181 Sweet Street West (20) - Management Archives

Site Deta	ails						
Easting	429494	Northing	432608	Site area ha	0.5	SP7	City Centre Infill
HMCA	City Centre				Ward	City and H	lunslet
Site Chai	racteristic	cs					
Site type	Brownfield					-	
On-site land	d uses						
Office							
Storage							
Neighbouri	Neighbouring land uses						
Vacant land							
Other land	uses - None						
Topograph	y Flat				Landscape	No Tree Cov	ver
Boundarie	s Existing v	vell defined			Road front	Yes	
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

•	3	5 5	
Would development lead t	o physical connectio	n of settlements?	
Do features provide bound	daries to contain the	development?	
Coalescence Conclusion			•

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

	•
Site within/adjacent to	conservation area/listed building/historical features?
Can development pres	erve this character?
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openiness and permanence

Planning History

Proposal

App Number

181 Sweet Street West (20) - Management Archives **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC **Ecology support** Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage This adjoins the boundary of the Holbeck Conservation Area and adjacent to the Grade II Listed former Marshall Mills Schoolroom. If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets are not harmed. Natural England

% of site

Decision

% 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
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Core Strategy

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

overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	% (0.00
Nearest train station		Leeds City
Nearest train station distance (m)		616.11
Nearest bus stop		12632
Nearest bus stop distance	(m)	128.45

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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
Overlaps Minerals Safeguarded 100m

181 Sweet Street West (20) - Management Archives

Conclusions	
Issues and Options Summary	
Outline permission in 2010 for mixe dwellings completing from 2015 on	d use development comprising 140 flats, 1,850sqm of offices and 140sqm of A1. The SHLAA envisages wards.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site with mixed u	ses
DPP Allocation Conclusion	
	d use development comprising 140 flats, 1,850sqm of offices and 140sqm of A1.

182 Springfield Mount (19), Woodhouse LS2 9NG

Site Details							
Easting	429170	Northing	434337	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park	k and Woodhouse
Site Char	acteristic	cs					
Site type	Brownfield					-	
On-site land	uses						
Vacant build	ling						
Neighbouring land uses							
Dwellings							
Other land uses - None							
Topography	y Flat				Landscape	No Tree Cov	ver
Boundaries	Existing v	vell defined			Road front	Yes	
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the		
Is there a good existing barrier b and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence					

App Number

13/01235/ADV

Proposal

18 No. new direction and building signs to university campus

182 Springfield Mount (19), Woodhouse LS2 9NG **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History**

Decision

Α

% of site

100

City Centre

182 Sp	ringfield Mount (19), Woodhouse LS2 9NG		
12/04995/ADV	New direction and building signs to university campus		100
10/02212/EXT	Extension of Time Period for planning application 08/00794/FU for change of use of health care facility to 5 two bedroom flats and 1 three bedroom flat and coach house to 1 three bedroom house	Α	100
10/02204/LI	Extension of Time Period for Listed Building application 08/00793/LI to convert health care facility to 5 two bed flats, 1 three bed flat and coach house to 1 three bed house	Α	100
10/01772/COND	Consent, agreement or approval required by condition 7 of Planning Application 10/00226/FU	Α	100
10/00226/FU	Re-surfacing of car park and re-roofing of canopy to side of offices	Α	100
10/00072/LI	Listed building application to resurface car park and re roofing of canopy to side of offices	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
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100

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		
Overlaps N37 SLA			
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

% overlap

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

Other Spatial Relationship

0.00
Leeds City
1259.55
8933
157.47

Agricultural classification Urban

182 Springfield Mount (19), Woodhouse LS2 9NG

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
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
Overlana Minanala Cafarvanda
Overlaps Minerals Safeguarde
Overlaps Minerals Safeguarded 100n

182 Springfield Mount (19), Woodhouse LS2 9NG

Conclusions			
Issues and Options Summary			
Permission (08/00794/FU) for 6 flats a	and 1 house granted in 2008.	Extension of time granted 8/7/10.	SHLAA anticipates completion 2012/13.
Site affects others?			
Sustainability summary			
Company of none			
Summary of reps			
Comments on phasing			
DPP Allocation			
Identified housing site			
DPP Allocation Conclusion			
Identified site with permission.			

187 Westgate - Brotherton House LS1 2RS

Site Deta	ils							
Easting	429427	Northing	433717	Site area ha	0.3	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and H	unslet	
Site Char		es						
Site type	Brownfield					-		
On-site land	uses							
Office	Office							
Neighbouring land uses								
Office								
Vacant land								
Other land uses - None								
Topography	y Flat				Landscape	No Tree Cov	er	
Boundaries	Existing v	vell defined			Road front	Yes		

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

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

2. Prevent neighbouring towns from merging

5 5	,	J	
Would development lead to physical connection of settlements?			
Do features provide boundaries to contain the development?			
Coalescopes Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential

characteristics of openness and permanence

LCC

Ecology support

Supported

Supported

187 Westgate - Brotherton House LS1 2RS

SHLAA conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards for local services, primary schools and healthcare - not secondary schools -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 Contingent on other sites combine with 230 **Highways Agency** 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

187 Westgate - Brotherton House LS1 2RS Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	V

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 23.73

187 Westgate - Brotherton House LS1 2RS

Nearest train station	Leeds City
Nearest train station distance (m)	588.98
Nearest bus stop	4517
Nearest bus stop distance (m)	172.44
Agricultural classification	Urban
riginalitara diassination	O' bai'i
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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	
Overland Minerale Cofequered	
Overlaps Minerals Safeguard	
Overlaps Minerals Safeguarded 100)m

187 Westgate - Brotherton House LS1 2RS

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. Good office quarter location. SHLAA anticipates 48 dwellings but potential for 5000sqm of offices too.

Site affects others?

Sustainability summary

Significant negative - access to greenspace and pollution. Minor negative - employment and economic growth. Significant positive - access to leisure, flood risk and accessibility. Minor positive - access to schools and health facilities, greenfield site, greenhouse emissions and transport network.

Access to Secondary Schools

Summary of reps

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Primary Health

55 18 Yes

'es Yes

Comments on phasing

5 year supply - short term

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable for conversion to residential with lower floor offices. Development interest expressed.

200 Quarry Hill

Site Deta	ails						
Easting	430863	Northing	433657	Site area ha	3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	inslet

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Vacant land

Adjacent land uses - None

Other land uses - None

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

Description

Remaining parts of the Quarry Hill development site to the west of Quarry House and north of the Yorkshire Playhouse. Mainly used as a surface car park.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

•	•	
Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns	
Site within/adjacent to conservation area/listed building/historical features?	

Can development preserve this character?

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Ecology support

Supported

Supported

200 **Quarry Hill SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments Meets PT accessibility and standards 5 Access comments Existing accesses likely to be adequate for development 5 Local network comments cumulative impact concern 4 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact | Minimal material impact **Network Status** No objection subject to satisfactory mitigation All city centre sites have a cumulative negative impact on the M621 **Network Rail** 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 FZ 2 & FZ 3 clipped to west of site. See comments in main text of our response. LCC

City Centre

200 Quar	ry Hill			
Ecology boundary				
Education comments				
Flood Risk Flood Zone 1				
Utilities Gas				
Electric				
Fire and Rescue				
Telecoms				
Other English Heritage				
Natural England				
Planning History				
App Number	Proposal	Decision	% of site	

Spatial relationships

UDP Designations

CE: Eccignations		
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	
Overlaps N37 SLA		
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	

Other Spatial Relationship

LCC ownership % 99.89

200 Quarry Hill

Nearest train station	Leeds City
Nearest train station distance (m)	1260.28
Nearest bus stop	5179
Nearest bus stop distance (m)	146.89
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguarde	ed

City Centre

200 Quarry Hill

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. 2004 Planning Application approved in principle for 203 flats, 10,000sqm of office space and 5,000sqm of leisure.

Site affects others?

Sustainability summary

Minor negative - access to greenspace. Significant positive - access to leisure and flood risk. Minor positive - access to education and health facilities and brownfield site.MISSING ECOLOGY AND HIGHWAYS INFO.

Summary of reps

Green status for residential purposes welcomed and supported. Further discussion needs to take place on the precise form of the public accessible space to enable flexibility as the redevelopment proposal progresses.

The Quarry Hill site should be identified on the City Centre primary shopping area ground floor frontages as the envisaged scheme includes active commercial, leisure and retail uses at ground floor levels.

Site ref 200 should refer to the scheme progressing under application ref no: 20/523/04/OT and reflect the mix and quantum of uses being proposed.

The site assessment details for Quarry Hill should conclude a Green status for all land uses appropriate given the site's integral City Centre location.

Supported by Metro

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable for mixed use development with residential and office development. Quantity of apartments and offices reflects recent planning application.

202 Silver Street - Midland Mills LS11 9YW

Site Deta	ails						
Easting	429339	Northing	432791	Site area ha	0.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and H	lunslet
Site Characteristics							
Site type	Brownfield					-	
On-site lan	d uses						
Vacant building							
Neighbouri	ng land uses	3					
Car Parks							
Manufactur	ing and Who	olesale					
Other land uses - None							

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

Description

Listed mill building on west side of Bath Road occupied by vehicle repair and other businesses.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

•		
Would development lead to/cons		
Would development result in an isolated development?		
Is the site well connected to the	built up area?	
Would development round off the	e settlement?	
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

•	•		
Would development lead	to physical connection	on of settlements?	
Do features provide bound	daries to contain the	development?	
Caalassanas Canalusian			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features	ures?
Can development preserve this character?	
Character Conclusion	·

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence					

202 Silver Street - Midland Mills LS11 9YW **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC **Ecology support** Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage 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

% of site **App Number Proposal** Decision

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	
Overlaps N37 SLA		
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	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	533.98
Nearest bus stop	4261
Nearest bus stop distance (m)	355.71

Agricultural classification Urban

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
✓	Overlaps Conservation Area
✓	Overlaps Listed Building
✓	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
	Overlans Minerals Safeguarded

Overlaps	s Minerals	Safegu	arded
Overlaps Miner	rals Safeau	arded	100m

202 Silver Street - Midland Mills LS11 9YW

Conclusions	
Issues and Options Summary	
	and extend the listed mill building to 3112sqm offices and 15 flats. Temporary permission for 15 flats. 5/16 and 2016/17. Recession and temporary car par (permitted for 5 years from March 2012) could
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site with mixed uses	
DPP Allocation Conclusion Suitable for mixed office/residential devoffices and 15 flats.	velopment. Permission granted in 2010 to convert and extend the listed mill building with 3112sqm

204 Hanover Square (32) LS3 1AW

Site Deta	ails						
Easting	429093	Northing	433934	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park	and Woodhouse
	racteristic Brownfield					-	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descr	ipt	ion	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the I	built up area?	
Would development round off the	e settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	uld development lead to physical connection of settlements?		
Do features provide bound	daries to contain the development?		
Coalescence Conclusion			

${\bf 3.}\ Assist\ in\ safeguarding\ the\ countryside\ from\ encroahment$

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/i	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used for	r agricultural purposes?	
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

204	Hanove	er Square (32)	LS3 1AW			
SHLAA cor	nclusions					
Availabilit	y: Short (=<	c5 yrs)	Suitability:	Suitable	Achievability:	Short (=<5yrs)
Summary	y of infras	tructure prov	ider comments			
Highways	Agency					
Impact			Network Status			
NI - 4	2-11					
Network F	Kali					
Yorkshire	Water					
Treatment \	Works					
Fnvironme	ent Agency	,				
Constraints	J. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.					
LCC Ecology sup	port					
35 35						
Ecology bou	undary					
Education c	omments					
Education	orninonts					
Flood Risk						
Utilities Gas						
Electric						
Fire and Re	CCLIO					
rife and Re	scue					
Telecoms						
Other English Her	itage					
Lingiisii i idi	ago					
Natural Eng	land					7

Flairing History			
App Number	Proposal	Decision	% of site
10/02292/FU	Change of use of terrace house, 2nd floor rear extension and 3 storey side extension to form 2 four bedroom	W	100

City Centre

204 Hanover Square (32) LS3 1AW					
	(Houses in Multiple Occupation)				
10/02289/FU	3 storey infill extension and 2nd floor rear extension to form 1 one bedroom and 3 two bedroom flats	Α	100		
09/02641/FU	Change of use of terrace house, 2nd floor rear extension and 3 storey side extension to form 3 four bedroom and 1 five bedroom maisonettes	Α	100		

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	
Overlaps N37 SLA		
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	

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	954.77	
Nearest bus s	2136	
Nearest bus stop distance	127.82	

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	~
Overlaps Listed Building	
Overlaps Strat. Employment buffer	~
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

204 Hanover Square (32) LS3 1AW

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, , , , , , , , , , , , , , , , , , ,	
Summary of reps	
outilitiary of Tops	
Comments on phasing	
oonmones on phasing	
DPP Allocation	
Identified housing site	
DDD Allocation Conclusion	
DPP Allocation Conclusion Identified site with planning perm	ission
Tachtinea site with planning perm	

Description

205 Granary Wharf Car Park, off Water Lane LS11 5PS

Easting	ils 429659							
	429659							
		Northing	432999	Site area ha	0.4	SP7	City Centre Infill	
HMCA (City Centre				Ward	City and H	ınslet	
Site Chara	acteristic	·c						
		,,						
Site type E	Brownfield					-		
On-site land	uses							
Car Parks								
Neighbouring	g land uses							
Vacant build	ing							
Dwellings								
Office								
Other land u	ises - None							
Topography	/ Flat				Landscape	No Tree Cove	er	
Boundaries	Existing v	vell defined			Road front	Yes		

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Land to the east of Tower Works currently in use as a surface car park.

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

•	3	5 5	
Would development lead			
Do features provide boundaries to contain the development?			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

3 3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Planning History

205 Granary Wharf	OF Granary Wharf Car Park, off Water Lane LS11 5PS			
Overall Conclusion from assess characteristics of openness an	sment against all 4 purpo d permanence	oses of green belt	and essential	
SHLAA conclusions				
Availability: Unavailable	Suitability:	Suitable	Achievability:	Medium (6-10yrs)
Summary of infrastructure	provider comments			
Highways Agency				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency Constraints				
LCC Ecology support				
Ecology boundary				
Education comments				
Flood Risk				
Utilities Gas				
Electric				
Fire and Rescue				
Telecoms				
Other English Heritage				
Natural England				

205 Granary Wharf Car Park, off Water Lane LS11 5PS

0.00

1.00

App Number	Proposal	Decision	% of site
11/01976/EXT	Extension of Time Application to 06/04922/OT for multi level development in three blocks up to 8 storeys high, with offices, residential, A3/A4 use with basement car parking	Α	100

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	

Core Strateg

corconatogy		
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	

Other Spatial Relationship

Proposed Local Centre

Overlaps N37 SLA Sch. Ancient Mon.

LCC ownership	%	0.00
Nearest train station		Leeds City
Nearest train station distance ((m)	194.63
Nearest bus s	top	6735
Nearest bus stop distance ((m)	268.24

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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	$\overline{\Box}$
Overlaps Pot. Contamination	V
Overland Minerals Safaguarded	٠.

Overlaps Minerals Safegu	ıarded
Overlaps Minerals Safeguarded	100m

offices and 650sqm of A3/A4 use.

205 Granary Wharf Car Park, off Water Lane LS11 5PS

Issues and Options Summary Planning permission was given in 2008 and renewed in 2011 for 68 flats, 7,000sqm of offices and 650sqm of A3/A4 use. The SHLAA was cautious in anticipating delivery in the medium term, but the permission renewal in 2011 might suggest an earlier start, particulaly given the location adjoining the Tower Works site and proximity to Granary Wharf. Site affects others? Sustainability summary Summary of reps DPP Allocation Identified housing site with mixed uses DPP Allocation Conclusion

Suitable for mixed residential/office development. Planning permission was given in 2008 and renewed in 2011 for 68 flats, 6,800sqm of

215 Clarence Road (79) LS10 1LW

Site Details							
Easting	431076	Northing	432668	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and H	lunslet
Site Characteristics Site type Brownfield							
On-site lan	d uses - Non	e					

Adjacent land uses - None

Other land uses - None

Topography Landscape

Boundaries Road front No

	1		
Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

	Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide acces	s to the countryside	
Does the site include local/i	national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

215 Clarence Road (79) LS10 1LW **SHLAA** conclusions Availability: Short (later) Achievability: Medium (6-10yrs) Suitability: Suitable 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 Carlisle Road 5 Local network comments Capacity available 5 Total score Mitigation measures 15 Highways site support Contingent on other sites Better combined with 2022 Contingent on other sites Better combined with 2022 **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

215 Clarence Road (79) LS10 1LW Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Decision % of site **Proposal**

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	%
Major Settlement	0.00	

% overlap 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	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1479.60
Nearest bus stop	14356
Nearest bus stop distance (m)	51.40

Agricultural classification Urban

215 Clarence Road (79) LS10 1LW

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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	V
Overlaps Minerals Safequarded	
<u> </u>	L
Overlaps Minerals Safeguarded 100m	

215 Clarence Road (79) LS10 1LW

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

216 Criterion Place, Sovereign Street

Site Deta	ails						
Easting	430071	Northing	433149	Site area ha	1.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	ınslet

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Neighbouring land uses

Office

Terminals and Interchanges

Other land uses - None

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

Description

Site situated between Sovereign St to the south and the railway arches to the north. Previously used as a surface car park until development of offices commenced in 2012/13.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead t	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Francisch was at Osmalius's a	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

216 Criterion Place, Sovereign Street Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Unknown Suitability: LDF to determine Achievability: Uncertain Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards for local services, secondary schools and healthcare - only partial for primary 5 schools Access comments Access possible from Pit Row 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 No - site to be developed for commercial uses Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** General asset protection issues **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC **Ecology support** Supported Supported

City Centre

216 Criterion Place, Sovereign Street Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Other English Heritage

Planning History			
App Number	Proposal	Decision	% of site
11/04556/LA	5 non-illuminated free standing hoardings	Δ	96

Spatial relationships

UDP Designations

our 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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
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	

Other Spatial Relationship

LCC ownership %

216 Criterion Place, Sovereign Street

Nearest train station		Leeds City
Nearest train station distance	(m)	381.32
Nearest bus s	top	1128
Nearest bus stop distance	(m)	78.10
Agricultural classificat	tion	Urban
Overlaps S	SSI	
Overlaps S	EGI	
Overlaps l	NA	
Overlaps L	NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ling	
Overlaps Strat. Employment bu	ffer	✓
Overlaps Public Right of V	Vay	
Overlaps SFRA Flood Z	one	✓
Overlaps EA Flood Z	one	~
Overlaps HSE Major Haz	ard	$\overline{\sqcap}$
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contaminat	tion	<u></u>
Overlaps Minerals Safegu	uarde	ed
Overlaps Minerals Safeguarded	100	m _

216 Criterion Place, Sovereign Street

Conclusions

Issues and Options Summary

Office and hotel development is particularly appropriate on this site because of proximity to the train station and other offices. The city council owned site is being disposed of with a brief to deliver 3 multi-storey blocks and parkland. Blocks A and C are both expected to provide c. 9000sqm of office space each through agreements with prospective occupiers. Block B could provide between 12,000 and 20,000 sqm of office, residential and/or hotel space, but the mix is not yet known. 30,000 sqm of office space is considered to be a reasonable expectation for the the whole scheme.

Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation with mixe	ed uses

DPP Allocation Conclusion

Suitable site for office and residential. One office block was completed in 2014 to the western end of the site. Another office block is under construction to the eastern end of the site. The remaining central plot is preferred for a high rise residential scheme.

217 Black Bull Street - Yorkshire Chemicals Plc - The Works

430678 ity Centre cteristics rownfield	Northing S	432783	Site area ha	3.3 Ward	SP7 City and Hu	City Centre Infill unslet
cteristic	S			Ward	City and Hu	unslet
	s					
rownfield						
					_	
On-site land uses - None						
Adjacent land uses - None Other land uses - None						
				Landscape		
Boundaries Road front No						
Description						
e					s - None Landscape	s - None Landscape

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the built up area?		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/i		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development preserve this character?			
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

217 Black Bull Street - Yorkshire Chemicals Plc - The Works **SHLAA** conclusions Availability: Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History			
App Number	Proposal	Decision	% of site
12/00653/OT	Outline application for re-development of the site including residential development (Use Class C3), retail provision (Use Classes A1-A5) and Community Use (Use Class D1)	W	92

217 Black Bull Street - Yorkshire Chemicals Plc - The Works

with the creation of new vehicular accesses on Cudbear Street and Chadwick Street and new vehicular egress points onto Black Bull 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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

% overlap

Reg	en	era	ati	on	Ar	eas

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

Other Spatial Relationship

LCC ownership	6.36	
Nearest train station	Leeds City	
Nearest train station distance	1067.16	
Nearest bus s	11984	
Nearest bus stop distance	(m)	28.03

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	V
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	~
Overlaps HSE Gas Pipeline	$\bar{\Box}$
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarded	1 _

Overlaps Minerals Safegu	ıarded
Overlaps Minerals Safeguarded	100m

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
✓	Overlaps Strat. Employment buffer
	Overlaps Public Right of Way
✓	Overlaps SFRA Flood Zone
~	Overlaps EA Flood Zone
<u></u>	Overlaps HSE Major Hazard
	Overlaps HSE Gas Pipeline
	Overlaps Pot. Contamination
	Overden Minerale Cofe mande

217 Black Bull Street - Yorkshire Chemicals Plc - The Works

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

Topography

219 Clarence Road - former Hydro Works

Site Deta	Site Details						
Easting	431176	Northing	432553	Site area ha	3	SP7	City Centre Infill
HMCA	HMCA City Centre			Ward	City and Hunslet		
Site Cha	Site Characteristics						
Site type Brownfield _							
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							

Boundaries	Road front	No	
Description			

Landscape

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

219 Clarence Road - former Hydro Works SHLAA conclusions Availability: Short (early) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards for local services, schools and healthcare 5 Access comments Access from Clarene Road achievable 5 Local network comments Improvements will be required to pedestrian accessibility. Will require T.A to assess impact on wider network 4 Total score Mitigation measures Pedestrian accessibility improvements. Footbridge across river jointly with site 207/ 1039 14 Highways site support Yes - with mitigation Contingent on other sites 207 for footbridge Contingent on other sites 207 for footbridge **Highways Agency** Impact Major Impact Likely to require significant physical mitigation **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 **Environment Agency** Constraints LCC Supported with mitigation **Ecology support** Supported with mitigation to protect and enhance the river-side wildlife corridor. Bats and Otters to consider. Ecology boundary **Education comments**

City Centre

219 Clarence Road - former Hydro Works

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History

App Number	Proposal	Decision	% of site	
12/03864/DEM	Determination for demolition of industrial units	Α	54	

Spatial relationships

UDP Designations

% overlap

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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	100.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	28.83
-----------------	-------

Nearest train station		Leeds City
Nearest train station distance (m)		1614.96
Nearest bus s	13228	
Nearest bus stop distance	88.12	

Agricultural classification Urban

219 Clarence Road - former Hydro Works

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
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

219 Clarence Road - former Hydro Works

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

224 Saxton Lane - Alton Cars LS9 8HE

Site Details							
Easting	431041	Northing	433441	Site area ha	0.5	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantoft	s and Richmond Hill
Site type	Brownfield d uses - Non					-	

Other land uses - None

Adjacent land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

224 Saxton Lane - Alton Cars LS9 8HE **SHLAA** conclusions Availability: Unavailable Achievability: Suitability: Suitable 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 Adequate frontages, existing access could be reused 5 Local network comments May be cumulative capacity concerns, little convoluted to head north. 4 Total score Mitigation measures None 14 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** 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 **Environment Agency** Constraints LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

City Centre

224 Saxton Lane - Alton Cars LS9 8HE

Flood Risk	
Utilities	
Gas	
Electric	
E. 10	
Fire and Rescue	
Telecoms	7
Oth a m	
Other	
English Heritage	
Natural England	
ivatarar England	

Planning History			
App Number	Proposal	Decision	% of site
09/05605/FU	Retrospective application for change of use from garage to place of worship (D1 use)	Α	89
09/02990/FU	Retrospective application for change of use from garage to place of worship and community centre (D1 use)	R	89

Spatial relationships

00
-
00
00
00
00
00
00
00
00
00
00
00
00

% overlap

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	4.43

224 Saxton Lane - Alton Cars LS9 8HE

Nearest train station	Leeds City
Nearest train station distance (m)	1371.89
Nearest bus stop	11030
Nearest bus stop distance (m)	105.39
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguard	ed
Overlaps Minerals Safeguarded 100)m

224 Saxton Lane - Alton Cars LS9 8HE

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, ,	
Summary of reps	
outilities of ropo	
Comments on phasing]
DPP Allocation	
Aire Valley Not proposed as housin	g allocation
DPP Allocation Conclusion	

Site Details							
Easting	429765	Northing	432867	Site area ha	2.2	SP7	City Centre Infill
HMCA	City Centre			1	Ward	City and H	lunslet
Site Characteristics							
Site type Brownfield _							

Car Parks

Neighbouring land uses

On-site land uses

Office

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	1
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Supported

Ecology support
Supported

SHLAA conclusions					
Availability: Short (la	ater)	Suitability:	Suitable	Achievability	: Uncertain
	,				
Summary of infra	structure provider	comments			
LCC Highways Com		7			
Public transport access	sibility comments				Rank (1-5)
Meets Public Transpor	t accessibility and stand	ards for local ser	vices, scools and	healthcare	5
Access comments		1			
Access fom David Stre	eet, close access from Br	idgewater place			5
Local network comme	nts				
Local network will nee	d looking at				4
Mitigation measures					Total score
Some required					14
					14
Highways site support		1			
yes - with mitigation					
Contingent on other si	tes				
Contingent on other si	tos				
Contingent on other si	ies				
Highways Agapay]				
Highways Agency Impact Major impact	Net	work Status	Likely to require	significant physical mitigation	
	ve a cumulative negative			significant priysioal mitigation	
	1				
Network Rail					
	_				
Yorkshire Water					
Treatment Works	Knostrop				
co-ordinated with Yorl the site. The forthcon with YW's investment take into account avai	kshire Water's Asset Mai ming AMP(6) will run fro . It is particularly import lable sewerage and Ww	nagement Plans (m April 2015 to N ant that sites wh TW capacity. If a	(AMP) to ensure t March 2020. Phas ich represent a 10 developer wants	velopment that will connect to the he necessary infrastructure and ca ing is one method used to ensure 0% or greater increase in populati to bring a site forward before YW e amount would be determined by	sites are brought forward in line on served by the works should / have completed any planned
Environment Agend	су				
Constraints					
FZ3 within western ha	alf of site including strip	in 3a (ii), rest of	site FZ2. See con	nments in our previous I&O consu	Itation
LCC					

Ecology boundary

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.

Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Other

English Heritage

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

Planning History

App Number Proposal Decision % of 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
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	✓

% overlap

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	

Other Spatial Relationship

LCC ownership %	1.96
Nearest train station	Leeds City
Nearest train station distance (m)	332.34
Nearest bus stop	6735
Nearest bus stop distance (m)	164.19
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	1 🗇
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	led
Overlaps Minerals Safeguarded 10	0m

Conclusions

Issues and Options Summary

Lapsed permission. Permission was given in 2003 for 168 dwellings and 20790sqm of offices. SHLAA 2011 suggests no residential potential, but could be a longer term prospect once the market revives. No Highways objection subject to satisfactory mitigation and providing account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - employment and economic growth, flood risk (zone 2) and pollution. Significant positive - access to leisure and accessibility. Minor positive - access to health facilities, brownfield site, greenhouse emissions and flood risk.

Summary of reps

Metro supportive as good site in public transport terms. English Heritage advise that 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.

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP 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.

Description

228 Hunslet Road - Reg Vardy plc LS10 1LD

Site Details							
Easting	430750	Northing	432626	Site area ha	2.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and H	Hunslet
Site Characteristics Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							
Topograph	ny				Landscape		
Boundarie	es :				Road front	No	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?					
Would development result in an isolated development?					
Is the site well connected to the built up area?					
Would development round off the settlement?					
Is there a good existing barrier between the existing urban area and the undeveloped land?					
Unrestricted Sprawl Conclusion					

2. Prevent neighbouring towns from merging

Would development lead	i	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area				
Does the site provide access to the countryside				
Does the site include local/national nature conservation areas (SSSIs				
Areas of protected/unprotected woodland/trees/hedgerows?				
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?				
Does the site contain buildings				
Are these buildings used for agricultural purposes?				
Encroachment Conclusion				

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?		
Can development preserve this character?			
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

228 Hunslet Road - Reg Vardy plc LS10 1LD SHLAA conclusions Availability: Short (later) Suitability: Suitable Achievability: Longterm (11+yrs) 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 Avoid Black Bull Street and Hunslet Rd direct access, good other opportunities 5 Local network comments Sayner La/Hunslet Rd/Leathley Rd junction likely to need improvement. Hunslet Rd congestion issues 3 Total score Mitigation measures Pedestrian accessibility improvements + Sayner Lane/Hunslet Rd junction, possible other from T.A 13 Highways site support Yes - with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact Material impact No objection subject to satisfactory mitigation **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 **Environment Agency** Constraints LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

228 Hunslet Road - Reg Vardy plc LS10 1LD Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Decision % of site **Proposal**

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	
Overlaps N37 SLA		
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	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership 9	% 1.56
Nearest train station	Leeds City
Nearest train station distance (m	1198.91
Nearest bus sto	р 10841
Nearest bus stop distance (m	1) 84.58
Agricultural classificatio	n Urban

228 Hunslet Road - Reg Vardy plc LS10 1LD

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building 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 Conservation Area Overlaps Listed Building 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 Listed Building 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 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 Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps HSE Gas Pipeline
<u>'</u>
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

228 Hunslet Road - Reg Vardy plc LS10 1LD

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

Site Deta	ails						
Easting	429353	Northing	433637	Site area ha	1.3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and I	Hunslet
Site Cha	racteristi	CS					
Site type	Brownfield					-	
On-site land	d uses						
Vacant land	ł						
Neighbouri	ng land uses	3					
Office							
Other land	uses - None						
Topograph	y Flat				Landscape	No Tree Co	over
Boundarie	s Existing \	well defined			Road front	Yes	
Description							
	centre site						

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?				
Would development result in an isolated development?					
Is the site well connected to the built up area?					
Would development round off the settlement?					
Is there a good existing barrier between the existing urban area and the undeveloped land?					
Unrestricted Sprawl Conclusion					

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence

SHLAA conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards for local services, primary schools and healthcare - not secondary schools however public transport available 5 Access comments Access possible from Lisbon St or Little Queen St 5 Local network comments Capacity concerns on this section of network but lesser impact than other city centre uses 4 Total score Mitigation measures Improvements to local junctions would be sought 14 Highways site support Yes - with mitigation Contingent on other sites combine with 187 Contingent on other sites combine with 187 **Highways Agency** Impact | Material impact **Network Status** No objection subject to satisfactory mitigation All city centre sites have a cumulative negative impact on the M621 **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

Constraints

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

LCC	
Ecology support	Supported
Supported	

ology boundary	
ucation comments	
	_
and Diale	

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.

Utilities
Gas
Electric
Fire and Rescue
1 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Telecoms
Telecoms
Other
English Heritage
Natural England
3

Planning History			
App Number	Proposal	Decision	% of site
11/03265/FU	Use of vacant site as temporary long stay car park for Woodhouse Lane Multi Storey Car Park permit holders	Α	56

Spatial relationships

UDP Designations		
N32 Greenbelt	% 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	
Overlaps N37 SLA		
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					
0.00	% overlap				
0.00					
0.00					
0.00					
0.00					
	0.00 0.00 0.00				

Other Spatial Relationship

LCC ownership %	99.53
Ni t t t t t	1 1 - 0'4
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	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	<u> </u>
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 Safeguard	ed
Overlaps Minerals Safeguarded 100)m

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. SHLAA concludes the dwelling capacity of 209 dwellings assuming that only half of the site will be used for housing. No Highways objection providing account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Significant negative- access to greenspace and pollution. Minor negative - access to education. Significant positive - access to leisure facilities, brownfield site, flood risk and accessibility. Minor positive - access to health facilities, greenhouse emissions, transport network and local distinctiveness (improving brownfield site).

Summary of reps

Support for housing if longer term to counterbalance transient community in Inner Areas.

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable central site for offices and residential.

231 Kirkgate Phase II

Site Details							
Easting	430486	Northing	433386	Site area ha	0.3	SP7	City Centre Infill
HMCA	HMCA City Centre			Ward	City and Hu	ınslet	

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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Nould development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

231 Kirkgate Phase II Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards for local services, schools and healthcare 5 Access comments Access possible from Crown Street through the site 5 Local network comments Capacity ok 5 Total score Mitigation measures Pedestrian linkages and local environmental improvements required. 15 Highways site support Yes - with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact No objection **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

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

City Centre

231 Kirkgate Phase II

	9410 1 11400 11		
LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comment	5		
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			

Other

Telecoms

English Heritage

This site lies within the boundary of the Central Area Conservation Area. It also abuts the Grade II* Listed Assembly Rooms

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess.

Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this Listed Building are not harmed. They would also need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.

Natural England

Planning History				
App Number	Proposal	Decision	% of site	
10/00181/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 20/171/05/LI		80	
09/04668/COND	Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI	Α	80	

Spatial relationships

UDP Designations

Core Strategy

231 Kirkgate Phase II

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	92.12	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	817.06
Nearest bus stop	4471
Nearest bus stop distance (m)	50.66
Agricultural classification L	Irban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	\ \ \ \
Overlaps Listed Building	✓
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 Safeguarde	d
Overlaps Minerals Safeguarded 100n	n

231 Kirkgate Phase II

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. The SHLAA states that the site could accommodate 65 dwellings and up to 2770.26sqm of ground floor retail space. No Highways objection providing account is taken of cumulative impact of other sites.

Site affects others?

Site 2008 is also located on Kirkgate, which also proposes a similar scheme to site 231.

Sustainability summary

Minor negative - access to greenspace. Significant positive - access to leisure facilities, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to education and health facilities and greenfield site.

Summary of reps

Development proposals should be sensitive to grade II* listed building surroundings. Good public transport accessibility

Comments on phasing

DPP Allocation

Preferred housing with mixed uses (no employment)

DPP Allocation Conclusion

Suitable site for development involving restoration of shopping parade and redevelopment to provide retail and housing. Office provision not preferred.

301 Upper Accommodation Road, LS9

Site Details							
Easting	431458	Northing	433301	Site area ha	0.4	SP7	City Centre Infill
HMCA City Centre, Inner Area Ward			Ward	Burmantoft	s and Richmond Hill		
Site Characteristics							
Site type	Brownfield					-	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/i			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used for agricultural purposes?			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

301 Upper Accommodation Road, LS9 **SHLAA** conclusions Availability: Short (early) Achievability: Medium (6-10yrs) Suitability: Suitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards for local services, schools and healthcare 5 Access comments Access from Upper Accommodation Road ok 5 Local network comments Capacity available 5 Total score Mitigation measures possible crossing 15 Highways site support Yes - with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

301 **Upper Accommodation Road, LS9** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Decision % of site **Proposal**

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
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	100.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	
-		

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1768.78
Nearest bus stop	9561
Nearest bus stop distance (m)	33.31

Agricultural classification Urban

301 Upper Accommodation Road, LS9

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
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

301 Upper Accommodation Road, LS9

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
<u> </u>	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

394 New York Road - Crispin House LS2

Easting	430510	Northing	433955	Site area ha	0.1	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and H	lunslet	
Cita Cha								
Site Cha	racteristi	CS						
Site type	Brownfield					-		
On-site lar	nd uses							
Dwellings	u u303							
2 o								
Neighbour	ing land uses	•						
Car Parks								
Dwellings								
Other land	uses - None							
Topograp	hy Flat				Landscape	No Tree Cov	ver	
Boundarie	es Existing v	well defined			Road front	Yes		

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

•		
Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

•	5	3	
Would development lead to			
Do features provide boundaries to contain the development?			
Coalescence Conclusion			•

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces	s to the countryside		
Does the site include local/	national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildi			
Are these buildings used fo			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features	ures?
Can development preserve this character?	
Character Conclusion	·

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

sile constitution of operations and permittions							

City Centre 394 New York Road - Crispin House LS2 **SHLAA** conclusions Suitability: Suitable Achievability: Uncertain Availability: Unknown Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas

Electric			
Fire and Rescue			

Telecoms

Other English Heritage

Natural England

Planning History						
App Number	Proposal	Decision	% of site			
13/03604/COND	Consent, agreement or approval required by conditions 5 and 6 of Planning Application 12/03925/FU	Α	99			

City Centre

394 New	York Road - Crispin House LS2			
13/00847/COND	Consent, agreement or approval required by condition 6 of Planning Application 12/03928/LI	Α	99	
13/00846/COND	Consent, agreement or approval required by condition 3 of Planning Application 12/02210/LI	Α	98	
12/9/02208/MOD	NON MATERIAL AMENDMENT to 20/504/98/FU to form flats and cafe bafe restaurant as amended by 0-20/56/02/MOD: Amendments to floor layouts and elevations	M01	99	
12/03982/COND	Consent, agreement or approval required by conditions 2 and 3 of Planning Application 12/02210/LI	Α	98	
12/03928/LI	Listed Building Application for creation of 6 additional apartments and alterations to internal and external fabric of building	Α	99	
12/03925/FU	Creation of 6 additional apartments and use of approved commercial unit space for A1, A3, A4 or D2 use together with internal and external alterations	Α	99	
12/02210/LI	Listed building application to carry out alterations and 2 storey roof extension to form 82 flats & cafe bar restaurant (amendment to Listed Building Consent 20/193/02/LI)	Α	98	
11/04807/LI	Listed Building Application for a temporary marketing banner to the front elevation	Α	99	
11/04431/ADV	Non illuminated marketing banner	Α	98	
11/02318/COND	Consent, agreement or approval required by conditions 2, 5, 6, 7 and 10 of Planning Application 20/504/98/FU	SPL	99	

Spatial relationships

UDP	Desi	ıgnat	ions

% overlap

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	% overla
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

Other Spatial Relationship

LCC ownership	%	0.98
Nearest train station		Leeds City
Nearest train station distance ((m)	1118.70
Nearest bus s	top	12952
Nearest bus stop distance ((m)	135.78

Agricultural classification Urban

394 New York Road - Crispin House LS2

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Fot. Contamination	
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100n	n

394 New York Road - Crispin House LS2

Conclusions	
Issues and Options Summary	
	ion which lasted for around 10 years, and uncertainty over potential conversion of the building to a hotel or oment finally completed early in 2012/12.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	fter the base date of the plan - April 2012.

