#### 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	HMCA City Centre			Ward	City and Hu	inslet	

#### **Site Characteristics**

Site type Brownfield

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.

% overlap

### Spatial relationships

#### **UDP Designations**

N32 Greenbelt	0.00
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**

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

### **Regeneration Areas**

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

LCC ownership	23.73	
Nearest train station	Leeds City	
Nearest train station distance	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments Meets Public Transport accessibility and standards for local services, primary schools and healthcare - not secondary schools -5 however public transport available 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 Total score Mitigation measures Improvements to local junctions would be sought 14 Highways site support Yes - with mitigation Contingent on other sites combine with 230 **Highways England** Impact No material impact No objection **Network Status** 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 dev the right to ask for de	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper 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	
COLICIUSIONS	
Submission Draft Plan	n Allocation
Mixed use allocation	
Submission Draft Plan	n Allocation Conclusion
Suitable for conversion	on to residential with lower floor offices. Development interest expressed.

#### **Quarry Hill/York Street Leeds**

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

#### **Site Details**

Easting	430865	Northing	433666	Site area ha	2.75	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	nslet

#### **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

% overlap

#### 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

#### Spatial relationships

#### **UDP Designations**

N32 Greenbelt	0.00
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	<b>✓</b>	

% overlap

### **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

LCC ownership	99.90	
Nearest train station		Leeds City
Nearest train station distance	1265.40	
Nearest bus s	5179	
Nearest bus stop distance	(m)	153.35

Agricultural classification		
Grade Percent		
Urban 100		

## **Quarry Hill/York Street Leeds**

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

-				
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps 3331 Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<b>✓</b>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	<b>✓</b>	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	ider commen	ts		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets CS guidance				
J				_ 5
Access comments				
Use existing accesses to the site				
				5
Local network comments				
cumulative impact				
ournalative impact				3
				Total score
Mitigation measures				Total score
York Street access and pedestrian routes	need improvemer	nt		13
Llighways site cuppert				
Highways site support yes with mitigation				]
Jes with mitigation				
Continued on the continue				-
Contingent on other sites				]
Highways England				
Impact Material impact	Network Status	No objection subject to satisfactory r	mitigation	
·				
Natural Pail				
Network Rail				
Yorkshire Water				
Treatment Works				
Treatment verne				
Environment Agency				1
Constraints				
LCC				
Ecology support Supported				

### **Quarry Hill/York Street Leeds**

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

Education comments				
Luucation comments	9			
Flood Risk				
	at significant risk from surface water flooding.			
<b>Utilities</b> Gas				
Gus				
Electric				
Fire and Rescue				
Telecoms				
au.				
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

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

% overlap

### Spatial relationships

#### **UDP Designations**

N32 Greenbelt	0.00
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
		70 Overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

### 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

LCC ownership	1.96	
Nearest train station		Leeds City
Nearest train station distance	332.34	
Nearest bus s	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	Overlaps Public Right of Way	
Overlaps SEGI	Overlaps SFRA Flood Zone	
Overlaps LNA	Overlaps EA Flood Zone   ✓	
Overlaps LNR	Overlaps HSE Major Hazard	
Overlaps Conservation Area	Overlaps HSE Gas Pipeline	
Overlaps Listed Building	Overlaps Pot. Contamination	
Overlans Strat, Employment buffer	Overlaps Minerals Safeguarded  Overlaps Minerals Safeguarded 100m  □	
Overlaps Strat. Employment buffer	✓ Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required		
Summary of infrastructure provi	der comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets Public Transport accessibility and st	andards for local services, scools and healthcare	5
Access comments		
Access fom David Street, close access from	n Bridgewater place	5
Local network comments		
Local network will need looking at		4
Mitigation measures		Total score
Some required		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 neg	ative impact on the M621	
Network Rail		
Yorkshire Water		
Treatment Works Knostrop		
Knostrop High and Low Level are large wo co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will run with YW's investment. It is particularly implake into account available sewerage and	rks which serve the bulk of Leeds. Development that will connect to the public sewer system Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided from April 2015 to March 2020. Phasing is one method used to ensure sites are brought from that sites which represent a 10% or greater increase in population served by the www.WwTW capacity. If a developer wants to bring a site forward before YW have completed a leveloper to provide contributions. The amount would be determined by a developer funder.	ided to serve orward in line orks should ny planned
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.

The right to dot for developer contributions for odds of the miligate mode from our and outside military
<u>Jtilities</u>
as as
lectric
ire and Rescue
elecoms
Other
leritage England
This site adjoins the boundary of the Holbeck Conservation Area.  f 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.
latural 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		inslet				

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Office

Other land uses - None

Тор	ography	Flat	Landscape	No Tree Cover
Bou	ndaries	Existing well defined	Road front	Yes

Description

Cleared city centre site

#### Spatial relationships

### **UDP Designations**

		J
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	0.00 % overlap
Major Settlement 0	0.00
Minor Settlement 0	0.00
verlaps Urban Extension	
_	

## **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	

LCC ownership	99.53	
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

Site Figure 1. WiX2	17 SILA	1101. 250					
	Overlaps SSSI Overlaps SEGI		Over	os Public Right of Wa	ne 🗸		
	Overlaps LNA			verlaps EA Flood Zor			
Overlene Co	Overlaps LNR			aps HSE Major Haza			
	onservation Area			laps HSE Gas Pipelir			
	s Listed Building verlaps N37 SLA			ps Pot. Contamination  Minerals Safeguarde			
Overlaps Strat. Em	-			als Safeguarded 100			
Overlaps Strat. Lin	proyment burrer	✓	Overlaps Willier	ais Sareguarded 100			
Greenbelt assessmen	t not required						
Summary of infrast	tructure provi	der commen	its				
LCC Highways Commo	ents						
Public transport accessib	ility comments						Rank (1-5)
Meets Public Transport a however public transport		andards for loca	ll services, primary	schools and healtho	care - not secondary s	schools -	5
Access comments							
Access possible from Lis	bon St or Little Qu	ueen St					5
Local network comments							
Capacity concerns on thi	s section of netwo	ork but lesser im	pact than other cit	y centre uses			4
Mitigation measures							Total score
Improvements to local ju	inctions would be	sought					14
Highways site support							
Highways site support Yes - with mitigation							
Contingent on other sites	c						
combine with 187	<u>,                                      </u>						
Highways England							
Impact Material impact	:	Network Status	No objection	subject to satisfacto	ory mitigation		
All city centre sites have							
Network Rail							
Yorkshire Water							
Treatment Works K	nostrop						
Knostrop High and Low co-ordinated with Yorksl the site. The forthcomir with YW's investment. It take into account available improvements it may be study.	hire Water's Asseting AMP(6) will run t is particularly impole sewerage and '	Management Pl from April 2015 portant that site: WwTW capacity	ans (AMP) to ensu to March 2020. P which represent If a developer wa	re the necessary information in the same i	rastructure and capac od used to ensure site crease in population s orward before YW ha	city can be provide es are brought for served by the work we completed any	ed to serve ward in line ks should planned
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	Α	55		
11/03265/FU	Use of vacant site as temporary long stay car park for Woodhouse Lane Multi Storey Car Park permit holders	Α	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.

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 Hu	inslet

#### **Site Characteristics**

Site type Brownfield

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.

% overlap

#### Spatial relationships

#### UDP Designations

obi besignations	
N32 Greenbelt	0.00
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	<b>✓</b>	

### **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	

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	817.06	
Nearest bus s	4471	
Nearest bus stop distance	50.66	

Agricultural classification			
Grade Percent			
Urban	100		

### Kirkgate Phase II

Site Plan ref: n/a SHLA	A ref: 231			
Overlaps SSSI		Overlaps Public Right of Way	<b>✓</b>	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	$\checkmark$	Overlaps HSE Gas Pipeline		
Overlaps Listed Building	<b>V</b>	Overlaps Pot. Contamination		
Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Overlaps strat. Employment burier	V	Overlaps wither als safeguarded 10011		
Greenbelt assessment not required				
Summary of infrastructure provi	ider commen	ıts		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and s	tandards for loca	l services, schools and healthcare		5
Access comments				
Access possible from Crown Street throug	h the site			5
Local network comments				
Capacity ok				5
Mitigation measures				Total score
Pedestrian linkages and local environment	al improvements	s required.		15
Highways site support				
Yes - with mitigation				
Contingent on other sites				
Highways England				
Impact No material impact  All city centre sites have a cumulative nec	Network Status	No objection the M621		
Network Rail	,	**************************************		
Need to check relationship with viaduct an	nd very long tern	n proposal to widen to 4 tracks		
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large we co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the estudy.	t Management Pl n from April 2015 nportant that site WwTW capacity	ans (AMP) to ensure the necessary infras 5 to March 2020. Phasing is one method s which represent a 10% or greater incre . If a developer wants to bring a site for	structure and capacity can be provioused to ensure sites are brought foease in population served by the woward before YW have completed an	ded to serve rward in line orks should y planned
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

Applications since 1/1/2009, covering more than 50% of the site					
Proposal	Decision	% of site			
Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI	Α	80			
Consent, agreement or approval required by conditions 3 and 4 of Planning Application 20/171/05/LI	R	80			
	Proposal  Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI  Consent, agreement or approval required by conditions 3	Proposal Decision  Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI  Consent, agreement or approval required by conditions 3 R	Proposal Decision % of site  Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI  Consent, agreement or approval required by conditions 3 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

#### Call Lane - The Chandlers LS2

Site Plan ref: n/a SHLAA ref: 396

### **Site Details**

Easting	430700	Northing	433216	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	inslet

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

Topograp	ny Flat	Landscape	No Tree Cover
Boundari	es 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	0.00 % overlap
Major Settlement 0	0.00
Minor Settlement 0	0.00
verlaps Urban Extension	
_	

## **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	

LCC ownership	1.57	
Nearest train station		Leeds City
Nearest train station distance	1008.15	
Nearest bus s	9254	
Nearest bus stop distance	152.23	

Agricultural classification					
Grade Percent					
Urban	100				

#### Call Lane - The Chandlers LS2

Site Plan ref: n/a SHLAA ref: 396

	_			
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone	$\checkmark$	
Overlaps LNA		Overlaps EA Flood Zone	$\checkmark$	
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	<b>✓</b>	Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	$\checkmark$	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	<b>✓</b>	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Greenbert assessment not required				
Summary of infrastructure provi	ider comments	3		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Access comments				
Access comments				
Local network comments				
Local network comments				
NAIA CONTRACTOR OF THE CONTRAC				Total score
Mitigation measures				10141 30010
Highway cite arms out				
Highways site support				]
				ī
Contingent on other sites				1
Highways England				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
LCC				
Ecology support				
33 11				

#### Call Lane - The Chandlers LS2

Conclusions

Submission Draft Plan Allocation Not allocated for housing

Submission Draft Plan Allocation Conclusion

Land area not available for 7 further dwellings.

