

Leeds Strategic Housing Land
Availability Assessment 2009
Appendices

Appendix 1: Partnership Group Terms of Reference

LEEDS STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT TERMS OF REFERENCE FOR THE PARTNERSHIP GROUP

Governance Arrangements

- Membership –
 - o Membership to include those listed on membership of Partnership list (attached). Continuity is important; members should endeavour to attend all meetings and are discouraged from sending substitutes.
 - o Membership means the representative will be actively involved in the role and functions of the Partnership as listed below.
 - o Members can call on additional people to assist them in Partnership work outside of meetings, eg checking site information etc
 - o Observers at the meetings will not be allowed
- Validation of conclusions – Conclusions on sites listed in the SHLAA will be established via an order of preference which is:
 - o Consensus – agreement of all members of the Partnership on conclusions relating to a particular site is preferred.
 - o Clear majority (allowing for possible weighting to minority views?)
 - o Where there is no clear majority conclusion on a site, the Council will list the varying views and conclude on its preferred approach.
- Servicing the meetings –
 - o note taking – minutes to be taken by admin staff of LCC
 - o all papers to be sent to members in advance of meetings. Where views on sites are sought sufficient time has to be allowed for adequate consideration of information supplied
 - o Members to correspond and submit information electronically where possible to SHLAA@leeds.gov.uk.

Role and Functions of the Partnership

- to agree and endorse the methodology for the work needed to undertake a SHLAA in Leeds
- to agree a work programme and timetable for production of the SHLAA
- to provide expertise and knowledge to come to a view on the deliverability and developability of sites, and how market viability may be affected by market conditions
- to agree an annual review process and be involved in the reviews

Appendix 1: Partnership Group Terms of Reference

28.8.08

Membership of Leeds SHLAA Partnership group list.

Councillor Barry Anderson (Chair)

Steve Speak (Chief Policy & Strategy Officer, LCC)

David Feeney (Planning & Economic Policy Manager, LCC)

Robin Coghlan, (Policy Team Leader, LCC)

Tim Pegg, HBF nominee – tim.pegg@persimmon.com

Rebecca Wasse, HBF nominee – Rebecca.j.wasse@barratthomes.co.uk

Vicky Cole, HBF nominee – Victoria.cole@millar.co.uk

David Cooke, CPRE – cookedl@tiscali.co.uk

Steve Williamson or Huw Jones, Social Housing Sector nominee

Stephen Fielding, nominee of the Property Forum –

sfielding@shulmans.co.uk

Harriet Fisher, Yorkshire & Humber Assembly – (first meeting only with no site specific input) – harriet.fisher@yhassembly.gov.uk

Rob Pearson, English Partnerships. robpearson@englishpartnerships.co.uk

Strategic Housing Land Availability Assessment for Leeds 2008

Project Plan

Background

1. According to national planning guidance, every local authority is expected to produce a Strategic Housing Land Availability Assessment (SHLAA) to inform preparation of their development plans. They will also provide valuable pieces of evidence in any appeals concerning housing developments and the absence of a SHLAA will be a weakness in defending housing strategies.
2. Essentially, a SHLAA is an assessment of what land could be made available for housing development. It is a technical piece of work which assesses the potential developability & deliverability of land for housing; it is not a plan or policy document which allocates housing sites. For further information, a summary of the national good practice guidance for preparing SHLAAs is set out in Appendix 1.

Overall Approach

3. There are a number of notable aspects of a SHLAA which will have a bearing on how the project is undertaken. There will need to be:
 - a decision on whether to join up with any neighbouring local authorities
 - a detailed project programme of who does what
 - a partnership of stakeholders established
 - an agreement of methodology, assumptions & criteria to be used
 - a process for identifying potential housing land, including fieldwork
 - a means of assessing the deliverability & developability of sites
 - a database for storing details of sites
 - a plan for keeping the SHLAA updated
4. Given that the work will require detailed local knowledge of Leeds and the planning policy context it is considered that the project should be carried out predominantly using in-house planning staff. Where there may be options for buying in external help, this is noted in relation to detailed aspects of the project below.

Partnership with neighbouring authorities

5. Carrying out a SHLAA in partnership with other authorities has a number of benefits including cost savings and consistency of approach. The main difficulty is that authorities will have their own timetables which may not suit Leeds. It is proposed that officers explore potential to work jointly with neighbouring authorities in the Leeds City Region.

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Project Programme

6. A draft project programme will set out tasks and delivery milestones. This will need to be endorsed by the SHLAA Partnership and revised during the course of the project.

The SHLAA Partnership

7. The Partnership needs to represent the full range of interests in housing development including house builders, social landlords, property agents, local communities and relevant agencies.
8. National housebuilders who operate in Leeds are generally well represented by the Home Builders Federation (HBF) who would be the first port of call to secure & organise representation. Given that a range of local house builders & developers also operate in Leeds, it is proposed that particular effort is made to achieve some local housebuilding representation on the SHLAA Partnership too.
9. A number of housing associations already have good working relationships with Leeds City Council. They tend to divide into national associations with a Leeds office or smaller local associations. Ideally, representation on the Partnership should span the wide range of affordable housing providers.
10. There are a number of local property agents who may be asked to join the SHLAA Partnership, ideally having knowledge of all the various housing markets of Leeds.
11. Representation of local communities is less straightforward because Leeds is such a large area. It will be difficult to find individuals who are able to represent the whole of Leeds. Potential options include city councillors, resident association representatives, civic societies & parish/town council representatives. Leeds Civic Trust, local academics, local representatives of the Campaign for Preservation of Rural England and Town/Parish Councils are possibilities to be explored.
12. It is also suggested that someone from the Homes & Communities Agency be invited to sit on the SHLAA Partnership. This body which merges the English Partnerships and the Housing Corporation may be a valuable contributor both in its role as a land holder & development facilitator but also in its role in funding infrastructure.
13. The City Council will make contact with a range of the above interests & seek to establish a Partnership with a first meeting in September 2008. It will endeavour to attain a reasonable balance between breadth of representation and the need to keep the size of the Partnership workable & efficient.
14. The Partnership will need terms of reference. Its principal role will be to endorse the methodology & conclusions reached on site capacity,

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suitability, availability & achievability, so ground rules will need to clarify the decision making process. Membership needs to be limited to not be unwieldy but have a sufficient quorum to be representative.

15. It is anticipated that around 3-4 Partnership meetings will be required over a 6 month period. The first will consider and ratify the methodology for undertaking the SHLAA; the latter meetings will consider the lists of sites and their assignation in terms of developability & deliverability as assembled by Leeds City Council.

Methodology

16. An outline of the overall approach is proposed here, but the SHLAA Partnership would be asked to consider the methodology in more detail & endorse it.

- Stage 1: decide which areas of Leeds to examine
- Stage 2: identify sites
- Stage 3: assess the sites for deliverability & developability

17. It is suggested that the City Council will undertake the work of compiling site information from submissions and from its own investigations. It will then form initial conclusions about the suitability, availability and achievability of sites which will be put to the Partnership for consideration.

Stage 1

18. The intention of Stage 1 is to decide which areas of Leeds are worthy of examination. The national good practice guidance advises that existing planning policy constraints should not necessarily rule out areas (Para 21). Hence, the City Council proposes that sites be accepted for consideration from whole of the Leeds Metropolitan District.
19. Stage 1 could also identify **broad areas** to be considered for non-site-specific assessment. The national Practice Guidance explains that these areas would be where specific sites cannot yet be identified but where housing development is feasible. These can be within, adjoining or outside settlements. Criteria might include areas where new infrastructure is planned or town centres.
20. The City Council suggests that the City Centre warrants consideration as a special case. Whilst sites must be identified and appraised individually in terms of physical characteristics & availability, it will be difficult to assign future commencement dates (ie determine deliverability) on an individual basis. The City Council seeks support in principal of the Partnership to consider the deliverability of city centre sites collectively, if it proves impractical to determine deliverability on an individual basis.

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21. Similarly, the City Council also suggests that regeneration areas within the EASEL Area Action Plan and PFI housing schemes in Holbeck and Beeston and Little London should also be treated as special cases. In these areas it will not always be possible to identify detailed sites and would be more appropriate to determine a scale of housing land within a broader area. The City Council seeks the support of the Partnership in principal for this approach in these particular areas.

Stage 2

22. The intention of Stage 2 will be to identify as many prospective housing development sites as possible and assemble information on site characteristics. Inclusion at Stage 2 will not give any credibility or endorsement to the site being suitable for housing development. The recommended methods for identifying sites and understanding site characteristics are:

Desk top

- review of sites in the planning process (allocations in UDP & LDF plans, development briefs, permissions unimplemented or under construction, pre-application enquiries, sites refused planning permission). The SHLAA would develop work already underway for estimating a 5 year supply.
- sites being marketed
- use of the Leeds Urban Capacity Study 2003
- use of other research, such as the Employment Land Review 2006
- use of aerial photographs
- use of the NLUD
- use of the Register of Surplus Public Sector Land
- use of Valuation Office data to identify vacant buildings
- LCC's future programme of capital receipt sites
- The Leeds Strategic Partnership programme of affordable housing sites

Contributions from other organisations & interests

- ask English Partnerships to identify their land opportunities
- ask National Rail, Leeds Hospital Trust, HM Army, Education Leeds, businesses with a significant presence in Leeds, Civil Service, to identify land surplus to requirements
- issue a "call for sites" from housebuilders & landowners allowing 1 month for returns
- design a standard template for site suggestions to be made with boxes to enter a range of key site characteristics

Field work

- identification of officers to undertake visits
- provision of instructions & kit
- decide what areas/sites will be surveyed.

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- organised visits to sites and zones of Leeds to identify sites & gather site information

Site identification will require assembly of site characteristics:

- Size
- Boundaries which are or can be digitised
- Current or most recent use
- Whether active & occupied
- Surrounding land uses
- Photographs (including aerial photos) to judge appearance & setting
- Details of utility easements, such as sewers, gas mains or electricity pylons
- Ownership
- Access
- Topography, site shape and tree cover

Database

23. A database must be established which can store site details & which has GIS capability to show the geographic size & location of sites. The system should have compatibility in terms of shared fields with databases for other research eg the Employment Land Review & PPG17 Audit. Ideally, the system should also be compatible with those used by other authorities in the region.

Stage 3

24. Stage 3 will determine whether identified sites are deliverable or developable. These are the tests set out in PPS3. “**Deliverable**” means sites that are capable of development in the first 5 years having passed the tests of being i) suitable, ii) available & iii) achievable. “**Developable**” means additional sites that are capable of development in the subsequent 6-15 year period.

25. It will be necessary to draw up and agree criteria for judging the deliverability & developability of sites. The following criteria are suggested as the starting point for agreement with the SHLAA Partnership:

Suitability

26. The physical suitability of a site will need to be examined including a range of factors such as site access, ability to deal with any contamination, capacity for infrastructure connections – electricity, gas, water, sewage, and whether the site would provide reasonable living conditions for residents on account of adjoining uses (zones of protection around hazardous uses, pollution, noise, nuisance etc).
27. Suitability in terms of a range of planning policy designations would also need to be assessed for example status in terms of flood risk

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zoning. The level of public transport accessibility of sites will also be considered in terms of a standardised measurement.

Availability

28. The national Practice Guidance says that sites can be considered available if:
 - there are no legal or ownership problems –
 - multiple ownerships,
 - ransom strips,
 - tenancies or
 - operational requirements of landowners
 - the land is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an intention to sell
29. The Guidance adds that where problems are identified, an assessment must be made to advise whether & how they can be overcome
30. The Leeds SHLAA will need to make judgements on which sites are likely to become available for development
 - during the following 5 years
 - during a further 10 year period starting at the end of the first 5 years
 - beyond 15 years or never
31. Establishing explicit landowner/developer intentions for every site will not be realistic. Owners/developers cannot necessarily be readily identified or contacted and nor is there any assurance that an authoritative statement of intent could be readily obtained.
32. A stepped approach is suggested. The following factors can be evaluated to identify the sites where there can be little question that they are available in the first 5 years
 - whether site is under construction
 - existence of Planning Permission
 - existence of Building Regulations approval or application
 - whether the site is being marketed
 - involvement of housebuilders or developers known to specialise in housing development
 - attractiveness of site for housing
 - existence of applications for alternative uses
 - age of permission
 - state of site – cleared, vacant, in use
 - general market area

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- If necessary, ownership and owner intentions could be explored by:
 - sending letters to known owners asking about development intentions
 - employing a local commercial agent to advise on ownerships
 - using the Land Registry to identify owners of particularly significant sites
 - sending prospective letters to current occupiers
33. The task for the City Council will be to make best judgements about availability from the information obtained. Judgements will then be subject to scrutiny by the SHLAA Partnership. For those judgements that are not agreed, the City Council might chose to employ a local commercial agent to advise on availability.

Achievability

34. The national Practice Guidance says that sites can be considered achievable where there is a reasonable prospect that housing will be developed at a point in time; it is a judgement about the economic viability of completing & selling housing over a given period. It will be influenced by market, cost & delivery factors. It suggests that judgements of achievability could be aided by using residual valuation modelling or obtaining views of Housebuilders & local property agents.
35. For the Leeds SHLAA it is considered that carrying out residual financial appraisals for every site would be impractical because of the large numbers involved and of questionable value because of the value judgements needed to set appraisal assumptions & inputs. Financial appraisals may have a role in selective cases, for example where a site is known to have considerable abnormal development costs.
36. For most sites it is suggested that Leeds City Council make an initial judgement on the achievability of site development within the first 5 & subsequent 5-15 year periods, taking account of overall market conditions, attractiveness of location, adjoining uses, abnormals, physical constraints, funding & likely delivery programmes. Initial judgements would be subject to scrutiny by the SHLAA Partnership. For those judgements that are not agreed, the City Council might chose to employ a local commercial agent to advise on achievability.

Site constraints & options to overcome them

37. The study should identify actions needed to overcome any identified constraints. For major development this should include:
- Securing funding for transport through the LTP process

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- Delivery of infrastructure by utility providers, including mechanisms for funding (e.g. through developer contributions)
- Land assembly by regeneration agencies
- CPO

38. For smaller sites, many constraints could be overcome by a housing development itself, for example re-routing utility lines.

Site Capacity

39. The national Practice Guidance advises that local plan policy should be the starting point for determining dwelling capacities of identified sites. Where this is inadequate, schemes could be sketched from scratch or by using relevant existing schemes. It suggests a less resource intensive approach is to use a range of “sample schemes” to indicate how much housing might be achieved on comparable sites.

40. Leeds can draw on a wide range of schemes completed over the last 5 years to indicate what might be achieved on prospective sites. A record will need to be maintained of what sites are used as comparables and what adjustments in density are necessary to account for any salient differences in site circumstances.

Housing potential of broad areas

41. The national Practice Guidance suggests that estimates should start with any evidence underpinning RSS, known development opportunities and market conditions. Leeds City Centre and particular regeneration areas may be two such areas – see Methodology above.

Windfall allowances and site size thresholds

42. The national Practice Guidance recognises that there may be genuine local circumstances where a windfall allowance is justified. It advises that allowances must avoid double counting of identified sites and that the future yield needs to be adjusted up or down depending on changing market conditions.

43. To make best use of resources it would make practical sense to avoid appraisal of very small sites. Leeds is a large urban area where the City Council and the Partnership could be overwhelmed by the task of considering tiny sites. Therefore, it is suggested that a windfall allowance should be made for very small sites. For comparison, Sheffield produced windfall trends for sites less than 0.4ha.

44. The City Council recommends that a threshold of 0.4 ha be used for all areas except the city centre (where no threshold will apply) and a windfall allowance accepted for smaller sites.

Appendix 3: SHLAA Database – Explanation of Fields

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT:

DATABASE INFORMATION CATEGORIES (FOR ILLUSTRATION ONLY)

1. CONTACT DETAILS			
Details		Agent details (if applicable)	
Name		Name	
Address		Address	
Telephone		Telephone	
Email		Email	

2. SITE OWNERSHIP				
Are you the sole landowner?		Yes		No
If no, please give contact details of the other landowner(s) <i>Boundaries for individual ownerships must be shown on the site plan</i>	Name			
	Address			
Have you informed all other owners of the site of this site submission?				

