

**Appendix 2: Schedule of sites considered within the SHLAA process where it is not proposed to make a housing allocation.**

SHLAA Ref (See Plan 1)	AAP Ref	Address	Size (ha)	Proposed AAP Allocation	Notional Site Capacity (dwellings)	Site details and reason for not proposing a housing allocation
217	8	Former Yorkshire Chemicals, Black Bull Street (east site)	1.75	Mixed use	138	<p>This site is part of the former Yorkshire Chemicals complex which was located on both sides of Black Bull Street. The land has been cleared for a number of years. The entire site was included in the SHLAA on the basis of an earlier planning application for mixed use development (including flats) which was approved in 2007 and expired in 2012.</p> <p>A new campus for Leeds College of Building has been constructed on the part of the site west of Black Bull Street, leaving a residual area of land which has been identified for mixed use (including housing) in the AAP (Site 7) and has capacity for 53 dwellings. The land to the east of Black Bull Street is considered suitable for housing development but has been identified as the location for the proposed Ruth Gorse Academy (secondary free school) which according to the Academy's website is due to relocate to the site from its temporary site in Morley in 2016 (subject to approval).</p> <p>At the time of this assessment it is therefore assumed that the site will not be available for housing use during the plan period and it is assumed no dwellings will come forward from the site. SHLAA site 217 is included in the five year supply with a capacity of 53 dwellings which reflects the capacity on the remaining land to the west of Black Bull Site which was identified in the proposed housing and mixed use allocations discussed at the 16th December 2014 Panel meeting.</p>
224	95	Living Hope Church, Saxton Lane	0.46	None	73	This site was formerly occupied by a car sales business and was included in the SHLAA on the basis of a pre-application enquiry

SHLAA Ref (See Plan 1)	AAP Ref	Address	Size (ha)	Proposed AAP Allocation	Notional Site Capacity (dwellings)	Site details and reason for not proposing a housing allocation
						<p>for housing development prior to 2009 rather than a separate submission by the site owner. Since this enquiry, a planning application has been approved and work completed to convert the buildings into a church and crèche. The buildings have been in this use for a number of years.</p> <p>Whilst the site remains suitable for housing development, the more recent change of use indicates that the site is no longer available for redevelopment. The site is not included within the Council five year housing supply assessment.</p>
1039	96	Airedale Mills, Clarence Road		None	67	<p>This site is in existing industrial use and occupied by the Vickers Oil business. The site was submitted to the SHLAA process by the current owner in 2008.</p> <p>The site is located in close proximity to the Allied Glass plant which lies immediately opposite the site across Clarence Road. The plant is a constraint the suitability of sensitive uses such as housing in the immediate vicinity by virtue of a combination of noise, odour and emissions. There is no evidence that the Allied Glass plant is likely to relocate within the foreseeable future and will therefore impact on the suitability of neighbouring sites for housing use unless these can be suitability mitigated. Taking into account the very close proximity of this site it is not considered that it would be possible to mitigate against these significant constraints in a viable scheme. The site is therefore not considered to be suitable for a housing allocation</p> <p>Furthermore, there has been a recent planning application submitted (which is pending a decision) for development at the Vickers Oil site which seeks to expand their existing operations. It is stated in the applicant's Design and Access Statement that the proposed works are needed in order to increase efficiencies in</p>

SHLAA Ref (See Plan 1)	AAP Ref	Address	Size (ha)	Proposed AAP Allocation	Notional Site Capacity (dwellings)	Site details and reason for not proposing a housing allocation
						<p>their processes at the site, and to provide additional facilities so they are able to meet future increases in demand for their products. This indicates that the current business will remain at the site for the foreseeable future and it is assumed that the site is no longer available for housing.</p> <p>The site is not included within the Council's five year housing supply assessment.</p>
2003	97	Dransfield House, Mill Street		None	241	<p>The site is in existing employment use (principally by Dransfields). The site was identified as a potential future housing site by Council officers based on redevelopment of similar low rise industrial buildings that has taken place or was proposed in the area. As a result the site was included in the SHLAA. The site was <u>not</u> submitted by the landowner. The SHLAA 2014 update indicates that the site is not available but apportions a capacity of 241 dwellings to the site over the medium and long term. The site is not included within the Council's five year housing supply assessment.</p> <p>Whilst the site is suitable for housing development and remains a future opportunity, there is no further evidence, for example an enquiry for development for other uses, to indicate that the site will become available during the plan period. A planning application was approved in 2009 for alteration and recladding of the building. As part of the Design and Access Statement that accompanied the application, the company indicated a need to update the building and that their "<i>aim was to stay in the building for the foreseeable future</i>".</p> <p>Given the site is an existing employment use and there is a high degree of uncertainty over the availability of the site, it is not considered appropriate to allocate the site for housing development and to apportion dwellings to be delivered during the</p>

SHLAA Ref (See Plan 1)	AAP Ref	Address	Size (ha)	Proposed AAP Allocation	Notional Site Capacity (dwellings)	Site details and reason for not proposing a housing allocation
						plan period. However, identifying the site as a future opportunity should the site become available would be appropriate.
2011	94	Asda House, Meadow Lane		Within wider South Bank Planning Statement Area	236	<p>This site includes the existing Asda HQ building located between the River Aire and Meadow Lane. The site was included within the SHLAA because it fell within the boundary of the South Bank Planning Statement area. It should be noted that the site was <u>not</u> submitted by Asda. The South Bank Planning Statement (adopted in 2011) identifies potential future uses of the site but also fully recognises that this particular site may not come forward for development.</p> <p>It is proposed to show the South Bank Planning Statement area as a separate designation within the AAP (Site 94) allowing for a mix of housing and other commercial uses. Within this area it has been assumed that 825 dwellings will come forward for development within the plan period taking into the account availability of land and possible future uses in the area, such as the HS2 station. Within this wider capacity estimate, no dwellings have been assumed from the Asda HQ site because of the high degree of uncertainty over whether or when the site will become available for housing or other development in the future.</p> <p>The site is not included within the Council's five year housing supply assessment.</p>
2041	82		19	Stourton Park & Ride site	360	<p>This site is proposed site for the NGT trolleybus park &amp; ride site and the vehicle depot at Stourton. The land forms part of the Transport and Works Act application which has been subject to a recent public inquiry. It is assumed that all land within the application is not available for housing or other development.</p> <p>A residual area of land may become available to the south of site</p>

SHLAA Ref (See Plan 1)	AAP Ref	Address	Size (ha)	Proposed AAP Allocation	Notional Site Capacity (dwellings)	Site details and reason for not proposing a housing allocation
						<p>which could provide a future opportunity for development. However, there remains significant uncertainty over whether this land will be released for other uses and whether it would be suitable for housing development whilst the Transport &amp; Works Act application process is ongoing.</p> <p>In addition, no part of the site was identified as housing opportunity in the Belle Isle and Middleton Neighbourhood Framework (adopted September 2013) following public and ward member consultation and local ward members indicated a preference for any residual land to provide a buffer to between the park and ride site rather than for it to be allocated for housing. The proposals in the AAP are therefore consistent with the Neighbourhood Framework.</p> <p>The site is not included within the Council's five year housing supply assessment.</p>