Site Plan ref: n/a SHLAA ref: 396 **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 Decision % of site **App Number** Proposal Consent, agreement or approval required by condition 33 of 13/02371/COND Α 76 Planning Application 20/83/05/FU

#### New Station Street (18-24) LS1

Site Plan ref: n/a SHLAA ref: 403

Site	Deta	ils

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

#### **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

% overlap

Description

Upper floor of pub on north side of New Station Street

#### Spatial relationships

#### **UDP Designations**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
0.00

## **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **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	

LCC ownership	) %	0.00
Nearest train station		Leeds City
Nearest train station distance	(m)	379.75
Nearest bus s	1510	
Nearest bus stop distance	m)	82.51

Agricultural classification		
Grade Percent		
Urban	100	

#### New Station Street (18-24) LS1

**Environment Agency** 

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

Constraints

Site Plan ref: n/a SHLAA ref: 403 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~ ~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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, scools and healthcare 5 Access comments No vehicular access achievable-no vehicular acces required 5 Local network comments Capacity available 5 Total score Mitigation measures none required 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.

## New Station Street (18-24) LS1

Submission Draft Plan Allocation Not allocated for housing

Submission Draft Plan Allocation Conclusion

Recent implementation of bar scheme renders residential development highly unlikely.

Site Plan ref: n/a SHLAA ref: 403

LCC				
Ecology support	Supported			
Supported				
Education comments				
Flood Risk				
	1			
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	Α	100	
Conclusions				

#### 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**

3		
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	
ps Urban Extension	

### **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	

LCC ownership	0.01	
Nearest train station	Leeds City	
Nearest train station distance	(m)	1540.86
Nearest bus s	7221	
Nearest bus stop distance	127.06	

Agricultural classification		
Grade Percent		
Urban	100	

## Regent Street / Skinner Lane LS2 Site Plan ref: MX2-18 SHLAA ref: 410 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination ✓ Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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, scools 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 cumulaive impact concern 4 Total score Mitigation measures improvements to local pedestrian and cycle route will be required 14 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact No material impact No objection **Network Status** 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.

### Regent Street / Skinner Lane LS2

Submission Draft Plan Allocation Conclusion

Cleared site with development interest for ground floor "A" uses and upper floor residential scheme.

Site Plan ref: MX2-18 SHLAA ref: 410

LCC				
Ecology support	Supported			
Supported				
Education comments				
Flood Risk				
Utilities				
Gas				
	=			
Electric				
Fire and Rescue				
rire and Rescue				
Telecoms				
Other				
Heritage England				
Natural England				
Planning History	Applications since 1/1/2009, covering more than 50% of the site			
		Decision	% of 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 Pla	n Allocation			1
Mixed use allocation				

Site Plan ref: n/a SHLAA ref: 420

Site	De	tai	ls
		·u	•

Easting	429955	Northing	433612	Site area ha	0.11	SP7	City Centre Infill
	127700	9	.000.2	ono aroa na		0	only control in the
HMCA	HMCA City Centre		Ward	City and Hu	ınslet		

#### **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

% overlap

Description

Ground floor bank with 8 upper floors of offices

### Spatial relationships

## **UDP Designations**

N32 Greenbelt	0.00
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**

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

% overlap

### **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

LCC ownership %		0.00
Nearest train station		Leeds City
Nearest train station distance (	m)	496.08
Nearest bus s	. ,	8119
Nearest bus stop distance (		36.01
recarest bas stop distance (	,	30.01

Agricultural classification		
Grade	Percent	
Urban	100	

raik kow (o)		
Site Plan ref: n/a SHLAA	ref: 420	
·	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded	
Greenbelt assessment not required		
Summary of infrastructure provide	er comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets Public Transport accessibility and stan	ndards for local services, scools and healthcare	_
		5
Access comments		
No vehicular access achievable-no vehicular	acces required	5
Local network comments		
Capacity available		
		<b>5</b>
Mitigation measures		Total score
None		15
		15
I I always a standard and a standard		
Highways site support yes		
yes		
Contingent on other sites		
Contingent on other sites		
Highways England		
	etwork Status No objection	
All city centre sites have a cumulative negati	-	
<u> </u>		
Network Rail		
Yorkshire Water		
Treatment Works Knostrop		
·	ks which serve the bulk of Leeds. Development that will connect to the public sewer system	n needs to be
co-ordinated with Yorkshire Water's Asset M the site. The forthcoming AMP(6) will run fi with YW's investment. It is particularly impo take into account available sewerage and W	Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided a provided and the public services as a provided and the public services are provided and the provided	led to serve ward in line rks should y planned
Environment Agency		
Constraints		

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

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			
App Number	Proposal	Decision	% of site	
15/04192/FU	Retrospective planning application for the installation of external exhaust flue pipe to rear	Α	100	
15/05263/ADV	Temporary permission for banner signs to lamposts	Α	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	Α	84	
10/02030/ADV	Colour backed glass surrounds to ATMs on Bond Street	Α	84	
10/02889/FU	3 new external lights and 2 security cameras to bank	Α	84	
15/03187/ADV	Nine illuminated signs and six non illuminated signs	Α	84	
10/00961/FU	Installation of ten a/c condenser units and two louvred rooflights to first floor roof of bank	Α	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	Α	100	

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		inslet	

#### **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 gentlemans 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	<b>✓</b>	

## **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	

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance (m)		601.57
Nearest bus s	1860	
Nearest bus stop distance (m)		137.73

Agricultural classification		
Grade Percent		
Urban	100	

#### Albion Place - Leeds Club

Constraints

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

Site Plan ref: n/a SHLAA ref: 425 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~ ~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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, scools and healthcare 5 Access comments No vehicular access achievable-no vehicular acces required 5 Local network comments Capacity available 5 Total score Mitigation measures None 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** 

#### 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

<b>Planning History</b>	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.

Aire Street (49) LS1

Site Plan ref: HG2-191 SHLAA ref: 426

#### **Site Details**

Easting	429724	Northing	433382	Site area ha	0.02	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	inslet

#### **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.

% overlap

#### Spatial relationships

### **UDP Designations**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
0.00

## **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

#### **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

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	(m)	193.01
Nearest bus s	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		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Overlaps strut. Employment burier		overlaps willer as suregulated 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and st	andards but lacking	) in local services		4
Access comments				
No vehicular access achievable-no vehicula	ar acces required			5
Local network comments				
Capacity available				5
Mitigation measures				Total score
None				14
Highways site support				
yes				
Contingent on other sites				
Highways England				
'	Network Status	No objection		
n/a				
Network Rail				
Voulcehine Meta-				
Yorkshire Water Treatment Works Knostrop				
Treatment Works Knostrop  Knostrop High and Low Level are large wo	orks which sorve the	hulk of Loods Dovolanment that will	connect to the public sewer system	a poods to bo
co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the c study.	Management Plans of from April 2015 to portant that sites w WwTW capacity. If	(AMP) to ensure the necessary infrast March 2020. Phasing is one method u hich represent a 10% or greater increa a developer wants to bring a site forw	ructure and capacity can be provid sed to ensure sites are brought for use in population served by the wo ard before YW have completed any	led to serve ward in line rks should y planned
Environment Agency				
Constraints  E71 under 1 ha. See comments in main to	ovt of our roomana			
FZ1 under 1 ha. See comments in main to	ski or our response.	•		

Aire Street (49) LS1

Site Plan ref: HG2-191 SHLAA ref: 426

Suitable for residential development with development interest expressed in the past.

LCC	
Ecology support	Supported
Supported	
,	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Telecoms	
Other	
Heritage England	
Natural England	1
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	
Submission Draft Plan	Allocation Conclusion

The Calls (38)

Site Plan ref: MX2-29 SHLAA ref: 431

Site	Detail	s

Easting	430504	Northing	433252	Site area ha	0.03	SP7	City Centre Infill
HMCA	MCA 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.