3. SITE DETAILS	
<p>Each site application <u>must</u> be submitted with an OS map at 1:1250 scale, clearly showing the location, boundaries, and individual ownerships within the site. Do not include areas which contain dwellings under construction or recently completed.</p>	
Site address	OS Grid reference

Appendix 3: SHLAA Database – Explanation of Fields

and location			Northing				
			Easting				
Current site state			Area / hectares				
			Gross				
			Net				
Previous site use							
Prospects for ending an active use							
Non-housing	Yes			No			
Active market	Yes		No		Unknown		
Is the site:	Brownfield		Greenfield		Mixed		Unknown
Reference for sites already allocated in the UDP							
UDP Nature <i>Any N50 designation</i>							
UDP designations:	Greenbelt		Greenspace (N1 – N11)		Special landscape area (N37)		
LCC Housing market area							
Postal sector							
Broad housing market sector							
LDF policy							
Flood zone area							

Appendix 3: SHLAA Database – Explanation of Fields

Greenspace survey quality ranking	
Site accessibility score	
Settlement in which the site is located	

DELIVERY AND CONSTRAINTS				
Location and surroundings of site				
Planning or physical constraints				
Means of overcoming constraints				
Suitability		Availability		Achievability
No		Short-term		Short-term
Yes		Medium		Medium
Yes, subject to LDF support		Long-term		Long-term
Yes, subject to resolution of physical constraints		Uncertain		Uncertain

5. CONSTRAINTS		
Description of constraint		
Constraint type	Categories	
Plan to overcome constraint		
Constraint rating	Resolved	
	Unresolvable	
	Unknown	

Appendix 3: SHLAA Database – Explanation of Fields

6. DWELLINGS		
Dwellings completed		
Dwellings under construction		
Estimated capacity of dwellings	<i>Total or additional to completions/consultion?</i>	
Percentage of flats expected		
Deliverable capacity	Period (Years)	Capacity (Dwellings)
	<p><i>Please estimate the maximum number of dwellings which could be completed in the earliest time periods.</i></p> <p><i>For sites anticipated to commence within five years, please list individual years, e.g. 2009/10.</i></p> <p><i>For schemes starting later, five year periods may be used, e.g. 20015-20.</i></p>	

SHLAA Database – Explanation of Fields

Site Details

These fields at the top of the page appear constantly, although different categories of fields can be shown on the bottom of the page depending which tab is clicked.

The “**SHLAA Ref No**” has to be unique. Of the 407 site records imported from John’s 5 Year Assessment, they have numbers between 3 & 857, not consecutive; there are number gaps. However, it is not suggested that these gaps be filled.

For new sites being added as a result of “call for site” submissions, these should be given a number starting from 1,000. For further sites that we find, these should be given a number starting from 8,000

Appendix 3: SHLAA Database – Explanation of Fields

The database will not let you enter a SHLAA ref number which has already been used. Once entered, the SHLAA ref number will automatically be inserted into relevant tab fields as well.

LA Site Ref is unique to John's imported records from the land availability system.

LDF Policy will be relevant in future years when relevant LDF policy becomes established.

Northing and **Easting** will be 5 digit references, eg SE289. It should be possible to import these from the GIS systems once Andy Wood's team has digitised the site boundary.

Gross and Net Areas

Gross areas have been requested on the submission forms. It will also be possible for gross areas to be imported from the GIS system once Andy Wood's team has digitised the site boundary.

You will need to calculate net areas using the formula set out in the Site Capacities Methodology and weighing up the impact of any site specific factors.

The **Address** field should list the address as submitted, an official address if one exists (ie 1-18 St Margarets Grove, Leeds Ls8 1rz) or a descriptive address (ie land to the north west of Cranswick Farm, Hill Road, Collingham).

The **AKA Name** provides opportunity to set out a simple address description which would help achieve good alphabetical listings in reports. If possible, the road name should be listed first, followed by further details (eg Hill Road, Collingham – Cranswick Farm).

The field **Data Source** has a drop down menu to determine whether the site has been identified from a planning application, a UDP Allocation, call for sites submission or other.

Until partnership decisions are actually taken, the "not yet considered" drop down choice should be entered for **Partnership Decision** and **Decision Memo** left blank. These will be completed after the site record has been considered & concluded upon by the Partnership.

The **Partnership Meeting Date** field should be filled in with the appropriate Partnership meeting date corresponding to when a site record is completed:

Batch dispatch	Meeting Date
7/11/08	1/12/08
16/1/09	9/2/09
27/2/09	23/3/09

Appendix 3: SHLAA Database – Explanation of Fields

Submitter Details

The “**Submitter**” is the person/organisation behind the promotion of the site, whether it be a landowner, housebuilder or other interest. It is not merely the sender of the form, who would be recorded as the “Agent”

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

Please note that “Leeds City Council” means that the Council has a land development interest, not merely that officers have identified a site. Where Leeds City Council is an owner complete the submitter and owner fields.

The “**Owner N/K**” box is to be ticked if site ownership is unknown.

Details of Site Owner(s)

The **SHLAA Ref** is entered automatically (see Site Details above). Details of any number of owners can be entered in the sub-form.

The submitted sites should have details of owners to be inserted and whether the owner had been **informed** of the submission. The submitter was also asked to show areas of different ownership on the site plan; where this is provided the relevant reference from the plan should be added to the **Plan Location** field to accord with the relevant owner.

For sites identified by LCC, only include ownership details if you are certain. If a planning permission exists, you should not assume that any owner recorded on the planning application is still the owner now.

Once Andy Wood’s team has digitised the site boundary and ownership areas, they should be able to supply data for the **Site %** field.

Planning

The **SHLAA Ref** is entered automatically (see Site Details above). The sub-form allows for any number of planning permissions and applications to be recorded.

You will need to interrogate CAPS uniform to research planning histories. In practice, we should only record live applications and permissions granted/refused in the last 5 years for housing or other uses (eg offices). The existence of applications/permissions for housing gives a signal that the site is suitable & available for housing. Refusals for housing would need to be investigated to ascertain why housing was not acceptable & whether impediments could be

Appendix 3: SHLAA Database – Explanation of Fields

overcome. Applications and permissions for non-housing uses would provide an indication that housing development is not a certainty.

The **Planning ref** field is to list the standard planning application reference (eg p/08/02432/fu/c or 20/125/05/fu).

It is possible that planning histories could be imported electronically from the CAPS system. However, planning officers still need to acquaint themselves with recent history and sift out which permissions & applications are relevant.

Attributes

Nb maps to assist site classification have been saved at L/Pep/LDF/SHLAA/Helpful Maps.

The first 5 fields relate to UDP designations:

UDP Site Allocation – list the UDP reference if all or part of the site overlaps with a UDP site allocation. If more than 1 allocation are overlapped, record the one with the largest overlap.

For the **Greenbelt**, **Greenspace** and **Special Landscape Area** fields, check the box if any part of the site overlaps with a designation. If the site is covered by the Urban Green Corridor designation (Policy N8) but not standard greenspace designations (Policies N1 & N6), you will need to make a judgement on whether the designation will materially restrict the development of the site.

For the **UDP Nature** field, which relates to nature designations under Policy N50, these should be listed if a site either overlaps with a designation or adjoins a designation. This is because the natural facets of the designation could be negatively affected by adjoining development.

The **Monument** field refers to the existence of ancient monument designations in the UDP. Please record if a site overlaps or adjoins an ancient monument symbol and list as a “1” or a “2” depending whether the monument is scheduled grade 1 or grade 2.

HM Area refers to Housing Market Area. These are the zones used in the SPG to denote areas of affordable housing need. For the SHLAA they will provide an indicator of site “achievability” in the sense of relative market strength. Please note that the UDP city centre boundary replaces the SPG city centre boundary.

Select from the drop-down-menu categories: city centre, inner areas, inner suburbs, outer suburbs, rural north. In the rare occasion where a site overlaps two zones, select the zone which the majority of the site falls within.

Postcode Sector We need to ascertain postcode sector in order to establish which Market Sector the site falls within. Average houseprices are available at postcode sector level, and this can provide another indicator of market strength

Appendix 3: SHLAA Database – Explanation of Fields

and “achievability” of site development. The Post Office or Multi-map website provide means of identifying postcodes.

For the **Market Sector** field, postcode sectors have been grouped into 4 bands plus the city centre with the codings to be inserted as follows:

Low	L
Low to Medium	LM
High to Medium	HM
High	H
City Centre	C

These can be identified from the “?” button. Please click “yes” to the warning box.

Flood Risk. Record which flood risk zone the sites falls within. Where a site overlaps more than one flood zone record the highest flood risk zone 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

Use the following codings from the drop down menu:

Zone 1	1
Zone 2	2
Zone 3a i	3ai
Zone 3a ii	3aii
Functional flood plain	3b

The **Green Quality** field only needs to be completed for sites that have been identified as a result of the PPG17 Audit. Essentially, these will be UDP greenspaces which have been determined to be surplus and of poor quality.

The **Principal Use** field should record the current or most recent uses of the site in planning terms. Where the site has or had a mix of uses, select the use from the drop down menu which covers the largest area of the site.

Only use the broad heading category, ie RA RESIDENTIAL if the precise use is not clear.

Use the **Additional Use** text box to record other uses. Record in the order of largest use to smallest use. Use the same codings descriptions used in the drop down menu for Principal use:

CA COMMUNITY	OA OPEN
CB Church buildings	OB Agriculture
	OC
CD Education buildings	Farms/smallholdings/allotments/nurseries
CE Social	OD Grass/scrub/grazing/woodland
CF Mixed social/community	OE Playing fields
	OF Quarries/derelict/filled land

Appendix 3: SHLAA Database – Explanation of Fields

IA INDUSTRIAL/COMMERCIAL

IB Industry

ID Commercial - retail/warehousing

IE Transport

IF Public utility

IG Offices

IH Car parks

OG Amenity space

RA RESIDENTIAL

RB Housing cleared by public action

RC Housing cleared by private action

RD Development in garden/grounds

RE Ancillary - lock-up garages etc

RF Communal - Hotels, hostels, Res Home etc

MA MISCELLANEOUS/NOT KNOWN

The **Brown/Greenfield** field simply asks whether a site is previously developed or not; in most cases this is simple & the definition at the rear of PPS3 gives guidance. Choose “greenfield” or “brownfield” for sites that are entirely or predominantly that type (eg 80% plus). Choose “mixed” for sites that are more evenly split.

Current site state. This concerns how ready the land is for housing development. The choices are “Cleared”, “Substantially Vacant” or “In Active Use”

Use Ending. **Use ending** concerns what prospects there are for the current use to cease, thus opening the way for a housing development. The external Submission Form asks this question, so any answers should be summarised into key points and transferred into the database. This field only needs to be filled in if the site is “brownfield” or “mixed” and the **Current site state** is recorded as “In Active Use”. Otherwise, we can only enter data if we are party to information about use closures or relocations etc. To make clear that you have considered **Use ending** and concluded that it is not known when the current use may cease, enter “n/k”, rather than leave blank.

Active Market. Are there signs of the site being actively marketed? Examples would include estate agents signs on the site or advertisements on the web or in the property press. Possible research methods would include site visits or google searches. The choices are simply – yes, no, don’t know. It will only be worth investigating seriously if a judgement on **Active Market** becomes important to the final classification of the site in the conclusions.

Non-housing. This concerns whether there have been proposals for entirely non housing developments on the site & demands a simple yes or no/don’t know. Sources of info will be both the data already entered into the Planning fields (see above) or from the Submission Form. It will only be worth looking back over 5 years.

PT Accessibility 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. This has been mapped for the Public Transport Contributions SPD with modifications to designate areas within 5 minutes walk of a town centre as accessible.

Appendix 3: SHLAA Database – Explanation of Fields

Sites should be recorded as “Y” for accessible “N” for not accessible. Sites that only have a small area within the accessible zone or whose boundaries abut the accessible zone should be recorded as accessible.

Service Accessibility This 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 should be used to record accessibility:

Poor	1
Minimum	2
Good	3
Very Good	4

Settlement

Settlement categories (eg city centre, urban, rural) have not yet been decided. Appropriate choices will emerge as the LDF progresses. Leave blank for now.

Constraints

We will not always have knowledge of constraints that exist. Site submissions may include details of constraints and the proposed means of overcoming them. Some physical constraints will be obvious from Live Search or Google Earth or a site visit; other constraints will not be visually apparent.

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 following themes are available on CAPS & Map Explorer:

- Closed Landfill Sites
- Telecoms Equipment (mobile phone masts)

Appendix 3: SHLAA Database – Explanation of Fields

- Major Hazardous Installations
- Explosive Sites (Thorp Arch)
- Sewage Treatment Works
- Airport Safety Zone

The above themes show installations that are few & far between. A number could potentially rule out housing development altogether, unless an installation could be closed or moved. Others may simply reduce the developable area & density.

- HP Gas Consult Zones (high pressure gas mains)
- National Grid Electric Control Zones
- EA in 20m of river (zone for potential flood alleviation scheme)

These themes (above) are linear following river/utilities. Generally, their proximity to a site will limit the developable area. Any sites affected may require further research.

- Potential Contaminated Areas
- Industrial Process (+ 250m buffer)

These themes (above) have a significant number of identified locations. Most contaminated sites can be remediated, but existence of potential contamination should be recorded. Certain industrial processes could rule out suitability for housing development so you will need to investigate these further.

- Air Quality Management

These sites are designated because of proximity to busy roads and air/noise pollution. However, the choice was to designate only a small number of buildings rather than create “buffer zones” alongside roads. Therefore, if a SHLAA site is in the vicinity of a designated site and close to the road of concern, you should flag up air quality as an issue. This can usually be mitigated through design, but could reduce density. John Tubby or John Crowther in Environmental Health can advise further if necessary.

You should conclude in the **Constraint rating** field whether the constraint is “resolvable”, “not resolvable” or “unknown”. Please note that the last 4 constraints will not prevent development altogether, but merely limit the developable area; this should be accounted for in the Dwellings calculation (see below). If you have been advised by submitted details or consider that the constraint can be overcome, set out how in the **How to overcome** text field.

Appendix 3: SHLAA Database – Explanation of Fields

Dwellings

Submitter Information

Capacity: record capacity of site indicated on the completed form by the submitter (if any)

Flat prop: record the proportion of flats indicated on the completed form by the submitter (if any)

Completion dates: record the range of years for completion of dwellings indicated on the form by the submitters (if any) e.g. 2013-2015. Take the earliest and latest dates indicated.

Capacity Information

Complete: No of dwellings completed (if any) on the site at the base date of the SHLAA. Data has already been imported from Housing Land Monitor.

Under Construction: No of dwellings under construction (if any) on the site at the base date of the SHLAA. Data has already been imported from Housing Land Monitor.

Capacity: This field should record the remaining capacity of the site (no. of dwellings). For sites imported from the Housing Land Monitor this field will have already been completed. There will only be a need to review this figure if the capacity has been estimated previously i.e. for sites which don't have planning permission.

For new sites this field is the total estimated capacity of the site. The estimated capacity will normally be calculated by applying the standard density multiplier based on the density zone the site is located within and the gross to net density ratio. The density multipliers and net to gross ratios are set out in the table below:

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			

For a small proportion of sites the standard multiplier approach may not be appropriate. This will apply to sites where significant pre-application work has been undertaken including indicative site layouts and to sites which have significant constraints or other proposed uses which are likely to result in the net housing area of the site being smaller than the standard assumption.

Appendix 3: SHLAA Database – Explanation of Fields

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

- Steep slopes
- Heavy tree cover
- Awkward shape

It is expected the additional reductions to the net site area will be need to be made sparingly, particularly for larger sites, as 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.

The submitter may have estimated a site capacity on the form. These estimates should be treated with caution and only used where it is considered that the submitter has access to more detailed information. In many cases these are likely to be guesses and the standard multiplier approach will be more appropriate and consistent.

Density Zone: record the density zone the site is located within from the table above

Net/Gross Ratio: record the ratio used to calculate the gross density of the site. This will usually be a standard figure taken from the table above or a lower figure where there are significant constraints on development of parts of the site which justify use of a lower ratio.

Flat Prop: record the % of total dwellings that are likely to be flats, if standard density multipliers are applied use the % indicated in the table above.

Source: record how the capacity was derived from following list:

Planning process (detailed or outline planning permission or pre-application work)

Standard multiplier (using the table above)

Other: (other source - explain how estimate was derived in other memo)

Other Memo: explain basis for estimate if not obtained from planning process or by using standard multipliers

Deliverable Capacity

It will not be necessary to complete this for sites concluded to be “unsuitable”, or “LDF to Determine”. Please refer to conclusions section.

Appendix 3: SHLAA Database – Explanation of Fields

Conclusions

This section is where the key information needed to determine suitability, availability and achievability can be brought together and summarised. The boxes “**Suitable**”, “**Available**” and “**Achievable**” have drop down menus as follows:

Suitability	
No	
Yes	
LDF to determine	
Yes, subject to resolution of physical constraints	

Availability	
Short-term (< 5 years)	
Medium (5-10 years)	
Long-term (10 years+)	
Uncertain	

Achievability	
Short-term (< 5 years)	
Medium (5-10 years)	
Long-term (10 years+)	
Uncertain	

Appendix 3: Database explanation of fields

On the database, the text fields above (**Site Description, Constraints, Suitability, Availability, Achievability** and **Delivery Prospects**) allow the reasons for reaching conclusions to be summarised, referring to key data collated elsewhere on the site record.

