

Westgate - Brotherton House LS1 2RS

Site Plan ref: MX2-20 SHLAA ref: 187

Site Details

Easting	429427	Northing	433717	Site area ha	0.27	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Office

Neighbouring land uses

Office

Vacant land

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Freestanding vacant 7 storey 1950s office building formerly used by metropolitan police.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	23.73
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Nearest train station	Leeds City
Nearest train station distance (m)	588.98
Nearest bus stop	4517
Nearest bus stop distance (m)	172.44

Agricultural classification	
Grade	Percent
Urban	100

Westgate - Brotherton House LS1 2RS

Site Plan ref: MX2-20 SHLAA ref: 187

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, primary schools and healthcare - not secondary schools - however public transport available

5

Access comments

Access possible from Lisbon St or Little Queen St

5

Local network comments

Capacity concerns on this section of network but lesser impact than other city centre uses

4

Mitigation measures

Improvements to local junctions would be sought

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

combine with 230

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

Westgate - Brotherton House LS1 2RS

Site Plan ref: MX2-20 SHLAA ref: 187

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Suitable for conversion to residential with lower floor offices. Development interest expressed.	

Site Details							
Easting	430865	Northing	433666	Site area ha	2.75	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Education	
Car Parks	
Vacant land	
Neighbouring land uses	
Amusement and show places	
Office	

Other land uses - None

Topography	Flat and sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Remaining parts of the Quarry Hill development site to the west of Quarry House and north of the Yorkshire Playhouse. Mainly used as a surface car park. Includes surface car park to the rear of Dance Studio building
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				% overlap
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	100.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				

Other Spatial Relationships		
LCC ownership %	99.90	
Nearest train station	Leeds City	
Nearest train station distance (m)	1265.40	
Nearest bus stop	5179	
Nearest bus stop distance (m)	153.35	
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets CS guidance		5
Access comments		
Use existing accesses to the site		5
Local network comments		
cumulative impact		3
Mitigation measures		Total score
York Street access and pedestrian routes need improvement		13
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
LCC			
Ecology support		Supported	

Quarry Hill/York Street Leeds

Site Plan ref: MX2-23 SHLAA ref: 200_411

Education comments

Flood Risk

FZ1. The site is not at significant risk from surface water flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06534/OT	Outline application for mixed use redevelopment including A1, A3, A4 and A5 uses, offices (B1), residential (C3), medical centre (D1), college (D1), student residential accommodation, multi storey car park, basement car parking, access and open space		86

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Overall site suitable for mixed use development with residential and office development. Quantity of apartments and offices reflects recent planning application. Car park plot to rear of Dance Studio suitable for office at ground floor level and residential at upper floor levels.

Water Lane - Westbank

Site Plan ref: MX2-32 SHLAA ref: 225

Site Details

Easting	429765	Northing	432867	Site area ha	2.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Office

Car Parks

Neighbouring land uses

Car Parks

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Office buildings and surface car park to the west of Bridgewater Place
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	1.96
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Nearest train station	Leeds City
Nearest train station distance (m)	332.34
Nearest bus stop	6735
Nearest bus stop distance (m)	164.19

Agricultural classification	
Grade	Percent
Urban	100

Water Lane - Westbank

Site Plan ref: MX2-32 SHLAA ref: 225

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access from David Street, close access from Bridgewater place

5

Local network comments

Local network will need looking at

4

Mitigation measures

Some required

Total score

14

Highways site support

yes - with mitigation

Contingent on other sites

Highways England

Impact Major impact Network Status Likely to require significant physical mitigation

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 within western half of site including strip in 3a (ii), rest of site FZ2. See comments in our previous I&O consultation

Water Lane - Westbank

Site Plan ref: MX2-32 SHLAA ref: 225

LCC	
Ecology support	Supported
Supported	

Education comments

2031+2018+225+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary children. Assuming majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or secondary provision nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near this area which, should it come to fruition, may provide secondary places.

Flood Risk

Site is located in Flood Zones 2, 3A(i) and 3A(ii). Less vulnerable uses, such as offices are appropriate for all parts of the site. To demonstrate a sequential approach it would be preferable for the residential uses to be located in the lower risk parts of the site, or else located above ground floor level. The exception test will apply to residential uses in FZ 3.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
This site adjoins the boundary of the Holbeck Conservation Area. If allocated, development proposals would need to ensure that those elements which contribute to the character of the adjacent parts of the Conservation Area are not harmed.	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Site suitable for mixed office/residential scheme. Very accessible city centre site. Flood risk will be considerably improved by completion of the Leeds Flood Alleviation Scheme. Expect 20,790sqm of offices and 288 dwellings.	

Westgate - Leeds International Swimming Pool

Site Plan ref: MX2-19 SHLAA ref: 230

Site Details

Easting	429353	Northing	433637	Site area ha	1.32	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Cleared city centre site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	99.53
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Nearest train station	Leeds City
Nearest train station distance (m)	560.27
Nearest bus stop	4517
Nearest bus stop distance (m)	112.46

Agricultural classification	
Grade	Percent
Urban	100

Westgate - Leeds International Swimming Pool

Site Plan ref: MX2-19 SHLAA ref: 230

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, primary schools and healthcare - not secondary schools - however public transport available

5

Access comments

Access possible from Lisbon St or Little Queen St

5

Local network comments

Capacity concerns on this section of network but lesser impact than other city centre uses

4

Mitigation measures

Improvements to local junctions would be sought

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

combine with 187

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
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All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ 2 within south western corner of site. See comments in our previous I&O consultation

Westgate - Leeds International Swimming Pool

Site Plan ref: MX2-19 SHLAA ref: 230

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Site located predominantly in Flood Zone 1. A small part of the site lies on the edge of Flood Zone 2. Proposed uses are appropriate for all parts of the site. To demonstrate a sequential approach it would be preferable for the residential uses to be located in FZ1. FRA will be required to demonstrate how flood risks will be minimised and managed. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
15/00523/FU	Change of use to temporary short stay car parking	A	55
11/03265/FU	Use of vacant site as temporary long stay car park for Woodhouse Lane Multi Storey Car Park permit holders	A	56
15/05017/COND	Consent, agreement or approval required by conditions 6 and 7 of Planning Permission 15/00523/FU	A	55

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Suitable central site for offices and residential.	

Kirkgate Phase II

Site Plan ref: n/a

SHLAA ref: 231

Site Details

Easting	430486	Northing	433386	Site area ha	0.28	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Shops

Vacant building

Neighbouring land uses

Shops

Derelict

Restaurants and Cafes

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site includes shops, some vacant/derelict, on the south side of Kirkgate and open land to the rear.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	92.12	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	817.06
Nearest bus stop	4471
Nearest bus stop distance (m)	50.66

Agricultural classification	
Grade	Percent
Urban	100

Kirkgate Phase II

Site Plan ref: n/a

SHLAA ref: 231

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access possible from Crown Street through the site

5

Local network comments

Capacity ok

5

Mitigation measures

Pedestrian linkages and local environmental improvements required.

Total score

15

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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All city centre sites have a cumulative negative impact on the M621

Network Rail

Need to check relationship with viaduct and very long term proposal to widen to 4 tracks

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

Kirkgate Phase II

Site Plan ref: n/a

SHLAA ref: 231

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
This site lies within the boundary of the Central Area Conservation Area. It also abuts the Grade II* Listed Assembly Rooms. There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this Listed Building are not harmed. They would also need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
09/04668/COND	Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI	A	80
10/00181/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 20/171/05/LI	R	80

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Regeneration plans for this site do not envisage development of housing or B1 offices	

Site Details							
Easting	430700	Northing	433216	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Dwellings	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Completed housing scheme on the south side of The Calls.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	1.57
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Nearest train station	Leeds City
Nearest train station distance (m)	1008.15
Nearest bus stop	9254
Nearest bus stop distance (m)	152.23

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Access comments

Local network comments

Mitigation measures

Total score

Highways site support

Contingent on other sites

Highways England

Impact		Network Status	

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
13/02371/COND	Consent, agreement or approval required by condition 33 of Planning Application 20/83/05/FU	A	76

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Land area not available for 7 further dwellings.

