentially preferable sites within the HMCA.
N/A	3383	Howden Clough Road, Leeds	Housing	N/A	N/A	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.	N/A

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3387	Geldered Road, Asquith Avenue, Gildersome, Leeds	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment, economic growth, biodiversity/geology and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	The site is within the urban area, within an established employment area. It is therefore considered suitable for employment rather than residential use.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is considered more suitable as an employment allocation.
N/A	3397	116 Old Lane, Leeds	Housing	Majority of SA scores are either neutral or positive. Negative effects for employment and economic growth.	N/A	Within the urban area. Approved application for foodstore. The site is between a foodstore and employment uses and would therefore be most appropriate for employment use. Highway concerns re residential access through private industrial road. (Also see CF5M023)	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site has approval for a foodstore.
N/A	3456B	Land off Haigh Moor Road	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objective for biodiversity/geology which can be mitigated through site requirements.	The site borders the reservoir and it is considered important to protect the openness between the built up area and reservoir.	Green Belt site. The site borders the reservoir and it is considered important to protect the openness between the built up area and reservoir. The path around the reservoir is well used.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA and site borders the reservoir and it is considered important to protect the openness between the built up area and reservoir.
N/A	3458	Wood End Farm, South of Whitehall Road, Farnley	Housing	The site scores neutral or positive for the majority of SA objectives, although negative scores include land stability, which could be mitigated through local plan policies, and local distinctiveness.	The site would result in a significant incursion into the greenbelt, and could lead to potential urban sprawl to the east, west and south of the site. The site only shares a small amount of its boundary with developed land and any development on this site would lead to a relatively isolated development.	Not within Core Strategy settlement hierarchy and therefore the location does not align with the spatial development strategy. Any development would lead to a high potential of urban sprawl to the east, west and south of the site.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	3467	Bruntcliffe Road	Housing	Majority of SA scores are either neutral or positive.	N/A	Site within the urban area. Development would be impractical as access through site is required for the covered reservoir.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because of highway access constraints in relation to covered reservoir.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4029	Ravells Works, Whitehall Road	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in SA objectives for employment, economic growth, health, culture/leisure/recreation, community cohesion, waste and local distinctiveness.	Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.	Green Belt site. The site is in existing employment use, so is not considered to be suitable for residential development.	N/A
N/A	4033	Throstle Crescent, Middleton	Housing	N/A	N/A	Site falls below the size threshold for allocation.	N/A
N/A	4054	Peel Street Centre	Housing	N/A	N/A	Site falls below the size threshold for allocation.	N/A
N/A	4175	Beeston Park Ring Road, Beeston	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objective for land stability which can be mitigated through local plan policies.	N/A	Designated greenspace on the Site Allocations Plan providing landscape setting and amenity value for adjoining area.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is designated as greenspace.
N/A	4205	Howley Hall Farm, Scotchman Lane, Morley	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in SA objectives for , culture/leisure/recreation, community participation, biodiversity/geology, greenhouse emissions and local needs met locally. Negative biodiversity/geology impacts can be mitigated through site requirements.	Green Belt site. This site represents a major incursion into the Green Belt. The site is isolated and unrelated to surrounding settlements.	Green Belt site. This site represents a major incursion into the Green Belt. The site is isolated and unrelated to surrounding settlements. The presence of a railway ventilation shaft on the site presents an additional constraint to development.	N/A
N/A	4206	Land off Asquith Ave, Morley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for biodiversity/geology, air pollution and land stability. Negative land stability and air pollution impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	The site is an isolated location not connected to the existing built up area and has poorly defined boundaries. Development of the site would lead to unrestricted urban sprawl.	Green Belt site. The site is an isolated location not connected to the existing built up area and has poorly defined boundaries. Development of the site would lead to unrestricted urban sprawl	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt.
N/A	4208	Daisy Hill Avenue, Morley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objective for land stability. Negative land stability impacts can be mitigated through local plan policies.	The site has poorly defined boundaries and would create an irregular green belt boundary. The land juts out into the green belt. Even when combined with adjoining sites 1282 and 1283 it does not create a logical site or green belt boundary.	Green Belt site. The site has poorly defined boundaries. The development of this site would lead to unrestricted sprawl further into the Green Belt.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is designated as greenspace.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4209	Land off A650 Drighlington bypass	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for air pollution, HSE major hazard zone and land stability. Negative SA impacts can be mitigated through local plan policies.	Green Belt site. The development of this site would lead to an isolated development contained by the road network. Development would impact on the openness of the Green Belt.	Green belt site. Whilst the site is contained on either side by the motorway network, development would represent an incursion into the strategic Green Belt gap between Leeds and its neighbouring authority Kirklees.	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	4252	Sherwood Industrial Estate	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for employment, economic growth, health and biodiversity/geology. Negative biodiversity/geology impacts can be mitigated through site requirements.	No adverse impact.	In existing employment use, so not considered suitable for residential use.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is in existing employment use, so not considered suitable for residential use.
N/A	4256	Sharp House Road, Belle Isle	Housing	Majority of SA scores are either neutral or negative. Negative effects include biodiversity / geology and a number reflect the accessibility of the site. Negative biodiversity/geology impacts can be mitigated through site requirements.	This site would lessen the green belt between Belle Isle and Robin Hood. Leading to unrestricted urban sprawl.	Green Belt site. Development would lead to unrestricted urban sprawl and an incursion into the Green Belt between Belle Isle and Robin Hood.	N/A
N/A	5000	Healey Croft Lane, East Ardsley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for community participation and land stability. Negative land stability impacts can be mitigated through local plan policies.	It would compromise the openness and permanence of the Green Belt leading to unrestricted sprawl and settlement coalescence.	Green Belt site. Development of this site would compromise the openness and permanence of the Green Belt leading to unrestricted sprawl.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	5008	Westland Road	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for biodiversity/geology and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	Site has become EG2-26.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation residential use as it is considered more suitable as an employment allocation.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5143	Mushroom Farm Old Lane Drighlington	Housing	Majority of SA scores are neutral. Site scores negatively in SA scores for greenspace and land stability. Negative land stability impacts can be mitigated through local plan policies.	The site is separate from the existing Green Belt boundary of Drighlington and as such would be an isolated site in the Green Belt. This could lead to unrestricted urban sprawl and would create an illogical GB boundary.	Not within Core Strategy settlement hierarchy and the site is separate from the existing Green Belt boundary of Drighlington and as such would be an isolated site in the Green Belt. This could lead to unrestricted urban sprawl and would create an illogical GB boundary.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	5261	Land adjacent to Thorpe Hall, Thorpe Lower lane, Thorpe - on -the Hill	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objective for waste.	Large listed building found to the north of the site, but the effect on this site could be mitigated using appropriate design. Development of the site could lead to a high potential of unrestricted sprawl to the north and east of the site.	Sot in settlement hierarchy. Green Belt site. Development would represent a significant incursion into Green Belt and could set a precedent for further sprawl.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt.
N/A	5288	Dewsbury Road, WoodKirk	Housing	Majority of SA scores are either neutral or negative. Site scores negatively in SA objectives for health, greenspace, waste and minerals resources.	Development would represent a significant incursion into Green Belt to the West of the A653 and could set a precedent for further sprawl.	Development would represent a significant incursion into Green Belt to the West of the A653 and could set a precedent for further sprawl.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	5291	Land between Old Lane and Whitehall Road, Drighlington	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for greenspace and land stability. Negative land stability impacts can be mitigated through local plan policies.	N/A	The site is not within the Core Strategy settlement hierarchy and therefore would have been sieved out at Issues and Options as Green Belt. Discounted site 5143 forms half of the site, which was discounted at the Issues and Options stage for the reasons stated above.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.
N/A	5306	Land off Sharp Lane, Robin Hood	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for air pollution and land stability. Negative air pollution impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	The site rests within a strategically important strip of green belt which defines the western edge of Robin Hood and performs an important buffer function. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood.	The site rests within a strategically important strip of green belt which defines the western edge of Robin Hood and performs an important buffer function. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because there are more sequentially preferable sites available from alternative sites within the HMCA in terms of the impact on the greenbelt and their location within the settlement hierarchy.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5313	Baghill Road, West Ardsley	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for biodiversity/geology and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation. There are also significant issues with highway access to the site.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because development would affect the open character of this part of the wider UDP N11 designation.
N/A	5315	Land on Thorpe Lower Lane and Lingwell Gate Lane, Thorpe on the Hill	Housing	Majority of SA scores are neutral. Site scores negatively in SA objectives for community cohesion, transport network, waste and land stability.	N/A	Vacant site consisting of a large area of brownfield land. Site is immediately bordered by agricultural land (Green Belt) to the east and north, recent housing development to the south, and general employment use to the west opposite to Lingwell Gate Lane. The western part of the site has previous waste use and is a current Safeguarded Waste site. The eastern part of the site is currently in the UDP Green Belt. Given that the western part is safeguarded for waste use, residential development on the eastern part would not be compatible. See response to EG2-21 and xEG1-61. Assessment summary	Whilst the site scores relatively neutral in SA terms, the site is not proposed for allocation because it is a designated waste site in the Natural Resources and Waste DPD.
N/A	5321	Asquith Avenue, Gildersome	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objective for land stability. Negative land stability impacts can be mitigated through local plan policies.	N/A	Greenfield site bordered by general employment, housing and woodland. Site is within the settlement boundary of Gildersome. This site carries an UDPR employment land designation. See response to EG2-23 for further details.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation for residential use. It is considered more suitable as a retained UDP employment allocation
N/A	5328	Allotments site, Scotchman Lane, Morley	Housing	Majority of SA scores are either neutral or positive.	N/A	Whilst this site would be physically suitable for residential development (sounded by residential use and public house, and well served by public transport and existing community facilities), it is a well used allotment. See G404 regarding the loss of green space/ allotment.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is currently in use as an allotment and the site is designated as greenspace.