John Townsend has already faced the test of classifying sites for the 5 Year Assessment, so his considerations on suitability, availability & achievability will be informative.

Please note that John formed & recorded his conclusions under the headings of **Constraints** and **Delivery Prospects** and these were imported into the SHLAA database. Ultimately, the SHLAA database needs to report on **Suitability, Availability** and **Achievability**. You are therefore advised to draw on John's conclusions and repeat them as necessary in the **Suitability, Availability** and **Achievability** fields. Essentially, you will be recasting John's conclusions into a new reporting format.

The way John drew on the array of site factors and indicators to arrive at conclusions will be instructive. This is a summary of his methods used drawn from the 5 Year Supply Report.

Suitability

Suitability concerns both PHYSICAL SUITABILITY and PLANNING POLICY SUITABILITY and is relatively easy to determine. Basically, there will be definite Yes and Nos. A definite yes is where current planning policy would accept housing development in principle and where there are no physical constraints. A definite no is where physical problems exist which could never be overcome. There may also be one or two exceptional policy reasons to make a site a definite no, for example location on a flood plain, or harm to an SSSI.

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 should be placed in the "LDF to Determine" category.

Sites where housing development would accord with current UDP policy but have physical problems to overcome would be placed in the "Yes, subject to resolution of physical constraints" category.

Availability and Achievability

According to the CLG good practice guidance, 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.

Appendix 3: Database explanation of fields

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

The SHLAA does not simply require a judgement on **whether** sites are available or achievable; it requires a more difficult judgement on **when** sites will be available or achievable, in terms of short (0-5yrs), medium (6-10yrs) and long term (11yrs+).

In most cases we won't have the kind of inside information needed to reach accurate informed judgements. Nevertheless, we are asked to reach conclusions as best we can.

Unless the conclusion on suitability is a straight "no" you should make judgements on **availability** and **achievability** drawing 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

Table 1 shows how these indicators can be interpreted to judge the likely availability and achievability of sites. These provide a broad framework of fairly readily available information within which to evaluate each site - rather than a rigid checklist of factors to be scored and then mechanically weighted.

You can draw on the following sources of information:

- Submitted information
- aerial photos
- Microsoft's Live Search website
- planning histories

Regarding market factors we need to distinguish between endogenous and exogenous market constraints. Endogenous market constraints are those that stem directly from the characteristics of particular sites in the local land supply – in a real sense, they are intrinsic to the local supply and are capable of resolution by substitution or addition of other sites. Exogenous market constraints are those stemming from conditions in the economy at large and should be ignored.

Three types of endogenous constraint can be identified:

- competing sites offering much the same product within a restricted geographical location with a capacity likely to be significantly greater than that of the local housing market. The City Centre market fits this description, but it also probably applies to some fringe city centre locations and perhaps to some regeneration areas. The impact of this constraint can be moderated by differentiation of product.

Appendix 3: Database explanation of fields

- poor quality in terms of site and general location. as to cast severe doubt upon the viability of development even in the most favourable of market conditions. Some of the proposals called forth by the brownfield priority of recent years tend to fit this bill.
- Very large sites where the rate of construction is restricted by market capacity, resulting in deliverable supply being spread over several years. The Sharp Lane and Kirkstall Forge sites are local examples.

Table 1	Probability of development		
Indicator	High (0-5yrs)	Medium (6-10)	Low (11yrs+)
Construction progress	Site under construction	Building Regulations approval but no start	No Building Regulations approval
Planning status	Full planning approval	Outline approval or full approval in principle	Pre application enquiry, withdrawn or refused application requiring revision
UDP status	Phase I & II	Phase III & PAS	Green belt
Developer involvement	Housebuilder or development company controls site	Site being marketed to development industry	Proposed by private individual with no developer involvement
Alternative proposals	Housing is only development proposal	Mixed use proposal subject to change in mix	Non-housing development alternative proposed or permitted
Site use	Site clear and ready for development	Site occupied by buildings substantially vacant or derelict	Site in active use which may not be easy to end
Competing sites	No other housing sites in immediate area	Other housing sites nearby, but aimed at different markets	Other housing sites nearby aimed at same market
Site location	No negative features – good residential or open area	Mixed use area with mixed tenure housing, non residential uses, some bad	Low status social housing or largely non residential environment with many bad

Appendix 3: Database explanation of fields

		neighbour features	neighbour features
Market area	Above average house prices	Average house prices	Below average house prices

The conclusions required have to be reached as a matter of judgement having regard to the various influential factors that we have knowledge of.

The same process will help inform the **Deliverable capacity** field table which asks for the number of dwellings expected to be completed in years 1, 2, 3, 4, 5, 6-10, and 11+. As a rule of thumb, if there is evidence of developer interest and the site has been cleared, years 3-5 may be most likely. Bigger sites will have completions spread over more than one year. As a rule, assume no more than 150 dwellings will be completed for any one site.

Officers should make initial judgements which will be subject to PEP scrutiny panels (to be discussed & arranged). Once established, the City Council conclusions will then be subject to scrutiny by the SHLAA Partnership

Appendix 4: Methodology for determining site capacity

LEEDS STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: METHODOLOGY FOR DETERMINING SITE CAPACITY

CLG GUIDANCE

The Strategic Housing Land Available Assessment Practice Guidance (July 2007) suggests approaches which can be taken to estimating the housing potential of each site. Where existing plan policy is out-of-date or doesn't provide a sufficient level of detail it suggests that assessments:

- Compare the site with a sample scheme which represents the form of development considered desirable in particular area; that
- Any sample schemes should represent the range of site sizes and locations where housing development is anticipated; and that
- Adjustments are made for individual site characteristics and physical constraints.

PROPOSED METHODOLOGY

Purpose: To estimate the potential housing capacity of the sites to be included in the SHLAA for which there is neither:

- a detailed planning permission; nor
- an exercise which provides an indication of the likely mix/density of development and the capacity of the site.

Overall approach: The estimated capacity of the site is determined by applying a standard density multiplier to the net area of the site available for housing development. The density multiplier varies according to where the site is located in the district.

Identifying Character Zones: A number of zones have been identified across the district. Housing development in the city centre and on the edge of the city centre has different characteristics to suburban or edge of urban area development therefore different density assumptions are applied. The breakdown of the zones is based on the broad character of areas in the district. 5 zones are identified and defined as follows:

1. City Centre – Leeds City Centre as defined by the boundary shown in the UDP

2. Edge of City Centre - Edge of Leeds City Centre defined as the area that lies within 2.2km of City Square and City Station but outside the defined UDP City Centre boundary. This definition is closely aligned to that of the 'Rim' as defined in the Rim Study produced by the Renaissance Leeds Partnership.

3. Other Urban Areas - Includes the UDP defined Main and Smaller Urban Areas and the built up areas of Garforth, Kippax and Boston Spa (as defined by Green Belt boundaries). These settlements are selected on the basis that they support one or more S2 Town Centres as defined by the UDP.

Appendix 4: Methodology for determining site capacity

4. Edge of Urban Areas - Includes sites which directly adjoin an identified urban area (within about 800m), including unimplemented allocations which adjoin the existing built up area.

5. Rural Areas – The rest of the district not included within the above definitions.

Housing densities: The chosen density multipliers, expressed as dwellings per hectare (dph), are derived from past trends which take account of differences in site size and different mixes of houses and flats expected in the each of the five character zones. The assumed mix marries the mix achieved through past permissions with the mix expected through future policy directions, for example, the housing mix policy in the City Council's recently approved informal housing policy, which seeks a minimum of 65% of houses in new development outside the city centre or town centres. This means that assumed densities do not simply mirror recent trends which have been dominated by high density flat development, even in some suburban locations. Appendix A provides more information to explain the basis of the housing mix and density multiplier assumptions for each character zone.

Table 1 sets out the assumed mix and density multiplier to be applied to sites in each of the identified character zones:

TABLE 1: EXPECTED MIX & DENSITY MULTIPLIERS FOR CHARACTER ZONES			
Character Zones	Expected Housing Mix		Density multiplier (dph)
	% Houses	% Flats	
City Centre (zone 1)	0	100	350
Edge of City Centre (zone 2)	40	60	65
Other urban areas (zone 3)	80	20	40
Edge of urban area (zone 4)	90	10	35
Rural areas (default zone)	100	0	30

Converting net densities to gross densities: The density multipliers set out in the table above are based on net density i.e. based on the net housing area of the development site. For larger sites the net area of housing will be smaller than the gross site area, allowing for provision of greenspace and other community facilities such as schools. The assumptions in the Table 2 below will be used to convert net site area to gross site area. These are based on past government guidance on carrying out urban capacity studies.

TABLE 2: NET TO GROSS SITE DENSITIES BY SITE SIZE	
Site Size	Assumed Net Ratio
<0.4 ha	100%
0.4 – 2 ha	90%
>2 ha	75%

Appendix 4: Methodology for determining site capacity

Additional considerations: The net site area may be further reduced if one or more of the following development constraints are considered to apply to the site, for example:

- Steep slopes
- Heavy tree cover
- Awkward shape

It is expected the additional reductions to the net site area will be need to be made sparingly, particularly for larger sites, as 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.

Formula for calculating site capacity:

$$\text{SITE CAPACITY} = \text{SITE SIZE (HA)} \times \text{DENSITY MULTIPLIER (FROM TABLE 1)} \times \text{NET/GROSS RATIO (FROM TABLE 2)}$$

WORKED EXAMPLES

Example 1 – A 0.3 hectare site in the city centre

SITE SIZE	x	DENSITY MULTIPLIER	x	NET/GROSS RATIO	=	SITE CAPACITY
0.3 ha		350		100%		105 dwellings

Example 2 – A 1.2 hectare site on the edge of the city centre

SITE SIZE	x	DENSITY MULTIPLIER	x	NET/GROSS RATIO	=	SITE CAPACITY
1.2 ha		65		90%		70 dwellings

Example 3 – A 1.5 hectare site within the Leeds urban area

SITE SIZE	x	DENSITY MULTIPLIER	x	NET/GROSS RATIO	=	SITE CAPACITY
1.5 ha		40		90%		54 dwellings

Example 4 – A 4 hectare site on the edge of Leeds urban area

SITE SIZE	x	DENSITY MULTIPLIER	x	NET/GROSS RATIO	=	SITE CAPACITY
4 ha		35		75%		105 dwellings

Appendix 4: Methodology for determining site capacity

APPENDIX A – BACKGROUND INFORMATION ON DENSITY MULTIPLIERS

Approach used

This section explains in more detail how the density multiplier for each character zone were derived using monitoring data on housing developments given planning permission in Leeds over recent years.

To determine the appropriate density multiplier for each of the five character zones, an assumption was made on the likely mix of dwellings between flats and houses that would be provided, on average, in housing schemes in that area. This took into account the existing character of each area and the likely direction of future policy with regard to housing mix. An important factor in setting the parameters for these assumptions was the informal housing mix policy introduced in June 2008 by the City Council which requires that a minimum of 65% of total dwellings in new developments outside the city centre and town centres are family sized with gardens. It was felt that an alternative approach of basing densities on those achieved in recent development would become biased towards higher density flat schemes, which would not be consistent with the change in policy direction towards providing more family houses. The assumed mix for each character area is set out in Table 1 of this note.

To derive a density multiplier based on the expected housing mix, actual housing data was used based on schemes given planning permission between 1992 and 2008. The average density permitted on schemes with different proportion of house and flats was assessed, ranging from all houses to all flats and four combinations in between. The mix proportions assessed were:

- All houses;
- Over 70% houses, less than 30% flats;
- 50-69% houses, 31-50% flats;
- 30-49% house, 51-70% flats;
- Less than 30% houses, over 70% flats; and
- All flats.

Separate data is available for schemes in Leeds City Centre and outside. A more detailed breakdown of densities by character areas outside the city centre is not available because the small number of schemes in some of the mix proportion categories would make the results statistically unreliable.

Appendix 4: Methodology for determining site capacity

Sites in the City Centre

All sites given planning permission in Leeds City Centre between 1992 and 2008 were analysed to ascertain the average net density of housing development. Separate figures were collected for smaller sites under 0.4 hectares, which account for the majority of city centre schemes, and larger sites over 0.4 hectares. The results are set out in Table 3 below:

	All flats* <0.4ha	All flats 0.4ha & over
No. of schemes	122	26
% of total schemes	82.4%	17.6%
Average density (dph)	436	351

* All city centre schemes have been flats with one exception

Densities in the city centre can vary considerably according to the number of storeys built in developments but on average densities do not vary much according to the size of the site. Based on this information a **density multiplier of 350 dph** is to be applied to all the relevant sites which assumes that of all of the units provided are flats.

Sites outside the City Centre

All sites over 0.4 hectares outside the city centre which were given planning permission for housing development between 1992 and 2008 were analysed to ascertain the average net density in the six mix proportion categories¹. The results are set out in Table 4 below:

	All houses	> 70% houses	50 – 69% Houses	30 – 49% houses	< 30% houses	All flats
No. of schemes	216	62	40	28	15	55
% of total schemes	51.9%	14.9%	9.6%	6.7%	3.6%	13.2%
Average density (dph)	28	39	47	44	82	115

¹ 0.4 hectares is the lower threshold for sites to be included in the SHLAA outside Leeds City Centre.

Appendix 4: Methodology for determining site capacity

As would be expected densities increase substantially as the proportion of flats included within the housing development increases. With this information and the expected mix on sites in each character zone, it is possible to estimate the densities likely to be achieved which can then be converted into a density multiplier. The density multiplier for each character zones has been calculated as follows:

TABLE 5: JUSTIFICATION FOR HOUSING MIX AND DENSITY MULTIPLIERS APPLIED TO CHARACTER ZONES OUTSIDE THE CITY CENTRE			
Character Zone	Mix	Density Multiplier	Justification
Edge of City Centre	H – 40% F – 60%	65	Derived from the average density ‘<30% houses’ and ‘30-49% houses’ mix categories which is considered to reflect the range of schemes likely to come forward on the edge of the city centre. This takes into account the informal housing policy which seeks more family houses in developments outside the city centre.
Other urban areas	H – 80% F – 20%	40	Density is based on the average achieved in the ‘>70% houses’ mix category. The choice of the 80-20 split is a product of the informal housing mix policy, which seeks a minimum of 65% family housing in new development, and recognition of the views expressed by house builders that fewer flats are going to be built in new schemes in the early years of the SHLAA period.
Edge of urban area	H – 90% F – 10%	35	Derived from the average density of the ‘all houses’ and ‘>70% houses’ categories. The mix reflects a more suburban form of development than the average of the existing urban area.
Rural areas	H – 100% F – 0%	30	The average density achieved on sites which were all houses was 28 dph but this includes sites granted planning permission before a density target of 30-50 dph was established in PPG3 in 2000. 30 dph remains the national indicative minimum density to guide policy development and decision-making as set out in PPS3

Appendix 5: Call for Sites 1st Letter of Notification



[Recipients address]

**City Development
Department**
The Leonardo
Building
2 Rossington
Street
LEEDS
LS2 8HD

Contact: Robin
Coghlan
Tel: 0113 247 8131
Fax: 0113 247 7748
email: robin.coghlan@leeds.gov.uk

27th August 2008

Dear [Name]

Leeds City Council Local Development Framework Evidence Base Strategic Housing Land Availability Assessment (SHLAA)

I am writing to inform you that the Council is embarking upon preparation of a Strategic Housing Land Availability Assessment (SHLAA) as part of the evidence base for the emerging Local Development Framework. The SHLAA will help identify and assess potential land for housing development in the period up to 2026.

This letter provides early warning that the Council is intending to issue a “call for sites” in the second half of September 2008. Landowners & developers will be invited to submit to the Council details of sites that they think suitable & appropriate for housing development. A follow-up letter will be dispatched closer to the time which will outline exactly what site details should be provided and in what format. The letter will also advise on the time period for submission after the “call for sites” is issued.

The “call for sites” will be made after the first meeting of the Leeds SHLAA Partnership which is planned for early September. The Partnership will be led by the Council with invited representation from a range of bodies interested in housing development in Leeds including nominees of the Home Builders Federation, environmental interest groups and social housing providers. The first meeting of the Partnership will be asked to agree a broad methodology for undertaking the SHLAA, including the “call for sites”.



Appendix 5: Call for Sites 1st Letter of Notification

At this stage in the process it is worth pointing out that it is not the Council's intention to restrict the area of search for sites; site submissions would be accepted for consideration from all areas of the metropolitan district. Whilst this early advice is intended to help allow landowners & developers to prepare for the "call for sites", it should nevertheless be borne in mind that this approach will require ratification of the Partnership. It should also be noted that the inclusion of a site in the SHLAA in itself will give no endorsement that the site is suitable for housing development; that will depend upon the characteristics of the site and the planning policy pertaining at the time.

In response to this letter, you might like to consider who in your organization or other organizations/clients that you deal with might own land which has potential to be developed for housing. This early warning of the "call for sites" gives time to notify others and to begin preparations for submitting information to the City Council in the autumn.