% overlap

### Spatial relationships

## **UDP Designations**

N32 Greenbelt	0.00
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**

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

### **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	

0.00
Leeds City
814.36
13513
130.80

Agricultural classification			
Grade	Percent		
Urban	100		

## The Calls (38)

Site Plan ref: MX2-29 SHLAA ref: 431

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone	<u></u>	
Overlaps LNA		Overlaps EA Flood Zone	<u></u>	
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	<u> </u>	Overlaps HSE Gas Pipeline		
Overlaps Listed Building	<b>✓</b>	Overlaps Pot. Contamination	<u></u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
		<u> </u>		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments	<b>.</b>		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and st	andards for local s	ervices, scools and healthcare		_
				5
Access comments				
No vehicular access achievable-no vehicular	ar acces required			
				5
Local network comments				
Capacity available				
				5
Mitigation measures				Total score
None				15
Highways site support				1
yes				
Contingent on other sites				
Highways England				
I	Network Status	No objection		
n/a				
Network Rail				
Voulobino Wet-r				
Yorkshire Water Treatment Works Knostrop				
Knostrop High and Low Level are large wo	 orks which serve th	e bulk of Leeds. Development that will	connect to the public sewer syste	m needs to be
co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the study.	t Management Plan In from April 2015 to portant that sites w WwTW capacity. It	is (AMP) to ensure the necessary infrast o March 2020. Phasing is one method u which represent a 10% or greater increa f a developer wants to bring a site forw	ructure and capacity can be provi sed to ensure sites are brought fo ase in population served by the wo ard before YW have completed ar	ded to serve brward in line orks should ny planned
Environment Agency				
Constraints				
F72 & F73 abutts Main River - need to con	eider the Leads Flu	and 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	
E	
Flood Risk	
	1
Utilities	
Gas	
Electric	1
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
	1
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	Α	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	Α	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	Α	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 snd 21 of Planning Application 13/03191/FU	Α	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'	Α	100	
15/02875/COND	Consent, agreement or approval required by condition 19 of Planning Application 13/03191/FU	Α	100	
15/04450/COND	Consent, agreement or approval required by condition 26 of Planning Application 15/01004/FU	Α	100	
15/07131/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	Α	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	Α	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	Α	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	Α	100	
15/06165/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	Α	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.

**Great George Street (57)** 

Site Plan ref: HG2-188 SHLAA ref: 446

# **Site Details**

Easting	429612	Northing	433945	Site area ha	0.02	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	ınslet

### **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	<b>✓</b>	

### **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	

LCC ownership	0.00	
Nearest train station	Leeds City	
Nearest train station distance (	758.25	
Nearest bus s	12466	
Nearest bus stop distance	(m)	138.11

Agricultural classification				
Grade Percent				
Urban	100			

# **Great George Street (57)**

Site Plan ref: HG2-188 SHLAA ref: 446

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone	H	
Overlaps LNA	H H	Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<u></u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	<b>✓</b>	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provide	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meetys PT, primary Ed and health.				Kurik (1 5)
livieetys P1, primary Euranu nearth.				4
Access comments				
Access comments  No vehicular access achievable-no vehicular	ur acces required			
No verticulai access acritevable-no verticula	i acces required			5
Local nativaria comments				
Local network comments Small site no issue				
Sitiali site no issue				5
Mitigation magazines				Total score
Mitigation measures				
				14
Highways site support				
Yes				
				I
Contingent on other sites				
Contingent on other sites				1
				1
Highways England				
Impact No material impact	Network Status	No objection		
n/a				
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Environment Agency				
Constraints				
LCC				
Ecology support Supported				
Supported				

# **Great George Street (57)**

Site Plan ref: HG2-188 SHLAA ref: 446

Suitable for upper floor conversion to residential use.

Education comments				
Flood Risk				
1 1000 Kisk				
Utilities				
Gas				
003				
Electric				
Fire and Rescue				
ino dia Resouc				
Telecoms				
Other				
Heritage England				
Natural England				
3				
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,	Α	100	
11/00010/10	internal alterations and rooflights to form new mezzanine		100	
	(third floor), and new cast iron railings to first floor front elevation.			
13/01448/FU	Part retrospective change of use of ground, first and second floors to hairdressers (A1 use) and/or health clinic (D1 use)	Α	100	
	and/or beauty salon (sui generis)			
Conclusions				
Submission Draft Plan	n Allocation			
Housing allocation				
Submission Draft Pla	n Allocation Conclusion			

#### **Duncan Street (7)**

Site Plan ref: MX2-25 SHLAA ref: 449

# **Site Details**

Easting	430273	Northing	433415	Site area ha	0.04	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	ınslet

### **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

% overlap

#### Spatial relationships

# **UDP Designations**

N32 Greenbelt	0.00
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	<b>✓</b>	

% overlap

### **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

LCC ownership	0.02	
Nearest train station		Leeds City
Nearest train station distance	622.85	
Nearest bus s	9042	
Nearest bus stop distance	33.68	

Agricultural classification				
Grade Percent				
Urban	100			

#### **Duncan Street (7)**

**Environment Agency** 

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

Constraints

Site Plan ref: MX2-25 SHLAA ref: 449 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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, scools and healthcare 5 Access comments No vehicular access achievable-no vehicular acces required 5 Local network comments Capacity available 5 Total score Mitigation measures none required 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.

### **Duncan Street (7)**

Site Plan ref: MX2-25 SHLAA ref: 449

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
	elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves veloper 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	story 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	Α	83			
09/04185/FU	Repositioning of gates and addition of external smoking canopy to rear to restaurant	Α	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.

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 Hu	inslet

### **Site Characteristics**

Site type Brownfield

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.

# 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**

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

% overlap

# **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

0.00
Leeds City
236.26
10619
38.53

Agricultural classification				
Grade Percent				
Urban	100			

Ecology support

Site Plan ref: n/a SHLAA ref: 455 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Access comments Local network comments Total score Mitigation measures Highways site support Contingent on other sites **Highways England** Impact Network Status **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC

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	Α	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	Α	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

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.

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

% overlap

### Spatial relationships

# **UDP Designations**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
81.83
100.00
0.00
0.00
1.00

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

# **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

LCC ownership %	43.34
-----------------	-------

Nearest train station	Leeds City	
Nearest train station distance (	1033.48	
Nearest bus st	11056	
Nearest bus stop distance (	m)	50.93

Agricultural classification					
Grade Percent					
Urban 100					

Site Plan ref: n/a SHLAA ref: 459

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone	$\checkmark$	
Overlaps LNA		Overlaps EA Flood Zone	✓	
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	□	Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<b>✓</b>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	<b>✓</b>	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
ability comments				]
Access comments				,
Local network comments				
Mitigation measures				Total score
Highways site support				1
Contingent on other sites				_
				J
Highways England				
	Network Status			
paot	Notwork Status	_		
Network Rail				
Voukobino Waton				
Yorkshire Water				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
LCC				
Ecology support				

Site Plan ref: n/a SHLAA ref: 459

ducation comments
ood Risk
<b>Itilities</b>
as
lectric
re and Rescue
elecoms
Other
eritage England
atural 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 B1and 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 realignment 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 B1and 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 realignment of culvertNON 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

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	Α	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	Α	84	
14/03464/COND	Consent, agreement or approval required by conditions 20, 28, 32, 33, 44 and 45 of Planning Application 12/03002/OT	Α	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.	Α	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	Α	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.

#### Call Lane 52

Site Plan ref: n/a SHLAA ref: 462

# **Site Details**

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

### **Site Characteristics**

Site type Brownfield

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.

% overlap

# Spatial relationships

### **UDP Designations**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
0.00

# **Core Strategy**

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

# **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	

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance (m)		609.69
Nearest bus s	4950	
Nearest bus stop distance	(m)	90.13

Agricultural classification		
Grade Percent		
Urban	100	

#### Call Lane 52

Site Plan ref: n/a SHLA	A ref: 462			
0 1 0001		0 1 011 011 011		
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlans Conservation Area		Overlaps HSE Major Hazard		
Overlaps Conservation Area	<b>✓</b>	Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<b>✓</b>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	<b>V</b>	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and s	tandards for local se	ervices, scools and healthcare		
				5
Access comments				
No vehicular access achievable-no vehicul	ar acces required			
				5
Local network comments				
Capacity available				5
				3
				Tatalasa
Mitigation measures				Total score
None				15
				13
Highways site cupport				
Highways site support yes				
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 w	orks which sorve the	hulk of Leads Davelonment that will	connect to the nublic sewer system	m needs to be
co-ordinated with Yorkshire Water's Asse	t Management Plans	(AMP) to ensure the necessary infrast	ructure and capacity can be provide	ded to serve
the site. The forthcoming AMP(6) will ru	n from April 2015 to	March 2020. Phasing is one method u	sed to ensure sites are brought fo	rward in line
with YW's investment. It is particularly in take into account available sewerage and	nportant that sites w WwTW canacity If	nich represent a 10% or greater increa	ise in population served by the Wo ard before YW have completed an	orks snould ov planned
improvements it may be possible for the				
study.	, ,		<b>3</b>	· · · · · · · · · · · · · · · · · · ·
Environment Assess				
Environment Agency Constraints				
	ovt of our rooms			
FZ1 under 1 ha. See comments in main t	ext 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	1
The drid Resource	
Telecoms	
Other	1
Heritage England	
. io. itago Erigiana	
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	Α	96	
09/02240/FU	Change of use of vacant single storey unit to A3, A4 and A5 use	Α	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	Α	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.

