



Key

Housing Allocation Option

- Housing allocation
- Housing with mixed uses (no employment)
- Housing allocation with mixed uses
- Identified housing site
- Identified housing site with mixed uses
- Not proposed as housing allocation
- Safeguarded land (PAS)
- Aire Valley allocation
- Aire Valley identified
- Aire Valley Not proposed as housing allocation
- Site not presented at meeting
- Primary Schools
- Secondary Schools
- Part of site(s) reserved for school provision
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Leeds City Council Wards
- Core Strategy MAIN URBAN AREA
- Core Strategy MAJOR SETTLEMENTS
- Core Strategy SMALL SETTLEMENTS
- Proposed HS2 Route
- Proposed Airport Link Road

HMCA AREA
City Centre



2 - City Centre

Identified housing site

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
182	Springfield Mount (19), Woodhouse LS2 9NG	0.1	7	LG	City Centre Infill	Brownfield	Identified site with permission.
204	Hanover Square (32) LS3 1AW	0	7	LG	City Centre Infill	Brownfield	Identified site with planning permission
394	New York Road - Crispin House LS2	0.1	85	LG	City Centre Infill	Brownfield	Residential conversion completed after the base date of the plan - April 2012.
395	The Calls (36)	0	14	LG	City Centre Infill	Brownfield	Planning permission for 14 flats.
406	Manor Road (16-18) LS11	0.1	57	G	City Centre Infill	Brownfield	Holbeck Urban Village location suitable for residential development. Planning permission in 2006 preferred residential above "A" uses, with no B1 office.
407	Manor Road LS11	1.9	748	G	City Centre Infill	Brownfield	Previous permission being revised to accord with current planning application proposal for high density apartment scheme.
HLA2005280	Algernon Firth Building, LGI, Thoresby Place Leeds	0.2	43	NonIO	City Centre Infill	Brownfield	Student housing scheme recently completed
2029	Leeds Metropolitan University LS1 3HE	1.7	119	G	City Centre Infill	Brownfield	Site available with planning permission
3018	4 St Peters Place Leeds LS9	0	18	LG	City Centre Infill	Brownfield	Residential conversion permitted.
3138	3-4 Blenheim Terrace LS2	0.1	1	LG	City Centre Infill	Brownfield	Permitted scheme.
3139	25-27 Hyde Terrace LS1	0.1	11	LG	City Centre Infill	Brownfield	Permitted scheme
3140	23 Hyde Terrace LS2	0	6	LG	City Centre Infill	Brownfield	Permitted scheme
3141	40 Clarendon Road LS2	0.1	6	LG	City Centre Infill	Brownfield	Permitted scheme

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
3160	29-31 Hyde Park Terrace LS2	0.1	6	LG	City Centre Infill	Brownfield	Permitted scheme
3307	Leeds Metropolitan University LS1 3HE	1.4	199	LG	City Centre Infill	Brownfield	Permitted scheme largely complete
3337	29 Kirkgate and 18 New York Street, Leeds LS2	0	8	LG	City Centre Infill	Brownfield	Permitted scheme
3338	8 Springfield Mount, Leeds LS2 9ND	0	9	LG	City Centre Infill	Brownfield	Permitted scheme
3339	20-28 Hyde Terrace, Leeds LS2 9LN	0.1	27	LG	City Centre Infill	Brownfield	Permitted scheme
3340	65 Clarendon Road, Leeds, LS2 9NZ	0.1	12	LG	City Centre Infill	Brownfield	Permitted scheme
3347	15-19 Hyde Terrace, Leeds, LS2 9LT	0.1	14	LG	City Centre Infill	Brownfield	Permitted scheme
3460	Black Bull Street	0.1	26	NonIO	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
4180	31 Clarendon Road, LS2 9NZ	0.1	10	NonIO	City Centre Infill	Brownfield	Permitted scheme
4181	44 Claredon Road, LS2 9PJ	0	5	NonIO	City Centre Infill	Brownfield	Permitted scheme
4183	74 New Briggate, LS1	0.1	7	NonIO	City Centre Infill	Brownfield	Permitted scheme
4190	Forsyth House, 5 South Parade, City Centre	0	13	NonIO	City Centre Infill	Brownfield	Permitted scheme
4195	Pennine House, LS1 5RN	0.1	112	NonIO	City Centre Infill	Brownfield	Permitted scheme
5103	63 Great George Street, Leeds, LS1 3bb	0	5	NonIO	City Centre Infill	Brownfield	Permitted scheme
5104	18 Queen Square, Leeds, LS2	0	7	NonIO	City Centre Infill	Brownfield	Permitted scheme