If you have any queries, please do not hesitate to contact me on the above number.

Yours faithfully,

Robin Coghlan
Planning Policy Team Leader

Appendix 6: Call for Sites Letter of Notification



[Recipients address]

City Development Department
The Leonardo Building
2 Rossington Street
LEEDS
LS2 8HD

Contact: Robin Coghlan
Tel: 0113 247 8131
Fax: 0113 247 7748

Email: robin.coghlan@leeds.gov.uk

[Date]

Dear [Name]

Leeds Strategic Housing Land Availability Assessment – “Call for Sites”

This letter is an invitation to you/your organization to submit details of any land or buildings that you consider appropriate for housing development now or in the future in Leeds metropolitan district. This “Call for Sites” forms part of the Strategic Housing Land Availability Assessment (SHLAA) exercise which every local authority must undertake to inform their spatial plan making.

Why bother making a submission? The SHLAA will provide evidence to inform the City Council’s spatial planning, including preparation of the Core Strategy. This “call” offers the opportunity for you to advance sites which you consider have potential to contribute to the future housing supply for Leeds. However, please note that inclusion of a site within the SHLAA gives no “green light” for development; this decision will need to be reached through the plan making and planning application processes. Proposals which conflict with planning policy pertaining at the time will be resisted.

Any submissions must be made using the form enclosed, which is also available as a MS Word document on the LCC website (www.leeds.gov.uk – type “shlaa” into the search box). It is also essential that a site plan be submitted. The City Council’s preference is for submissions to be sent electronically to shlaa@leeds.gov.uk (nb a link is available on the website) although postal submissions may also be made.

Advice & instructions for making a submission are set out on the enclosed Guidance Note. Essentially, there are no limitations on where sites can be located although sites smaller than 0.4ha. will not be accepted unless the site is in the city centre. This does not mean that smaller sites do not have development potential, rather that sites of this size would overwhelm the SHLAA process.



Appendix 6: Call for Sites Letter of Notification

Submissions should arrive with the City Council by the end of Wednesday 22nd October. The City Council will then record & verify details of sites submitted along with sites already known. These details will be held electronically as an inventory of potential housing land supply. Sites will be assessed against 3 criteria established by Communities & Local Government: suitability, availability and achievability and assigned to potential phases of development – the next 5 years, 5-10 years and beyond 10 years. The conclusions of the assessment will be subject to scrutiny by an external partnership of housing interests in Leeds and published in a report. This process is expected to take around 6 months.

The Guidance Note and the webpage should answer most queries about the Leeds SHLAA, but please do not hesitate to give me a call if you have any further questions.

Yours sincerely,

Robin Coghlan
Planning Policy Team Leader

Appendix 7: SHLAA Webpage September 2008

Strategic housing land availability assessment (SHLAA)

What is a SHLAA?

- A technical exercise to assess the amount and nature of land that could be made available for housing development. It informs the plan making process of deciding housing land supply.
- It has to be prepared by local authorities with involvement of external interests, including house builders, in a “Partnership”
- Government advice is clear that authorities should not rule out areas of countryside and Green Belt from the potential area of search

How will a SHLAA be used?

- As evidence to inform spatial plans such as Leeds’ Core Strategy
- To illustrate the sufficiency of land to meet housing needs
- As evidence for deciding planning applications and appeals

Does Leeds have a SHLAA?

- Yes. Work commenced in summer 2008.
- A final report is due to be published in October 2009.

How did Leeds identify sites?

- Known sites from plans, planning applications and proposals
- An invitation to landowners to suggest sites in October 2008 known as the “call for sites”
- Investigation of land held by key public bodies such as Yorkshire Forward and Leeds City Council
- Searching of aerial maps and field work

How were sites assessed and conclusions reached?

- Sites had to be assessed for their suitability, availability and achievability, and for likely dwelling completions in the short, medium and long terms.
- LCC officers collated key information about sites and formed initial conclusions.
- Information and conclusions for sites were checked and revised as necessary by the Partnership

What are the results of the Leeds SHLAA?

Overall Results will be published here when the SHLAA is finalised.

How is the SHLAA to be updated?

To be confirmed

How can I find out more?

- Downloads on the right hand side of this page
- Contact: Robin Coghlan (0113 247 8131)

What to do if you disagree with Site Assessments in the SHLAA?

Appendix 7: SHLAA Webpage September 2008

- Factual errors can be corrected, but please remember that the 2009 SHLAA has 1/4/09 as its base date and is designed to reflect circumstances of that time.
- Matters of judgement such as how many dwellings are expected to be completed in future years have been ratified by the Partnership so are not up for challenge or reconsideration
- The next annual update will allow for new information to be assessed for the new 1st of April base-date.

Appendix 8: Call for Sites Submission Guidance Note



SHLAA “Call for Sites” Guidance Note for Submitters of Sites

This note explains how to complete the site submission form. Preferably, the form should be completed electronically and submitted, along with an electronic site plan, by email to shlaa@leeds.gov.uk. An acknowledgement will be sent on receipt.

General

Leeds City Council expects to log the details of up to 3000 site submissions for the SHLAA, so it is essential that the right level of information is provided. The SHLAA will be used to identify potential housing land in broad terms, so excessive detail about sites should be avoided. The detail expected for submission of planning applications or for proposed land allocations in a development plan will not be necessary for the SHLAA.

However, there is also a minimum amount of information that the City Council needs to know in order to assess the suitability, availability and achievability of sites & make appropriate informed conclusions. This note seeks to clarify the level and nature of information required.

The City Council may not accept site submissions to the SHLAA if the information provided is insufficient or excessive.

Data Protection

The City Council is bound by the provisions of the Data Protection Act 1998 as well as those of the Freedom of Information Act 2000. Submitters are advised that SHLAA information will be in the public domain, and it may have to be disclosed if requested under the Freedom of Information Act, although the City Council will not publish any personal details. You can be reassured as well that all information will be held in accordance with the principles of the Data Protection Act.

Size of site

Only sites of 0.4ha or more in size should be submitted, except for the city centre, where no threshold applies. An allowance will be made in the SHLAA for the contribution expected from smaller sites.

Appendix 8: Call for Sites Submission Guidance Note

Areas with dwellings recently completed or under construction should be excluded from sites, even if they form part of a parcel of land in particular ownership.

Site location plan

Submission of a scale plan clearly showing the location and boundaries of a site is essential. Where the site has more than one ownership, the areas of separate ownership should also be shown. Electronic site plans should be provided in JPEG format.

OS Coordinates – To help the City Council incorporate sites into a G.I.S. database, please provide the easting/northing as a six figure coordinate (eg SE631820). Provide only one, chosen to represent roughly the centre of site.

Interests in the site

In many cases, the “Submitter” of the site details will be the landowner, but this does not have to be the case. Ownership is a factor in how “available” and “achievable” a site is for housing. Therefore, it is essential that names and contact details of all owners of the site are provided. The areas of separate ownership should be shown on the site location plan with an appropriate identification reference (eg “a, b or c”) shown in the Landowner Reference box on the form. It would also be useful for the City Council to know if the Submitter has informed landowners of the submission, as this will be an indicator of “availability” and “achievability”.

Where the “Submitter” is not a landowner, his/her interest should be indicated, whether this be as a developer or other interest.

Please note that respondents are accepting that information provided will be in the public domain, and that it may be disclosed if requested under the Freedom of Information Act. However, the City Council will make sure that any published information does not contain personal details of individuals. Also, the City Council will hold information in accordance with the principles of the Data Protection Act 1998.

Site Address & Location

Please use the postal address if the site has one. Otherwise, describe the location with reference to roads, farms or any other distinguishing features.

Site use

Describe the current uses on the site. List all uses, eg, light industrial premises, school buildings and shop

Size of site

The size of site is of critical importance for estimating dwelling capacity. Please provide a figure for the totality of the site.

Previous site use

Appendix 8: Call for Sites Submission Guidance Note

If site is derelict, vacant or unused, explain what the site was previously used for. List all known uses.

Prospects for ending an active use

Is a landowner looking to sell? Are tenants in the process of moving out?

Non-housing

Please indicate if any planning applications have been made for entirely non-housing development. Knowledge of whether a site is also being promoted for non-housing development will be one indicator of “availability” and “achievability” for housing.

Postal sector

It is important for the City Council to know what postcode **sector** the site falls within in order to attribute houseprice information from the Land Registry. Houseprice information will be one indicator of strength of the housing market and “achievability” of site development. Each postal district (eg LS8) has its own sectors (eg LS8 1, LS8 2 or LS8 3).

Constraints

It is important that the City Council knows about site constraints and your suggestions to overcome them.

For the SHLAA, constraints and means of overcoming them should be described in simple terms; the submission of separate reports such as Transport Assessments, Flood Risk Assessments or contamination reports will not be accepted.

Types of constraints will include the following:

Access – are there impediments to securing connection of the site to the highway network, eg land in between the site and the highway (ransom strip) or problems of levels? To overcome such constraints, have any discussions taken place regarding land acquisition? Does it appear that an acceptable connection to the highway can be engineered? Information about impact on traffic flows or public transport availability is not required for the SHLAA; this would be explored later if a site is advanced for inclusion in a development plan document.

Utility easements – Do electricity pylons span the site? Would any main sewers or gas mains limit part of the site from being developed?

Utility connections – is the site some distance from utility lines?

Contamination – are any contaminants known to be present on the site?

Sensitive surrounding land uses – is the site flanked by buildings of historic importance or architectural value?

Appendix 8: Call for Sites Submission Guidance Note

Hazardous or unpleasant neighbouring uses – are any industrial processes carried on nearby which may make the site unattractive for residential living? If so, can the effects be mitigated?

Ownership – is the site in multi-ownership? Are all the owners committed to selling? Has an “option” to purchase been agreed or signed?

Topography – Is the site steeply sloping?

Dwelling Capacity

The supply of new housing is at the heart of government guidance on planning for housing and one of the key objectives of the SHLAA is to try to quantify how much new housing could be achieved. It is important for the SHLAA not only to identify possible housing land but to know how many dwellings the land could accommodate.

In some cases, the likely number of dwellings will already be known from development schemes that have been worked up & even submitted for planning permission. If so, the submitter should include an estimate of the maximum number of dwellings and proportion flats that could be provided on the site. Regard may be had to the Informal Guidance on Housing Mix approved by the City Council on 16th July 2008 (www.leeds.gov.uk – type “informal housing policy and practice” into the search box) which urges that 65% of new housing developments should be houses, outside of city & town centres.

It is a requirement of the SHLAA to estimate how many dwellings could be achieved in future time periods. Submitters who have “worked-up-schemes” will often be party to information which will help inform estimates, such as information about landowners’ intentions. Hence, submitters are invited to provide an indication of when they think dwellings could be completed. For small sites, the total will often fall within one year; for larger sites, completions may span a number of years.

For sites at an early speculative stage of consideration, there is no need to supply estimates of dwelling capacity as the City Council will undertake such estimates using a consistent methodology. The City Council does not recommend that detailed schemes be prepared for the sole purpose of estimating dwelling capacity. In fact submission of details (such as architects drawings and design statements) is discouraged.

What happens next?

The City Council will collate the information received and incorporate information assembled itself into a database. If important information is missing, the City Council may contact the submitter. Conclusions will be considered by a Partnership of external housing interests. A final report will be made public on completion, expected April 2009. All submitters of sites will be notified of this.

Appendix 9: Call for Sites Submission Form

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: SITE PROPOSAL FORM

1. CONTACT DETAILS			
Details		Agent details (if applicable)	
Name		Name	
Address		Address	
Telephone		Telephone	
Email		Email	

2. SITE OWNERSHIP				
Are you the sole landowner?		Yes		No
If no, please give contact details of the other landowner(s) <i>Boundaries for individual ownerships must be shown on the site plan</i>	Name			
	Address			

Appendix 9: Call for Sites Submission Form

Have you informed all other owners of the site of this site submission?	
---	--

3. SITE DETAILS				
<p>Each site application <u>must</u> be submitted with an OS map at 1:1250 scale, clearly showing the location, boundaries, and individual ownerships within the site. Do not include areas which contain dwellings under construction or recently completed.</p>				
Site address and location		OS Grid reference		
		Northing		
		Easting		
Description of current uses of the site		Area / hectares		
		Gross		
		Net		
Previous site use				
Prospects for ending an active use				
Non-housing	Yes		No	
Postal sector				

Appendix 9: Call for Sites Submission Form

4. CONSTRAINTS	
Description of constraint	
Plan to overcome constraint	

5. DWELLINGS		
Estimated dwelling capacity		
Percentage of flats expected		
Deliverable capacity	Period (Years)	Capacity (Dwellings)
<p><i>Please estimate the maximum number of dwellings which could be completed in the earliest time periods.</i></p> <p><i>For sites anticipated to commence within five years, please list individual years, e.g. 2009/10.</i></p> <p><i>For schemes starting later, five year periods may be used, e.g. 20015-20.</i></p>		

Appendix 10: Suggested build-out rates



"Pegg, Tim"
<tim.pegg@persimmonhomes.com>

27/11/2008 09:44

To <robin.coghlan@leeds.gov.uk>

cc "Lindsay Ramsden" <lramsdn@dwh.co.uk>

bcc

Subject FW: Leeds SHLAA

History: This message has been forwarded.

Robin

Further to our recent correspondence regarding the Leeds SHLAA, the House Builders Federation would like to propose that the following paragraphs are contained within the SHLAA document. This wording has been submitted to both Wakefield and Doncaster Council's SHLAAs, and has been generally agreed with the exception of a small number of sites where evidence from the Council/developers/landowners suggests that higher rates could be achieved.

The HBF would like to ensure that the SHLAA process contains a trajectory of sites over the 15 year period, and that this trajectory contains outputs that are reasonable and based upon market conditions prevalent at the time.

The HBF would like to point out that the average completion for housing on a single site by a single builder ranges between 25 and 35 dwellings per annum (in a 'normal' market). Where flats and apartments are involved the average rate of completion rate ranges from 35-50 units per annum, as a consequence of how they are constructed. For larger sites, where two builders are involved, or where a builder operates the sites as 2 sites (i.e. one producing houses, the other apartments) it is reasonable to double the output. Sites in the control of an individual builder, even with a mix of houses and flats, very rarely exceed 50 dwellings per annum as output and never get to 100. This calculation, however, does not continue to exist where 3 or builders become involved, as demand will limit take up.

It is also important to point out that when LPA's are calculating outputs, the lead-in times to construction and completion need to be recognised. For example, the provision of statutory services to a site can comfortably exceed a year, and it takes approximately 6 months from site to first house completion. In the case of apartment schemes, this period is much longer as large amounts are constructed in one go. It may be appropriate for sites under 50 dwellings to use a one year lead in time to obtain planning consent and start delivering on site. For sites over 50 dwellings a 2 year lead in period would be more appropriate.

The HBF recognise that the Housing Agenda is one for delivery and that to deliver all parties must work together. However, we would respectfully argue that delivery will not be achieved by loading individual sites with unrealistic output targets. The focus should be on ensuring a range of sites (or selling units) are available to meet need and demand. We would also argue that delivery of sufficient housing is far easier, even in the current difficult market conditions, if the number of sites/outlets is maximised. If a site is loaded with an unachievable completion rate and it is subsequently developed more slowly than the LPA had assumed, then the Government targets will not be met. It therefore follows that robust evidence on build out rates is necessary to inform decisions'.

I trust the above meets with your approval and I look forward to discussing the wording on Monday

Kind regards

Tim

Appendix 11: Overlapping site advice

What is important

I1, Partnership sees information and conclusions for single sites. They don't want to be presented with more than one set of info/conclusions for the same land.

I2, Submitters will want recognition that their submission lead to land being considered for housing development.

They should not be concerned if their submission is combined with other submissions or with LCC sites providing

1. there is an explanation of what has happened
2. Information on characteristics is not lost

I3, LCC will need a record of involvement of

1. Submitters name and contact details (if supplied)
2. Agents name and contact details (if supplied)

Suggestions

1 Database

1.1 Divide records in to three categories

- i Single submission records
- ii Principal active records
- iii Dormant informative records

A new field to record the three categories of submission status.

1.2 Provide a field to list reference numbers of overlapping sites and reasons/other points descriptions of site overlap.

2. Planning Officer guidance (see illustrations below)

2.1 Where submissions overlap but do not suggest any new land (categories of overlap C1a, C1b, C2a and C2b):

Make one submission into the "Principal active" record. This will contain all site information (ie, submitter, owners, attributes, planning records, dwelling capacity, constraints, conclusions & map). Make any other submissions into "Dormant informative" records. The main purpose of these is to hold information on the submitter, his/her agent, site ownership (or other interest in the site) and a map of the submission site. Any other relevant information should go into the Principal active record, influencing conclusions as appropriate.