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG1-327	481	Barkly Road LS11	Housing	N/A	N/A	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	N/A
HG1-344	563	Albert Road, Morley	Housing	N/A	N/A	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	N/A
N/A	2078	Gelderd Road (land to the north of), Wortley LS12	Housing	Most SA scores are either neutral or negative. Negative effects include greenspace, biodiversity/geology, land stability which can be mitigated by site requirements and local plan policies. A number of the negative effects reflect the accessibility of the site.	Green Belt site. Development of the site would lead to unrestricted urban sprawl.	There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	The site is Green Belt, and because it is being considered for development needs beyond the plan period, does not meet plan objectives to only release land from the Green Belt, which is necessary to deliver housing up to 2023
N/A	1344	Westfield Farm, Drighlington	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA scores for education, greenspace, land stability and historic environment. Land Negative SA impacts can be mitigated through local plan policies.	Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.	Whilst the site has neutral or positive effects for the majority of SA objectives it is a Green Belt site in a smaller settlement. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA.
N/A	3000_3064	Bradford Road/Wakefield Road Gildersome	Housing	The site scores positive or neutral on most objectives. Site scores negatively in SA objectives for employment, economic growth and land stability. Negative land stability impacts can be mitigated through local plan policies.	The site rounds off the settlement of Gildersome, and creates a logical boundary.	There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA
N/A	1200A	Highfield Drive/Harthill Lane (land off), Gildersome	Housing	Majority of SA scores are either neutral or positive. Negative SA effects for biodiversity/geology and land stability, which can be mitigated through local plan policies and site requirements.	Development would partially round off the existing settlement.	It is a Green Belt site in a smaller settlement with a less defensible Green Belt boundary than other sites in smaller settlements. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA

Outer South West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3060A	Gelderd Road/M621, Gildersome	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for greenspace, biodiversity/geology and land stability. Negative SA impacts can be mitigated through local plan policies and site requirements.	The site provides separation between Gildersome and Driglington and links with the existing settlement and performs an important role in safeguarding from encroachment.	It is a Green Belt site in a smaller settlement. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA
N/A	1143D	Old Thorpe Lane (land at), Tingley WF3	Housing	Majority of SA scores are neutral. Site scores negatively in SA scores for education, health, air pollution, land stability and historic environment. Air quality and land instability can be mitigated through local plan policies (land stability and air pollution) and site requirements (historic environment).	Well contained site with strong links to the settlement.	Whilst the site has neutral effects for the majority of SA objectives, it is Green Belt site in a smaller settlement with no defensible boundary to the east of the site. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA
N/A	1258_2105_3365_5144	Westerton Road East Ardsley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for greenspace and land stability. These negative SA impacts can be mitigated through local plan policies.	The site is well connected to the existing built up area.	Whilst the site has neutral or positive effects for the majority of SA objectives, it performs less well in Green Belt terms compared to other sites in the HMCA as there is no defensible boundary to the south of the site. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA
N/A	3456A	Land off Haigh Moor Road, Tingley	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for land stability and historic environment however these can be mitigated through local plan policies and site requirements.	Development of the site would represent partial infill development and would retain the openness between the built up area and reservoir.	Whilst the site has neutral or positive effects for the majority of SA objectives, it compares less well to other sites in the HMCA as there is no defensible boundary to the east of the site. There are alternative sequentially preferable Green Belt allocations within this HMCA which will help deliver housing numbers required to 2023.	The site is Green Belt and does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable alternatives within the HMCA

Outer South West

Safeguarded land (PAS)

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG3-22	2125	Manor House Farm, Churwell	Housing	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for greenspace and land stability. Negative land stability impacts can be mitigated through local plan policies.	Designated as Protected Area of Search (PAS) on the existing UDP	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	Whilst the site scores well overall in SA terms, the site is proposed to be designated as safeguarded land as there are more preferable alternative sites for allocation within the HMCA.
HG3-23	2127	Tingley Station	Housing	Majority of SA scores are negative or neutral. These include education, health, community cohesion, greenspace, biodiversity/geology and air pollution. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is located between three settlements (Morley, Tingley and Middleton) and is isolated by the Green Belt and motorway. This lack of connection to the urban area is the main constraint. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	N/A
HG3-25	2128	New Lane, East Ardsley	Housing	Majority of SA scores are neutral. Site scores negatively in SA scores for culture/leisure/recreation, greenspace (although after greenspace assessment the site has not been designated as greenspace) and land stability. Negative land stability impacts can be mitigated through local plan policies.	N/A	Site is designated a Protected Area of Search (PAS) in the UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	N/A

Outer South West

General employment allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EG2-14	2104450	Royds Service Station Royds Lane Beeston	Employment	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for housing and land stability. Negative land stability impacts can be mitigated through local plan policies	N/A	Vacant and derelict site within an established commercial area. Overall this site is suitable, currently available and potentially achievable for general employment.	N/A
EG2-16	2101900	Parkside Lane Ls 11	Employment	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for housing, greenspace (although not designated as greenspace after assessment) and land stability. Negative land stability impacts can be mitigated through local plan policies.	N/A	Site is open land to the rear of a large Industrial estate. Access via Parkside Lane. It is an appropriate site for employment particularly given its location.	N/A
EG2-19	CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	Employment	Majority of SA scores are neutral. Site scores negatively in SA objectives for housing and community cohesion.	This assessment is based on the site being advanced for employment use only. It will not lead to unrestricted sprawl because it would be linked to the existing business park to the south and would have a defensible boundary to the north in the existing bridleway. It would partially round off the business park and settlement leaving a buffer of open land between the allocation and the existing residential development (dwellings off Sandpiper Approach). The allocation will not lead to merging settlements and will not encroach into the countryside.	A Green Belt site to the north of existing Capitol Park industrial estate with good access to the motorway network. The site has little physical constraints that cannot be mitigated for general employment use. A Green Belt assessment concludes that releasing this site would not have significant impact on the overall Green Belt objectives, and is proposed to be deleted from the Green Belt to overcome the policy barrier. Site is currently available and achievable for general employment use.	N/A
EG2-19	CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	Housing	Majority of SA scores are neutral or negative. Negative effects include employment, economic development, local distinctiveness and the historic environment. A number of the negative effects reflect the accessibility of the site.	This assessment is based on the site being advanced for employment use only. It will not lead to unrestricted sprawl because it would be linked to the existing business park to the south and would have a defensible boundary to the north in the existing bridleway. It would partially round off the business park and settlement leaving a buffer of open land between the allocation and the existing residential development (dwellings off Sandpiper Approach). The allocation will not lead to merging settlements and will not encroach into the countryside.	A Green Belt site to the north of existing Capitol Park industrial estate with good access to the motorway network. The site has little physical constraints that cannot be mitigated for general employment use. A Green Belt assessment concludes that releasing this site would not have significant impact on the overall Green Belt objectives, and is proposed to be deleted from the Green Belt to overcome the policy barrier. Site is currently available and achievable for general employment use.	N/A

Outer South West

General employment allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EG2-21	2202290	Lingwell Gate Lane, Thorpe	Employment	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for culture/leisure/recreation, housing, waste and land stability. Negative land stability impacts can be mitigated through local plan policies.	Development would represent an incursion into the Green Belt.	Green Belt site. This site is adjacent to a safeguarded Natural Resources and Waste site and is therefore considered to be more suitable for employment use than for housing. Development of the site would represent an incursion into Green Belt, however on balance its location close to the motorway network makes it suitable for employment use.	N/A
EG2-23	2303010_23 03011	Land At Nepshaw Lane Asquith Avenue Gildersome	Employment	Majority of SA scores are neutral. Site scores negatively in SA objectives for housing, biodiversity/geology, greenhouse emissions, local needs met locally, air pollution and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	Site to be reclassified as an identified site for submission. UDP employment allocation (E4:14). Part of the site has an approved scheme (12/02470/OT) which is an outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses). The scheme was approved on 06/03/2015. The remainder of the site is available for general employment.	Whilst the site scores relatively neutral in SA scores, it has been allocated as due to the planning approval for employment on this site. Site to be reclassified as an identified site for submission.
EG2-26	EMP00355	Leeds College of Technology, Westland Road, Beeston, Leeds	Employment	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for housing, biodiversity/geology and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	This is the former Leeds College of Technology that was previously proposed in SAP PD for housing i.e. xHG2-141. The site is in process of obtaining planning approval for general employment use. It is a currently available, suitable and achievable site for general employment use.	N/A

Outer South West

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2103631	Plots 2 & 3 Astra Park Parkside Lane Ls11	Employment	Majority of SA scores are either neutral or positive. Negative effects include land stability which can be mitigated by local plan policies.	N/A	Site is a narrow long strip within Astra Business Park. Site visit confirmed that a large part of the site is in existing use which would make most of site unavailable for new allocation.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because a large part of the site is already in existing use making most of it unavailable as a new employment allocation.
N/A	2201920	Former Brick Works Lingwell Gate Lane Thorpe Wf3	Employment	Majority of SA scores are either neutral or positive. Negative effects include waste and land stability.	N/A	This is a vacant brownfield site within Thorpe on the Hill development boundary. Whilst not within Green Belt, the site forms an effective buffer between residential land to the south and a safeguarded Natural Resource and Waste DPD site to the north.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because part of the site is designated in the Natural Resources and Waste DPD.
N/A	2201921	Former Brick Works Lingwell Gate Lane Thorpe Wf3	Employment	Majority of SA scores are either neutral or positive. Negative effects include air pollution and land stability which can be mitigated by local plan policies.	N/A	Site has been built out as residential.	Whilst the site scores well overall in SA terms, it is not proposed as an employment allocation because a residential development has been implemented
N/A	2201930	Thorpe Hall Thorpe Lane Thorpe Wf3	Employment	Majority of SA scores are either neutral or negative. A number of the negative effects reflect the accessibility of the site.	N/A	This site has Thorpe Hall Listed Building falling into disrepair. Negotiations are continuing to release land for housing to fund repair of the house. However, the use of the house is as yet undecided and given the out of centre location office use may be unlikely. Site carries UDP E4:41 employment allocation and is not in the Green Belt. Location is not easily accessible by public transport, and fails to meet the Core Strategy Accessibility Standards for new development (both employment and housing). Not proposed for general employment.	N/A
N/A	2301552	Bruntcliffe Lane Morley	Employment	Majority of SA scores are either neutral or positive. Negative effects include land stability which can be mitigated through local plan policies.	N/A	Site has existing use and unavailable for new employment allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site has an existing use and unavailable for new employment allocation.