395 The Calls (36)

Site Details							
Easting	430489	Northing	433258	Site area ha	0	SP7	City Centre Infill
HMCA	HMCA City Centre			Ward	City and Hunslet		
Site Characteristics							
Site type Brownfield _							

Neighbouring land uses

On-site land uses
Car Parks

Dwellings

Restaurants and Cafes

Other land uses - None

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

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

•		
Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the I	ouilt up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

•	3	5 5		
Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion			•	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

	-	
Site within/adjacent to		
Can development pres		
Character Conclusion		•

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

City Centre 395 The Calls (36) **SHLAA** conclusions Suitability: Suitable Achievability: Short (=<5yrs) Availability: Short (=<5 yrs) Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas

Electric			
Fire and Rescue			
Telecoms			

Other	
Other English Heritage	
Natural England	

Planning History			
App Number	Proposal	Decision	% of site
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU		100

City Centre

395 The	Calls (36)			
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		100	
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	Α	100	
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	Α	100	
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	Α	100	
10/01059/EXT	Extension of Time Period for Planning Application 20/547/04/RE (for renewal of permission for 7 storey block comprising A3 restaurant and 14 flats with lower ground floor car parking)	A	100	

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

S2S6 Town Centre

Overlaps N37 SLA Sch. Ancient Mon.

Proposed Local Centre

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	

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	799.45	
Nearest bus s	13513	
Nearest bus stop distance	129.87	

Agricultural classification Urban

	0
_	
	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
✓	Overlaps Conservation Area
✓	Overlaps Listed Building
✓	Overlaps Strat. Employment buffer
	Overlaps Public Right of Way
V	Overlaps SFRA Flood Zone
~	Overlaps EA Flood Zone
	Overlaps HSE Major Hazard
	Overlaps HSE Gas Pipeline
	Overlaps Pot. Contamination

City (City Centre										
395	The Calls (36)										
	Overlaps Minerals Safeguarded										

Overlaps Minerals Safeguarded 100m

City Centre

395 The Calls (36)

Conclusions	
Issues and Options Summary	
Permission renewed in 2005 for a 7	storey block with restaurant and 14 flats above. The SHLAA anticipates completion in 2013/14
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Planning permission for 14 flats.	

396 Call Lane - The Chandlers LS2

Cita Data								
Site Details								
Easting	430700	Northing	433216	Site area ha	0.1	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and Hu	unslet	
Site Char	acteristic	cs						
Site type	Brownfield					-		
On-site land	uses							
Dwellings								
Neighbourin	g land uses	3						
Dwellings								
Other land uses - None								
Topography Flat Landscape No Tree Cover								
Boundaries	Existing v	well defined			Road front	Yes		
Description								

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence					

App Number

13/02371/COND

Proposal

Consent, agreement or approval required by condition 33 of

Planning Application 20/83/05/FU

396 Call Lane - The Chandlers LS2 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History**

Decision

Α

% of site

76

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 0.00 100.00 UDP City Centre 0.00 S2S6 Town Centre Proposed Local Centre 0.00 Overlaps N37 SLA Sch. Ancient Mon. 0.00

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

Other Spatial Relationship

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 Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	•
Overlaps Listed Building	
Overlaps Strat. Employment buffer	•
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	•
Overlaps EA Flood Zone	7
Overlaps HSE Major Hazard	1
Overlaps HSE Gas Pipeline	1
Overlaps Pot. Contamination	_ •]
Overlaps Minerals Safeguarded	

verlaps Minerals Safeguarded 100m	

396 Call Lane - The Chandlers LS2

Conclusions
Issues and Options Summary
Scheme 20/83/05/FU of 38 dwellings completed 2008. Outstanding extension 20/101/05/FU of 7 flats. The SHLAA anticipates delivery in 2013/14
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Not proposed as housing allocation
DPP Allocation Conclusion
Land area not available for 7 further dwellings.

402 Cropper Gate - Mayfair LS1

Site Details							
Easting	429170	Northing	433556	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	inslet

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Neighbouring land uses

Office

Car Parks

Other land uses - None

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

Description

Derelict offic buildings on the corner of Wellington St and the A58. Site faces the A58 flyover.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?					
Do features provide boundaries to contain the development?					

Coalescence Conclusion

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence

402 Cropper Gate - Mayfair LS1

402	Сгорре	er Gate - Mayfair	L31		
SHLAA	conclusions				
Availab	ility: Short (e	arly)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)
Summ	ary of infra	structure provide	er comments		
111-1	0				
Impact	ays Agency	Ne	etwork Status		
mpact		IVC	twork Status		
Netwo	rk Rail				
Yorksh	ire Water				
Treatme	nt Works				
	nment Agenc	у			
Constrai FZ 3 wit		alf of site. FZ 2 rest o	f site. See commer	nts in our previous I&O	consultation
				, , , , , , , , , , , , , , , , , , ,	
LCC	cupport	Supported			
Ecology Support		Зиррог teu			
Ecology	boundary				
Education	n comments				
Luucatic	in comments				
Flood Ri	sk				
sequent	ial approach it	Zones 2 and 3A(ii). L would be preferable f on test will apply to r	for the residential ι	uses to be located in the	propriate for all parts of the site. To demonstrate a lower risk parts of the site, or else located above ground
Utilitie	S				
Gas					
Electric					
Fire and	Daggue				
Fire and	Rescue				
Telecom	S				
Other					
English I	Heritage				
_	-				
Natural	England				
Dlannin					

App Number
10/02/E0/EVT

Planning History

Proposal

Decision

% of site

402	Cropper Gate - Mayfair LS1			
10/03439/⊏∧1	storey block-272 flats offices, A3 use and basement parking).	A	10	

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

Other Spatial Relationship

13.86	LCC ownership S
Leeds City	Nearest train station
636.68	Nearest train station distance (m
5349	Nearest bus sto
61.10	Nearest bus stop distance (m
Urban	Agricultural classification
	Overlaps SS
	Overlaps SEC
	Overlaps LN
	Overlaps LN
	Overlaps Conservation Are
	Overlaps Listed Buildir
✓	Overlaps Strat. Employment buffe
	Overlaps Public Right of Wa
✓	Overlaps SFRA Flood Zor
✓	Overlaps EA Flood Zor
$\overline{\Box}$	Overlaps HSE Major Hazaı
$\overline{\Box}$	Overlaps HSE Gas Pipelir
✓	Overlaps Pot. Contamination
ed De	Overlaps Minerals Safegua

Overlaps Minerals Safeguarded 100m

402 Cropper Gate - Mayfair LS1

Conclusions	
Issues and Options Summary	
Planning permission granted in 2009 mixed use development with 3,620s	(20/283/04/FU) is reflected in the SHLAA conclusion that 266 dwellings will be achieved in 2020 in a qm of office space
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site with mixed us	ses
DPP Allocation Conclusion	
Suitable city centre site for office/res 3,620sqm of office space	sidential development. Planning permission granted in 2009 (20/283/04/FU) for 266 dwellings with

403 New Station Street (18-24) LS1

Site Deta	ils							
Easting	430056	Northing	433300	Site area ha	0	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and F	Hunslet	
Sito Char	acteristic	`c						
		,3						
Site type	Brownfield					-		
On-site land	luses							
Other								
Adjacent lar Other land u	nd uses - No uses	ine						
Public Hous	e, Hair Salo	n,						
Topograph	y Flat				Landscape	No Tree Cov	ver	
Boundaries	Existing v	vell defined			Road front	Yes		
Description						1		
Jpper floor	of pub on r	north side o	f New Statio	on Street				

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

•	•	
Would development lead to/cons		
Would development result in an i		
Is the site well connected to the	built up area?	
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead t	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

City Centre 403 New Station Street (18-24) LS1 **SHLAA** conclusions Availability: Longterm (+11yrs) Suitability: Suitable Achievability: Longterm (11+yrs) 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 Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail Yorkshire Water**

Treatment Works Knostrop

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

Environment Agency

Constraints

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

LCC	
Ecology support	Supported
Supported	

403 New Station Street (18-24) LS1

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

Planning History

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

Spatial relationships

UDP Designations

our 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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00

403 New Station Street (18-24) LS1

Nearest train station		Leeds City
Nearest train station distance ((m)	379.75
Nearest bus s	top	1510
Nearest bus stop distance ((m)	82.51
Agricultural classificat	ion	Urban
Overlaps S	SSI	
Overlaps SE	EGI	
Overlaps L	NA	
Overlaps L	NR	
Overlaps Conservation A	rea	✓
Overlaps Listed Build	ling	✓
Overlaps Strat. Employment but	ffer	✓
Overlaps Public Right of V	Vay	
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haz	Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination		✓
Overlaps Minerals Safegu	uarde	ed
Overlaps Minerals Safeguarded	m	

DPP Allocation Conclusion

Recent implementation of bar scheme renders residential development highly unlikely.

403 New Station Street (18-24) LS1

Conclusions
Issues and Options Summary
Was a mixed use development with residential a reasonable prospect in Issues and Options. 2006 scheme gave permission for conversion of ground floor and part 1st floor uses for use as a public house.
Site affects others?
Sustainability summary
Significant negative - access to greenspace. Minor negative - employment and economic growth. Significant positive - access to leisure, flood risk, greenhouse emissions, transport network and accessibility. Minor positive - access to education and health facilities, brownfield site and greenhouse emissions.
Summary of reps
Comments on phasing
DPP Allocation
Not proposed as housing allocation

405 Globe Road - Tower Works LS10

Site Details								
Easting	429583	Northing	433000	Site area ha	1	.1	SP7	City Centre Infill
HMCA City Centre			,	Ward	City and Hu	inslet		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Vacant building

Neighbouring land uses

Dwellings

Office

Other land uses - None

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

Description

Site situated south of Leeds train station between Globe Road and Leeds-Liverpool canal. Site owned by Homes and Communities Agency cleared with converted/new office units completed and the two italienette industrial towers retained for heritage value.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

•		
Would development lead	ements?	
Do features provide bound	ent?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

405 Globe Road - Tower Works LS10 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Standards, except primary education 4 Access comments Access for Globe Road 5 Local network comments Improvements to pedestrian and cycle linkages required. 5 **Total score** Mitigation measures Improvements t pedestrian and cycle linkages 14 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ3 all site. See comments in our previous I&O consultation. Canal runs to north of site and ordinary watercourse (Hol Beck) southern boundary LCC **Ecology support** Supported with mitigation Supported with mitigation (Amber) - The Leeds Liverpool Canal runs to the immediate north of this proposed allocation. This is an important site for aquatic plants and invertebrates as well as a significant wildlife corridor. Avoid development within 10m of the water. Avoid massing and height of

buildings which will put the canal into shade. Avoid light spillage into the canal. The Leeds Liverpool Canal is a UK BAP Priority Habitat and is a very

City Centre

405 Globe Road - Tower Works LS10

important corridor both for wildlife and the opportunities it gives to people to see wildlife along the canal tow path - also enhance the corridor with locally native planting. The canal is an important corridor for otter and bats both European protected species.

Ecol		boundary	
LCU	lugy	bouriuar y	

Education comments

Flood Risk

Site is located in SFRA Flood Zone 3A (ii) Very High Risk of Flooding. Site will be defended as part of the Leeds FAS. Flood risk should be minimised by locating residential accomodation above ground floor level, if practicable. The Exception Test will also need to be passed.

UtilitiesGas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History			
App Number	Proposal	Decision	% of site
13/01422/ADV	2 non illuminated banner signs	Α	100
12/01617/FU	Change of use of vacant space within Block B of the Tower Works (Rooms RB0001 and RB0101) to B1/D1 use	Α	100
12/01604/COND	Consent, agreement or approval required by conditions 4, 7, 8, 9, 10, 11, 12, 13, 14, 18, 27, 29, 32, 36, 37, 38 and 39 of Planning Application 10/02604/FU	Α	100
10/9/00117/MOD	Demolition, and phased re-development and change of use of buildings for a mixed use scheme incorporating B1(offices), C3 (residential), D1 (Community facilities), A1 (retail), A3 (Cafe) and A4 (Bar) uses with a combined heat and power unit, public open space and landscaping and use of land at Water Lane as a temporary car park (Phases 1A, 1B and 2)NON MATERIAL AMENDMENT: Addition of specific new condition planning approval listing or cross referencing the full list of approved plans and supporting details.	M01	100
10/03811/COND	Consent, agreement or approval required by conditions 4, 7, 8, 9, 10, 11, 12, 13, 14, 18, 27, 29, 32, 36, 37, 38 and 39 of Planning Application 08/05144/FU	SPL	100
10/03807/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5 and 6 of Planning Application 08/05145/LI	SPL	100
10/02604/FU	Variation of permission 08/05144/FU pursuant to non- material amendment 10/9/0017/MOD involving alterations to Block B	Α	100

City Centre

405 G	obe Road - Tower Works LS10			
10/00727/ADV	1 non illuminated free standing hoarding and 1 non illuminated wall mounted banner sign to development site	Α	100	
09/04414/COND	Consent, agreement or approval required by conditions 1, 2 and 3 of Planning Application 08/05146/CA	Α	100	

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

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

Regeneration Areas	5
Inner South DA	

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

Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Leeds City
Nearest train station distance	(m)	220.35
Nearest bus s	top	8681
Nearest bus stop distance	(m)	336.14

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
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 Safeguard	ed De
Overlaps Minerals Safeguarded 100	
Overlaps willerais safeguarded 100	111

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

405 Globe Road - Tower Works LS10

Conc	us	ioi	าร

Issues and Options Summary

Permission was granted for a mixed use scheme in 2009, revised in 2011 and conditions approved in 2011 and 2012. Permission is for 134 dwellings and 19,000sqm of office space. The office element completed 2014. The SHLAA anticipates the 17 dwellings of phase I completing

in 2014/15. Site affects others? Sustainability summary Summary of reps Comments on phasing **DPP Allocation** Identified housing site with mixed uses

DPP Allocation Conclusion

Very accessible central site. Site suited to office and residential development. Office development largely completed prior to the base-date of the Plan. A more recent change of use for 141sqm remains to be completed.

406 Manor Road (16-18) LS11

Site Details							
Easting	429703	Northing	432689	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre			Ward	City and Hu	nslet	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Office

Other land uses - None

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

Description

Cleared site on the south side of Manor Road immediately to the west of The Mint 8 storey residential development

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

406 Manor Road (16-18) LS11

Supported

Ecology support
Supported

SHLAA conclusions					
Availability: Short (e	arly)	Suitability:	Suitable	Achievability: Short (=<5y	rs)
					-,
Summary of infra	structure provider	comments			
LCC Highways Comr		ī			
Public transport access	sibility comments				Rank (1-5)
Meets Core Strategy st	andards but no primary	school and lacks	s local services		4
Access comments		1			
Access to Sweet St ok					5
Local network commer	nts				
Possible cummulative i	mpact but ok for 45 uni	its			4
Mitigation measures					Total score
none					13
Highways site support		1			
yes					
Contingent on other sit	tes				
no					
		1			
Contingent on other sit no	tes				
Highways Agency					
Impact No material in	mpact Netv	work Status	No objection		
Network Rail					
Yorkshire Water					_
Treatment Works	Knostrop				
	<u> </u>	which serve the	bulk of Leeds. De	evelopment that will connect to the public sewer	system needs to be
the site. The forthcom with YW's investment. take into account avail	ning AMP(6) will run from It is particularly importable sewerage and Ww	m April 2015 to Mant that sites wh TW capacity. If a	March 2020. Pha ich represent a 1 developer want:	the necessary infrastructure and capacity can be sing is one method used to ensure sites are broulow or greater increase in population served by so to bring a site forward before YW have complete amount would be determined by a developer	ight forward in line the works should ited any planned
Environment Agenc	у				
Constraints					
Whole site in FZ2 . Se	e comments in main te	xt of our respons	е.		
LCC					

406	Manor Road (16-18) LS	11			
Ecology bounda	ary				
Education com	ments				
Flood Risk					
Utilities					
Gas					
Electric					
2.000					
Fire and Rescue	9				
Telecoms					
reiecoms					
Other					
English Heritag	e				
N					
Natural England	1				
Planning Hist					
App Number	Proposal		Decision	% of site	

Spatial relationships

UDP Designations

ODI 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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

% overlap

Regeneration Areas

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

Other Spatial Relationship

100 11 01	
LCC ownership %	0.00

406 Manor Road (16-18) LS11

Nearest train station		Leeds City	
Nearest train station distance	(m)	501.81	
Nearest bus s	top	12632	
Nearest bus stop distance	(m)	206.81	
Agricultural classifica	tion l	Jrban	
Overlaps S	SSI		
Overlaps S	EGI		
Overlaps I	_NA		
Overlaps I	_NR		
Overlaps Conservation A	rea		
Overlaps Listed Build	ding		
Overlaps Strat. Employment bu	ffer	✓	
Overlaps Public Right of V	Vay		
Overlaps SFRA Flood Z	one	✓	
Overlaps EA Flood Z	one		
Overlaps HSE Major Haz	ard		
Overlaps HSE Gas Pipe	line		
Overlaps Pot. Contamina	tion	~	
Overlaps Minerals Safeg	uarde	ed	
Overlaps Minerals Safeguarded	1001	m	

406 Manor Road (16-18) LS11

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. The SHLAA anticipates the dwellings being completed in 2014/15. Because of the delay in the upturn in the housing market, this should be considered a medium term prospect.

Site affects others?

Sustainability summary

Minor negative - access to greenspace. Significant positive - access to leisure, derelict brownfield site. Minor positive - access to health facilities, greenhouse emissions, transport network and accessibility.

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Holbeck Urban Village location suitable for residential development. Planning permission in 2006 preferred residential above "A" uses, with no B1 office.

407 Manor Road LS11

Site Deta	ails						
Easting	429803	Northing	432624	Site area ha	1.9	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

Dwellings

Office

Car Parks

Other land uses - None

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

Description

Site in use as a temporary surface car park permitted until 2017

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	o physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

407 Manor Road LS11 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards close to city centre 5 Access comments Adequate frontage 5 Local network comments Unsuitable local network but mitigation potential 3 **Total score** Mitigation measures previously approved scheme (City One) requires off site highway improvements to links from M621 up to the site 13 Highways site support yes with mitigation Contingent on other sites no Contingent on other sites no **Highways Agency** Impact Major Impact **Network Status** Likely to require significant physical mitigation **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

Whole site in FZ2. See comments in main text of our response.

City Centre

Spatial relationships

UDP Designations

407 Mano	Road LS11		
LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
children. Assuming m secondary provision n	19+409+2015+2016+1009+407+445+2012+1267+2013+2014 ajority of housing is flats, however, in areas on the fringes e.g. earby. Should families move here a 3FE primary school would be d it come to fruition, may provide secondary places.	Hunslet/Holbeck	Urban Village there is currently no primary or
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
51			
Planning History			
App Number	Proposal	Decision	% of site
14/04641/FU	Mixed-use, multi-level development comprising the erection of 4 new buildings, with 744 residential apartments, 713sqm of flexible commercial floorspace (A1-A5, B1, D1, D2 use classes), car parking, landscaping and public amenity space		74

Core Strategy

407 Manor Road LS11

% overlap

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
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

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

Regeneration Areas

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

Other Spatial Relationship

14.92	o %	LCC ownership
Leeds City		Nearest train station
578.28	(m)	Nearest train station distance
2873	stop	Nearest bus s
193.33	(m)	Nearest bus stop distance
Urban	tion	Agricultural classifica
	2001	0 1 0
	5551	Overlaps S
	EGI	Overlaps S
	LNA	Overlaps I
	LNR	Overlaps I
	Area	Overlaps Conservation A
	ding	Overlaps Listed Build
✓	iffer	Overlaps Strat. Employment bu
	Nay	Overlaps Public Right of V
✓	one	Overlaps SFRA Flood Z
✓	one	Overlaps EA Flood Z
	ard	Overlaps HSE Major Haz
	line	Overlaps HSE Gas Pipe

Overlaps Pot. Contamination

Overlaps Minerals Safeguarded

Overlaps Minerals Safeguarded 100m

407 Manor Road LS11

DPP Allocation Conclusion

Issues and Options Summary Mixed use development with residential a reasonable prospect. Permission for 788 dwellings lapsed September 2011. Scale is similar to adjoining buildings. SHLAA anticipates residential development as a long term prospect. Site affects others? Sustainability summary Minor negative - access to greenspace. Significant positive - access to culture and accessibility. Minor positive - access to schools and health, brownfield site and local distinctiveness. Summary of reps Comments on phasing DPP Allocation Identified housing site

Previous permission being revised to accord with current planning application proposal for high density apartment scheme.

409 Bath Road LS11

Site Details								
Easting	429425	Northing	432799	Site area ha		1	SP7	City Centre Infill
HMCA	HMCA City Centre			Ward	City and Hu	ınslet		

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Vacant land

Neighbouring land uses

Storage

Vacant land

Other land uses - None

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

Description

Site to the east side of Bath Road between Water Lane and Derwent Place. The northern third of the site has old red brick manufacturing and warehouse buildings. The southern part is cleared.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

${\bf 2.\ Prevent\ neighbouring\ towns\ from\ merging}$

Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

City Centre

409 Bath Road LS	511 			
Overall Conclusion from asse characteristics of openness a		ses of green belt a	and essential	
SHLAA conclusions				
Availability: Short (early)	Suitability:	Suitable	Achievability: Medium (6-10	Oyrs)
Summary of infrastructure	re provider comments			
LCC Highways Comments				
Public transport accessibility com				Rank (1-5)
Half site meets Core Strategy sta	andards and distances to local so	ervices, previous app	oroval with mitigation	3
Access comments				
Adequate frontage				
				5
Local network comments				
Previous approval on the site wit	th improvements to HUV public	realm and improved	links to city centre	
				3
Mitigation massures				Total score
Mitigation measures previously approved scheme imp	 provements to HUV public realm			
				11
Highways site support				
Highways site support yes with mitigation				
Contingent on other sites				
no				
Contingent on other sites				
no				
Highways Agency				
Impact No material impact	Network Status	No objection		
Network Rail				
v				
Yorkshire Water Treatment Works Knostrop				
· ·		ulk of Leeds. Develo	oment that will connect to the public sewer s	system needs to be
			ecessary infrastructure and capacity can be passed one method used to ensure sites are brough	
with YW's investment. It is parti	icularly important that sites which	ch represent a 10% o	or greater increase in population served by the	he works should
improvements it may be possible			ring a site forward before YW have complete nount would be determined by a developer for	
study.				
Environment Agency				
Constraints				
FZ3 (ii) as shown on LCC SFRA. close proximity	See comments in main text of	our response. Extan	t planning permission for residential is noted	a. Licenced Site in

City Centre

409 Bath Road LS11

LCC	
Ecology support	Supported
Supported	

Ecology boundary

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 R	isk
---------	-----

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Part of this site lies within 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 Conservation Area are not harmed.

Natural England

Planning History

App Number	Proposal	Decision	% of site
10/02677/EXT	Extension of time of Conservation Area application 20/379/04/CA (Conservation area application to demolish part of printing works)	Α	99
10/02676/EXT	Extension of Time of Listed Building application 20/378/04/LI (Listed building application to demolish part of boundary wall to mill)	Α	99
10/02672/EXT	Extension of Time of planning approval 20/380/04/OT (Outline application to erect mixed use development with hotel residential a1/a2/a3/a4/d1 retail leisure & business units)	Α	99

Spatial relationships

	itions

Core Strategy

409 Bath Road LS11

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	49.72
Nearest train station	Leeds City
Nearest train station distance (m)	474.22
Nearest bus stop	12632
Nearest bus stop distance (m)	323.86
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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 Safeguard	ed

Overlaps Minerals Safeguarded 100m

409 Bath Road LS11

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. Planning permission was extended in March 2012 for 18,603m2 of residential apartments (indicatively 240 units), 11,930m2 of B1 business space.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - employment and economic growth and flood risk. Significant positive - access to culture. Minor positive - access to health and brownfield site.

Summary of reps

Support for allocation based on permissions. Allocation would need to respect conservation area. Falls outside 400m core bus network

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Suitable site for mixed office/residential development with planning permission.

Site Details								
Easting	430822	Northing	434234	Site area ha	0	0.2	SP7	City Centre Infill
HMCA	ICA City Centre				Ward	City and Hu	nslet	

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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Francisch was at Osmalius's a	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Can development preserve this character?	Site within/adjacent to conservation area/listed building/historical features?				
	Can development preserve this character?				

Character Conclusion

410 Regent Street / Skinner Lane LS2 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Medium (6-10yrs) Suitability: Suitable Achievability: Medium (6-10yrs) 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 Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

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

LCC	
	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
ne did Resede	
Telecoms	
Telecoms	
Other	
English Heritage	
	<u> </u>
Natural England	
Dlanning History	

Planning History

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

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	
Overlaps N37 SLA		
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	

Other Spatial Relationship

LCC ownership %	0.01
Nearest train station	Leeds City
Nearest train station distance (m)	1537.25
Nearest bus stop	7221
Nearest bus stop distance (m)	125.41
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguard	ed
Overlaps Minerals Safeguarded 100)m

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect, including live/work units, 4,644m2 of hotel and gym space (illustratively 102 rooms) and 1,975m2 of 'Active' uses at ground floor level. The SHLAA assumes commencement of dwelling completions from 2015 onwards. No Highways objection providing account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Minor negative - pollution. Significant positive - access to culture, derelict brownfield site and flood risk. Minor positive - access to schools and health, greenhouse emissions, transport network and accessibility.

Summary of reps

Metro supports

Comments on phasing

DPP Allocation

Preferred housing with mixed uses (no employment)

DPP Allocation Conclusion

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

411 York Street LS1

Site Details								
Easting	430918	Northing	433536	Site area ha		0.3	SP7	City Centre Infill
HMCA City Centre				Ward	City and Hu	ınslet		

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Vacant land

Neighbouring land uses

Office

Education

Other land uses - None

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

Description

Surface car park to the rear of Dance Studio building

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

411 York Street LS1 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Unknown Suitability: Suitable Achievability: Uncertain 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 St Cecilia Streete access should be used, no direct access onto York St. 5 Local network comments cumulaive impact concern 4 **Total score** Mitigation measures None 14 Highways site support yes Contingent on other sites Contingent on other sites **Highways Agency** 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

City Centre

411 York Street LS1

LCC	
Ecology support	Supported
Supported	
Ecology boundary]
Ecology bourlast y	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Licotiio	
Fire and Deceme	1
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
a.a.a. Erigiaria	

Planning History			
App Number	Proposal	Decision	% of site
12/9/00010/MOD	6 storey dance studio, with changing rooms, meeting rooms, stores and offices, and roof plant room NON MATERIAL AMENDMENT to 08/04304/LA: 2 steps for safe access to western roof; smoke vent required for fire strategy	M01	78
11/9/00019/MOD	6 storey dance studio, with changing rooms, meeting rooms, stores and offices, and roof plant room NON MATERAIL AMENDMENT Change of design to plant room lourves; glazing to south elevation; addition of gas meter housing change to gate and doorway arrangement and design of projecting pilates studio to north elevation	M01	78
11/00693/LA	Retrospective application for 4 non illuminated signs	Α	75
10/01770/COND	Consent, agreement or approval required by conditions 2, 4, 10, 18, 20, 21, 29 and 30 of Planning Application 08/04304/LA	SPL	78

Spatial	ro	lati	inns	hin	c

UDP	Designations	

Core Strategy

411 York Street LS1

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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	

Other Spatial Relationship

Other Spatial Relationship	,
LCC ownership %	99.49
	Leeds City
Nearest train station distance (m)	1273.29
Nearest bus stop	11030
Nearest bus stop distance (m)	51.74
Agricultural classification L	Irban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	ī
Overlaps LNR	H
Overlaps Conservation Area	H
Overlaps Listed Building	
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 Safeguarde	d
Overlaps Minerals Safeguarded 100n	n \square

411 York Street LS1

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. SHLAA site revised to delete the front part of the site that has been developed as a dance studio. The remaining rear part could be developed as office or residential. The SHLAA methodology gives a capacity of 48 dwellings, but the revised site will not be assessed through the SHLAA process until the 2013 Update is complete. No Highways objection providing account is taken of cumulative impact of other sites.

providing account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Minor negative - access to greenspace. Significant positive - access to culture, derelict greenfield site and flood risk. Minor positive - access to schools and health, greenhouse emissions, transport network, accessibility and historic environment.

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable site for office at ground floor level and residential at upper floor levels.

412 East Street Mills LS9

Site Details							
Easting	431087	Northing	433077	Site area ha	0.5	SP7	City Centre Infill
HMCA	City Centre			1	Ward	Burmantoft	ts and Richmond Hill
Site Characteristics							
Site type Brownfield _							
On-site land uses - None							

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ption

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/i	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

412 **East Street Mills LS9 SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Proposal Decision % of site

412 East Street Mills LS9

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	
Overlaps N37 SLA		
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	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	1.02
Nearest train station	Leeds City
Nearest train station distance (m)	1399.48
Nearest bus stop	12556
Nearest bus stop distance (m)	101.80
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
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 Safeguard	led

Overlaps Minerals Safeguarded 100m

412 East Street Mills LS9

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Aire Valley identified	
DPP Allocation Conclusion	

415 High Court LS1

Site Details								
Easting	430602	Northing	433294	Site area ha		0.1	SP7	City Centre Infill
HMCA City Centre				Ward	City and Hu	ınslet		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Neighbouring land uses

Vacant building

Other land uses - None

Topography Fla	at	Landscape	No Tree Cover
Boundaries Ex	xisting well defined	Road front	Yes

Description

Linea group of vacant two storey buildings with slate roofs to the west of Leeds Parish Church

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const		
Would development result in an is		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openiness and permanence

LCC

Ecology support

Supported

Supported

415 High Court LS1 **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) 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 Contingent on other sites Contingent on other sites **Highways Agency** 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 Site within FZ3. See comments in our previous I&O consultation

City Centre

415 High	Court LS1				
Ecology boundary					
Education comments					
Flood Risk					
Flood Zone 1					
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Other					
English Heritage					
site (1 Church Row, requirement in the 1 special architectural Consequently, if allo to the significance of	and the boundary wall of the Par 990 Act that "special regard" sho or historic interest which they po cated, any development proposa	rish Church). The Parish Church of uld be had to the desirability of pre ossess. Ils for this area would need to ensu armed. They would also need to en	St Peter's, to the eserving Listed Eure that those el		
Natural England					
Planning History					
App Number	Proposal		Decision	% of site	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

Core Strategy

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

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	

415 High Court LS1

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	915.85
Nearest bus stop	13513
Nearest bus stop distance (m)	107.32
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
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 Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

415 High Court LS1

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. A 2003 approval established the principal of permitting an A3 restaurant on the ground floor with 8 units of housing provision above.

Site affects others?

Sustainability summary

Minor negative - access to greenspace and pollution. Significant positive - access to culture, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools and health and brownfield site.

Summary of reps

Conservation area

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Existing buildings suitable for conversion to office and residential. Current application for 9 flats and 707sqm of office space 14/05054/FU

419 Marsh Lane - The Gateway LS9

Site Details								
Easting	430900	Northing	433237	Site area ha	1.8	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and H	lunslet	
Site Characteristics Site type Brownfield								
On-site lan	d uses - Non	e						

Adjacent land uses - None

Other land uses - None

Boundaries Road front No	Topography	Landscape	
	Boundaries	Road front	No

Descri	iption	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/i		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used for		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

419 Marsh Lane - The Gateway LS9 **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Dianning History

Planning History				
App Number	Proposal	Decision	% of site	
09/03708/ADV	Part retrospective application for 2 non illuminated V signs 1 non illuminated 3 sided sign 1 non illuminated single sided sign. all free standing and 1 non illuminated wall sign to	Α	99	

419 Marsh Lane - The Gateway LS9

mixed use development

overlap

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	9
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	
Overlaps N37 SLA		
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	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	11.24

Nearest train station	Leeds City
Nearest train station distance (1208.37
Nearest bus st	9254
Nearest bus stop distance (81.83

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	~
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
0	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlans Minerals Safeguarded	

C	Overlaps Mine	rals Safeg	uarded
Overlap	s Minerals Sa	afeguarded	100m

419 Marsh Lane - The Gateway LS9

Site affects others?	Conclusions	
Sustainability summary Summary of reps Comments on phasing DPP Allocation Aire Valley identified	Issues and Options Summary	
Sustainability summary Summary of reps Comments on phasing DPP Allocation Aire Valley identified		
Summary of reps Comments on phasing DPP Allocation Aire Valley identified	Site affects others?	
Summary of reps Comments on phasing DPP Allocation Aire Valley identified		
Comments on phasing DPP Allocation Aire Valley identified	Sustainability summary	
Comments on phasing DPP Allocation Aire Valley identified		
Comments on phasing DPP Allocation Aire Valley identified	Summary of reps	
DPP Allocation Aire Valley identified		
DPP Allocation Aire Valley identified	Comments on phasing	
Aire Valley identified	g	
Aire Valley identified	DPP Allocation	
DPP Allocation Conclusion		
	DPP Allocation Conclusion	

420 Park Row (8)

Site Deta	ails						
Easting	429955	Northing	433612	Site area ha	0.1	SP7	City Centre Infill
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

Description

Ground floor bank with 8 upper floors of offices

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons			
Would development result in an i			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

Unrestricted Sprawl Conclusion

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

420 Park Row (8)

SHLAA conclusions

Availability: Unknown Suitability: Suitable Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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

Mitigation measures

None

15

Total score

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

	No material impact	Network Status	No objection		
All city of	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

•	00
	1.1.

Ecology support Supported

Supported

City Centre

420	Park Row (8)
Ecology bour	ndary
	+
Education co	omments
Flood Risk	
Flood Zone 1	1
Utilities Gas	
Ods	
Electric	
Electric	
Fire and Reso	cue
Telecoms	
Other	
English Herita	tage
Natural Engla	and
Planning Hi	listory

Planning History			
App Number	Proposal	Decision	% of site
13/04318/TWA	New Generation Transport routes		86
11/01910/FU	Removal of 2 existing penthouse louvres and replacement with 1 reduced height and relocated penthouse louvre, replacement of existing window with louvre to bank	A	84
10/02889/FU	3 new external lights and 2 security cameras to bank	Α	84
10/02030/ADV	Colour backed glass surrounds to ATMs on Bond Street	Α	84
10/00961/FU	Installation of ten a/c condenser units and two louvred rooflights to first floor roof of bank	Α	84
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

Spatial relationships	
UDP Designations	Core Strategy

420 Park Row (8)

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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

Regeneration Areas

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

Other Spatial Relationship

	_
LCC ownership %	0.00
Nearest train station	eeds City
Nearest train station distance (m)	496.08
Nearest bus stop	8119
Nearest bus stop distance (m)	36.01
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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	1

420 Park Row (8)

Conclusions

Issues and Options Summary

2004 planning permission now lapsed for conversion to 75 dwellings. Residential conversion of upper floors could be pursued when the housing market improves. No Highways objection providing account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Minor positive - employment and economic growth and access to greenspace. Significant positive - access to culture, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools and health and brownfield site.

Summary of reps

Public transport support

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable for conversion to residential development with offices at lower floor levels. Residential development interest shown through lapsed permission 20/324/00/FU.

Site Details							
Easting	430761	Northing	434195	Site area ha	0	SP7	City Centre Infill
HMCA	HMCA City Centre				Ward	City and Hu	nslet

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Education

Other land uses - None

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

Description

Cleared site at junction of Concord St and Leylands Road.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

Unrestricted Sprawl Conclusion

2. Prevent neighbouring towns from merging

Do features provide boundaries to contain the development?	Would development lead	
Do reatal de previde beariagnes to contain the actorophile.	Do features provide bound	

Coalescence Conclusion

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
	,

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

421 Leylan	ds Road LS2				
SHLAA conclusions					
Availability: Short (ea	arly)	Suitability:	Suitable	Achievability	: Medium (6-10yrs)
Summary of infras	structure prov	ider comments			
	•				
Highways Agency					
Impact No material in	npact	Network Status	No objection		
n/a					
Network Rail					
Yorkshire Water					
Treatment Works					
Environment Agency	y				J
Constraints					
LCC					
	Supported				
Supported					
Ecology boundary					
Education comments					
Education comments					
Flood Diek					
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Other					
English Heritage					
Natural England					

Planning History			
App Number	Proposal	Decision	% of site
10/00211/FU	4 roof mounted solar panels to college		100

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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	

Other Spatial Relationship

LCC ownership %		0.02	
Nearest train station		Leeds City	

Nearest train station	Leeds City
Nearest train station distance (m)	1466.57
Nearest bus stop	7221
Nearest bus stop distance (m)	96.21

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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

Conclusions	
Issues and Options Summary	
Cleared site suited to development for 35 flats.	of a block of flats as a continuation to existing blocks of flats on Concord St. Lapsed planning permission
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Remaining plot at the eastern end of	of Concord St flats is available and suitable for residential development.