Appendix 11: Overlapping site advice

New cross references to the other overlapping sites must be inserted.

The choice of which submission becomes the Principal record will be a matter of judgement; normally this would be the submission with the largest land area or with the main access to the highway.

For maps of Principal Sites use the largest site area. For C1b use the full UDP boundary. For C3 use the largest site area. This may mean instructing graphics team to re digitise the boundary.

2.2 Where site submissions extend beyond UDP boundaries (categories C1c and C1d), include the larger area in the Principal record. If different conclusions are warranted for any suggested extensions to the UDP site area, these should be explained in the conclusions fields of the database. It might be that an extension area is considered unsuitable (in which case, you should base dwelling capacity totals on a smaller site area & explain how in the Other Source field of the Dwellings tab) or should be developed later (in which case, spread dwelling numbers over a longer period in the Dwellings tab). You will need to ask the Graphics team to redraw the digitised SHLAA site boundary for the Principal record.

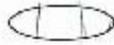
2.3 For internally generated SHLAA sites where one or more submission overlaps, always make the internally generated SHLAA record the Principal record. Where the submission site is larger, incorporate the larger site area into the Principal record - Graphics team should be given the site details to digitise.

2.3 There are no obvious rules for overlapping site category C2c. The most important thing will be to make sure there is no double counting of dwellings that could be built on the overlapping land. Otherwise, both submission records could be treated as Principal records. I am not aware that any of this category exist.

Appendix 11: Overlapping site advice

Categories of Overlapping Sites

C1 UDP Sites



Scenario a, More than one submitters with same UDP boundary eg



Scenario b, Submitters with smaller internal boundaries



Scenario c, One submitter with a larger site



Scenario d, Submitters with a larger site



C2, Non UDP Non internally generated sites



Scenario a, More than one submitters with same boundary



Scenario b, More than one submitters with small within large



Scenario c, More than one one submitter with a partial overlap



C3, LCC generated sites overlapping with submitted sites

▨ LCC

▨ Submission



Appendix 12: CLG email clarifying treatment of student dwellings

-----Original Message-----

From: Trevor Steeples [mailto:Trevor.Steeples@communities.gsi.gov.uk]

Sent: 06 May 2009 16:41

To: James Perry; Peter Williams; mark.hughes@4nw.org.uk;
jennifer.peters@northeastassembly.gov.uk; lucy.mo@northeastassembly.gov.uk;
kevin.reid@london.gov.uk; paul.bowdage@london.gov.uk; KateAulman@southeast-ra.gov.uk;
nikkinicholson@southeast-ra.gov.uk; carrie-anne.hiscock@southwest-ra.gov.uk;
p.bayliss@wmlga.gov.uk; Poxon, Jenny

Cc: Bob Garland

Subject: Change to HFR definition to include student cluster flats

All

For sometime there has been an ongoing debate as to whether student cluster flats should be included as part of the net housing supply. I have been looking back through the annual HFR returns to try to determine when student cluster flats were included and when they were excluded as well as the rationale for any changes. I have put together the attached note detailing my findings and what I want to do for the 2009 HFR data collection that is conducted by CLG. I would welcome comments not only from the regions that make use of the CLG HFR but also from joint return regions.

Basically, I'm asking local authorities that complete the CLG HFR to include student cluster flats in the return and if any have been included to note how many there were in the 'Interform' notes box. This should make the reconciliation between the stock at the beginning of the year and the stock at the end of the year easier as the opening stock taken from the HSSA return includes student cluster flats (Census 2001 definition). Recording the number of these flats in the 'Interform' notes box will also enable us to quantify the size of the issue. Following the data collection we can then make a decision on whether the definition in the AMR National CORE Indicator set should be changed. The definition of a dwelling in National Indicator 154 is the Census 2001 definition which includes student cluster flats so we currently have an inconsistency between the HFR and NI 154.

As you will see from the attachment the change in the HFR to exclude student cluster flats was implemented when the definition of a dwelling was being discuss for Census 2011 which will exclude student cluster flats. However, I think student cluster flats should be included at least until Census 2011 stock figures are available.

Comments and any issues that this change might raise please.

<<Note on definitional change in Housing Flows Reconciliation-1.1.doc>>

Trevor
Housing markets & planning Analysis (HMPA) Division
Analytical Services Directorate (ASD)
2/A4, Eland House
020 7944 3270

Communities and Local Government

METHODOLOGY FOR THE ANNUAL UPDATE OF THE LEEDS SHLAA: AMENDING DWELLING DELIVERY DATES

Background

The agreed methodology for the ongoing Leeds SHLAA has a base date of 1st April 2008. The SHLAA will not be completed until well into the financial year 2009/10. At this time actual data will soon be available for dwellings completions during the year 2008/09 and there will no longer be a need to provide an estimated figure. In addition, the five year housing supply requirements and calculations will have moved on a further year to cover the period up to the end of 2014/15 rather than 2013/14.

This will be repeated in future years and therefore it would seem sensible to update the SHLAA on an annual basis.

This paper seeks to establish a simple methodology for an annual update to the delivery dates for dwelling completions in the SHLAA, taking into account the following considerations and practicalities:

- New data will be available annually, including dwelling completions and starts, new and amended planning permissions and updated housing programmes;
- The short, medium and long term delivery periods are pushed back by one year;
- The medium and long term periods include a dwelling completion allowance for the whole of that period rather than for individual years;
- It would be too onerous and time consuming for the SHLAA Partnership to review completion dates for all sites on an individual basis annually;
- The decisions undertaken by the Partnership on the delivery of SHLAA sites should be reflected as far as possible in updates.

This approach will be applied to future annual updates until a comprehensive review is undertaken in the future.

Recommended approach

There are two main reasons why the SHLAA will need to be updated annually:

- 1. A 'reality check'** - incorporating the latest housing monitoring data on completions, starts and planning permissions and updated programmes for delivery of public sector schemes.
- 2. The 'passage of time'** - the effect of the base date advancing one year on the allocation of dwelling completions to the short, medium and long term i.e. the earliest year of the medium term becomes the last year of the short term etc.

Partnership agreed dates will generally represent the earliest date a site can come forward unless there is new evidence, indicated by a recent change in planning status (or a delivery programme), that developers are progressing a site faster than

Appendix 13: SHLAA Update Methodology (version revised by Partnership)

anticipated. The delivery period for completed dwellings can be moved back if there has been no progress on a site and the dates agreed are no longer consistent with the rules of thumb above. Otherwise the delivery period is unaltered.

Update procedures

All SHLAA sites identified in the current exercise (and potential new sites) will fall into one of the following categories. The proposed action in the update will depend on which of the specific criteria the site meets under that category.

1. SITES WHERE UPDATED HOUSING MONITORING DATA IS AVAILABLE

The delivery periods for these sites need to be re-assessed as the new information was not available to the Partnership at the time they reach their conclusion. These sites fall into three broad categories:

A. SITES FULLY COMPLETED AT THE NEW BASE DATE

Action: The completions box should be updated under the dwellings tab of the database. The capacity of the site should be amended to 0. The site will no longer form part of the future supply.

B. EXISTING SHLAA SITES WHICH HAVE UPDATED PLANNING DELIVERY INFORMATION

Applies to sites where in the last year:

- dwellings have been completed and/or new starts made;
- a new or amended planning permission has been approved;
- a planning permission has lapsed; or
- a public sector delivery programme has been revised.

Action: The new planning delivery information should be compared against the assumptions table below and an assessment made whether the dwelling completions apportioned against the site should be brought forward to an earlier year/s, moved back to a later year/s or be kept the same. The assessment needs to bear in mind achievability and availability factors. Annual assumed delivery rates (i.e. the number of dwellings coming forward each year) should remain the same.

C. NEW PLANNING PERMISSIONS FOR SITES NOT PREVIOUSLY CONSIDERED IN THE SHLAA

Action: Dwellings should be apportioned to the relevant time periods in accordance with the assumption table below but also bearing in mind availability and achievability factors.

Appendix 13: SHLAA Update Methodology (version revised by Partnership)

Assumptions

The table below provides some rules of thumb derived from the emerging consensus / decision making trends of the Partnership. It should be used to indicate when completions might start to come forward on a site based on its current planning delivery status. It should only be used where new information has become available subsequent to the Partnership's decision and in conjunction with availability and achievability factors as per the Partnership's views on these matters.

ASSUMPTIONS TABLE			
PLANNING DELIVERY STATUS	YEAR	YEAR @ APR 09	DELIVERY PERIOD
SITES UNDER CONSTRUCTION @ SHLAA BASE DATE	1	2009/10	SHORT TERM (5 YEAR SUPPLY)
EARLIEST COMPLETIONS FOR SITES WITH FULL PP ² AND FOR SITES INCLUDED WITHIN PUBLIC SECTOR PROGRAMMES WHICH HAVE CLEARLY IDENTIFIED DELIVERY TARGETS	2	2010/11	
EARLIEST COMPLETIONS FOR SITES WITH OUTLINE PP	3	2011/12	
EARLIEST COMPLETIONS DATE FOR OTHER SUITABLE SITES	4	2012/13	
	5	2013/14	
	6	2014/15	
EARLIEST START FOR LDF TO DETERMINE SITES: PHASE 2 & PHASE 3 HOUSING ALLOCATIONS (?); PAS SITES; OTHER GF SITES IN URBAN AREA.	7 – 11	2015/20	MEDIUM TERM
EARLIEST START FOR LDF TO DETERMINE SITES: GREEN BELT	12+	2020+	LONG TERM

2. OTHER SHLAA SITES - NO UPDATED HOUSING MONITORING DATA

In this case the delivery period for the site, as agreed by the Partnership, should not normally be brought forward. Due to the base date of the assessment rolling forward a year there will be a need to reapportion some medium term dwellings to the last year of the short term and some long term dwellings to the medium term. This will only apply when the assessment has considered the site to be suitable. Where the suitability factor is 'LDF to determine' the apportionment of the dwellings to the medium and/or long term should only be amended if a site is subsequently assessed to be suitable in planning policy terms (where this is the main factor holding back the site).

A. SITES WHERE SUITABILITY IS ASSESSED AS 'YES' OR 'YES PHYSICAL'

This will include:

- existing sites with planning permission where circumstances have not changed in the previous year

² Only where a planning application has been submitted and granted since the last SHLAA Partnership assessment i.e. it is assumed that developers will implement a permission submitted and granted under current market condition unlike permissions granted in more buoyant conditions.

Appendix 13: SHLAA Update Methodology (version revised by Partnership)

- other sites considered to be suitable in principle under current policy policies but where planning permission has yet to be granted.

Action: The Partnership decision on delivery dates will represent the earliest date completions can occur but the following adjustments should be made to the apportionment of dwellings over the short, medium and long term periods.

Short term dwellings

An appraisal should be undertaken of sites with dwellings apportioned to the short term where nothing has changed in term of planning delivery status.

- (i) If dwelling completions are no longer consistent with the assumptions table above they should be moved back to the appropriate starting year.

Medium term dwellings:

A proportion of dwelling completions should be moved into the last year of the short term. The number of dwellings moved will reflect the following:

- (ii) If previously there were some dwellings apportioned to the short term period and some to the medium term, the number of dwellings move forward from the medium term should be based on agreed short term delivery rates (per annum).

For example, if the agreed delivery rates for a 220 dwelling capacity site in the 2008 base date SHLAA were as follows:

2012/13 – 50 dwellings; 2013/14 – 50 dwellings; 2014-19 – 120 dwellings

The revised delivery rates in the 2009 base date SHLAA would be:

2012/13 – 50 dwellings; 2013/14 – 50 dwellings; 2014/15 – 50 dwellings;
2015-20 – 70 dwellings.

- (iii) If no dwellings were previously apportioned to the short term period, 20% of the medium term dwellings (10% for the initial SHLAA exercise³) should be moved into the last year of the short term.

Long term dwellings:

A proportion of dwellings should be moved into the medium term, the number of dwellings should reflect either:

- (iv) If previously there were some dwellings apportioned to the medium term period and some to the long term, the need to replace any previous medium term dwellings moved to the short term (and per (ii) above); or
- (v) If all dwellings were previously apportioned to the long term period, 20% (10% for the initial SHLAA exercise²) of the long term dwellings should be moved into the medium term.

³ 20% is makes a logical representation of a year from a 5 year period but the initial SHLAA exercise (whose preparation spanned two financial years) uses 10% because of the shorter period between initial conclusion and update.

Appendix 13: SHLAA Update Methodology (version revised by Partnership)

B. SITES WHERE SUITABILITY HAS BEEN ASSESSED AS 'LDF TO DETERMINE'

Dwelling completions on these sites should remain apportioned to medium/long term period as previously agreed.

The suitability of a site could change in accordance with updated planning policy or practice, for example phased release of UDP housing allocations or adoption of an LDF document.

C. ADDITIONAL SITES – NO PLANNING PERMISSION

Additional housing sites may be put forward through the LDF process and these will need to be added to the SHLAA database and assessed accordingly.

Database changes

Most changes can be made on the existing database although the earliest year of dwelling completions year will no longer be required after each annual update, a new year field will be required at the end of short term period and the medium and long term dates will need to be pushed forward by a year.

Suggest an annual update field is added so that the sites can be categorised according to the above methodology e.g. 1A-C and 2A-C so it is evident where and why changes have been made (or not).

Appendix 14: Sites affected by 2009 Update

Ref: **33 Carlisle Road - Daytona Works, Pudsey LS28 8PL**

Construction	0.528
Marketing date	01/12/2008
Edison	1
Project 2008	MT to ST reappointment
ZAV	2AV

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	3
2015-20	22
2020+	
Total	25

Ref: **103 Moor End (7-14) - Boston Spa LS23 6ER**

Construction	0.575
Marketing date	01/12/2008
Edison	1
Project 2008	MT to ST reappointment
ZAV	2AV

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	1
2015-20	9
2020+	
Total	10

Ref: **125 Education Road, former Buslingthorpe Tannery, Sheepscafe**

Construction	1.708
Marketing date	01/12/2008
Edison	2
Project 2008	LT to MT reappointment
ZAV	2AV

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	72
2015-20	644
2020+	
Total	716

13 July 2008

Ref: **126 Valley Mills, Valley Road, Morley LS27 8AA**

Construction	3.872
Marketing date	28/06/2008
Edison	1
Project 2008	LT to MT reappointment
ZAV	2AV

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	12
2015-20	104
2020+	
Total	116

Ref: **130 Aberford Road (77779), Outton LS26 8HS**

Construction	1.331
Marketing date	01/12/2008
Edison	1
Project 2008	MT to ST reappointment
ZAV	2AV

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	5
2015-20	410
2020+	
Total	50

Ref: **136 Alma Villas (site at), Woodlesford LS26 8PW**

Construction	0.725
Marketing date	01/12/2008
Edison	2
Project 2008	LT to MT reappointment
ZAV	2AV

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	1
2015-20	11
2020+	
Total	12

13 July 2008

Appendix 14: Sites affected by 2009 Update

Ref: **141 Tingley Mills, Tingley Common, Morley**

Site area: 0.98
 Meeting date: 28/04/2008
 Elected: 1
 Licence 2008: M/T to ST reappointment
 2/41

Dwellings	
2/08/09	
20/09/10	
20/09/11	
20/11/12	
20/12/13	
20/11/14	4
20/14/15	1
2/05-20	12
2/00+	
Total	36

Ref: **187 Westgate - Brotherton House Lst ZRS**

Site area: 0.273
 Meeting date: 28/04/2008
 Elected: 1
 Licence 2008: M/T to ST reappointment
 2/41

Dwellings	
2/08/09	
20/09/10	
20/09/11	
20/11/12	
20/12/13	
20/11/14	
20/14/15	5
2/05-20	43
2/00+	
Total	48

Ref: **143 Aberford Road - site of Glenoit and Minerva Mills, Oulton**

Site area: 2.317
 Meeting date: 01/12/2008
 Elected: 1
 Licence 2008: M/T to ST reappointment
 2/41

Dwellings	
2/08/09	
20/09/10	
20/09/11	
20/11/12	
20/12/13	
20/11/14	9
20/14/15	8
2/05-20	81
2/00+	
Total	99

Ref: **197 Bridge Street, Gower Street, Regent Street (land at)**

Site area: 0.952
 Meeting date: 08/03/2008
 Elected: 1
 Licence 2008: M/T to ST reappointment
 2/41

Dwellings	
2/08/09	
20/09/10	
20/09/11	
20/11/12	
20/12/13	
20/11/14	
20/14/15	29
2/05-20	258
2/00+	
Total	287

Ref: **181 Sweet Street West (20) - Management Archives**

Site area: 0.487
 Meeting date: 01/12/2008
 Elected: 1
 Licence 2008: M/T to ST reappointment
 2/41

Dwellings	
2/08/09	
20/09/10	
20/09/11	
20/11/12	
20/12/13	
20/11/14	14
20/14/15	12
2/05-20	122
2/00+	
Total	136