Outer South West

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2302530	Rods Mills Lane - High St Morley	Employment	Majority of SA scores are either neutral or positive. Negative effects include landscape.	N/A	Site in close proximity to Morley Town Centre. It accommodates a listed building and within setting of Morley Conservation Area. Central part has mature woodland which has ecological value. Office is unsuitable due to out of centre location. The physical and environmental constraints restrict development potential and viability for modern general employment use. Site has now been proposed for housing allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for employment allocation as it is considered more suitable for residential use due to the site characteristics.
N/A	2303441	Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11	Employment	Majority of SA scores are either neutral or positive. Negative effects include land stability which can be mitigated through local plan policies.	N/A	This site is in existing employment use, hence no need for allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is in already in existing employment use.
N/A	2303459	Peel Mills Commercial Street Morley Ls27	Employment	Majority of SA scores are either neutral or positive. One negative effect for housing.	N/A	Site not available as it has already been converted to residential and office development.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site has already been converted to residential and office development.
N/A	2304490	Howley Park Road East LS27	Employment	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for housing.	N/A	This site is in existing employment use, hence no need for allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is in existing employment use.
N/A	2304500	Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR	Employment	Majority of SA scores are either neutral or positive. Negative effects include greenhouse emissions, local needs met locally and land stability.	N/A	This site is in existing employment use, hence no need for allocation.	N/A
N/A	2401060	Former Loco Shed Site Off Royds Lane Ls 12	Employment	Majority of SA scores are either neutral or positive. Negative effects include biodiversity/geology, greenhouse emissions, local needs met locally and land stability. Negative land stability impacts can be mitigated through local plan policies. Negative biodiversity/geology impacts can be mitigated through site requirements.	N/A	Site unavailable as being developed as full residential scheme for 154 dwellings under 14/00521/RM.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site has planning permission for residential use.
N/A	2403250	Carr Crofts Tong Rd Ls12	Employment	Majority of SA scores are either neutral or positive. Site scores negatively in SA objectives for housing.	N/A	This site is in existing employment use, hence no need for allocation.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because the site is in existing employment use.

Outer South West

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2100562	MANOR MILL LANE LS 11	Employment	N/A	N/A	Completion under 13/00199/FU on 05/06/2014 for change of use of industrial unit to form ambulance service response unit. Not allocated as it is not additional employment land.	N/A
EG1-55	2300894	Adj Ravenheat Ltd Chartists Way Morley	Employment	N/A	N/A	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.	N/A
EG2-20	2200462	Fall Lane East Ardsley Wf3	Employment	The site has positive or neutral effects for the majority of SA objectives. Negative effects include greenspace and local distinctiveness.	N/A	Permission was originally given for housing development on Ardsley Sidings with a small element of employment land in order to provide mixed use employment opportunities in the area. The site is therefore considered suitable in principle for employment use and would assist providing local employment opportunities along with new housing in Ardsley.	N/A

Outer South West

NRW employment

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EG1-59	2300267	Plot 460 Howley Park Ind Est Morley	Employment	N/A	N/A	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.	N/A

Outer West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-53	4097	Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge	Housing	The site scores neutral or negative for the majority of SA objectives including negative scores for biodiversity/geology, flood risk, landscape/Tree Preservation Order and historic environment. Negative impacts can be mitigated by site requirements and local plan policies.	Site is well contained by trees and canal which would effectively prevent future sprawl into Green Belt and contain the site.	Green Belt site. Site adjoins Site HG1-130 (1337) Stylo House, Harrogate Road, Apperley Bridge which is undergoing residential development. This site offers the opportunity to expand site HG1-130 (1337) further, and would be accessed through this adjacent site. The site is adjacent the canal to the north and woods to the east which would effectively prevent further sprawl into Green Belt and contain the site.	Whilst the site scores mainly neutral overall in terms of the SA, with some negative scores, it is sequentially preferable for allocation compared to other reasonable Green Belt alternatives, as in Green Belt terms the site is well contained and development would not lead to sprawl, and development would represent an extension to the adjoining site HG1-130.
HG2-58	1322	Airedale Mills, Rodley	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include biodiversity/geology, flood risk and land stability. These can be mitigated by site requirements and local plan policies.	N/A	Brownfield site. Capacity restricted due to access being over a single carriage swing bridge. Development would need to mitigate any potential impact on wildlife corridor	N/A
HG2-61	4042A	Raynville Road/Raynville Crescent, Bramley (East)	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include greenspace. Greenspace loss is justified as part of wider planned provision and enhancement of greenspaces within the area.	N/A	Site is currently part greenspace and part brownfield site, and is located in a residential area. The brownfield part of this site forms part of a larger brownfield site that has been split in two through the Site Allocations Plan; the western half is excluded from this allocation so that it can be upgraded with the adjacent greenspace (and is identified as Green Space in the Site Allocations Plan), whilst the eastern part and the section of greenspace to the east is allocated as part of this site for redevelopment.	N/A
HG2-63	1201	Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3	Housing	The site scores neutral or positive for the majority of SA objectives with the exception of negative effects including biodiversity/geology and historic environment, which can be mitigated by site requirements and local plan policies.	Relates well to settlement. Fairly well contained. Would reduce gap between Leeds and Bradford, though they are already linked on southern side of the road.	Green Belt site, situated on the boundary with Bradford and with existing residential uses to the north west and south east, so relatively well contained and development would not set a precedent for further Green Belt sprawl. Flat site. Achievable access.	N/A

Outer West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-64	4047	Bradford Road, Sunnybank Lane, Pudsey	Housing	The site scores neutral or positive for the majority of SA objectives with the exception of negative scores including for employment and economic growth. This is due to the fact that the site was previously in employment use. However, it is currently unoccupied, and located in a residential area.	N/A	Currently unoccupied brownfield employment site in a residential area. Suitable in principle for residential development. Access is achievable from Sunnybank Lane.	N/A
HG2-65	4046	Daleside Road, Thornbury, North	Housing	The site scores neutral or negative for the majority of SA objectives including negative scores for biodiversity/geology, greenspace and landscape/Tree Preservation Order. Negative impacts can be mitigated by site requirements and local plan policies.	Site has strong links to urban area and is well contained. Would reduce the separation between Leeds / Bradford, although there are already existing links directly to the north.	Green Belt site. Development of the site would relate well to the existing settlement and consolidate development being surrounded on three sides by existing residential development. Access possible from Daleside Road but would require extension of existing footway and removal of a number of trees.	Notwithstanding that the site has mainly neutral scores and more negative than positive scores in SA terms, the site is allocated for housing due to other overriding factors in the overall assessment process notably that it is an extension to the Main Urban Area, located within the Leeds-Bradford Regeneration Priority Area and therefore it is sequentially preferable to reasonable alternative Green Belt sites for release.
HG2-66	2120	Hill Foot Farm, Pudsey	Housing	The site scores neutral and positive for all the SA objectives. There are no negative scores.	N/A	Largely unused and unkempt area of land within residential area. New residential development has recently been built on the western boundary. Railway line runs along western side of site. Electricity pylon in central area of site reduces capacity of the site. Existing derelict building on the road frontage. No Highways issues raised.	N/A
HG2-67	1073A_3440	Owlcotes Farm/Owlcotes Gardens Pudsey	Housing	The site scores neutral or positive for the majority of SA objectives with negative scores including historic environment. Negative impacts can be mitigated by site requirements and local plan policies.	N/A	Well related to settlement, with existing residential development to western and part of eastern and southern boundaries.	N/A
HG2-68	1195	Waterloo Road (land at), Pudsey LS28	Housing	The site scores neutral or positive for the majority of SA objectives, with exceptions including a negative score for biodiversity/geology. Negative impacts can be mitigated by site requirements and local plan policies.	The site is well contained limiting potential for sprawl. Has strong links and is well connected to the settlement.	Green Belt site. The site is well contained by trees along the boundary and this limits the potential for unrestricted sprawl into the Green Belt. The site has a road frontage. No Highways issues raised.	N/A

Outer West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-69	3011_4044	Dick Lane Thornbury	Housing	The site scores neutral or positive for the majority of SA objectives. Exceptions include negative scores for employment, economic growth, due to existing employment use on part of the site, biodiversity/ecology, land stability and landscape/Tree Preservation Order. Negative impacts can be mitigated by site requirements and local plan policies.	Strong links to urban area with existing development to north, south and west. Site is well contained by railway line to south, and sloping landform to east will help to contain development and prevent further sprawl.	Majority Green Belt Site. Southern part of site is Brownfield. Strong links to urban area with existing development to north, south and west. Site is well contained by railway line and sloping landform beyond site which will help to contain development and prevent further sprawl into the Green Belt.	N/A
HG2-70	3121	Land off Tyersal Close, Tyersal	Housing	The site scores neutral or positive for the majority of SA objectives with negative scores including health, due to distance to facilities.	N/A	The site is an area of vacant land within the settlement, not within the Green Belt.	N/A
HG2-71	4169	Land off Tyersal Road, Pudsey	Housing	The site scores mostly neutral for the majority of SA objectives with an almost equal number of positive and negative scores for SA objectives, including negative scores for health, greenhouse emissions and local needs met locally (accessibility). Positive scores include greenspace.	Green Belt site. Fairly well connected to Tyersal settlement but could set precedent for further sprawl if the site boundary is not suitably landscaped or defined.	Green Belt site. Fairly well connected to Tyersal settlement. A strong Green Belt boundary will be required to prevent urban sprawl.	Notwithstanding the site has mainly neutral and negative scores in SA terms, the site is allocated for housing as it is sequentially preferable for allocation compared to other reasonable Green Belt alternatives, being an extension to the Main Urban Area and located within the Leeds-Bradford Regeneration Priority Area.
HG2-72	3464	Land off Tyersal Court, Tyersal	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Negative scores such as for historic environment can be mitigated by site requirements and local plan policies.	Links to settlement along northern boundary. High potential for further sprawl to south if boundary of development is not suitably defined or landscaped.	Green Belt site, relates relatively well to the existing settlement. Part of the site should be retained to enable the expansion of Pudsey Tyersal Primary School.	Notwithstanding the site has mainly neutral and negative scores in SA terms, the site is allocated for housing as it is sequentially preferable for allocation compared to other reasonable Green Belt alternatives, being an extension to the Main Urban Area and located within the Leeds-Bradford Regeneration Priority Area.

