

LEEDS SHLAA

2014 UPDATE

FULL REPORT

Introduction

This full report update sets out all the collated information and site conclusions reached for all active sites. At the rear of this explanatory text the sites are mapped on an ordinance survey base at a scale to show the context of the location and the site boundaries. Each mapped site has the SHLAA reference number to enable cross reference to the site details of each site record. These are set out – site by site – in order of the SHLAA reference numbers.

Criteria for inclusion

This report includes all sites with dwelling delivery potential. Where more than one submission has been made on the same land, only one site record is included; duplications are not shown. Sites that have been built out are not included, even though they may have been in previous SHLAAs.

The size threshold for inclusion is 0.4ha except for sites that have planning permission which have a threshold of 0.2ha and sites in the city centre which have no size threshold.

Site Details

The “**SHLAA Ref No**” is unique to each record. They are not consecutive. The **site address** is a simple description of the location.

General Attributes

Gross Area

The figures quoted are calculated from the digitisation of the site areas.

Density Zone: the density zone reflects the location of the site in either City Centre, Edge of City Centre, Other Urban Areas, Edge of Urban Areas and Rural where different density assumptions apply (see section on Dwellings below)

Current site state. This concerns how ready the land is for housing development.

The choices are “Cleared”, “Substantially Vacant” or “In Active Use”

The **Principal Use** field records the current or most recent uses of the site in planning terms:

CA COMMUNITY	OA OPEN
CB Church buildings	OB Agriculture
CD Education buildings	OC Farms/smallholdings/allotments/nurseries
CE Social	OD Grass/scrub/grazing/woodland
CF Mixed social/community	OE Playing fields
OF Quarries/derelict/filled land	IA INDUSTRIAL/COMMERCIAL
OG Amenity space	IB Industry
ID Commercial - retail/warehousing	RA RESIDENTIAL
IE Transport	RB Housing cleared by public action
IF Public utility	RC Housing cleared by private action
IG Offices	RD Development in garden/grounds
IH Car parks	RE Ancillary - lock-up garages etc
RF Communal - Hotels, hostels, Res Home etc	
MA MISCELLANEOUS/NOT KNOWN	

Settlement Hierarchy

Settlement categories come from the Leeds Core Strategy Preferred Approach.

- City Centre
- Main Urban Area (within)
- Extension to Main Urban Area
- Major Settlements (within)
- Extension to Major Settlement
- Smaller Settlements (within)
- Extension to Smaller Settlement
- Other Rural location

The **Brown/Greenfield** field simply records whether a site is previously developed or not; in line with the definition in the Glossary of the Core Strategy. For sites with a mix of “greenfield” and “brownfield”, if one category covered more than 80% of the site, that category was assigned; sites that were more evenly split were assigned to “Mixed”.

Market Sector. Postcode sectors were ranked according to average houseprices, to provide an indicator of market strength and “achievability” of site development. Postcode sectors have been grouped into 4 bands plus the city centre as follows:

- Low
- Low to Medium
- High to Medium
- High
- City Centre

HM Character Area refers to the 11 zones of Leeds defined in Policy SP7 of the Core Strategy for the distribution of the housing requirement.

Accessibility Zone is to measure accessibility to a range of services. It is based on the "Accession" model which measures accessibility to up to 7 Department for Transport indicators. Leeds is mapped into 4 zones representing the following levels of accessibility. The number represents the level of accessibility:

Poor	1
Minimum	2
Good	3
Very Good	4

Accessibility P.T. This is to measure whether a site is sufficiently accessible by public transport. Table 13.9 of the RSS provides the essential standard of being 5mins walk (400m) of a public transport stop with a frequency of 15 minutes or more. The SHLAA adds an additional category of accessibility which is being within 5 minute's walk of a town centre. Sites were assessed to see whether they fall within this definition of accessibility. Sites were ticked which at least had a small area within the accessible zone or whose boundaries abut the accessible zone.

Natural Resources and Waste DPD. This records whether sites are suggested as possible opportunities for future waste sites or minerals safeguarding zones in the Natural Resources and Waste DPD

Flood Risk. This records which flood risk zone the sites falls within. Where a site overlaps more than one flood zone the highest flood risk zone is recorded that meets the following criteria:

Sites over 2ha: record highest flood risk zone that covers at least 25% of the site

Smaller sites: record highest flood risk zone that covers at least 10% of the site

The zones from Leeds' Strategic Flood Risk Assessment (SFRA) of 2007 are as follows:

Zone 1	No flood risk
Zone 2	Medium flood risk that does not rule out housing
Zone 3ai	High flood risk
Zone 3aii	Very high flood risk
Zone 3b	Functional flood plain

The zones from most recent Environment Agency six monthly update are as follows:

Zone 1	No flood risk
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Zone 2	Medium flood risk that does not rule out housing
Zone 3	High flood risk

Attributes: UDP

The first 5 fields relate to UDP designations:

UDP Site Allocation – this lists any UDP site allocation. In the very rare cases where more than 1 allocation is overlapped, only the largest is recorded.