#### Bridge Street, Baker House

Site Plan ref: MX2-16 SHLAA ref: 1010

# **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

% overlap

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**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
0.00

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **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

% overlap

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	(m)	1198.84
Nearest bus s	top	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

one i lairrei. Wix.	E-10 SHEAR	1101. 1010					
	Overlaps SSSI		Overlaps	Public Right of Way			
	Overlaps SEGI		Overlap	os SFRA Flood Zone			
	Overlaps LNA		Over	laps EA Flood Zone	✓		
	Overlaps LNR		Overlaps	s HSE Major Hazard			
Overlaps (	Conservation Area		Overla	os HSE Gas Pipeline			
Overla	aps Listed Building		Overlaps	Pot. Contamination	✓		
	Overlaps N37 SLA		Overlaps Mi	inerals Safeguarded			
Overlaps Strat. E	mployment buffer	✓	Overlaps Minerals	Safeguarded 100m			
Greenbelt assessme	nt not required						
Summary of infra	structure provi	der commen	ts				
LCC Highways Comr	ments						
Public transport access	sibility comments					Rank	(1-5)
Meets Public Transport	accessibility standa	rds but only par	rt of site for standard	ds for local services,	scools and healthcare		
•	,	3 1				4	<b>F</b>
Access comments							
Access for local netwo	rk ok						
						5	,
_ocal network commer	nts						
Pedestrian links to city	cente need environr	mental improven	nents.			_	
						5	•
Mitigation measures						Total	score
environmental							
						14	4
Highways site support							
Yes - with mitigation							
Contingent on other sit	tes						
Sommingent on other sh	.03						
Highways England							
mpact No material in	mpact N	Network Status	No objection				
All city centre sites have	ve a cumulative nega	ative impact on t	the M621				
Network Rail							
Yorkshire Water							
Treatment Works	Knostrop						
co-ordinated with York the site. The forthcon with YW's investment. take into account avail	Asshire Water's Asset Ining AMP(6) will run It is particularly imp Iable sewerage and N	Management Pla from April 2015 portant that sites WwTW capacity.	ans (AMP) to ensure to March 2020. Pha s which represent a 1 If a developer want	the necessary infras sing is one method of 10% or greater incre s to bring a site forv	connect to the public structure and capacity caused to ensure sites are case in population serve ward before YW have comed to the company of	an be provided to ser brought forward in l d by the works shoul ampleted any planned	rve line Id
Environment Agenc	ev						
Constraints							
							1

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

Supported		
	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	Α	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 Deta	Site Details							
Easting	429113	Northing	434141	Site area ha	0.01	SP7	City Centre Infill	
HMCA	City Centre	1	1		Ward	Hyde Park	and Woodhouse	
	'							
Site Chai	racteristic	cs						
Site type	Brownfield							
On-site land	d uses							
Dwellings								
Adjacent land uses - None								
Other land uses - None								
Topograph	y Flat				Landscape	No Tree Cove	er	
Boundarie	s Existing v	vell 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.								

# Spatial relationships

<b>UDP Designations</b>		
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	

Cara Stratagu	
Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

# 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	

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

Agricultural classification		
Grade Percent		
Urban	100	

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
<b>✓</b>	Overlaps Conservation Area
	Overlaps Listed Building
	Overlaps N37 SLA
<b>✓</b>	Overlaps Strat. Employment buffer

Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Site Plan ref: n/a SHLAA ref: 1020

# Greenbelt assessment not required

Summ	ary of infra	astructure prov	vider comments					
LCC Hig	hways Com	ments						
	-	sibility comments					R	ank (1-5)
Meets Po	ublic Transpoi	rt accessibility for b	uses and standards fo	local services, sch	nools and healthca	nre		5
Access c	comments							
Access o	of Kendal Lane	9						5
Local ne	twork comme	ents						
OK for 2	units							5
Mitigatio	n measures						To	otal score
None			,					15
Highway	s site suppor	t						
yes								
Continge	ent on other s	ites						
Highwa	ays England	1						
Impact	No material		Network Status	No objection				
n/a		<u> </u>						
Netwo	rk Rail	1						
Yorksh	ire Water							
Treatme	nt Works	Knostrop						
co-ordin the site. with YW take into	nated with Yor The forthcolly's investment account ava	kshire Water's Asseming AMP(6) will ru ming AMP(6) will ru It is particularly in ilable sewerage and	et Management Plans in from April 2015 to mportant that sites wild WwTW capacity. If	AMP) to ensure the March 2020. Phasin ch represent a 109 developer wants to	e necessary infras g is one method u % or greater incre o bring a site forv	tructure and capa used to ensure site ase in population vard before YW ha	ublic sewer system neacity can be provided to es are brought forward served by the works save completed any pla developer funded feas	o serve d in line hould nned
Enviror	nment Agen	су						
Constrai	nts							
FZ1 und	er 1 ha. See	comments in main	text of our response.					
LCC								
Ecology	support	Supported						
Support	ed							
Educatio	n comments							

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

Not suitable. Applications for dwellings have been refused planning permission.

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 R 100 Kendal Lane Conclusions Submission Draft Plan Allocation Not allocated for housing Submission Draft Plan Allocation Conclusion

### 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	Burmantoft	s and Richmond Hill

### **Site Characteristics**

Site type Brownfield

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

% overlap

#### Description

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

### Spatial relationships

# **UDP Designations**

N32 Greenbelt	0.00
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	<b>✓</b>	

% overlap

# **Regeneration Areas**

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

LCC ownership	%	0.00
Niconcet tusin station		Landa Citu
Nearest train station		Leeds City
Nearest train station distance (	(m)	1884.88
Nearest bus s	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures York Road junction and pedestrian linkages to city centre 13 Highways site support Yes - with mitigation Contingent on other sites 1146 **Highways England** Impact No material impact No objection **Network Status** 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.

<b>Environment Agence</b>	у
Constraints	
FZ1 under 1 ha. See o	comments in main text of our response.

# Pontefract Lane (land west of), Richmond Hill LS9

Site Plan ref: n/a SHLAA ref: 1140

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.

-				
LCC				
Ecology support	Supported			
Supported	Сарронов			
очеропточ				
Education comments				
Flood Risk				
Utilities				
Gas				
Electric	7			
	=			
Fire and Rescue				
Telecoms				
Other	I			
Heritage England				
	T			
Natural England				
Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
App Number	Γιοροσαι	PECISION	70 OI SILE	
12/01468/FU	Extension to factory (part implimented)	Α	95	
Conclusions				
Submission Draft Plan	n Allocation			

#### 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		inslet				

#### **Site Characteristics**

Site type Brownfield

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 0.00 CC Shopping Quarter **UDP City Centre** 100.00 0.00 S2S6 Town Centre 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	<b>~</b>	

### **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	

0.27
Leeds City
935.36
12870
193.74

Agricultural classification		
Grade	Percent	
Urban	100	

# Kidacre Street - former gas works site

Constraints

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

Site Plan ref: n/a SHLAA ref: 1267

	Overlaps SSSI		Overlaps Public Right of Way			
	Overlaps SEGI		Overlaps SFRA Flood Zone	<u>✓</u>		
	Overlaps LNA		Overlaps EA Flood Zone	<b>▼</b>		
	Overlaps LNR		Overlaps HSE Major Hazard	<b>▼</b>		
Overlans (	Conservation Area		Overlaps HSE Gas Pipeline			
•	aps Listed Building		Overlaps Pot. Contamination	<b>✓</b>		
			*	<b>✓</b>		
	Overlaps N37 SLA mployment buffer		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m			
Overlaps Strat. E	Improyment burrer	<b>✓</b>	Overlaps Millerals Safeguarded Toolii			
Greenbelt assessme	ent not required					
	•					
Summary of infra	structure provi	der comments				
LCC Highways Comr	ments					
Public transport access	sibility comments				Rank (1-5)	
Meets Public Transport	t accessibility and st	tandards for local se	ervices, scools and healthcare			
'	,		·		5	
Access comments						
Access possible off Kid	lacre Street or Holm	nes St with widening	9			
					4	
Local network commer	nts					
		has capacity issues	s. Kidacre St/Leathley Rd/Jack Lane rou	ite problematic		
	3, ,	, ,	,	·	3	
					1	
Mitigation measures					Total score	
-	ents will be required	to provide access:	and address capacity issues			
oubstantial improveme	ano mi bo roquirou	to provide decess.	and dual eee supusity issues		12	
Highways site support						
Yes - with mitigation						
res with mingation						
Contingent on other sit					1	
Combining sites 2012,	2013,2014,1267 wo	uld provide a much	better comprehensive access solution		1	
Highways England						
Impact Major impact		Network Status	Likely to require significant physical	mitigation		
All city centre sites have				9		
···· -·· <b>y</b> ·······-						
Network Rail						
Yorkshire Water						
Treatment Works	Knostrop					
		orks which serve the	e bulk of Leeds. Development that will	connect to the public sewer system	m needs to be	
			s (AMP) to ensure the necessary infrast			
the site. The forthcom	ning AMP(6) will rur	n from April 2015 to	March 2020. Phasing is one method u	sed to ensure sites are brought for	rward 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					
			a developer wants to bring a site forw e contributions. The amount would be			
study.	oc possible for the t	actioper to provide	communicies. The amount would be	actorninou by a developer funde	a reasibility	
Environment Agenc	:y					

#### Kidacre Street - former gas works site

Site Plan ref: n/a SHLAA ref: 1267

LCC	
Ecology support	Supported
Supported	
Education comments	
	9+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		
Talasama		
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	Deta	ils

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

### **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

% overlap

# Spatial relationships

# **UDP Designations**

N32 Greenbelt	0.00
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
Proposed Local Centre	0.00