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
5108	First And Second Floors And Loft Space, 46-48 New York Street	0	7	NonIO	City Centre Infill	Brownfield	Permitted scheme
5115	22-23 Blenheim Terrace, Leeds, LS2 9HD	0.1	9	NonIO	City Centre Infill	Brownfield	Permitted scheme
5122	17 Regent Street Sheepscar	0.2	73	LG	City Centre Infill	Brownfield	Permitted scheme
5156	Clarendon House, 20 Clarendon Road	0.2	24	NonIO	City Centre Infill	Brownfield	Permitted scheme
5157	6 - 12 Lands Lane, LS1 6LD	0.1	18	NonIO	City Centre Infill	Brownfield	Permitted scheme
HLA2005090	36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ	0.1	7	LG	City Centre Infill	Brownfield	Permitted scheme
Identified housing site total			1720				

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Identified housing site with mixed uses

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
181	Sweet Street West (20) - Management Archives	0.5	140	LG	City Centre Infill	Brownfield	Outline permission in 2010 for mixed use development comprising 140 flats, 1,850sqm of offices and 140sqm of A1.
202	Silver Street - Midland Mills LS11 9YW	0.4	15	LG	City Centre Infill	Brownfield	Suitable for mixed office/residential development. Permission granted in 2010 to convert and extend the listed mill building with 3112sqm offices and 15 flats.
205	Granary Wharf Car Park, off Water Lane LS11 5PS	0.4	68	LG	City Centre Infill	Brownfield	Suitable for mixed residential/office development. Planning permission was given in 2008 and renewed in 2011 for 68 flats, 6,800sqm of offices and 650sqm of A3/A4 use.
402	Cropper Gate - Mayfair LS1	0.2	272	LG	City Centre Infill	Brownfield	Suitable city centre site for office/residential development. Planning permission granted in 2009 (20/283/04/FU) for 266 dwellings with 3,620sqm of office space
405	Globe Road - Tower Works LS10	1.1	134	LG	City Centre Infill	Brownfield	Very accessible central site. Site suited to office and residential development. Office development largely completed prior to the base-date of the Plan. A more recent change of use for 141sqm remains to be completed.
409	Bath Road LS11	1	240	G	City Centre Infill	Brownfield	Suitable site for mixed office/residential development with planning permission.
423	Whitehall Road - Aireside	1.5	600	LG	City Centre Infill	Brownfield	Outline planning permission anticipates 600 dwellings within a predominantly office area. The site adjacent to the river would be more attractive for residential development, but with offices at lower floor levels.
445	Jack Lane / Sweet Street LS10	2.9	296	G	City Centre Infill	Brownfield	Site is suitable and available for a mixed use development with residential, offices, leisure and "A" uses. It has lapsed permission for a large mixed use scheme 95570 for office, 3982 for A uses, 31760 for leisure and 296 apartments.
450	Globe Road / Water Lane LS11	1.8	263	LG	City Centre Infill	Brownfield	Suitable and available development site, with temporary car park permissions due to expire 2017. Mixed use comprises of 263 dwellings plus office floorspace of 18720sqm (taken from overlapping employment sites 2004680 (10660sqm) and 2004545 (8060sqm)).
454	Portland Crescent LS1	0.9	50	LG	City Centre Infill	Brownfield	Site has outline planning permission from 2007 which is still live by virtue of phase 1 being completed. This site is covered by phase 2 of the planning permission which anticipates between 2500 and 7000sqm of office space along with floorspace for 50 dwellings and hotel space. As per Issues and Options, assume 4000sqm for offices in a mixed use allocation
458	Sweet Street West (Land South of) Holbeck	3.1	830	LG	City Centre Infill	Brownfield	Suitable and appropriate site for mixed use development on the edge of Leeds city centre with outline planning permission. Includes residential, office and 0.3ha of general employment land.
3017	St Peters church & house	0.3	35	A	City Centre Infill	Brownfield	Permission granted for mixed residential office scheme.
5123	30 Sovereign Street, Leeds, LS1 4BA	0	5	LG	City Centre Infill	Brownfield	Suitable building for mixed office/residential conversion with permission granted in 2010
Identified housing site with mixed uses total			2948				