The **UDP Nature** field records the presence of nature designations under Policy N50, which either overlaps or adjoins the site. This is because the natural facets of the designation could be affected by adjoining development.

The **Monument** field refers to the existence of ancient monument designations on the UDP Proposals Map. It is recorded as a “1” or a “2” if a site overlaps or adjoins an ancient monument symbol depending whether the monument is scheduled grade 1 or grade 2.

The **Greenbelt, Greenspace, Special Landscape Area** and **Urban Green Corridor** fields, have a checked the box if any part of the site overlaps with a designation.

Submitter Details

The “**Submitter**” is the person/organisation behind the promotion of the site, whether it be a landowner, housebuilder or other interest. It should be noted that many sites have not been submitted, which will show as blanks. If “Leeds City Council” is recorded this means that the City Council has a land interest.

The “**Site Interest**” box offers a drop down menu of:

- Developer contracted to buy land
- Developer prospective
- Other – fill in details in box
- Partial owner
- Site owner

Site Owner. If known, all site owners are recorded.

Planning

All relevant planning applications and permissions are recorded. Generally, this means proposals for housing or other land uses within the last 5-10 years. The existence of applications/permissions for housing gives a signal that the site is suitable & available for housing. Refusals for housing raise questions

as to why housing was not acceptable & whether impediments could be overcome.

Applications and permissions for non-housing uses suggest that housing development is not a certainty.

Constraints

Constraints were recorded to the best of the City Council and Partnership's knowledge.

Categories of constraints include the following:

Ownership – including multiple-owners (3 or more) or uncertainty over who owns part of the site

Tenancies – where there are rights/tenancies/licences etc to occupy land or buildings

Access to a highway – including ransom strips or physical barriers

Operational requirements –

Contamination – where removal or remediation would be required to support housing

Utility connections – where a site may be difficult to connect to services because of location or physical barriers

Hazardous zones – eg high pressure gas mains.

Utility easements – where sewers, water/gas mains, electricity pylons traverse a site making housing development problematic

Tree cover – where tree cover is extensive or valued and would prevent or limit development.

Topography – where steep slopes would prevent/limit the developable area

Conservation Area and/or Listed Buildings – that would prevent/limit development

The **Constraint rating** field concludes whether the constraint is “resolvable”, “not

resolvable” or “unknown”. If a constraint is resolvable by reducing the developable

area, this should be accounted for in the Dwellings calculation (see below).

The

“Res Means” field explains how the constraint would be resolved. If ticked, the “Res Yes/No” indicates that a constraint has already been resolved.

Dwellings and Conclusions

LCC Dwellings

Remaining Capacity: This field records the remaining capacity of the site in number of dwellings. If available, the latest planning application/permission is used to ascertain capacity. Otherwise, a standardised formula is used as set

out in the table below. Gross site size is converted to a net size depending upon the overall size of the site. This size is then multiplied by a density figure appropriate to the location of the site:

Density Zone	Density Multiplier	Flat Proportion	Net to Gross Density Ratio by Site Size		
			<0.4 ha	0.4 – 2 ha	> 2 Ha
City Centre	350	100	100%	90%	75%
Edge of CC	65	60	N/A		
Urban Area	40	20			
Edge of Urban Area	35	10			
Rural	30	0			

The net site area may have been further reduced if one or more of the following development constraints were considered to apply to the site, for example:

- Steep slopes
- Heavy tree cover
- Awkward shape

Additional reductions to the net site area will have considered whether some or all of the constrained area may be used as amenity greenspace, green corridors etc and thus are already accounted for in the net to gross density calculation above.

Complete: No of dwellings completed (if any) on the site at the base date of the SHLAA.

Under Construction: No of dwellings under construction (if any) on the site at the base date of the SHLAA.

Build-out-rates

With the exception of large sites and blocks of apartments, as a general rule a build-out rate of 25 - 50 dwellings per annum is assumed.

LCC Conclusions

The text box sets out the key conclusions about suitability, availability and achievability of a site.

There are also final conclusion boxes for whether sites are considered suitable and available:

Suitability

Suitability concerns both PHYSICAL SUITABILITY and PLANNING POLICY SUITABILITY. A straight “**Yes**” is given where current planning policy would accept housing development in principle and where there are no physical constraints. A “**No**” is concluded where physical problems exist which could never be overcome. There may also be combinations of exceptional policy

reasons to make a site a definite no, for example location on a flood plain, or harm to an SSSI.