# **Core Strategy**

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

% overlap

# **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

LCC ownership	0.00
Nearest train station	Leeds City
Nearest train station distance	1169.14
Nearest bus s	6451
Nearest bus stop distance	68.74

Agricultural classification				
Grade	Percent			
Urban	100			

# **St Peters Square**

Site Plan ref: MX2-22 SHLAA ref: 2001

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone	<u></u>	
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<u></u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	<u></u>	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
or composit assessment not required				
Summary of infrastructure prov	ider comments	<b>.</b>		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and s	tandards for local s	services, scools and healthcare		
				5
Access comments	a consider a constant	mark assess out - VI- Ot		] [
Existing St Peters Square access should b	e usea, no other ai	rect access onto York St.		5
Local nativarily comments				
Local network comments cumulaive impact concern				1
cumulaive impact concern				4
Mitigation measures				Total score
None				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 w	orks which some th	ne hulk of Leeds. Development that will	connect to the nublic sower syste	m needs to be
co-ordinated with Yorkshire Water's Asse the site. The forthcoming AMP(6) will rul with YW's investment. It is particularly in take into account available sewerage and improvements it may be possible for the study.	t Management Plar n from April 2015 t nportant that sites v WwTW capacity. I	is (AMP) to ensure the necessary infrast o March 2020. Phasing is one method u which represent a 10% or greater increa f a developer wants to bring a site forw	ructure and capacity can be provi sed to ensure sites are brought fo use in population served by the ward before YW have completed ar	ded to serve brward in line orks should ny planned
<b>Environment Agency</b>				
Constraints				
F72 - Fast & F73 - West 1/2 & 1/2 See C	omments in main t	ext 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	
COLICIOSIONS	
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	
SCH. AHCIEHT MOH.	0.00	

# Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

### 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	

LCC ownership %		22.47
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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m 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, scools 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 5 north of railway should be linked through the viaduct arches to Brussels St. Local network comments Ok for 100 units, cumulaive impact concern 4 Total score Mitigation measures None 14 Highways site support yes Contingent on other sites **Highways England** Impact Minimal material impact No objection subject to satisfactory mitigation **Network Status** 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.

## North Street - Leeds College of Building

Site Plan ref: MX2-17 SHLAA ref: 2004

# **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

% overlap

# Spatial relationships

# **UDP Designations**

N32 Greenbelt	0.00
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	<b>✓</b>	

% overlap

# **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

LCC ownership	0.03	
Nearest train station		Leeds City
Nearest train station distance (	m)	1399.70
Nearest bus st	5870	
Nearest bus stop distance (	73.35	
ricarest bus stop distance (i	111/	73.33

Agricultural classification					
Grade Percent					
Urban	100				

# SHLAA ref: 2004 Site Plan ref: MX2-17 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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, scools 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 Total score Mitigation measures Pedestrian linkages and local environmental improvements required. 15 Highways site support Yes - with mitigation Contingent on other sites **Highways England** Impact No material impact No objection **Network Status** 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**

North Street - Leeds College of Building

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

Site i lairrei. ivi	X2-17 SHEARTCI. 2004
LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Flood Zone 1	
Please Note: any de the right to ask for o	velopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
<u> </u>	<u> </u>
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage 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	Α	97				

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	Α	97

## Conclusions

Natural England

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

Topograp	ny Flat	Landscape	No Tree Cover
Boundari	es Existing well defined	Road front	Yes

Description

Multi-storey car park on north side of Trafalgar Street

## Spatial relationships

# **UDP Designations**

		J
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	0.00 % overlap
Major Settlement 0	0.00
Minor Settlement 0	0.00
verlaps Urban Extension	
_	

# **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	

LCC ownership %		0.00
No and tools station		1 1 - 014
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 SHLA	A ref: 2005			
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<b>✓</b>	
Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Overlaps Strat. Employment burier	✓	Overlaps Militerals Safeguarded 100111		
Greenbelt assessment not required				
Summary of infrastructure prov	vider comme	ents		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility stand	dards but only	part of site for standards for local services,	scools and healthcare	
, , , , , , , , , , , , , , , , , , ,	,	•		4
Access comments				
Access for local network ok	·			_
				5
Local network comments				
Pedestrian links to city cente need enviro	nmental improv	vements.		
				<b>5</b>
Mitigation measures				Total score
environmental				14
				14
Highways site support				
Yes - with mitigation				
Tes with miligation				
Contingent on other sites				
Highways England				
Impact No material impact	Network Statu	s No objection		
Potential for cumulative impact in combin	nation with other	er sites. If site still included at next sift asse	ess as part of city centre / Aire Val	ley cluster.
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
		ve the bulk of Leeds. Development that will		
		Plans (AMP) to ensure the necessary infrast 15 to March 2020. Phasing is one method u		
		tes which represent a 10% or greater increases		
take into account available sewerage and	d WwTW capaci	ty. If a developer wants to bring a site forw	ard before YW have completed an	y planned
improvements it may be possible for the		rovide contributions. The amount would be		
study.				
<b>Environment Agency</b>				
Constraints				
FZ1 under 1 ha. See comments in main	text of our rosp	ionse		
1 L I WINCE I Ha. JEE COITHIEIRS III IIIdiii	tevi oi oni iesh	OHSC.		

**Trafalgar Street** 

Site Plan ref: n/a SHLAA ref: 2005

1.00	
LCC	Constant
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
rife and Rescue	
Telecoms	
Other	
Heritage England	
	1
Natural England	

Planning History	tory 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	Α	100
10/00764/FU	External cladding of multi storey car park and erection of new fencing and gates to external car parking area	Α	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.

# 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

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	✓	

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	

LCC ownership	4.43	
Nearest train station		Leeds City
Nearest train station distance	1130.60	
Nearest bus s	9438	
Nearest bus stop distance	162.66	

Agricultural classification				
Grade Percent				
Urban	100			

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	<b>✓</b>
Overlaps N37 SLA	
Overlaps Strat. Employment buffer	<b>✓</b>

Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>~</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Centenary House, North Street Leeds

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

# 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, scools and healthcare 4 Access comments Access from North Street as existing is OK 5 Local network comments cumulative impact concern 4 Total score Mitigation measures 13 Highways site support Contingent on other sites **Highways England** Impact **Network Status Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Supported **Ecology support** 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	Α	66			
10/00277/FU	Retrospective Application for installation of pipework	ND	61			
10/00278/LI	Retrospective Listed Building Application for installation of pipework	Α	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)	Α	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	Deta	ils

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**

		J
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	<b>✓</b>	

# **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	

LCC ownership	0.00
Nearest train station	Leeds City
Nearest train station distance	856.23
Nearest bus s	13513
Nearest bus stop distance	23.16

Agricultural classification			
Grade Percent			
Urban 100			

#### Wharf Street

Constraints

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

Site Plan ref: MX2-27 SHLAA ref: 2007 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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, scools and healthcare 5 Access comments Access from Wharf Street 5 Local network comments Capacity available for proposed numbers 5 Total score Mitigation measures Environmental / pedestrian 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** 

## **Wharf Street**

Site Plan ref: MX2-27 SHLAA ref: 2007

Previous permission for residential flats scheme. Site suitable and available.

LCC	
Ecology support	Supported
Supported	
Education comments	
Florad Dist.	]
Flood Risk	
	1
Utilities	
Gas	
Electric	1
LICCUIC	
Fire and Rescue	
	1
Telecoms	
Other	
Heritage England	
Natural England	1
Natural England	
Conclusions	
CONCIUSIONS	
Submission Draft Plan	Allocation
Mixed use allocation	
Submission Draft Plan	Allocation Conclusion

## **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	Ward City and Hunslet	

## **Site Characteristics**

Site type Brownfield

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

## Spatial relationships

## UDP Designations

obi besignations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	70 Overlap
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	<b>✓</b>	

# **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	

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

Agricultural classification	
Grade	Percent
Urban	100

Crown Street - White Cloth Hall LS2 SHLAA ref: 2008 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 Total score Mitigation measures Pedestrian linkages and local environmental improvements required. 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**

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

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

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).

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.

Any allocation should include a requirement to secure a sustainable future for the First White Cloth Hall.

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	Α	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 Hu	inslet

## **Site Characteristics**

Site type Brownfield

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**

		1
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		

## **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	

LCC ownership %		12.94
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

## Site Plan ref: n/a SHLAA ref: 2012 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard **V** Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** 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, scools and healthcare 5 Access comments Access using existing Apex Way 5 Local network comments Local network and Meadow Road gyratory has capacity issues. 3 Total score Mitigation measures Substantial improvements will be required to address capacity issues 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 No objection subject to satisfactory mitigation **Network Status** 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

Meadow Lane frontage - Apex Business Park

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	
children. Assuming m secondary provision	119+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary najority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near uld it come to fruition, may provide secondary places.
Flood Risk	
	relopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper 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.