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Aire Valley identified

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
412	East Street Mills LS9	0.5	7	AV	City Centre Infill	Brownfield	
419	Marsh Lane - The Gateway LS9	1.8	110	AV	City Centre Infill	Brownfield	
438	Richmond Street LS9	0.6	195	AV	City Centre Infill	Greenfield	
1078	Marsh Lane/ Saxton Lane LS9	0.2	80	LG	City Centre Infill	Brownfield	
4081	Former Leeds College of Technology, East Street	0.2	27	AV	City Centre Infill	Brownfield	
Aire Valley identified total			419				

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Housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
421	Leylands Road LS2	0	35	NonIO	City Centre Infill	Brownfield	Remaining plot at the eastern end of Concord St flats is available and suitable for residential development.
426	Aire Street (49) LS1	0	6	G	City Centre Infill	Brownfield	Suitable for residential development and there has been interest expressed in the past.
429	The Headrow - Pearl Chambers LS1	0.1	24	A	City Centre Infill	Brownfield	Upper floors of corner building would be suitable for residential conversion. Active development interest.
446	Great George Street (57)	0	7	NonIO	City Centre Infill	Brownfield	Suitable for upper floor conversion to residential use.
1082	Manor Road - Manor Court, Holbeck LS11	0.1	39	G	City Centre Infill	Brownfield	Suitable site in Holbeck Urban Village with owner/developer interest.
2006	North Street (59) - Caspar building and Centenary House LS2	0.7	157	G	City Centre Infill	Brownfield	Existing housing vacant for many years due to structural design fault. Suitable site for residential redevelopment
2008	Crown Street - White Cloth Hall LS2	0.1	5	G	City Centre Infill	Brownfield	Suitable site for conservation led refurbishment and redevelopment with ground floor retail and upper floor residential.
2015	Bath Road West	0.6	203	G	City Centre Infill	Brownfield	Suitable and available cleared housing site within Holbeck Urban Village.
2016	Bath Road East	0.6	174	G	City Centre Infill	Brownfield	Suitable and available cleared housing site within Holbeck Urban Village.
2018	Silver Street/ Midland Mills North	0.3	86	G	City Centre Infill	Brownfield	Underdeveloped Holbeck Urban Village site with repair garage and parking. Suitable and available for housing development.
2019	Silver Street/ Midland Mills South	0.6	179	G	City Centre Infill	Brownfield	Underdeveloped Holbeck Urban Village site with temporary car parking and single storey buildings. Suitable and available for housing development.
2021	Water Inn Car Park	0.2	62	G	City Centre Infill	Brownfield	Highly accessible surface car park site suited to housing development.
3157	Brandon Road, LS3	0.2	72	G	City Centre Infill	Brownfield	Suited to residential flats scheme. Permission lapsed for 72 flats.
5015	Kendall Carr, Hanover Mount, Woodhouse	0.2	12	NonIO	City Centre Infill	Brownfield	Suitable small site for residential development at the northern end of Hanover Square.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
5019	Holbeck Day Centre, Holbeck Moor Road, Holbeck	0.2	14	NonIO	City Centre Infill	Brownfield	Suitable site for housing development within 1970s housing estate.
Housing allocation total			1075				

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Housing allocation with mixed uses