Site Details

Easting	430056	Northing	433300	Site area ha	0.02	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Other

Adjacent land uses - None

Other land uses

Public House, Hair Salon,

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Upper floor of pub on north side of New Station Street
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	379.75
Nearest bus stop	1510
Nearest bus stop distance (m)	82.51

Agricultural classification	
Grade	Percent
Urban	100

New Station Street (18-24) LS1

Site Plan ref: n/a

SHLAA ref: 403

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

none required

Total score

15

Highways site support

Yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Knothrop

Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

New Station Street (18-24) LS1

Site Plan ref: n/a SHLAA ref: 403

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/05311/FU	Alterations to first floor including partial demolition and new balustrade to form roof terrace	A	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Recent implementation of bar scheme renders residential development highly unlikely.	

Regent Street / Skinner Lane LS2

Site Plan ref: MX2-18 SHLAA ref: 410

Site Details

Easting	430826	Northing	434235	Site area ha	0.21	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vacant land

Car Parks

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Former Public House. Cleared site in use as an unauthorised car park on the south west corner of the junction between Regent St and Skinner Lane. Site area should be extended to include the full rectangle.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.01
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	1540.86
Nearest bus stop	7221
Nearest bus stop distance (m)	127.06

Agricultural classification	
Grade	Percent
Urban	100

Regent Street / Skinner Lane LS2

Site Plan ref: MX2-18 SHLAA ref: 410

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Existing access from Leylands Road must be used. No new direct access points onto Skinner Lane

5

Local network comments

cumulative impact concern

4

Mitigation measures

improvements to local pedestrian and cycle route will be required

Total score

14

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.

Network Rail**Yorkshire Water**

Treatment Works Knothrop

Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

Regent Street / Skinner Lane LS2

Site Plan ref: MX2-18 SHLAA ref: 410

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/00046/FU	Use of site as a temporary car park (70 spaces)	R	100

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Cleared site with development interest for ground floor "A" uses and upper floor residential scheme.	

Park Row (8)

Site Plan ref: n/a SHLAA ref: 420

Site Details

Easting	429955	Northing	433612	Site area ha	0.11	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Office

Neighbouring land uses

Office

Financial and professional services

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Ground floor bank with 8 upper floors of offices
--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	496.08
Nearest bus stop	8119
Nearest bus stop distance (m)	36.01

Agricultural classification	
Grade	Percent
Urban	100

Park Row (8)

Site Plan ref: n/a

SHLAA ref: 420

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score**15**

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

Park Row (8)

Site Plan ref: n/a

SHLAA ref: 420

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site
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App Number	Proposal	Decision	% of site
15/04192/FU	Retrospective planning application for the installation of external exhaust flue pipe to rear	A	100
15/05263/ADV	Temporary permission for banner signs to lampposts	A	100
11/01910/FU	Removal of 2 existing penthouse louvres and replacement with 1 reduced height and relocated penthouse louvre, replacement of existing window with louvre to bank	A	84
10/02030/ADV	Colour backed glass surrounds to ATMs on Bond Street	A	84
10/02889/FU	3 new external lights and 2 security cameras to bank	A	84
15/03187/ADV	Nine illuminated signs and six non illuminated signs	A	84
10/00961/FU	Installation of ten a/c condenser units and two louvred rooflights to first floor roof of bank	A	84
13/04318/TWA	New Generation Transport routes		86
09/05531/ADV	4 non-illuminated fascia signs, 3 internally illuminated fascia signs, 2 internally illuminated letter and logo signs, 2 internally illuminated projecting signs to bank and colour backed glass surrounds to ATMs on Bond Street	SPL	84
09/00282/ADV	Two non illuminated wall mounted signs to front entrance	A	100

Park Row (8)

Site Plan ref: n/a

SHLAA ref: 420

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is no longer considered available for residential development

Albion Place - Leeds Club

Site Plan ref: n/a SHLAA ref: 425

Site Details

Easting	430111	Northing	433623	Site area ha	0.07	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

General

Neighbouring land uses

Financial and professional services

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Victorian gentlemen's club building with grand hall and ancillary meeting rooms and offices on the north side of Albion Place

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	601.57
Nearest bus stop	1860
Nearest bus stop distance (m)	137.73

Agricultural classification	
Grade	Percent
Urban	100

Albion Place - Leeds Club

Site Plan ref: n/a

SHLAA ref: 425

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score**15**

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

Albion Place - Leeds Club

Site Plan ref: n/a

SHLAA ref: 425

LCC	
Ecology support	Supported
Supported	

Education comments

--

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England
This site lies within the boundary of the Central Area Conservation Area. It also abuts the Grade II* Listed Leeds Club. There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this Listed Building are not harmed. They would also need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/03542/FU	Access ramp to front; alterations to railing to form gate	W	95
14/03543/LI	Listed Building application for internal and external alterations	W	95

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Not available for residential or office development. Building in full use as a hospitality venue.

Site Details							
Easting	429724	Northing	433382	Site area ha	0.02	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Financial and professional services	
Office	
Terminals and Interchanges	
Neighbouring land uses	
Office	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
3 storey red brick building with yard area on the north side of Aire St.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	193.01
Nearest bus stop	1808
Nearest bus stop distance (m)	25.77
Agricultural classification	
Grade	Percent
Urban	100

Aire Street (49) LS1**Site Plan ref: HG2-191 SHLAA ref: 426**

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards but lacking in local services

4

Access comments

No vehicular access achievable-no vehicular acces required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score**14**

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

Aire Street (49) LS1

Site Plan ref: HG2-191 SHLAA ref: 426

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Suitable for residential development with development interest expressed in the past.	

The Calls (38)

Site Plan ref: MX2-29 SHLAA ref: 431

Site Details

Easting	430504	Northing	433252	Site area ha	0.03	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Office

Neighbouring land uses

Dwellings

Restaurants and Cafes

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Historic wharf building known as "Calls Landing" with a ground floor restaurant and 3 upper floors of largely vacant offices.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	814.36
Nearest bus stop	13513
Nearest bus stop distance (m)	130.80

Agricultural classification	
Grade	Percent
Urban	100

The Calls (38)

Site Plan ref: MX2-29 SHLAA ref: 431

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score

15

Highways site support

yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Knothrop

Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2 & FZ3 abutts Main River - need to consider the Leeds Flood Alleviation Scheme. See comments in main text of our response.

The Calls (38)

Site Plan ref: MX2-29 SHLAA ref: 431

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/07199/COND	Consent, agreement or approval required by condition 6 of Planning Application 13/03191/FU	INT	100
15/02867/COND	Consent, agreement or approval required by conditions 24 (part 5) of Planning Application 13/03191/FU	A	100
15/02245/COND	Consent, agreement or approval required by conditions 6C, 6E, 9 (Part 4) and 10 of Planning Application 13/03191/FU		100
15/06008/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	A	100
14/05674/COND	Consent, agreement or approval required by condition 9 of Planning Application 13/03191/FU	INT	100
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	A	100
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU	INT	100
15/00947/COND	Consent, agreement or approval required by condition 20 and 21 of Planning Application 13/03191/FU	A	100

The Calls (38)

Site Plan ref: MX2-29 SHLAA ref: 431

App Number	Proposal	Decision	% of site
15/01004/FU	Variation to conditions 2 (approved plans), 16 (safety structures, moorings and access points to river) and 23 (landscape management plan) of planning approval 13/03191/FU to allow amendments to the Plans Schedule to reflect further design development at Centenary Bridge, Flax House and Granary Wharf, condition 16 wording to require details 'prior to completion' instead of 'prior to commencement' and condition 23 wording to require details 'prior to completion' instead of 'prior to commencement'	A	100
15/02875/COND	Consent, agreement or approval required by condition 19 of Planning Application 13/03191/FU	A	100
15/04450/COND	Consent, agreement or approval required by condition 26 of Planning Application 15/01004/FU	A	100
15/07131/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	A	100
14/03642/FU	Variation of condition 2 of planning permission 20/246/02/FU to allow the external terrace seating area to be used until 22.00	A	99
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	A	100
14/03452/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9, 10, 14, 17 and 20 of Planning Application 13/03191/FU	INT	100
15/00707/COND	Consent, agreement or approval required by conditions 8, 12 and 17 of Planning Application 13/03191/FU	INT	100
10/04602/ADV	Retrospective application for 1 externally illuminated pole mounted sign, 1 externally illuminated projecting sign, 1 non illuminated projecting sign, 1 menu board, 2 chalkboards and individual painted letter sign	SPL	100
15/03322/COND	Consent, agreement or approval required by condition 4 of Planning Application 15/01004/FU	A	100
15/03718/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 8, 9, 10, 12, 14, 16, 17, 19, 20, 21 and 27 on Planning Application 15/01004/FU	INT	100
14/07447/COND	Consent, agreement or approval required by condition 5 of Planning Application 13/03191/FU	W	100
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	A	100
15/06165/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	A	100
15/00384/COND	Consent, agreement or approval required by condition 4 of Planning Application 13/03191/FU	SPL	100
15/06562/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI		100

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Suitable for conversion to residential with offices at ground floor level.