423 Whitehall Road - Aireside

Site Details							
Easting	429216	Northing	433255	Site area ha	1.5	SP7	City Centre Infill
HMCA City Centre			Ward	City and Hu	ınslet		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Office

Dwellings

Hotels, boarding and guest houses

Other land uses - None

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

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

423 Whitehall Road	J - Aireside		
Overall Conclusion from asses characteristics of openness ar	ssment against all 4 purpond permanence	oses of green belt	It and essential
SHLAA conclusions			
Availability: Short (early)	Suitability:	Suitable	Achievability: Short (=<5yrs)
Summary of infrastructure	e provider comments		
Highways Agency			
Impact	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
LCC Ecology support			
zoology support			
Ecology boundary			
Education comments			
Zudadiisii deliiiiieits			
Flood Risk			
Utilities Gas			
Electric			
Fire and Rescue			
Telecoms			
Other English Heritage			
Natural England			

City Centre

423 Whitehall Road - Aireside

Planning History			
App Number	Proposal	Decision	% of site
14/04551/TR	Various works.	Α	100
14/03619/COND	Consent, agreement or approval required by conditions 3, 5, 7, 11, 19, 22, 23, 25, 26, 27, 34, 35, 44, 45, 47 and 60 of Planning Application 06/06824/OT		100
14/03029/COND	Consent, agreement or approval required by conditions 10, 26, 34 and 60 of Planning Application 06/06824/OT	Α	100
14/01832/TR	Various works.		100
13/05392/COND	Consent, agreement or approval required by condition 4 of Planning Application 06/06824/OT	A	100
13/04059/RM	Reserved Matters Application for 2 six storey offices blocks with lower ground car parking and associated landscaping	Α	100
12/9/00158/MOD	Outline application to layout access and erect mixed use multi level development up to 19 storeys, with offices, residential, hotel, shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, cultural and community uses, basement car parking, associated landscaping and public space NON MATERIAL AMENDMENT to 06/06824/OT: Amend wording on Condition 52 to read 'The following off-site highway works shall be completed prior to the occupation of floorspace that would generate in excess of 917 morning and evening peak hour traffic movements (see definition of traffic movements in the first informative below). (i) Carriageway widening at the Whitehall Road/Northern Street junction and provision of pedestrian facilities across Northern Street to include details of new footway material on Northern Street, the details and extent of which shall have been submitted to and approved in writing by the Local Planning Authority.'		100
12/05316/FU	Variation of condition 2 (approved plans) of approval 11/02640/FU for MINOR MATERIAL AMENDMENT to allow a revised car park layout	Α	95
12/04441/COND	Consent, agreement or approval required by condition 3 of Planning Application 06/06824/OT	Α	100
12/03168/OT	Variation of condition 52 of application 06/06824/OT - new condition to read "The following off-site highway works shall be completed prior to the occupation of floorspace that would generate in excess of 917 morning and evening peak traffic movements (See definition of traffic movements in the first informative note below)(1) Carriageway widening at the Whitehall Road/Northern Street junction and provision of pedestrian facilities across Northern Street to include details of new footway material on Northern Street, the details and extent of which shall have been submitted to and approved in writing by the Local Planning Authority."		100
11/02640/FU	Use of land as temporary car park (200 spaces)	Α	95
10/04358/FU	Retention of public car park for period of 5 years (290 spaces)	Α	95

Spatial	relation	onshins

UDP Designations

Core Strategy

423 Whitehall Road - Aireside

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	480.03
Nearest bus stop	3487
Nearest bus stop distance (m)	80.33
Agricultural classification	Jrban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
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 Safeguarde	ed
Overlaps Minerals Safeguarded 100	m _

423 Whitehall Road - Aireside

Conclusions

Issues and Options Summary

Outline permission given in 2008 for approximately 80,000sqm of office space and 600 dwellings as part of a 14 phase scheme. The SHLAA site identifies only those parts of the site proposed for residential development. According to latest proposals, residential will only feature in the western parcel of land, comprising phases 9, 11, 12, 13 and 14. Permission for temporary car parking, expires Feb 2017

the western parcel of land, comprising phases 9, 11, 12, 13 and 14. Permission for temporary car parking, expires Feb 2017
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Identified housing site with mixed uses

DPP Allocation Conclusion

Outline planning permission anticipates 600 dwellings within a predominantly office area. The site adjacent to the river would be more attractive for residential development, but with offices at lower floor levels.

425 Albion Place - Leeds Club

Site Details							
Easting	430111	Northing	433623	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

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

	naracteristics of openiness and permanence					
Γ		_				
l						

LCC

Ecology support

Supported

Supported

425 Albion Place - Leeds Club **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) 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 Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact Network Status No objection All city centre sites have a cumulative negative impact on the M621 **Network Rail Yorkshire Water** Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1ha. See comments in our previous I&O consultation

City Centre

425 Albion Place - Leeds Club

Ecology boundary
Education comments
Flood Risk
Flood Zone 1
Utilities
Gas
Electric
Fire and Rescue
Telecoms

Other

English Heritage

This site lies within the boundary of the Central Area Conservation Area. It also abuts the Grade II* Listed Leeds Club.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess.

Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this Listed Building are not harmed. They would also need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.

Natural England

Planning History			
App Number	Proposal	Decision	% of site
14/03543/LI	Listed Building application for internal and external alterations		95
14/03542/FU	Access ramp to front; alterations to railing to form gate		95

Spatial relationships

UDP Designations

our 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	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	70 Overlap
Minor Settlement	0.00	
Overlaps Urban Extension	5.55	

Regeneration Areas

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00

425 Albion Place - Leeds Club

Other Spatial Relationship

Nearest train station Nearest train station Nearest train station Nearest bus stop Nearest bus sto
Nearest train station distance (m) Nearest bus stop Nearest bus stop Nearest bus stop distance (m) 137.73 Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Nearest bus stop Nearest bus stop distance (m) 137.73 Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Listed Building Verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps 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 SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps 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 LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps 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 LNR Overlaps Conservation Area Overlaps Listed Building verlaps 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 Listed Building verlaps 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 Listed Building verlaps 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 Listed Building verlaps 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 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 SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded
verlaps Minerals Safeguarded 100m

425 Albion Place - Leeds Club

Conclusions	
Issues and Options Summary	
Permission granted in 2005 for chan Application lapsed unimplemented.	ge of use of private members club and 6 storey extension to provide retail unit, A3 unit and 9 flats.
Site affects others?	
Sustainability summary	
Minor negative - access to greenspa	ce. Significant positive - access to leisure. Minor positive - access to schools and health and brownfield site.
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Not available for residential or office	e development. Building in full use as a hospitality venue.

Site Details									
Easting	429724	Northing	433382	Site area ha		0	SP7	City Centre Infill	
HMCA	MCA 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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

426 Aire Street (49) LS1 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Achievability: Medium (6-10yrs) Availability: Short (early) Suitability: Suitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards but lacking in local services 4 Access comments No vehicular access achievable-no vehicular acces required 5 Local network comments Capacity available 5 **Total score** Mitigation measures None 14 Highways site support yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

cology support Supported cology boundary ducation comments ood Risk ditiities ass ectric re and Rescue
upported cology boundary ducation comments ood Risk Itilities as ectric re and Rescue
ducation comments ood Risk Itilities as ectric re and Rescue
ducation comments ood Risk Rtilities as ectric re and Rescue
ducation comments ood Risk Rtilities as ectric re and Rescue
ood Risk Itilities as ectric re and Rescue
ood Risk Itilities as ectric re and Rescue
Itilities as ectric re and Rescue elecoms
Itilities as ectric re and Rescue elecoms
ectric re and Rescue elecoms
ectric re and Rescue elecoms
ectric re and Rescue elecoms
ectric re and Rescue elecoms Other
re and Rescue elecoms Other
re and Rescue elecoms Other
elecoms
elecoms
Other
Other
igiisti netitage
atural England
lanning History
pp Number Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
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	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	193.01
Nearest bus stop	1808
Nearest bus stop distance (m)	25.77
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
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 Safeguard	ed

Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. Site has a 2006 permission for a 7 storey block of 6 x two bedroom flats

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - employment and economic growth and access to schools. Significant positive - access to leisure, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

[H1] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - green sites are linked to this comment]

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Suitable for residential development and there has been interest expressed in the past.

Site Details							
Easting	429810	Northing	433761	Site area ha	0.1	SP7	City Centre Infill
HMCA City Centre			Ward	City and Hu	nslet		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Office

Neighbouring land uses

Office

Other land uses - None

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

Description

Historic building on the corner of The Headrow and East Parade with a ground floor pub and 3 storeys of offices on the upper floors. Pub is in use. Upper floors are vacant / partially used.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Fire and a state of the control of	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
	•

Character Conclusion

429 The Headrow - Pearl Chambers LS1 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Achievability: Medium (6-10yrs) Availability: Short (early) Suitability: Suitable 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 Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
The and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Natural England	
Planning History	
App Number	Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	%	0.00
Nearest train station	L	eeds City
Nearest train station distance (m)	582.35
Nearest bus st	top	4019
Nearest bus stop distance (m)	33.41
Agricultural classificati	ion U	rban
Overlaps SS	SSI	
Overlaps SE	EGI	
Overlaps L	.NA	Ī
Overlaps L	.NR	
Overlaps Conservation A	rea	✓
Overlaps Listed Build	ing	<u></u>
Overlaps Strat. Employment buf	fer	✓
Overlaps Public Right of W	√ay	$\overline{\Box}$
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	$\overline{\Box}$
Overlaps HSE Major Haza	ard	$\overline{\Box}$
Overlaps HSE Gas Pipel	ine	ī
Overlaps Pot. Contaminat	ion	
Overlaps Minerals Safegu	iarded	d
Overlaps Minerals Safeguarded	100m	1

Conclusions

Issues and Options Summary

Permission for 24 flats in 2005 has lapsed unimplemented. Could be delivered when the housing market improves. SHLAA 2012 anticipates dwellings delivered 2015/16 and 2016/17.

Site affects others?

Sustainability summary

Major negative - access to greenspace. Minor negative - employment and economic growth. Significant positive - access to leisure, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools and health and brownfield site.

Summary of reps

[H4] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- · 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - amber sites are linked to this comment]

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Upper floors of corner building would be suitable for residential conversion. Active development interest.

431 The Calls (38)

Site Deta	ails						
Easting	430504	Northing	433252	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	ınslet

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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

2. Frevent neighbouring towns from merging	
Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

431 The Calls (38)

SHLAA conclusions				
Availability: Short (early)	Suitability	y: Suitable	Achievability: Short (=<5yrs)	
Summary of infrastructure pro	ovider comments			
LCC Highways Comments	ovider dominients			
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and		orvices, scools and hea	Ithearo	
ineets rubile Transport accessibility and	a standards for local s	ei vices, scools and nea	uncare	5
Access comments				
No vehicular access achievable-no vehi	cular acces required			
				5
Local network comments				
Capacity available				5
Mitigation measures				Total score
None				15
Highways site support				7
yes				
Contingent on other sites				_
Contingent on other sites				
Highways Agency				
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

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

LCC	
Ecology support	Supported
Supported	

City Centre

431	The Calls (38)		
Ecology bou	undary		
Education co	omments		
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Res	scue		
Telecoms			
Other			
English Heri	itage		
21191131111011	nago		
Natural Eng	land		

Planning History			
App Number	Proposal	Decision	% of site
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU		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	Α	99
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		100
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	A	100
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	A	100
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	A	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

Spatial	relat	ions	hips	ŝ
---------	-------	------	------	---

LIDD	Designations	
UDP	Designations	

Core Strategy

431 The Calls (38)

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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

Regeneration Areas

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

Other Spatial Relationship

•	
LCC ownership %	0.00
Nearest train station L	eeds City
Nearest train station distance (m)	814.36
Nearest bus stop	13513
Nearest bus stop distance (m)	130.80
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	Y Y Y
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	<u></u>
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1

431 The Calls (38)

Conclusions

Issues and Options Summary

2005 residential planning permission lapsed unimplemented, but it is an attractive riverside location in an enclave of residential uses which could be delivered in the longer term when the market improves. The SHLAA 2012 assumes delivery 2013/14. Has greater residential potential in the plan period than other lapsed permissions sites due to location.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth and access to greenspace. Significant positive - access to leisure, greenhouse emissions, transport network and accessibility. Minor positive - access to schools and health and brownfield site.

Summary of reps

[H1] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- · Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- · 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

- Table 1 -Green sites with poor accessibility
- Table 2- Amber sites with poor accessibility
- Table 3- Red sites with poor accessibility
- Table 4- Green and Amber Sites within the Core Public Transport Network
- Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

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

438 Richmond Street LS9

Site Deta	Site Details							
Easting	431036	Northing	433189	Site area ha	0.6		SP7	City Centre Infill
HMCA City Centre			War	d B	Burmantofts and Richmond Hill			

Site Characteristics

Cita tuma	Greenfield
Site type	Greenreid

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Nould development lead to/constitue ribbon development?		
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide boundaries to contain the development?				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/national nature conservation areas (SSSIs			
Areas of protected/unprotected woodland/trees/hedgerows?			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used for agricultural purposes?			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

438 **Richmond Street LS9 SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **Highways Agency** 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 **Environment Agency** Constraints LCC Ecology support Supported Supported Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History			
App Number	Proposal	Decision	% of site
10/02006/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7, 9, 10, 13, 14, 17, 18, 20, 21, 22, 23, 25, 26, 27, 34, 35, 40, 41, 42 and 43 of Planning Application 09/05544/FU	Α	94

City Centre

438 Rich	hmond Street LS9			
09/05544/FU	Variations of conditions 27 and 30 of application no. 20/408/04/FU (Site remediation work required to deal with contamination and provision of remediation statement)	Α	94	
09/03675/COND	Consent, agreement or approval required by Conditions 2, 26, 27, 28, 29 and 30 of Planning Application 20/408/04/FU	SPL	94	

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

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

% overlap

Dogoporotion	V =
Regeneration	ALEAN

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

Other Spatial Relationship

LCC ownership %		1.36
Namest tusin station		Landa Citu
Nearest train station		Leeds City

Nearest train station	Leeds City	
Nearest train station distance (1343.84	
Nearest bus st	10551	
Nearest bus stop distance (m)	73.32

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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	✓
0 1 11 1 0 6 1	

	Overlaps HSE Gas Pipeline
✓	Overlaps Pot. Contamination
1 -	Overlaps Minerals Safeguarded
	Overlaps Minerals Safeguarded 100m
_	

438 Richmond Street LS9

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
· · · · · · · · · · · · · · · · · · ·	
Summary of rope	
Summary of reps	
Comments on phasing	
DPP Allocation	
Aire Valley identified	
DPP Allocation Conclusion]
5	

Site Details								
Easting	430750	Northing	434253	Site area ha	0.2	SP7	City Centre Infill	
HMCA	City Centre			1	Ward	City and H	lunslet	
Site Characteristics								
Site type Brownfield								
On-site lan	d uses							

Neighbouring land uses

Dwellings

Car Parks

Other land uses - None

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

Description

Cleared site on the south side of Skinner Lane with temporary permission for a car park

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons			
Would development result in an i			
Is the site well connected to the			
Would development round off the			
Is there a good existing barrier b and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence

SHLAA conclusions

Availability: Short (later) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments Meets Public Transport accessibility and standards for local services, scools and healthcare

5

Rank (1-5)

Access comments

Existing access from 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

Contingent on other sites

Highways Agency

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

	2
_	ι.ι.

Supported **Ecology support**

Supported

Ecology boundary
Education comments
Flood Risk
Flood Zone 1
Utilities
Gas
Electric
Fire and Rescue
Telecoms
I CICCUITS
Other
English Heritage
Linglish Heritage
Natural England

Planning History					
App Number	Proposal	Decision	% of site		
14/01008/FU	Proposed mix use development, comprising 106 apartments, B1 Offices, Parking and Amenity Deck	Α	94		
14/00806/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6 of Planning Application 11/05310/FU	SPL	95		
11/05310/FU	Use of site as a temporary car park (75 spaces)	Α	95		

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	
Overlaps N37 SLA		
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
ikegeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station Le	eeds City
Nearest train station distance (m)	1498.99
Nearest bus stop	5870
Nearest bus stop distance (m)	147.28
Agricultural classification Ur	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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	

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. Site fronts Skinner Lane and is last remaining infill between existing flats development schemes. No Highways objection providing account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Significant positive - access to leisure and flood risk. Minor positive - access to schools and health, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable for office residential mix. Available on expiration of temporary permission for car park in February 2017 or before. Based on recent permission small office space of 247sqm would be delivered.

445 Jack Lane / Sweet Street LS10

Site Details								
Easting	429808	Northing	432414	Site area ha	2.9		SP7	City Centre Infill
HMCA	City Centre				Wa	ırd	City and Hu	ınslet

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

Vacant land

Hotels, boarding and guest houses

Office

Other land uses - None

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

Description

Large site bordered to the north by Sweet St, to the east by Meadow La, to the west by Bowling Green Terrace and to the south by Jack Lane. Much of the site has a temporary permission for a surface car park. Halfords have a shop on the north east corner.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Vould development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
	,

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

445 Jack Lane / Sweet Street LS10 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards but lacking in local services 4 Access comments Existing access points from Sweet Street/Jack Lane must be used. No new direct access points onto Medow Lane Lane 5 Local network comments Local congestion issues 3 **Total score** Mitigation measures Improvements to Meadow Road gyratory 12 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact Major impact **Network Status** Likely to require significant physical mitigation Creates high flows on M621 (350+inbound morning peak) **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 FZ 2 within north of site. See comments in our previous I&O consultation

City Centre

445 Jack Lane / Sweet Street LS10

LCC	
Ecology support	Supported
Supported	

Ecology boundary

Education comments

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

Flood Risk

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

domonotrato non noo	a note will be millimized and managed for that part of old willow at note
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

Planning History			
App Number	Proposal	Decision	% of site
13/05515/COND	Consent, agreement or approval required by conditions 3, 7, 8 and 11 of Planning Application 11/05281/FU	Α	93
12/02860/COND	Consent, agreement or approval required by conditions 3, 5, 6, 7, 8, 10, 11 and 12 of Planning Application 11/05281/FU	INT	93
11/05281/FU	Use of site as a temporary car park together with associated works and landscaping (742 spaces)	Α	93
10/00923/OT	Outline planning application for redevelopment of land at Meadow Road for uses within the following classes B1, D2, C1, C3 (up to 296 residential units) and ancillary A1, A3, A4 and A5 uses, including associated works for formation of site access roads	Α	100

Spatial relationships	

UDP Designations Core Strategy

445 Jack Lane / Sweet Street LS10

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
s 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	

Other Spatial Relationship

2.52	LCC ownership %	
Leeds City	arest train station	
785.67	n station distance (m)	1
4404	Nearest bus stop	
122.91	bus stop distance (m)	
Urban	ricultural classification	
	Overlaps SSSI	
	Overlaps SEGI	
	Overlaps LNA	
	Overlaps LNR	
	aps Conservation Area	
	verlaps Listed Building	
✓	at. Employment buffer	0
	os Public Right of Way	
✓	laps SFRA Flood Zone	

Overlaps EA Flood Zone

Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination >>>

Overlaps Mii	nerals Safeguarded
Overlaps Minerals	Safeguarded 100m

445 Jack Lane / Sweet Street LS10

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. Permission for 296 dwellings also covers SHLAA site 2020 which is now merged into this site. Major highways impact likely to require significant physical mitigation - Potential for cumulative impact in combination with other sites.

Site affects others?

Site 2020 is adjacent to the north west of site 445. The sites could be merged to create one larger site if necessary.

Sustainability summary

Minor negative - access to schools and greenspace, and pollution. Significant positive - access to leisure and flood risk. Minor positive - access to health, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

REP08045:[E1]: 2. Employment Sites

A basic accessibility assessment has been undertaken for the Employment sites. In order to assess the site we have considered the following accessibility criteria:

· Access to the Core Bus Network - within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;

The RAG approach we have added is based on the proximity to the core bus network:

- · Green Sites within 400 metres from the core network;
- Amber- Sites between 401 and 600 metres from the core network;
- Red Sites over 600 metres from the core network.

It should be noted that the RAG assessment is based on the current network and should be used as an indication of the sites accessibility. A number of the larger sites are inevitably classed as Red due the size of the allocation (over 400m) and due to the fact the existing uses do not require bus services (i.e. they are Greenfield site). Where Amber and Red sites are brought forward, there will be an expectation of the developer to raise public transport levels to accessibility levels set out in the LDF policy i.e. 4 buses per hour to Leeds, Wakefield or Bradford.

[See representation submitted for full details and the table of sites. This rep no. links to employment sites in City Centre area.]

REP07983:[H1]: 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - green sites are linked to this comment]

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Site is suitable and available for a mixed use development with residential, offices, leisure and "A" uses. It has lapsed permission for a large mixed use scheme 95570 for office, 3982 for A uses, 31760 for leisure and 296 apartments.

446 Great George Street (57)

Site Details									
	Easting	429612	Northing	433945	Site area ha		0	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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

•	5					
Strong defensible boundary						
Does the site provide acces	Does the site provide access to the countryside					
Does the site include local/	national nature conservation areas (SSSIs					
Areas of protected/unprote						
Site includes Grade 1, Grad						
Does the site contain buildi						
Are these buildings used fo						
Encroachment Conclusion						

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Planning History

446 Great	George Stre	et (57)					
Overall Conclusion characteristics of o	from assessme penness and p	ent against all 4 purp ermanence	ooses of green b	elt and essentia	ıl		
SHLAA conclusions							
Availability: Short (early)	Suitability	: Suitable		Achievability:	Uncertain	
Summary of infra	estructure nr	ovider comments					
January or mine	isti ucture pr	ovider comments					
Highways Agency							
Impact No material	mpact	Network Status	No objection				
n/a	1						
Network Rail							
Yorkshire Water							
Treatment Works							
Environment Agen Constraints	cy						
CONSTRUCTO							
LCC							
Ecology support	Supported						
Supported	I						
Ecology boundary							
Education comments							
Flood Risk							
	l.						
Utilities	1						
Gas							
Electric							
Fire and Rescue							
- .	 1						
Telecoms							
	1						
Other							
English Heritage							
Natural England	1						
Natural England							

City Centre

446 Great George Street (57)

App Number	Proposal	Decision	% of site
13/01448/FU	Part retrospective change of use of ground, first and second floors to hairdressers (A1 use) and/or health clinic (D1 use) and/or beauty salon (sui generis)	Α	100

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
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Core Strategy

% overlap

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

Regeneration Areas

Inner Sc	outh RA	0.00	% overlap
LB Corri	idor RA	0.00	
EA	SEL RA	0.00	
Aire Va	lley RA	0.00	
West Leeds G	ateway	0.00	

Other Spatial Relationship

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

Agricultural classification Urban

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
✓	Overlaps Conservation Area
	Overlaps Listed Building
✓	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
$\overline{\Box}$	Overlaps Pot. Contamination
	Overlans Minerals Safeguarded

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

446 Great George Street (57)

Conclusions	
Issues and Options Summary	
Good brownfield conversion. Located	l in city centre.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Suitable for upper floor conversion to	o residential use.

449 Duncan Street (7)

Site Deta	ails						
Easting	430273	Northing	433415	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	nslet

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

449 **Duncan Street (7)** Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Achievability: Short (=<5yrs) Availability: Short (early) Suitability: Suitable 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 Contingent on other sites **Highways Agency** 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

City Centre

449 **Duncan Street (7)** LCC Ecology support Supported Supported Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History					
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	Α	83		

Spatial relationships	
UDP Designations	Core Strategy

449 Duncan Street (7)

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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	

Other Spatial Relationship

Other Spatial Relations	пР
LCC ownership 9	6 0.02
Nearest train station	Leeds City
Nearest train station distance (m) 622.85
Nearest bus sto	p 9042
Nearest bus stop distance (m) 33.68
Agricultural classification	n Urban
0 1 000	
Overlaps SSS	_ =
Overlaps SEG	il 🔝
Overlaps LN	Α 🗌
Overlaps LN	R
Overlaps Conservation Are	R
Overlaps Listed Buildin	g 🗸
Overlaps Strat. Employment buffe	
Overlaps Public Right of Wa	
Overlaps SFRA Flood Zon	е
Overlaps EA Flood Zon	е
Overlaps HSE Major Hazar	d
Overlaps HSE Gas Pipelin	е
Overlaps Pot. Contaminatio	n _
Overlaps Minerals Safeguar	ded
Overlaps Minerals Safeguarded 10	00m

449 Duncan Street (7)

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. Permission granted December 2006 for replacement retail units and 15 bed sit flats in the upper floors.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - employment and economic growth. Significant positive - access to leisure, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

REP08045:[E1]: 2. Employment Sites

A basic accessibility assessment has been undertaken for the Employment sites. In order to assess the site we have considered the following accessibility criteria:

Access to the Core Bus Network - within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;

The RAG approach we have added is based on the proximity to the core bus network:

- Green Sites within 400 metres from the core network;
- Amber- Sites between 401 and 600 metres from the core network;
- Red Sites over 600 metres from the core network.

It should be noted that the RAG assessment is based on the current network and should be used as an indication of the sites accessibility. A number of the larger sites are inevitably classed as Red due the size of the allocation (over 400m) and due to the fact the existing uses do not require bus services (i.e. they are Greenfield site). Where Amber and Red sites are brought forward, there will be an expectation of the developer to raise public transport levels to accessibility levels set out in the LDF policy i.e. 4 buses per hour to Leeds, Wakefield or Bradford.

[See representation submitted for full details and the table of sites. This rep no. links to employment sites in City Centre area.]

REP07983:[H1]: 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- · Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - green sites are linked to this comment]

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Opportunity for upper floor conversion to provide office floorspace and dwellings.

450 Globe Road / Water Lane LS11

Site Details								
Easting	429426	Northing	432967	Site area ha		1.8	SP7	City Centre Infill
HMCA City Centre			Ward	City and Hu	inslet			

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Vacant land

Adjacent land uses - None

Other land uses - None

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

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Uprestricted Sprawl Conclusion			

Unrestricted Sprawl Conclusion

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

450	Globe Road /	Water Lane LS11				
SHLAA conc	lusions					
Availability:	Short (early)	Suitability	: Suitable	Ach	ievability: Medium (6-10yrs	s)
Summary of	of infrastructu	re provider comments				
Highways A	gency					
Impact	gency	Network Status				
		1				
Network Ra	il					
Yorkshire W						
Treatment Wo	DIKS					
Environmen	at Agency					
Constraints	it Agency					
LCC						
Ecology suppo	ort					
Ecology bound	dary					
Ecology bourn	uai y					
Education con	nments					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Resci	ue					
Telecoms						
Other						
English Herita	ge					
Natural Engla	nd					
Ū						
DI						
Planning His		al		Decision	% of site	
whh manine	Flupus	ui .		Decision	70 OI 311G	

450 Globe Road / Water Lane LS11

Spatial relationships

		1
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	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

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	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	347.83
Nearest bus stop	7872
Nearest bus stop distance (m)	266.74
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	~
Overlaps Listed Building	V
Overlaps Strat. Employment buffer	~
Overlaps Public Right of Way	1
Overlaps SFRA Flood Zone	V
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	□
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

450 Globe Road / Water Lane LS11

Conclusions

Issues and Options Summary

An extension of outline planning permission was given in 2010 for just over 24,000sqm of residential space and 14,000sqm of either office or hotel space. The SHLAA anticipates 263 dwellings delivering in 2014/15 onwards. The site comprises of a number of parcels of land used for car parking. Two of these were refused planning permission in 2012, but the remained were approved on temporary 5 year permissions set to expire in 2017. Given the housing market, more realistic to assume delivery from 2017 onwards

Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site with mixed u	ses

DPP Allocation Conclusion

Suitable and available development site, with temporary car park permissions due to expire 2017. Mixed use comprises of 263 dwellings plus office floorspace of 18720sqm (taken from overlapping employment sites 2004680 (10660sqm) and 2004545 (8060sqm).

454 Portland Crescent LS1

Easting 429893 Northing 434185 Site area ha 0.9 SP7 City Centre Infill HMCA City Centre	Site Details							
HMCA City Centre Ward City and Hunslet	Easting	429893	Northing	434185	Site area ha	0.9	SP7	City Centre Infill
	HMCA City Centre			Ward	City and Hu	ınslet		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Education

Office

Amusement and show places

Other land uses - None

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

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

•	5	
Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi	ngs	
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Planning History

454 Portland Crescent	LS1		
Overall Conclusion from assessment characteristics of openness and per	nt against all 4 purpo rmanence	oses of green belt	and essential
SHLAA conclusions			
Availability: Short (=<5 yrs)	Suitability:	Suitable	Achievability: Short (=<5yrs)
Summary of infrastructure pro	vider comments		
Highways Agency			
Impact	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
LCC			
Ecology support			
Ecology boundary			
Education comments			
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Rescue			
The did Nessau			
Telecoms			
Other			
English Heritage			
Natural England			

City Centre

454 Portland Crescent LS1

App Number	Proposal	Decision	% of site
13/04318/TWA	New Generation Transport routes		100
09/03849/ADV	1 internally illuminated moving sign to roof of university building	w	70

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area 1	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Willion Settlement	0.00	
aps 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

Other Spatial Relationship

LCC ownership	18.21
Nearest train station	Leeds City
Nearest train station distance	1014.35
Nearest bus s	1293
Nearest bus stop distance	53.99

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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	
<u> </u>	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	Г

454 Portland Crescent LS1

Conclusions	
Issues and Options Summary	
Permission given for Phase 1 and Ph between 2012/13 and 2016/17.	hase 2. Phase 1 has been completed (the "Rosebowl"). Phase 2 with 50 student flats is expected to start
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site with mixed us	ses
DPP Allocation Conclusion	from 2007 which is still live by virtue of phase 1 being completed. This site is covered by phase 2 of the
planning permission which anticipate	es between 2500 and 7000sqm of office space along with floorspace for 50 dwellings and hotel space. As i0sqm for offices in a mixed use allocation

455 Wellington Street - Lumiere

Easting	429567	Northing	433392	Site area ha	0.5	SP7	City Centre Infill
			433372	Site area na			
HMCA	City Centre				Ward	City and H	lunslet
Site Cha	racteristi	cs					
Site type	Brownfield					-	
On-site lan	d uses						
acant lan	d						
Neighbouri	ng land uses	3					
Office							
wellings							
Other land	uses - None						
Topograpl	ny Flat				Landscape	No Tree Cov	ver
Boundarie	s Existing	well defined			Road front	Yes	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

•		
Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the		
Would development round off the		
Is there a good existing barrier band the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

	3			
Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion		•		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

	•
Site within/adjacent to	conservation area/listed building/historical features?
Can development pres	erve this character?
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openiness and permanence				

455 **Wellington Street - Lumiere SHLAA** conclusions Availability: Unavailable Suitability: Suitable Achievability: Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History**

Proposal

Decision

Α

% of site

City Centre

455	Wellington Street - Lumiere			
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	
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	

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	
Overlaps N37 SLA		
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	

Other Spatial Relationship

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

Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguarde	ed

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

455 Wellington Street - Lumiere

455 Wellington Street - Lumiere

Conclusions	
Issues and Options Summary	
could be included within a mixed us	ats in a 52 storey building. Developer went into receivership. The SHLAA currently estimates that 61 flats see office development. A hybrid planning application was submitted (12/03788/FU) in 2012 for a 16,865 a building for either a further 11,616sqm of office space or a hotel (outline permission). If pursued, no
Site affects others?	
Sustainability summary	
Summary of reps	

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site under construction as non-residential office scheme.

Description

456 The Calls (rear 2-28) LS2

Cita Data	:1-								
Site Deta	IIIS								
Easting	430396	Northing	433260	Site area ha		0.4	SP7	City Centre Infill	
HMCA	City Centre					Ward	City and H	unslet	
Cita Char		-							
Site Char	acteristic	S							
Site type	Brownfield						-		
On-site land	duses								
Vacant land									
Vacant build	ding								
Neighbourir	ng land uses								
Dwellings									
Office									
Other land	uses - None								
Topograph	y Flat				Lan	dscape	No Tree Cov	er	
Boundaries	6				Roa	d front	Yes		

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Planning History

456 The Calls (rear	2-28) LS2			
Overall Conclusion from asses characteristics of openness ar	ssment against all 4 purpo nd permanence	oses of green belt and	essential	
SHLAA conclusions				
Availability: Unknown	Suitability:	LDF to determine	Achievability: Uncertain	
Summary of infrastructure	e provider comments			
Highways Agency				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
LCC				
Ecology support				
Ecology boundary				
F.I. and the second sec				
Education comments				
Flood Risk				
Utilities				
Gas				
Floatria				
Electric				
Fire and Rescue				
Telecoms				
Other				
English Heritage				
Natural England				
				_

City Centre

456 The Calls (rear 2-28) LS2

App Number	Proposal	Decision	% of site
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU		87
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		87
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	A	87
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	A	87
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	A	87
13/02034/FU	Demolition of existing buildings and construction of 77 apartments, and bar/restaurant and office development (Use Classes A3 / A4 / B1) with 2 level basement parking and laying out of public open space		89

Spatial relationships

LIDP	Desig	ınati	ons
ODE	Desid	ıııatı	UHO

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 Overlaps N37 SLA 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	

Other Spatial Relationship

LCC ownership	% (0.00
Nearost train station		Loodo City
Nearest train station		Leeds City
Nearest train station distance	(m)	706.74
Nearest bus s	top	4950
Nearest bus stop distance	(m)	109.42

Agricultural classification Urban

456 The Calls (rear 2-28) LS2

Overlaps SSS Overlaps SEC Overlaps LN Overlaps LN Overlaps Conservation Are Overlaps Listed Buildir rlaps Strat. Employment buffe
Overlaps LN Overlaps LN Overlaps Conservation Are Overlaps Listed Buildir
Overlaps LN Overlaps Conservation Are Overlaps Listed Buildin
Overlaps Conservation Are Overlaps Listed Buildin
Overlaps Conservation Are Overlaps Listed Buildin
<u>'</u>
rlaps Strat. Employment buffe
Overlaps Public Right of Wa
Overlaps SFRA Flood Zor
Overlaps EA Flood Zor
Overlaps HSE Major Hazaı
Overlaps HSE Gas Pipelir
Overlaps Pot. Contamination
·
Overlaps Minerals Safegua
rlaps Minerals Safeguarded 1

456 The Calls (rear 2-28) LS2

Conclusions

Issues and Options Summary

Permission was given in 2007 for a mixed use scheme involving 74 flats and offices. Permission was subsequently given for an office scheme in 2011 with 5070m2 of B1 office accommodation and 1496m2 of A3/A4. Pre-application enquiries were made in autumn 2012 about pursuing a largely residential scheme. The SHLAA concludes that residential development is too uncertain to expect any dwellings. This is challenged by the more recent pre-application information. The site is ideally suited to residential development; it would fill a gap in residential provision along this part of the Riverside and would have the advantage of offering some open space too. The location is also eminently suited to office provision. There are many offices along The Calls and the location is close to Leeds Train Station. For Site Allocations it would be sensible to conclude a mixed office/residential scheme

sensible to conclude a mixed office,	residential scheme
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation with m	ixed uses
DPP Allocation Conclusion	
Suitable and available site is subje	act to a 2014 planning application for mixed use residential and office space (600sgm)

458 Sweet Street West (Land South of) Holbeck

Site Detai	Site Details							
Easting	429479	Northing	432495	Site area ha	3.1	SP7	City Centre Infill	
HMCA (City Centre				Ward	City and H	unslet	
Site Chara	acteristic	cs						
Site type E	Brownfield					-		
On-site land	uses							
Vacant land								
Car Parks								
Neighbouring	n land uses							
Vacant buildi	-							
Manufacturin	ng and Who	olesale						
Other land uses - None								
Topography	Flat				Landscape	No Tree Cov	er	
Boundaries	Existing v	vell defined			Road front	Yes		
Description							,	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

•	3	5 5	
Would development lead	to physical connectio	n of settlements?	
Do features provide bound	daries to contain the	development?	
Coalescence Conclusion			

${\bf 3.}\ {\bf Assist\ in\ safeguarding\ the\ countryside\ from\ encroahment}$

•		
Strong defensible boundary	between site and urban area	1
Does the site provide acces	1	
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Planning History

458	Sweet Street West (Land South of) H	lolbeck		
Overall Con characteris	clusion from assessment tics of openness and peri	against all 4 purpo manence	oses of green belt	and essential	
SHLAA cond		Cuitabilitus	Cuitable	A alai a calailita c	Madicine (C. 40 ma)
Availability	: Short (early)	Suitability:	Suitable	Achievability:	Medium (6-10yrs)
Summary	of infrastructure prov	ider comments			
Highways A	Agency				
Impact		Network Status			
Network Ra	ail				
Yorkshire V	Vater				
Treatment W	orks				
_					
Environme Constraints	nt Agency				
LCC					
Ecology supp	ort				
Ecology bour	dary				
Education co	mments				
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Reso	eue				
Telecoms					
Other English Herita	age				
Natural Engla	ind				

458 Sweet Street West (Land South of) Holbeck

% overlap

App Number	Proposal	Decision	% of site
12/02031/EXT	Extension of Time of application 20/304/05/OT to erect 66,160 m2 of residential floorspace, 14,357 m2 of Class B1 (office) floorspace, 2,986 m2 of Class B1 (workspace units), and ancillary Class A uses (960 m2), a community and medical centre use (700 m2) and creche and gym use (1,665 m2), and ancillary car parking and landscaped amenity areas.	Α	99
09/04295/COND	Consent, agreement or approval required by conditions 20 and 21 of Planning Application 20/304/05/OT	Α	99

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			
Overlaps N37 SLA				
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	

Other Spatial Relationship

LCC ownership	0.13	
Nearest train station	Leeds City	
Nearest train station distance	728.44	
Nearest bus s	12632	
Nearest bus stop distance	110.58	
Agricultural classificat	ion	Urban

Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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	<u></u>
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed

Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

458 Sweet Street West (Land South of) Holbeck

Conclusions

Issues and Options Summary

Planning application received 2012 to extend the permission granted in 2007 for 66,160 m2 of residential floorspace, 14,357 m2 of Class B1 (office) floorspace, 2,986 m2 of Class B1 (workspace units), and ancillary Class A uses (960 m2), a community and medical centre use (700 m2) and creche and gym use (1,665 m2). The SHLAA assumes the 66,160sqm translates into 830 dwellings (averages 80sqm per unit) with completions commencing in 2015/16.

Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site with mixed u	ises

DPP Allocation Conclusion

Suitable and appropriate site for mixed use development on the edge of Leeds city centre with outline planning permission. Includes residential, office and 0.3ha of general employment land.

Site Deta	ails							
Easting	430556	Northing	433759	Site area ha	6.8	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and H	lunslet	
Site Cha	racteristic	cs						
Site type	Brownfield					-		
On-site land	d uses							
Car Parks								
Office								
Shops								
	ng land uses							
Office								
Shops								
Dwellings								
Other land	uses - None							
Topograph	y Flat				Landscape	No Tree Cov	ver	
Roundario	s Existing v	vell defined			Road front	Yes		

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?					
Would development result in an isolated development?					
Is the site well connected to the built up area?					
Would development round off the settlement?					
Is there a good existing barrier between the existing urban area and the undeveloped land?					
Unrestricted Sprawl Conclusion					

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		

${\bf 3.}\ {\bf Assist\ in\ safeguarding\ the\ countryside\ from\ encroahment}$

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

459	Eastgate/Harew	ood Quarter LS2					
Overall Cor characteris	nclusion from assessn tics of openness and	nent against all 4 purpo permanence	oses of green bel	t and essentia	ı		
SHLAA con	clusions						
	r: Short (=<5 yrs)	Suitability:	Suitable		Achievability: 5	Short (=<5yrs)	
Summary	of infrastructure r	provider comments					
,							
Highways Impact	Agency	Network Status					
ППраст		Network Status					
Network R	ail						
Yorkshire							
Treatment V	/orks						
Environme	nt Agency						
Constraints							
LCC Ecology supp	port						
Lcology supp	Joit						
Ecology bou	ndary						
Education co	mments						
Flood Risk							
Utilities							
Gas							
Electric							
Licetiie							
Fire and Res	cue						
Telecoms							
Other English Herit	age						
Natural Engl	and						

Planning History			
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
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
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
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
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
12/9/00055/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
12/03002/OT	Variation of condition 3 of planning permission 11/01000/OT to allow for leisure use (D2 use class) and casino use (sui generis) as part of a retail-led mixed use development	A	84
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
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	Α	100

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

Spatial relationships

UDP Designations N32 Greenbelt 0.00 % overlap N34 PAS 0.00 RL1 Rural Land 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 81.83 **UDP City Centre** 100.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA Sch. Ancient Mon. 1.00

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	
Ī	Aire Valley RA	0.00	
Ī	West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	43.34
LCC OWNERSHIP 70	43.34

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

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	~
Overlans Minerals Safeguarde	4

Agricultural classification L	Jrban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
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 Safeguarde	d
Overlaps Minerals Safeguarded 100r	n 🗆

Conclusions	
Issues and Options Summary	
	ate Scheme (11/01000/OT) has no dwellings, between 5,000 and 9,832sqm of office space and between ace. It was permitted in 2011 with a number of non-material amendments approved in 2012.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Phase 1 south of Eastgate under co	nstruction with no residential or office content. Phase 2 north of Eastgate likely to follow suit.

462 Call Lane 52

Site Details									
Easting	430296	Northing	433273	Site area ha		0	SP7	City Centre Infill	
HMCA	City Centre					Ward	City and Hu	ınslet	

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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Supported

462 Call Lane 52

SHLAA conclusions							
	ator)	Cuitability.	Cuitoble		A ahi ayahilityy	Chart (Euro)	
Availability: Short (la		Suitability:	Suitable	•	Achievability:	Short (=<5yrs)	
Summary of infra	structure provi	der comments					
LCC Highways Com							
Public transport access	sibility comments						Rank (1-5)
Meets Public Transport	t accessibility and st	andards for local ser	vices, scools and	d healthcare			5
Access comments							
No vehicular access ac	hievable-no vehicula	ar acces required					
							5
Local network commer	nts						
Capacity available							5
							Total score
Mitigation measures							Total score
None							15
Highways site support							
yes		,					
]
Contingent on other si	tes						٦
Contingent on other si	too						1
Contingent on other si	ies						
Highways Agency							
Impact No material in	mnact	Network Status	No objection				
n/a	mpact	Network Status	- TWO OBJECTION				
	1						
Network Rail							
Yorkshire Water							
Treatment Works	Knostrop						
Knostrop High and Lov co-ordinated with York the site. The forthcon with YW's investment. take into account avail	sshire Water's Asset ning AMP(6) will run It is particularly im lable sewerage and	Management Plans (In from April 2015 to Magnetic portant that sites who was the ward capacity. If a	(AMP) to ensure March 2020. Pha ich represent a developer want	the necessary infrast using is one method using is one greater increases to bring a site forward.	structure and capused to ensure sease in population vard before YW	pacity can be provi sites are brought for in served by the w have completed an	ded to serve orward in line orks should ny planned
improvements it may l study.	ne hossinie ioi (ue (developer to provide	contributions. I	ne amount would be	e determined by	a developer runde	u reasibility
Environment Agend	у						
Constraints							
FZ1 under 1 ha. See of	comments in main to	ext of our response.					
LCC							
Ecology support	Supported						

City Centre

462	Call Lane 52
Ecology bour	lary
Education co	nments
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Res	ue
Telecoms	
Other	
English Herit	ne e
Natural Engl	nd
Dianning L	.

Planning History			
App Number	Proposal	Decision	% of site
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
09/04544/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
09/03334/FU	Refurbishment of vacant unit including new frontage to form bar/nightclub	Α	81
09/02240/FU	Change of use of vacant single storey unit to A3, A4 and A5 use	Α	81

Spatial relationships	
UDP Designations	Core Strategy

462 Call Lane 52

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
100.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 100.00 0.00

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

Regeneration Areas

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

Other Spatial Relationship

<u> </u>	
LCC ownership %	0.00
Nearest train station L	eeds City
Nearest train station distance (m)	609.69
Nearest bus stop	4950
Nearest bus stop distance (m)	90.13
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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	

462 Call Lane 52

Conclusions

Issues and Options Summary

2007 planning permission for a 6 storey block of 14 flats lapsed unimplemented. The potential for development of the "air space" remains in the longer term, as the residential market improves. Similar developments of residential flats have been achieved adjacent to the railway in this area.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - historic environment. Significant positive - access to leisure, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools and health and brownfield site.

Summary of reps

[H1] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- · 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

- Table 1 -Green sites with poor accessibility
- Table 2- Amber sites with poor accessibility
- Table 3- Red sites with poor accessibility
- Table 4- Green and Amber Sites within the Core Public Transport Network
- Table 5- Red Sites within the Core Public Transport Network
- [See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - green sites are linked to this comment]

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Ground floor now established as a night club. Availability and suitability questionable.

1009 Marshall Street - 1953 Building, Holbeck

Site Details								
Easting	429564	Northing	432615	Site area ha	0.6	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and Hu	unslet	
Site Char	acteristic	es.						
Site type	Brownfield					-		
On-site land	luses							
Vacant build	ling							
Neighbourin	g land uses							
Storage	_							
Dwellings								
Office								
Vacant build	ling							
Vacant land								
Other land u	Other land uses							
Community Arts/Gallery								
Topography	y Flat				Landscape	No Tree Cove	er	
Boundaries	Existing v	vell defined			Road front	Yes		

Two storey derelict warehouse/office building on the west side of Marshall St and the north side of Sweet Street West. The listed Marshall Mills is to

Greenbelt Assessment - Not Required

Description

the north.

1. Check the unresticted sprawl of large built up areas

•			
Would development lead to/const			
Would development result in an is			
Is the site well connected to the I	ouilt up area?		
Would development round off the			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

study.

Constraints

Environment Agency

FZ2 - 3/4 of site (not SE corner).

See comments in main text of our response.

1009 Marshall Street - 1953 Building, Holbeck Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments LCC Highways Comments Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards but lacking in local services 4 Access comments Access from Sweet Street West not Marshall Street 5 Local network comments cumulaive impact concern 4 **Total score** Mitigation measures Improvements into 'Holbeck Urban Village' including widening the frontage onto Sweet Street West 13 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** 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

City Centre

1009 Marshall Street - 1953 Building, Holbeck

LCC	
Ecology support Supported (Green)	Supported
Supported (Green)	
Ecology boundary	

Education comments

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

Flood Risk	

Utilities Gas

Electric				

Fire and Rescue

Telecoms

Other English Heritage

UDP Designations

This lies within the Holbeck Conservation Area and includes the Grade I Listed Temple Mill

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			
App Number	Proposal	Decision	% of site
09/00885/FU	Laying out of temporary car park	W	98
09/00884/CA	Conservation Area Application for demolition of warehouse	Α	98

Spatial relationships

Core Strategy

1009 Marshall Street - 1953 Building, Holbeck

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

100.00 % overla	Main Urban Area
0.00	Major Settlement
0.00	Minor Settlement
✓	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	

Other Spatial Relationship

LCC ownership %	0.02
Nearest train station L	eeds City
Nearest train station distance (m)	590.15
Nearest bus stop	12632
Nearest bus stop distance (m)	99.16
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓✓✓
Overlaps Listed Building	✓
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	<u></u>
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

1009 Marshall Street - 1953 Building, Holbeck

Conclusions

Issues and Options Summary

SHLAA concludes capacity for 120 dwellings to deliver in 2013/14 based on a submission from the owner in 2008. Delivery of the site in the longer term when the residential market improves, is more realistic.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, access to greenspace and historic enviornment. Significant positive - access to leisure. Minor positive - access to health, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets are not harmed. Well located to contribute to placemaking objectives.

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable location for mixed office/residential development

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

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Storage

Neighbouring land uses

Dwellings

Car Parks

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?					
Would development result in an isolated development?					
Is the site well connected to the built up area?					
Would development round off the settlement?					
Is there a good existing barrier between the existing urban area and the undeveloped land?					
Unrestricted Sprawl Conclusion					

2. Prevent neighbouring towns from merging

_		
Would development lead to physical connection of settlements?		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessm	ent against all 4 purposes of green belt a	and essential
characteristics of openness and p		illu essettuai
SHLAA conclusions		
Availability: Short (early)	Suitability: Suitable	Achievability: Medium (6-10yrs)
Summary of infrastructure pr	ovider comments	
LCC Highways Comments		
Public transport accessibility comment		Rank (1
Meets Public Transport accessibility st	andards 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 env	vironmental improvements.	5
Mitigation measures		Total sco
environmental		
		14
Highways site support Yes - with mitigation		
Contingent on other sites		
Contingent on other sites		
Highways Agency		
Impact No material impact	Network Status No objection	
All city centre sites have a cumulative	negative impact on the M621	
Network Rail		
<u> </u>		
Yorkshire Water		
Treatment Works Knostrop		
co-ordinated with Yorkshire Water's A the site. The forthcoming AMP(6) wil with YW's investment. It is particularl take into account available sewerage	usset Management Plans (AMP) to ensure the n I run from April 2015 to March 2020. Phasing i y important that sites which represent a 10% of and WwTW capacity. If a developer wants to b	pment that will connect to the public sewer system needs to be decessary infrastructure and capacity can be provided to serve s one method used to ensure sites are brought forward in line or greater increase in population served by the works should bring a site forward before YW have completed any planned mount would be determined by a developer funded feasibility
Environment Agency		
Constraints		
	previous I&O consultation. Eastern boundary b	orders F72

Ecology support : Supported Ecology boundary Education comments Flood Risk Flood Zone 1 Utilities Gas	Supported
Ecology boundary Education comments Flood Risk Flood Zone 1 Utilities	ээррог сей
Ecology boundary Education comments Flood Risk Flood Zone 1 Utilities	
Education comments Flood Risk Flood Zone 1 Utilities	
Flood Risk Flood Zone 1 Utilities	
Flood Risk Flood Zone 1 Utilities	
Flood Risk Flood Zone 1 Utilities	
Flood Zone 1 Utilities	
Flood Zone 1 Utilities	
Utilities	
Gas	
Electric	
2.000	
Fire and Rescue	
1	
Telecoms	
·	
Other	
English Heritage	
Natural England	

Planning History App Number Decision % of site Proposal Non illuminated scaffold mounted wrap around banner sign 10/00187/ADV W

Spatial relationships

		1
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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

for temporary period of 2 years

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	

Other Spatial Relationship

LCC ownership %	0.00				
Nearest train station	Leeds City				
Nearest train station distance (m)	1198.84				
Nearest bus stop	7166				
Nearest bus stop distance (m)	197.45				
Agricultural classification Urban					
Overlaps SSSI					
Overlaps SEGI					
Overlaps LNA					
Overlaps LNR					
Overlaps Conservation Area					
Overlaps Listed Building					
Overlaps Strat. Employment buffer	<u></u>				
Overlaps Public Right of Way					
Overlaps SFRA Flood Zone					
Overlaps EA Flood Zone	<u> </u>				
Overlaps HSE Major Hazard					
Overlaps HSE Gas Pipeline					
Overlaps Pot. Contamination	✓				
Overlaps Minerals Safeguard	ed				
Overlaps Minerals Safeguarded 100)m				

Conclusions

Issues and Options Summary

The SHLAA states that there could be capacity for 63 dwellings. Offices at ground/1st floor level on the plot next to the A64 would be appropriate. Site would also be considered for a car park extension to the adjoining multi-storey car park. No highways objection subject to mitigation.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - employment and economic growth and access to greenspace. Significant positive - access to leisure and transport network. Minor positive - access to schools and health, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable city centre location for mixed use scheme with office at ground floor level adjacent to A64 and apartments on upper floors.

Site Deta	ails							
Easting	429113	Northing	434141	Site area ha	0	SP7	City Centre Infill	
HMCA City Centre		Ward	Hyde Park	and Woodhouse				

Site Characteristics

Site type Brownfield

On-site land uses

Dwellings

Adjacent land uses - None

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon of	development?	
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?					
Do features provide bound					
Coalescence Conclusion					

3. Assist in safeguarding the countryside from encroahment

•	_				
Strong defensible boundary	between site and urban area				
Does the site provide acces	s to the countryside				
Does the site include local/	national nature conservation areas (SSSIs				
Areas of protected/unprotected woodland/trees/hedgerows?					
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?					
Does the site contain buildings					
Are these buildings used for agricultural purposes?					
Encroachment Conclusion					

4. Preserve the setting and special character of historic towns

	9			
Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions				
Availability: Short (=<5 yrs)	Guitability:	Unsuitable	Achievability: Uncertain	
Summary of infrastructure provider con	mments			
LCC Highways Comments				
Public transport accessibility comments			Rank (1-	.5)
Meets Public Transport accessibility for buses and s	standards fo	r local services, schools and health	ncare 5	
Access comments				
Access of Kendal Lane			5	
Local network comments				
OK for 2 units			5	
			3	
Mitigation measures			Total sco	ore
None			45	
			15	
Highways site support				
yes				
Contingent on other sites				
Contingent on other sites				
J				
Highways Agency				
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 co-ordinated with Yorkshire Water's Asset Manager the site. The forthcoming AMP(6) will run from Approximately with YW's investment. It is particularly important the take into account available sewerage and WwTW improvements it may be possible for the developer study.	ment Plans (oril 2015 to Nat sites what sites what apacity. If a	(AMP) to ensure the necessary infr March 2020. Phasing is one metho- ich represent a 10% or greater inc developer wants to bring a site fo	astructure and capacity can be provided to serve d used to ensure sites are brought forward in line crease in population served by the works should brward before YW have completed any planned	
Environment Agency				
Constraints FZ1 under 1 ha. See comments in main text of ou	r resnonse			
121 diluci i na. See comments ill main text of ou	г гозропъс.			
LCC				
Ecology support Supported Supported				

Ecology boundary
Education comments
Education confinents
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
English Heritage
Natural England

Planning History

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

Spatial relationships

UDP Designations

UDP Designations		
N00 0 1 11	0.00	
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	
Overlaps N37 SLA		
Sch. Ancient Mon.	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	

Other Spatial Relationship

LCC ownership %	0.00
LCC OWNICISING 70	0.00

Nearest train station	Leeds City	
Nearest train station distance (m)	1112.45	
Nearest bus stop	8933	
Nearest bus stop distance (m)	196.07	
Agricultural classification	Urban	
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area	✓	
Overlaps Listed Building		
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	\Box	
Overlaps Pot. Contamination	~	
Overlaps Minerals Safeguarde	ed	
Overlaps Minerals Safeguarded 100	m	

Conclusions

Issues and Options Summary

Housing cannot be delivered on this very small and restricted site because of conservation reasons. The site contains an existing outbuilding to the main residential unit and is unsuitable for conversion or redevelopment to residential. Planning permission has been refused on this principle and an appeal successfully defended by the planning authority.

Site affects others?

Sustainability summary

Minor negative - access to greenspace. Significant positive - access to leisure, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools and health and brownfield site.

Summary of reps

Agreement that the site should be red, but acceptable in public transport terms.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

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

1039 Clarence Road - Airedale Mills LS10 1ND

Site Details							
Easting	431276	Northing	432472	Site area ha	1.3	SP7	Main Urban Area 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	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description		

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features	6?
Can development preserve this character?	
Character Conclusion	

characteristics of openness and permanence

1039 Clarence Road - Airedale Mills LS10 1ND **SHLAA** conclusions Availability: Short (later) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards for local services, schools and healthcare 5 Access comments Access from Clarene Road achievable 5 Local network comments Improvements will be required to pedestrian accessibility. Will require T.A to assess impact on wider network 4 Total score Mitigation measures Pedestrian accessibility improvements. Footbridge across river jointly with site 207/219 14 Highways site support Yes - with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact No objection **Network Status** n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Supported with mitigation **Ecology support** Supported with mitigation to protect and enhance the riverside wildlife corridor. Otters, bats and Water Vole to consider. Ecology boundary **Education comments**

City Centre

1039 Clarence Road - Airedale Mills LS10 1ND

Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Other

English Heritage

Natural England

Planning History			
App Number	Proposal	Decision	% of site
13/05405/FU	Alteration to access including part demolition of building	Α	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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	100.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m	1739.66
Nearest bus stop	13228
Nearest bus stop distance (m	59.80
Agricultural classification	Urban

1039 Clarence Road - Airedale Mills LS10 1ND

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguarde	24
Overlaps willerals safeguard	zu
Overlaps Minerals Safeguarded 100	m

1039 Clarence Road - Airedale Mills LS10 1ND

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Aire Valley Not proposed as housin	g allocation
DPP Allocation Conclusion	

1078 Marsh Lane / Saxton Lane LS9

Site Details							
Easting	430993	Northing	433385	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantof	fts and Richmond Hill
Site Characteristics							
Site type Brownfield							
On-site land uses - None							

Other land uses - None

Adjacent land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	i
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

App Number

14/02863/FU

Proposal

forecourt to hand car wash

Retrospective application for change of use from garage

1078 Marsh Lane / Saxton Lane LS9 **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History**

Decision

Α

% of site

70

1078 Marsh Lane / Saxton Lane LS9 Extension of time period for permission 08/01844/FU for part 8 part 9 storey block of 80 flats with car parking 11/01442/EXT Α 93

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

|--|

_		
0 % overlap	100.00	Main Urban Area
0	0.00	Major Settlement
0	0.00	Minor Settlement
	~	Overlaps Urban Extension
	_	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	%	6.90
Nearest train station		Leeds City
Nearest train station distance	(m)	1315.04
Nearest bus s	` '	11030
Nearest bus stop distance	(m)	131.82
·		

Agricultural classification Urban

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
✓	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
	Overlans Minerals Safeguarded

·	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	\Box
Overlaps EA Flood Zone	\Box
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	~
Overlaps Minerals Safeguarde	d _
Overlaps Minerals Safeguarded 100r	n 🗆

1078 Marsh Lane / Saxton Lane LS9

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Aire Valley identified	
DPP Allocation Conclusion	

1082 Manor Road - Manor Court, Holbeck LS11

Site Deta	ails						
Easting	429627	Northing	432678	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

Manufacturing and Wholesale

Adjacent land uses - None

Other land uses - None

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

Description

Site located on the south side of Manor Road at the junction with Marshall Street. Comprises of a terrace of modern single storey business units and car parking.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

-		
Would development lead to/consti	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the	settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boun	Do features provide boundaries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed build	ng/historical features?
Can development preserve this character?	
Character Conclusion	·

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

	•	•			

LCC

Ecology support

Supported

Supported

1082 Manor Road - Manor Court, Holbeck LS11 **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets CS standards but no primary school and lacks local services 5 Access comments Access from Manor Road as existing 5 Local network comments cumulative impact concern 4 Total score Mitigation measures Improvements into 'Holbeck Urban Village' including widening the frontage onto Sweet Street West 14 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** 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 all of site. See comments in main text of our response

1082 Manor Road - Manor Court, Holbeck LS11 Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Proposal % of site Decision

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	V

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC	ownership %	6	0.00
LUU	ownership 7	<u>დ</u> ს	J.UU

1082 Manor Road - Manor Court, Holbeck LS11

Nearest train station	L	eeds City	
Nearest train station distance (m)	517.31	
Nearest bus st	юр	12632	
Nearest bus stop distance (m)	164.36	
Agricultural classificati	ion U	rban	
Overlaps SS	SSI		
Overlaps SE	GI		
Overlaps L	NA		
Overlaps L	NR		
Overlaps Conservation A	rea		
Overlaps Listed Build	ing		
Overlaps Strat. Employment buf	fer	✓	
Overlaps Public Right of W	/ay		
Overlaps SFRA Flood Zo	ne	✓	
Overlaps EA Flood Zo	ne	✓	
Overlaps HSE Major Haza	ard		
Overlaps HSE Gas Pipel	ine		
Overlaps Pot. Contaminat	ion	✓	
Overlaps Minerals Safegu	arded		
Overlaps Minerals Safeguarded	100m		

1082 Manor Road - Manor Court, Holbeck LS11

Conclusions

Issues and Options Summary

Good housing site in Holbeck Urban Village. Submitted to SHLAA by owner/developer. Expected to come forward late in the medium term.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth and access to greenspace. Significant positive - access to leisure, greenhouse emissions and accessibility. Minor positive - access to schools and health, brownfield site and transport network.

Summary of reps

H1] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

- Table 2- Amber sites with poor accessibility
- Table 3- Red sites with poor accessibility
- Table 4- Green and Amber Sites within the Core Public Transport Network
- Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Suitable site in Holbeck Urban Village with owner/developer interest.

Description

1125 Hunslet Road - Braime Pressings LS10

Site Details								
Easting	430838	Northing	432482	Site area ha	2.3	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and Hu	unslet	
	Site Characteristics							
Site type	Brownfield					-		
On-site land uses - None								
Adjacent land uses - None								
Other land uses - None								
Topograph	Topography Landscape							
Boundarie	S				Road front	No		

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

	Would development lead		
	Do features provide bound		
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

1125 **Hunslet Road - Braime Pressings LS10 SHLAA** conclusions Availability: Short (later) Suitability: LDF to determine Achievability: Medium (6-10yrs) 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 Hunslet Rd access OK, concern over existing Sayner Rd access - too close to signals for right turn in. 4 Local network comments NGT expected to close Sayner La, cumulative impact on Sayner Rd / Hunslet Rd concern 4 Total score Mitigation measures Unknown at this stage? 13 Highways site support yes - with mitigation Contingent on other sites Contingent on other sites **Highways Agency** 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 **Environment Agency** Constraints LCC **Ecology support** Supported Supported - but bat roost possible on site Ecology boundary **Education comments**

1125 Hunslet Road - Braime Pressings LS10 Flood Risk Utilities Gas Electric Fire and Rescue Telecoms

Planning History			
App Number	Proposal	Decision	% of site

Spatial relationships

English Heritage

Natural England

13/03982/LI

UDP Designations

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Listed building application for the demolition of boundary wall to north-east. (TN086)

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

67

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.30	
Nearest train station		Leeds City
Nearest train station distance (m)		1347.75
Nearest bus stop		8104
Nearest bus stop distance (m)		118.66
The second distance	()	1.0.00

Agricultural classification Urban

1125 Hunslet Road - Braime Pressings LS10

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	V
Overlaps Strat. Employment buffer	V
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	$\overline{\sqcap}$
Overlaps HSE Gas Pipeline	$\bar{\sqcap}$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

1125 Hunslet Road - Braime Pressings LS10

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
<u> </u>	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

Site Details							
Easting	431556	Northing	433470	Site area ha	2.2	SP7	Main Urban Area Infill
HMCA	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

Topograph	y Sloping	Landscape	No Tree Cover
Boundarie	Existing well defined	Road front	Yes

Description

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Constraints

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

1140 Pontefract Lane (land west of), Richmond Hill LS9 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Longterm (11+yrs) 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 Contingent on other sites 1146 **Highways Agency** Impact No material impact **Network Status** No objection Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

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

App Number	Proposal	Decision	% of site
12/01468/FU	Extension to factory (part implimented)	Α	95

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	
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	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationshi	p
LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1884.88
Nearest bus stop	3375
Nearest bus stop distance (m)	140.71
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguard	ed

Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

SHLAA concludes site is suitable for residential development but is a long term prospect as the business premises are currently occupied. No Highways objection providing account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - access to greenspace. Significant positive - access to leisure, flood risk and accessilbity. Minor positive - access to schools and health and brownfield site.

Summary of reps

In order to assess the site we have considered the following accessibility criteria:

- · Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

- Table 2- Amber sites with poor accessibility
- Table 3- Red sites with poor accessibility
- Table 4- Green and Amber Sites within the Core Public Transport Network
- Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - amber sites are linked to this comment]

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

No indication that this site is available for redevelopment. Buildings are occupied by a variety of businesses.

1230 Saxton Lane - Yorkshire Ambulance Service NHS Trust, Ambulance Station, LS9 8HE

Site Details							
Easting	431051	Northing	433344	Site area ha	0.6	SP7	City Centre Infill
HMCA	City Centre	'		1	Ward	Burmantoft	ts and Richmond Hill
Site Chai	racteristic	s					
Site type	Brownfield					-	
On-site land uses - None							
Adjacent la	nd uses - No	ne					
Other land	uses - None						
Topograph	ıy				Landscape		
Boundarie	S				Road front	No	
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	i	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

Education comments

City Centre 1230 Saxton Lane - Yorkshire Ambulance Service NHS Trust, Ambulance Station, LS9 8HE **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Medium (6-10yrs) 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 Adequate frontages, existing access could be reused 5 Local network comments May be cumulative capacity concerns, little convoluted to head north. 4 Total score Mitigation measures None 14 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact No objection **Network Status** n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Supported Ecology support Supported Ecology boundary

1230 Saxton Lane - Yorkshire Ambulance Service NHS Trust, Ambulance Station, LS9 8HE Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** % of site **Proposal** Decision 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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

core strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	

~

Overlaps Urban Extension

0.00	% overlap
0.00	
0.00	
100.00	
0.00	
	0.00 0.00 100.00

Other Spatial Relationship

Nearest train station Nearest train station distance (m) Nearest bus stop	0.01	LCC ownership %			
` /	Leeds City	Nearest train station			
Nearest bus stop	1367.32	Nearest train station distance (m)			
	7180	Nearest bus stop			
Nearest bus stop distance (m)	76.31				

Agricultural classification Urban

1230 Saxton Lane - Yorkshire Ambulance Service NHS Trust, Ambulance Station, LS9 8HE

	Overlaps SSSI	
	Overlaps SEGI	
	Overlaps LNA	
	Overlaps LNR	
	Overlaps Conservation Area	\Box
	Overlaps Listed Building	
Ove	erlaps Strat. Employment buffer	✓
	Overlaps Public Right of Way	$\overline{\Box}$
	Overlaps SFRA Flood Zone	$\overline{\Box}$
	Overlaps EA Flood Zone	П
	Overlaps HSE Major Hazard	
	Overlaps HSE Gas Pipeline	\Box
	Overlaps Pot. Contamination	✓
		_
	Overlaps Minerals Safeguarde	E
Ove	erlaps Minerals Safeguarded 100n	n [

1230 Saxton Lane - Yorkshire Ambulance Service NHS Trust, Ambulance Station, LS9 8HE

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Access concerns, but can be addressed. More suitable for housing than green belt protected sites.
Comments on phasing
DPP Allocation
Aire Valley allocation
DPP Allocation Conclusion
5

Site Detail	s						
Easting	430204	Northing	432408	Site area ha	4.3	SP7	City Centre Infill
HMCA C	ity Centre				Ward	City and Hu	unslet
Site Chara	cteristic	s					
Site type B						_	
On-site land	ıses						
Energy produ	ction and o	distribution					
Vacant land							
Neighbouring	land uses						
Office							
Shops							
Other							
Other land us	es						
car show roor	ns, light bu	usiness units	S				
Topography					Landscape	No Tree Cove	er
Boundaries	Existing v	vell 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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

motorcycle testing area (formerly SHLAA site 2014).

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
France observed Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Observator Constitution	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (later) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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

5

Access comments

Access possible off Kidacre Street or Holmes St with widening

4

Local network comments

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

3

Mitigation measures

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

Total score

Highways site support

Yes - with mitigation

Contingent on other sites

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

Contingent on other sites

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

Highways Agency

 Impact
 Major impact
 Network Status
 Likely to require significant physical mitigation

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

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

LCC	
Ecology support Supported	Supported
Supported	
Ecology boundary	

Education comments

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

Flood Risk

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

Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
·			

Planning History

App Number Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

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	

Sch. Ancient Mon.	0.00

Other Spatial Relationship	ip
LCC ownership %	0.27
Nearest train station	Leeds City
Nearest train station distance (m)	935.36
Nearest bus stop	12870
Nearest bus stop distance (m)	193.74
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguard	ed
Overlaps Minerals Safeguarded 100)m

Conclusions

Issues and Options Summary

This site and SHLAA site 2014 will be significantly affected by the line of HS2 which is likely to be wide near the terminus. The land outside of the operational land boundary required for HS2 for this site and site 2014 measures 2.58ha. It is assumed that some high density apartment blocks might be achievable on some of the remaining non-operational land. Starting with the SHLAA standard multiplier of 350 dwellings per hectare, this may be halved to account for office (10,000sqm) and other uses and halved again to account for separation from the train line.

Site affects others?

Sites 2012 & 2014 are immediately adjacent, and could be looked at holistically in particular site 2014.

Sustainability summary

Minor negative - access to greenspace and pollution. Significant positive - access to leisure and accessibility. Minor positive - access to schools and health, brownfield site and local distinctiveness.

Summary of reps

Due to HS2 uncertainty, site capacity should be higher... suitable for housing but should also include a green corridor – even more important if HS2 comes. Outside 400m accessibility to core bus network. Where Amber and Red sites are brought forward, there will be an expectation of the

developer to raise public transport levels to accessibility levels set out in the LDF policy i.e. 4 buses per hour to Leeds, Wakefield or Bradford.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site currently blighted by HS2

HLA20052 Algernon Firth Building, LGI, Thoresby Place Leeds

Site Deta	ails						
Easting	429504	Northing	434049	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre	'			Ward	City and H	Hunslet
Site Cha	racteristic	s					
Site type	Brownfield					_	
	d uses - Non nd uses - No						
Other land	uses - None						
Topograph	ny				Landscape		
Boundarie	S				Road front		
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

HLA20052 Algernon Firth Building, LGI, Thoresby Place Leeds **SHLAA** conclusions Availability: Unknown Suitability: Suitable Achievability: Uncertain Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History			
App Number	Proposal	Decision	% of site
14/05479/COND	Consent, agreement or approval required by condition 4 of Planning Application 14/00639/LI	Α	100

City Centre

14/04004/COND	Consent, agreement or approval required by condition 3 of Planning Application 14/00638/ADV	A	100
14/00639/LI	Listed Building application for installation of static neon artwork	Α	100
14/00638/ADV	Installation of static neon artwork	Α	100
14/00379/ADV	Retrospective application for one freestanding non- illuminated sign	Α	100
13/9/00117/MOD	Change of use and alterations to former medical institute to form student accommodation comprising 17 cluster flats and 26 studio flats (total 110 bed spaces), with associated gym, cycle store, laundry, reception, plant room, bin store and detached sub station; alterations to car parking, access and landscaping NON MATERIAL AMENDMENT to 13/01092/FU: Amendment to two windows at the North West Elevation at ground floor only	M01	100
13/03924/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5 and 6 of Planning Application 13/01093/LI	Α	100
13/03921/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 9, 11, 12 and 14 of Planning Application 13/01092/FU	Α	100
13/03353/LI	Listed Building application for re-instatement of first floor windows	Α	100
13/01418/COND	Consent, agreement or approval required by condition 4 of Planning Application 12/00663/LI	w	100
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100
13/01093/LI	Variation of condition 2 (approved plans) of application 13/00663/LI	Α	100
13/01092/FU	Variation of condition 2 (approved plans) of application 12/00662/FU	Α	100
12/04995/ADV	New direction and building signs to university campus		100
12/00663/LI	Listed Building Application for Change of use and alterations, including insertion of windows at second and third floor level, refurbishment and replacement of existing windows, replacement of roof, and removal of all internal fixtures to former medical institute to form student accommodation comprising 17 cluster flats and 26 studio flats (total 110 bed spaces), with associated gym, cycle store, laundry, reception, plant room, bin store and detached sub station; alterations to car parking, access and landscaping	A	100
12/00662/FU	Change of use and alterations to former medical institute to form student accommodation comprising 17 cluster flats and 26 studio flats (total 110 bed spaces), with associated gym, cycle store, laundry, reception, plant room, bin store and detached sub station; alterations to car parking, access and landscaping	A	100
09/01277/ADV	27 new and 6 replacement directional signs, 6 new and 4 replacement monolith signs, 3 new and 2 replacement wall signs to University campus	A	100
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100

Spatial	relat	ions	hips
---------	-------	------	------

UDP Designations

HLA20052 Algernon Firth Building, LGI, Thoresby Place Leeds

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
s 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	

Other Spatial Relationship

<u> </u>	
LCC ownership %	0.00
Nearest train station	eeds City
Nearest train station distance (m)	877.95
Nearest bus stop	6846
Nearest bus stop distance (m)	195.19
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓✓✓
Overlaps Listed Building	✓
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	

City Centre

HLA20052 Algernon Firth Building, LGI, Thoresby Place Leeds

Conclusions	
Issues and Options Summary	
Student housing scheme completed	after 2012.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Student housing scheme recently co	ompleted

2000 Marsh Lane Goods Yard

Site Deta	ails							
Easting	431240	Northing	433518	Site area ha	3.8		SP7	City Centre Infill
HMCA	City Centre				Wa	ard	Burmantoft	s and Richmond Hill

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the	built up area?	
Would development round off the	e settlement?	
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

2000 Marsh Lane Goods Yard **SHLAA** conclusions Availability: Suitability: Suitable Achievability: Medium (6-10yrs) 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 Main vehicular access should be from Shannon Street 5 Local network comments No egress from Shannon St to Marsh Lane, route via A64 subject to T.A, cumulative impact concern 4 Total score Mitigation measures Pedestrian linkage improvements required, probably junction improvements for traffic capacity 14 Highways site support Yes - with mitigation Contingent on other sites Need to consider with 1140 and 1146. Contingent on other sites Need to consider with 1140 and 1146. **Highways Agency** 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** Key landowner - longer term city centre gateway site but BRB owned part of site passed to London & Continental railways, who have no immediate plans for site. Current use as rail aggregates storage & distribution set to continue **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Supported Supported Ecology boundary **Education comments**

City Centre

2000 Marsi	n Lane Goods Yard				
Flood Risk	1				
Utilities					
Gas					
Electric					
Fire and Rescue					
	· 				
Telecoms					
Other	1				
English Heritage					
Natural England					
Planning History					
App Number	Proposal		Decision	% of site	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
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	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

Nearest train station	
ivealest train station	Leeds City
Nearest train station distance (m) 1581.73
Nearest bus sto	p 11564
Nearest bus stop distance (m) 134.11

Agricultural classification Urban

2000 Marsh Lane Goods Yard

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	ĪĒ
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
0 1 14 1 0 6	
Overlaps Minerals Safeguard	ded
Overlaps Minerals Safeguarded 10	0m

City Centre

2000 Marsh Lane Goods Yard

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
<u> </u>	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

2001 St Peters Square

Site Details								
Easting	430824	Northing	433485	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

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to		
Can development pres	erve this character?	
Character Conclusion		•

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

2001 St Peters Square

SHLAA conclusions				
Availability: Short (early)	Suitability	: Suitable	Achievability: Medium (6-10yrs)	
Summary of infrastructure pro	ovider comments			
LCC Highways Comments				
Public transport accessibility comments	3		Ran	nk (1-5)
Meets Public Transport accessibility and	d standards for local se	rvices, scools and h	nealthcare	5
Access comments				
Existing St Peters Square access should	d be used, no other dire	ect access onto York	< St.	5
Local network comments				
cumulaive impact concern				4
Mitigation measures			Tota	al score
None	•			14
Highways site support yes				
Contingent on other sites				
Contingent on other sites				
Highways Agency				
Impact No material impact	Network Status	No objection		
n/a				
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
co-ordinated with Yorkshire Water's As the site. The forthcoming AMP(6) will with YW's investment. It is particularly take into account available sewerage a	set Management Plans run from April 2015 to important that sites wind WwTW capacity. If	(AMP) to ensure th March 2020. Phasir hich represent a 10° a developer wants t	elopment that will connect to the public sewer system needs to necessary infrastructure and capacity can be provided to song is one method used to ensure sites are brought forward in or greater increase in population served by the works should be bring a site forward before YW have completed any planner amount would be determined by a developer funded feasible.	serve in line ould ned
Environment Agency				
Constraints				
FZ2 - East & FZ3 - West 1/2 & 1/2. See	e comments in main te	xt of our response		

LCC	
Ecology support	Supported
Supported	

City Centre

2001	St Peters Square		
Ecology bour	dary		
	<u>'</u>		
Education co	mments		
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Reso	ue		
Telecoms			
Other			
English Herita	age		
	,		
Natural Engla	nd		
	,		
Planning Hi	story		
App Numbe	r Proposal	Decision	% of site

Spatial relationships

UDP Designations

OD: Doorgilations		
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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	V

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00

2001 St Peters Square

Nearest train station	Leeds City
Nearest train station distance (m)	1169.14
Nearest bus stop	6451
Nearest bus stop distance (m)	68.74
Agricultural classification	Urban
Overlaps SSS	
Overlaps SEG	
Overlaps LNA	
Overlaps LNF	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffe	~
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 Safeguar	
Overlaps Minerals Safeguarded 10	0m

2001 St Peters Square

Conclusions

Issues and Options Summary

Site involves semi demolished central section of St Peters Buildings. Development would provide a welcome infill. Appropriate for residential development

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - access to greenspace. Significant positive - access to leisure, derelict brownfield site, greenhouse emissions and flood risk. Minor positive - access to schools and health, transport and accessibility.