Ref: **198 Kirksall Road - Yorkshire Chemicals Plc**

Site area: 5.582
 Meeting date: 01/12/2008
 Elected: 2
 Licence 2008: M/T to ST reappointment
 2/41

Dwellings	
2/08/09	
20/09/10	
20/09/11	
20/11/12	
20/12/13	
20/11/14	20
20/14/15	180
2/05-20	180
2/00+	
Total	200

13 July 2008

13 July 2008

Appendix 14: Sites affected by 2009 Update

Ref 200 **Quarry Hill**

Contract Area	2.948
Maining Date	01/15/2008
Items	1
Location 2008	MT to ST reassignment
	2/41

DISELLINGS	
7/08/09	
8/09/10	
9/10/11	
10/11/12	
11/12/13	
12/13/14	
1/14/15	20
2/15-20	18.1
2/00+	
Total	2/0

Ref 206 **East Street (78) - adjacent To Rose Wharf**

Contract Area	0.487
Maining Date	01/15/2008
Items	1
Location 2008	L7 to MT reassignment following ST
	2/41

DISELLINGS	
7/08/09	
8/09/10	
9/10/11	
10/11/12	
11/12/13	
12/13/14	
1/14/15	10
2/15-20	9.7
2/00+	6.0
Total	1/07

Ref 202 **Silver Street - Midland Mills LS11 9YW**

Contract Area	0.372
Maining Date	08/15/2008
Items	3
Location 2008	MT to ST reassignment
	2/41

DISELLINGS	
7/08/09	
8/09/10	
9/10/11	
10/11/12	
11/12/13	
12/13/14	
1/14/15	2
2/15-20	1.1
2/00+	
Total	1/5

Ref 207 **Lowfold, East Street**

Contract Area	2.28
Maining Date	01/15/2008
Items	1
Location 2008	L7 to MT reassignment following ST
	2/41

DISELLINGS	
7/08/09	
8/09/10	
9/10/11	
10/11/12	
11/12/13	
12/13/14	
1/14/15	34
2/15-20	28.8
2/00+	40.0
Total	1/42

Ref 205 **Granary Wharf Car Park, Off Water Lane LS11 6PS**

Contract Area	0.4
Maining Date	01/15/2008
Items	1
Location 2008	MT to ST reassignment
	2/41

DISELLINGS	
7/08/09	
8/09/10	
9/10/11	
10/11/12	
11/12/13	
12/13/14	
1/14/15	5
2/15-20	4.1
2/00+	
Total	4/6

Ref 208 **Mabgate, Macaulay Street, Argyll Road (land between)**

Contract Area	1.81
Maining Date	01/15/2008
Items	2
Location 2008	L7 to MT reassignment following ST
	2/41

DISELLINGS	
7/08/09	
8/09/10	
9/10/11	
10/11/12	
11/12/13	
12/13/14	
1/14/15	33
2/15-20	30.2
2/00+	9.0
Total	4/25

13 Apr 2008

13 Apr 2008

Appendix 14: Sites affected by 2009 Update

Ref/ 210 **Buslingthorpe Lane, Hill Top Works**

Construction	1,473
Maintenance	01/10/2008
Bedroom	2
Upgrade 2008	LT to MF reconfiguration
ZAW	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	9
2015-20	72
2020+	
Total	81

Ref/ 215 **Clarence Road (79) LS10 1LW**

Construction	6,578
Maintenance	20/03/2009
Bedroom	1
Upgrade 2008	MF to ST reconfiguration
ZAW	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	4
2015-20	38
2020+	
Total	42

Ref/ 217 **Black Bull Street - Yorkshire Chemicals Plc - The Works**

Construction	3,319
Maintenance	01/10/2008
Bedroom	1
Upgrade 2008	LT to MF reconfiguration & Knowl St
ZAW	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	41
2015-20	396
2020+	270
Total	707

13 Jan 2008

Ref/ 219 **Clarence Road - former Hydro Works**

Construction	2,957
Maintenance	03/02/2008
Bedroom	1
Upgrade 2008	LT to MF reconfiguration & Knowl St
ZAW	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	25
2015-20	261
2020+	317
Total	603

Ref/ 224 **Saxton Lane - Afton Cars LS9 8HE**

Construction	6,483
Maintenance	01/10/2008
Bedroom	2
Upgrade 2008	LT to MF reconfiguration
ZAW	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	13
2015-20	131
2020+	
Total	144

Ref/ 228 **Hunslet Road - Reg Vardy plc LS10 1LD**

Construction	2,43
Maintenance	20/03/2008
Bedroom	1
Upgrade 2008	LT to MF reconfiguration & Knowl St
ZAW	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	20
2015-20	274
2020+	34
Total	328

13 Jan 2008

Appendix 14: Sites affected by 2009 Update

Ref/ **230 Westgate - Leeds International Swimming Pool**

Site area	1.2M
Meeting date	28/04/2009
Event	1
Location 2008	MT to ST reassignment
2/08	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	21
2014/15	188
2015-20	
2020+	
Total	209

Ref/ **231 Kirkgate Phase II**

Site area	0.277
Meeting date	07/03/2008
Event	1
Location 2008	MT to ST reassignment
2/08	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	1
2014/15	7
2015-20	
2020+	148
Total	156

Ref/ **232 Kirstall Road - Maxis Restaurant site**

Site area	0.308
Meeting date	28/04/2009
Event	1
Location 2008	LT to MT reassignment
2/08	

Dwellings	
2008/09	0
2009/10	0
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	11
2015-20	96
2020+	
Total	107

Ref/ **233 Hunslet Road LS10 1AR**

Site area	1.7M
Meeting date	23/02/2008
Event	1
Location 2008	LT to MT reassignment & Meeting ST
2/08	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	20
2015-20	216
2020+	219
Total	455

Ref/ **250 Bentley Lane - Bentley Primary School LS6**

Site area	0.615
Meeting date	07/02/2008
Event	2
Location 2008	MT to ST reassignment
2/08	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	35
2013/14	
2014/15	1
2015-20	8
2020+	
Total	44

Ref/ **255 Far Fold, Theaker Lane LS12**

Site area	1.322
Meeting date	08/02/2008
Event	1
Location 2008	MT to ST reassignment
2/08	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	6
2015-20	55
2020+	
Total	61

13 July 2009

13 July 2009

Appendix 14: Sites affected by 2009 Update

Ref/ 313 Westgate, Otley

Site Area	0.74
Planning Date	06/02/2008
Units	3
Location	MTO Streppointment
2/4/1	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	3
2015-20	2/3
2020+	
Total	26

Ref/ 314 Halgh Moor Road - Boyle Hall, WA

Site Area	0.91
Planning Date	28/04/2008
Units	1
Location	MTO Streppointment
2/4/1	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	1
2015-20	8
2020+	
Total	9

Ref/ 370 Cambridge Road - Blenheim Middle School (land south of)

Site Area	0.038
Planning Date	06/02/2008
Units	1
Location	MTO Streppointment
2/4/1	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	4
2015-20	3/3
2020+	
Total	37

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Ref/ 376 Ring Road West Park, Silk Mill Way and Iveson Drive

Site Area	26.216
Planning Date	06/02/2008
Units	2
Location	Continue Street
2/4/1	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	80
2013/14	80
2014/15	80
2015-20	24/5
2020+	
Total	485

Ref/ 396 Call Lane - The Chandlers LS2

Site Area	0.087
Planning Date	06/02/2008
Units	2
Location	New planning/delivery intention
1/8	

Dwellings	
2008/09	0
2009/10	8
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	7/8
2020+	
Total	8

Ref/ 398 East Street/Ellerby Road LS9

Site Area	0.040
Planning Date	07/02/2008
Units	2
Location	Continue Street
2/4/1	

Dwellings	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	85
2014/15	85
2015-20	1/5
2020+	
Total	185

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Appendix 14: Sites affected by 2009 Update

Ref 402 **Cropper Gate - Mayfair LS1**

Construction	0.298
Maintenance	0.000
Other	1
Utilities	2.74

DWELLINGS	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	2.7
2015-20	2.45
2020+	0
Total	2.72

Ref 409 **Bath Road LS11**

Construction	0.907
Maintenance	2.000
Other	2
Utilities	2.74

DWELLINGS	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	16
2015-20	140
2020+	0
Total	156

Ref 405 **Globe Road - Tower Works LS10**

Construction	1.13
Maintenance	0.000
Other	2
Utilities	1.8

DWELLINGS	
2008/09	0
2009/10	0
2010/11	0
2011/12	40
2012/13	50
2013/14	75
2014/15	72
2015-20	0
2020+	0
Total	237

Ref 410 **Regent Street / Skinner Lane LS2**

Construction	0.174
Maintenance	0.000
Other	3
Utilities	2.74

DWELLINGS	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	7
2020+	40
Total	47

Ref 407 **Manor Road LS11**

Construction	1.902
Maintenance	2.000
Other	1
Utilities	2.74

DWELLINGS	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	3.1
2020+	300
Total	333

Ref 421 **Leylands Road LS2**

Construction	0.032
Maintenance	2.000
Other	1
Utilities	1.8

DWELLINGS	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	3.5
2020+	0
Total	3.5

13 May 2009

13 May 2009

Appendix 14: Sites affected by 2009 Update

Ref 423 Whitehall Road - Airside

Site area	1.027
Meeting date	28/06/2009
Block	1
Update 2008	New planning delivery information
	18

Dwellings	
2/09/09	0
20/09/10	0
20/09/11	0
20/11/12	0
20/12/13	0
20/11/14	0
20/14/15	0
2/05-20	300
2/00+	300
Total	600

Ref 429 The Headrow - Pearl Chambers LS1

Site area	0.052
Meeting date	09/10/2009
Block	3
Update 2008	Mf to ST reappointment
	2/41

Dwellings	
2/09/09	0
20/09/10	0
20/09/11	0
20/11/12	0
20/12/13	0
20/11/14	0
20/14/15	2
2/05-20	22
2/00+	22
Total	24

Ref 425 Albion Place - Leeds Club

Site area	0.072
Meeting date	09/03/2009
Block	2
Update 2008	Mf to ST reappointment
	2/41

Dwellings	
2/09/09	0
20/09/10	0
20/09/11	0
20/11/12	0
20/12/13	0
20/11/14	0
20/14/15	1
2/05-20	8
2/00+	8
Total	9

Ref 435 Eilerby Lane LS9

Site area	1.000
Meeting date	23/03/2009
Block	1
Update 2008	New planning delivery information
	18

Dwellings	
2/09/09	0
20/09/10	47
20/09/11	0
20/11/12	0
20/12/13	0
20/11/14	0
20/14/15	0
2/05-20	0
2/00+	0
Total	47

Ref 426 Aire Street (49) LS1

Site area	0.077
Meeting date	09/03/2009
Block	2
Update 2008	Mf to ST reappointment
	2/41

Dwellings	
2/09/09	0
20/09/10	0
20/09/11	0
20/11/12	0
20/12/13	0
20/11/14	0
20/14/15	1
2/05-20	5
2/00+	5
Total	6

Ref 437 South Accommodation Road LS9

Site area	0.400
Meeting date	26/06/2009
Block	1
Update 2008	Mf to ST reappointment
	2/41

Dwellings	
2/09/09	0
20/09/10	0
20/09/11	0
20/11/12	0
20/12/13	0
20/11/14	0
20/14/15	6
2/05-20	55
2/00+	55
Total	61

13 July 2008

13 July 2008

Appendix 14: Sites affected by 2009 Update

Ref **438** **Richmond Street LS9**

Site area: 0.566

Meeting date: 08/03/2009

Issues: 2

Update 2009: New planning odyssey information

18

Dwellings	
2/08/09	0
20/09/10	0
30/09/11	0
30/11/12	0
30/12/13	0
30/11/14	0
30/11/15	0
2/05/20	10/5
2/05/20+	
Total	1/05

Ref **442** **Back York Street (22-24) LS2**

Site area: 0.062

Meeting date: 28/03/2009

Issues: 1

Update 2009: New planning odyssey information

18

Dwellings	
2/08/09	0
20/09/10	14
30/09/11	0
30/11/12	0
30/12/13	0
30/11/14	0
30/11/15	0
2/05/20	
2/05/20+	
Total	14

Ref **443** **Skinner Lane - Jayco House LST7**

Site area: 0.075

Meeting date: 08/03/2009

Issues: 3

Update 2009: LT to MT reappointment

24/1

Dwellings	
2/08/09	0
20/09/10	0
30/09/11	0
30/11/12	0
30/12/13	0
30/11/14	0
30/11/15	1/0
2/05/20	9/4
2/05/20+	
Total	1/04

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Ref **445** **Jack Lane / Sweet Street LS10**

Site area: 2.520

Meeting date: 28/04/2009

Issues: 1

Update 2009: New planning odyssey information

18

Dwellings	
2/08/09	0
20/09/10	0
30/09/11	0
30/11/12	0
30/12/13	0
30/11/14	0
30/11/15	0
2/05/20	2/6
2/05/20+	
Total	2/6

Ref **450** **Globe Road / Water Lane LS11**

Site area: 1.791

Meeting date: 28/04/2009

Issues: 1

Update 2009: MT to ST reappointment

24/1

Dwellings	
2/08/09	0
20/09/10	0
30/09/11	0
30/11/12	0
30/12/13	0
30/11/14	0
30/11/15	1/3
2/05/20	12/0
2/05/20+	
Total	1/3

Ref **455** **Wellington Street - Lumiere**

Site area: 0.517

Meeting date: 08/03/2009

Issues: 3

Update 2009: MT to ST reappointment

24/1

Dwellings	
2/08/09	0
20/09/10	0
30/09/11	0
30/11/12	0
30/12/13	0
30/11/14	0
30/11/15	1/5
2/05/20	14/5
2/05/20+	
Total	1/54

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Appendix 14: Sites affected by 2009 Update

Ref 471 **Milshaw LS11**

Construction	0.004	2/008/09	0
Making good	0	20/09/10	47
Other	0	20/10/11	0
2011/12	0	20/11/12	0
2012/13	0	20/12/13	0
2013/14	0	20/11/14	0
2014/15	0	20/14/15	0
2015-20	0	20/15-20	0
2020+	0	2/020+	0
Total			47

New planning delivery information
18

Ref 473 **West Grange Road (Ph 2) LS10**

Construction	0.071	2/008/09	0
Making good	0	20/09/10	0
Other	0	20/10/11	0
2011/12	0	20/11/12	0
2012/13	0	20/12/13	0
2013/14	0	20/11/14	0
2014/15	0	20/14/15	0
2015-20	0	2/015-20	15
2020+	0	2/020+	0
Total			15

New planning delivery information
18

Ref 474 **Middleton Road - Um Farm LS10**

Construction	3.32	2/008/09	0
Making good	0	20/09/10	0
Other	0	20/10/11	0
2011/12	0	20/11/12	0
2012/13	0	20/12/13	0
2013/14	0	20/11/14	0
2014/15	0	20/14/15	10
2015-20	0	2/015-20	90
2020+	0	2/020+	0
Total			100

Mf to ST reappointment
2/41

13 July 2009

Ref 476 **Beeston Road - Shafesbury House LS11**

Construction	0.300	2/008/09	0
Making good	20/04/2008	20/09/10	40
Other	1	20/10/11	40
2011/12	0	20/11/12	40
2012/13	0	20/12/13	52
2013/14	0	20/11/14	0
2014/15	0	20/14/15	0
2015-20	0	2/015-20	0
2020+	0	2/020+	0
Total			172

New planning delivery information
18

Ref 481 **Barky Road LS11**

Construction	0.035	2/008/09	0
Making good	20/04/2008	20/09/10	0
Other	1	20/10/11	0
2011/12	0	20/11/12	0
2012/13	0	20/12/13	0
2013/14	0	20/11/14	0
2014/15	0	20/14/15	0
2015-20	0	2/015-20	72
2020+	0	2/020+	0
Total			72

New planning delivery information
18

Ref 493 **Milner Lane, Robin Hood**

Construction	2.202	2/008/09	0
Making good	07/12/2008	20/09/10	0
Other	2	20/10/11	0
2011/12	0	20/11/12	0
2012/13	0	20/12/13	0
2013/14	0	20/11/14	0
2014/15	0	20/14/15	0
2015-20	0	2/015-20	60
2020+	0	2/020+	0
Total			60

New planning delivery information
18

13 July 2009

Appendix 14: Sites affected by 2009 Update

Ref **519** **Holmsley Lane - Langdale PS, Woodlieford**

Site area	1.581
Meeting date	08/10/2008
Stages	2
Update 2009	New planning delivery information
	18

Dwellings	
2008/09	0
2009/10	10
2010/11	11
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	0
2020+	0
Total	21

Ref **527** **Ardsley Common**

Site area	2.534
Meeting date	28/04/2008
Stages	1
Update 2009	New planning delivery information
	18