Site Details							
Easting	429612	Northing	433945	Site area ha	0.02	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Financial and professional services	
Neighbouring land uses	
Shops	
Hospital	
Restaurants and Cafes	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Vacant underused floors above. Shop in a commercial terrace.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	758.25
Nearest bus stop	12466
Nearest bus stop distance (m)	138.11
Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meetys PT, primary Ed and health.		4
Access comments		
No vehicular access achievable-no vehicular acces required		5
Local network comments		
Small site no issue		5
Mitigation measures		Total score
		14
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

Great George Street (57)

Site Plan ref: HG2-188 SHLAA ref: 446

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/05575/FU	Alterations to roof at rear to form enlarged second floor, internal alterations and rooflights to form new mezzanine (third floor), and new cast iron railings to first floor front elevation.	A	100
13/01448/FU	Part retrospective change of use of ground, first and second floors to hairdressers (A1 use) and/or health clinic (D1 use) and/or beauty salon (sui generis)	A	100

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Suitable for upper floor conversion to residential use.

Site Details							
Easting	430273	Northing	433415	Site area ha	0.04	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Shops	
Vacant building	
Neighbouring land uses	
Dwellings	
Shops	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Under-used and vacant upper floors of shops on the north side of Duncan Street	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.02
Nearest train station	Leeds City
Nearest train station distance (m)	622.85
Nearest bus stop	9042
Nearest bus stop distance (m)	33.68
Agricultural classification	
Grade	Percent
Urban	100

Duncan Street (7)

Site Plan ref: MX2-25 SHLAA ref: 449

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

none required

Total score

15

Highways site support

Yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works	Knostrup
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Knostrup High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

Duncan Street (7)

Site Plan ref: MX2-25 SHLAA ref: 449

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/04446/ADV	1 externally illuminated projecting sign to restaurant	A	83
09/04185/FU	Repositioning of gates and addition of external smoking canopy to rear to restaurant	A	83
09/04184/LI	Listed Building Application for 1 externally illuminated projecting sign, external cameras and 2 external lights repositioning of gates and external smoking canopy to rear to restaurant	A	83
14/06163/FU	Change of use from retail unit (class use A1) to mixed use restaurant/bar/takeaway (class uses A3/A4/A5)	W	92

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Opportunity for upper floor conversion to provide office floorspace and dwellings.	

Wellington Street - Lumiere

Site Plan ref: n/a SHLAA ref: 455

Site Details

Easting	429567	Northing	433392	Site area ha	0.52	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Office

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site on the south side of Wellington St and north side of Whitehall Road being developed as offices.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	236.26
Nearest bus stop	10619
Nearest bus stop distance (m)	38.53

Agricultural classification	
Grade	Percent
Urban	100

Wellington Street - Lumiere

Site Plan ref: n/a SHLAA ref: 455

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Access comments		
Local network comments		
Mitigation measures		Total score
Highways site support		
Contingent on other sites		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	

Wellington Street - Lumiere

Site Plan ref: n/a

SHLAA ref: 455

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History

 Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/05506/FU	Full application for proposed office (B1) building with ancillary Retail (A1), Restaurant and Cafe (A3) Drinking Establishments (A4) and Wellness Centre (D2) uses, with internal and external public open space, access, circulation and landscaping provision, including ancillary structures.	A	100
14/03700/COND	Consent, agreement or approval required by conditions 7 and 23 of Planning Application 13/05506/FU	A	100
12/03788/FU	Planning Permission in Outline for a maximum of 11,616 sqm gross internal area of new office (B1) with A1, A2, A3, A4, A5 or B1 uses at ground floor or hotel (C1) development, with all matters reserved. Full Planning Permission for basement plant and parking for 85 cars with a GIA 3,320 sqm, and an office building (B1) of 16,086 sqm gross internal area with A1, A2, A3, A4, A5 or B1 uses at ground floor	W	100
15/02037/COND	Consent, agreement or approval required by condition 31 of Planning Application 13/05506/FU	A	100
15/01674/COND	Consent, agreement or approval required by conditions 11, 19 and 33 of Planning Application 13/05506/FU	SPL	100
15/9/00017/MOD	Full application for proposed office (B1) building with ancillary Retail (A1), Restaurant and Cafe (A3) Drinking Establishments (A4) and Wellness Centre (D2) uses, with internal and external public open space, access, circulation and landscaping provision, including ancillary structures.NON MATERIAL AMENDMENTS to 13/05506/FU.	M01	100

Conclusions

Wellington Street - Lumiere

Site Plan ref: n/a SHLAA ref: 455

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site built out as an office scheme.

Eastgate/Harewood Quarter LS2

Site Plan ref: n/a SHLAA ref: 459

Site Details							
Easting	430556	Northing	433759	Site area ha	6.78	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Parks	
Office	
Shops	
Neighbouring land uses	
Office	
Shops	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Two surface car park sites on the north and south sides of Eastgate designated for retail led redevelopment
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	81.83	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	43.34	
Nearest train station	Leeds City	
Nearest train station distance (m)	1033.48	
Nearest bus stop	11056	
Nearest bus stop distance (m)	50.93	
Agricultural classification		
Grade	Percent	
Urban	100	

Eastgate/Harewood Quarter LS2

Site Plan ref: n/a SHLAA ref: 459

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Access comments		
Local network comments		
Mitigation measures		Total score
Highways site support		
Contingent on other sites		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	

Eastgate/Harewood Quarter LS2

Site Plan ref: n/a

SHLAA ref: 459

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/01477/EXT	Extension of time period for application 06/03333/OT for major redevelopment involving mixed use to provide retail stores, restaurants, bars and offices within use classes A1, A2, A3, A4, A5 and B1 and housing (class C3), cinema (class D2), gym (class D2), medical centre (class D1), church drop in facility, creche (class D1) and hotel (class C1), with associated highways works, open space, landscaping, car parking, pedestrian facilities and re-alignment of culvert	A	100
12/9/00055/MOD	Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), gym (D2 Use Class), medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works NON MATERIAL AMENDMENT to 11/01000/OT: Amendment to description to refer to leisure use (D2 use class) instead of gym (D2 use class)	M01	84
09/9/00291/MOD	Outline application for major redevelopment involving mixed use to provide retail stores, restaurants, bars and offices within use classes A1,A2,A3,A4,A5 and B1 and housing (class C3), cinema (class D2), gym (class D2), medical centre (class D1), church drop in facility, creche (class D1) and hotel (class C1), with associated highways works, open space, landscaping, car parking, pedestrian facilities and re-alignment of culvert NON MATERIAL AMENDMENT: Minor amendment to junction design A3 agreed with LCC Highways.	M01	100
12/9/00233/MOD	NON MATERIAL AMENDMENT to 12/03002/OT: Variation of wording to conditions 9, 18 and 54; amendment to approved parameters of Plot HQ1	M01	84

Eastgate/Harewood Quarter LS2

Site Plan ref: n/a

SHLAA ref: 459

App Number	Proposal	Decision	% of site
14/9/00061/MOD	Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), Leisure use (D2 Use Class), casino use, medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works.NON MATERIAL AMENDMENT to 12/03002/OT: Amendments to wording of conditions 23, 24, 25, 26, 28, 41 and 51	M01	84
15/03801/COND	Consent, agreement or approval required by conditions 6, 13, 14, 41 and 42 of Planning Application 12/03002/OT	A	84
12/9/00098/MOD	NON MATERIAL AMENDMENT to 11/01000/OT: To amend the development description to read Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), Leisure use (D2 Use Class), Casino Use, medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works	M01	84
12/03002/OT	Variation of condition 3 of planning permission 11/01000/OT to allow for leisure use (D2 use class) and casino use (sui generis) as part of a retail-led mixed use development	A	84
14/03464/COND	Consent, agreement or approval required by conditions 20, 28, 32, 33, 44 and 45 of Planning Application 12/03002/OT	A	84
11/01000/OT	Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), Leisure use (D2 Use Class), casino use, medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works.	A	84
14/01876/COND	Consent, agreement or approval required by conditions 5, 16, 30, 31, 34, 35, 36, 44, 45, 49, 50 and 52 of Planning Application 12/03002/OT	A	84

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Phase 1 south of Eastgate under construction with no residential or office content. Phase 2 north of Eastgate expected to follow suit.