Outer West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-73	1343A	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores, including for biodiversity/geology and historic environment could be be mitigated by site requirements and local plan policies.	N/A	Housing would be suitable in this location as it is connected to existing housing to the west and south. There are no physical constraints on the site, it is flat with a road frontage and is not within the Green Belt.	Notwithstanding that the site has mainly neutral or negative scores in SA terms, the site is allocated for housing due to other overriding factors in the overall assessment process, notably that it is not within the Green Belt, it is extension to the Main Urban Area and is located within the Leeds-Bradford Regeneration Priority Area.
HG2-74	659	Station Street, Pudsey	Housing	The site scores neutral or positive for the majority of the SA objectives. Exceptions include negative scores for waste (the site is designated as such in the Natural Resources and Waste Local Plan) and landscape. Negative impacts can be mitigated by site requirements and local plan policies.	N/A	Site has previously had permission for residential development but this has since lapsed. The steep banked drop from the road (a dismantled railway site) is a constraint on the site, but due to previous history on site, development is considered acceptable in principle. Access achievable onto Station Street.	N/A
HG2-75	5135	Musgrave House Crawshaw Road Pudsey	Housing	The site scores neutral or positive for the majority of SA objectives with a negative score for historic environment, which can be mitigated by a site requirement and local plan policies.	N/A	Good brownfield housing site within an established residential area within walking distance of Pudsey Town Centre.	N/A
HG2-77	4039	Regina House, Ring Road Bramley	Housing	The site scores neutral or positive for the majority of SA objectives with negative scores for employment and economic growth as the site is in current employment use and landscape/Tree Preservation Order.	N/A	Site in current employment use. Site is suitable for housing in principle. In residential area. Existing access position would be suitable. Acceptable in highway terms.	N/A
HG2-82	4007	Wortley High School	Housing	The site scores neutral or positive for the majority SA objectives. Exceptions include negative scores for greenspace, biodiversity/geology and land stability. These can be mitigated by site requirements and local plan policies.	N/A	Former school site. Residential use acceptable in principle. Site requirement for development to allow for retention of existing playing pitches.	N/A
HG2-83	4036	Upper Wortley Road, Thornhill Road, Wortley	Housing	The site scores neutral or positive for the majority of SA objectives. Exceptions include negative scores for land stability and landscape/Tree Preservation Order, which can be mitigated by local plan policies.	N/A	Majority brownfield site situated in residential area with frontage on to the highway, previously occupied by care home. The site is acceptable for residential redevelopment in principle. No highways concerns.	N/A

Outer West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-84	254	Oldfield Lane - Leeds City Boy's pitch, LS12	Housing	The site scores neutral or positive for the majority of SA objectives. Exceptions include negative scores for greenspace and land stability. These can be mitigated by site requirements and local plan policies.	N/A	Site considered suitable in principle for residential, with requirement that development should provide new greenspace on site to extend the existing area of greenspace to the north and create a green link across the site, in accordance with West Leeds Gateway Supplementary Planning Document. The adopted West Leeds Gateway Supplementary Planning Document states that the site is suitable for residential development with these provisions. No Highways concerns.	N/A
HG2-200	4249_5010	Stanningley Road, Leeds	Housing	The site scores neutral or positive for the majority of SA objectives with a negative score for historic environment. This can be mitigated by a site requirement and local plan policies.	N/A	Brownfield site. Located adjacent to existing and permitted residential development.	N/A
HG2-204	5286	Wood Nook, North of the B6155, Pudsey	Housing	The site scores neutral or positive for the majority of SA objectives. Exceptions include negative scores for greenspace, biodiversity/geology and landscape. These can be mitigated by site requirements and local plan policies.	N/A	Offers significant potential to help deliver improvements to parking and access to New Pudsey railway station. Whilst designated as N5 in the UDP, it has not been developed for use as green space. Ecological mitigation measures would be required.	N/A
HG2-205	5303	Stonebridge Mills, Farnley	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include employment and economic growth (due to the previous use of the site), biodiversity/geology, landscape/Tree Preservation Order and historic environment. Negative impacts can be mitigated by site requirements and local plan policies.	N/A	Well contained development site within the main urban area. Development should include the retention and conversion of existing mill buildings, along with new build development to the rear.	Notwithstanding that the site has mainly neutral or negative scores in SA terms, the site is allocated for housing due to other overriding factors in the overall assessment process, notably that it is not within the Green Belt, it is an infill site within the Main Urban Area, located within the Leeds-Bradford Regeneration Priority Area and development would bring a derelict site back into use.
HG2-206	5337	Heights Lane, Armley	Housing	The site scores neutral or positive for the majority of SA objectives. Exceptions include negative scores for biodiversity/ ecology and landscape/Tree Preservation Order. Negative impacts can be mitigated by site requirements and local plan policies.	N/A	Site forms part of the former West Leeds High School. Well related to existing development within the main urban area.	N/A

Outer West

Housing allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG2-207	5305	Hough Top Court, Hough Top, Pudsey	Housing	The site scores neutral or positive for the majority of SA scores. Exceptions include negative scores for employment and economic growth and greenspace. This is due to the fact that the site is currently in employment use.	N/A	Majority of site occupied by buildings of former Hough Top High School (and associated car parking). Currently in use as Leeds City Council offices but expected to become surplus to requirements in future and suitable for redevelopment for residential purposes.	N/A

Outer West

Mixed use allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
MX2-5	3412	Waterloo Lane, Leeds	Housing	The site scores neutral or positive for the majority of SA objectives. Exceptions include negative scores for employment and economic growth, as it is in current employment use.	N/A	Site preferred for retail use as an extension to Bramley Town Centre; upper floor residential would be appropriate and this is preferred over offices. No employment	N/A

Outer West

Not allocated for mixed use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	CFSM008	Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ	Housing	The site scores neutral or positive for the majority of SA objectives	N/A	Mixed use submission. No uses specified. In existing employment use, adjoining main road. Site should be retained as employment.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation for mixed use as it is considered it should be retained in employment use.
N/A	CFSM008	Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ	Employment	The site score neutral or positive for the majority of SA objective scores with negative scores for employment and economic growth as it is in employment use.	N/A	Mixed use submission. No uses specified. In existing employment use, adjoining main road. Site should be retained as employment.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation for mixed use as it is considered it should be retained in employment use.
N/A	CFSM016	83-89, Bradford Road, Pudsey, Leeds LS18 6AT	Employment	N/A	N/A	Site has planning permission for residential development (identified site HG1-162), so not available for mixed use development.	N/A
N/A	CFSM016	83-89, Bradford Road, Pudsey, Leeds LS18 6AT	Employment	The site scores neutral for the majority of SA objectives, with more positive than negative scores for remaining objectives	N/A	Site has planning permission for residential development (identified site HG1-162), so not available for mixed use development.	N/A
N/A	CFSM016	83-89, Bradford Road, Pudsey, Leeds LS18 6AT	Housing	N/A	N/A	Site has planning permission for residential development (identified site HG1-162), so not available for mixed use development.	N/A
N/A	CFSM029	Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB	Housing	N/A	N/A	Site has planning permission for residential development (identified site HG1-164). Not available for mixed use development.	N/A
N/A	CFSM029	Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB	Employment	N/A	N/A	Site has planning permission for residential development (identified site HG1-164). Not available for mixed use development.	N/A

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	157	Red Lane - Edroyd House, Farsley	Housing	The site scores neutral or positive for the majority of SA scores with negative scores including land stability and landscape/Tree Preservation Order which could be mitigated by site requirements and local plan policies.	N/A	Site contains one large existing dwelling. Southern part of site has planning permission for 3 dwellings (below allocation threshold). Rest of site heavily wooded with poor access. No further development opportunity.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation due to development on part of the site and woodland on the remainder, with poor access.
N/A	306	Pollard Lane, LS13	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other significant negative scores include Landscape/Tree Preservation Order and biodiversity/geology.	Site provides important access to countryside. Low chance of sprawl due to strong boundaries and dense trees. Would reduce green belt gap between Horsforth and Bramley.	Green Belt site. Development would reduce green belt gap between Bramley and Horsforth. Site is heavily wooded. Highways concerns regarding access along Pollard Lane and poor accessibility.	N/A
N/A	308	Stony Royd - The Manor, Farsley	Housing	The site scores neutral for the majority of SA objectives, with more positive than negative scores for remaining objectives. A number of the negative effects reflect the accessibility of the site.	Southern part of site performs relatively well in green belt terms, though northern part would not relate well to the existing settlement form and have potential to lead to sprawl.	Green Belt site. Development would not relate well to the existing settlement form in that it would not 'round off' the settlement, but could set a precedent for further sprawl. Northern part of site is designated as N6 playing pitch in the existing UDP and is to be retained as Green Space in the Site Allocations Plan. Highways concerns regarding access (insufficient width to serve development).	Whilst the site scores mainly neutral, with some positive scores in the SA, the site does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary as it is less sequentially preferable for release compared to other reasonable Green Belt alternatives within the HMCA.
N/A	1051	Newlay Bridge, off Pollard lane , Newlay LS13	Housing	N/A	N/A	Green Belt. Site sieved out. Strategic Flood Risk Assessment Flood zone 3b	N/A
N/A	1053A	Pollard Lane, Newlay LS13	Housing	The site scores neutral or negative and significant negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Significant negative scores also include flood risk.	Isolated from the main urban area despite a connection to housing development to the north. Development would represent an isolated incursion into the Green Belt.	Green Belt site. Isolated from the main urban area despite a connection to housing development to the north. Development would represent an isolated incursion into the Green Belt. Site is bounded by the river and canal.	N/A
N/A	1053B	Pollard Lane, Newlay LS13	Housing	The site scores neutral or negative and significant negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Significant negative scores also include flood risk.	Isolated from the main urban area. Development would represent an isolated incursion into the Green Belt.	Green Belt site. It is removed from existing development and due to the narrow linear nature of the site relates poorly to the existing settlement pattern. Development would represent an isolated incursion into the Green Belt.	N/A
N/A	1060B	Houghside Pudsey LS28	Housing	The site scores mainly neutral for the majority of SA objective scores, with more positive than negative scores for remaining objectives.	Steep site, unsuitable for development. Not well connected to built up area.	Green Belt site. Steep gully within wider valley, no road frontage.	Whilst the site scores mainly neutrally overall in SA terms, the site is not proposed for allocation because it is not considered suitable for development.

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1073B	Owicotes Farm, Pudsey	Housing	The site scores neutral or positive for the majority of SA objective scores.	N/A	Isolated site and part is steeply sloping. Highways concerns re access.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because the site is not considered suitable for development due to its isolated nature and topography.
N/A	1085	Coal Hill Lane (land on north side of), Rodley	Housing	The site scores neutral or positive for the majority of SA objective scores with significant negative scores including biodiversity/geology and landscape/Tree Preservation Order and negative scores including land stability, the latter of which could be mitigated by local plan policies.	N/A	The site falls within N11 Other Open Land in Built Up Areas. Development of the site would encroach into the open corridor of land to the east of Bagley Lane. Highways do not support development due to access concerns.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because the site is not considered suitable for development.
N/A	1117	Calverley (land east and west of)	Housing	The site scores neutral or positive for the majority of SA objective scores with negative scores for biodiversity/geology and landscape/Tree Preservation Order which could be mitigated by site requirements and local plan policies.	Site within Conservation Area; the Conservation Area Appraisal identifies that the historic field pattern in this area makes a considerable contribution to its character so development would have a significant effect on the setting and special character of historic features. Site is fairly well contained with low potential for sprawl but would represent a significant extension of Calverley to north of Carr Road. Well used footpath provides access to countryside beyond further development, with the site performing an important role in safeguarding the countryside from encroachment.	Green Belt site. Site assists in safeguarding the countryside from encroachment and has a significant role in preserving the setting and special character of the Conservation Area. Access to eastern section would be required through the existing well treed public footpath that splits the site. There is also a line of protected trees running through the centre of the site. Development would significantly impact on the trees and footpath.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because it is adjacent to a smaller settlement and there are more sequentially preferable alternative sites available within the HMCA in terms of both the settlement hierarchy and impact on Green Belt.
N/A	1123A	Foxhole Lane (land off), Calverley	Housing	The site scores neutral for the majority of SA objectives with almost an equal number of positive and negative scores for the remainder of objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include biodiversity/geology which could be mitigated by site requirements and local plan policies.	Whilst development could partially 'round off' the settlement, there is no defensible boundary to the site and would lead to sprawl of development into the Green Belt south of Calverley. Site performs an important role in safeguarding the countryside from encroachment.	Green Belt site. Development would lead to sprawl of Calverley to the south, and site performs an important role in safeguarding the countryside from encroachment. Local preference not to allocate it as other sites considered more favourably.	Whilst the site scores neutral with both positive and negative scores in SA terms, it is not proposed for allocation because it is adjacent to a smaller settlement and there are more sequentially preferable alternative sites available within the HMCA in terms of the settlement hierarchy.