Dwellings	
2008/09	0
2009/10	13
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	0
2020+	0
Total	13

Ref **542** **Commercial Street - Peel Mills, Morley**

Site area	0.434
Meeting date	28/04/2008
Stages	1
Update 2009	New planning delivery information
	18

Dwellings	
2008/09	0
2009/10	18
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	0
2020+	0
Total	18

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Ref **549** **Albert Road, Morley**

Site area	0.445
Meeting date	28/04/2008
Stages	1
Update 2009	New planning delivery information
	18

Dwellings	
2008/09	0
2009/10	1
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	0
2020+	0
Total	1

Ref **552** **Fountain Street - Parkfield Mills, Morley**

Site area	0.832
Meeting date	08/02/2008
Stages	1
Update 2009	New planning delivery information
	18

Dwellings	
2008/09	0
2009/10	30
2010/11	20
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	0
2020+	0
Total	50

Ref **584** **Borrowdale Crescent, Armley LS13**

Site area	2.004
Meeting date	20/07/2008
Stages	2
Update 2009	New planning delivery information
	18

Dwellings	
2008/09	0
2009/10	11
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	0
2020+	0
Total	11

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Appendix 14: Sites affected by 2009 Update

Ref/ **636** **Broad Lane - Westfield Mill LS13**

Site Ref	1 000
Start Date	23/03/2008
End Date	2
Location	MT to ST repositionment
Notes	2/41

Dwellings	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	7
2015-20	6.5
2020+	0
Total	7.5

Ref/ **637** **Royds Lane, Wortley, LS12**

Site Ref	08/02/2008
Start Date	2
End Date	LT to MT repositionment
Location	2/41

Dwellings	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	7.6
2020+	21.2
Total	28.8

Ref/ **646** **Dolph End, Pudsey**

Site Ref	1 00
Start Date	07/12/2008
End Date	2
Location	New planning callway information
Notes	1/9

Dwellings	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	41
2015-20	0
2020+	0
Total	41

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Ref/ **655** **Hough Side Road, Pudsey**

Site Ref	1 300
Start Date	20/07/2008
End Date	4
Location	New planning callway information
Notes	1/9

Dwellings	
2008/09	0
2009/10	51
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	0
2020+	0
Total	51

Ref/ **662** **Yewdall Road, Rodley**

Site Ref	2 002
Start Date	08/02/2008
End Date	1/9
Location	New planning callway information
Notes	1/9

Dwellings	
2008/09	0
2009/10	20
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	0
2020+	0
Total	20

Ref/ **669** **Dick Lane - Midpoint, Pudsey**

Site Ref	08/02/2008
Start Date	1
End Date	New planning callway information
Location	1/9

Dwellings	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	33
2013/14	32
2014/15	32
2015-20	7.1
2020+	0
Total	102

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Appendix 14: Sites affected by 2009 Update

Ref **676** **Waterloo Grove, Pudsey**

Site area	1.027
Meeting date	06/03/2009
Stages	3
Location 2008	New planning delivery information
	1B

Dwellings	
2008/09	0
2009/10	17
2010/11	16
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	0
2020+	0
Total	33

Ref **678** **Bradford Road (83-105), Stanningley**

Site area	1.171
Meeting date	06/03/2009
Stages	1
Location 2008	New planning delivery information
	1B

Dwellings	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	30
2014/15	31
2015-20	0
2020+	0
Total	61

Ref **683** **Church Wood Avenue, West Park, LS16**

Site area	2.113
Meeting date	06/03/2009
Stages	2
Location 2008	New planning delivery information
	1B

Dwellings	
2008/09	0
2009/10	22
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015-20	0
2020+	0
Total	22

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Ref **685** **Tile Lane - Eastmoor, Adel, LS16**

Site area	5.6
Meeting date	05/03/2009
Stages	3
Location 2008	New planning delivery information
	1B

Dwellings	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	34
2014/15	33
2015-20	0
2020+	0
Total	67

Ref **687** **Dunstam Lane, Adel, LS16**

Site area	2.74
Meeting date	29/03/2009
Stages	1
Location 2008	M1 to Str'agreement
	2/M

Dwellings	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	3
2015-20	75
2020+	0
Total	78

Ref **689** **Cookridge Hospital LS16**

Site area	7.158
Meeting date	05/03/2009
Stages	1
Location 2008	New planning delivery information
	1B

Dwellings	
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	40
2013/14	40
2014/15	40
2015-20	30
2020+	0
Total	150

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Appendix 14: Sites affected by 2009 Update

Ref: **703** **Cookridge Lane - Ridgeside LS16**

Contract Area	0
20/09/09	0
20/09/10	6
20/09/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
20/15/20	0
20/20+	0
Total	6

Contract Area: 20/09/2008
 Meeting Date: 20/09/2008
 E-act: 2
 E-act: 18
 E-act: 2008
 New planning delivery information

Ref: **720** **Westbrook Lane, Horsforth**

Contract Area	0
20/09/09	0
20/09/10	15
20/09/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
20/15/20	0
20/20+	0
Total	15

Contract Area: 1/203
 Meeting Date: 26/07/2008
 E-act: 1
 E-act: 18
 E-act: 2008
 New planning delivery information

Ref: **709** **Adel Lane (40) LS16**

Contract Area	0
20/09/09	0
20/09/10	5
20/09/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
20/15/20	0
20/20+	0
Total	5

Contract Area: 0/451
 Meeting Date: 23/03/2008
 E-act: 1
 E-act: 18
 E-act: 2008
 New planning delivery information

Ref: **734** **Bradford Road - High Royds, Menston**

Contract Area	0
20/09/09	0
20/09/10	50
20/09/11	50
20/11/12	50
20/12/13	50
20/13/14	50
20/14/15	33
20/15/20	0
20/20+	0
Total	243

Contract Area: 24/428
 Meeting Date: 20/07/2008
 E-act: 2
 E-act: 18
 E-act: 2008
 New planning delivery information

Ref: **718** **Cross Chancellor Street LS7**

Contract Area	0
20/09/09	0
20/09/10	50
20/09/11	50
20/11/12	50
20/12/13	50
20/13/14	0
20/14/15	0
20/15/20	0
20/20+	0
Total	190

Contract Area: 0/698
 Meeting Date: 20/07/2008
 E-act: 1
 E-act: 18
 E-act: 2008
 New planning delivery information

Ref: **737** **Back Lane - Silver Cross, Guiseley**

Contract Area	0
20/09/09	0
20/09/10	22
20/09/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
20/15/20	0
20/20+	0
Total	22

Contract Area: 1/051
 Meeting Date: 20/07/2008
 E-act: 2
 E-act: 18
 E-act: 2008
 New planning delivery information

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Appendix 14: Sites affected by 2009 Update

Ref 738 **Netherfield Road - Crompions, Guiseley**

Site Area	5.434
Market Date	06/03/2009
Units	3
Update 2009	New planning delivery information
18	

Dwellings	
2,009-09	0
20,09-10	40
20,10-11	40
20,11-12	40
20,12-13	40
20,13-14	40
20,14-15	20
2,015-20	
2,020+	
Total	220

Ref 740 **Shakespeare Road, Guiseley**

Site Area	0.391
Market Date	06/03/2009
Units	3
Update 2009	New planning delivery information
18	

Dwellings	
2,009-09	0
20,09-10	50
20,10-11	12
20,11-12	0
20,12-13	0
20,13-14	0
20,14-15	0
2,015-20	
2,020+	
Total	62

Ref 741 **Greenlea Road, Yeaton**

Site Area	1.04
Market Date	26/04/2009
Units	1
Update 2009	New planning delivery information
18	

Dwellings	
2,009-09	0
20,09-10	0
20,10-11	0
20,11-12	0
20,12-13	0
20,13-14	0
20,14-15	0
2,015-20	310
2,020+	0
Total	310

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Ref 742 **Netherfield Road, Guiseley**

Site Area	3.23
Market Date	05/03/2009
Units	2
Update 2009	M/F to Strangspornment
2/41	

Dwellings	
2,009-09	0
20,09-10	0
20,10-11	14
20,11-12	0
20,12-13	0
20,13-14	0
20,14-15	8
2,015-20	75
2,020+	
Total	97

Ref 745 **Otley (East of)**

Site Area	36.82
Market Date	05/03/2009
Units	2
Update 2009	New planning delivery information
18	

Dwellings	
2,009-09	0
20,09-10	0
20,10-11	0
20,11-12	0
20,12-13	0
20,13-14	0
20,14-15	0
2,015-20	290
2,020+	300
Total	590

Ref 751 **Moor Road - Manor Gates, Bramhope**

Site Area	
Market Date	
Units	
Update 2009	New planning delivery information
18	

Dwellings	
2,009-09	0
20,09-10	5
20,10-11	0
20,11-12	0
20,12-13	0
20,13-14	0
20,14-15	0
2,015-20	
2,020+	
Total	5

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Appendix 14: Sites affected by 2009 Update

Ref 754 **Weston Ridge, Otley**

Site Area	1.04
Marketing start	06/03/2008
End	2
Update 2009	New planning delivery information
18	

Dwellings	
2/09/09	0
20/09/10	8
20/10/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
20/15-20	0
2020+	0
Total	8

Ref 757 **Harewood Village Farm**

Site Area	1.173
Marketing start	06/03/2008
End	2
Update 2009	New planning delivery information
18	

Dwellings	
2/09/09	0
20/09/10	5
20/10/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
20/15-20	0
2020+	0
Total	5

Ref 762 **Chandos Avenue LS8**

Site Area	1.745
Marketing start	06/03/2008
End	2
Update 2009	New planning delivery information
18	

Dwellings	
2/09/09	0
20/09/10	20
20/10/11	10
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
20/15-20	0
2020+	0
Total	30

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Ref 764 **Woodlea Drive - The Mansion LS6**

Site Area	1.004
Marketing start	06/03/2008
End	1
Update 2009	New planning delivery information
18	

Dwellings	
2/09/09	0
20/09/10	24
20/10/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
20/15-20	0
2020+	0
Total	24

Ref 778 **Bramham House, Bowcliffe Road, Bramham**

Site Area	2.11
Marketing start	06/03/2008
End	1
Update 2009	New planning delivery information
18	

Dwellings	
2/09/09	0
20/09/10	0
20/10/11	0
20/11/12	30
20/12/13	0
20/13/14	0
20/14/15	0
20/15-20	0
2020+	0
Total	30

Ref 781 **Compton Lane, Compton Grove Farm East, Collingham**

Site Area	0.41
Marketing start	01/12/2008
End	1
Update 2009	New planning delivery information
18	

Dwellings	
2/09/09	0
20/09/10	5
20/10/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
20/15-20	0
2020+	0
Total	5

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Appendix 14: Sites affected by 2009 Update

Ref 786
Aberford Road - Bramham Lodge

Site No 8198	0.584
Meeting Date	20/07/2008
EA Ref	1
License 2008	New planning delivery information
18	

Dwellings	
2/008/09	0
20/09/10	4
20/10/11	11
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	1
2/015/20	1
2/020/20	1
Total	15

Ref 796
York Road - Grime's Dyke LS14

Site No 8198	57.46
Meeting Date	28/06/2008
EA Ref	1
License 2008	New planning delivery information
18	

Dwellings	
2/008/09	0
20/09/10	0
20/10/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
2/015/20	25.0
2/020/20	26.5
Total	51.5

Ref 787
Linton Springs, Sicklinghall Road, Linton

Site No 8198	0.584
Meeting Date	07/10/2008
EA Ref	2
License 2008	New planning delivery information
18	

Dwellings	
2/008/09	0
20/09/10	0
20/10/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
2/015/20	0
2/020/20	0
Total	0

Ref 798
Station Road (37-51), Scholes

Site No 8198	
Meeting Date	
EA Ref	
License 2008	New planning delivery information
18	

Dwellings	
2/008/09	0
20/09/10	0
20/10/11	10
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
2/015/20	0
2/020/20	0
Total	10

Ref 788
High Street (76), Clifford

Site No 8198	1.083
Meeting Date	20/07/2008
EA Ref	1
License 2008	New planning delivery information
18	

Dwellings	
2/008/09	0
20/09/10	1
20/10/11	0
20/11/12	0
20/12/13	0
20/13/14	0
20/14/15	0
2/015/20	0
2/020/20	0
Total	1

Ref 802
Swarcliffe Avenue - PFI E LS14

Site No 8198	0.485
Meeting Date	28/06/2008
EA Ref	1
License 2008	New planning delivery information
18	

Dwellings	
2/008/09	0
20/09/10	7
20/10/11	9
20/11/12	9
20/12/13	0
20/13/14	0
20/14/15	0
2/015/20	0
2/020/20	0
Total	25

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Appendix 14: Sites affected by 2009 Update

Ref **804** Mill Green Garth - PFI L1 LS14

Conservation Area	Area	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015-20	2020+	Total
1,000		0	0	26	11	0	0	0	0	0	37
Meeting date	08/03/2008										
Update 2009	18										
New planning delivery information											

Ref **815** South Parkway - Easel LS14

Conservation Area	Area	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015-20	2020+	Total
4,077		0	22	37	37	37	37	32	0	0	202
Meeting date	08/03/2008										
Update 2009	18										
New planning delivery information											

Ref **818** Station Road, Allerton Bywater

Conservation Area	Area	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015-20	2020+	Total
0		0	60	60	60	60	60	34	0	0	334
Meeting date	01/12/2008										
Update 2009	18										
New planning delivery information											

Ref **829** Lidgett Lane, Garforth

Conservation Area	Area	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015-20	2020+	Total
1,137		0	10	0	0	0	0	0	0	0	10
Meeting date	08/03/2008										
Update 2009	18										
New planning delivery information											

Ref **832** Leeds Road, former NTL premises, Kippax

Conservation Area	Area	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015-20	2020+	Total
0,615		0	10	0	0	0	0	0	0	0	10
Meeting date	01/12/2008										
Update 2009	18										
New planning delivery information											

Ref **836** Barleyhill Road, Garforth

Conservation Area	Area	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015-20	2020+	Total
0,745		0	17	20	0	0	0	0	0	0	37
Meeting date	05/03/2008										
Update 2009	18										
New planning delivery information											

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Appendix 14: Sites affected by 2009 Update

Ref **841** **Oak Tree Drive LS8**

Construction	1.404
Marketing date	05/03/2008
Agents	2
Expiry date	18

New planning delivery information

Dwellings	
2,000-2,999	0
3,000-3,999	16
4,000-4,999	36
5,000-5,999	36
6,000-6,999	36
7,000-7,999	36
8,000-8,999	36
9,000-9,999	36
10,000+	36
Total	198

Ref **842** **Coldcotes Thorn Walk LS9**

Construction	1.07
Marketing date	20/07/2008
Agents	1
Expiry date	18

New planning delivery information

Dwellings	
2,000-2,999	0
3,000-3,999	10
4,000-4,999	10
5,000-5,999	10
6,000-6,999	10
7,000-7,999	11
8,000-8,999	11
9,000-9,999	11
10,000+	11
Total	86

Ref **844** **Seacroft Hospital LS14**

Construction	57.42
Marketing date	05/03/2008
Agents	3
Expiry date	18

New planning delivery information

Dwellings	
1,000-1,999	0
2,000-2,999	0
3,000-3,999	0
4,000-4,999	0
5,000-5,999	0
6,000-6,999	0
7,000-7,999	0
8,000-8,999	0
9,000-9,999	0
10,000+	270
Total	270

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Ref **846** **Killingbeck Hospital - C LS14**

Construction	10.434
Marketing date	05/03/2008
Agents	2
Expiry date	18

New planning delivery information

Dwellings	
2,000-2,999	0
3,000-3,999	40
4,000-4,999	40
5,000-5,999	40
6,000-6,999	40
7,000-7,999	40
8,000-8,999	40
9,000-9,999	40
10,000+	40
Total	320

Ref **852** **Amberton Road LS8**

Construction	2.413
Marketing date	20/03/2008
Agents	1
Expiry date	18

New planning delivery information

Dwellings	
2,000-2,999	0
3,000-3,999	1
4,000-4,999	0
5,000-5,999	0
6,000-6,999	0
7,000-7,999	0
8,000-8,999	0
9,000-9,999	0
10,000+	0
Total	1

Ref **857** **Potternewton Lane/Mount, Chapel Allerton**

Construction	0.98
Marketing date	05/03/2008
Agents	2
Expiry date	18

New planning delivery information

Dwellings	
1,000-1,999	0
2,000-2,999	16
3,000-3,999	17
4,000-4,999	0
5,000-5,999	0
6,000-6,999	0
7,000-7,999	0
8,000-8,999	0
9,000-9,999	0
10,000+	0
Total	33

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Appendix 14: Sites affected by 2009 Update

Ref/ **1010** **Bridge Street, Baker House**

Population	0.201
Meeting date	01/12/2008
Event	1
Update 2009	MT to ST reappointment
24W	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	6
2015-20	57
2020+	
Total	63