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
187	Westgate - Brotherton House LS1 2RS	0.3	63	G	City Centre Infill	Brownfield	Suitable for conversion to residential with lower floor offices. Development interest expressed.
200	Quarry Hill	3	705	G	City Centre Infill	Brownfield	Suitable for mixed use development with residential and office development. Quantity of apartments and offices reflects recent planning application.
216	Criterion Place, Sovereign Street	1.1	210	NonIO	City Centre Infill	Brownfield	Suitable site for office and residential. One office block was completed in 2014 to the western end of the site. Another office block is under construction to the eastern end of the site. The remaining central plot is preferred for a high rise residential scheme.
225	Water Lane - Westbank	2.2	288	A	City Centre Infill	Brownfield	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.
230	Westgate - Leeds International Swimming Pool	1.3	209	G	City Centre Infill	Brownfield	Suitable central site for offices and residential.
411	York Street LS1	0.3	18	G	City Centre Infill	Brownfield	Suitable site for office at ground floor level and residential at upper floor levels.
415	High Court LS1	0.1	9	G	City Centre Infill	Brownfield	Existing buildings suitable for conversion to office and residential. Current application for 9 flats and 707sqm of office space 14/05054/FU
420	Park Row (8)	0.1	75	A	City Centre Infill	Brownfield	Suitable for conversion to residential development with offices at lower floor levels. Residential development interest shown through lapsed permission 20/324/00/FU.
431	The Calls (38)	0	14	G	City Centre Infill	Brownfield	Suitable for conversion to residential with offices at ground floor level.
443	Skinner Lane - Jayco House LS7	0.2	106	G	City Centre Infill	Brownfield	Suitable for office residential mix. Available on expiration of temporary permission for car park in February 2017 or before. Based on recent permission small office space of 247sqm would be delivered.
449	Duncan Street (7)	0	15	G	City Centre Infill	Brownfield	Opportunity for upper floor conversion to provide office floorspace and dwellings.
456	The Calls (rear 2-28) LS2	0.4	74	LG	City Centre Infill	Brownfield	Suitable and available, site is subject to a 2014 planning application for mixed use residential and office space (600sqm).
1009	Marshall Street - 1953 Building, Holbeck	0.6	187	G	City Centre Infill	Brownfield	Suitable location for mixed office/residential development
1010	Bridge Street, Baker House	0.2	63	A	City Centre Infill	Brownfield	Suitable city centre location for mixed use scheme with office at ground floor level adjacent to A64 and apartments on upper floors.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
2001	St Peters Square	0.1	49	G	City Centre Infill	Brownfield	Suitable site for infill development with offices at ground floor and residential at upper floor levels.
2004	North Street - Leeds College of Building	0.9	180	A	City Centre Infill	Brownfield	City centre site suitable for office and residential development.
2023	Wellington Street - YEP LS1 1RF	1.9	200	G	City Centre Infill	Brownfield	Highly visible landmark site on the western side of the city centre suited to mixed office/residential development with greenspace and supporting uses.
2028A	Great George Street - LGI	4.3	372	A	City Centre Infill	Brownfield	Health trust expects to dispose of older buildings on site including the Gilbert Scott and Brotherton wings which are covered by site 2028A. Site would be suited to part conversion to conserve the listed elements and part redevelopment to provide a mix of residential and office space.
2031	Water Lane Railway Triangle	1	171	G	City Centre Infill	Brownfield	Site suited to high-rise mixed office apartment scheme. Limited access from the south will require investment.
5167	Wellington Plaza Wellington Street Leeds	0.1	10	NonIO	City Centre Infill	Brownfield	Development interest expressed for residential redevelopment with a small amount of office space. Such development would have policy support in this location.
Housing allocation with mixed uses total			3018				

Housing with mixed uses (no employment)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
231	Kirkgate Phase II	0.3	65	G	City Centre Infill	Brownfield	Suitable site for development involving restoration of shopping parade and redevelopment to provide retail and housing. Office provision not preferred.
410	Regent Street / Skinner Lane LS2	0.2	67	G	City Centre Infill	Brownfield	Cleared site with development interest for ground floor "A" uses and upper floor residential scheme.
2007	Wharf Street	0	14	G	City Centre Infill	Brownfield	Previous permission for residential flats scheme. Site suitable and available.
Housing with mixed uses (no employment) total			146				