## Pottery Fields, Kidacre Street

Site Plan ref: n/a SHLAA ref: 2013

# **Site Details**

Easting	430338	Northing	432202	Site area ha	1.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	inslet

## **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

% overlap

## Spatial relationships

# **UDP Designations**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
0.00

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

# **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

% overlap

LCC ownership	82.76	
Nearest train station		Leeds City
Nearest train station distance	1181.73	
Nearest bus s	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		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone	<u></u>	
Overlaps LNA		Overlaps EA Flood Zone	✓	
Overlaps LNR		Overlaps HSE Major Hazard	✓	
Overlaps Conservation Area		Overlaps HSE Gas Pipeline	$\checkmark$	
Overlaps Listed Building		Overlaps Pot. Contamination	$\checkmark$	
Overlaps N37 SLA	H	Overlaps Minerals Safeguarded	<b>✓</b>	
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	<b>✓</b>	
Greenbelt assessment not required				
Summary of infrastructure prov	vider comment	rs ·		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and	standards for local	services, scools and healthcare		5
				_ 5
Access comments				
Access possible off Kidacre Street with w	idening			
				4
Local network and Meadow Pood gyrater	y has capacity issu	use Vidaera St/Leathley Dd/Lack Lane rou	ita problematic	
Local network and Meadow Road gyrator	y rias capacity issu	es. Ridacie 31/Leatilley Rd/Jack Laile 100	не рошените	3
				Total score
Mitigation measures  Substantial improvements will be require	d to provide ecoes	a and address aspesity issues		Total score
Substantial improvements will be require	u to provide acces	s and address capacity issues		12
Highways site support				
Yes - with mitigation				
Contingent on other sites Combining sites 2012,2013,2014,1267 w	ould provide a mu	ch hattar comprehensive access solution		
Combining sites 2012,2013,2014,1207 W	ould provide a ma	chi better comprehensive access solution		
Highways England				
Impact No material impact	Network Status	No objection		
Potential for cumulative impact in combi	nation with other s	ites. If site still included at next sift asse	ess as part of city centre / Aire valle	y cluster.
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
·	vorks which serve	the bulk of Leeds. Development that will	connect to the public sewer system	needs to be
co-ordinated with Yorkshire Water's Asse	et Management Pla	ns (AMP) to ensure the necessary infrast	ructure and capacity can be provide	ed to serve
		to March 2020. Phasing is one method u which represent a 10% or greater increases		
take into account available sewerage and	WwTW capacity.	If a developer wants to bring a site forw	ard before YW have completed any	planned
improvements it may be possible for the		ide contributions. The amount would be		
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	
children. Assuming masecondary provision n	19+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary ajority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or learby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near lid it come to fruition, may provide secondary places.
Flood Risk	
Utilities	
Gas	
Electric	
LIECTIC	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Transage England	
N	]
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for hous	ing
Submission Draft Plan	Allocation Conclusion
Site currently blighted	

# Kidacre Street, Motorcycle Training Area

Site Plan ref: n/a SHLAA ref: 2014

## **Site Details**

Easting	430254	Northing	432365	Site area ha	0.77	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	inslet

## **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**

ODI Dosignations		
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	✓	

## **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	

LCC ownership	%	99.97
Nearest train station		Leeds City
Nearest train station distance	999.22	
Nearest bus s	top	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 Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard **✓** Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **V** 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, scools 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 Total score Mitigation measures Substantial improvements will be required to provide access and address capacity issues 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 No objection **Network Status** 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

one i lani i en i i i	JILLATOL 2017
LCC	
Ecology support	Supported
Supported	
Education comments	
children. Assuming m secondary provision n	19+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary ajority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near lid it come to fruition, may provide secondary places.
Flood Risk	
the site. To demonstr Please Note: any deve	partly 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 ate a sequential approach it would be preferable for the residential uses to be located in FZ 1. Elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	]
Licetife	
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 Hu	nslet

## **Site Characteristics**

Site type Brownfield

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

% overlap

# Spatial relationships

# **UDP Designations**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
1.00

# **Core Strategy**

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

# **Regeneration Areas**

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

LCC ownership	0.00	
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		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone	<u></u>	
Overlaps LNA		Overlaps EA Flood Zone	<u></u>	
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	✓	Overlaps HSE Gas Pipeline		
Overlaps Listed Building	<b>✓</b>	Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	<b>✓</b>	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	der commen	nts		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and s	andards but lacl	king in local services		4
			•	4
Access comments				
Access from Silver Street poor-ideally a sh	ared access with	h 2019		3
				3
I and make your and a server and a				
Local network comments cumulaive impact concern				
cumulatve impact concern				4
Mitigation measures				Total score
Improvements into 'Holbeck Urban Village				
				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 neg	jative impact on	the M621		
Network Rail				
Network Raii				
Yorkshire Water				
Treatment Works Knostrop				
· · · · · · · · · · · · · · · · · · ·	orks which serve	e the bulk of Leeds. Development that will	connect to the public sewer system	n needs to be
co-ordinated with Yorkshire Water's Asse	t Management Pl	lans (AMP) to ensure the necessary infrast	ructure and capacity can be provid	ded to serve
		5 to March 2020. Phasing is one method uses which represent a 10% or greater increase.		
		es which represent a 10% or greater incread If a developer wants to bring a site forwa		
		vide contributions. The amount would be		

## **Environment Agency**

Constraints

study.

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

Site Plair Fer. no	22-194 SHLAATEI. 2016
LCC	
Ecology support	Supported
Supported	
Education comments	
children. Assuming m secondary provision r	19+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary najority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near lid it come to fruition, may provide secondary places.
Flood Risk	
of date. Less vulnera minimised and manaç Please Note: any deve	he majority of the site is located in Flood Zone 3A (ii) Very High Probability of Flooding. However, this information may be out lible uses, such as offices are appropriate for this location. FRA will be required to demonstrate how flood risks will be ged. Note: site will be defended by the Leeds FAS. elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
0 0	
Natural England	1
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 Hu	inslet

## **Site Characteristics**

Site type Brownfield

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

% overlap

## 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**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
1.00

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

% overlap

# **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

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

Agricultural classifi	cation
Grade	Percent
Urban	100

## Silver Street/ Midland Mills South

Site Plan ref: HG2-195 SHLAA ref: 2019

FZ3 - See comments in main text of our response.

Site Plairier. nG2-195 Sn	LAATEL 2019			
Overlaps SS Overlaps SEC Overlaps LN Overlaps LN Overlaps Conservation Arc Overlaps Listed Buildin Overlaps N37 SI Overlaps Strat. Employment buff	GI	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded		
Greenbelt assessment not require	d			
Summary of infrastructure pr	ovider comments	S		
LCC Highways Comments				
Public transport accessibility comment	3			Rank (1-5)
Meets Public Transport accessibility an		ng in local services		4
Access comments				
Access achievable from Water Lane			_	5
Local network comments				
cumulaive impact concern				4
Mitigation measures				Total score
Improvements into 'Holbeck Urban Vill	age'			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	e M621		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large co-ordinated with Yorkshire Water's Athe site. The forthcoming AMP(6) will with YW's investment. It is particularly take into account available sewerage a	sset Management Plan run from April 2015 to important that sites wind WwTW capacity. It	ne bulk of Leeds. Development that will one (AMP) to ensure the necessary infrast to March 2020. Phasing is one method us which represent a 10% or greater increase of a developer wants to bring a site forwate contributions. The amount would be	ructure and capacity can be provid sed to ensure sites are brought for use in population served by the wor ard before YW have completed any	ed to serve ward in line rks should y planned
Environment Agency				
Constraints				

#### 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	Α	63
11/04259/FU	Use of site as car park (200 spaces)	Α	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 Hu	inslet

## **Site Characteristics**

Site type Brownfield

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

% overlap

## Spatial relationships

# **UDP Designations**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
0.00

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

## **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

% overlap

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

Agricultural classifi	cation
Grade	Percent
Urban	100

## **Water Lane Car Park**

Site Plan ref: MX2-36 SHLAA ref: 2021

(	Overlaps SSSI		Overlaps Public Right of	· Way	
	Overlaps SEGI		Overlaps SFRA Flood		
	Overlaps LNA		Overlaps EA Flood		
	Overlaps LNR		Overlaps HSE Major Ha		
Overlaps Cons	•		Overlaps HSE Gas Pip		
· · · · · · · · · · · · · · · · · · ·	Listed Building	<b>✓</b>	Overlaps Pot. Contamin		
	rlaps N37 SLA		Overlaps Minerals Safegua		
Overlaps Strat. Emplo	-	<b>✓</b>	Overlaps Minerals Safeguarded		
Overlaps Strat. Emple	Tyment buner	<b>V</b>	Overlaps willerars sureguarded	Toom	
Greenbelt assessment r	not required				
Summary of infrastru	ucture provid	der commen	ts		
LCC Highways Commen	its				
Public transport accessibilit	ty comments				Rank (1-5)
Meets Public Transport acc	essibility and sta	andards for loca	I services, scools and healthcare		5
Access comments					
Access achievable from Wa	iter Lane				5
Local network comments					
cumulaive impact concern					
cumulaive impact concern					4
					Total score
Mitigation measures					Total score
Improvements into 'Holbec	k Urban Village				14
Highways site support					
Yes					
Continuent on other sites					
Contingent on other sites					
Highways England					
Impact No material impact	ct	Network Status	No objection		
All city centre sites have a					
Network Rail					
Yorkshire Water					
Treatment Works Kno	strop				
co-ordinated with Yorkshin the site. The forthcoming with YW's investment. It is take into account available	e Water's Asset AMP(6) will run s particularly imp e sewerage and N	Management Pl from April 2015 portant that site: WwTW capacity	the bulk of Leeds. Development thans (AMP) to ensure the necessary to March 2020. Phasing is one mes which represent a 10% or greater. If a developer wants to bring a situide contributions. The amount wo	infrastructure and capacity thod used to ensure sites a increase in population ser e forward before YW have	r can be provided to serve are brought forward in line ved by the works should completed any planned
<b>Environment Agency</b>					
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)	Α	98
15/06551/COND	Consent, agreement or approval required by conditions 3, 5, 6, 7, 8 and 9 of Planning Application 11/05216/FU	Α	98
12/02634/COND	Consent, agreement or approval required by conditions 5, 6, 7 and 8 of Planning Application 11/05216/FU	Α	98
12/02216/COND	Consent, agreement or approval required by condition 3 of Planning Application 11/05216/FU	Α	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 Hu	inslet		

## **Site Characteristics**

Site type Brownfield

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.