Summary of reps

[H1] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- · 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - green sites are linked to this comment]

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable site for infill development with offices at ground floor and residential at upper floor levels.

Site Deta	ils						
Easting	430901	Northing	433436	Site area ha	1.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and H	Hunslet
011 01					<u>'</u>		
Site Char	acteristic	CS					
Site type	Brownfield					-	
On-site land	uses						
Other							
Hotels, boar	ding and gu	est houses					
Neighbourin	a land uses						
Transport tra							
Other land u							
Funeral dire	ctors						
	T				1	l	
Topography	Flat				Landscape	No Tree Cove	over
Boundaries	Existing v	vell 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

Greenbelt Assessment - Not Required

Brussels Street

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the	settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Engraphment Canalysian	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

running through centre of site.

2002 Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments 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 Contingent on other sites **Highways Agency** Impact Minimal material impact **Network Status** No objection subject to satisfactory mitigation All city centre sites have a cumulative negative impact on the M621 **Network Rail** Need to check relationship with viaduct and very long term proposal to widen to 4 tracks Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

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

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
	•		
Other			
English Heritage			
3			
Natural England			
3			
Planning History			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
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	

Other Spatial Relationship 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 Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building **~** 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 **V** Overlaps Minerals Safeguarded

Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Site would require the relocating of existing businesses to allow for redevelopment. No Highways objection providing account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - employment and economic growth and access to greenspace. Significant positive - access to leisure, flood risk and accessibility. Minor positive - access to schools and health, brownfield site, greenhouse emissions and transport network.

Summary of reps

REP08045:[E1]: 2. Employment Sites

A basic accessibility assessment has been undertaken for the Employment sites. In order to assess the site we have considered the following accessibility criteria:

Access to the Core Bus Network - within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;

The RAG approach we have added is based on the proximity to the core bus network:

- Green Sites within 400 metres from the core network;
- Amber- Sites between 401 and 600 metres from the core network;
- Red Sites over 600 metres from the core network.

It should be noted that the RAG assessment is based on the current network and should be used as an indication of the sites accessibility. A number of the larger sites are inevitably classed as Red due the size of the allocation (over 400m) and due to the fact the existing uses do not require bus services (i.e. they are Greenfield site). Where Amber and Red sites are brought forward, there will be an expectation of the developer to raise public transport levels to accessibility levels set out in the LDF policy i.e. 4 buses per hour to Leeds, Wakefield or Bradford.

[See representation submitted for full details and the table of sites. This rep no. links to employment sites in City Centre area.]

REP07983:[H4]: 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- · Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - amber sites are linked to this comment]

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Premises occupied. Site not available.

2003 Mill Street - Dransfields Amusement Centre

Site Deta	ails						
Easting	431022	Northing	433259	Site area ha	0.8	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantof	ts and Richmond Hill
C!+ - Ol							
Site Cha	racteristi	CS					
Site type Brownfield _							
On-site land uses - None							
Adjacent la	nd uses - No	one					
Other land	usas - Nona						

Topography	Landscape	
Boundaries	Road front	No
Description		

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/i		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used for		
Encroachment Conclusion		

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

2003 Mill Street - Dransfields Amusement Centre **SHLAA** conclusions Availability: Unavailable Suitability: Suitable Achievability: Longterm (11+yrs) 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 Adequate frontages, existing access could be reused 5 Local network comments May be cumulative capacity concerns, little convoluted to head north. 4 Total score Mitigation measures None 14 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** 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 **Environment Agency** Constraints LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

City Centre

2003 Mill Street - Dransfields Amusement Centre

Flood Risk	
Utilities	
Gas	
Electric	
Fire and Deceme	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
. J	

Planning History			
App Number	Proposal	Decision	% of site
09/04754/COND	Consent, agreement or approval required by conditions 2 and 3 of Planning Application 09/02763/FU	Α	55
09/03104/ADV	5 non illuminated individual letter signs to offices and warehouse	Α	52
09/02763/FU	Alterations including re cladding to offices and warehouse	Α	55

Spatial relationships

0.00	% overlap
0.00	·
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
100.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 100.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Malan Cattlana ant	0.00	•
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	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	29.12

2003 Mill Street - Dransfields Amusement Centre

Nearest train station	Leeds City
Nearest train station distance (m)	1331.44
Nearest bus stop	10551
Nearest bus stop distance (m)	58.67
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

2003 Mill Street - Dransfields Amusement Centre

onclusions
sues and Options Summary
te affects others?
ustainability summary
ummary of reps
omments on phasing
PP Allocation
re Valley Not proposed as housing allocation
PP Allocation Conclusion

2004 North Street - Leeds College of Building

Site Details								
Easting	430692	Northing	434170	Site area ha	0.9	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and H	lunslet	
Site Char	acteristic	cs						
Site type	Brownfield					-		
On-site land	uses							
Education								
Neighbouring land uses								
Wholesale distribution								
Dwellings								
Other land uses - None								
Topography	y Flat				Landscape	No Tree Cov	rer	
Boundaries	Existing v	vell defined			Road front	Yes		
Description								

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	1
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

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

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces	s to the countryside			
Does the site include local/	national nature conservation areas (SSSIs			
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildings				
Are these buildings used for agricultural purposes?				
Encroachment Conclusion				

4. Preserve the setting and special character of historic towns

	· .	
Site within/adjacent to		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

2004 North Street - Leeds College of Building

SHLAA conclusions					
Availability: Short (early)	Suitability:	Suitable	Achievability: N	Medium (6-10yrs)
Summary of infra	structure prov	ider comments			
LCC Highways Com	ments				
Public transport access					Rank (1-5)
Meets Public Transpor	t accessibility and s	tandards for local ser	vices, scools and health	care	5
Access comments					
Access would be supp	orted onto all roads	except North Street			5
Local network comme	nts				
Pedestrian linkages ar	d local environmen	tal improvements req	uired.		5
Mitigation measures					Total score
Pedestrian linkages ar	d local environmen	tal improvements req	uired.		15
High ways alto a company					
Highways site support Yes - with mitigation					
Contingent on other si	tes				
Combination at the state of	400				
Contingent on other si	tes				
Highways Agency					
Impact No material i	mpact	Network Status	No objection		
All city centre sites ha	<u> </u>		-		
Network Rail					
	1				
Yorkshire Water					-i
Treatment Works	Knostrop				
co-ordinated with Yor the site. The forthcor with YW's investment take into account avai	kshire Water's Asse ning AMP(6) will ru . It is particularly im lable sewerage and	t Management Plans on from April 2015 to Naportant that sites who WwTW capacity. If a	(AMP) to ensure the nec March 2020. Phasing is o nich represent a 10% or a developer wants to brit	nent that will connect to the puessary infrastructure and capa one method used to ensure site greater increase in populationing a site forward before YW haunt would be determined by a	es are brought forward in line served by the works should live completed any planned
Environment Agend	су				
Constraints					
FZ1 under 1ha. See co	omments in our pre	vious I&O consultatio	n		
LCC					
Ecology support	Supported				
Supported					

City Centre

2004 North Street - Leeds College of Building

2004 NOI III 311	reet - Leeus College of Building	
Ecology boundary		
Education comments		
Flood Risk		
Flood Zone 1		
Utilities Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
English Heritage		
Natural England		

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

Spatial relationships

UDP Designations

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
100.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 100.00 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	

Other Spatial Relationship

LCC ownership	%	0.03
LOG GWIIGISIIIP	,0	0.03

2004 North Street - Leeds College of Building

Nearest train station	_eeds City
Nearest train station distance (m)	1399.70
Nearest bus stop	5870
Nearest bus stop distance (m)	73.35
Agricultural classification U	Irban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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	b
Overlaps Minerals Safeguarded 100m	n 📄

2004 North Street - Leeds College of Building

Conclusions

Issues and Options Summary

Current occupiers intentions uncertain, but mixed use development with residential a reasonable prospect. SHLAA estimates capacity for 158 dwellings. The site also adjoins the UDP retail warehouse designation and has potential to act as an extension of this area to accommodate bulky goods retailing if that is considered necessary and appropriate. No Highways objection providing account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - employment and economic growth. Significant positive - access to leisure, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools and health and brownfield site.

Summary of reps

REP08045:[E2]: 2. Employment Sites

A basic accessibility assessment has been undertaken for the Employment sites. In order to assess the site we have considered the following accessibility criteria:

• Access to the Core Bus Network - within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;

The RAG approach we have added is based on the proximity to the core bus network:

- · Green Sites within 400 metres from the core network;
- Amber- Sites between 401 and 600 metres from the core network;
- Red Sites over 600 metres from the core network.

It should be noted that the RAG assessment is based on the current network and should be used as an indication of the sites accessibility. A number of the larger sites are inevitably classed as Red due the size of the allocation (over 400m) and due to the fact the existing uses do not require bus services (i.e. they are Greenfield site). Where Amber and Red sites are brought forward, there will be an expectation of the developer to raise public transport levels to accessibility levels set out in the LDF policy i.e. 4 buses per hour to Leeds, Wakefield or Bradford.

REP07983:[H4]: 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- · Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - amber sites are linked to this comment]

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

City centre site suitable for office and residential development.

2005 Trafalgar Street

Site Details							
Easting	430589	Northing	433972	Site area ha	0.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	ınslet

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Multi-storey car park on north side of Trafalgar Street

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

5. Assist in safeguarding the countryside from encroannent	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

	sharacteristics of openings and permanence							
Γ		_						
l								

Supported

2005	Trafal	gar Street				
SHLAA con	clusions					
Availability	y : Unavaila	able	Suitability:	Unsuitable	Achievability: Medium (6-1	10yrs)
Summary	of infra	structure prov	vider comments			
LCC Highw	ays Comr	nents				
		ibility 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 com	ments					
Access for lo	ocal networ	k ok				5
Local netwo	rk commer	ıts				
Pedestrian li	inks to city	cente need enviro	nmental improvement	S.		5
N ditionation as						Total score
Mitigation men						
						14
Highways si	te support					
Yes - with m						
Contingent o	on other sit	es				
Contingent of	on other sit	es				
Highways						
10.000	material ir	<u>'</u>		No objection		
Network R		e impact in combi	nation with other sites	s. If site still includ	ded at next sift assess as part of city centre / A	ire Valley cluster.
Yorkshire	Mator					
Treatment V		Knostrop				
Knostrop Hi co-ordinated the site. Th	gh and Lov d with York ne forthcom	v Level are large v shire Water's Asso ling AMP(6) will ru	et Management Plans (un from April 2015 to N	(AMP) to ensure th March 2020. Phasii	relopment that will connect to the public sewer ne necessary infrastructure and capacity can be ng is one method used to ensure sites are brou	provided to serve ght forward in line
take into ac	count avail	able sewerage and	d WwTW capacity. If a	developer wants	% or greater increase in population served by to bring a site forward before YW have complete amount would be determined by a developer	ted any planned
Environme	ent Agenc	у				
Constraints						
FZ1 under 1	ha. See c	omments in main	text of our response.			
LCC						
Ecology sun	nort	Supported				

City Centre

Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Other English Heritage

Planning History			
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

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy						
Main Hubana Anaa	100 00					

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	

2005 Trafalgar Street

LCC ownership %	0.00
	Leeds City
Nearest train station distance (m)	1189.30
Nearest bus stop	9438
Nearest bus stop distance (m)	156.83
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	Ī
Overlaps LNA	Ē
Overlaps LNR	Ħ
Overlaps Conservation Area	
Overlaps Listed Building	H
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 Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

2005 Trafalgar Street

Conclusions

Issues and Options Summary

Recent permission for refurbishment of multi-storey car park makes redevelopment for residential unlikely. Dwelling capacity is included to be consistent with the methodology but is hypothetical and thought to be unachievable on this site.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - access to greenspace. Significant positive - access to leisure and flood risk. Minor positive - access to schools and health, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

[H7] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- · 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Red Sites within the Core Public Transport Network

Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

[see table in full representation submitted which lists sites]

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site thriving as multi-storey car park therefore not available.

2006 North Street (59) - Caspar building and Centenary House LS2

Site Details								
Easting	430456	Northing	434054	Site area ha	0.7	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and Hu	ınslet	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Adjacent land uses - None

Other land uses - None

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

Description

Exemplary modular residential building built in late 1990s. Now considered unsafe and has been vacant since 2006. Centenary House is a listed vacant office building, formerly occupied by Leeds Society for Deaf and Blind People.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

•	•	0 0	
Would development lead			
Do features provide boun			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed buildi	ng/historical features?
Can development preserve this character?	
Character Conclusion	<u>.</u>

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

LCC

Ecology support

Supported

Supported

2006 North Street (59) - Caspar building and Centenary House LS2 **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) 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 cumulaive impact concern 4 Total score Mitigation measures 13 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection All city centre sites have a cumulative negative impact on the M621 **Network Rail Yorkshire Water** Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

2006 North Street (59) - Caspar building and Centenary House LS2 Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Centenary House at the northern end of this site is a Grade II 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 **Planning History** Decision % of site **App Number Proposal**

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	
Overlaps N37 SLA		
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	

Other Spatial Relationship

2006 North Street (59) - Caspar building and Centenary House LS2

LCC ownership %	25.79
Nearest train station	Leeds City
Nearest train station distance (m)	1152.63
Nearest bus stop	9438
Nearest bus stop distance (m)	143.69
Agricultural classification	Urban
Overland CCCI	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
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 Safeguard	ed
Overlaps Minerals Safeguarded 100m	

DPP Allocation Conclusion

2006 North Street (59) - Caspar building and Centenary House LS2

Issues and Options Summary Currently unoccupied. Application for 157 dwellings never determined. Urban Splash interest in refurbishing existing 44 uninhabitable dwellings. No Highways objection providing account is taken of cumulative impact of other sites. Site affects others? Sustainability summary Significant positive - access to leisure and flood risk. Minor positive - access to schools and health, brownfield site, greenhouse emissions, transport network and accessibility. Summary of reps Special regard must be had to the preservation of listed building. Good in public transport accessibility terms. Comments on phasing DPP Allocation Preferred housing allocation

Existing housing vacant for many years due to structural design fault. Suitable site for residential redevelopment

2007 Wharf Street

Site Details								
Easting	430532	Northing	433356	Site area ha		0	SP7	City Centre Infill
HMCA	HMCA City Centre			Ward	City and Hu	ınslet		

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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const			
Would development result in an is			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

5. Assist in sareguarding the countryside from encroaliment	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

2007	Wharf Street				
SHLAA con	clusions				
Availability	r: Short (early)	Suitability: Su	uitable	Achievability: Medium (6-10yrs)	
Summary	of infrastructure pro	ovider comments			
LCC Highwa	ays Comments				
Public transp	oort accessibility comments				Rank (1-5)
Meets Public	Transport accessibility and	l standards for local service	es, scools and healthcar	re	5
Access comn	ments				
Access from	Wharf Street				5
Local networ	rk comments				
Capacity ava	ilable for proposed number	TS.			5
Mitigation m	easures				Total score
Environment	al / pedestrian				15
Highways sit	re support				
Yes - with m	itigation	j			
Contingent o	on other sites				
Contingent o	on other sites				
Highways A	Agency				
Impact No	material impact	Network Status No	objection		
n/a					
Network R	ail				
Yorkshire \	Nater				
Treatment W					
co-ordinated the site. The with YW's in take into acc	gh and Low Level are large I with Yorkshire Water's As e forthcoming AMP(6) will evestment. It is particularly count available sewerage an	set Management Plans (AM run from April 2015 to Man important that sites which nd WwTW capacity. If a de	IP) to ensure the necest ch 2020. Phasing is one represent a 10% or gre veloper wants to bring	nt that will connect to the public sewer systems ary infrastructure and capacity can be provide method used to ensure sites are brought for eater increase in population served by the wor a site forward before YW have completed any t would be determined by a developer funded	ed to serve ward in line ks should planned
Environme	nt Agency				
Constraints					
FZ1 under 1	ha. See comments in mair	n text of our response.			
LCC					
Ecology supp	oort Supported				
Supported					

City Centre

2007	Wharf Street		
Ecology boun	dary		
	-		
Education cor	mments		
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Resc	ue		
Telecoms			
Other			
English Herita	age		
	·		
Natural Engla	nd		
Planning Hi			
App Numbe	r Proposal	Decision	% of site

Spatial relationships

UDP Designations

ezi zeeigilatierie		
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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	V

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	%	0.00

2007 Wharf Street

Nearest train station	Leeds City
Nearest train station distance (m)	856.23
Nearest bus stop	13513
Nearest bus stop distance (m)	23.16
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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 Safeguard	led
Overlaps Minerals Safeguarded 100	Om

2007 Wharf Street

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. Residential uses could compliment the character of this historic quarter of Leeds, and would be unlikely to conflict with the adjacent uses which are primarily community facilities.

Site affects others?

Sustainability summary

Minor negative - access to greenspace. Significant positive - access to leisure, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools and health, brownfield site and historic environment.

Summary of reps

[H1] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- · 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - green sites are linked to this comment]

Comments on phasing

DPP Allocation

Preferred housing with mixed uses (no employment)

DPP Allocation Conclusion

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

2008 Crown Street - White Cloth Hall LS2

Site Details									
Easting	430441	Northing	433413	Site area ha	0.1		SP7	City Centre Infill	
HMCA	City Centre	Centre Ward City and Hunslet							
Site Cha	racteristi	cs							
Site type	Brownfield						-		
On-site lan	On-site land uses								
Shops									
Derelict									
Neighbouri	ing land uses	3							
Shops									
Restaurant	ts and Cafes								
Vacant building									
Other land uses - None									
Topograpl	hy Flat				Landsca	ape I	No Tree Cov	ver	

Road front Yes

Description

Derelict partly collapsed listed building on shopping frontage

Greenbelt Assessment - Not Required

Boundaries Existing well defined

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

3 3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

characteristics of openness and pe	rmanence	
SHLAA conclusions		
Availability: Short (=<5 yrs)	Suitability: Suitable	Achievability: Longterm (11+yrs)
Summary of infrastructure pro	vider comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-
Meets Public Transport accessibility and	standards for local services, schools and hea	althcare 5
Access comments		
Access possible from Crown Street		5
Local network comments		
Capacity ok for 5 dwellings	,	_
		5
Mitigation measures		Total sco
Pedestrian linkages and local environme	ental improvements required.	
		15
I liberton and a second		
Highways site support yes		
<i>y</i>		
Contingent on other sites		
	1	
Contingent on other sites		
Contingent on other sites		
Highways Agency		
Impact No material impact	Network Status No objection	
All city centre sites have a cumulative n	egative impact on the M621	
Network Rail		
Need to check relationship with viaduct	and very long term proposal to widen to 4 tr	racks
Yorkshire Water		
Treatment Works Knostrop		
· ·	works which serve the bulk of Leeds. Develor	pment that will connect to the public sewer system needs to be
co-ordinated with Yorkshire Water's Ass the site. The forthcoming AMP(6) will r with YW's investment. It is particularly take into account available sewerage ar	set Management Plans (AMP) to ensure the norm from April 2015 to March 2020. Phasing is important that sites which represent a 10% of the WwTW capacity. If a developer wants to be	necessary infrastructure and capacity can be provided to serve is one method used to ensure sites are brought forward in line or greater increase in population served by the works should bring a site forward before YW have completed any planned mount would be determined by a developer funded feasibility
Environment Agency		
Constraints		
	revious I&O consultation	

City Centre

2008 Crown Street - White Cloth Hall LS2

	_
LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	•
Utilities	
Gas	
Electric	
Fire and Rescue	

Other

Telecoms

English Heritage

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 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			
App Number	Proposal	Decision	% of site
10/00181/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 20/171/05/LI		100
09/04668/COND	Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI	Α	100

Spatial relationships

UDP Designations

Core Strategy

2008 Crown Street - White Cloth Hall LS2

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
s 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	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	780.82
Nearest bus stop	4471
Nearest bus stop distance (m)	23.34
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	Ē
Overlaps LNA	$\overline{\Box}$
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
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 Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

2008 Crown Street - White Cloth Hall LS2

Conclusions

Issues and Options Summary

SHLAA states that the site is suitable for 5 dwellings that could deliver in 2019/20. The site is most suitable for a retail led mixed use scheme, and could likely offer 860.92 sqm of retail space

Site affects others?

Site 231 is also located on Kirkgate and will likely offer a similar scheme

Sustainability summary

Minor negative - employment and economic growth, access to greenspace. Significant positive - access to leisure, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools and health and brownfield site.

Summary of reps

Listed Building issues; acceptable in transport terms

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Suitable site for conservation led refurbishment and redevelopment with ground floor retail and upper floor residential.

2009 Black Bull Street, Carlsberg UK LTD Brewery LS1 1QG

Site Deta	Site Details							
Easting	430449	Northing	432923	Site area ha	11	SP7	City Centre Infill	
HMCA	City Centre	1			Ward	City and H	unslet	
					'	<u>'</u>		
Site Char	acteristic	cs						
Site type	Brownfield					-		
On-site land	uses							
Car Parks								
Vacant build	ing							
Vacant land								
Neighbourin	g land uses	i						
Office								
Shops	Shops							
Vacant build	Vacant building							
Other land	usos Nono							
Other land t	Other land uses - None							
Topography	/ Flat				Landscape	No Tree Cov	er	
Boundaries	Existing v	vell defined			Road front	Yes		
D								
Description	Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Planning History

2009	Black Bull Street, Carlsberg UK LTD Brewery LS1 1QG				
Overall Con characterist	clusion from assessm ics of openness and p	ent against all 4 purpo permanence	oses of green belt and	essential	
SHLAA cond		Cuitabilita	LDE to determine	A alaisee hilliteer Language (44 com)	
Availability		Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary	of infrastructure p	rovider comments			
Highwaya	Janes I				
Highways A	agency	Network Status			
		17377377			
Network Ra	ail				
Wastalata N	W-1				
Yorkshire V Treatment W					
Environme	nt Agency				
Constraints	it rigolio,				
LCC					
Ecology supp	ort				
Ecology bour	dary				
- · · ·					
Education co	nments				
Flood Risk					
1 lood Hisk					
Utilities Gas					
Electric					
Fire and Reso	ue				
Telecoms					
Other					
English Herita	age				
Note 15					
Natural Engla	na				

City Centre

2009 Black Bull Street, Carlsberg UK LTD Brewery LS1 1QG

App Number	Proposal	Decision	% of site
13/04423/ADV	12 non illuminated signs	Α	56
11/03742/COND	Consent, agreement or approval required by condition 3 of Planning Application 11/02206/DEM	Α	77
11/03342/COND	Consent, agreement or approval required by condition 2 of Planning Application 11/02206/DEM	Α	77
11/02206/DEM	Demolition of brewery buildings	Α	77

Spatial relationships

	\mathbf{D}	Des			
	אנו	1164	ilan	ы	nns

		_
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	
Overlaps N37 SLA		
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	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership	12.45	
Nearest train station		Leeds City
Nearest train station distance (m)		802.81
Nearest bus s	3014	
Nearest bus stop distance (m)		72.46

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
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 Sa	afegu	arde	d
Over	laps Minerals Safegua	rded	100r	n

Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
s Strat. Employment buffer	
verlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
verlaps Pot. Contamination	

2009 Black Bull Street, Carlsberg UK LTD Brewery LS1 1QG

or			

Issues and Options Summary

Much of the site is Flood Zone 3. Although it would be protected by the proposed Leeds Flood Alleviation Scheme, a flood risk sequential test would be necessary. The site is extremely accessible by public transport and forms a key part of City Centre South where large scale office development is expected by CS Policy CC2. Expect at least 150,000sqm offices. The SHLAA concludes 730 dwellings deliverable from 2017/18 - this assumes only half the site at half the standard city centre density. A small proportion of the residential accommodation could be purpose built for students. A large part of the site will be needed to help create the city-centre park which is intended to cover 3.5ha in its final extent. The site has potential for other town centre uses including leisure, exhibition, arts, culture, hotel. The site would also provide an option for comparison and convenience retail floorspace if found to be necessary after the City Centre Eastgate scheme has completed.

Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

2010 New Lane - Hindle Valves

Site Deta	Site Details							
Easting	430006	Northing	432789	Site area ha	3.2	SP7	City Centre Infill	
HMCA	HMCA City Centre Ward City and Hunslet							
Site Char	actoristi	20						
Site Char	acter istic	, 3						
Site type	Brownfield					-		
On-site land	uses							
Manufacturir	ng and Who	olesale						
Office								
Neighbourin	g land uses	;						
Office								
Vacant build	ing							
Manufacturir	Manufacturing and Wholesale							
Other land uses - None								
Topography	Flat				Landscape	No Tree Cove	er	
Boundaries	Existing v	vell defined			Road front	Yes		

Greenbelt Assessment - Not Required

Description

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boun		
Coalescence Conclusion		L.

3. Assist in safeguarding the countryside from encroahment

3 3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

2010 New Lane - Hindle	e Valves	
Overall Conclusion from assessm characteristics of openness and p	ent against all 4 purposes of green belt and e permanence	essential
CIU AA		
SHLAA conclusions		
Availability:	Suitability: LDF to determine	Achievability: Longterm (11+yrs)
Summary of infrastructure p	ovider comments	
LCC Highways Comments		
Public transport accessibility commen	ds	Rank (1-5)
Meets Public Transport accessibility a	nd standards for local services and healthcare but no	ot primary school4
Access comments		
access achievable, left in left out arra	ngements most likely	5
Local network comments		
Congestion on inbound and outbound	corridors	3
Mitigation measures		Total score
	ajor changes to highway around the site	12
Highways site support		
Yes - with mitigation		
<u> </u>		
Contingent on other sites		
Contingent on other sites		
Highways Agency		
Impact No material impact	Network Status No objection	
Potential for cumulative impact in cor	nbination with other sites. If site still included at ne	ext sift assess as part of city centre / Aire valley cluster.
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agency		
Constraints		
LCC Supposed		
Ecology support Supported Supported		
συρμοι ισα		

City Centre

2010	New Lane - Hindle Valves	
Ecology bour	ndary	
Education co	omments	
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Reso	CHO	
The and Reso	Lue	
Telecoms		
Other		
English Herit	age	
Natural Engla	and	
Planning Hi	ictory	
App Numbe		
- PP Hambe	200301 7001310	

Spatial relationships

UDP Designations

ODI 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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 57.27

2010 New Lane - Hindle Valves

			_
Nearest train station		Leeds City	,
Nearest train station distance	(m)	510.38	3
Nearest bus s	stop	8276	
Nearest bus stop distance	(m)	113.10)
Agricultural classificat	tion	Urban	
Overlaps S	SSSI		
Overlaps S	EGI		
Overlaps I	LNA		
Overlaps I	LNR		
Overlaps Conservation A	Area		
Overlaps Listed Build	ding		
Overlaps Strat. Employment bu	ffer	✓	
Overlaps Public Right of V	Nay		
Overlaps SFRA Flood Z	one	✓	
Overlaps EA Flood Z	one	✓	
Overlaps HSE Major Haz	ard		
Overlaps HSE Gas Pipe	line	$\overline{\Box}$	
Overlaps Pot. Contamina	tion	✓	
Overlaps Minerals Safego	uarde	ed	
Overlaps Minerals Safeguarded	100	m	

2010 New Lane - Hindle Valves

nc			

Issues and Options Summary

Large site in the south of the city centre surrounded by major highways. New Lane bisects the site dividing it into two parcels of land. The site north of New Lane is in industrial use with Hindle Valve operating there. The southern part of the site is in use as offices. Contamination from historic / current uses. Flood risk zone 2. The 2012 SHLAA estimates that the site could accommodate 282 dwellings based on half the site being developed. Potential for 24,150 sqm office space. The site has been identified within the area of the proposed HS2 station in the Government's February 2013 consultation and is therefore unlikely to be available for other types of development.

Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

2011 ASDA Group Limited, Asda House, Southbank, Great Wilson St LS11 5AD

Site Deta	ails						
Easting	430104	Northing	432958	Site area ha	3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	unslet
Site Cha	racteristic	:s					
Site type	Brownfield					_	
On-site land uses - None Adjacent land uses - None Other land uses - None							
Topograph	ny				Landscape		
Boundarie	es .				Road front	No	
Description	Description						

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

${\bf 3.}\ {\bf Assist\ in\ safeguarding\ the\ countryside\ from\ encroahment}$

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Canalysian	

Can development preserve this character?		
Character Conclusion	·	
Overall Conclusion from assessment against all 4 p	ourposes of green belt and essent	ial
characteristics of openness and permanence		

2011 ASDA Group Limited, Asda House, Southbank, Great Wilson St LS11 5AD **SHLAA** conclusions Availability: Unavailable Suitability: LDF to determine Achievability: Uncertain Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History			
App Number	Proposal	Decision	% of site
11/05446/COND	Consent, agreement or approval required by condition 4 of Planning Application 11/04215/FU	Α	71

City Centre

2011	ASDA Group Limited, Asda House, Southbank, Great Wilson St LS11 5AD					
11/04215/FU	Addition of raised enclosure to rear courtyard	Α	71			
10/02171/ADV	2 internally illuminated canopy mounted signs to offices	Α	69			

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

0 % overlap	100.00	Main Urban Area
0	0.00	Major Settlement
0	0.00	Minor Settlement
_	V	Overlaps Urban Extension

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	2.35	
Nearest train station	Leeds City	
Nearest train station distance	473.12	
Nearest bus s	8276	
Nearest bus stop distance	82.30	
Agricultural classificat	ion	Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
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	✓
Overden Minerale Cafe weeded	

Overlaps Minerals Safe	guarded
Overlaps Minerals Safeguarde	d 100m

2011 ASDA Group Limited, Asda House, Southbank, Great Wilson St LS11 5AD

Conclusions		
Issues and Options Summary		
Site affects others?		
Sustainability summary		
Summary of reps		
Comments on phasing		
DPP Allocation		
Aire Valley Not proposed as housing	g allocation	
DPP Allocation Conclusion	1	

Site Details								
Easting	430163	Northing	432262	Site area ha	3.4	SP7	City Centre Infill	
HMCA	City Centre	Inner Area			Ward	City and H	unslet	
Site Chara	actoristi	·c						
		,3						
Site type	Brownfield					-		
On-site land	uses							
Manufacturir	ng and Who	olesale						
Storage								
Other								
Neighbourin	g land uses							
Wholesale d	istribution							
Manufacturir	ng and Who	olesale						
Office								
Other land u	200							
Car Showroo								
Car Chowled								
Topography	/ Flat				Landscape	No Tree Cove	er	
Boundaries	Partially v	vell-defined			Road front	Yes		
						1		

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

Greenbelt Assessment - Not Required

Description

units with car parking

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

3 · · · · · · · · · · · · · · · · · · ·	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (later) Suitability: Suitable Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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

Mitigation measures

Substantial improvements will be required to address capacity issues

Total score

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.

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 Agency

 Impact
 Material impact
 Network Status
 No objection subject to satisfactory mitigation

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

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
children. Assuming ma secondary provision no	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 earby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near d it come to fruition, may provide secondary places.
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Ods	
Electric]
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Liigiisii riciitage	
Natural England]
3	
-	
Planning History	
App Number	Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
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	

Other Spatial Relationship

3		
Nearest train station distance (m) Nearest bus stop Nearest bus stop distance (m) Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	LCC ownership %	12.94
Nearest train station distance (m) Nearest bus stop Nearest bus stop distance (m) Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded		
Nearest bus stop Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Nearest train station	Leeds City
Nearest bus stop distance (m) Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Nearest train station distance (m)	1041.34
Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps Public Right of Way Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Nearest bus stop	11274
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building 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	Nearest bus stop distance (m)	89.93
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building 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	Agricultural classification	Urban
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building 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 LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building 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 SSSI	
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building 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 SEGI	
Overlaps Conservation Area Overlaps Listed Building 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 LNA	
Overlaps Listed Building 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 LNR	
Overlaps Minerals Safeguarded	Overlaps Conservation Area	
Overlaps Minerals Safeguarded	Overlaps Listed Building	
Overlaps Minerals Safeguarded	Overlaps Strat. Employment buffer	<u></u>
Overlaps Minerals Safeguarded	Overlaps Public Right of Way	
Overlaps Minerals Safeguarded	Overlaps SFRA Flood Zone	
Overlaps Minerals Safeguarded	Overlaps EA Flood Zone	<u> </u>
Overlaps Minerals Safeguarded	Overlaps HSE Major Hazard	<u></u>
Overlaps Minerals Safeguarded	Overlaps HSE Gas Pipeline	
	Overlaps Pot. Contamination	V
Overlaps Minerals Safeguarded 100m	Overlaps Minerals Safeguardo	ed
	Overlaps Minerals Safeguarded 100	m 🗸

Conclusions

Issues and Options Summary

Site is still in active use, with two car showrooms to the north of the site being constructed in recent years (permitted 1996). This site is, therefore, a longer term opportunity. The SHLAA concludes that this site could accommodate 298 dwellings and makes a 50% reduction for other uses. The remainder of the site would be suitable for a large footplate office development and could be a landmark building on a gateway route into Leeds. No Highways objection providing account is taken of cumulative impact of other sites. Proposed HS2 route is adjacent.

Site affects others?

2014 and 1267 could join with 2012 to make a bigger site. This could aid the delivery of infrastructure

Sustainability summary

Minor negative - employment and economic growth, access to greenspace and pollution. Significant positive - access to leisure, flood risk and accessibility. Minor positive - access to health and brownfield site.

Summary of reps

REP08045:[E1]: 2. Employment Sites

A basic accessibility assessment has been undertaken for the Employment sites. In order to assess the site we have considered the following accessibility criteria:

· Access to the Core Bus Network - within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;

The RAG approach we have added is based on the proximity to the core bus network:

- Green Sites within 400 metres from the core network;
- Amber- Sites between 401 and 600 metres from the core network;
- Red Sites over 600 metres from the core network.

It should be noted that the RAG assessment is based on the current network and should be used as an indication of the sites accessibility. A number of the larger sites are inevitably classed as Red due the size of the allocation (over 400m) and due to the fact the existing uses do not require bus services (i.e. they are Greenfield site). Where Amber and Red sites are brought forward, there will be an expectation of the developer to raise public transport levels to accessibility levels set out in the LDF policy i.e. 4 buses per hour to Leeds, Wakefield or Bradford.