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1123B	Foxhole Lane (land off), Calverley	Housing	The site scores neutral for the majority of SA objective with almost an equal number of positive and negative scores for remaining objectives. A number of the negative effects reflect the accessibility of the site and other negative scores include biodiversity/geology and landscape/Tree Preservation Order which could be mitigated by site requirements and local plan policies.	Separated from settlement. High potential for further sprawl to south, with no defensible boundary. Site performs an important role in safeguarding the countryside from encroachment. Development would impact on openness of countryside.	Green Belt site. Development of site would be unrelated to the existing settlement form, set a precedent for further sprawl into Green Belt and would result in a significant southern extension to Calverley. Site performs an important role in safeguarding the countryside from encroachment.	Whilst the site scores neutral with positive and negative scores in SA terms, it is not proposed for allocation because it is adjacent to a smaller settlement and there are more sequentially preferable alternative sites available within the HMCA in terms of both the settlement hierarchy and impact on Green Belt.
N/A	1129	Green Lane/Tong Road - Parkside House, Farnley, Leeds LS12 5HB	Housing	N/A	N/A	Green Belt. Site sieved out. Not within settlement hierarchy	N/A
N/A	1150	Town Street (land off), Stanningley LS28 North Park Road Town Street, Stanni	Housing	The site scores neutral or positive for the majority of SA objectives with negative scores for employment and economic growth, as it is in employment use, and a negative score for waste.	N/A	Site in existing employment use, in existing employment area. Continuation of employment uses preferable. Site identified in adopted Natural Resources and Waste Local Plan under Policy Waste 5 as part of a preferred location for new waste management facilities. Visibility at access would require additional land, no highway support without that land.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because the site is presently in use for employment and is allocated as a waste site in the Natural Resources and Waste Local Plan, so is not considered available or suitable.
N/A	1171A	Whitehall Road (south of) - Harpers Farm	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include waste and land stability.	Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development on along road frontage.	Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development along road frontage.	Whilst the site scores mainly neutral or positive in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	1183	Turkey Hill (land at), Pudsey LS28	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include land stability which could be mitigated by local plan policies.	The site extends out into Green Belt to the east of the existing settlement and would not constitute rounding off of the existing settlement, but could set a precedent for further unrestricted Green Belt sprawl.	Green Belt site. The site extends out into Green Belt to the east of the existing settlement and would not constitute rounding off of the existing settlement, but could set a precedent for further unrestricted Green Belt sprawl. Set at the top of a hill the site slopes downwards meaning development would be prominent from the south. No highways frontage.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt and access to the site.

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1187	Rodley Fold Farm (land at), Rodley LS13	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Significant negative scores include biodiversity/geology and flood risk.	Site relates poorly to the settlement and performs an important role in safeguarding the countryside from encroachment. Development would significantly reduce the Green Belt gap between Horsforth and Rodley and have a high potential to lead to unrestricted sprawl.	Green Belt site. Large site, between a river and canal, accessed via narrow bridge with no road frontage for suitable access to development. Site relates poorly to the settlement and performs an important role in safeguarding the countryside from encroachment. Development would significantly reduce the Green Belt gap between Horsforth and Rodley and have a high potential to lead to unrestricted sprawl.	N/A
N/A	1192	Green Top (land adjoining), Pudsey LS28	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include biodiversity/geology, land stability and landscape/Tree preservation Order which could be mitigated by site requirements and local plan policies.	Well contained so low potential for sprawl, however, the site does not link well to settlement.	Green Belt site. The site extends into Green Belt to the south of Westroyd Hill and development would be isolated. There is no access to the site.	N/A
N/A	1193B	Rodley Lane (land at) - Calverley Lane, Calverley LS19	Housing	The site scores neutral or negative for the majority of SA objectives. Negative scores include biodiversity/geology and land stability.	Site has an important role in safeguarding the countryside from encroachment. Development would merge Calverley and Rodley, and have a significant impact on the openness of the green belt. Could set a precedent for further sprawl to south.	Green Belt site. The site currently separates Calverley and Rodley. Site has an important role in safeguarding the countryside from encroachment. Development would lead to the merging of these settlements and could set a precedent for further sprawl into the Green Belt.	N/A
N/A	1212	Pollard Lane (land at), Bramley LS13	Housing	The site scores neutral or positive for the majority of SA objectives. Exceptions include negative scores for landscape.	Set away from the main settlements between Bramley and Horsforth. Would impact on openness of the green belt and reduce gap.	Green Belt site, situated to the north of the built up area, in a green corridor alongside the river and canal. Development could set a precedent for further encroachment into the Green Belt gap between Bramley and Horsforth. Highways objections over access to the site and quality of the highway, narrow carriageway beyond site frontage that can't be improved.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because of its impact upon the Green Belt and poor access. There are more sequentially preferable reasonable alternative sites available within the HMCA.
N/A	1213	Pudsey Houghside WWTW, off Tong Road, East Side Court LS28 9ND	Housing	The site scores neutral or positive for the majority of SA objective scores, although negative scores include local distinctiveness and community cohesion due to the impact the scale of development would have on the character of the area.	Site does not link well to settlement, has a high potential to lead to further sprawl and performs an important role in safeguarding the countryside from encroachment.	Green Belt site. Development would be unrelated to the existing settlement form and could set a precedent for further unrestricted sprawl into Green Belt. Access road narrow and can't be improved within site boundary.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt and access to the site.

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1250	Elmfield Way (Unit 1), Bramley	Housing	The site scores neutral or positive for the majority of SA objectives with the exception of negative scores for employment and economic growth due to the fact that the site is in employment use.	N/A	Site is in existing employment use, entrance (road frontage) plot for small industrial estate. Recently vacant but in a good location and would be preferable for employment.	Whilst the site scores well overall in SA terms, it is not proposed for housing allocation because the site would be more suitable for employment use.
N/A	1253	Rodley Fold Farm (land adjoining), Rodley LS13	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include biodiversity/geology and flood risk.	The site is separated from the settlement by a canal and has no road frontage for access and performs a role in safeguarding the countryside from encroachment. Development would result in an isolated development with a high potential for further sprawl into the Green Belt.	Green Belt site. The site is separated from the settlement by a canal and has no road frontage for access. Development would result in an isolated development with a high potential for further sprawl into the Green Belt.	N/A
N/A	1273	New Farnley (land north and west of)	Housing	The site scores neutral and positive for the majority of SA objectives. Negative scores include biodiversity/geology and land stability which could be mitigated by site requirements and local plan policies. Negative scores for local distinctiveness and community cohesion are due to the scale of the site being out of character with the settlement.	Whilst the site is relatively well connected to the built up area, it would result in a significant extension to the north and east beyond the existing extent of development in New Farnley. There are no boundaries to contain the development, and multiple public rights of way running across and adjacent to the site. As a result, the site has an important role in safeguarding the countryside from encroachment and there would be a high potential to lead to unrestricted sprawl.	Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Whilst the site is relatively well connected to the built up area, it would result in a significant extension to the north and east beyond the existing extent of development in New Farnley. There are no boundaries to contain the development, and multiple public rights of way running across and adjacent to the site. As a result, the site has an important role in safeguarding the countryside from encroachment and there would be a high potential to lead to unrestricted sprawl.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	1328	Roker Lane (land to south of), Pudsey, LS28	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Site relates poorly to the settlement and has no defensible boundary on three sides presenting a high risk for further sprawl.	Green Belt site. The site relates poorly to the settlement, extending out into the Green Belt. It has no road frontage to the adopted highway for access and has no defensible boundary on three sides presenting a high risk for further Green Belt sprawl.	N/A
N/A	1341	Tong Road, Farnley - adj to Whingate Primary School	Housing	The site scores neutral and positive for the majority of SA objectives, with the exception of one negative score for land stability which could be mitigated by local plan policies.	N/A	Site no longer available as planning permission granted for a supermarket on site.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because the site is not available.

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1342	Kilburn Road, Farnley	Housing	The site scores neutral or positive for the majority of SA objective with exceptions including negative scores for landscape/Tree Preservation Order.	N/A	Southern part of site identified as greenspace in existing UDP and West Leeds Gateway SPD, and is to be retained as greenspace in the Site Allocations Plan. The remaining smaller section is currently well treed (with the trees being protected by a TPO) and provides screening to the railway.	Whilst the site scores well overall in SA terms, the site is not proposed for allocation because it is designated as green space.
N/A	1343B	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores, including land stability could be mitigated by local plan policies.	The site is in an isolated position, relates poorly to the settlement, has no defined boundary and development would encroach significantly into the countryside and lead to sprawl.	The majority of the site is within the Green Belt. Site is in an isolated position, is not well related to the settlement and would result in a significant encroachment into the countryside setting a precedent for further unrestricted sprawl into Green Belt.	N/A
N/A	2076	Farnley Hall, Farnley LS12	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores including biodiversity/geology and land stability could be mitigated by site requirements and local plan policies. Negative scores for community cohesion and local distinctiveness reflect the scale of the site being out of character with the settlement.	Site is set within open countryside and detached from the built up area, and there are no defensible boundaries to the south and south east. It performs an important role in safeguarding the countryside from encroachment and a high potential to lead to unrestricted sprawl. It would also significantly impact on the rural setting of Farnley Hall.	Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is set within open countryside and detached from the built up area, and there are no defensible boundaries to the south and south east. It performs an important role in safeguarding the countryside from encroachment and a high potential to lead to unrestricted sprawl. It would also significantly impact on the rural setting of Farnley Hall.	N/A
N/A	2159	Whitehall Road, Craven Park, Farnley	Housing	The site scores mainly neutral for the majority of SA objectives, with an equal number of positive and negative scores for remaining objectives. Negative scores include land stability and accessibility to education. Positive scores include flood risk and greenspace.	Isolated site that relates poorly to the built up area. Development would reduce separation between settlements. High potential for further sprawl.	Green Belt site. Isolated site unconnected to the built up area and development could set a precedent for further unrestricted sprawl into the Green Belt. Development would represent an incursion into the Green Belt gap.	Whilst the site scores mainly neutrally in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	3001	Land at Upper Moorside, Whitehall Road Farnley	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include biodiversity/geology and land stability, both of which could be mitigated by site requirements and local plan policies.	Performs poorly in green belt terms. Development of site would merge two settlements, also it is poorly related to built up area and could lead to further sprawl.	Green Belt site. The site is isolated, set between Gildersome and New Farnley, unrelated to both settlements. Development would represent a significant incursion into Green Belt, contributing to the coalescence of the settlements. No safe access possible where the site meets the highway at the Whitehall Road / Gildersome Lane junction, poor accessibility.	N/A