Site Details

Easting	430296	Northing	433273	Site area ha	0.02	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Amusement and show places

Neighbouring land uses

Amusement and show places

Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Ground floor night club on the north side of Call Lane backing on to the railway viaduct. Adjacent buildings have upper floors.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	609.69
Nearest bus stop	4950
Nearest bus stop distance (m)	90.13

Agricultural classification	
Grade	Percent
Urban	100

Call Lane 52

Site Plan ref: n/a

SHLAA ref: 462

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score

15

Highways site support

yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

Call Lane 52

Site Plan ref: n/a

SHLAA ref: 462

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/04544/FU	Change of use of former car park/vacant yard to form external terrace, installation of doors and ventilation grilles to rear, and new frontage and flues to bar	A	96
09/02240/FU	Change of use of vacant single storey unit to A3, A4 and A5 use	A	81
09/9/00312/MOD	Refurbishment of vacant unit including new frontage to form bar/nightclubNON MATERIAL AMENDMENT: New timber doors and stone architrave, repositioning of lower window transoms and sign to front.	M04	81
09/04545/ADV	One internally illuminated fascia sign to front of proposed bar/nightclub	A	81
09/03334/FU	Refurbishment of vacant unit including new frontage to form bar/nightclub	A	81

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Ground floor now established as a night club. Availability and suitability questionable.	

Site Details							
Easting	430635	Northing	433932	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Parks	
Storage	
Neighbouring land uses	
Dwellings	
Car Parks	

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Baker House office/storage building on south side of Trafalgar St and surface car park compound on north side of Trafalgar Street	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Leeds City	
Nearest train station distance (m)	1198.84	
Nearest bus stop	7166	
Nearest bus stop distance (m)	197.45	
Agricultural classification		
Grade	Percent	
Urban	100	

Bridge Street, Baker House

Site Plan ref: MX2-16 SHLAA ref: 1010

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility standards but only part of site for standards for local services, schools and healthcare

4

Access comments

Access for local network ok

5

Local network comments

Pedestrian links to city centre need environmental improvements.

5

Mitigation measures

environmental

Total score**14**

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation. Eastern boundary borders FZ2

Bridge Street, Baker House

Site Plan ref: MX2-16 SHLAA ref: 1010

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/05070/FU	Installation of safety netting around existing building	A	61
10/00187/ADV	Non illuminated scaffold mounted wrap around banner sign for temporary period of 2 years	W	61

Conclusions	
Submission Draft Plan Allocation	
Mixed use allocation	
Submission Draft Plan Allocation Conclusion	
Suitable city centre location for mixed use scheme with office at ground floor level adjacent to A64 and apartments on upper floors.	

Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2

Site Plan ref: n/a SHLAA ref: 1020

Site Details

Easting	429113	Northing	434141	Site area ha	0.01	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
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On-site land uses

Dwellings

Adjacent land uses - None

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Comprises of the outbuilding/garage at the bottom of the garden to 39 Clarendon Road. It faces on to Kendall Lane.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1112.45
Nearest bus stop	8933
Nearest bus stop distance (m)	196.07

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>

Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility for buses and standards for local services, schools and healthcare

Rank (1-5)

5

Access comments

Access of Kendal Lane

5

Local network comments

OK for 2 units

5

Mitigation measures

None

Total score

15

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC

Ecology support Supported

Supported

Education comments

Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2

Site Plan ref: n/a SHLAA ref: 1020

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/02623/FU	2 two bedroom terrace houses to existing terrace at 12 Kendal Lane	R	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Not suitable. Applications for dwellings have been refused planning permission.	

Pontefract Lane (land west of), Richmond Hill LS9

Site Plan ref: n/a SHLAA ref: 1140

Site Details

Easting	431556	Northing	433470	Site area ha	2.23	SP7	Main Urban Area Infill
HMCA	City Centre				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Storage

Neighbouring land uses

Vacant land

Dwellings

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Triangular site between Upper Accomodation Road and Pontefract Lane comprising a mix of old industrial and warehouse buildings currently in active use.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1884.88
Nearest bus stop	3375
Nearest bus stop distance (m)	140.71

Agricultural classification	
Grade	Percent
Urban	100

Pontefract Lane (land west of), Richmond Hill LS9

Site Plan ref: n/a

SHLAA ref: 1140

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility for buses and standards for local services, schools and healthcare

5

Access comments

Access possible from Pontefract Lane or Upper Accommodation Road

5

Local network comments

Will need to provide junction improvements for junction onto York Road

3

Mitigation measures

York Road junction and pedestrian linkages to city centre

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

1146

Highways England

Impact No material impact

Network Status

No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster

Network Rail**Yorkshire Water**

Treatment Works

Knothrop

Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

Pontefract Lane (land west of), Richmond Hill LS9

Site Plan ref: n/a SHLAA ref: 1140

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/01468/FU	Extension to factory (part implimented)	A	95

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
No indication that this site is available for redevelopment. Buildings are occupied by a variety of businesses.	

Kidacre Street - former gas works site

Site Plan ref: n/a SHLAA ref: 1267

Site Details

Easting	430204	Northing	432408	Site area ha	4.31	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Energy production and distribution

Vacant land

Neighbouring land uses

Office

Shops

Other

Other land uses

car show rooms, light business units

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Linea site to the west of Kidacre Street. Includes two gas holders and other operational land for storage/distribution of gas. Also includes motorcycle testing area (formerly SHLAA site 2014).

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.27
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Nearest train station	Leeds City
Nearest train station distance (m)	935.36
Nearest bus stop	12870
Nearest bus stop distance (m)	193.74

Agricultural classification	
Grade	Percent
Urban	100

Kidacre Street - former gas works site

Site Plan ref: n/a

SHLAA ref: 1267

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access possible off Kidacre Street or Holmes St with widening

4

Local network comments

Local network and Meadow Road gyratory has capacity issues. Kidacre St/Leathley Rd/Jack Lane route problematic

3

Mitigation measures

Substantial improvements will be required to provide access and address capacity issues

Total score

12

Highways site support

Yes - with mitigation

Contingent on other sites

Combining sites 2012,2013,2014,1267 would provide a much better comprehensive access solution

Highways England

Impact Major impact Network Status Likely to require significant physical mitigation

All city centre sites have a cumulative negative impact on the M621

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2 & FZ3 within north of site. See comments in our previous I&O consultation.

Kidacre Street - former gas works site

Site Plan ref: n/a

SHLAA ref: 1267

LCC

Ecology support

Supported

Supported

Education comments

2031+2018+225+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary children. Assuming majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or secondary provision nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near this area which, should it come to fruition, may provide secondary places.

Flood Risk

Site located predominantly in Flood Zone 1. A small part of site is located on the Flood Zone 2. Proposed uses are appropriate for all parts of the site. To demonstrate a sequential approach it would be preferable for the residential uses to be located in FZ1. FRA will be required to demonstrate how flood risks will be minimised and managed for that part of site which is at risk. [Note: site overlays 2000721]

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site currently blighted by HS2

St Peters Square

Site Plan ref: MX2-22 SHLAA ref: 2001

Site Details

Easting	430824	Northing	433485	Site area ha	0.09	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Derelict

Neighbouring land uses

Office

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Collapsed central section of St Peters Buildings on the north side of York Street

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1169.14
Nearest bus stop	6451
Nearest bus stop distance (m)	68.74

Agricultural classification	
Grade	Percent
Urban	100

St Peters Square

Site Plan ref: MX2-22 SHLAA ref: 2001

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Existing St Peters Square access should be used, no other direct access onto York St.