Sites where housing development would accord with current UDP policy but have physical problems to overcome are given a “**Yes, Physical**” conclusion. This means that housing development would be suitable subject to resolution of physical constraints.

Most policies could potentially be modified through the LDF plan making process. In fact the plan making process is the proper place to judge site suitability for all of those sites whose development would conflict with current policy; the need for housing can be evaluated against other planning objectives. It is not the place for the SHLAA to second guess this. Therefore, sites where housing development would conflict with current policy but have no physical constraints are concluded “**LDF to Determine**”.

Availability and Achievability

Availability concerns whether a site is free from legal or ownership problems which could prevent or delay development and how long it would take to overcome the problems.

Achievability concerns mainly whether and when there is likely to be a market for dwellings in the locality taking account of any cost factors to overcoming physical constraints or standard planning requirements.

Judgements on **availability** and **achievability** drew on the following factors, some of which will have been submitted:

- Construction progress
- Planning status
- Developer involvement
- Alternative proposals
- Site use
- Competing sites
- Site location
- Market area

Availability conclusions are set out as:

- Short
- Short (early). This means available now
- Short (later). This means available by 2017/18
- Short (part). This means part of the site is available now.
- Medium. This means available 2019/20 – 23/24
- Long. This means available 2024/25 or later

Achievability is embodied in the forecast likely delivery of dwellings.

HBF Conclusions and Dwellings

The HBF Representatives on the SHLAA Partnership provided conclusions and suggestions of likely dwelling delivery for many of the sites that were subject to updating in the 2014 Update.

Leeds SHLAA 2014 Update

Site: 7 All Saints Mill Bridge Street Otley LS21 1BQ

General Attributes

Site Description

Former C of E school and grounds. Parts overlooking river in Otley.
Access is available from Bridge Street and Mill Lane.

Gross Size ha: ———— 0.473ha

Density Zone: ———— Main Urban Area

Current Site State: ———— Substantially vacant

Principal Use: ———— Education buildings

Settlement Hierarchy: — Major settlements

Greenfield/Brownfield: — Brownfield

Market Sector: ———— High

HM Character Area: ———— Outer North West

Accessibility Zone: ———— Zone 3

Accessibility PT: ————

Overlaps NRW DPD site:

EA Flood Zone: ———— Outer North West

SFRA Flood Zone ———— Zone 3

UDP Attributes

UDP Allocation: ———— n/a

UDP Greenbelt: ————

UDP Greenspace: ———— n/a

UDP Special Landscape: —

UDP Nature: ———— n/a

UDP Monuments: ———— n/a

UDP Urb. Green Corr: — n/a

Submitters/Agents

Submitter: ———— Erkulis Construction

Agent: ———— Nieman Architects

Interest: ———— Developer prospective

Owners

Owner ———— M Erkulis, Erkulis Construction

Informed?: —

% ownership: — 100

Planning

Application: — PREAPP/07/00262

Received date: — 31/12/2007

Description: — Erection of offices and block of 14 flats.

Applicant: ———— Square Feet Limited

Agent: ———— n/a

Decision: ———— **Pre-app**

Decision date: — n/a

Leeds SHLAA 2014 Update

Site: 7 All Saints Mill Bridge Street Otley LS21 1BQ

Planning

Application: — 09/02422/FU

Received date: — 03/06/2009

Description: — 4 storey block of 12 two bedroom flats and 2 three bedroom flats

Applicant: — Erkulis Construction - M Erkulis

Agent: — Nieman Architects

Decision: — **Invalid**

Decision date: — n/a

Constraints

Type: — Contamination

Description: — Potential land contamination Ref PCL02191

Resolvable: — Resolvable

Comment: — n/a

Resolved: —

Type: — Conservation/Listed Blgs

Description: — Otley Conservation Area

Resolvable: — Resolvable

Comment: — n/a

Resolved: —

Type: — Tree cover

Description: — A selection of TPO's across the site - mainly along boundaries.

Resolvable: — Resolvable

Comment: — n/a

Resolved: —

Constraints Summary

The TPO's, potential land contamination and Conservation Area status can all be resolved through appropriate masterplanning and landscaping.

LCC Dwellings

Current figures

Short

14-15	15-16	16-17	17-18	18-19
0	0	14	20	14

Remaining capacity	48
Complete	0
Under construction	0

Medium

19-20	20-21	21-22	22-23	23-24
0	0	0	0	0

Long

24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
0	0	0	0	0	0	0	0	0	0	0	0

LCC Conclusions

A recent appeal decision meant that a C2 nursing home was given permission. These are counted as the plans indicated independent units behind each door.

Suitability: — Suitable

Availability: — Short (early)

Site: 7 All Saints Mill Bridge Street Otley LS21 1BQ

HBF Conclusion and Dwellings

No information.

Short	0
Medium	0
Long	0