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3039	115-127 Waterloo Road, Pudsey	Housing	The site scores neutral or positive for the majority of SA objective scores. However, there are a number of negative scores including biodiversity/geology, flood risk and landscape/Tree Preservation Order, which could be mitigated by site requirements and local plan policies.	Relates poorly to settlement, high potential for further sprawl into the green belt.	Green Belt site. The site lies behind residential properties on Waterloo Road. There is no direct access to the site; this would need to be created through existing houses or by development of the site to the south. There is no strong defensible boundary, and development of the site could set a precedent for further Green Belt sprawl.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
							i
N/A	3040	Tyersal Beck, North of Gibraltar Mill, Pudsey	Housing	The site scores neutral or positive for the majority of SA objective scores. However, there are a number of significant negative scores including biodiversity/geology, flood risk and landscape/Tree Preservation Order.	Isolated site that is set away from the settlement. Relates poorly to the built environment and would impact on the countryside. High potential for further sprawl.	Green Belt site. Isolated from the urban area, development would represent a significant incursion into Green Belt unrelated to the existing settlement form, separated by a dense line of trees with no access to the site or road frontage.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt and access to the site.
N/A	3041	Bradley Lane and Gibraltar Lane, Pudsey	Housing	The site scores neutral or positive for the majority of SA objectives. However, there are significant negative scores, including biodiversity/geology and flood risk and a negative score for landscape.	Part green belt site. This section performs poorly in GB terms. High potential for sprawl as it extends into the countryside, doesn't relate well to settlement.	Part of the site is within the urban area and has existing houses on it. The rest is set in the Green Belt, on steep sloping areas with poor access. Development would represent a significant incursion into Green Belt, unrelated to the existing settlement form. Gibraltar Road unsuitable for access.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt and access to the site.
N/A	3048	Land to rear of Kent Close, Pudsey	Housing	The site scores neutral for the majority of SA objectives with more positive than negative scores for remaining objectives. Significant negatives include biodiversity/geology. Positive scores include flood risk, health and community participation.	Site is within the Green Belt and development would lead to unrestricted urban sprawl.	Green Belt Site. Development of site would lead to unrestricted urban sprawl into the Green Belt. No frontage onto adopted highway.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt and access to the site.
							i

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	3124	Tyersal Beck East, Pudsey	Housing	The site scores neutral or positive for the majority of SA objectives, with negative scores including biodiversity/geology, flood risk and landscape/Tree Preservation Order.	Site is slightly isolated from main urban area and while well contained by trees development would extend the built form southwards into the Green Belt.	Located in the Green Belt and is isolated from the main urban area. While well contained by trees development would extend the built form southwards into the Green Belt.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	3377B	Hough Side Road	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include biodiversity/geology, flood risk and landscap/Tree Preservation Order.	Heavily wooded. Relates poorly to main urban area, slightly isolated position and performs an important role in safeguarding countryside from encroachment and development could set a precedent for further sprawl into the Green Belt.	Green Belt site. Performs an important role in safeguarding countryside from encroachment and development could set a precedent for further sprawl into the Green Belt. Site is heavily wooded, has no road frontage and relates poorly to the existing settlement.	N/A
N/A	3388	Butterbowl Works, Ring Road, Leeds, LS12 5AJ	Housing	The site scores neutral or positive for the majority of SA objective scores with negative scores for employment and economic growth because the site is in existing employment use.	N/A	In existing employment use, adjoining main road. Site should be retained as employment.	Whilst the site scores well overall in SA terms, the site is not proposed for housing allocation because it is in employment use and should be retained for this use.
N/A	3403	Bankhouse Lane	Housing	The site scores neutral for the majority of SA objectives with an almost equal number of positive and negative scores for remaining objectives. Positive scores include greenspace and flood risk. A number of the negative effects reflect the accessibility of the site.	Northern section well connected to residential development but southern section extends beyond settlement boundary. No defined boundary to south giving high potential for further sprawl.	Green Belt site. No defensible Green Belt boundary, could set a precedent for further sprawl into the Green Belt.	Whilst the site scores mainly neutrally in SA terms, with a relatively equal number of positive and negative scores, the site is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	3446	Land east of Pollard Lane, Newlay	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other significant negative scores include biodiversity/geology, flood risk and landscape/Tree Preservation Order.	Isolated linear site, bounded by railway line to north and canal to south. Development would represent an incursion into Green Belt unrelated to the settlement form.	Green Belt. Isolated linear site, bounded by railway line to north and canal to south. Development would represent an incursion into Green Belt unrelated to the settlement form.	N/A
N/A	3458	Wood End Farm, South of Whitehall Road, Farnley	Housing	The site scores neutral or positive for the majority of SA objectives, although negative scores include land stability, which could be mitigated through local plan policies, and local distinctiveness.	The site would result in a significant incursion into the greenbelt, and could lead to potential urban sprawl to the east, west and south of the site. The site only shares a small amount of its boundary with developed land and any development on this site would lead to a relatively isolated development.	Not within Core Strategy settlement hierarchy and therefore the location does not align with the spatial development strategy. Any development would lead to a high potential of urban sprawl to the east, west and south of the site.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4038	Heights Drive, Bramley	Housing	The site scores neutral or positive for the majority of SA objectives, exceptions including negative scores for culture, leisure, recreation.	N/A	The site is designated as Green Space in the Site Allocations Plan. Highways concerns regarding access (no road frontage).	Whilst the site scores well overall in SA terms, it is not proposed for allocation because the site is designated as green space.
N/A	4041	Wyther Park Hill, Bramley	Housing	The site scores neutral for the majority of SA objectives with an equal number of positive and negative scores for remaining objectives. Positive scores include flood risk. A number of the negative effects reflect the accessibility of the site.	N/A	The site is designated as green space on the Site Allocations Plan.	Whilst the site scores mainly neutrally with an equal number of positive and negative scores in SA terms, the site is not proposed for allocation because it is designated as green space in the SAP.
N/A	4042B	Raynville Road/Raynville Crescent, Bramley (West)	Housing	The site scores neutral for the majority of SA objectives with an equal number of positive and negative scores for remaining objectives. Positive scores include flood risk. A number of the negative effects reflect the accessibility of the site.	N/A	Site is designated as green space on the Site Allocations Plan.	Whilst the site scores neutrally with an equal number of positive and negative scores in SA terms, the site is not proposed for allocation because it is designated as green space in the SAP.
N/A	4045	Daleside Road, Thornbury, South	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other significant negative scores include biodiversity/geology and landscape/Tree Preservation Order.	Relates well to settlement. Well contained by railway line to south reducing potential for further sprawl but would represent a significant incursion in to the Green Belt and significantly reduce the gap between Leeds and Bradford.	Green Belt site. Slopes steeply towards railway. Development would represent a significant incursion into Green Belt and reduce the Green Belt gap between Leeds and Bradford.	N/A
N/A	4048	Priesthorpe Road, Farsley	Housing	The site scores neutral or positive for the majority of SA objective, with negative scores including employment and economic growth (as in employment use) and land stability, the latter of which could be mitigated by local plan policies.	N/A	South Eastern portion of site taken up with parking area for adjacent office conversion. Access to the heavily wooded remainder of the site is extremely limited. No access to highway.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because the site is used as parking for an adjacent employment use and the remainder is wooded, therefore it is not considered to be available or suitable.
N/A	4050	Holly Park Mills, Calverley	Housing	The site scores neutral or positive for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	N/A	Too small to allocate on its own. Car park serving existing industry so not considered suitable for development.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because it is under the threshold for allocation and not considered suitable as it is an existing car park.
N/A	4051	Hill Top Moor	Housing	The site scores neutral or positive for the majority of SA objectives. Significant negative scores include culture, leisure, recreation, as the site is in green space use.	N/A	Site designated as greenspace in the existing UDP and to be retained as greenspace in the Site Allocations Plan.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because the site is designated green space in the SAP.

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4168	Palmer Nursery, Caverley	Housing	The site scores neutral for the majority of SA objectives with an almost equal number of positive and negative scores for remaining objectives. Positive scores include flood risk. Negative scores include biodiversity/geology, which could be mitigated by site requirements and local plan policies, and landscape/Tree Preservation Order.	Isolated site detached from built up area by the A6120 which forms a strong defensible boundary between the existing urban area and this site. Development on this site would have high potential to lead to further sprawl into the green belt.	Green Belt site. Isolated site set away from urban area, with the Ring Road acting as a strong defensible barrier. Development would set a precedent for further sprawl into the Green Belt.	Whilst the site scores mainly neutrally for the majority of SA objectives with a relatively equal number of positive and negative scores, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	4202	Roker Lane, Pudsey	Housing	The site scores neutral for the majority of SA objectives with an equal number of positive and negative scores for remaining objectives. Positive scores include flood risk. Negative scores include land stability, which could be mitigated by site requirements and local plan policies and significant negatives include landscape/Tree Preservation Order.	Site is linked to urban area and is contained by trees along southern and eastern boundaries. However, development would lead to the incursion of the built form southwards, and could set a precedent for further sprawl into the Green Belt.	Green Belt site. Development would lead to the incursion of the built form southwards, and could set a precedent for further sprawl into the Green Belt.	Whilst the site scores mainly neutrally with an equal number of positive and negative scores, the site is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	4203	Crossfield Farm, LS28	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include green space, biodiversity/geology and landscape/Tree Preservation Order.	Development here would be isolated within the Green Belt with no direct connection to the main urban area. The site performs an important role in safeguarding the countryside from encroachment, and has a high potential to lead to sprawl.	Green Belt site. Sieved out at Publication Draft stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development here would be isolated within the Green Belt with no direct connection to the main urban area. The site performs an important role in safeguarding the countryside from encroachment, and has a high potential to lead to sprawl.	N/A
N/A	4204	Cliff Hill Quarry, Wortley	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include waste and land stability, which could be mitigated by site requirements and local plan policies.	N/A	No access possible within site, would need to be enlarged to connect to highway. Designated as green space area in existing UDP and retained as Green Space in Site Allocations Plan.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because the site is designated as green space in the SAP.
N/A	4210	Spring Lea Farm, Troydale, Pudsey	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative impacts include biodiversity/geology which could be mitigated by site requirements and local plan policies.	Site does not connect to urban area and would result in an isolated development which would reduce the green belt gap and sprawl into the countryside. The site is well contained by trees to the east which would prevent further expansion.	Green Belt site. The site does not connect to the urban area and would result in isolated development that would not relate to the settlement and would reduce the Green Belt gap between Pudsey and Farnley.	N/A

