

mitigated for to some extent by ensuring that the car parking is short stay. This will ensure that the car parking does not encourage commuting as it will serve no purpose for those wishing to drive to work and park the car all day.

3. Kidacre Street

The mixed use proposals on this site generally scored well in terms of sustainability. Proposals for an arena and other leisure operations were enhanced by the provision of the rail halt – which meant that the proposals, as a package, scored well on provision of culture, leisure and recreational activities that are available to all and the rail halt also meant that scores were good for reducing travel by car and the subsequent reduction in pollution and greenhouse gases. These scores will not materialize if the rail halt does not go ahead and therefore it is an essential element of the scheme.

4. Leeds General Infirmary

A prime concern associated with the relocation of the hospital function on this site is the loss of employment in the City Centre. This is hopefully mitigated for by the proposal to include a substantial amount of office use on the site, however it is acknowledged that the nature and variety of jobs will be very different from that which is currently available in the hospital. It is therefore uncertain as what the effect may be on employment opportunities but it could potentially be negative. However, in terms of overall economic well being, it is expected that office uses will help to assist with economic growth and encourage further investment in the City Centre.

The mixed uses proposed generally score well in terms of achieving sustainability objectives as they provide greater opportunity for leisure, recreation, quality housing and offices. In particular, the Gilbert Scott Wing is Listed and therefore provides an opportunity for renovation which helps achieve SA21 on preserving and enhancing the historic environment.

5. Leeds Metropolitan University

The University is rationalizing its operations which may mean that some of its older buildings are redundant in the future. This provides an opportunity for other town centre uses as well as some on-site student accommodation. These generally score very well under SA11 in terms of making the best use of land in the City Centre and minimizing pressure on Greenfield sites elsewhere, particularly as the University function is being retained in the City Centre as well. The mixed uses proposed generally score well in terms of achieving sustainability objectives as they provide greater opportunity for leisure, recreation, quality housing and offices. Student accommodation close to the University reduces the need to travel and helps support the provision of local services and amenities. Redevelopment of some of the LMU buildings creates an opportunity to enhance the setting of the Listed Civic Hall and therefore scores well under SA21 on enhancing the historic environment.

6. Marsh Lane

This site is currently derelict and an eyesore and therefore the proposed uses score very well on SA11 in making good use of brownfield land and minimizing pressure elsewhere – particularly greenfield sites. The proposals for the site also include a requirement for 30% of the site to be open space. This means that the proposal scores well under SA10 on increasing the quantity and accessibility of greenspace, especially as this is a City Centre location but also because of its close proximity to inner city residential areas at Richmond Hill and Saxton Gardens. It was noted that this positive score can be further enhanced by the requirement for open space to be 'green' space specifically.

There are some negative scores which occur because this site is currently vacant and will become developed and therefore there will be an increase in greenhouse gases and waste and there may also be a loss of natural vegetation that has colonised the site. These factors can be mitigated to some extent by the requirement to adhere to guidelines in the Council's Sustainable Construction SPD and the Policy can be written up to include a requirement for an ecological assessment – so anything of biodiversity value can be identified and appropriate measures taken.

7. New Lane

Appraisal of this site highlights the concern raised by loss of traditional manual employment from the City Centre, however there is little that the CCAAP can do to prevent the closure of the existing Hindle Valve operation. The proposal to seek office development on the site will at least help to ensure that employment uses are retained in the City Centre and this location, in particular, is very close to the rail station and has high accessibility by public transport. Therefore it will maximize opportunities for encouraging people to use sustainable forms of transport. It was noted that the provision of modern office accommodation may help to encourage more investment in the City Centre.

As redevelopment of the site is likely to contain more floorspace than currently exists, this scores well under SA11 on making good use of existing developed land, however it does not score so well on greenhouse gases and waste – as naturally the intensification of uses on this site will lead to more of these things. Waste could be especially negative in the short term during the demolition period. It is therefore important that redevelopment closely follows the guidance in the Council's Sustainable Construction SPD and this includes stricter measures on energy efficiency and recycling than will currently be applied in the existing building.

8. University of Leeds

Proposals on this site score well under economic objectives because they include the provision of incubator/ technology business units and it has been identified that there is a specific need for this in the City. This will help diversify the range of job opportunities available, as well as allowing us to compete economically with other cities. The development of such a facility on the University campus will also help fulfil educational objectives by fostering links between research and business

development so that those in education have the opportunity for real business experience.

The improvements in accessibility to St Georges Field brought positive scores under SA objectives on leisure and greenspace, however it was acknowledged that bringing the wider general public into the University area could attract more criminal activity and there may therefore be a need for increased surveillance and policing.

The creation of a science/ research/ technology facility could lead to negative scores on greenhouse gases and waste, particularly if there is a high level of refrigeration and clinical waste. It is noted that the site is near to the inner ring road but not to any Air Quality Management Areas or Areas of Concern. The existing site is planted with a lot of cherry trees and shrubbery and the loss of these could further compound problems with greenhouse gases. It is therefore essential that if the proposals for this site are materialized, they must be accompanied by deliberate measures to ensure maximum use of natural ventilation as well as provision of open spaces for urban cooling and extensive compensatory tree and shrub planting. It is expected that such a high tech. facility will have to go the extra mile to introduce innovative measures for tackling and reducing its negative effects.

9. The Brewery

Appraisal of this site highlights the concern raised by loss of traditional manual employment from the City Centre if the Brewery were to close, however the proposal to seek office development on the site will at least help to ensure that employment uses are retained in the City Centre.

There are potential negative scores on this site because parts of it are within the high flood risk zone. To avoid negatives under SA14 it is important that the more vulnerable uses proposed on the site, i.e. hotel and residential, are located in the lowest flood risk parts of the site.

The proposal scores well under SA10 for improving accessibility to greenspace as there is currently no green space on the site and redevelopment will provide the opportunity to improve accessibility across the site from the City Centre to the Crown Point Retail Park. The score can be further enhanced by ensuring that the open space provided is specifically 'green' space as opposed to hard landscaping.