REP07983:[H4]: 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- · Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

- Table 1 -Green sites with poor accessibility
- Table 2- Amber sites with poor accessibility
- Table 3- Red sites with poor accessibility
- Table 4- Green and Amber Sites within the Core Public Transport Network
- Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - amber sites are linked to this comment]

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site currently blighted by HS2

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

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

•	•	
Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (later) Suitability: Suitable Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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

Mitigation measures

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

Total score

Highways site support

Yes - with mitigation

Contingent on other sites

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

Contingent on other sites

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

Highways Agency

Impact No material impact Network Status No objection

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

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
, , , , , , , , , , , , , , , , , , ,	
Education comments	
2031+2018+225+201 children. Assuming ma 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 earby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near d it come to fruition, may provide secondary places.
Flood Risk	
Utilities	
Gas	
Electric	1
Licotific	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England]
ivaturai Erigianu	
Planning History	
App Number	Proposal Decision % of site

Spatial relationships

UDP Designations

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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					

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

Other Spatial Relationship

LCC ownership %	82.76
Nearest train station	Leeds City
Nearest train station distance (m)	1181.73
Nearest bus stop	11274
Nearest bus stop distance (m)	167.30
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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	Y Y Y
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed 🗸
Overlaps Minerals Safeguarded 100	m

DPP Allocation Conclusion Site currently blighted by HS2

2013 Pottery Fields, Kidacre Street

Conclusions	
Issues and Options Summary	
	012 made a lower density assumption of 196 dwellings. Capacity halved because of HS2 influence. Large for housing, but this could be further enlarged when detailed information on HS2 is made available.
Site affects others?	
Sustainability summary	
	conomic growth, access to greenspace and pollution. Significant positive - access to leisure, flood risk and to schools and health and brownfield site.
Summary of reps	
would be suitable for housing but s	hould also include a green corridor, good in public transport terms
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	

2014 Kidacre Street, Motorcycle Training Area

Site Details								
Easting	430254	Northing	432365	Site area ha	0.8	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and H	unslet	
Site Char	acteristic	s						
Site type I	Brownfield					-		
On-site land	uses							
Vacant land								
Other								
Neighbourin	g land uses							
Shops		!						
Manufacturin	ng and Who	lesale						
Energy prod	uction and o	distribution						
Other land uses								
Motorcycle Training Centre								
Topography	/ Flat				Landscape	Limited Tree	Cover	
Boundaries	Boundaries Partially well-defined Road front Yes							
Description								
Motorcycle testing area now subsumed within former gas works site (ref 1267).								

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const					
Would development result in an is					
Is the site well connected to the built up area?					
Would development round off the					
Is there a good existing barrier between the existing urban area and the undeveloped land?					
Unrestricted Sprawl Conclusion					

2. Prevent neighbouring towns from merging

_		
Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

2014 Kidacre Street, Motorcycle Training Area Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) 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

Mitigation measures Total score

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

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

12

3

Highways site support

Yes - with mitigation

Local network comments

Contingent on other sites

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

Contingent on other sites

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

Highways Agency

Impact No material impact Network Status No objection

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

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

2014 Kidacre Street, Motorcycle Training Area

2017	addie officer, motorcycle frammig zued
LCC	
Ecology support	Supported
Supported	Supported
Саррогтоа	
Ecology boundar	у
Education comm	ents
children. Assumi secondary provis	5+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary ing majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or sion nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near should it come to fruition, may provide secondary places.
Flood Risk	
Site located pred	dominantly 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 constrate a sequential approach it would be preferable for the residential uses to be located in FZ 1.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning Histo	ry

Spatial relationships

App Number

UDP Designations

% overlap	0.00	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
	0.00	S2S6 Town Centre
	0.00	Proposed Local Centre
		Overlaps N37 SLA
	0.00	Sch. Ancient Mon.

Proposal

Core Strategy

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

Decision

% of site

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	

2014 Kidacre Street, Motorcycle Training Area

Other Spatial Relationship

LCC ownership 9	6	99.97
Nearest train station	Lee	ds City
Nearest train station distance (m)	999.22
Nearest bus sto	р	11274
Nearest bus stop distance (m) :	207.57
Agricultural classification	n Urba	n
Ousedons CCC		\neg
Overlaps SSS		_
Overlaps SEG	l [
Overlaps LN	4	
Overlaps LN	R [
Overlaps Conservation Are	a [
Overlaps Listed Buildin	g	
Overlaps Strat. Employment buffe	r [/
Overlaps Public Right of Wa	y	
Overlaps SFRA Flood Zon	e [✓
Overlaps EA Flood Zon	e [/
Overlaps HSE Major Hazar	d [/
Overlaps HSE Gas Pipelin	e [
Overlaps Pot. Contaminatio	n .	/
Overlaps Minerals Safeguar	ded	
Overlaps Minerals Safeguarded 10	00m	

2014 Kidacre Street, Motorcycle Training Area

Conclusions

Issues and Options Summary

Site will be significantly affected by the line of HS2 which is likely to be wide near the terminus. The remaining developable area beyond the HS2 operational boundary is combined into SHLAA site 1267

Site affects others?

Sustainability summary

Minor negative - access to greenspace and pollution. Significant positive - access to leisure, flood risk and accessibility. Minor positive - access to health and brownfield.

Summary of reps

H4] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

[see table in full representation submitted which lists sites]

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site currently blighted by HS2

2015 Bath Road West

Site Deta	ails						
Easting	429346	Northing	432634	Site area ha	0.6	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	unslet

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Vacant land

Vacant building

Manufacturing and Wholesale

Other land uses - None

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

Description

Vacant land with storage building to the west of Bath Road.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	o physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

2015 **Bath Road West** Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards but lacking in local services 4 Access comments Access from Bath Road 5 Local network comments cumulaive impact concern 4 **Total score** Mitigation measures Improvements into 'Holbeck Urban Village' including widening the frontage of Bath Road. 13 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact Major impact **Network Status** Likely to require significant physical mitigation All city centre sites have a cumulative negative impact on the M621 **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ2/3. See comments in main text of our response

City Centre

Spatial relationships

UDP Designations

2015 Bath	Road West
LCC	
Ecology support	Supported
Supported	
Ecology boundary	
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 lajority 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 ld it come to fruition, may provide secondary places.
Flood Risk	
Site located in Flood will be minimised and	Zone 3A. Less vulnerable uses, such as offices are appropriate for the site. FRA will be required to demonstrate how flood risks a managed.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
This site adjoins the I	coundary of the Holbeck Conservation Area. nent proposals would need to ensure that those elements which contribute to the character of the adjacent parts of the enot harmed.
Natural England	
Diamina History	
Planning History	
App Number	Proposal Decision % of site

Core Strategy

2015 Bath Road West

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
Overlaps N37 SLA	
Sch. Ancient Mon.	1.00

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

Regeneration Areas

% overlap

% 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

Other Spatial Relationship

80.98	LCC ownership %	
Leeds City	Nearest train station	
655.69	Nearest train station distance (m)	
3394	Nearest bus stop	
216.39	Nearest bus stop distance (m)	
Urban	Agricultural classification	
	Overlaps SSSI	
	Overlaps SEGI	
	Overlaps LNA	
	Overlaps LNR	
✓	Overlaps Conservation Area	
	Overlaps Listed Building	
✓	Overlaps Strat. Employment buffer	
	Overlaps Public Right of Way	
	Overlaps SFRA Flood Zone	
	Overlaps SFRA Flood Zone	

Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination

Overlaps M	linerals Safeguarded
Overlaps Minerals	Safeguarded 100m

2015 Bath Road West

DPP Allocation Conclusion

Suitable and available cleared housing site within Holbeck Urban Village.

Conclusions
Issues and Options Summary
Mixed use development with residential a reasonable prospect. SHLAA concludes 74 dwellings starting in 2020/21. This assumes a net developable area of 0.4ha and that half of this would be used for housing. Assume 0.2ha or 2000sqm for offices.
Site affects others?
Sustainability summary
Minor negative - access to greenspace and flood risk. Significant positive - access to leisure and derelict brownfield site. Minor positive - access to health, greenhouse emissions, transport network, accessibility, local distinctiveness and historic environment.
Summary of reps
Comments on phasing
DPP Allocation
Preferred housing allocation

Site Details								
Easting	429411	Northing	432637	Site area ha	C	0.6	SP7	City Centre Infill
HMCA	HMCA City Centre			Ward	City and Hu	nslet		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Vacant land

Other land uses - None

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

Description

Vacant land to the east of Bath Road used for miscellaneous storage.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constit		
Would development result in an iso		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openiness and permanence						

Supported

2016 **Bath Road East SHLAA** conclusions Availability: Short (early) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards but lacking in local services 4 Access comments Access from Bath Road 5 Local network comments cumulaive impact concern 4 Total score Mitigation measures Improvements into 'Holbeck Urban Village' including widening the frontage of Bath Road. 13 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact Major impact **Network Status** Likely to require significant physical mitigation All city centre sites have a cumulative negative impact on the M621 **Network Rail Yorkshire Water** Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ2/3. See comments in main text of our response LCC **Ecology support** Supported

Ecology boundary

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 Zones 2 and 3A (i). Less vulnerable uses, such as offices are appropriate for the site. FRA will be required to demonstrate how flood risks will be minimised and managed.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

This site adjoins the boundary of the Holbeck Conservation Area. There are high-grade Listed Buildings along its eastern edge (the Grade I Listed Temple Mill, and Grade II Schoolroom)

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 these Listed Buildings are not harmed. They would also need to ensure that those elements which contribute to the character of the adjacent part of the Conservation Area are not harmed.

Natural England

Planning History

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

		_
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy

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

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	

Sch. Ancient Mon.	0.00

Other Spatial Relationship

Other Spatial Relationshi	p
LCC ownership %	99.99
Nearest train station	Leeds City
Nearest train station distance (m)	620.96
Nearest bus stop	12632
Nearest bus stop distance (m)	211.91
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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	<u></u>
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. SHLAA concludes 96 dwellings achievable from 2020/21. This assumes only 1/2 of the site would be developed for housing. This could leave space for 2,500sqm or offices. 1/3 of site is in flood zone 3aii which would be better suited to office/business space than residential.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Significant positive - access to leisure, derelict brownfield site. Minor positive - greenhouse emissions, transport network, accessibility and historic environment.

Summary of reps

REP08045:[E1]: 2. Employment Sites

A basic accessibility assessment has been undertaken for the Employment sites. In order to assess the site we have considered the following accessibility criteria:

· Access to the Core Bus Network - within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;

The RAG approach we have added is based on the proximity to the core bus network:

- · Green Sites within 400 metres from the core network;
- · Amber- Sites between 401 and 600 metres from the core network;
- Red Sites over 600 metres from the core network.

It should be noted that the RAG assessment is based on the current network and should be used as an indication of the sites accessibility. A number of the larger sites are inevitably classed as Red due the size of the allocation (over 400m) and due to the fact the existing uses do not require bus services (i.e. they are Greenfield site). Where Amber and Red sites are brought forward, there will be an expectation of the developer to raise public transport levels to accessibility levels set out in the LDF policy i.e. 4 buses per hour to Leeds, Wakefield or Bradford.

[See representation submitted for full details and the table of sites. This rep no. links to employment sites in City Centre area.]

REP07983:[H1]: 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green Sites outside the Core Public Transport Network

Table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Suitable and available cleared housing site within Holbeck Urban Village.

Site Details							
Easting	429345	Northing	432843	Site area ha	0.3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and H	lunslet
Site Cha	racteristic	cs					
Site type	Brownfield					-	
On-site lan	d uses						

Neighbouring land uses

Vacant building

Car Parks

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		•

3. Assist in safeguarding the countryside from encroahment

5. Assist in sareguarding the countryside from encroalment	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions Availability: Short (later) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards but lacking in local services 4 Access comments Access from Silver Street poor-ideally a shared access with 2019 3 Local network comments cumulaive impact concern 4 Total score Mitigation measures Improvements into 'Holbeck Urban Village'. 11 Highways site support yes but ideally combined with site 2019 Contingent on other sites Contingent on other sites **Highways Agency** 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.

Constraints

Environment Agency

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.

LCC	
Ecology support	Supported
Supported	

Ecology boundary

Education comments

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

Flood Risk

SFRA indicates that the majority of the site is located in Flood Zone 3A (ii) Very High Probability of Flooding. However, this information may be out of date. Less vulnerable uses, such as offices are appropriate for this location. FRA will be required to demonstrate how flood risks will be minimised and managed. Note: site will be defended by the Leeds FAS.

Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History			

Spatial relationships

App Number

UDP Designations

OD: Doorginations		
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	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

Proposal

Core Strategy

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

Decision

% of site

Regeneration Areas

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

Other Spatial Relationship

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	Urban
O	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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 Safeguard	ed
Overlaps Minerals Safeguarded 100	m

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. SHLAA concludes 86 dwellings deliverable from 2020, but subject to flood risk sequential test, as most of the site is in flood zone 3aii

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - employment, economic growth and flood risk. Significant positive - access to leisure. Minor positive - brownfield site and historic environment.

Summary of reps

H1] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- · Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- · 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

Table 1 -Green sites with poor accessibility

Table 2- Amber sites with poor accessibility

Table 3- Red sites with poor accessibility

Table 4- Green and Amber Sites within the Core Public Transport Network

Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

[see table in full representation submitted which lists sites - green sites are linked to this comment]

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Underdeveloped Holbeck Urban Village site with repair garage and parking. Suitable and available for housing development.

Site Details								
Easting	429314	Northing	432733	Site area ha	0.6	SP7	City Centre Infill	
HMCA	A City Centre			Ward	City and Hu	unslet		

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

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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead t	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions					
Availability: Short (I	ater)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provider	comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
Meets Public Transpor	t accessibility and standa	ards but lacking i	in local services		
·					4
Access comments					
Access achievable from	n Water Lane				5
Local network comme	nts				
cumulaive impact cond	cern				4
					4
Mitigation measures					Total score
Improvements into 'Ho	olbeck Urban Village'				10
					13
Highways site support					
Yes					
Contingent on other si	tes				
Contingent on other si	tes				
	-				
Highways Agency					
Impact No material i	mpact Netv	vork Status	No objection		
All city centre sites ha	ve a cumulative negative	e impact on the N	M621		
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
co-ordinated with Yor the site. The forthcor with YW's investment take into account avai improvements it may	kshire Water's Asset Mar ning AMP(6) will run froi It is particularly import lable sewerage and Ww	nagement Plans (m April 2015 to M ant that sites wh TW capacity. If a	(AMP) to ensure the neco March 2020. Phasing is o ich represent a 10% or o developer wants to brin	ent that will connect to the public sewer systemessary infrastructure and capacity can be providene method used to ensure sites are brought for greater increase in population served by the worg a site forward before YW have completed any unt would be determined by a developer funded	ed to serve ward in line ks should planned
study.					
Environment Agend	у				
Constraints					
FZ3 - See comments i	n main text of our respo	nse.			
LCC					
Ecology support	Supported				
Supported					

Ecology boundary

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.

Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Other

English Heritage

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			
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

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	
LIDD City Combine	100.00	

0.00
100.00
0.00
0.00
1.00

Core Strategy

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

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	594.36
Nearest bus stop	3394
Nearest bus stop distance (m)	313.29
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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 Safeguard	ed
Overlaps Minerals Safeguarded 100)m

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. SHLAA concludes 179 dwellings achievable in 2020/21 onwards, subject to a flood risk sequential test because the site is in flood zone 3ai.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - flood risk. Significant positive - access to leisure. Minor positive - access to health, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

Good in terms of public transport, development would also need to respect conservation area

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

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

2021 Water Inn Car Park

Site Details								
Easting	429565	Northing	432946	Site area ha		0.2	SP7	City Centre Infill
HMCA	IMCA City Centre			Ward	City and Hu	ınslet		

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an		
Is the site well connected to the	built up area?	
Would development round off the		
Is there a good existing barrier band the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

2021 Water	Inn Car Park						
	rom assessment agai enness and permane		ses of green be	It and essent	tial		
CIII AA aamalusiana							
SHLAA conclusions			0				,
Availability: Short (la	iter)	Suitability:	Suitable		Achievabili	ty: Longterm (11+)	rs)
Summary of infras	structure provider	comments					
LCC Highways Comn							
Public transport accessi	-						Rank (1-5)
Meets Public Transport	accessibility and standa	rds for local ser	vices, scools and h	nealthcare			5
Access comments							
Access achievable from	Water Lane						5
Local network commen							
cumulaive impact conce	ern						4
Mitigation measures							Total score
Improvements into 'Ho	lbeck Urban Village'						14
Highways site support							
Yes							
Contingent on other site	es						
Contingent on other site	es						
Highways Agency							
Impact No material in	npact Netw	ork Status	No objection				
All city centre sites hav	ve a cumulative negative	impact on the N	1621				
Network Rail							
Yorkshire Water							
	Knostrop						
Knostrop High and Low co-ordinated with York the site. The forthcom with YW's investment. take into account availate.	v Level are large works v shire Water's Asset Man ning AMP(6) will run fron It is particularly importa able sewerage and WwT be possible for the develo	agement Plans (n April 2015 to N ant that sites wh W capacity. If a	AMP) to ensure the March 2020. Phasing ich represent a 10 developer wants	ne necessary in ng is one metho % or greater in to bring a site f	frastructure and od used to ensulacrease in popula forward before \	capacity can be pro re sites are brought ation served by the 'W have completed	ovided to serve forward in line works should any planned
Environment Agency							
Constraints	,						

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

City Centre

2021 Water Inn Car Park

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.

managed. Note: site	will be defended by the Leeds FAS.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	

English Heritage

Natural England

Planning History					
App Number	Proposal	Decision	% of site		
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		
11/05216/FU	Use of cleared site for long stay car park (83 spaces)	Α	98		

Spatial relationships	
UDP Designations Core Strategy	

2021 Water Inn Car Park

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	276.14
Nearest bus stop	6735
Nearest bus stop distance (m)	353.41
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	<u> </u>
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	<u></u>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

2021 Water Inn Car Park

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. The site has been used for car parking which was permitted on a temporary basis until 2017. Three separate schemes were permitted in November 2010 i) for hotel, ii) for mixed use office and ground floor "A" uses and iii) for mixed use residential/office/hotel with ground floor "A" uses. The SHLAA anticipates 62 dwellings delivering in 2020 onwards. No Highways objection providing account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - flood risk. Significant positive - access to leisure. Minor positive - access to schools and health, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

supports the allocations to the extent of outlining their extant permissions / allocations and appropriateness for employment / housing.

However, West Register objects to the apparent lack of allocation for mixed use encompassing employment, housing, leisure and active ground floor uses including retail

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Highly accessible surface car park site suited to housing development.

2022 Clarence Road

Site Details								
Easting	430985	Northing	432657	Site area ha	1.4	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and H	lunslet	
Site Characteristics								
Site type Brownfield _								

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	i	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary					
Does the site provide acces	s to the countryside				
Does the site include local/i					
Areas of protected/unprotected woodland/trees/hedgerows?					
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?					
Does the site contain buildings					
Are these buildings used for agricultural purposes?					
Encroachment Conclusion					

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

2022	Clarence Road			
SHLAA cond	clusions			
Availability	: Short (later)	Suitability: LDF to determine	Achievability: Longterm (11+yrs)	
Summary	of infrastructure prov	ider comments		
LCC Highwa	ays Comments			
Public transp	ort accessibility comments			Rank (1-5)
Meets Public	Transport accessibility and s	tandards for local services, schools and healthcar	е	5
Access comm				
Several point	s of access possible			5
Local network				
Capacity avai	lable			5
Mitigation me	PASHICS			Total score
	nkages + other subject to TA			
	, , , , , , , , , , , , , , , , , , ,			15
Highways site	e support			
Yes - with mi				
Contingent or	n other sites			
Contingent or	n other sites			
Highways A	Agency			
	material impact	Network Status No objection		
Potential for	cumulative impact in combin	nation with other sites. If site still included at nex	kt sift assess as part of city centre / Aire valle	ey cluster.
Network Ra	ail			
Yorkshire V	Vater			
Treatment W				
Environme	nt Agency			
Constraints				
LCC				
Ecology supp	ort Supported			
Supported	'			
Ecology bour	ndary			
Education co	mments			
222301				

City Centre

2022	Clarence Road		
Flood Risk			
	-		
Utilities			
Gas			
Electric			
Fire and Res	cue		
Telecoms			
Other			
English Herit	rage		
Natural Engl	and		
Planning H	istory		
App Numbe		Decision	% of site
		Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
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	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	62.98
Nearest train station	Leeds City
Nearest train station distance (m)	1398.39
Nearest bus stop	14356
Nearest bus stop distance (m)	122.77

Agricultural of	classification	Urban
-----------------	----------------	-------

2022 Clarence Road

	Overlaps SSSI	
	Overlaps SEGI	
	Overlaps LNA	
	Overlaps LNR	
	Overlaps Conservation Area	
	Overlaps Listed Building	\Box
	Overlaps Strat. Employment buffer	✓
	Overlaps Public Right of Way	
	Overlaps SFRA Flood Zone	~
	Overlaps EA Flood Zone	✓
	Overlaps HSE Major Hazard	П
	Overlaps HSE Gas Pipeline	\Box
	Overlaps Pot. Contamination	V
Ė	Occasion - Minamala Cafe manufactura	_
	Overlaps Minerals Safeguarded	
	Overlaps Minerals Safeguarded 100m	

City Centre

2022 Clarence Road

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

2023 Wellington Street - YEP LS1 1RF

Site Details									
Easting	429075	Northing	433430	Site area ha	1.9	SP7	City Centre Infill		
HMCA	City Centre				Ward	City and Hu	ınslet		
Site Characteristics									

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Office

Neighbouring land uses

Office

Waterways

Vacant building

Other land uses - None

Topogra	phy Flat	Landscape	No Tree Cover
Bounda	ies Existing well defined	Road front	Yes

Description

Site of the former Yorkshire Evening Post office, print works and distribution centre now vacated. Fronts the junction of Wellington St and the A58 inner ring road. The rear of the site backs onto the River Aire.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		14

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

study.

2023 Wellington Street - YEP LS1 1RF Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Longterm (11+yrs) 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 left in left out from both Wellington Street and Wellington Road on slip, both need to be preserved to allow for all 5 moves Local network comments Capacity concerns will need mitigation to West St gyratory and Armley gyratory 3 **Total score** Mitigation measures will need mitigation to West St gyratory and Armley gyratory 13 Highways site support Yes - with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact Major impact **Network Status** Likely to require significant physical mitigation All city centre sites have a cumulative negative impact on the M621 **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility

Environment Agency

Constraints

FZ3ai and Rapid Inundation Area south of site (in Leeds SFRA). See comments in our previous I&O consultationBorders Main River (Aire).

2023 Wellington Street - YEP LS1 1RF

LCC	
-----	--

Ecology support Supported with mitigation

Supported with mitigation (Amber) provided that a minimum 10 metre biodiversity buffer is provided along the southern boundary with the River Aire. This site lies adjacent to the River Aire an important wildlife corridor for birds, bats and otter. Otter tracks have been found recently under Wellington Bridge - this is a European protected species and the river bank was identified in the Thompson Ecology 2008 Otter Survey as being worthy of enhancement specifically for this species. Provide a minimum stand off from the river of 10m and plant with locally native trees and shrubs to provide screening between the development and the river - this should be an informal waterfront soft landscping scheme rather than a formal one (i.e. public access not envoouraged). Avoid light spillage onto the water.

v	ındar	hou	loav	Froi
١	ındar	bou	loav	-co

Education comments

Flood Risk

Site mostly located in Flood Zone 3A(i) but part of the site adjacent to the river Aire is also shown to lie in an area of Rapid Inundation. More vulnerable uses such as residential should be located furthest away from this area, unless located above ground floor level. The exception test will also need to be passed for residential uses in this location. FRA will be required to demonstrate how flood risks will be minimised and managed. Note: part of site may be in Flood Zone 3A(ii). If so, special flood protection measures may be required for these areas.

I Initial a a
Utilities
Gas
Electric
Fire and Rescue
The and Rescue
Telecoms
Other

Natural England						

Planning History				
App Number	Proposal	Decision	% of site	
14/02426/FU	Use of site to provide temporary surface car park, with mobile events area. landscaping and structural work/cladding of existing tower	W	98	
13/04169/DEM	Determination for demolition of former Yorkshire Post newspaper print works and offices	Α	100	
12/04254/FU	Glazed entrance porch	Α	96	

Spatial	rolat	ionsh	inc
Spatial	1 Clat	101131	II DO

English Heritage

UDP Designations

Core Strategy

2023 Wellington Street - YEP LS1 1RF

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
100.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 100.00 0.00

100.00	% overlap
0.00	
0.00	
V	
	0.00

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	2.10	
Loo ownership 70	2.10	
Nearest train station	Leeds City	
Nearest train station distance (m)	661.67	
Nearest bus stop	11140	
Nearest bus stop distance (m)	66.27	
Agricultural classification Urban		
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA	Ī	
Overlaps LNR	\Box	
Overlaps Conservation Area		
Overlaps Listed Building		
Overlaps Strat. Employment buffer	<u></u>	
Overlaps Public Right of Way		
Overlaps SFRA Flood Zone	<u> </u>	
Overlaps EA Flood Zone	✓	
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination	✓	
Overlaps Minerals Safeguard	ed	
Overlaps Minerals Safeguarded 100	m	

2023 Wellington Street - YEP LS1 1RF

Conclusions

Issues and Options Summary

Site has a high flood risk, with 99% of the site in Zone 3ai. Purpose built student accommodation would be acceptable. Other uses could also include hotel, leisure, conference and exhibition uses to complement the office use. Small scale supporting uses would also be acceptable. No Highways objection providing there is mitigation and account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Significant negative - access to greenspace and pollution. Minor negative - employment and economic growth, ecology mitigation and floodrisk. Significant positive - access to leisure and accessibility. Minor positive - access to health, brownfield site.

Summary of reps

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Highly visible landmark site on the western side of the city centre suited to mixed office/residential development with greenspace and supporting uses.

Site Deta	ails						
Easting	429020	Northing	433621	Site area ha	0.7	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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Wou	uld development lead	to physical connection of settlements?	
Do 1	features provide boun	daries to contain the development?	
Coa	lescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Constraints

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

2024	Kirksta	II Road Car P	ark					
		om assessmen enness and per	t against all 4 purp manence	ooses of green b	elt and essentia	al		
SHLAA con	clusions							
Availability		ter)	Suitability	r: Suitable		Achievability: Lor	ngterm (11+yrs)	
Summary	of infras	structure pro	vider comments					
	oort accessi Transport	bility comments accessibility and	standards for local se	ervices, primary sc	hools and healthca	are - not secondary so	chools -	Rank (1-5)
Access com Access poss moves		eft out from both	 Wellington Street ar	nd Wellington Road	d on slip, both need	d to be preserved to a	allow for all	5
Local netwo			o West St gyratory ar	nd Armley gyratory	,			3
Mitigation m		West St gyratory	and Armley gyratory					Total score
Highways si Yes - with n	nitigation	es						
Contingent of	on other site	es						
Highways	Agency							
	jor impact		Network Status	-	significant physica	al mitigation		
All city cent	re sites hav	e a cumulative ne	egative impact on the	M621				
Network F	tail							
Yorkshire	Water							
Treatment V		Knostrop						
co-ordinate the site. Th with YW's in take into ac	d with Yorks be forthcom nvestment. count availa	shire Water's Ass ing AMP(6) will r It is particularly i able sewerage an	et Management Plans un from April 2015 to mportant that sites w d WwTW capacity. If	s (AMP) to ensure March 2020. Phas hich represent a 1 a developer wants	the necessary infrasing is one method 0% or greater incounts to bring a site for	ill connect to the pub astructure and capacit d used to ensure sites rease in population se rward before YW have be determined by a de	ty can be provided are brought for erved by the work ecompleted any	led to serve rward in line rks should y planned
Environme	ent Agency	,						

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
the site. However the managed.	located in Flood Zone 3A(ii). A small part is located in Flood Zonexception test will apply to residential uses in FZ3. FRA will be r	ne 2. Less vulnera required to demor	ble uses, such as offices are appropriate for strate how flood risks will be minimised and
Utilities	1		
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History			
App Number	Proposal	Decision	% of site

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	
Overlaps N37 SLA		
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	

Other Spatial Relationship

LCC ownership %	96.30
Nearest train station	Leeds City
Nearest train station distance (m)	797.73
Nearest bus stop	12034
Nearest bus stop distance (m)	143.35
Agricultural classification L	Jrban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
· · · · · · · · · · · · · · · · · · ·	
Overlans Concernation Area	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguarde	d
Overlaps Minerals Safeguarded 100r	m \square

Conclusions

Issues and Options Summary

High probability of flooding with over 90% of the site in flood zone 3ai. The SHLAA concludes potential for 233 dwellings in a high rise development that could see the lower floors used for a public car park, offices or hotel. Seen as a medium to long term prospect. Some potential, but not an ideal location - island site near flyover. No Highways objection providing there is mitigation and account is taken of cumulative impact of other sites. Some Member preference for some or part of the site to become open space.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - access to greenspace and floodrisk. Significant positive - access to leisure and accessibility. Minor positive - access to health, brownfield site and local distinctiveness.

Summary of reps

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

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

2028A Great George Street - LGI

Site Details									
Easting	429682	Northing	434066	Site area ha		4.3	SP7	City Centre Infill	
HMCA	A City Centre				Ward	City and Hu	inslet		

Site Characteristics

Site type Brownfield

On-site land uses

Medical and Health care services

Adjacent land uses - None

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon of	development?			
Would development result in an isolated deve	opment?			
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

	•	•			
Г					

2028A Great George Street - LGI

SHLAA conclusions

Availability: Unknown Suitability: Suitable Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency 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** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC **Ecology support** Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms

Other

English Heritage

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.

City Centre					
2028A Great Ge	eorge Stree	t - LGI			
Natural England					
Namaina History					
Planning History					
App Number F	Proposal			Decision	% of site
Spatial relationships UDP Designation	s		Core Strategy		
N32 Greenb	oelt 0.00	% overlap	Main Urban Area	100.00	% overlap
N34 P		-	Major Settlement	0.00	
RL1 Rural La	and 0.00		Minor Settlement	0.00	
N1 Greenspa	ace 0.00		Overlaps Urban Extension	✓	
N1A Allotme	nts 0.00			•	
N5 Open Spa	ace 0.00		Regeneration Areas		
N6 Playing Pi			Regeneration Areas		
N8 Urban Green Corrid	dor 0.00		Inner South RA	0.00	% overlap
CC Shopping Quar			LB Corridor RA	0.00	
UDP City Cen			EASEL RA	0.00	
S2S6 Town Cen	tre 0.00	il .	Aire Valley RA	0.00	

West Leeds Gateway

0.00

Other Spatial Relationship

Proposed Local Centre

Overlaps N37 SLA
Sch. Ancient Mon.

0.00

0.00

0.93

Nearest train station		Leeds City	
Nearest train station distance (r	m)	875.37	
Nearest bus st	ор	14363	
Nearest bus stop distance (r	m)	117.17	
Agricultural classification	on	Urban	
Overlaps SS	SSI		
Overlaps SE	GI		
Overlaps Lf	NA		
Overlaps Lf	٧R		
Overlaps Conservation Ar	ea	✓	
Overlaps Listed Buildi	ng	✓	
Overlaps Strat. Employment buff	fer	✓	
Overlaps Public Right of W	'ay		
Overlaps SFRA Flood Zo	ne		

LCC ownership %

·	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	d 🗌
Overlaps Minerals Safeguarded 100r	n 🗆

Overlaps EA Flood Zone
Overlaps HSE Major Hazard

2028A Great George Street - LGI

Conclusions

Issues and Options Summary

The Health Authority has had various plans for the LGI site involving proposals to convert the older wings of the hospital to residential use and more comprehensive proposals for all but the new Jubilee wing. Currently, proposals are on hold. This part of the site includes older historic parts of the hospital that are less well suited to the demands of modern 21st century healthcare. The capacity of 372 dwellings uses the SHLAA standard multiplier for a quarter of the total site area.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, access to greenspace. Significant positive - access to leisure and flood risk. Minor positive - access to health and brownfield site. AWAITING ECOLOGY AND LCC HIGHWAYS COMMENTS

Summary of reps

Good in transport terms, new development needs to respect listed building setting

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Health trust expects to dispose of older buildings on site including the Gilbert Scott and Brotherton wings which are covered by site 2028A. Site would be suited to part conversion to conserve the listed elements and part redevelopment to provide a mix of residential and office space.

2028B Great George Street - LGI

Site Details								
Easting	429482	Northing	434132	Site area ha		7.1	SP7	City Centre Infill
HMCA	City Centre					Ward	City and Hu	inslet

Site Characteristics

Site type Brownfield

On-site land uses

Medical and Health care services

Adjacent land uses - None

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon of	development?		
Would development result in an isolated deve	opment?		
Is the site well connected to the built up area	?		
Would development round off the settlement?	1		
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

	•	•			
Г					

2028B	Great George Street - LGI

SHLAA conclusions

English Heritage

Availability: Unknown Suitability: Suitable Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency		
Impact Knostrop	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 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 Agen	ov.	
Environment Agen Constraints	icy	
	comments in main text of our response.	
LCC		
Ecology support		
Ecology boundary		
Education comments		
Flood Risk		
Utilities Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
English Horitago		

City Centre

2028B Great George Street - LGI

Natural England

Planning History			
App Number	Proposal	Decision	% of site
13/01235/ADV	18 No. new direction and building signs to university campus	Α	97
12/04995/ADV	New direction and building signs to university campus		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	Α	97
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	97

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 Overlaps N37 SLA 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
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley R	0.00
West Leeds Gatewa	y 0.00

% overlap

Other Spatial Relationship

LCC ownership 9	9.66
Nearest train station	Leeds City
Nearest train station distance (m	964.20
Nearest bus sto	р 6846
Nearest bus stop distance (m	1) 109.66

Agricultural classification Urban

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
✓	Overlaps Conservation Area
✓	Overlaps Listed Building
✓	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

City Cen	tre
----------	-----

2028B	Great George Street	- LGI
	erlaps Minerals Safeguarded	
Overlaps N	Minerals Safeguarded 100m	

2028B Great George Street - LGI

Conclusions

Issues and Options Summary

This part of the site includes the more recent wings of the hospital that are unlikely to be vacated or redeveloped because of the level of recent investment. The capacity of 623 dwellings uses the SHLAA standard multiplier for a quarter of the total site area.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, access to greenspace. Significant positive - access to leisure and flood risk. Minor positive - access to health and brownfield site. AWAITING ECOLOGY AND LCC HIGHWAYS COMMENTS

Summary of reps

[H7] 1. Housing Sites

In order to assess the site we have considered the following accessibility criteria:

- Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- · 20 minutes to primary education;
- 30 minutes to a secondary school.

The assessments undertaken are based on the current public transport network. For this consultation Metro have compared the outputs of these accessibility criteria against the RAG classifications given by the council. The results for the housing sites are shown in proceeding tables:

- Table 1 -Green sites with poor accessibility
- Table 2- Amber sites with poor accessibility
- Table 3- Red sites with poor accessibility
- Table 4- Green and Amber Sites within the Core Public Transport Network
- Table 5- Red Sites within the Core Public Transport Network

[See full representation submitted for details of the tables]

Red Sites within the Core Public Transport Network

Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

[see table in full representation submitted which lists sites]

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

These parts of the LGI are likely to be retained in hospital use, so will not be available for development.

Site Details							
Easting	Easting 429804 Northing 434238 Site area ha				1.7	SP7	City Centre Infill
HMCA City Centre					Ward	City and Hu	ınslet
Site Characteristics							

Site type Brownfield	-	
On-site land uses		
Education		

Neighbouring land uses

Dwellings

Office

Vacant land

Other land uses - None

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

Description

Remaining plot of former Leeds Metropolitan University campus land release. The site faces Calverley Street backing onto remaining LMU teaching buildings.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

, , ,			
Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

3	3	
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

	Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?			

Character Conclusion

<u> </u>	an University LST SHE	
Overall Conclusion from assessn characteristics of openness and	nent against all 4 purposes of green belt a permanence	nd essential
SHLAA conclusions		
Availability: Short (early)	Suitability: Suitable	Achievability: Medium (6-10yrs)
Availability. Short (early)	Suitability. Suitable	Actile vability. Wedium (6-10yis)
Summary of infrastructure p	provider comments	
LCC Highways Comments		
Public transport accessibility comme		Rank (1-5
Meets Public Transport accessibility a	and standards for local services, scools and heal	thcare 5
Access comments		
	dhouse Lane as now (subject to NGT proposals)	5
Local network comments Local capacity issues, improvements	will be sought. Potential to improve Portland Wa	ay canacity at junctions
Local capacity issues, improvements	will be sought. Fotertial to improve Fortiand wa	3
		Total scor
Mitigation measures Portland Way junctions with Woodho	uise Lane and Clarendon Road	Total scol
Tortiand way junctions with wooding	use Lane and Garendon Road	13
Highways site support		
Yes - with mitigation		
Contingent on other sites		
Contingent on other sites		
J		
Highways Agency		
Impact No material impact	Network Status No objection	
Potential for cumulative impact in co	mbination 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		
co-ordinated with Yorkshire Water's the site. The forthcoming AMP(6) with YW's investment. It is particula take into account available sewerage	Asset Management Plans (AMP) to ensure the nill run from April 2015 to March 2020. Phasing is rly important that sites which represent a 10% of and WwTW capacity. If a developer wants to be	oment that will connect to the public sewer system needs to be ecessary infrastructure and capacity can be provided to serve so one method used to ensure sites are brought forward in line or greater increase in population served by the works should ring a site forward before YW have completed any planned mount would be determined by a developer funded feasibility
Environment Agency		
Constraints		
F71 over 1 ha See comments in ma	ain text of our response	

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
	7		
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Diamina History			
Planning History	Proceed	D. data	04 -5 -14-
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	o %	1.83
Nearest train station		Leeds City
Nearest train station distance	(m)	1053.13
Nearest bus s		1293
Nearest bus stop distance		49.48
Agricultural classifica	tion	Urban
Overlaps S		
Overlaps S		
Overlaps I		
Overlaps I	LNR	
Overlaps Conservation A	Area	
Overlaps Listed Build	ding	
Overlaps Strat. Employment but	ffer	✓
Overlaps Public Right of \	Nay	
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contamina	tion	<u></u>
Overlaps Minerals Safeg	uard	ed
Overlaps Minerals Safeguarded	1 100)m

Conclusions

Issues and Options Summary

Site boundary revised to reflect the one remaining site development opportunity facing Calverley Street to the north of the permitted 8 storey hotel. The surrounding urban form includes blocks of 8, 10 and 12 storeys. This site could accommodate two similar blocks. SHLAA capacity methodology gives 128 dwellings. No Highways objection providing there is mitigation and account is taken of cumulative impact of other sites.