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	4214	Aire Valley Court, Leeds	Housing	The site scores neutral or positive for the majority of SA objectives, with negative scores including employment and economic growth due to the existing employment use. The only other negative score is for land stability, which could be mitigated by local plan policies.	N/A	Retain as employment.	Whilst the site scores well overall in SA terms, it is not proposed for housing allocation because the site is in employment use and it is considered that it should be retained as such.
N/A	4226	Whitehall Road, Farnley	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include land stability, which could be mitigated by local plan policies.	New Farnley is not within the settlement hierarchy. Development would be poorly related to the existing settlement and represent an incursion into the Green Belt to the south of New Farnley.	Green Belt site. New Farnley is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development would be poorly related to the existing settlement and represent an incursion into the Green Belt to the south of New Farnley.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt and their location within the settlement hierarchy.
N/A	4227	Leeds & Bradford Road, Bramley	Housing	The site scores neutral or positive for the majority of SA objective scores, although negative scores include flood risk, land stability and landscape, which could be mitigated by site requirements and local plan policies. Significant negatives include biodiversity/geology.	The site is a corridor of green belt through the urban area alongside the canal. Strong links to the settlement and well contained site, but green belt area is small and would be eroded by development. Listed building to south of site, small woodland area separates this from the site.	Green Belt site. The site is a corridor of green belt through the urban area alongside the canal. Strong links to the settlement and well contained site, but green belt area is small and would be eroded by development.	Whilst the site scores realtively well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	5004	Calverley Lane, Farsley	Housing	The site scores negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores, including biodiversity/geology and land stability could be mitigated by site requirements and local plan policies. Negative scores for local distinctiveness and community cohesion reflect the fact that the site is out of scale with the character of the area.	Isolated site which performs an important role in safeguarding the countryside from encroachment. Development would reduce the green belt gap between Calverley and Rodley and set a precedent for further spawl into the Green Belt.	Green Belt site. Road frontage to east. Isolated site detached fom urban area which performs an important role in safeguarding the countryside from encroachment. Development would have significant impact on the Green Belt, reducing the gap between Calverley and Rodley and setting a precedent for further sprawl.	N/A
N/A	5159	Land at Arthur Street Stanningley	Housing	The site scores neutral or positive for the majority of SA objectives with negative scores for employment, economic growth and waste.	N/A	The site has a Natural Resources and Waste safeguarded site at its centre which cannot be allocated for housing. Removing this section from the site leaves an unsuitable remainder which cannot be allocated.	Whilst the site scores well overall in SA terms, the site is a Natural Resources and Waste safeguarded site, therefore is not suitable or available.

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5169	Land at Woodhall Road Pudsey	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negatives include biodiversity/geology, which could be mitigated by site requirements and local plan policies, and waste.	Development of the site would further decrease the gap between Leeds and Bradford. Woodhall Road currently creates a defensible Green Belt boundary. Whilst site 1201 to the south of 5169 is also on the east side of Woodall Road, it fills a gap in the existing built up area. 5169 lies beyond that gap and could potentially create urban sprawl.	Green belt site. Development of the site would further decrease the gap between Leeds and Bradford. Woodhall Road currently creates a defensible Green Belt boundary. Whilst site HG2-63 (1201) which is to the south of 5169 is also on the east side of Woodall Road, it fills a gap in the existing built up area. This site lies beyond that gap and could potentially create urban sprawl.	N/A
N/A	5170	Land at Sunnybank Lane Pudsey	Housing	The site scores neutral or positive for the majority of SA objectives. However, significant negatives include landscape/Tree Preservation Order.	Development would not safeguard the countryside from encroachment and it has an indefensible green belt boundary.	Green belt site. The site forms part of a wider area designated as Green Space in the Site Allocations Plan. Development would not safeguard the countryside from encroachment and the site has an indefensible green belt boundary.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because the site is designated as green space.
N/A	5197	Land to east of Bagley Lane, Farsley	Housing	The site scores neutral for the majority of SA objective scores with almost an equal number of positive and negative scores. Positive scores include greenspace, and most positive scores relate to the accessibility of the site. Negative scores include employment, economic growth, biodiversity/geology and flood risk.	N/A	Western part of site in flood zone and unsuitable for development. Eastern part of site would encroach into the open corridor of land to the east of Bagley Lane.	Whilst the scores neutrally for the majority of SA objectives with a relatively equal number of positive and negative scores for remaining objectives the site is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of flood risk and impact on open corridor.
N/A	5271	Land at Ross Mill, Rodley Lane, Bramley	Housing	The site scores neutral or positive for the majority of SA objectives, although negative scores include employment and economic growth, as it is in existing employment use in part. Other negative scores include biodiversity/geology, land stability and landscape/Tree Preservation Order which could be mitigated by site requirements and local plan policies.	Development would set precedent for unrestricted sprawl, as it is not well related to the settlement with the northern site boundary in particular creating a finger of development into the green belt.	Development would set precedent for unrestricted sprawl, as it is not well related to the settlement with the northern site boundary in particular creating a finger of development into the green belt. Whilst part of site is brownfield, it is in active employment use and should be retained for employment purposes.	Whilst the site scores relatively well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt and it is considered that part of the site should be retained in employment use.

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	5283	North of Troydale Lane, Pudsey	Housing	The site scores neutral for the majority of SA objective with an equal number of positive and negative scores for remaining objectives. Some of the negative effects reflect the accessibility of the site.	Whilst the site has a defensible green belt boundary to the east, it would lead to significant incursion of development into the green belt in a manner that is poorly related to the settlement pattern.	Green Belt site. Whilst the site has a defensible green belt boundary to the east, it would lead to significant incursion of development into the green belt in a manner that is poorly related to the settlement pattern.	Whilst the site scores mainly neutrally with an equal number of positive and negative scores, the site is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	5294	North of Rodley Lane, Bramley	Housing	The site scores neutral or positive for the majority of SA objectives, although negative scores include biodiversity/geology, landscape/Tree Preservation Order and land stability which could be mitigated by site requirements and local plan policies.	Site provides significant visual amenity along the road and canal corridor. Development would result in a linear incursion into the green belt, affecting the openness of the immediate and wider setting, with the site offering with long distance views across the wider green belt.	Green Belt site. Site provides significant visual amenity along the road and canal corridor. Development would result in a linear incursion into the green belt, affecting the openness of the immediate and wider setting, with the site offering with long distance views across the wider green belt.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt.
N/A	5295	Land adjacent to Airedale Cliff, Pollard Lane, Bramley	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other significant negatives include biodiversity/geology and landscape/Tree Preservation Order.	Isolated site within the green belt, not connection to the main urban area. Development would have high potential to lead to unrestricted sprawl.	Green Belt site. Isolated site within the Green Belt, not connection to the main urban area. Development would have high potential to lead to unrestricted sprawl.	N/A
N/A	5318	Farnley Rugby fields, off Tong Road, Farnley	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include community cohesion and culture, leisure, recreation as development would cause loss of green space.	Development of site would lead to unrestricted urban sprawl, with poorly defined boundaries to the south and west. Used for open space, providing access to the countryside.	Green Belt site. Open and elevated. Development of site would lead to unrestricted urban sprawl, with poorly defined boundaries to the south and west. Used for open space, providing access to the countryside. Designated as green space in the SAP.	Whilst the site scores well overall in SA terms, it is not proposed for allocation because there are more sequentially preferable alternative sites available within the HMCA in terms of impact on Green Belt, and due to the fact that the site is designated as green space in the SAP.
HG1-155	613	Elder Road / Swinnow Road LS13	Housing	N/A	N/A	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	N/A
HG1-157	3196	Elder Road, LS13	Housing	N/A	N/A	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	N/A
HG1-163	HLA2405090	Vernon Place LS28	Housing	N/A	N/A	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	N/A

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1124	Upper Carr Lane (land off), Calverley	Housing	The site scores neutral for the majority of SA objective scores with an equal number of positive and negative scores. A number of the negative effects reflect the accessibility of the site.	Well contained site with strong links to the settlement, low potential for sprawl.	Green Belt site. Situated between an employment site, residential dwellings and a recent flat conversion, development here would round off the settlement. As the boundary does not project beyond the existing urban area its impact on the surrounding countryside is significantly reduced. However, as the site is an extension to a small settlement, it is less sequentially preferable for release than other Green Belt sites adjacent to the Main Urban Area.	Whilst the SA scores mainly neutral, with an equal number of positive and negative scores, the site does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary as it is less sequentially preferable for release compared to other reasonable Green Belt alternatives within the HMCA, due to its position in the settlement hierarchy.
N/A	1193A	Rodley Lane (land at) - Calverley Lane, Calverley LS19	Housing	The site scores neutral or negative for the majority of SA objectives including negative scores for land stability, landscape/Tree Preservation Order, land stability, local distinctiveness and historic environment. Negative impacts could be mitigated by site requirements and local plan policies.	Development would reduce separation between Calverley and Rodley, though relates well to settlement as it is contained by tree lined boundaries to west of site.	Green Belt site. Site is related to the existing properties in Rodley and has a well defined field boundary to the west. However, the site does perform a role in separating Calverley and Rodley, and therefore is not considered sequentially preferable for allocation compared to other Green Belt allocations.	N/A
N/A	4213	Land at Rodley lane	Housing	The site scores neutral or positive for the majority of SA objectives. Exceptions include negative scores for biodiversity/geology, land stability and landscape/Tree Preservation Order. Negative impacts could be mitigated by site requirements and local plan policies.	Well contained site with strong connections to urban area. Would not harm green belt if developed.	Green belt site adjacent to main urban area. Road frontage runs along the southern boundary. Surrounded by residential development to east and south, good access to services. Canal to the north encloses the site. However, the site is not considered sequentially preferable for allocation compared to other Green Belt allocations within the Leeds-Bradford Regeneration Priority Area.	Whilst the site scores mainly neutral and positive in SA terms, the site does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable Green Belt alternatives within the HMCA which fall within the Leeds-Bradford Regeneration Priority Area.
N/A	1060A_3377 A	Hough Side Road Pudsey	Housing	The site scores neutral for the majority of SA objectives, with an almost equal number of positive and negative scores. A number of the negative effects reflect the accessibility of the site.	Site has strong links to the settlement and is well contained as it is surrounded by trees on the southern boundary. Low potential for further sprawl.	Green Belt Site. Site has strong links to the settlement and is well contained with trees and rising land on the southern boundary. Low potential for further sprawl. However, the site is not considered sequentially preferable for allocation compared to other Green Belt allocations, given its topography which makes the site more visually prominent than others.	Whilst the site scores mainly neutral in SA terms with almost equal positive and negative scores, the site does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable Green Belt alternatives within the HMCA due to its topography and visual prominence.