% overlap

## Spatial relationships

# **UDP Designations**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
0.00

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

## **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

LCC ownership	96.30	
Nearest train station		Leeds City
Nearest train station distance	797.73	
Nearest bus s	12034	
Nearest bus stop distance (	143.35	

Agricultural classification			
Grade	Percent		
Urban	100		

# Kirkstall Road Car Park

Constraints

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

Kirkstall Road Car P	ark				
Site Plan ref: n/a	SHLA	A ref: 2024			
	Overlaps SSSI		Overlaps Public Right of Way		
	Overlaps SEGI		Overlaps SFRA Flood Zone	<b>✓</b>	
	Overlaps LNA		Overlaps EA Flood Zone		
Overlanc Con	Overlaps LNR		Overlaps HSE Major Hazard		
	nservation Area		Overlaps HSE Gas Pipeline Overlaps Pot. Contamination		
	Listed Building		Overlaps Minerals Safeguarded	<b>✓</b>	
Overlaps Strat. Emp	erlaps N37 SLA		Overlaps Minerals Safeguarded 100m		
Overlaps Stratt Limp	loyment burrer	✓	Overlaps Millierals Safeguarded Toolii		
Greenbelt assessment	not required				
Summary of infrasti	ructure provi	der commen	ts		
Public transport accessibil					Rank (1-5)
Meets Public Transport ac however public transport		andards for loca	I services, primary schools and healthcare	- not secondary schools -	5
Access comments					
Access possible left in left moves	out from both V	Vellington Street	and Wellington Road on slip, both need t	o be preserved to allow for all	5
Local network comments					
Capacity concerns will nee	ed mitigation to \	West St gyratory	and Armley gyratory		3
Mitigation measures					Total score
will need mitigation to We	est St gyratory ar	nd Armley gyrato	ory		13
Highways site support Yes - with mitigation					
Contingent on other sites					
Highways England			I. ii. ii. ii. ii. ii. ii. ii. ii. ii. i		
Impact Major impact		Network Status	Likely to require significant physical	mitigation	
All city centre sites have a	a cumulative neg	ative impact on	the M621		
Network Rail					
Yorkshire Water					
	ostrop				
co-ordinated with Yorkshi the site. The forthcoming with YW's investment. It take into account available	ire Water's Asset g AMP(6) will run is particularly im le sewerage and	Management Pl from April 2015 portant that site: WwTW capacity	the bulk of Leeds. Development that will ans (AMP) to ensure the necessary infrast to March 2020. Phasing is one method us which represent a 10% or greater incres. If a developer wants to bring a site forwarde contributions. The amount would be	tructure and capacity can be provi- used to ensure sites are brought for ase in population served by the wo ard before YW have completed ar	ded to serve brward in line orks should by planned
<b>Environment Agency</b>					

### **Kirkstall Road Car Park**

Site Plan ref: n/a SHLAA ref: 2024

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
the site. However the managed.	located in Flood Zone 3A(ii). A small part is located in Flood Zone 2. Less vulnerable uses, such as offices are appropriate for exception test will apply to residential uses in FZ3. FRA will be required to demonstrate how flood risks will be minimised and elopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves
the right to ask for de	eveloper contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
Utilities	
Gas	
Electric	
E	]
Fire and Rescue	
Telecoms	
	1
Other	
Heritage England	
Natural England	
Conclusions	
2011010010110	
Submission Draft Plan	
Not allocated for hous	ing
Submission Draft Plan	Allocation Conclusion

Office and greenspace preferred on surface car park site at busy road junction.

Site Deta	ils							
Easting	429682	Northing	434066	Site area ha	4.25	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and Hu	inslet	
						,		
Site Char	acteristic	cs						
Site type	Brownfield							
On-site land	duses							
Medical and	Health care	e services						
Adjacent la	nd uses - No	one						
Other land	uses - None							
Topograph	y Flat				Landscape	No Tree Cove	er	
Boundaries	s Partially v	well-defined			Road front	Yes		
Description		tha Laads C	oporal Infi-	mony faoing Con	at Coorgo St-	oot Dortlord C	treet and Calverlay Street	
Older histor	ic wings of	the Leeas G	eneral Infiri	mary racing Grea	at George Stre	eet, Portland S	treet and Calverley Street	

### Spatial relationships

<b>UDP Designations</b>		
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	<b>~</b>	

### **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	

LCC ownership	0.93	
Nearest train station		Leeds City
Nearest train station distance	875.37	
Nearest bus s	14363	
Nearest bus stop distance	117.17	

Agricultural classification			
Grade Percent			
Urban	100		

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
<b>✓</b>	Overlaps Conservation Area
<b>~</b>	Overlaps Listed Building
	Overlaps N37 SLA
<b>✓</b>	Overlaps Strat. Employment buffer

	Overlaps Public Right of Way
	Overlaps SFRA Flood Zone
	Overlaps EA Flood Zone
	Overlaps HSE Major Hazard
	Overlaps HSE Gas Pipeline
<b>\</b>	Overlaps Pot. Contamination
	Overlaps Minerals Safeguarded
Г	Overlaps Minerals Safeguarded 100m

Site Plan ref: MX2-15 SHLAA ref: 2028A

### Greenbelt assessment not required

### Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets PT accessibility and standards for local services, primary schools and healthcare but not secondary schools - unpleasant 5 walking environment Access comments Access from Gt George St OK 5 Local network comments Capacity concerns locally and wider network 3 Total score Mitigation measures Portland Way junctions with Woodhouse Lane and Clarendon Road 13 Highways site support Yes - with mitigation Contingent on other sites **Highways England**

Impact

impact	NELWOIK Status	Knostrop riight and Low Level die large works which serve the balk of Leeds.
Knostrop		Development that will connect to the public sewer system needs to be co-ordinated
Кнозпор		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

Natwork Status

Knostrop High and Low Level are large works which serve the bulk of Leeds

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**

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

LCC	
Ecology support	Supported

Site Plan ref: MX2-15 SHLAA ref: 2028A

Education comments
Education comments
Flood Risk
<b>Utilities</b>
Gas
Electric
Fire and Rescue
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 Plan ref: n/a SHLAA ref: 2028B

Site Det	ails							
Easting	429482	Northing	434132	Site area ha	7.12	SP7	City Centre Infill	
HMCA	A City Centre Ward City and Hunslet/Hyde Park and Woodhouse							
Site Cha	racteristi	cs						
Site type	Brownfield							
On-site lan	d uses							
Medical an	d Health care	e services						
Adjacent la	ınd uses - No	one						
Other land	uses - None							
								1
Topograph	ny Flat				Landscape	No Tree Cove	er	
Boundarie	Partially	well-defined			Road front	Yes		
Description	1							
Recently de	eveloped wi	ngs of the L	eeds Gener	al Infirmary inclu	uding the Jubi	ilee and Clarer	idon wings and buildings facing Clar	endon Way

### Spatial relationships

<b>UDP Designations</b>		
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	<b>V</b>	

### **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	

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

Agricultural classification				
Grade Percent				
Urban	100			

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
<b>✓</b>	Overlaps Conservation Area
<b>~</b>	Overlaps Listed Building
	Overlaps N37 SLA
<b>✓</b>	Overlaps Strat. Employment buffer

Overlaps Public Right of Way	•
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	•
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

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

### Greenbelt assessment not required

### Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets PT accessibility and standards for local services, primary schools and healthcare but not secondary schools - unpleasant 5 walking environment Access comments Access using various existing points of access 5 Local network comments Capacity concerns locally and wider network 3 Total score Mitigation measures Subject to TA, several junctions around site may need improv, ment 13 Highways site support Yes - with mitigation Contingent on other sites **Highways England** Impact **Network Status** 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 Knostrop 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** FZ1 over 1 ha. See comments in main text of our response. LCC **Ecology support**

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage 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	Α	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	Α	97

### Conclusions

Natural England

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.

### Water Lane Railway Triangle

Site Plan ref: MX2-30 SHLAA ref: 2031

### **Site Details**

Easting	429244	Northing	432881	Site area ha	0.98	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	inslet

### **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.

% overlap

### Spatial relationships

### **UDP Designations**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
0.00

### **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

### **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

LCC ownership	0.00	
Nearest train station	Leeds City	
Nearest train station distance	545.62	
Nearest bus s	4261	
Nearest bus stop distance (	227.30	

Agricultural classification				
Grade Percent				
Urban	100			

### Water Lane Railway Triangle Site Plan ref: MX2-30 SHLAA ref: 2031 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer 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 cumulaive impact concern 5 Total score Mitigation measures Improvements into 'Holbeck Urban Village' 8 Highways site support 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

upported
ıbl

### **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.

the right to disk for developer sentinbations for such sites, to margate need hisk, discimient in the date inform.
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.