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Aire Valley allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
215	Clarence Road (79) LS10 1LW	0.2	15	AV	City Centre Infill	Brownfield	
217	Black Bull Street - Yorkshire Chemicals Plc - The Works	3.3	53	AV	City Centre Infill	Brownfield	
219	Clarence Road - former Hydro Works	3	289	AV	City Centre Infill	Brownfield	
228	Hunslet Road - Reg Vardy plc LS10 1LD	2.4	191	AV	City Centre Infill	Brownfield	
301	Upper Accommodation Road, LS9	0.4	10	AV	City Centre Infill	Brownfield	
1125	Hunslet Road - Braime Pressings LS10	2.3	121	AV	City Centre Infill	Brownfield	
1230	Saxton Lane - Yorkshire Ambulance Service NHS Trust, Ambulance Station, LS9 8HE	0.6	80	AV	City Centre Infill	Brownfield	
2000	Marsh Lane Goods Yard	3.8	289	AV	City Centre Infill	Brownfield	
2009	Black Bull Street, Carlsberg UK LTD Brewery LS1 1QG	11	730	AV	City Centre Infill	Brownfield	
2010	New Lane - Hindle Valves	3.2	95	AV	City Centre Infill	Brownfield	
2022	Clarence Road	1.4	114	AV	City Centre Infill	Brownfield	
Aire Valley allocation total			1987				

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Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
396	Call Lane - The Chandlers LS2	0.1	7	LG	City Centre Infill	Brownfield	Land area not available for 7 further dwellings.
403	New Station Street (18-24) LS1	0	6	G	City Centre Infill	Brownfield	Recent implementation of bar scheme renders residential development highly unlikely.
425	Albion Place - Leeds Club	0.1	9	A	City Centre Infill	Brownfield	Not available for residential or office development. Building in full use as a hospitality venue.
455	Wellington Street - Lumiere	0.5	838	LG	City Centre Infill	Brownfield	Site under construction as non-residential office scheme.
459	Eastgate/Harewood Quarter LS2	6.8	450	LG	City Centre Infill	Brownfield	Phase 1 south of Eastgate under construction with no residential or office content. Phase 2 north of Eastgate likely to follow suit.
462	Call Lane 52	0	14	G	City Centre Infill	Brownfield	Ground floor now established as a night club. Availability and suitability questionable.
1020	Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2	0	2	R	City Centre Infill	Brownfield	Not suitable. Applications for dwellings have been refused planning permission.
1140	Pontefract Lane (land west of), Richmond Hill LS9	2.2	132	A	Main Urban Area Infill	Brownfield	No indication that this site is available for redevelopment. Buildings are occupied by a variety of businesses.
1267	Kidacre Street - former gas works site	4.3	200	A	City Centre Infill	Brownfield	Site currently blighted by HS2
2002	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	1.1	100	A	City Centre Infill	Brownfield	Premises occupied. Site not available.
2005	Trafalgar Street	0.4	137	R	City Centre Infill	Brownfield	Site thriving as multi-storey car park therefore not available.
2012	Meadow Lane frontage - Apex Business Park	3.4	298	A	City Centre Infill	Brownfield	Site currently blighted by HS2
2013	Pottery Fields, Kidacre Street	1.4	30	A	City Centre Infill	Brownfield	Site currently blighted by HS2
2014	Kidacre Street, Motorcycle Training Area	0.8	50	A	City Centre Infill	Brownfield	Site currently blighted by HS2

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
2024	Kirkstall Road Car Park	0.7	233	A	City Centre Infill	Brownfield	Office and greenspace preferred on surface car park site in busy road junction.
2028B	Great George Street - LGI	7.1	623	R	City Centre Infill	Brownfield	These parts of the LGI are likely to be retained in hospital use, so will not be available for development.
5011	St Alban's Place, Leeds City Centre	0.6	202	NonIO	City Centre Infill	Brownfield	Land not available for scheme.
Not proposed as housing allocation total			3331				

Aire Valley Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
224	Saxton Lane - Alton Cars LS9 8HE	0.5	73	AV	City Centre Infill	Brownfield	
1039	Clarence Road - Airedale Mills LS10 1ND	1.3	67	AV	Main Urban Area Infill	Brownfield	
2003	Mill Street - Dransfields Amusement Centre	0.8	241	AV	City Centre Infill	Brownfield	
2011	ASDA Group Limited, Asda House, Southbank, Great Wilson St LS11 5AD	3	236	AV	City Centre Infill	Brownfield	
Aire Valley Not proposed as housing allocation total			617				

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