Outer West

Not allocated for housing

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	1184_3050	Acres Hall Avenue Pudsey	Housing	The site scores neutral or positive for the majority of SA objectives. Exceptions include negative scores for historic environment, which could be mitigated by site requirements and local plan policies.	Well connected to the existing residential area. Site has good links to the built up area and is well contained by the road to the west and south. Public right of way to north of site provides access to countryside but could be maintained through development. Development may lead to further sprawl to the east as there is no defensible boundary and this would need to be addressed through landscaping. Listed building adjacent to the site, though impact on setting and special character could be mitigated through appropriate detailed design.	The site is not considered sequentially preferable for allocation compared to other Green Belt allocations, given the fact that whilst it relates well to the settlement there is no defensible boundary in Green Belt terms, thus creating a greater intrusion into the Green Belt than alternatives in the HMCA.	Whilst the site scores mainly neutral or positive in SA terms, the site does not meet plan objectives to only deliver housing up to 2023 from the Green Belt where necessary and is less sequentially preferable for release compared to other reasonable Green Belt alternatives within the HMCA due to the greater intrusion into Green Belt compared with other sites.
N/A	3455A	Land off Gamble Lane	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	Strong links to urban area. Would not lead to merging of neighbouring settlements, though there is not a strong defensible boundary.	Green Belt site. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation.	N/A
N/A	3455B	Land off Gamble Lane	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include biodiversity/geology, land stability and landscape/Tree Preservation Order, which could be mitigated by site requirements and local plan policies.	Site is contained by roads eliminating potential for further sprawl. Well connected to urban area.	Green Belt site. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation.	N/A
N/A	4049	Calverley Lane, Calverley	Housing	The site scores neutral or negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site. Other negative scores include historic environment, which could be mitigated by a site requirement and local plan policies.	Well contained site with strong links to settlement. Tree lined boundary to east prevents further sprawl.	Development of the site would effectively 'round off' the existing settlement pattern and be well contained by existing development to the north west and north east and by the main road to the west. Highways mitigation required. However, as the site is an extension to a small settlement, it is less sequentially preferable for release than other Green Belt sites adjacent to the Main Urban Area.	N/A

Outer West

Safeguarded land (PAS)

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
HG3-14	1110	Rodley (land at), Leeds LS13	Housing	The site scores neutral for the majority of SA objectives with an almost equal number of positive and negative SA scores. Negative scores include biodiversity/geology, landscape/Tree Preservation Order and local distinctiveness.	N/A	Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. Whilst the site has links to the settlement and is relatively close to Farsley town centre the urban edge of Farsley is clear and well defined and this area forms part of an important tract of open land. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	Whilst the site scores mainly neutral with an almost equal number of negative and positive scores, the site is proposed to be designated as safeguarded land as there are more preferable alternative sites for allocation within the HMCA. The site, together with HG3-15 represents a large site where development would have a more significant impact on the character of the existing area than alternatives. Neither of these are within the Leeds Bradford regeneration area which provides a focus for investment brought about by new housing opportunities in an accessible corridor.
HG3-15	1114	Kirklees Knowl (land at), Bagley Lane, Bagley	Housing	The site scores neutral for the majority of SA objectives with an equal number of positive and negative SA scores. Negative scores include biodiversity/geology, flood risk, land stability, landscape/Tree Preservation Order and historic environment, which could be mitigated through site requirements and local plan policies.	N/A	Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. Whilst the site has links to the settlement and is relatively close to Farsley town centre the urban edge of Farsley is clear and well defined and this area forms part of an important tract of open land. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	Whilst the site scores mainly neutral with an equal number of negative and positive scores, the site is proposed to be designated as safeguarded land as there are more preferable alternative sites for allocation within the HMCA. The site, together with HG3-14 represents a large site where development would have a more significant impact on the character of the existing area than alternatives. Neither of these are within the Leeds Bradford regeneration area which provides a focus for investment brought about by new housing opportunities in an accessible corridor.

Outer West

General employment allocation

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
EG2-6	2400850	Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow	Employment	The sites scores neutral or positive for the majority of SA objectives. Negative scores include biodiversity/geology which can be mitigated by site requirements and local plan policies.	N/A	Site is within an established industrial area and could gain access to the road network. Suitable, available and achievable site for general employment subject to mitigations.	N/A
EG2-7	2401892	Stanningley Road & Swinnow Road, Pudsey	Employment	The sites scores neutral or positive for the majority of SA objectives. Negatives scores include landscape/Tree Preservation Order and historic environment, which can be mitigated by site requirements and local plan policies.	N/A	A grassed flat site located within an employment area. Suitable, available and achievable general employment site.	N/A
EG2-9	2501424	Expansion Land At Emballator Ltd Phoenix Way Bd4	Employment	The site scores neutral or positive for the majority of SA objectives.	N/A	Suitable, currently available and achievable general employment site as expansion land for adjacent occupier.	N/A
EG2-25	5219	Wortley Low Mills Whitehall Road	Employment	The site scores neutral or positive for the majority of SA objectives. Negative scores include biodiversity/geology, flood risk and hazard zone which can be mitigated by site requirements and local plan policies.	N/A	Brownfield site suitable and currently available for employment use. The site is well connected to the strategic road network and adjacent to existing employment uses. Site has a pending application for mixed use scheme which consists of general employment and car showroom (Sui Generis).	
EG2-25	5219	Wortley Low Mills Whitehall Road	Housing	The site scores neutral or positive for the majority of SA objectives. Negative scores include biodiversity/geology, flood risk and hazard zone which can be mitigated by site requirements and local plan policies.	N/A	Brownfield site suitable and currently available for employment use. The site is well connected to the strategic road network and adjacent to existing employment uses. Site has a pending application for mixed use scheme which consists of general employment and car showroom (Sui Generis).	Whilst the site scores well overall in SA terms, it is not considered suitable for housing use and is allocated for employment.

Outer West

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2402880	Cubic Business Centre Stanningley Road Ls13	Employment	The site scores neutral or positive for the majority of SA objectives.	N/A	Site is currently in employment use - permission 09/00695 completed.	N/A
N/A	2403100	Abbey Rd Adj R Aire Leeds 5	Employment	The site scores neutral for the majority of SA objectives with an equal number of positive and negative scores for remaining objectives. Significant negatives include flood risk and biodiversity/geology.	N/A	High risk of flooding therefore unlikely to gain planning permission for any use.	N/A
N/A	2403210	Wyther Lane Leeds 5	Employment	The site scores neutral and negative for the majority of SA objectives. Negative scores include flood risk and biodiversity/geology.	N/A	Site no longer available due to residential consent.	N/A
N/A	2403270	Whitehall Park Whitehall Road Leeds 12	Employment	The site scores neutral for the majority of SA objectives, with an almost equal number of positive and negative scores for remaining objectives. Negative scores include biodiversity/ geology, waste and land stability.	N/A	Site has existing use for materials recycling. Not available for new employment allocation.	N/A
N/A	2403820	Swinnow Road Bramley Ls13	Employment	The site scores neutral and positive for the majority of SA objectives.	N/A	More recent planning permission for housing development makes the site unavailable for employment uses.	N/A
N/A	2500550	Round Hill Pudsey	Employment	The site scores neutral and positive for the majority of SA objectives.	N/A	Planning permission has been granted for residential development on site.	N/A
N/A	2501400	Stanningley Station Ls 28	Employment	The site scores neutral and positive for the majority of SA objectives.	N/A	Site is in use as a timber and building merchants and therefore not available for allocation.	N/A
N/A	2501410	Providence Mills, Viaduct Street, Stanningley, Pudsey	Employment	The site scores neutral and positive for the majority of SA objectives.	N/A	Site is in use. Doesn't appear underdeveloped.	N/A
N/A	2501640	Lane End Terrace Pudsey	Employment	The site scores neutral and positive for the majority of SA objectives.	N/A	Site has planning permission for residential development so not unavailable for employment uses.	N/A
N/A	2502500	Midpoint Dick Lane Thornbury Bd4	Employment	The site scores neutral and positive for the majority of SA objectives, although significant negative scores include land stability and landscape	Site has been granted planning permission for residential, therefore a Green Belt assessment of the site has been made through this process.	Site under construction for residential development.	N/A
N/A	2502510	Off Tyersal Lane Tyersal Bd4	Employment	The site scores neutral and negative for the majority of SA objectives. A number of the negative effects reflect the accessibility of the site.	N/A	Former employment allocation; however site has extant planning permission for 272 dwellings. Not available for general employment allocation.	N/A

Outer West

Not allocated for employment use

Plan Ref	Site Ref	Address	Use Assessed	SA Conclusion	GB Assessment	Site Conclusion	SA Justification
N/A	2502721	83-99 Bradford Road Stanningley Ls28	Employment	The site scores neutral and positive for the majority of SA objectives.	N/A	Planning permission granted for 92 flats and a two storey office block.	N/A
N/A	2502940	Richardshaw Drive Pudsey Ls28	Employment	The site scores neutral and positive for the majority of SA objectives.	N/A	Planning permission granted 25/428/04/FU for 7 two storey office units in 3 blocks with 60 carparking spaces. Built and in use. Remove site no longer available.	N/A
N/A	2503200	Waterloo Road & Gibraltar Road Pudsey	Employment	The site scores neutral and positive for the majority of SA objectives.	N/A	Site has planning permission for residential development so unavailable for employment uses.	N/A
N/A	CFSE005	Land at former Kirkstall Power Station	Employment	The site scores neutral and positive for the majority of SA objectives.	N/A	Site of existing Kirkstall Power Station. Site does not appear to be available for new employment allocation in the near future.	N/A