5

Local network comments

cumulative impact concern

4

Mitigation measures

None

Total score

14

Highways site support

yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2 - East & FZ3 - West 1/2 & 1/2. See comments in main text of our response

St Peters Square

Site Plan ref: MX2-22 SHLAA ref: 2001

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Suitable site for infill development with offices at ground floor and residential at upper floor levels.	

Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter

Site Plan ref: n/a SHLAA ref: 2002

Site Details

Easting	430901	Northing	433436	Site area ha	1.07	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Other
Hotels, boarding and guest houses

Neighbouring land uses

Transport tracks and ways

Other land uses

Funeral directors

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Business and storage units that straddle the railway viaduct including advice centre plus hostel and coop funeral services buildings to the south of Brussels Street

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	22.47
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Nearest train station	Leeds City
Nearest train station distance (m)	1233.21
Nearest bus stop	6451
Nearest bus stop distance (m)	36.98

Agricultural classification	
Grade	Percent
Urban	100

Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter

Site Plan ref: n/a

SHLAA ref: 2002

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Existing Brick St / Brussels St lay out should be retained for access, no other direct access onto Marsh Lane or York St. Part of site north of railway should be linked through the viaduct arches to Brussels St.

5

Local network comments

Ok for 100 units, cumulative impact concern

4

Mitigation measures

None

Total score

14

Highways site support

yes

Contingent on other sites

Highways England

Impact Minimal material impact Network Status No objection subject to satisfactory mitigation

All city centre sites have a cumulative negative impact on the M621

Network Rail

Need to check relationship with viaduct and very long term proposal to widen to 4 tracks

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 within south of site extending round to the west. See comments in our previous I&O consultation. Ordinary watercourse (culvert) Lady Beck running through centre of site.

Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter

Site Plan ref: n/a SHLAA ref: 2002

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Premises occupied. Site not available.	

Site Details							
Easting	430692	Northing	434170	Site area ha	0.9	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Education	
Neighbouring land uses	
Wholesale distribution	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
College building built circa 1970 on the corner of North Street and Skinner Lane	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<input checked="" type="checkbox"/>
Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationships		
LCC ownership %		0.03
Nearest train station		Leeds City
Nearest train station distance (m)		1399.70
Nearest bus stop		5870
Nearest bus stop distance (m)		73.35
Agricultural classification		
Grade	Percent	
Urban	100	

North Street - Leeds College of Building

Site Plan ref: MX2-17 SHLAA ref: 2004

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access would be supported onto all roads except North Street

5

Local network comments

Pedestrian linkages and local environmental improvements required.

5

Mitigation measures

Pedestrian linkages and local environmental improvements required.

Total score

15

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

North Street - Leeds College of Building

Site Plan ref: MX2-17 SHLAA ref: 2004

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/00211/FU	4 roof mounted solar panels to college		100
11/02556/FU	Installation of photo voltaic panels to roof	A	97

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
City centre site suitable for office and residential development.	

Trafalgar Street

Site Plan ref: n/a SHLAA ref: 2005

Site Details

Easting	430589	Northing	433972	Site area ha	0.38	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Car Parks

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
Multi-storey car park on north side of Trafalgar Street

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	1189.30
Nearest bus stop	9438
Nearest bus stop distance (m)	156.83

Agricultural classification	
Grade	Percent
Urban	100

Trafalgar Street

Site Plan ref: n/a

SHLAA ref: 2005

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility standards but only part of site for standards for local services, schools and healthcare

4

Access comments

Access for local network ok

5

Local network comments

Pedestrian links to city centre need environmental improvements.

5

Mitigation measures

environmental

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

Trafalgar Street

Site Plan ref: n/a SHLAA ref: 2005

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/00905/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7 and 8 of Planning Application 10/00764/FU	A	100
10/00764/FU	External cladding of multi storey car park and erection of new fencing and gates to external car parking area	A	100

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Site thriving as multi-storey car park therefore not available.

Centenary House, North Street Leeds

Site Plan ref: HG2-189 SHLAA ref: 2006B

Site Details

Easting	430449	Northing	434031	Site area ha	0.26	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	4.43
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	1130.60
Nearest bus stop	9438
Nearest bus stop distance (m)	162.66

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>

Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets PT accessibility standards but only part of site for standards for local services, schools and healthcare		4
Access comments		
Access from North Street as existing is OK		5
Local network comments		
cumulative impact concern		4
Mitigation measures		Total score
		13
Highways site support		
Contingent on other sites		

Highways England		
Impact		Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Centenary House, North Street Leeds

Site Plan ref: HG2-189 SHLAA ref: 2006B

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
15/07261/LI	Listed Building Application for conversion, extension and alterations of D1 use to form 79 flats and commercial ground floor unit	A	66
10/00277/FU	Retrospective Application for installation of pipework	ND	61
10/00278/LI	Retrospective Listed Building Application for installation of pipework	A	61
15/07262/FU	Demolition of existing extension and change of use, extension and alterations of D1 use to form 79 flats and commercial ground floor unit (use class A1, A2, A3 or A4)	A	66

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Residual allocation following split at Apr16 refresh

Wharf Street

Site Plan ref: MX2-27 SHLAA ref: 2007

Site Details

Easting	430532	Northing	433356	Site area ha	0.05	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Car Parks

Neighbouring land uses

Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Surface car park between Wharf Street and railway viaduct.
--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	856.23
Nearest bus stop	13513
Nearest bus stop distance (m)	23.16

Agricultural classification	
Grade	Percent
Urban	100

Wharf Street

Site Plan ref: MX2-27 SHLAA ref: 2007

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access from Wharf Street

5

Local network comments

Capacity available for proposed numbers

5

Mitigation measures

Environmental / pedestrian

Total score

15

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

Wharf Street

Site Plan ref: MX2-27 SHLAA ref: 2007

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Previous permission for residential flats scheme. Site suitable and available.	

Crown Street - White Cloth Hall LS2

Site Plan ref: n/a SHLAA ref: 2008

Site Details

Easting	430441	Northing	433413	Site area ha	0.09	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Shops
Derelict

Neighbouring land uses

Shops
Restaurants and Cafes
Vacant building

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Derelict partly collapsed listed building on shopping frontage
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	780.82
Nearest bus stop	4471
Nearest bus stop distance (m)	23.34

Agricultural classification	
Grade	Percent
Urban	100

Crown Street - White Cloth Hall LS2

Site Plan ref: n/a

SHLAA ref: 2008

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access possible from Crown Street

5

Local network comments

Capacity ok for 5 dwellings

5

Mitigation measures

Pedestrian linkages and local environmental improvements required.

Total score

15

Highways site support

yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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All city centre sites have a cumulative negative impact on the M621

Network Rail

Need to check relationship with viaduct and very long term proposal to widen to 4 tracks

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

Crown Street - White Cloth Hall LS2

Site Plan ref: n/a

SHLAA ref: 2008

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
<p>This site lies within the boundary of the Central Area Conservation Area. It also includes the extremely important Grade II* Listed First White Cloth Hall a building which has been on the English Heritage "Heritage at Risk Register" for many years).</p> <p>There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess.</p> <p>Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this Listed Building are not harmed. They would also need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.</p> <p>Any allocation should include a requirement to secure a sustainable future for the First White Cloth Hall.</p>	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/04668/COND	Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI	A	100
10/00181/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 20/171/05/LI	R	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Suitable site for conservation led refurbishment and redevelopment. Scheme expected to include retail, with no residential.	

Meadow Lane frontage - Apex Business Park

Site Plan ref: n/a SHLAA ref: 2012

Site Details

Easting	430163	Northing	432262	Site area ha	3.41	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale
Storage
Other

Neighbouring land uses

Wholesale distribution
Manufacturing and Wholesale
Office

Other land uses

Car Showroom

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Around Apex Way, this site comprises a range of uses including car showrooms, offices and business premises comprising of largely single storey units with car parking

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	12.94
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Nearest train station	Leeds City
Nearest train station distance (m)	1041.34
Nearest bus stop	11274
Nearest bus stop distance (m)	89.93

Agricultural classification	
Grade	Percent
Urban	100

Meadow Lane frontage - Apex Business Park

Site Plan ref: n/a

SHLAA ref: 2012

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access using existing Apex Way

5

Local network comments

Local network and Meadow Road gyratory has capacity issues.