### Brandon Road, LS3

Site Plan ref: HG2-187 SHLAA ref: 3157

Site	Deta	ils

Eastin	429226	Northing	434004	Site area ha	0.22	SP7	City Centre Infill
HMCA	ICA 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

Topograp	ny Flat	Landscape	No Tree Cover
Boundari	es Existing well defined	Road front	Yes

Description

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

### Spatial relationships

### **UDP Designations**

· 3 · · · ·		1
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	0.00 % overlap
Major Settlement 0	0.00
Minor Settlement 0	0.00
verlaps Urban Extension	
_	

### **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	

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

Agricultural classific	cation
Grade	Percent
Urban	100

### Brandon Road, LS3

Site Plan ref: HG2-187 SHLAA ref: 3157

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building	<u> </u>	Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and si	tandards for local se	ervices, scools and healthcare		5
Access comments			7	
Access achievable				5
Local network comments				
cumulaive impact concern				4
Mitigation measures				Total score
none				
				14
Highways site support				
yes				
Contingent on other sites				
3				
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 we co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the estudy.	t Management Plans n from April 2015 to nportant that sites w WwTW capacity. If	s (AMP) to ensure the necessary infrast March 2020. Phasing is one method u hich represent a 10% or greater increa a developer wants to bring a site forw	ructure and capacity can be provioused to ensure sites are brought fouse in population served by the wo ard before YW have completed an	ded to serve rward in line orks should y planned
Environment Agency				
Constraints				
FZ1 under 1 ha. See comments in main t	ext of our response			

### Brandon Road, LS3

Site Plan ref: HG2-187 SHLAA ref: 3157

LCC	
Ecology support	Supported
Supported	
Education comment	S
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	Α	99	
12/02636/FU	Temporary use of cleared site as a short stay car park	Α	99	

12/02636/FU	Temporary use of cleared site as a short stay car park	Α	99	
Conclusions				

Submission Draft Plan Allocation Conclusion

Submission Draft Plan Allocation

Housing allocation

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 Hu	inslet

### **Site Characteristics**

Site type Brownfield

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**

obi besignations		
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**

100.00 %	Main Urban Area
0.00	Major Settlement
0.00	Minor Settlement
<b>✓</b>	Overlaps Urban Extension

### **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	

LCC ownership %		92.29
Nearest train station		Leeds City
Nearest train station distance	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

Ecology support

Supported (Green)

Supported

Site Plan ref: n/a SHLAA ref: 5011 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Standards 5 Access comments Access of Belgrave Street 5 Local network comments Car parking, including disabled parking loss 3 Total score Mitigation measures 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

# 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 Telecoms Other Heritage England



Natural England

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		

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

### **Site Characteristics**

Site type Brownfield

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**

obr besignations		
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	<b>✓</b>	

### **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	

LCC ownership %		100.00
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	

### ${\bf Holbeck\ Day\ Centre,\ Holbeck\ Moor\ Road,\ Holbeck}$

Site Plan ref: HG2-199 SHLAA ref: 5019

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline	<b>V</b>	
Overlaps Listed Building Overlaps N37 SLA		Overlaps Pot. Contamination Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
evenupe en an Empleyment build		erenape illinorale careguardea reem		
Greenbelt assessment not required				
Summary of infrastructure prov	ider comment	S		
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				
				<b>—</b> 5
Mitigation measures				Total score
Mittigation measures				
				13
Highways site support				
Yes				
Contingent on other sites				
3				
Highways England				
Impact No material impact	Network Status	No objection		
		•		
Network Rail				
INCLWOIR RAII				
Yorkshire Water				
Treatment Works				
Environment Agency				
Environment Agency Constraints				
COLISTI GILLIS				
LCC				
Ecology support Supported				
Supported - Green.				

### Holbeck Day Centre, Holbeck Moor Road, Holbeck Site Plan ref: HG2-199 SHLAA ref: 5019

Suitable site for housing development within 1970s housing estate.

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.
the right to ask for developer contributions for such sites, to mitigate flood risk, eisewhere in the catchinent.
Utilities
Gas
Floatric
Electric
Fire and Rescue
Telecoms
Other
Heritage England
Natural England
Conclusions
Cubracion Droft Dian Allocation
Submission Draft Plan Allocation Housing allocation
Tousing anocation
Submission Draft Plan Allocation Conclusion

### **Wellington Plaza Wellington Street Leeds**

Site Plan ref: n/a SHLAA ref: 5167

### **Site Details**

Easting	429475	Northing	433433	Site area ha	0.07	SP7	City Centre Infill
HMCA	City Centre				Ward	d 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.

% overlap

### Spatial relationships

### **UDP Designations**

N32 Greenbelt	0.00
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	O
Minor Settlement 0.00	)
erlaps Urban Extension	_

### **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	

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	324.51	
Nearest bus s	top	7569
Nearest bus stop distance	(m)	30.43

Agricultural classification			
Grade Percent			
Urban	100		

### Wellington Plaza Wellington Street Leeds

Site Plan ref: n/a SHLAA ref: 5167 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **V** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m 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 Total score Mitigation measures 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

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	Α	100		
11/05039/FU	Installation of a curved glass canopy over main entrance	Α	100		

### Conclusions

Natural England

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	Detail	s

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

### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Office

Other land uses - None

Topograp	ny Flat	Landscape	No Tree Cover
Boundari	es 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**

· 3 · · · ·		1
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	<b>✓</b>	

### **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	

LCC ownership	92.27	
Nearest train station	Leeds City	
Nearest train station distance	352.68	
Nearest bus s	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		Overlaps Public Right of Way		
	Overlaps SEGI		Overlaps SFRA Flood Zone	$\checkmark$	
	Overlaps LNA		Overlaps EA Flood Zone	✓	
	Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps (	Conservation Area		Overlaps HSE Gas Pipeline		
	ps Listed Building		Overlaps Pot. Contamination	$\checkmark$	
	Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Er	mployment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessme	nt not required				
Summary of infra	structure provid	ler comments			
LCC Highways Comr	nents				
Public transport access	ibility comments				Rank (1-5)
					5
Access comments					
Access comments					
					5
Local network commer	its				
					-
					<b>5</b>
Mitigation measures					Total score
					15
Highways site support					]
					1
Contingent on other sit	es				]
					I
Highways England					
Impact	N	letwork Status			
Network Rail					
TTO THO THE THE					
Yorkshire Water					
Treatment Works					
<b>Environment Agenc</b>	У				
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	Α	77				
14/07431/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 9 and 18 of Planning Application 12/04017/LA	Α	77				
11/04556/LA	5 non-illuminated free standing hoardings	Α	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	Α	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

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**

oz. zoeig		
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	<b>V</b>	

% overlap

### **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

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

Agricultural classification		
Grade Percent		
Urban 100		

### Globe Quay, Globe Road, Holbeck

Site Plan ref: HG2-208 SHLAA ref: 5272

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI	<u></u>	Overlaps SFRA Flood Zone	<u></u>	
Overlaps LNA		Overlaps EA Flood Zone	✓	
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	<b>▽</b>	Overlaps HSE Gas Pipeline		
Overlaps Listed Building	<b>✓</b>	Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	<b>✓</b>	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	ider comments	S		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Frequent buses within 400m and rail station	on less than 800m	, Secondary education OK, primary and	health care not to guidance	4
Access comments				
Existing access requires visibility improver	ment through cont	inuation of proposed public realm work	S	
				4
Local network comments				
Small site, no significant impact				4
				Total score
Mitigation measures	hii			
Footway improvements to match HUV pub	olic realm works			12
Highways site support				
Yes				
Contingent on other sites				
Contingent on other sites				
Highways Formland				
Highways England				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
LCC				
	tigation			
Ecology support Supported with mit Supported with mitigation (Amber). Canal		oundary and is part of Loods Habitat No	atwork	
Supported with mitigation (Amber). Canal	TIOTHIS HOLUBERT D	oundary and is part or Leeds Habital Ne	ELWOIN.	

### Globe Quay, Globe Road, Holbeck

Site Plan ref: HG2-208 SHLAA ref: 5272

Education comments	S			
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	

95

Α

### Conclusions

13/01422/ADV

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site suggested by landowner during Publication consultation for housing development on upper floors

2 non illuminated banner signs

### 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

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

% overlap

### 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**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
0.00

### **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

### **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	

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

Agricultural classification		
Grade	Percent	
Urban	100	

### The Faversham, Springfield Mount, LS2 9NG Site Plan ref: HG2-209 SHLAA ref: 5281 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area **V** Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m 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 exisitng active site, impact should be acceptable 5 Total score Mitigation measures 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 (Green)

Supported

### The Faversham, Springfield Mount, LS2 9NG Site Plan ref: HG2-209 SHLAA ref: 5281

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	Α	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	Α	100	
11/04987/FU	Two storey and single storey side extension to form enlarged music venue, with bar and roof terrace over	Α	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	Α	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**

Ī	Easting	429499	Northing	432620	Site area ha	11.37	SP7	City Centre Infill
	20011119	127177		.02020	one area na			only control mini
	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

### Spatial relationships

### **UDP Designations**

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
96.77
0.00
0.00
0.00

### Core Strategy

% overlap

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

### **Regeneration Areas**

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

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

Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	<b>✓</b>
Overlaps N37 SLA	
Overlaps Strat. Employment buffer	<b>✓</b>

Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

**Temple Works Mixed Use Site** 

Gas

Site Plan ref: MX2-35 SHLAA ref: 5349

### 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 Exisiting 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 Total score Mitigation measures 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** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Supported Ecology support Supported (Green) Education comments Flood Risk Utilities

# Site Plan ref: MX2-35 SHLAA ref: 5349 Electric Fire and Rescue Telecoms Other Heritage England Natural England

## Conclusions Submission Draft Plan Allocation

Submission Draft Plan Allocation Conclusion

Mixed use allocation

**Temple Works Mixed Use Site** 

Landowner suggested one single mixed use site to replace a number of proposed allocations and identified sites.