Ref/ **1096** **Snittes Farm, New Village Way, Churwell LS27**

Population	4.078
Meeting date	28/04/2008
Event	1
Update 2009	New planning/od way information
24W	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	
2015-20	7
2020+	
Total	7

Ref/ **1033** **Otley Road, Government Buildings LS16 5PU**

Population	4.099
Meeting date	28/04/2008
Event	1
Update 2009	MT to ST reappointment
24W	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	7
2015-20	64
2020+	
Total	71

Ref/ **1116** **Woodside Quarry, Ring Road West, Leeds**

Population	26.28
Meeting date	19/09/2008
Event	1
Update 2009	MT to ST reappointment
24W	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	
2015-20	40
2020+	416
Total	456

Ref/ **1082** **Manor Road - Manor Court, Holbeck LS11**

Population	0.195
Meeting date	28/04/2008
Event	1
Update 2009	MT to ST reappointment
24W	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	4
2015-20	35
2020+	
Total	39

Ref/ **1150** **Town Street (land off), Stanningley LS28 North Park Road**

Population	3.6
Meeting date	28/04/2008
Event	1
Update 2009	LT to MT reappointment & adding ST
24W	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	5
2015-20	51
2020+	49
Total	105

13 July 2009

13 July 2009

Appendix 14: Sites affected by 2009 Update

Ref 1220 Saxton Lane - Yorkshire Ambulance Service NHS Trust, Ambulance Station, LS9 8HE

Construction	0.991
Marketing date	29/03/2009
Block	1
Order 2009	MT to ST reappointment
Z/A	2/A

Dwellings	
2/08/09	
20/09/10	
20/10/11	
20/11/12	
20/12/13	
20/13/14	
20/14/15	5
2/05-20	45
2/09+	
Total	50

Ref 1267 Kidacre Street - former gas works site

Construction	4.309
Marketing date	29/03/2009
Block	1
Order 2009	LT to MT reappointment & closing ST
Z/A	2/A

Dwellings	
2/08/09	
20/09/10	
20/10/11	
20/11/12	
20/12/13	
20/13/14	
20/14/15	27
2/05-20	293
2/09+	460
Total	770

Ref 1278 Gelderd Road - Symphony Group LS12

Construction	6.021
Marketing date	29/03/2009
Block	1
Order 2009	MT to ST reappointment
Z/A	2/A

Dwellings	
2/08/09	
20/09/10	
20/10/11	
20/11/12	
20/12/13	
20/13/14	
20/14/15	20
2/05-20	273
2/09+	
Total	193

13 July 2009

Ref 1308 Green Lane (land to the rear of Naylor Jennings Mill), Yeadox

Construction	4.124
Marketing date	29/03/2009
Block	2
Order 2009	Continue ST bond & LT reappointment
Z/A	2/A 2/A

Dwellings	
2/08/09	
20/09/10	
20/10/11	
20/11/12	
20/12/13	
20/13/14	40
20/14/15	40
2/05-20	44
2/09+	
Total	124

Ref 2000 Marsh Lane Goods Yard

Construction	7.578
Marketing date	29/03/2009
Block	1
Order 2009	LT to MT reappointment & closing ST
Z/A	2/A

Dwellings	
2/08/09	
20/09/10	
20/10/11	
20/11/12	
20/12/13	
20/13/14	
20/14/15	20
2/05-20	222
2/09+	393
Total	635

Ref 2001 St Peters Square

Construction	0.095
Marketing date	29/03/2009
Block	1
Order 2009	MT to ST reappointment
Z/A	2/A

Dwellings	
2/08/09	
20/09/10	
20/10/11	
20/11/12	
20/12/13	
20/13/14	
20/14/15	5
2/05-20	44
2/09+	
Total	49

13 July 2009

Appendix 14: Sites affected by 2009 Update

Ref/ **2002**
Marsh Lane/York Street (Co-op Funeral Services & St Annes Shelter)

Construction	1.072
Starting date	19/03/2008
End date	2
Project 2008	L7 to M7 (as per format)
21W	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	
2015-20	1.0
2020+	9.0
Total	10.0

Ref/ **2003**
Mill Street - Dransfields Amusement Centre

Construction	0.704
Starting date	19/03/2008
End date	1
Project 2008	L7 to M7 (as per format)
21W	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	
2015-20	2.4
2020+	21.2
Total	24.6

Ref/ **2026**
RSPCA, Cavendish St

Construction	0.405
Starting date	20/07/2008
End date	1
Project 2008	New planning call very late in day
19	

Dwellings	
2008/09	
2009/10	
2010/11	
2011/12	
2012/13	
2013/14	
2014/15	
2015-20	
2020+	
Total	50

Appendix 15: City Centre site review

Ref	Address/location	Gross _area	Flood Zone	Stu dent	09 10	10 11	11 12	12 13	13 14	14 15	09- 15	15- 20	20+	Total
409	Bath Road LS11	0.99	3aii							16	16	140	0	156
410	Regent Street / Skinner Lane LS2	0.17	1									7	60	67
411	York Street LS1	0.31												0
412	East Street Mills LS1	0.54	1		76						76			76
414	Skinner Lane LS9	0.58	3aii											0
181	Sweet Street West (20) - Management Archives	0.46	2							14	14	122		136
182	Springfield Mount (19), Woodhouse LS2 9NG	0.14	1					7			7			7
184	M621 Interchange Site, Holbeck	1.51	1											0
186	Sheaf Street LS10 1HD	0.09	3ai									33		33
187	Westgate - Brotherton House LS1 2RS	0.27	1							5	5	43		48
197	Bridge Street, Gower Street, Regent Street	0.91	3ai									29	258	287
200	Quarry Hill	2.99	1							20	20	183		203
202	Silver Street - Midland Mills LS11 9YW	0.37	3aii							2	2	13		15
203	Hanover Square (34) LS3 1AW	0.071	1						21		21			21
204	Hanover Square (32) LS3 1AW	0.01	1					7			7			7
205	Granary Wharf Car Park, Off Water Lane LS11	0.4	3aii							5	5	41		46
206	East Street (78) - adjacent To Rose Wharf	0.45	2							10	10	97	60	167
208	Mabgate, Macaulay Street, Argyll Road	1.18	1							33	33	302	90	425
215	Clarence Road (79) LS10 1LW	0.18	3aii							4	4	38		42
216	Sovereign Street - Criterion Place	1.12	3aii											0
217	Black Bull Street - Yorkshire Chemicals	3.31	3aii							41	41	396	270	707
224	Saxton Lane - Alton Cars LS9 8HE	0.46	1									15	131	146
225	Water Lane - Westbank	2.2	3aii											0
226	Burley Street (46) LS3 1DH	0.14	1				48				48			48
228	Hunslet Road - Reg Vardy plc LS10 1LD	2.43	3ai							20	20	224	394	638
229	Kirkstall Road - Grahams site, Burley	0.38	3aii									100		100
230	Westgate - Leeds International Swimming Pool	1.32	1							21	21	188		209
231	Kirkgate Phase II	0.28	1									7	58	65
232	Kirkstall Road - Maxis Restaurant site	0.31	3aii		0							11	96	107
233	Hunslet Road LS10 1AR	1.76	3aii							20	20	216	319	555
394	New York Road - Crispin House LS2	0.13	1											0
395	The Calls (36)	0.05	3aii				14				14			14
396	Call Lane - The Chandlers LS2	0.1	3aii		8						8			8
400	Gotts Road (Block D) LS12	0.20												0
401	Park Square North (41)	0.04	1											0
402	Cropper Gate - Mayfair LS1	0.22	3ai									27	245	272

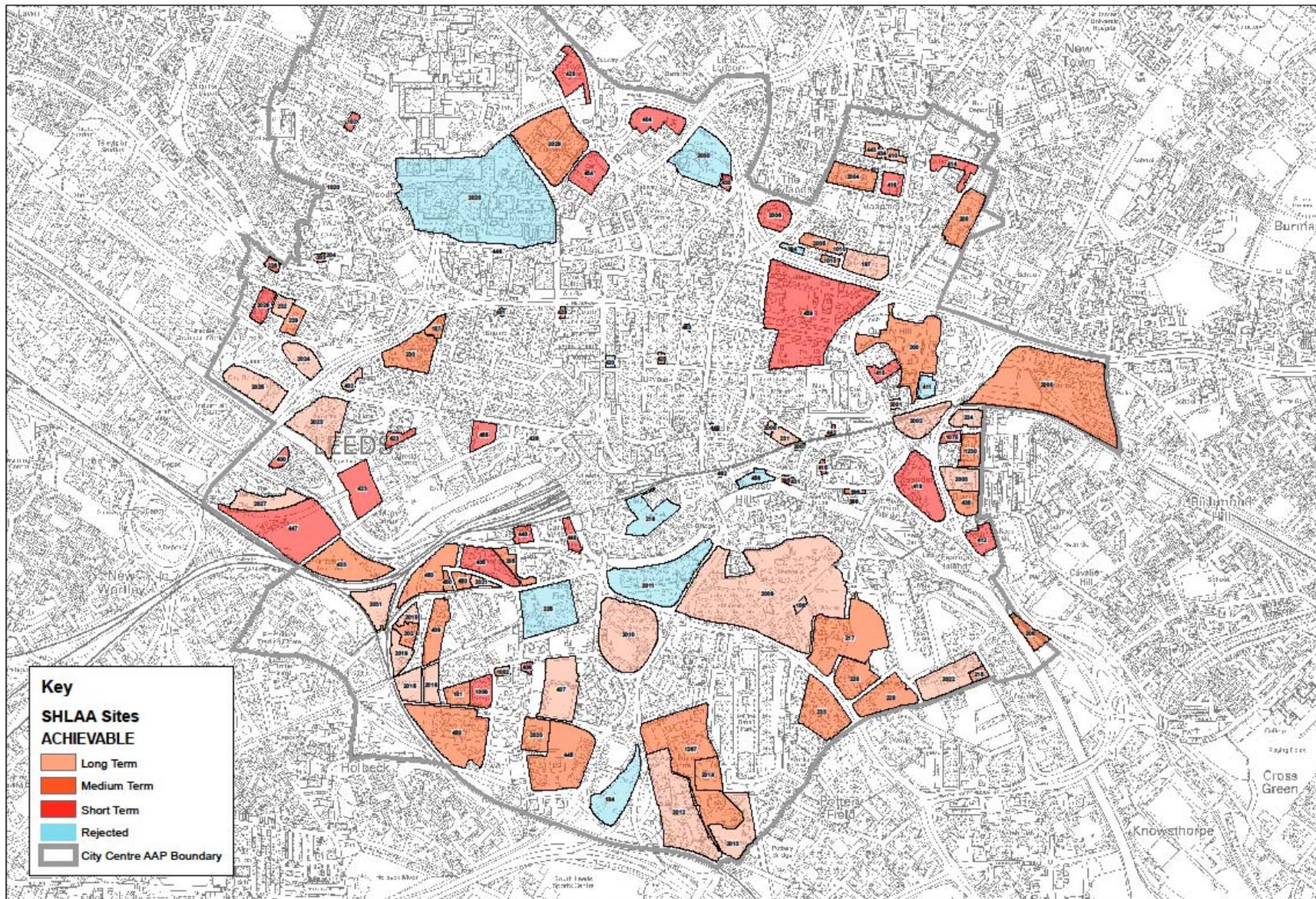
Appendix 15: City Centre site review

404	Clay Pit Lane LS2	0.92	1		228					228			228
405	Globe Road - Tower Works LS10	1.13	3aii			40	50	75	72	237			237
406	Manor Road (16-18) LS11	0.1	2						57	57			57
407	Manor Road LS11	1.90	2								33	300	333
415	High Court LS1	0.07	3ai					16		16			16
416	Regent Street - Regent House LS2	0.4	3ai										0
418	St Peters Street - West Yorkshire Playhouse	0.34	1		130					130			130
419	Marsh Lane - The Gateway LS9	1.82	3ai				96			96			96
420	Park Row (8)	0.11	1										0
421	Leylands Road LS2	0.03	1								35		35
423	Whitehall Road - Aireside	1.53									300	300	600
425	Albion Place - Leeds Club	0.07	1						1	1	8		9
426	Aire Street (49) LS1	0.02	1						1	1	5		6
428	Woodhouse Lane - BBC	0.97	1		65					65			65
429	The Headrow - Pearl Chambers LS1	0.05	1						2	2	22		24
430	Jacob Street LS1	0.12	1										0
431	The Calls (38)	0.03	3aii			14				14			14
433	Globe Road - Doncasters/Lattitude LS11	1.85									300	592	892
434	Leylands Road (15) LS2	0.05	1		45					45			45
438	Richmond Street LS9	0.56	1								195		195
442	Back York Street (22-24) LS2	0.06	3ai		14					14			14
443	Skinner Lane - Jayco House LS7	0.18	1								10	94	104
445	Jack Lane / Sweet Street LS10	2.93	1								256		256
446	Great George Street (57)	0.02	1										0
447	Whitehall Road - Doncasters LS12	3.49						100	169	269	257	200	726
448	Granary Wharf, Leeds Canal Basin, LS1	0.56	3aii		282					282			282
449	Duncan Street (7)	0.04	1			15				15			15
450	Globe Road / Water Lane LS11	1.79	3aii						13	13	120		133
453	Lands Lane (38-40)	0.03	1		13					13			13
454	Portland Crescent LS1	0.92	1					96		96			96
455	Wellington Street - Lumiere	0.51	2						15	15	149		164
456	The Calls (rear 2-28) LS2	0.35	3aii										0
458	Sweet Street West (Land South of) Holbeck	3.08	1						25	25	283	519	827
459	Eastgate/Harewood Quarter LS2	6.78	1				150	150	150	450			450
462	Call Lane 52	0.02	1			14				14			14
1009	Marshall Street, 1953 Building, Holbeck	0.6	2					60	60	120			120
1010	Bridge Street, Baker House	0.20	1						6	6	57		63
1020	Clarendon Road/ Kendal Lane Leeds LS2	0.01	1		2					2			2
1078	Marsh Lane/ Saxton Lane LS9	0.19	1					40	40	80			80
1082	Manor Road - Manor	0.11	2						4	4	35		39

Appendix 15: City Centre site review

	Court, Holbeck LS11														
1230	Saxton Lane - Yorkshire Ambulance Station, LS9	0.59	1						5	5	45		50		
1267	Kidacre Street - former gas works site	4.30	1						27	27	293	450	770		
2000	Marsh Lane Goods Yard	7.17	1						20	20	223	385	628		
2001	St Peters Square	0.09	1						5	5	44		49		
2002	Marsh Lane/York Street (Co-op Funeral Services)	1.07	1								10	90	100		
2003	Mill Street - Dransfields Amusement Centre	0.76	1								24	217	241		
2004	North Street - Leeds College of Building	0.9	1								158		158		
2005	Trafalgar Street	0.38	1								137		137		
2006	North Street (59) - Caspar & Centenary House LS2	0.73	1				42	100			142	15	157		
2007	Wharf Street	0.04	1								14		14		
2008	Crown Street - White Cloth Hall LS2	0.08	1									5	5		
2009	Carlsberg UK LTD Brewery LS1 1QG	11.1	3ai									940	940		
2010	New Lane - Hindle Valves	3.22	2									282	282		
2011	ASDA Group Limited, Asda House, LS11 5AD	2.99	3aii										0		
2012	Meadow Lane frontage - Apex Business Park	3.41	1									298	298		
2013	Pottery Fields, Kidacre Street	1.39	1									196	196		
2014	Kidacre Street, Motorcycle Training Area	0.77	1								121		121		
2015	Bath Road West	0.64	3ai									74	74		
2016	Bath Road East	0.55	2									96	96		
2018	Silver Street/ Midland Mills North	0.27	3ai									86	86		
2019	Silver Street/ Midland Mills South	0.56	3aii									179	179		
2020	Sweet Street Surface Car Park	0.77	1								64		64		
2021	Water Inn Car Park	0.17	3ai									62	62		
2022	Clarence Road	1.39	3ai									219	219		
2023	Wellington Street - YEP LS1 1RF	1.85	3ai									293	293		
2024	Kirkstall Road Car Park	0.74	3aii									233	233		
2025	Aireside - adjacent Park	1.37	3aii									192	192		
2026	RSPCA, Cavendish St	0.46	3ai	Y			50			50			50		
2027	Round House (rear of)	0.98	2									155	155		
2028	Great George Street - LGI	11.4	1										0		
2029	Leeds Metropolitan University LS1	3.08	1	Y							270		270		
2030	Brunswick Terrace / Elmwood	2.07	1										0		
2031	Water Lane Railway Triangle	0.98	3aii									171	171		
2138	Kirkstall Road, Abbey Street	0.23	3aii								40		40		
Total Dwellings						861	2	145	402	658	883	2951	5740	8624	17315

Appendix 15: City Centre site review



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