Site affects others?

Sustainability summary

Minor negative - access to greenspace and pollution. Significant positive - access to leisure, flood risk and accessibility. Minor positive - access to schools and health and brownfield site.

Summary of reps

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site available with planning permission

2031 Water Lane Railway Triangle

Site Details							
Easting	429244	Northing	432881	Site area ha	1	SP7	City Centre Infill
HMCA City Centre, Inner Area			Ward	City and Hu	unslet		

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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

•	•				
Would development lead to physical connection of settlements?					
Do features provide boundaries to contain the development?					
Coalescence Conclusion					

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

2031 Water Lane Railway	Triangle Triangle	
Overall Conclusion from assessment characteristics of openness and perm		and essential
SHLAA conclusions		
Availability: Short (early)	Suitability: Suitable	Achievability: Longterm (11+yrs)
Summary of infrastructure provi	dar aammants	
Summary of infrastructure provi	der comments	
LCC Highways Comments Public transport accessibility comments		Rank (1-5
Poor accessibility generally		name (1.5
Tool decessionity generally		2
Accord commonts		
Access comments Access on to Water Lane has short frontage	e and no visibility to left - no suitable acce	ess
		1
Local network comments		
cumulaive impact concern		
		5
Mitigation measures		Total scor
Willigation measures		
		8
Highways site support		
riigriways site support		
Contingent on other sites		
Onether and an atheresites		
Contingent on other sites		
Highways Agency Impact No material impact	Network Status No objection	
All city centre sites have a cumulative neg		
	2.1.10 III.pust 511 tilo 1102 i	
Network Rail		
Yorkshire Water		
Treatment Works Knostrop		
co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will run with YW's investment. It is particularly im take into account available sewerage and	Management Plans (AMP) to ensure the n from April 2015 to March 2020. Phasing it portant that sites which represent a 10% of NwTW capacity. If a developer wants to be	pment that will connect to the public sewer system needs to be necessary infrastructure and capacity can be provided to serve is one method used to ensure sites are brought forward in line or greater increase in population served by the works should bring a site forward before YW have completed any planned mount would be determined by a developer funded feasibility
Environment Agency		
Constraints		
F72/3 See comments in main text of our	rocponeo	

Spatial relationships

UDP Designations

2031	Water	Lane Railway Triangle
LCC		
Ecology suppo	ort	Supported
Supported		
Ecology bound	dary	
Education com	nments	
children. Assu secondary pro	iming ma ovision ne	9+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary spirity of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or earby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near distriction, may provide secondary places.
Flood Risk		
		one 2 and 3A. Less vulnerable uses, such as offices are appropriate for FZ 3A. More Vulnerable uses are acceptable for FZ2. odemonstrate how flood risks will be minimised and managed.
Utilities		
Gas		
Electric		
Fire and Rescu	ıe	
Telecoms		
Other		
English Heritag	ge	
	evelopm	oundary of the Holbeck Conservation Area. ent proposals would need to ensure that those elements which contribute to the character of the adjacent parts of the not harmed.
Natural Englar	nd	
Planning His	tory	
App Number	•	Proposal Decision % of site

Core Strategy

2031 Water Lane Railway Triangle

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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	

Other Spatial Relationship

Other Spatial Relationship					
LCC ownership %	0.00				
Nearest train station L	eeds City				
Nearest train station distance (m)	545.62				
Nearest bus stop	4261				
Nearest bus stop distance (m)	227.30				
Agricultural classification U	ban				
Overlaps SSSI					
Overlaps SEGI					
Overlaps LNA	$\overline{\Box}$				
Overlaps LNR					
Overlaps Conservation Area	✓				
Overlaps Listed Building					
Overlaps Strat. Employment buffer	✓				
Overlaps Public Right of Way					
Overlaps SFRA Flood Zone	✓✓				
Overlaps EA Flood Zone	<u> </u>				
Overlaps HSE Major Hazard					
Overlaps HSE Gas Pipeline	$\overline{\Box}$				
Overlaps Pot. Contamination					
Overlaps Minerals Safeguarded					
Overlaps Minerals Safeguarded 100m					

2031 Water Lane Railway Triangle

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. The SHLAA anticipates 171 dwellings starting in 2021/22, which assumes the half of the site in the 3ai flood zone would not have residential development. This part of the site would be acceptable for office development subject to the flood risk sequential test and appropriate mitigation measures. Assume 5,000sqm of offices.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - greenhouse emissions, flood risk, transport network and accessibility.. Significant positive - access to leisure and derelict brownfield site. Minor positive - access to health, local distinctiveness and historic environment.

Summary of reps

Acceptable in public transport terms, development would need to respect conservation area

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Site suited to high-rise mixed office apartment scheme. Limited access from the south will require investment.

3017 St Peters church & house

Site Deta	IIS							
Easting	430665	Northing	433262	Site area ha	0.3	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and H	unslet	
Site Char	actoristic	·c						
		,3						
Site type	Brownfield					-		
On-site land	uses							
Other								
Vacant land								
Neighbourin	g land uses							
Dwellings								
Places of worship								
Other land u	ises							
Place of Worship								
						I		1
Topography	Flat				Landscape	No Tree Cov	er	
Boundaries	Existing v	vell defined			Road front	Yes		
Description								-

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Site comprises buildings and land between Leeds Parish Church and The Calls

, , ,	
Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coolescopes Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroschment Conclucion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Object to the Constitution	

Character Conclusion

3017 St Peters church & house Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) 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 the Calls 5 Local network comments capacity ok for likely size of development 5 **Total score** Mitigation measures Pedestrian linkages through St Peters church required 15 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

Site fully within FZ3. See comments in our previous I&O consultation

City Centre

3017 St Peters church & house

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Site is almost entirely all parts of the site. H	located in Flood Zone 3A(i). A small part is located in Flood Zone 2. Less vulnerable uses, such as offices are appropriate for owever, the exception test will apply to residential uses in FZ 3.
Utilities	
Gas	
Electric	

Telecoms

Other English Heritage

Fire and Rescue

Natural England

Planning History			
App Number	Proposal	Decision	% of site
13/00819/FU	Change of use including refurbishment and extensions to 2 church buildings with 2 flats, to form offices and 14 flats and erect 5 storey block comprising office and 21 flats, with car parking - Variation of conditions 21, 33 and 37 of previous approval 09/03230/FU relating to floor levels, windows and approved plans	Α	100
13/00818/CA	Conservation area application for demolition of west elevation, partial demolition of north, south elevations and roof	Α	100
09/03397/LI	Listed Building Application for alterations for replacement gate in boundary wall	Α	100
09/03230/FU	Change of use including refurbishment and extensions to 2 church buildings with 2 flats, to form offices and 16 flats and erect 5 storey block comprising office and 21 flats, with car parking.	Α	100

Spatial	relationships	
---------	---------------	--

UDP Designations	Core Strategy

3017 St Peters church & house

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	
SS 7 WIOTOTT WIOTI.	1.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
s 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	

Other Spatial Relationship

Other Spatial Relationship	
LCC ownership %	0.00
	eeds City
Nearest train station distance (m)	974.91
Nearest bus stop	9254
Nearest bus stop distance (m)	172.18
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	$\overline{\Box}$
Overlaps LNA	ī
Overlaps LNR	Ħ
Overlaps Conservation Area	✓✓✓
Overlaps Listed Building	✓
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	

3017 St Peters church & house

Conclusions

Issues and Options Summary

Part of the site is within Floodzone 2 and a further part of the site is within Floodzone 3a. Permission 09/03230/FU for 39 dwellings and 92.9sqm office space was granted in July 2012. No Highways objection providing account is taken of cumulative impact of other sites.

Site affects others?

N/A

Sustainability summary

Minor negative - employment and economic growth, access to greenspace, flood risk and pollution. Significant positive - access to leisure, greenhouse emissions, transport network and accessibility. Minor positive - access to schools and health, brownfield site and historic environment.

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Permission granted for mixed residential office scheme.

3018 4 St Peters Place Leeds LS9

Site Details								
Easting	430861	Northing	433491	Site area ha	0	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and Hu	unslet	
Site Characteristics								
Site type Brownfield _								
On-site land uses - None								

Other land uses - None

Description

Adjacent land uses - None

Topography	Landscape	
Boundaries	Road front	No

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/i	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

App Number

10/01371/EXT

Proposal

storey block of 18 flats)

Extension of time for Planning Application 06/06075/FU (7

3018 4 St Peters Place Leeds LS9 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History**

Decision

Α

% of site

100

City Centre 3018 4 St Peters Place Leeds LS9 Extension of time for Planning Application 06/06075/FU (7 storey block of 18 flats) 10/00280/EXT W 100 Spatial relationships Core Strategy **UDP Designations**

our 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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
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	

Other Spatial Relationship

Other Spatial Relationshi	P	
LCC ownership %	0.00	
LCC OWNERSHIP 76	0.00	
Nearest train station	Leeds City	
Nearest train station distance (m)	1206.70	
Nearest bus stop	6451	
Nearest bus stop distance (m)	36.16	
Agricultural classification	Urban	-
Ü		
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area		
Overlaps Listed Building		
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 Safeguard	ed	
Overlaps Minerals Safeguarded 100		

3018 4 St Peters Place Leeds LS9

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
3 3	
Summary of reps	
outilitially of rops	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Residential conversion permitted.	

3138 3-4 Blenheim Terrace LS2

Site Details								
Easting	429759	Northing	434552	Site area ha	0.1	SP7	City Centre Infill	
HMCA	City Centre			1	Ward	Hyde Park	c and Woodhouse	
Site Characteristics Site type Brownfield								
On-site land uses - None								
Adjacent land uses - None								

Other land uses - None

Topography	'	Landscape	
Boundaries		Road front	

Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	ı	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

App Number

13/04318/TWA

Proposal

New Generation Transport routes

3138 3-4 Blenheim Terrace LS2 **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History**

Decision

% of site

100

3138 3-4	Blenheim Terrace LS2		
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100
12/04995/ADV	New direction and building signs to university campus		100
10/9/00059/MOD	Part two storey part single storey extension and porch to front, conservatory to side, external staircase leading to rear gardenNMA:Porch reinstated, conservatory design changed to have tiled roof and stone wall to side with new door and changes to window design.	M04	100
10/9/00057/MOD	Change of use of vacant offices to 8 flats and erection of 3 storey block of 4 flats to rearNON MATERIAL AMENDMENT: External materials, roof shape, bin store position	M01	100
10/02257/COND	Consent, agreement or approval required by conditions 3 and 7 of app 20/521/02/LI	Α	100
10/01252/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5 and 7 of Planning Application 20/520/02/FU	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
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100

Spatial relationships

UDP	Desia	nations	

		-
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	
Overlaps N37 SLA		
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

% 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

Other Spatial Relationship

LCC aumarahir	0.00	
LCC ownership) %	0.00
Nearest train station	Leeds City	
Nearest train station distance	1362.06	
Nearest bus s	12633	
Nearest bus stop distance	19.80	

Agricultural classification Urban

3138 3-4 Blenheim Terrace LS2

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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	t
Overlaps Minerals Safeguarded 100m	า
	_

3138 3-4 Blenheim Terrace LS2

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme.	

Boundaries

3139 25-27 Hyde Terrace LS1

Site Details							
Easting	429082	Northing	434277	Site area ha	0.1	SP7	City Centre Infill
HMCA	HMCA City Centre Ward Hyde Park and Woodhouse				k and Woodhouse		
0.1 01							
Site Chai	racteristic	cs					
Site type Brownfield _							
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							
Topograph	ıy				Landscape		

Road front

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSI		
Areas of protected/unprote		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion	3 1 1	L

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

3139	25-27 Hyde Terrace LS1		
SHLAA con	clusions		
Availability	r:	Suitability:	Achievability:
Summary	of infrastructure provide	r comments	
Highways	Agency		
Impact	Net	work Status	
Network R	ail		
Yorkshire \			
Treatment W	/orks		
Environme	nt Agency		
Constraints			
LCC			
Ecology supp	port		
Ecology bou	ndary		
	-		
Education co	mments		
Flood Risk			
1 lood Kisk			
Utilities			
Gas			
Electric			
Fire and Res	cue		
Telecoms			
Othor			
Other English Herit	age		
	~9~		
Natural Engl	and		
ivaturar Engl	ши		

Figuring firstory			
App Number	Proposal	Decision	% of site
13/05007/FU	Change of use of health care facility to form 11 flats, with alterations including new and replacement windows, and dormer windows to front and rear	Α	100

3139 25-	27 Hyde Terrace LS1			
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100	
12/04995/ADV	New direction and building signs to university campus		100	
10/02306/EXT	Extension of Time Period for planning application 07/02905/FU for change of use of existing health care facility to 11 flats	A	100	
09/02885/FU	Alterations and addition of access ramps and new steps to health care facilities	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	
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100	

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	
Overlaps N37 SLA		
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 R	0.00
LB Corridor R	0.00
EASEL R	0.00
Aire Valley R	2A 0.00
West Leeds Gatewa	ay 0.00

% overlap

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1245.31
Nearest bus stop	8933
Nearest bus stop distance (m)	209.48

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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	V

City	Centre
------	--------

3139	25 27	Uvda .	Terrace	1 6 1
3139	Z3-Z/	nvue	rerrace	LOI

Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

3139 25-27 Hyde Terrace LS1

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
C of rone	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

3140 23 Hyde Terrace LS2

Easting 429100 Northing 434265 Site area ha 0 SP7 City Centre Infill HMCA City Centre Ward Hyde Park and Woodhouse Site Characteristics Site type Brownfield	Site Details							
Site Characteristics Site type Brownfield	Easting	429100	Northing	434265	Site area ha	0	SP7	City Centre Infill
Site type Brownfield	HMCA	HMCA City Centre Ward Hyde Park and Woodhouse						
Site type Brownfield -	Site Characteristics							
On-site land uses - None								

Other land uses - None

Adjacent land uses - None

Topography	Landscape	
Boundaries	Road front	

Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
	Do features provide bound		
	Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildi			
Are these buildings used fo			
Encroachment Conclusion			

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Caralysian	

Character Conclusion	
	from assessment against all 4 purposes of green belt and essential penness and permanence

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History			
App Number	Proposal	Decision	% of site
13/05008/FU	Six 1 bedroom apartments with lower ground floor parking	Α	99

3140 23 F	Hyde Terrace LS2			
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100	
12/04995/ADV	New direction and building signs to university campus		100	
10/02306/EXT	Extension of Time Period for planning application 07/02905/FU for change of use of existing health care facility to 11 flats	Α	100	
10/02193/EXT	Extension of time for Planning Application 07/04018/FU (Six 1 bedroom apartments to existing car park)	Α	99	
09/02885/FU	Alterations and addition of access ramps and new steps to health care facilities	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	
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100	

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

in Urban Area 100.00 % ov	verlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	
_	

Regenerat	ion	Areas
-----------	-----	-------

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

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station	Leeds City	
Nearest train station distance (1226.01	
Nearest bus s	8933	
Nearest bus stop distance (189.88	
Agricultural classificat	ion	Urban

3140 23 Hyde Terrace LS2

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
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

3140 23 Hyde Terrace LS2

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
ourary or rope	
Comments on phasing	
Confinents on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

Boundaries

Description

3141 40 Clarendon Road LS2

Site Details							
Easting	429033	Northing	434261	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park	and Woodhouse
Site Characteristics							
Site type Brownfield _							
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							
Topograph	ny				Landscape		

Road front

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti				
Would development result in an is				
Is the site well connected to the built up area?				
Would development round off the				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	Strong defensible boundary between site and urban area		
Does the site provide acces	s to the countryside		
Does the site include local/i	national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?			
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?			
Does the site contain buildi	ngs		
Are these buildings used for	r agricultural purposes?		
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

3141 40 Clarendon Road LS2 **SHLAA** conclusions Availability: Achievability: Suitability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History

Flatility Flistory			
App Number	Proposal	Decision	% of site
13/05006/LI	Listed Building application for alterations to form 6 flats, increase in boundary wall height, new entrance gates, bin and cycle store	Α	100

3141 40	Clarendon Road LS2			
13/05005/FU	Change of use of health care facility to form 6 flats, increase in boundary wall height, new entrance gates, bin and cycle store	A	100	
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100	
12/04995/ADV	New direction and building signs to university campus		100	
11/00021/COND	Consent, agreement or approval required by condition 3 of Planning Application 10/04400/LI	Α	100	
10/04400/LI	Listed Building application to demolish garage/outbuilding	Α	100	
10/02191/EXT	Extension of time for Planning Application 07/04993/LI (Listed Building application for alterations to existing health care facility to form 2 two-bedroom apartments and 4 one-bedroom apartments)	A	100	
10/02190/EXT	Extension of time for Planning Application 07/04176/FU (change of use of existing health care facility to 2 two-bedroom apartments and 4 one-bedroom apartments)	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	
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100	
09/00932/LI	Listed Building Application for alterations to improve access provision to health care facility building	Α	100	

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
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Core Strategy

% overlap

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

% overlap

		_
Regenerat	hion	Arasc
Negeneral	LIOII	AI Cas

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

Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Leeds City
Nearest train station distance ((m)	1257.23
Nearest bus s	top	8933
Nearest bus stop distance ((m)	255.92

Agricultural classification Urban

3141 40 Clarendon Road LS2

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
verlaps 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
verlaps Minerals Safeguarded 100n
remaps willierais safeguarded 1001

3141 40 Clarendon Road LS2

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

3157 Brandon Road, LS3

Site Deta	ails						
Easting	429226	Northing	434004	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park a	and Woodhouse

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the I	ouilt up area?	
Would development round off the	e settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

	characteristics of openiness and permanence	
Γ		_
l		

LCC

Ecology support

Supported

Supported

3157 Brandon Road, LS3 **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) 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 achievable 5 Local network comments cumulaive impact concern 4 Total score Mitigation measures none 14 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact Network Status No objection n/a **Network Rail Yorkshire Water** Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage

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

Spatial relationships

Natural England

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

overlap

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

% overlap

Other Spatial Relationship

3157 Brandon Road, LS3

Nearest train station Leeds City erest train station distance (m) 936.97
reduced train station 20040 only
arest train station distance (m) 936.97
Nearest bus stop 7611
Nearest bus stop distance (m) 76.12
Agricultural classification Urban
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building rlaps Strat. Employment buffer
rlaps 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
rlaps Minerals Safeguarded 100m

3157 Brandon Road, LS3

Conclusions

Issues and Options Summary

Mixed use development with residential a reasonable prospect. Permission given for 72 flats in 2006, lapsed. More recent temporary permission for short stay car parking. Appropriate for residential development.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Significant positive - access to leisure and flood risk. Minor positive - access to schools and health, brownfield site, greenhouse emissions, transport network, accessibility, local distinctiveness and historic environment.

Summary of reps

Acceptable in public transport terms, housing should be for longer term residents e.g. "families, key workers, couples or elderly residents"

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Suited to residential flats scheme. Permission lapsed for 72 flats.

3160 29-31 Hyde Park Terrace LS2

Site Details							
Easting	429061	Northing	434292	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre			1	Ward	Hyde Park	and Woodhouse
Site Characteristics Site type Brownfield							
On-site land uses - None							

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/i	national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used for agricultural purposes?			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

App Number

13/01235/ADV

Proposal

18 No. new direction and building signs to university campus

3160 29-31 Hyde Park Terrace LS2 **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History**

Decision

Α

% of site

100

3160 29-3	1 Hyde Park Terrace LS2			
12/04995/ADV	New direction and building signs to university campus		100	
12/03305/COND	Consent, agreement or approval required by conditions 2 and 3 of Planning Application 12/00519/FU	Α	97	
12/00519/FU	Retrospective change of use and alterations of two flats to form four self contained flats at ground floor, with use of basement as storage	Α	97	
09/01713/FU	Change of use of nurses home to form 6 flats and bicycle store	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	
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100	

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

<u> </u>	C1	
Core	Strategy	

% overlap

0.00

0.00

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

Other Spatial Relationship

Proposed Local Centre

Overlaps N37 SLA
Sch. Ancient Mon.

LCC ownership 9	6 0.00
Nearest train station	Leeds City
Nearest train station distance (m) 1268.90
Nearest bus sto	p 8933
Nearest bus stop distance (m) 233.84

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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	

City Centre

|--|

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

3160 29-31 Hyde Park Terrace LS2

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
3 1	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	7
Permitted scheme	

3307 Leeds Metropolitan University LS1 3HE

Site Details								
Easting	429746	Northing	434312	Site area ha	1.4	SP7	City Centre Infill	
HMCA City Centre					Ward	City and Hunslet		
Site Cha	racteristi	re						
	1							
Site type Brownfield _								
On-site land uses - None								
Adjacent land uses - None								
Other land uses - None								
Topograph	ny				Landscape			

Boundaries	F	Road front	No	
Description				

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

3307 Leeds Metropolitan University LS1 3HE **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History

App Number	Proposal	Decision	% of site
14/04770/COND	Consent, agreement or approval required by condition 5 of Planning Application 12/00152/FU		56

4/03218/COND	Consent, agreement or approval required by conditions 16 and 19 of Planning Application 12/00152/FU	Α	56	
14/02997/COND	Consent, agreement or approval required by condition 15 of Planning Application 12/00152/FU	Α	56	
14/01442/COND	Consent, agreement or approval required by conditions 15 and 25 of Planning Application 12/00152/FU	SPL	56	
14/01248/COND	Consent, agreement or approval required by conditions 8, 10 and 26 of Planning Application 12/00152/FU	Α	56	
14/00675/COND	Consent, agreement or approval required by condition 17 of Planning Application 12/00152/FU	Α	56	
13/9/00032/MOD	21 storey block of 74 student cluster flats, with 404 study bedrooms NON MATERIAL AMENDMENT to 12/00152/FU: Re arrangement of ground floor plan to accommodate main entrance from Main Square. Previously approved entrance to be retained as secondary entrance		56	
13/9/00027/MOD	21 storey block of 74 student cluster flats, with 404 study bedrooms NON MATERIAL AMENDMENT to 12/00152/FU: Rearrangement of ground floor plan to accommodate main entrance from Main Square. Previously approved entrance to be retained as secondary entrance	M01	56	
13/05647/COND	Consent, agreement or approval required by condition 15 of Planning Application 12/00152/FU	SPL	56	
13/00088/COND	Consent, agreement or approval required by conditions 3, 6, 7, 12, 13, 20, 21 and 25 of Planning Application 12/00152/FU	SPL	56	
12/03722/COND	Consent, agreement or approval required by condition 13 of Planning Application 10/05541/FU	Α	99	
12/03171/COND	Consent, agreement or approval required by conditions 5 and 6 of Planning Application 10/05541/FU	Α	99	
12/02869/COND	Consent, agreement or approval required by condition 18 of Planning Application 11/04138/FU	Α	99	
12/02868/COND	Consent, agreement or approval required by conditions 16 and 24 of Planning Application 10/05541/FU	Α	99	
12/02459/COND	Consent, agreement or approval required by conditions 18 and 20 of Planning Application 11/04138/FU	Α	99	
12/01148/COND	Consent, agreement or approval required by conditions 4, 17, 18 and 19 of Planning Application 10/05541/FU	SPL	99	
12/01041/COND	Consent, agreement or approval required by condition 11 of Planning Application 10/05541/FU	Α	99	
12/00152/FU	21 storey block of 74 student cluster flats, with 404 study bedrooms	Α	56	
11/9/00141/MOD	Redevelopment of university building to provide new student accommodation campus, including refurbishment and new build, comprising 89 cluster flats with 532 bedrooms and 36 studios, with support accommodation and retail unit, with landscapingNON MATERIAL AMENDMENT TO 10/05541/FU: Alterations to ground floor layout of block F	M01	99	
11/05001/COND	Consent, agreement or approval required by conditions 17 and 18 of Planning Application 10/05541/FU	Α	99	
11/04467/COND	Consent, agreement or approval required by condition 21 of Planning Application 10/05541/FU	Α	99	

3307 Leed	ds Metropolitan University LS1 3HE			
11/04138/FU	Variation of condition 27 (internal noise levels) and condition 2 (Plans schedule) of approval 10/05541/FU for MINOR MATERIAL AMENDMENT relating to layout of ground floor accommodation in Block H2, alterations to landscaping, and position of sub station	Α	99	
11/02872/COND	Consent, agreement or approval required by conditions 4, 17 and 18 of Planning Application 10/05541/FU	Α	99	
11/02319/COND	Consent, agreement or approval required by conditions 3, 10 and 15 of Planning Application 10/05541/FU	Α	99	
10/05541/FU	Redevelopment of university building to provide new student accommodation campus, including refurbishment and new build, comprising 89 cluster flats with 532 bedrooms and 36 studios, with support accommodation and retail unit, with landscaping	A	99	

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			
Overlaps N37 SLA				
Sch. Ancient Mon.	0.00			

% overlap

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	

Other Spatial Relationship

0.21
Leeds City
1121.80
4456
106.77

Agricultural classification Urban

<u> </u>	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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	

City	Centre
------	--------

3307	Leeds Metropolitan U	an University LS1 3HE			
Ove	erlaps Minerals Safeguarded				
Overlaps Minerals Safeguarded 100m					

3307 Leeds Metropolitan University LS1 3HE

Conclusions	
Issues and Options Summary	
	lats and 36 Studio Flats originally in 2010 (10/05541/FU) which was completed in 2012/13. Permission Cluster Flats in May 2012 (12/00152/FU).
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme largely complete	

3337 29 Kirkgate and 18 New York Street, Leeds LS2

Site Deta	Site Details						
Easting	430501	Northing	433431	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre	-			Ward	City and H	unslet
Site Cha	racteristic	s					
Site type	Brownfield					-	
On-site land	d uses - Non	е					
Adjacent la	nd uses - No	ne					
Other land uses - None							
Topograph	ny				Landscape		
Boundaries Road front No							
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

3337 29 Kirkgate and 18 New York Street, Leeds LS2 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History						
App Number	Proposal	Decision	% of site			
12/05195/ADV	4 illuminated signs	Α	85			

3337	29 Kirkgate and 18 New York Street, Leeds LS2			
12/04501/FU	Variation of condition number 10 (hours of opening to 06.30 to 23.00 hours Monday to Saturday and 07.00 to 22.30 hours on Sunday of planning permission 11/01381/FU (Change of use and alterations to form 8 flats at upper floors with A4 public house and A1 retail unit at ground floor)	Α	100	
11/01381/FU	Change of use and alterations to form 8 flats at upper floors with A4 public house and A1 retail unit at ground floor	Α	100	

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
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Core Strategy

% overlap

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	

Other Spatial Relationship

LCC ownership	%	0.00
Nearest train station		Leeds City
Nearest train station distance (843.69	
Nearest bus s	4471	
Nearest bus stop distance ((m)	42.66

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	П
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded 100m

3337 29 Kirkgate and 18 New York Street, Leeds LS2

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

Topography

3338 8 Springfield Mount, Leeds LS2 9ND

Site Det	Site Details							
Easting	429220	Northing	434380	Site area ha		0	SP7	City Centre Infill
HMCA	City Centre					Ward	Hyde Park a	and Woodhouse
	Site Characteristics							
Site type	Site type Brownfield							
On-site land uses - None								
Adjacent land uses - None								
Other land	Other land uses - None							

Boundaries		Road front	No
Description	1		

Landscape

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?					
Would development result in an isolated development?					
Is the site well connected to the built up area?					
Would development round off the settlement?					
Is there a good existing barrier between the existing urban area and the undeveloped land?					
Unrestricted Sprawl Conclusion					

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	<u> </u>

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

3338 8 Springfield Mount, Leeds LS2 9ND SHLAA conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History			
App Number	Proposal	Decision	% of site
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100

3338 8 Sp	ringfield Mount, Leeds LS2 9ND			
12/04995/ADV	New direction and building signs to university campus		100	
12/00604/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6 and 7 of Planning Application 11/04200/FU	Α	100	
11/04200/FU	Change of use and alterations of bedsits to 3 flats and 6 bedsits	Α	100	
11/02309/FU	Change of use of basement, ground floor and second floor bedsits to 7 flats and alterations to existing bedsits	w	98	
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	
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100	

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	

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 Overlaps N37 SLA

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	
Ī	EASEL RA	0.00	
Ī	Aire Valley RA	0.00	
Ī	West Leeds Gateway	0.00	

Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership	0.00
Nearest train station	Leeds City
Nearest train station distance	1279.20
Nearest bus s	8933
Nearest bus stop distance	162.56

Agricultural classification Urban

0.00

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
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

City	Centre
------	--------

|--|

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

3338 8 Springfield Mount, Leeds LS2 9ND

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
<u> </u>	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

3339 20-28 Hyde Terrace, Leeds LS2 9LN

Site Details								
Easting	429222	Northing	434253	Site area ha	0.1	SP7	City Centre Infill	
HMCA	City Centre				Ward	Hyde Park and Woodhouse		
Site Cha	racteristic	CS						
Site type Brownfield								
On-site land uses - None								
Adjacent land uses - None								

Topography	Landscape	
Boundaries	Road front	No

Other land uses - None

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the I	built up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1	
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

3339 20-28 Hyde Terrace, Leeds LS2 9LN SHLAA conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History			
App Number	Proposal	Decision	% of site
13/05769/FU	Variation of condition 2 (approved plans) of approval 11/04825/FU (Change of use, conversion and erection of 2 three storey extensions to form 27 student flats, associated	Α	100

3339 20-2	28 Hyde Terrace, Leeds LS2 9LN			
	cycle storage, landscaping, demolition of prefabricated office extensions)			
13/02535/FU	Variation of condition XX of previous approval 11/04825/FU for construction of Phase 2 before Phase 1		100	
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100	
12/04995/ADV	New direction and building signs to university campus		100	
11/04825/FU	Change of use, conversion and erection of 2 three storey extensions to form 27 student flats, associated cycle storage, landscaping, demolition of prefabricated office extensions	A	100	
09/01277/ADV	27 new and 6 replacement directional signs, 6 new and 4 replacement monolith signs, 3 new and 2 replacement wall signs to University campus	A	100	
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100	

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 0.00 100.00 UDP City Centre S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA Sch. Ancient Mon. 0.00

Core	Strategy

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

Regen	eration	Areas
-------	---------	-------

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

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance (m)		1161.02
Nearest bus s	top	8933
Nearest bus stop distance (m)		68.07
Agricultural classificat	ion	Urban

3339 20-28 Hyde Terrace, Leeds LS2 9LN

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR
Overlaps LNA Overlaps LNR
Overlaps LNR
•
Overlaps Conservation Area
Overlaps Listed Building
rlaps 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 Safeguarde
erlaps Minerals Safeguarded 100n

3339 20-28 Hyde Terrace, Leeds LS2 9LN

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

Other land uses - None

3340 65 Clarendon Road, Leeds, LS2 9NZ

Site Details							
Easting	428984	Northing	434213	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park	and Woodhouse
Site Characteristics Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							

Topography	Landscape	
Boundaries	Road front	No

Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

3340 65 Clarendon Road, Leeds, LS2 9NZ **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History

Plaining History				
App Number	Proposal	Decision	% of site	
11/01798/FU	Erection of 4 storey block of 8 two bedroom flats and change of use and extension of former hostel to form 4 two bedroom flats	Α	100	

3340 65 Clarendon Road, Leeds, LS2 9NZ 11/00113/CA Conservation Area application for partial demolition of W 100 boundary wall 10/05758/FU W 100 Change of use and 2 storey side extension to vacant hostel to form 4 flats and erection of one detached part 4 storey part 3 storey block of 7 flats and one detached part 2 storey part 1 storey block of 3 flats with basement car parking and associated landscaping

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station	Leeds City	
Nearest train station distance	(m)	1243.18
Nearest bus s	7899	
Nearest bus stop distance	197.05	
Agricultural classifica	Urban	

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	~
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	$\overline{\Box}$
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	✓
Overlans Minerals Safeguarded	

Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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 Safeguarde	ed
Overlaps Minerals Safeguarded 100	m _

3340 65 Clarendon Road, Leeds, LS2 9NZ

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
3 1	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	7
Permitted scheme	

3347 15-19 Hyde Terrace, Leeds, LS2 9LT

Site Details								
Easting	429134	Northing	434242	Site area ha	0.1	SP7	City Centre Infill	
HMCA	City Centre				Ward	Hyde Park	and Woodhouse	
Site Cha	racteristic	cs						
Site type Brownfield								
On-site land uses - None								
Adjacent land uses - None								
Other land uses - None								

Topography	Landscape	
Boundaries	Road front	No

I	Description			
Г				

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	Would development lead to/constitue ribbon development?		
Would development result in an i			
Is the site well connected to the I	built up area?		
Would development round off the			
Is there a good existing barrier be and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

3347 15-19 Hyde Terrace, Leeds, LS2 9LT **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History			
App Number	Proposal	Decision	% of site
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100

3347 15-	19 Hyde Terrace, Leeds, LS2 9LT			
12/04995/ADV	New direction and building signs to university campus		100	
11/01705/FU	Change of use of non residential education and training centre (D1 use) to 14 flats	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	
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100	

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Cana Chuatami	
Core Strategy	
oo. o o atogj	

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 Gatew	ay 0.00	

Other Spatial Relationship

LCC ownership	%	0.00
Nearest train station		Leeds City
Nearest train station distance (m)	1189.64
Nearest bus st	ор	8933
Nearest bus stop distance (m)	153.31
Agricultural classificati	on	Urban

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
✓	Overlaps Conservation Area
	Overlaps Listed Building
✓	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 Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

8933		Nearest bus stop
153.31		Nearest bus stop distance (m)
an	Urb	Agricultural classification
		Overlaps SSSI
		Overlaps SEGI
		Overlaps LNA
		Overlaps LNR
✓		Overlaps Conservation Area
		Overlaps Listed Building
✓		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
<u></u>		Overlaps Pot. Contamination
	led	Overlaps Minerals Safeguard
		Overlaps Minerals Safeguarded 100

3347 15-19 Hyde Terrace, Leeds, LS2 9LT

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
3 1	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	7
Permitted scheme	

3460 Black Bull Street

Site Details							
Easting	430451	Northing	432790	Site area ha	0.1	SP7	City Centre Infill
HMCA City Centre					Ward	City and H	unslet
Site Characteristics							

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces	s to the countryside			
Does the site include local/	national nature conservation areas (SSSIs			
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildings				
Are these buildings used fo				
Encroachment Conclusion				

4. Preserve the setting and special character of historic towns

Site within/adjacent to	Site within/adjacent to conservation area/listed building/historical features?				
Can development pres					
Character Conclusion					

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

City Centre			
3460 B	lack Bull Street		
SHLAA conclu	sions		
Availability:		Suitability:	Achievability: Short (=<5yrs)
Summary of	infrastructure pro	ovider comments	
Highways Age			No. 11. II
	terial impact		No objection If site still included at next sift assess as part of city centre / Aire Valley cluster.
roteitiai ioi cui	пиануе ппрасып сот	omation with other sites.	. If she shill included at flext slit assess as part of city certife? Affe valley cluster.
Network Rail			
Yorkshire Wa	ter		
Treatment Work	S		
Environment A	Agency		
Constraints	Agency		
LCC Ecology support	Supported		
Supported	Supported		
Ecology bounda	ry		
Education comm	nents		
Flood Risk			
11421242			
Utilities Gas			
Florende			
Electric			
Fire and Rescue			

Other	•
-------	---

Telecoms

English Heritage

Natural England

Planning History				
App Number	Proposal	Decision	% of site	
10/04858/FU	Addition of new glass entrance canopy	Α	81	

3460 Bla	ick Bull Street		
10/02795/COND	Consent, agreement or approval required by condition 35 of Planning Application 06/03071/FU	R	80
10/00830/ADV	One temporary externally illuminated scaffold mounted banner sign	Α	89
09/02505/ADV	One externally illuminated scaffold mounted banner sign	Α	89

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

100.00 % overlap	100	Main Urban Area
0.00	0	Major Settlement
0.00	0	Minor Settlement
	~	Overlaps Urban Extension
_		

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	4.17
Nearest train station	Leeds City
Nearest train station distance	858.16
Nearest bus s	14271
Nearest bus stop distance	85.98

Agricultural classification Urban

Overlaps SSSI				
Overlaps SEGI				
Overlaps LNA				
Overlaps LNR				
Overlaps Conservation Area				
Overlaps Listed Building				
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	\Box			
Overlaps Pot. Contamination	✓			
Overlaps Minerals Safequarded				
Overlaps willerais sareguarded	L			

Overlaps Minerals Safegu	arded
Overlaps Minerals Safeguarded	100m

3460 Black Bull Street

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Identified housing site
DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Description

4081 Former Leeds College of Technology, East Street

Site Details							
Easting	431051	Northing	433116	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantof	ts and Richmond Hill
Site Characteristics Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							
Topograph	у				Landscape		
Boundaries	S				Road front	No	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	ould development lead to physical connection of settlements?				
Do features provide bound					
Coalescence Conclusion					

${\bf 3.}\ {\bf Assist\ in\ safeguarding\ the\ countryside\ from\ encroahment}$

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development prese	erve this character?	
Character Conclusion		

orial action obtained and a second action of the se
Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