3

Mitigation measures

Substantial improvements will be required to address capacity issues

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

Combining sites 2012,2013,2014,1267 would provide a much better comprehensive access solution to the area, this site is key.

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
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All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation

Meadow Lane frontage - Apex Business Park

Site Plan ref: n/a

SHLAA ref: 2012

LCC

Ecology support

Supported

Supported

Education comments

2031+2018+225+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary children. Assuming majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or secondary provision nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near this area which, should it come to fruition, may provide secondary places.

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Most parts of site occupied and in use. Unlikely to be available until after the plan period.

Site Details							
Easting	430338	Northing	432202	Site area ha	1.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Energy production and distribution	
Neighbouring land uses	
Energy production and distribution	
Manufacturing and Wholesale	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Depot and business units with surface car parking bisected by Cross Myrtle Street	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	82.76
Nearest train station	Leeds City
Nearest train station distance (m)	1181.73
Nearest bus stop	11274
Nearest bus stop distance (m)	167.30
Agricultural classification	
Grade	Percent
Urban	100

Pottery Fields, Kidacre Street

Site Plan ref: n/a

SHLAA ref: 2013

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility and standards for local services, schools and healthcare

Rank (1-5)

5

Access comments

Access possible off Kidacre Street with widening

4

Local network comments

Local network and Meadow Road gyratory has capacity issues. Kidacre St/Leathley Rd/Jack Lane route problematic

3

Mitigation measures

Substantial improvements will be required to provide access and address capacity issues

Total score

12

Highways site support

Yes - with mitigation

Contingent on other sites

Combining sites 2012,2013,2014,1267 would provide a much better comprehensive access solution

Highways England

Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire valley cluster.			

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 clips east of site. See comments in main text of our response.

Pottery Fields, Kidacre Street

Site Plan ref: n/a SHLAA ref: 2013

LCC	
Ecology support	Supported
Supported	

Education comments
2031+2018+225+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary children. Assuming majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or secondary provision nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near this area which, should it come to fruition, may provide secondary places.

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion
Site currently blighted by HS2

Site Details							
Easting	430254	Northing	432365	Site area ha	0.77	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type

Brownfield

On-site land uses

Vacant land

Other

Neighbouring land uses

Shops

Manufacturing and Wholesale

Energy production and distribution

Other land uses

Motorcycle Training Centre

Topography

Flat

Landscape

Limited Tree Cover

Boundaries

Partially well-defined

Road front

Yes

Description

Motorcycle testing area now subsumed within former gas works site (ref 1267).

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	100.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	99.97
Nearest train station	Leeds City
Nearest train station distance (m)	999.22
Nearest bus stop	11274
Nearest bus stop distance (m)	207.57
Agricultural classification	
Grade	Percent
Urban	100

Kidacre Street, Motorcycle Training Area

Site Plan ref: n/a

SHLAA ref: 2014

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access possible off Kidacre Street with widening

4

Local network comments

Local network and Meadow Road gyratory has capacity issues. Kidacre St/Leathley Rd/Jack Lane route problematic

3

Mitigation measures

Substantial improvements will be required to provide access and address capacity issues

Total score

12

Highways site support

Yes - with mitigation

Contingent on other sites

Combining sites 2012,2013,2014,1267 would provide a much better comprehensive access solution

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2 within north east corner of site. See comments in our previous I&O consultation

Kidacre Street, Motorcycle Training Area

Site Plan ref: n/a

SHLAA ref: 2014

LCC

Ecology support

Supported

Supported

Education comments

2031+2018+225+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary children. Assuming majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or secondary provision nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near this area which, should it come to fruition, may provide secondary places.

Flood Risk

Site located predominantly in Flood Zone 1. A small part of the site lies on the edge of Flood Zone 2. Proposed uses are appropriate for all parts of the site. To demonstrate a sequential approach it would be preferable for the residential uses to be located in FZ 1.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site currently blighted by HS2

Silver Street/ Midland Mills North

Site Plan ref: HG2-194 SHLAA ref: 2018

Site Details

Easting	429345	Northing	432843	Site area ha	0.27	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Car Parks

Neighbouring land uses

Vacant building

Manufacturing and Wholesale

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
Repair garage building with car parking to the south side of Water Lane

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	491.49
Nearest bus stop	4261
Nearest bus stop distance (m)	320.33

Agricultural classification	
Grade	Percent
Urban	100

Silver Street/ Midland Mills North

Site Plan ref: HG2-194 SHLAA ref: 2018

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards but lacking in local services

4

Access comments

Access from Silver Street poor-ideally a shared access with 2019

3

Local network comments

cumulative impact concern

4

Mitigation measures

Improvements into 'Holbeck Urban Village'.

Total score

11

Highways site support

yes but ideally combined with site 2019

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 (ii) as shown on LCC SFRA - FZ3(a) ii as shown in Council's SFRA - employment preferable to housing on this site. recommendation that no 'more vulnerable use' be permitted in FZ3a (ii) See comments in main text of our response.

Silver Street/ Midland Mills North

Site Plan ref: HG2-194 SHLAA ref: 2018

LCC	
Ecology support	Supported
Supported	

Education comments

2031+2018+225+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary children. Assuming majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or secondary provision nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near this area which, should it come to fruition, may provide secondary places.

Flood Risk

SFRA indicates that the majority of the site is located in Flood Zone 3A (ii) Very High Probability of Flooding. However, this information may be out of date. Less vulnerable uses, such as offices are appropriate for this location. FRA will be required to demonstrate how flood risks will be minimised and managed. Note: site will be defended by the Leeds FAS.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Underdeveloped Holbeck Urban Village site with repair garage and parking. Suitable and available for housing development.	

Silver Street/ Midland Mills South

Site Plan ref: HG2-195 SHLAA ref: 2019

Site Details

Easting	429314	Northing	432733	Site area ha	0.57	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Car Parks

Neighbouring land uses

Vacant building

Manufacturing and Wholesale

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Surface car parking to the south of Midland Mills situated between railway viaducts. A number of storage buildings to the southern tip of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	594.36
Nearest bus stop	3394
Nearest bus stop distance (m)	313.29

Agricultural classification	
Grade	Percent
Urban	100

Silver Street/ Midland Mills South

Site Plan ref: HG2-195 SHLAA ref: 2019

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards but lacking in local services

4

Access comments

Access achievable from Water Lane

5

Local network comments

cumulative impact concern

4

Mitigation measures

Improvements into 'Holbeck Urban Village'

Total score

13

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 - See comments in main text of our response.

Silver Street/ Midland Mills South

Site Plan ref: HG2-195 SHLAA ref: 2019

LCC	
Ecology support	Supported
Supported	

Education comments

2031+2018+225+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary children. Assuming majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or secondary provision nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near this area which, should it come to fruition, may provide secondary places.

Flood Risk

SFRA indicates that the site is located in Flood Zone 3A (i) High Probability of Flooding. However, this information may be out of date. Less vulnerable uses, such as offices are appropriate for this location. FRA will be required to demonstrate how flood risks will be minimised and managed. Note: site will be defended by the Leeds FAS.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
This site lies within the Holbeck Conservation Area and adjacent to the Grade II Listed Midland Junction Foundry. If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets are not harmed.	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/01750/COND	Consent, agreement or approval required by conditions 3, 5, 6, 8 and 9 of Planning Application 11/04259/FU	A	63
11/04259/FU	Use of site as car park (200 spaces)	A	63

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion

Underdeveloped Holbeck Urban Village site with temporary car parking and single storey buildings. Suitable and available for housing development.