11/05448/CA

4081	Former Leeds College of Technolo	ogy, East Street
SHLAA cond	lusions	
Availability	Suitabil	ity: Achievability:
Summary	of infrastructure provider commen	its
Highways A	agency	
Impact	Network Status	
Network Ra	hil	
Yorkshire V	later .	
Treatment W		
Environmer	nt Agency	
Constraints		
LCC Ecology supp	ort	
Lcology supp	oi t	
Ecology boun	dary	
Education cor	nments	
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Resc		
rife and Resc	ue	
Telecoms		
Other		
English Herita	nge	
Natural Engla	nd	1
Planning Hi	story	
App Numbe	r Proposal	Decision % of site

Α

100

Conservation Area application to demolish vacant college building

4081 Former Leeds College of Technology, East Street Six storey and four storey building comprising 27 flats with undercroft car parking 11/05399/FU Α 100

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	
Overlaps N37 SLA		
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	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.01
Nearest train station	Leeds City
Nearest train station distance (m	1361.07
Nearest bus stop	10551
Nearest bus stop distance (m	135.09

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
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 Pot. Contamination	
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100	m

4081 Former Leeds College of Technology, East Street

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
ourmany or rope	
Comments on phasing	
DPP Allocation	
Aire Valley identified	
DPP Allocation Conclusion	

4180 31 Clarendon Road, LS2 9NZ

Site Deta	ails						
Easting	429158	Northing	434146	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park	and Woodhouse
	racteristic	cs					
	Brownfield d uses - Nor	ne				-	

Adjacent land uses - None

Other land uses - None

Topog	graphy	Landscape	
Boun	daries	Road front	No

Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

4180 31 Clarendon Road, LS2 9NZ **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History

App Number	Proposal	Decision	% of site
12/05441/COND	Consent, agreement or approval required by conditions 3, 5, 6, 10 and 11 of Planning Application 12/03543/FU	INT	100

4180 31	Clarendon Road, LS2 9NZ			
12/03543/FU	Change of use and alterations of vacant offices to provide 10 flats including extensions to the sides of the premises	A	100	
11/00362/FU	Alterations involving new front entrance door with access ramp and steps to offices	Α	100	
09/04784/OT	Change of use of offices to 6 flats		100	

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
Sch. Ancient Mon.	0.00	

Core	Strategy

0.00 % overlap	100.00	Main Urban Area
0.00	0.00	Major Settlement
0.00	0.00	Minor Settlement
	V	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	

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	1094.15	
Nearest bus s	8933	
Nearest bus stop distance	154.74	
ivealest bus stop distance	(111)	134.74

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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
Overlaps Minerals Safeguarded 100m

4180 31 Clarendon Road, LS2 9NZ

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

4181 44 Claredon Road, LS2 9PJ

Site Details							
Easting	429024	Northing	434287	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park	and Woodhouse
					<u>'</u>		
Site Cha	racteristi	cs					
Site type Brownfield _							
On-site land uses - None							
Adjacent land uses - None							

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description				

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	
Does the site provide access	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	L

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

4181 44 Claredon Road, LS2 9PJ **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History			
App Number	Proposal	Decision	% of site
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100

4181 44 C	laredon Road, LS2 9PJ			
13/00872/COND	Consent, agreement or approval of conditions 3, 7 and 8 of Planning Application 12/05211/FU	Α	100	
12/05211/FU	Change of use of vacant offices to five flats and dormer windows to rear	Α	100	
12/04995/ADV	New direction and building signs to university campus		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	
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100	

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

	Core	Strategy
--	------	----------

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

Rea	ener	ation	ո Ar	eas
		u		

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

Other Spatial Relationship

LCC ownership	%	0.00
Nearest train station		Leeds City
Nearest train station distance	(m)	1283.84
Nearest bus s	top	8933
Nearest bus stop distance	(m)	268.62

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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	\Box
Overlaps Pot. Contamination	
Overland Minerale Sefeguerde	

Overlaps Minerals Safeguard	ed
Overland Minerals Safeguarded 100	١m

4181 44 Claredon Road, LS2 9PJ

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	7
Permitted scheme	

4183 74 New Briggate, LS1

Site Details							
Easting	430409	Northing	433917	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	unslet

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DESCIT	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?		
Would development result in an i			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide boundaries to contain the development?				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces				
Does the site include local/				
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildings				
Are these buildings used fo				
Encroachment Conclusion				

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?					
Can development preserve this character?					
Character Conclusion					

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

4183 74 New Briggate, LS1 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History

App Number	Proposal	Decision	% of site
14/02818/COND	Consent, agreement or approval required by conditions 4 and 6 of Planning Application 11/01353/LI	Α	100

City Centre

4183	74 New Briggate, LS1		
14/02817/CON	Consent, agreement or approval required by condition 5 of Planning Application 11/01354/FU	Α	100
14/00942/CON	Consent, agreement or approval required by conditions 3, 5 and 6 of Planning Application 11/01353/LI	SPL	100
11/01354/FU	Change of use and alterations of vacant first and second floors of former chest clinic to 7 flats	Α	100
11/01353/LI	Listed Building application for alterations to vacant first and second floors of former chest clinic to form 7 flats	Α	100
10/01300/CON	Consent, agreement or approval required by condition 3 of Planning Application 09/05508/LI	Α	99
10/00996/ADV	4 wall mounted halo illuminated individual letter signs to retail unit	Α	100
10/00995/LI	Listed Building Application for 4 wall mounted halo illuminated individual letter signs to retail unit	Α	100
09/05508/LI	Listed Building application for external signage and cleaning works	Α	99
09/05383/ADV	4 non illuminated fascia signs, one vinyl window sign and one freestanding non illuminated sign to proposed retail unit	Α	100
09/03149/LI	Listed Building Application for internal alterations at ground floor to form retail unit (A1 use)	Α	99
09/03148/FU	Change of use of ground floor from former chest clinic to retail unit (A1 use) with basement storage and alterations to window openings	Α	99

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	1019.76	
Nearest bus s	12952	
Nearest bus stop distance	(m)	76.86

Agricultural classification Urban

4183 74 New Briggate, LS1

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
verlaps 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
verlaps Minerals Safeguarded 100m

4183 74 New Briggate, LS1

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

Boundaries

Description

4190 Forsyth House, 5 South Parade, City Centre

Site Details							
Easting	429852	Northing	433753	Site area ha	0	SP7	City Centre Infill
HMCA	HMCA City Centre			Ward	City and H	Hunslet	
0.1 01							
Site Cha	racteristic	CS					
Site type	Brownfield					_	
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							
Topograph	ny				Landscape		

Road front No

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is	solated development?	
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1		
Does the site provide access to the countryside			
Does the site include local/national nature conservation areas (SSSIs			
Areas of protected/unprotected woodland/trees/hedgerows?			
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?			
Does the site contain buildings			
Are these buildings used for agricultural purposes?			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

City Centre

4190 Forsyth House, 5 South Parade, City Centre **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Suitability: Suitable Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Dianning History

Planning History			
App Number	Proposal	Decision	% of site
13/01791/FU	Change of use of existing ground floor offices (B2) to restaurant (A3); Single storey rear extension; new cycle and bin storage areas		100

City Centre 4190 Forsyth House, 5 South Parade, City Centre 12/03099/FU Refurbishment of an existing office premises, including 100 alterations to frontage and single storey extension at roof level to form mixed use development, comprising 13 flats, basement and ground floor restaurant, with retention of first floor offices Spatial relationships **UDP Designations** % overlap

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
Overlaps N37 SLA	
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	

Other Spatial Relationship

Overlaps Minerals Safeguarded 100m

LCC ownership %	0.00	
Nearest train station	Leeds City	
Nearest train station distance (m)	583.94	
Nearest bus stop	4019	
Nearest bus stop distance (m)	16.34	
Agricultural classification	Urban	
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area	✓	
Overlaps Listed Building		
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 Safeguard	led	

4190 Forsyth House, 5 South Parade, City Centre

Conclusions	
Issues and Options Summary	
Permitted Scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DDD Alles adder	
DPP Allocation Identified housing site	
racitified flousing site	
DPP Allocation Conclusion	
Permitted scheme	

4195 Pennine House, LS1 5RN

Site Deta	ails							
Easting	429864	Northing	433640	Site area ha	0.1	SP7	City Centre Infill	
HMCA	City Centre				Ward	City and Hu	unslet	
	racteristic Brownfield	es				-		
On-site lan	d uses - Non	ie						

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

City Centre

Proposal

Consent, agreement or approval required by condition 8 of

Planning Application 12/04154/FU

14/00904/COND

4195 Pennine House, LS1 5RN **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Decision

% of site

100

Α

City Centre

4195 Pen	nine House, LS1 5RN			
13/9/00174/MOD	Change of use of offices to form student accommodation, involving alterations to elevations and addition of rooftop extension NON MATERIAL AMENDMENT TO 12/04154/FU: Alteration to layout plans at all levels internally	M01	100	
13/05802/FU	Amendment to approval 12/04154/FU involving internal layout changes to increase the number of student bedrooms to 127; extension of the internal floor area of the restaurant and alterations to the external appearance of the restaurant	Α	100	
13/05267/COND	Consent, agreement or approval required by condition 14 of Planning Application 12/04154/FU	Α	100	
13/04803/FU	Variation of condition 2 (Plans schedule) of approval 12/04154/FU for MINOR MATERIAL AMENDMENT relating to internal layout changes	W	100	
13/04015/COND	Consent, agreement or approval required by conditions 4, 5, 6, 9, 10 and 13 of Planning Application 12/04154/FU	Α	100	
13/03273/COND	Consent, agreement or approval required by conditions 7, 8, 11, 12, 14 and 16 of Planning Application 12/04154/FU	SPL	100	
12/04154/FU	Change of use of offices to form student accommodation, involving alterations to elevations and addition of rooftop extension	Α	100	

Spatial relationships

HIDP	Desid	nati	ions
UDF	DESIG	gi ia ti	IUI I3

N32 Greenbelt 0.00 % overlap N34 PAS 0.00 RL1 Rural Land 0.00 0.00 N1 Greenspace 0.00 N1A Allotments 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 Overlaps N37 SLA 0.00 Sch. Ancient Mon.

	_
Main Urban Area 100.00	% overlap
Major Settlement 0.00)
Minor Settlement 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	

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	480.70	
Nearest bus s	top	8119
Nearest bus stop distance	73.39	

Agricultural classification Urban

4195 Pennine House, LS1 5RN

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarded	
· · · · · · · · · · · · · · · · · · ·	
Overlans Minerals Safeguarded 100m	

4195 Pennine House, LS1 5RN

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

5011 St Alban's Place, Leeds City Centre

Site Deta	ails						
Easting	430338	Northing	434006	Site area ha	0.6	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	ınslet

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.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		•

3. Assist in safeguarding the countryside from encroahment

3 3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

• .	
Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

5011 St Alban's Place, Leeds City Centre Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments Meets Core Standards 5 Access comments Access of Belgrave Street 5 Local network comments Car parking, including disabled parking loss 3 Total score Mitigation measures Improve public realm within street 13 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 under 1ha. See comments in our previous I&O consultation LCC **Ecology support** Supported Supported (Green)

5011 St Alban's Place, Leeds City Centre Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Proposal Decision % of site

Spatial relationships

UDP Designations

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.25	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 92.29

5011 St Alban's Place, Leeds City Centre

Nearest train station		Leeds City
Nearest train station distance	(m)	1040.31
Nearest bus s	top	13309
Nearest bus stop distance	(m)	151.14
Agricultural classificat	tion	Urban
Overlaps S	SSI	
Overlaps S	EGI	
Overlaps I	LNA	
Overlaps I	NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ding	
Overlaps Strat. Employment bu	ffer	✓
Overlaps Public Right of V	Nay	✓
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contamina	tion	<u></u>
Overlaps Minerals Safego	uard	ed
Overlaps Minerals Safeguarded	100)m

5011 St Alban's Place, Leeds City Centre

Conclusions

Issues and Options Summary

The UDP identifies a large part of this area as 'Existing pedestrian corridor/public space'. The UDP and the CS SP3(vii), CC1, (iv) and in particular Policy G6 is keen to protect City Centre Greenspace such as this. This is reinforced by the results of the PPG17 Public Open Space audit which identifies this site. The site is adjacent to late night bars with an open roof top area and an outside seating area. It is also next to an office development and next to the inner ring road. Part of the site is a Car Park. There are many disabled persons aprking bays on the road which goes through the site. The Car Park serves the Grand Theatre in the evenings and tends to attract an older clienele with the associated likely higher incidents of mobility and other impairments. With all the above factors (in particular the loss of limited inner city green space) this site is not suitable for housing.

Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Land not available for scheme.	

5015 Kendall Carr, Hanover Mount, Woodhouse

Site Details							
Easting	Easting 429026 Northing 434066 Site area ha			0.2	SP7	City Centre Infill	
HMCA City Centre, Inner Area			Ward	Hyde Park	and Woodhouse		
Site Characteristics Site type Proventiald							

Site type Brownfield

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Three storey block of elderly persons housing expected to become surplus to requirements. Located at the north west corner of Hanover Square.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	
Would development result in an i	
Is the site well connected to the	
Would development round off the	
Is there a good existing barrier b and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

•	•		
Would development lead t			
Do features provide bound			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Francisch mannt Canadanian	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to	
Can development pres	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openiness and permanence					

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History

App Number Proposal Decision % of site

5015 Kendall Carr, Hanover Mount, Woodhouse

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	3.42	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

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

Other Spatial Relationship

otilei opatiai kelationsi	пP
LCC ownership 9	6 100.00
Nearest train station	Leeds City
Nearest train station distance (m	
Nearest bus sto	p 7899
Nearest bus stop distance (m) 154.83
Agricultural classification	n Urban
Overlaps SSS	i
Overlaps SEG	il 🗌
Overlaps LNA	Α
Overlaps LN	R
Overlaps Conservation Are	R
Overlaps Listed Buildin	g 🗸
Overlaps Strat. Employment buffe	
Overlaps Public Right of Wa	у
Overlaps SFRA Flood Zon	е
Overlaps EA Flood Zon	е
Overlaps HSE Major Hazar	d
Overlaps HSE Gas Pipelin	е
Overlaps Pot. Contaminatio	n 🗆
Overlaps Minerals Safeguar	rded
Overlaps Minerals Safeguarded 10	00m

5015 Kendall Carr, Hanover Mount, Woodhouse

onclusions	
ssues and Options Summary	
ot considered at Issues and Options	
te affects others?	
ustainability summary	
ummary of reps	
omments on phasing	
PP Allocation	
referred housing allocation	
PP Allocation Conclusion	
uitable small site for residential development at the northern end of Hanover Square.	

5019 Holbeck Day Centre, Holbeck Moor Road, Holbeck

Site Detai	ils						
Easting	429491	Northing	432102	Site area ha	0.2	SP7	City Centre Infill
HMCA (City Centre	Inner Area			Ward	Beeston ar	and Holbeck
Site Chara		cs					
Site type E	Brownfield					-	
On-site land	uses						
Vacant build	ing						
Neighbouring	g land uses	i					
Dwellings							
Other land u	ses - None						
Topography	Flat				Landscape	Limited Tree	ee Cover
Boundaries	Existing v	vell defined			Road front	Yes	
Description Former day-	care centre	single store	y building v	vith car parking	and landscapi	ing at the cori	orner of Holbeck Moor Road and Moor View

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constit		
Would development result in an iso		
Is the site well connected to the bu		
Would development round off the		
Is there a good existing barrier bet and the undeveloped land?	tween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

A.	_ ·	
Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence					

5019 Ho	olbeck Day Centre	, Holbeck Moor F	Road, Holbeck		
SHLAA conclusi	ions				
Availability:		Suitability	:	Achi	ievability:
Summary of i	nfrastructure pro	vider comments			
Highways Ager			T		
Impact No mate	eriai impact	Network Status	No objection		
Network Rail					
Yorkshire Water	er				
Treatment Works					
Environment A	gency				
Constraints					
LCC					
Ecology support	Supported				
Supported - Gree	n.				
Ecology boundary	/				
Education comme	ents				
Flood Risk					
	x = Low (FZ1). Surface	water flood risk = Lov	W.		
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Other					
English Heritage					
Natural England					
J .					
Planning Histor	ту				
App Number	Proposal			Decision	% of site

5019 Holbeck Day Centre, Holbeck Moor Road, Holbeck

Spatial relationships

N32 Greenbelt 0.00 % overla	ар
110.1.5.1.0	
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	
Overlaps N37 SLA	
Sch. Ancient Mon. 0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

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

Other Spatial Relationship

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	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguard	ed
Overlaps Minerals Safeguarded 100	ım 🗆

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

5019 Holbeck Day Centre, Holbeck Moor Road, Holbeck

Conclusions
Issues and Options Summary
Not considered at Issues and Options stage
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Preferred housing allocation
DPP Allocation Conclusion
Suitable site for housing development within 1970s housing estate.

5103 63 Great George Street, Leeds, LS1 3bb

Site Details							
Easting	429584	Northing	433947	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and F	Hunslet
Site Cha	racteristic	cs					
Site type	Brownfield					-	
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							
Topography Landscape							
Boundarie	S				Road front		
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead	ı	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

Proposal

Consent, agreement and approval of conditions $3,\,4$ and 5

of Planning Application 13/01338/FU

14/00630/COND

5103 63 Great George Street, Leeds, LS1 3bb **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Decision % of site

Α

100

5103 63 Great George Street, Leeds, LS1 3bb 13/01338/FU Change of use of upper floors from offices (A2 use) to five flats (C3 use)

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

100.00	% overlap
0.00	
0.00	
V	
	0.00

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

Other Spatial Relationship

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Nearest train station	Leeds City
Nearest train station distance (m)	764.05
Nearest bus stop	12466
Nearest bus stop distance (m)	142.44
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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 Safeguard	ed
Overlaps Minerals Safeguarded 100)m

LCC ownership %

0.00

5103 63 Great George Street, Leeds, LS1 3bb

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion]
Permitted scheme	

Topography

5104 18 Queen Square, Leeds, LS2

Site Details							
Easting	430103	Northing	434234	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and H	lunslet
Site Characteristics							
Site type Brownfield _							
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							

Boundaries	Road front	
Description		

Landscape

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

5104 1	8 Queen Square, Leeds, LS2		
SHLAA conclus	ions		
Availability:	Suita	ability:	Achievability:
Summary of	infrastructure provider comm	ents	
Highways Age	ncy		
Impact	Network Sta	us	
Network Rail			
Yorkshire Wat	er		
Treatment Works	S		
Environment A	Agency		
Constraints			
LCC			
Ecology support			
Ecology bounder	v		
Ecology boundar	у		
Education comm	ents		
Flood Risk			
Utilities Gas			
Electric			
Fire and Rescue			
Telecoms			
	'		
Other			
English Heritage			
Natural England			
. Jacanar Erigiana			
Planning Histo	rv		
App Number	Proposal		Decision % of site

Α

99

Consent, agreement or approval required by conditions 3 and 5 of Planning Application 13/01682/LI

13/03697/COND

City Centre

5104 18 0	Queen Square, Leeds, LS2		
13/03696/COND	Consent, agreement or approval required by conditions 6, 7, 9 and 10 of Planning Application 13/01681/FU	SPL	100
13/01682/LI	Listed Building application to carry out alterations of vacant offices to form seven flats	A	99
13/01681/FU	Change of use and alterations of vacant offices to seven flats	Α	100
12/05294/LI	Listed building application to carryout alterations of vacant offices to form seven flats	w	99
12/05212/FU	Change of use and alterations of vacant offices to seven flats	w	100
10/00435/LI	Listed Building application for 13 replacement and new non illuminated entrance plaques to University buildings	A	68

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
Overlaps N37 SLA	
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

% overlap

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

Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Leeds City
Nearest train station distance (m)		1120.96
Nearest bus stop		9667
Nearest bus stop distance	(m)	116.43

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
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	П
Overlaps Pot. Contamination	

City	Centre
------	--------

5104	18 Queen	Square	. Leeds.	. LS2

Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

5104 18 Queen Square, Leeds, LS2

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

5108 First And Second Floors And Loft Space, 46-48 New York Street

Site Deta	ails						
Easting	430637	Northing	433432	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	unslet
Site Cha	racteristic	s					
Site type	Brownfield					_	
On-site land uses - None Adjacent land uses - None Other land uses - None							
Topograph	ny				Landscape		
Boundarie	es				Road front		
Description	Description						

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

14/02071/COND

5108 First And Second Floors And Loft Space, 46-48 New York Street **SHLAA** conclusions Availability: Achievability: Suitability: Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Proposal Decision % of site

Consent, agreement or approval required by conditions 3, 4,

5, 6, 7 and 8 of Planning Application 13/04385/LI

Α

100

City Centre

5108 First	And Second Floors And Loft Space, 46-48 New Yor	k Street		
14/02070/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6 and 8 of Planning Application 13/04384/FU	Α	100	
13/04385/LI	Listed Building Application for change of use from Offices to form 7No. Apartments, including internal and external alterations and second floor rear extension	Α	100	
13/04384/FU	Change of use from Offices to form 7No. Apartments, including internal and external alterations and second floor rear extension	Α	100	
09/9/00214/MOD	Alterations and subdivision of existing unit into 2 separate units for use as take away hot food unit and a cafe/ bar unitNON MATERIAL AMENDMENT: Door locations moved from centres of units to sides next to main entrance. Replace bulkhead cladding with new materials, shop front riser and sill for glass front to be clad with Framed Flint Granite.		98	
09/9/00158/MOD	Alterations and subdivision of existing unit into 2 separate units for use as take away hot food unit and a cafe/ bar unitNON MATERIAL AMENDMENT: Amendments to shop front	M04	98	
09/9/00084/MOD	Alterations and subdivision of existing unit into 2 separate units for use as take away hot food unit and a cafe/ bar unitNON MATERIAL AMENDMENT: Reposition entrance doors to centre of both units	M01	98	
09/04093/LI	Listed building application for 2 internally illuminated fascia signs to 2 hot food takeaways	Α	98	
09/03621/ADV	2 internally illuminated fascia signs to 2 hot food takeaways	Α	98	
09/03092/LI	Listed Building Application to carry out amendment to approved shop front	Α	98	
09/02879/FU	Amend shop frontage layout to both units, unit 46 - move door to right - unit 48 move door to the left to proposed take away hot food unit and a cafe/ bar unit	A	98	

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	
Overlaps N37 SLA		
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	

Other Spatial Relationship

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

First And Second Floors And Loft Space, 46-48 New York Street

Nearest train station distance (m) 974.68 Nearest bus stop 8444 Nearest bus stop distance (m) 25.82 Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded		Nearest train station	Leeds City	
Nearest bus stop distance (m) 25.82 Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded		Nearest train station distance (m)	974.68	
Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building 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		Nearest bus stop	8444	
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded		Nearest bus stop distance (m)	25.82	
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	[Agricultural classification	Urhan	
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building 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	l	Agricultural classification	Orbari	
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building 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 SSSI		
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building 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 SEGI		
Overlaps Conservation Area Overlaps Listed Building 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 LNA		
Overlaps Listed Building 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 LNR		
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 Conservation Area	✓	
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 Listed Building	✓	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded		Overlaps Strat. Employment buffer	✓	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded		Overlaps Public Right of Way		
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded		Overlaps SFRA Flood Zone		
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded		Overlaps EA Flood Zone		
Overlaps Pot. Contamination Overlaps Minerals Safeguarded		Overlaps HSE Major Hazard		
Overlaps Minerals Safeguarded		Overlaps HSE Gas Pipeline		
·		Overlaps Pot. Contamination	<u></u>	
·		Overlaps Minerals Safeguarde	ed	
Overlaps willerdis sareguarded 100111		Overlaps Minerals Safeguarded 100	m 🗆	

5108 First And Second Floors And Loft Space, 46-48 New York Street

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

5115 22-23 Blenheim Terrace, Leeds, LS2 9HD

Site Details							
Easting	429643	Northing	434667	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park	and Woodhouse
Site Cha	racteristic	cs					
Site type	Brownfield					-	
On-site land	d uses - Non	ne					
Adjacent la	nd uses - No	one					
Other land	uses - None						
Topograph	ny				Landscape		
Boundaries Road front							
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Caralysian	

Can development prese	erve this character?		
Character Conclusion			-
	rom assessment against all 4 purposes of green	belt and essential	
characteristics of op	enness and permanence		

5115 22-23 Blenheim Terrace, Leeds, LS2 9HD **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History

App Number	Proposal	Decision	% of site
14/04433/COND	Consent, agreement or approval required by conditions 5, 10, 11 and 13 of Planning Application 13/03970/FU		100

City Centre

5115 22-2	23 Blenheim Terrace, Leeds, LS2 9HD			
14/04432/COND	Consent, agreement or approval required by condition 6 of Planning Application 13/03971/LI	Α	100	
14/03445/LI	Listed Building application for one non-illuminated fascia sign and one freestanding externally illuminated sign	Α	100	
14/03175/ADV	One non-illuminated fascia sign and one freestanding externally illuminated sign	Α	100	
13/04318/TWA	New Generation Transport routes		100	
13/03971/LI	Listed Building application for change of use of offices, involving alterations, 3 dormers to rear and new second floor to annexe to form 4, one bedroom flats; 3, two bedroom flats; 2, three bedrooms flats, one retail unit (A1) and one commercial unit (A1 - A3)	A	100	
13/03970/FU	Change of use of offices, involving alterations, 3 dormers to rear and new second floor to annexe to form 4, one bedroom flats; 3, two bedroom flats; 2, three bedrooms flats, one retail unit (A1) and one commercial unit (A1 - A3)	A	100	
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100	
12/04995/ADV	New direction and building signs to university campus		100	
12/04662/EXT	Extension of time period application for 09/04698/LI for four additional air conditioning units to offices including internal and external alterations	Α	100	
12/04647/EXT	Extension of time application for 09/04699/FU for four additional air conditioning units to offices	Α	100	
12/03785/LI	Listed Building application for internal and external alterations to offices	Α	100	
12/03784/FU	Alterations to basement to form offices	Α	100	
11/00476/LI	Listed building application to carry out internal alterations to offices	Α	100	
09/04699/FU	4 additional air conditioning units to offices	Α	100	
09/04698/LI	Listed Building Application for 4 additional air conditioning units to offices including internal and external alterations	A	100	
09/04174/LI	Listed Building Application for internal alterations including part removal of load bearing walls to 2nd floor	A	100	
09/01277/ADV	27 new and 6 replacement directional signs, 6 new and 4 replacement monolith signs, 3 new and 2 replacement wall signs to University campus	Α	100	
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100	

Spatial r	elatio	onshi	ns

UDP Designations

Core Strategy

5115 22-23 Blenheim Terrace, Leeds, LS2 9HD

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

	Main Urban Area	100.00	% overlap
ı	Major Settlement	0.00	
I	Minor Settlement	0.00	
Overlaps	Urban Extension	V	
I	Minor Settlement	0.00	

Regeneration Areas

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

Other Spatial Relationship

Other Spatial Relationship)
LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1476.70
Nearest bus stop	2743
Nearest bus stop distance (m)	33.19
Agricultural classification L	Jrban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	□ ✓
Overlaps Listed Building	✓
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 Safeguarde	d
Overlaps Minerals Safeguarded 100r	n 🗆

5115 22-23 Blenheim Terrace, Leeds, LS2 9HD

Conclusions		
Issues and Options Summary		
Permitted scheme		
Site affects others?		
Sustainability summary		
Summary of reps		
Comments on phasing		
DPP Allocation		
Identified housing site		
DPP Allocation Conclusion	1	
Permitted scheme		

Boundaries

Description

5122 17 Regent Street Sheepscar

Site Deta	ails						
Easting	430820	Northing	434200	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and H	Hunslet
Site Characteristics Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							
Other land	uses - None						
Topograph	ny				Landscape		

Road front

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	i	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/i	national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used for agricultural purposes?			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

5122 17 Reg	gent Street Sheepscar		
SHLAA conclusions			
Availability:	Suitability:		Achievability:
Summary of infra	structure provider comments		
Highways Agency			
Impact	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agenc	у		
Constraints			
LCC			
Ecology support			
35 - 17			
Ecology boundary			
Education comments			
Flood Risk			
HOOU KISK			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
N. 15			
Natural England			
Planning History			
App Number	Proposal	Decision	on % of site

5122 17 Regent Street Sheepscar

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1513.55
Nearest bus stop	7221
Nearest bus stop distance (m)	91.88
Agricultural classification	Urban
Overlaps SSSI	
•	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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 Safeguard	ed
Overlaps Minerals Safeguarded 100)m

5122 17 Regent Street Sheepscar

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

5123 30 Sovereign Street, Leeds, LS1 4BA

Site Details							
Easting	430178	Northing	433138	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	unslet
Site Characteristics Site type Brownfield							
On-site land uses							
Vacant building							
Neighbouring land uses							
Office							

Other land uses - None

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

Description

Vacant building on the south side of Sovereign St in the city centre.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?					
Do features provide bound					
Coalescence Conclusion					

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics or openness and permanence							

5123	30 Sove	ereign Street, Leeds, LS1 4BA	
SHLAA cond	clusions		
Availability		Suitability:	Achievability:
Cuma ma o mu	of infras	trustura providor commento	
Summary	or iniras	tructure provider comments	
Highways A	Agency		
Impact		Network Status	
Network Ra	ail		
Yorkshire V	Vater		
Treatment W	orks		
Environme	nt Agency		
Constraints			
LCC			
Ecology supp	ort		
Ecology boun	ndary		
Education co	mments		
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Reso	cue		
Telecoms			
Other			
English Herita	age		
Natural Engla	and		

App Number	Proposal	Decision	% of site
10/02049/FU	Change of use of vacant building to form ground floor office, 5 two bedroom flats at first, second and third floors with basement car park and fitness suite	Α	100

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

% overlap

Regeneration Areas

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

Other Spatial Relationship

0.00
Leeds City
,
1128
97.72
)

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	~
Overlans Minerals Safeguarde	d

Overlaps Minerals Safegua	arded
Overlaps Minerals Safeguarded 1	100m

5123 30 Sovereign Street, Leeds, LS1 4BA

Conclusions		
Issues and Options Summary		
Suitable and appropriate building fo	r conversion to residential office mix.	Planning permission for office/residential change of use from 2010.
Site affects others?		
L		
Sustainability summary		
Summary of reps		
Comments on phasing		
DPP Allocation		
Identified housing site with mixed u	ises	
DPP Allocation Conclusion		
	esidential conversion with permission of	granted in 2010

Topography

5156 Clarendon House, 20 Clarendon Road

Site Details							
Easting	429192	Northing	434200	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park and Woodhouse	
Site Characteristics							
Site type Brownfield _							
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							

Boundaries	Noac	a HOHL	
Description			

Landscape

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	i	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

14/05237/COND

5156	Clarenc	Ion House, 20 Clarendon Road		
SHLAA con	clusions			
Availability	' :	Suitability:	A	chievability:
Summary	of infras	tructure provider comments		
Highways A	Agency			
Impact		Network Status		
Network R	ail			
Yorkshire \	Water			
Treatment W				
Environme	nt Agency			
Constraints				
LCC				
Ecology supp	port			
Ecology bour	ndary			
Education co	mments			
Flood Risk				
Utilities Gas				
Electric				
Fire and Res	cue			
Telecoms				
relecoms				
Other				
English Herit	age			
Natural Engla	and			
Planning H				
App Numbe	er	Proposal	Decision	% of site

Consent, agreement or approval required by conditions 4, 5, 6, 7 and 8 of Planning Application 14/01361/LI

100

City Centre

5156 Cla	arendon House, 20 Clarendon Road			
14/05236/COND	Consent, agreement or approval required by conditions 4, 6, 7, 10, 14 and 16 of Planning Application 14/01360/FU	A	100	
14/01361/LI	Listed Building Application for the conversion, extension and part demolition to provide student accommodation in the form of 19No. studio flats and 5No. flats, including associated landscaping, car parking and ancillary works.	A	100	
14/01360/FU	Conversion, extension and part demolition to provide student accommodation in the form of 19No. studio flats and 5No. flats, including associated landscaping, car parking and ancillary works.	A	100	
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100	
12/04995/ADV	New direction and building signs to university campus		100	
09/01277/ADV	27 new and 6 replacement directional signs, 6 new and 4 replacement monolith signs, 3 new and 2 replacement wall signs to University campus	A	100	
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100	

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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

Regeneration Areas

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	1125.95	
Nearest bus s	8933	
Nearest bus stop distance	100.38	

Agricultural classification Urban

5156 Clarendon House, 20 Clarendon Road

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
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 Safeguarde
Overtaps ivilitierals safeguarde
Overlaps Minerals Safeguarded 100r

5156 Clarendon House, 20 Clarendon Road

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	7
Permitted scheme	

5157 6 - 12 Lands Lane, LS1 6LD

Site Details							
Easting	430184	Northing	433609	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hu	unslet
Site Characteristics Site type Brownfield On-site land uses - None Adjacent land uses - None							

Topography	Landscape	
Boundaries	Road front	

Other land uses - None

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti				
Would development result in an is				
Is the site well connected to the built up area?				
Would development round off the				
Is there a good existing barrier be and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			i
	Do features provide boundaries to contain the development?		
	Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprote		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

App Number

14/04314/FU

Proposal

to the roof.

Provision of twelve a/c condensers and a screen enclosure

5157 6 - 12 Lands Lane, LS1 6LD **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History**

Decision

Α

% of site

100

City Centre

13/05222/FU

5157 6 - 12 Lands Lane, LS1 6LD			
14/03938/ADV	Twelve illuminated signs	Α	100
14/03937/FU	Two new entrances to shopfront	Α	100
13/05223/CA	Conservation Area Application for change of use of retail		100

premises to two retail units with 18 flats over

Change of use of retail premises to two retail units with 18

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

flats over

Core Strategy	

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

Α

100

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Leeds City
Nearest train station distance (m)		645.40
Nearest bus s	top	9897
Nearest bus stop distance	(m)	138.43

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
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	\Box
Overlaps Pot. Contamination	$\overline{\Box}$
Overlaps Minerals Safeguarded	

Overlaps Minerals Safegua	arded
Overlaps Minerals Safeguarded	100m

5157 6 - 12 Lands Lane, LS1 6LD

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	

Site Deta	Site Details								
Easting	429475	Northing	433433	Site area ha	0.1	SP7	City Centre Infi	II	
HMCA	City Centre		433433	Site area na	Ward	City and I			
					110.0	jointy and	Turior or		
	racteristic	cs							
Site type	Brownfield					-			
On-site lan	id uses - Non	ie							
Adjacent la	and uses - No	one							
Other land	uses - None								
Topograph	hy				Landscape				
Boundarie	es				Road front				
Description	1								
	·								
SHLAA co									
Availabili	ty:			Suitability:			Achiev	ability:	
Summar	y of infras	structure	provider	comments					
Highways	s Agency								
Impact			Netv	vork Status					
Network	Rail								
Yorkshire	Water								
Treatment	Works								
Environm	nent Agency	y							
Constraints	S								
LCC									
Ecology su	pport								
Ecology bo	undary								
Education	Education comments								
Flood Risk									
Utilities Gas									
Gas									

Electric
Fire and Rescue
Telecoms
Other
English Heritage
Network Foreland
Natural England

Planning History			
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

Spatial relationships

UDP Designations

ODI 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	
Overlaps N37 SLA		
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	

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	324.51	
Nearest bus s	7569	
Nearest bus stop distance	30.43	

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
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	

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, , ,	
Summary of reps	
Summary of reps	
Comments on phasing	
1 0	
DPP Allocation	
Preferred housing allocation with m	nixed uses
DPP Allocation Conclusion	
Development interest expressed fo	r residential redevelopment with a small amount of office space. Such development would have policy

HLA20050 36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ

Site Details								
Easting	429061	Northing	434235	Site area ha	0.1	SP7	City Centre Infill	
HMCA	City Centre			l	Ward	Hyde Park	and Woodhouse	
Site Characteristics								
Site type	Brownfield					-		
On-site land	d uses - Nor	ne						
Adjacent la	nd uses - No	one						
Other land	uses - None							
Topography Landscape								
Boundarie	S				Road front			
Description								

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

${\bf 3.}\ {\bf Assist\ in\ safeguarding\ the\ countryside\ from\ encroahment}$

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence	

14/02931/COND

Consent, agreement or approval required by Condition 8

Surfacing of Planning Application 10/01728/FU

HLA20050 36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History App Number** Proposal Decision % of site

Α

100

City Centre

HLA20050 36 C	larendon Road, Woodhouse, Leeds, LS9 9NZ		
13/01235/ADV	18 No. new direction and building signs to university campus	Α	100
12/04995/ADV	New direction and building signs to university campus		100
11/03922/FU	Alterations to basement including new lightwell to form kitchen and storage area to one-bedroom ground floor flat	Α	100
10/05602/FU	Use and alterations of basement to form one 2 bedroom flat	R	100
10/04545/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8 and 9 of Planning Application 10/01728/FU	Α	100
10/01729/CA	Conservation Area application to demolish part of rear boundary wall	Α	100
10/01728/FU	Change of use of offices to 7 flats (comprising of 1 three bedroom flat , 2 two bedroom flats, 3 one bedroom flats and one studio flat) with parking to rear	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
09/00995/ADV	7 internally illuminated gateway signs to University campus	Α	100

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	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Urban Area	100.00

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	

Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Leeds City
Nearest train station distance ((m)	1219.71
Nearest bus s	top	8933
Nearest bus stop distance (m)		225.56
Agricultural classificat	ion	Urban

HLA20050 36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
laps 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 Safeguarde
laps Minerals Safeguarded 100r

City Centre

HLA20050 36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ

Conclusions	
Issues and Options Summary	
Permitted scheme	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Permitted scheme	