Water Lane Car Park

Site Plan ref: MX2-36 SHLAA ref: 2021

Site Details

Easting	429565	Northing	432946	Site area ha	0.18	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Car Parks

Neighbouring land uses

Car Parks

Vacant building

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Triangular shaped surface car park at the apex of Water Lane and Globe Road
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	276.14
Nearest bus stop	6735
Nearest bus stop distance (m)	353.41

Agricultural classification	
Grade	Percent
Urban	100

Water Lane Car Park

Site Plan ref: MX2-36 SHLAA ref: 2021

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access achievable from Water Lane

5

Local network comments

cumulative impact concern

4

Mitigation measures

Improvements into 'Holbeck Urban Village'

Total score

14

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 - FZ3(a) ii as shown in Council's SFRA - employment preferable to housing on this site. - See comments in main text of our response.

Water Lane Car Park

Site Plan ref: MX2-36 SHLAA ref: 2021

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
SFRA indicates that site is located in Flood Zone 3A (ii) Very High Probability of Flooding. However, this information may be out of date. Less vulnerable uses, such as offices are appropriate for this location. FRA will be required to demonstrate how flood risks will be minimised and managed. Note: site will be defended by the Leeds FAS. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/05216/FU	Use of cleared site for long stay car park (83 spaces)	A	98
15/06551/COND	Consent, agreement or approval required by conditions 3, 5, 6, 7, 8 and 9 of Planning Application 11/05216/FU	A	98
12/02634/COND	Consent, agreement or approval required by conditions 5, 6, 7 and 8 of Planning Application 11/05216/FU	A	98
12/02216/COND	Consent, agreement or approval required by condition 3 of Planning Application 11/05216/FU	A	98

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Highly accessible surface car park site suited to housing development. At request of the landowner, site amended to a mixed use site with B1 office space and residential above.	

Kirkstall Road Car Park

Site Plan ref: n/a SHLAA ref: 2024

Site Details

Easting	429020	Northing	433621	Site area ha	0.74	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Car Parks

Neighbouring land uses

Office

Vacant building

Hotels, boarding and guest houses

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Surface car park in between the A65 inbound and outbound carriageways in its junction with the A58 Inner Ring Road.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	96.30
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Nearest train station	Leeds City
Nearest train station distance (m)	797.73
Nearest bus stop	12034
Nearest bus stop distance (m)	143.35

Agricultural classification	
Grade	Percent
Urban	100

Kirkstall Road Car Park

Site Plan ref: n/a SHLAA ref: 2024

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, primary schools and healthcare - not secondary schools - however public transport available

5

Access comments

Access possible left in left out from both Wellington Street and Wellington Road on slip, both need to be preserved to allow for all moves

5

Local network comments

Capacity concerns will need mitigation to West St gyratory and Armley gyratory

3

Mitigation measures

will need mitigation to West St gyratory and Armley gyratory

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact Major impact Network Status Likely to require significant physical mitigation

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Within FZ3a (ii) (Leeds SFRA). See comments in our previous I&O consultation

Kirkstall Road Car Park

Site Plan ref: n/a SHLAA ref: 2024

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Site is predominantly located in Flood Zone 3A(ii). A small part is located in Flood Zone 2. Less vulnerable uses, such as offices are appropriate for the site. However the exception test will apply to residential uses in FZ3. FRA will be required to demonstrate how flood risks will be minimised and managed. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Office and greenspace preferred on surface car park site at busy road junction.	

Site Details							
Easting	429682	Northing	434066	Site area ha	4.25	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Medical and Health care services	

Adjacent land uses - None

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Older historic wings of the Leeds General Infirmary facing Great George Street, Portland Street and Calverley Street	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.93
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Nearest train station	Leeds City
Nearest train station distance (m)	875.37
Nearest bus stop	14363
Nearest bus stop distance (m)	117.17

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets PT accessibility and standards for local services, primary schools and healthcare but not secondary schools - unpleasant walking environment

Rank (1-5)

5

Access comments

Access from Gt George St OK

5

Local network comments

Capacity concerns locally and wider network

3

Mitigation measures

Portland Way junctions with Woodhouse Lane and Clarendon Road

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact	Network Status
Knostrop	<p>Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.</p>

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support

Supported

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
Leeds General Infirmary is a Grade I Listed Building. There is a requirement in the 1990 Act that“special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Health trust expects to dispose of older buildings on site including the Gilbert Scott and Brotherton wings. Site would be suited to part conversion to conserve the listed elements and part redevelopment to provide a mix of residential and office space.	

Site Details							
Easting	429482	Northing	434132	Site area ha	7.12	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet/Hyde Park and Woodhouse	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Medical and Health care services	

Adjacent land uses - None

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Recently developed wings of the Leeds General Infirmary including the Jubilee and Clarendon wings and buildings facing Clarendon Way	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	9.66
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Nearest train station	Leeds City
Nearest train station distance (m)	964.20
Nearest bus stop	6846
Nearest bus stop distance (m)	109.66

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets PT accessibility and standards for local services, primary schools and healthcare but not secondary schools - unpleasant walking environment

Rank (1-5)

5

Access comments

Access using various existing points of access

5

Local network comments

Capacity concerns locally and wider network

3

Mitigation measures

Subject to TA, several junctions around site may need improvement

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact	Network Status	
Knostrop		Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support

Great George Street - LGI

Site Plan ref: n/a SHLAA ref: 2028B

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/04995/ADV	New direction and building signs to university campus		97
13/01235/ADV	18 No. new direction and building signs to university campus	A	97
09/01277/ADV	27 new and 6 replacement directional signs, 6 new and 4 replacement monolith signs, 3 new and 2 replacement wall signs to University campus	A	97
09/00995/ADV	7 internally illuminated gateway signs to University campus	A	97

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
These parts of the LGI are likely to be retained in hospital use, so will not be available for development.

Site Details							
Easting	429244	Northing	432881	Site area ha	0.98	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Manufacturing and Wholesale	
Vacant land	
Car Parks	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Triangle of railway land bordered by railway lines and with a single road and pedestrian access at the southern corner of the site.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	545.62
Nearest bus stop	4261
Nearest bus stop distance (m)	227.30
Agricultural classification	
Grade	Percent
Urban	100

Water Lane Railway Triangle

Site Plan ref: MX2-30 SHLAA ref: 2031

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor accessibility generally

2

Access comments

Access on to Water Lane has short frontage and no visibility to left - no suitable access

1

Local network comments

cumulative impact concern

5

Mitigation measures

Improvements into 'Holbeck Urban Village'

Total score

8

Highways site support

No

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2/3. See comments in main text of our response

Water Lane Railway Triangle

Site Plan ref: MX2-30 SHLAA ref: 2031

LCC	
Ecology support	Supported
Supported	

Education comments

2031+2018+225+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary children. Assuming majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or secondary provision nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near this area which, should it come to fruition, may provide secondary places.

Flood Risk

Site located in Flood Zone 2 and 3A. Less vulnerable uses, such as offices are appropriate for FZ 3A. More Vulnerable uses are acceptable for FZ2. FRA will be required to demonstrate how flood risks will be minimised and managed.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	

Electric	

Fire and Rescue	

Telecoms	

Other

Heritage England	
	This site adjoins the boundary of the Holbeck Conservation Area. If allocated, development proposals would need to ensure that those elements which contribute to the character of the adjacent parts of the Conservation Area are not harmed.

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
	Site suited to high-rise mixed office apartment scheme. Limited access from the south will require investment.

Site Details							
Easting	429226	Northing	434004	Site area ha	0.22	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park and Woodhouse	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Parks	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Cleared site of former school fronting Woodhouse Square and backing onto Brandon Road.
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	936.97
Nearest bus stop	7611
Nearest bus stop distance (m)	76.12

Agricultural classification	
Grade	Percent
Urban	100

Brandon Road, LS3

Site Plan ref: HG2-187 SHLAA ref: 3157

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access achievable

5

Local network comments

cumulative impact concern

4

Mitigation measures

none

Total score**14**

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History

Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/04305/FU	Temporary use of vacant site for short stay car park with 76 spaces	A	99
12/02636/FU	Temporary use of cleared site as a short stay car park	A	99

Conclusions

Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	
Suited to residential flats scheme. Permission lapsed for 72 flats.	

St Alban's Place, Leeds City Centre

Site Plan ref: n/a SHLAA ref: 5011

Site Details

Easting	430338	Northing	434006	Site area ha	0.64	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Outdoor amenity and open space

Car Parks

Neighbouring land uses

Restaurants and Cafes

Office

Shops

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

A site including one of the few Green areas in the City Centre. Adjacent to bars with late licences. Adjacent to the Inner Ring Road. Sloping in a south-easterley direction.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.25	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	92.29
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Nearest train station	Leeds City
Nearest train station distance (m)	1040.31
Nearest bus stop	13309
Nearest bus stop distance (m)	151.14

Agricultural classification	
Grade	Percent
Urban	100

St Alban's Place, Leeds City Centre

Site Plan ref: n/a SHLAA ref: 5011

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets Core Standards		5
Access comments		
Access of Belgrave Street		5
Local network comments		
Car parking, including disabled parking loss		3
Mitigation measures		Total score
Improve public realm within street		13
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported (Green)	

St Alban's Place, Leeds City Centre

Site Plan ref: n/a SHLAA ref: 5011

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Land not available for scheme.

Holbeck Day Centre, Holbeck Moor Road, Holbeck

Site Plan ref: HG2-199 SHLAA ref: 5019

Site Details

Easting	429491	Northing	432102	Site area ha	0.23	SP7	City Centre Infill
HMCA	City Centre				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Former day-care centre single storey building with car parking and landscaping at the corner of Holbeck Moor Road and Moor View

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	100.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	100.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1107.54
Nearest bus stop	6246
Nearest bus stop distance (m)	264.70

Agricultural classification	
Grade	Percent
Urban	100

Holbeck Day Centre, Holbeck Moor Road, Holbeck

Site Plan ref: HG2-199 SHLAA ref: 5019

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails PT just, meets other guidance		3
Access comments		
Use existing accesses to the site		5
Local network comments		
Small site, no issues		5
Mitigation measures		Total score
		13
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Suitable site for housing development within 1970s housing estate.

Site Details							
Easting	429475	Northing	433433	Site area ha	0.07	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Office	
Neighbouring land uses	
Office	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Existing office block on the south side of Wellington St next to the junction with Northern Street.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<input checked="" type="checkbox"/>

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Leeds City
Nearest train station distance (m)		324.51
Nearest bus stop		7569
Nearest bus stop distance (m)		30.43
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets PT and health, meets secondary education by proximity to PT, fails primary education		4
Access comments		
Use existing accesses to the site		5
Local network comments		
Replacement for office use, overall impact minimal		5
Mitigation measures		Total score
		14
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported

Wellington Plaza Wellington Street Leeds

Site Plan ref: n/a SHLAA ref: 5167

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
11/05069/ADV	Internally illuminated individual letter wall mounted sign	A	100
11/05039/FU	Installation of a curved glass canopy over main entrance	A	100

Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Site is no longer considered available for residential development.

Criterion Place North

Site Plan ref: MX2-34 SHLAA ref: 5196

Site Details

Easting	430045	Northing	433178	Site area ha	0.35	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site bordered by office development, a multi-storey car park and railway lines with access taken to the south.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	92.27
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Nearest train station	Leeds City
Nearest train station distance (m)	352.68
Nearest bus stop	1128
Nearest bus stop distance (m)	79.09

Agricultural classification	
Grade	Percent
Urban	100

Criterion Place North

Site Plan ref: MX2-34 SHLAA ref: 5196

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
		5
Access comments		
		5
Local network comments		
		5
Mitigation measures		Total score
		15
Highways site support		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported

Criterion Place North

Site Plan ref: MX2-34 SHLAA ref: 5196

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
15/00682/COND	Consent, agreement or approval required by conditions 10, 12, 14, 15, 16, 20 and 23 of Planning Application 12/04017/LA	A	77
14/07431/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 9 and 18 of Planning Application 12/04017/LA	A	77
11/04556/LA	5 non-illuminated free standing hoardings	A	87
12/04017/LA	Change of use from car park to public realm and amenity space, to include paving, water feature, drainage, exterior lighting and associated soft landscaping works	A	77

Conclusions
Submission Draft Plan Allocation
Mixed use allocation
Submission Draft Plan Allocation Conclusion
This was part of a larger site that was split into parts for the Publication Draft. Criterion Place North remains available and suitable for a mixed scheme with offices on the lower floors and residential above.

Globe Quay, Globe Road, Holbeck

Site Plan ref: HG2-208 SHLAA ref: 5272

Site Details

Easting	429498	Northing	433027	Site area ha	0.11	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Neighbouring land uses

Car Parks

Vacant land

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Comprises a four storey listed building facing the canal and yard + outbuilding with access to Globe Road. Previously used for sale of antiques. Now vacant.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	254.28
Nearest bus stop	7872
Nearest bus stop distance (m)	264.88

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments	Frequent buses within 400m and rail station less than 800m, Secondary education OK, primary and health care not to guidance	4
Access comments	Existing access requires visibility improvement through continuation of proposed public realm works	4
Local network comments	Small site, no significant impact	4
Mitigation measures	Footway improvements to match HUV public realm works	Total score 12
Highways site support	Yes	
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
	Supported with mitigation (Amber). Canal forms northern boundary and is part of Leeds Habitat Network.

Globe Quay, Globe Road, Holbeck

Site Plan ref: HG2-208 SHLAA ref: 5272

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06429/LI	Listed Building application for change of use of second to fourth floors from offices (Class use B1) to houses in multiple occupation (Class use Sui Generis) and Demolition of yard outbuilding to create enlarged parking area	R	100
14/06428/FU	Change of use of second to fourth floors from offices (Class use B1) to houses in multiple occupation (Class use Sui Generis) and Demolition of yard outbuilding to create enlarged parking area	R	94
13/01422/ADV	2 non illuminated banner signs	A	95

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site suggested by landowner during Publication consultation for housing development on upper floors	

The Faversham, Springfield Mount, LS2 9NG

Site Plan ref: HG2-209 SHLAA ref: 5281

Site Details

Easting	429254	Northing	434309	Site area ha	0.32	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
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On-site land uses

Restaurants and Cafes

Neighbouring land uses

Education
Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Two storey detached building with car parking, lawn landscaping, terraces and outbuildings. At May 2016 in use as pub/restaurant/music venue.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1200.50
Nearest bus stop	8933
Nearest bus stop distance (m)	83.71

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Frequent bus services 500m away, education and schools OK		4
Access comments		
Existing access from Mt Preston St ok		5
Local network comments		
As this is an existng active site, impact should be acceptable		5
Mitigation measures		Total score
		14
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

The Faversham, Springfield Mount, LS2 9NG

Site Plan ref: HG2-209 SHLAA ref: 5281

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/00995/ADV	7 internally illuminated gateway signs to University campus	A	100
09/01277/ADV	27 new and 6 replacement directional signs, 6 new and 4 replacement monolith signs, 3 new and 2 replacement wall signs to University campus	A	100
11/04987/FU	Two storey and single storey side extension to form enlarged music venue, with bar and roof terrace over	A	100
12/04995/ADV	New direction and building signs to university campus		100
15/01795/FU	Replacement roof covering to lower roof on west facing elevation	W	100
13/01235/ADV	18 No. new direction and building signs to university campus	A	100

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site suggested by landowner during Publication consultation for housing development

Site Details							
Easting	429499	Northing	432620	Site area ha	11.37	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	96.77	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	3.18	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	24.65
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Nearest train station	Leeds City
Nearest train station distance (m)	602.85
Nearest bus stop	12632
Nearest bus stop distance (m)	134.38

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Frequent bus services in 600m of centre of site, primary education and health available	4
Access comments	
Exisitng network will require some up grading to accommodate the development but within control of the development sites	4
Local network comments	
Capacity concerns on Meadow Road and M621. Impact of City Centre Transport Strategy will need to be included	4
Mitigation measures	Total score
Improvements required to local roads and capacity improvements on wider network	12
Highways site support	
Yes with mitigation	
Contingent on other sites	

Highways England

Impact	Network Status

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported (Green)	

Education comments

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Flood Risk

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Utilities

Gas

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	
Submission Draft Plan Allocation Conclusion	
Landowner suggested one single mixed use site to replace a number of proposed allocations and identified sites.	