

Site Details							
Easting	429494	Northing	432608	Site area ha	0.5	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Office	
Storage	
Neighbouring land uses	
Vacant land	

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
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LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas

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Electric

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Fire and Rescue

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Telecoms

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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

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Planning History

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Outline permission in 2010 for mixed use development comprising 140 flats, 1,850sqm of offices and 140sqm of A1. The SHLAA envisages dwellings completing from 2015 onwards.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Outline permission in 2010 for mixed use development comprising 140 flats, 1,850sqm of offices and 140sqm of A1.

Site Details

Easting	429170	Northing	434337	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		
Vacant building		
Neighbouring land uses		
Dwellings		

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 unrestricted 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 encroachment

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

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SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

App Number	Proposal	Decision	% of site
13/01235/ADV	18 No. new direction and building signs to university campus	A	100

City Centre

182 Springfield 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	A	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	A	100
10/01772/COND	Consent, agreement or approval required by condition 7 of Planning Application 10/00226/FU	A	100
10/00226/FU	Re-surfacing of car park and re-roofing of canopy to side of offices	A	100
10/00072/LI	Listed building application to resurface car park and re roofing of canopy to side of offices	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1259.55
Nearest bus stop	8933
Nearest bus stop distance (m)	157.47

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

Conclusions

Issues and Options Summary

Permission (08/00794/FU) for 6 flats and 1 house granted in 2008. Extension of time granted 8/7/10. SHLAA anticipates completion 2012/13.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Identified site with permission.

Site Details							
Easting	429427	Northing	433717	Site area ha	0.3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

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

Other land uses - None

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

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

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

Rank (1-5)

5

Access comments

Access possible from Lisbon St or Little Queen St

5

Local network comments

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

4

Mitigation measures

Improvements to local junctions would be sought

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

combine with 230

Contingent on other sites

combine with 230

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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

LCC

Ecology support	Supported
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Supported

City Centre

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

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.

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 Secondary Schools
Access to Primary Health			
55	18	Yes	
Yes	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.

City Centre

200 Quarry Hill

Site Details

Easting	430863	Northing	433657	Site area ha	3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

City Centre

200 Quarry Hill

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets PT accessibility and standards

Rank (1-5)

5

Access comments

Existing accesses likely to be adequate for development

5

Local network comments

cumulative impact concern

4

Mitigation measures

Total score

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

Knothrop

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

Environment Agency

Constraints

FZ 2 & FZ 3 clipped to west of site. See comments in main text of our response.

LCC

Ecology support

Supported

Supported

City Centre

200 Quarry 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		
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	99.89
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

Site Details

Easting	429339	Northing	432791	Site area ha	0.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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: 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

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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

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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Permission granted in 2010 to convert and extend the listed mill building to 3112sqm offices and 15 flats. Temporary permission for 15 flats. SHLAA assumes delivery of flats in 2015/16 and 2016/17. Recession and temporary car par (permitted for 5 years from March 2012) could mean slightly later delivery.

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 development. Permission granted in 2010 to convert and extend the listed mill building with 3112sqm offices and 15 flats.

Site Details

Easting	429093	Northing	433934	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 - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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 (=<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
10/02292/FU	Change of use of terrace house, 2nd floor rear extension and 3 storey side extension to form 2 four bedroom maisonettes and 1 four bedroom and 1 five bedroom HMO's	W	100

(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	A	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	954.77
Nearest bus stop	2136
Nearest bus stop distance (m)	127.82

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Identified housing site	

DPP Allocation Conclusion	
Identified site with planning permission	

Site Details							
Easting	429659	Northing	432999	Site area ha	0.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

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

Other land uses - None

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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

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

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

Planning History

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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	1.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

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, particularly given the location adjoining the Tower Works site and proximity to Granary Wharf.

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 residential/office development. Planning permission was given in 2008 and renewed in 2011 for 68 flats, 6,800sqm of offices and 650sqm of A3/A4 use.

Site Details

Easting	431076	Northing	432668	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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: 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 possible off Carlisle Road	5
Local network comments	
Capacity available	5
Mitigation measures	Total score
	15
Highways site support	
yes	
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

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

--

City Centre

215 Clarence Road (79) LS10 1LW

Flood Risk

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	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

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

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 Details

Easting	430071	Northing	433149	Site area ha	1.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield	-									
On-site land uses											
Car Parks											
Neighbouring land uses											
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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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: 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 schools	5

Access comments	
Access possible from Pit Row	5

Local network comments	
pedestrian linkages and local environmental improvements required.	5

Mitigation measures	Total score
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	

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
11/04556/LA	5 non-illuminated free standing hoardings	A	96

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	97.55
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Nearest train station	Leeds City
Nearest train station distance (m)	381.32
Nearest bus stop	1128
Nearest bus stop distance (m)	78.10

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

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 mixed 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.

Site Details

Easting	430678	Northing	432783	Site area ha	3.3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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: Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

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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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 Details

Easting	431176	Northing	432553	Site area ha	3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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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

Mitigation measures Total score
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	Network Status	Likely to require significant physical mitigation
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 with mitigation
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	A	54

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	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 stop

13228

Nearest bus stop distance (m)

88.12

Agricultural classification

Urban

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

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 Details

Easting	431041	Northing	433441	Site area ha	0.5	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantofts 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 unrestricted 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 encroachment

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: Unavailable Suitability: Suitable Achievability:

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

Mitigation measures	Total 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
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	

City Centre

224 Saxton Lane - Alton Cars LS9 8HE

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural 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)	A	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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	4.43
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley Not proposed as housing allocation	

DPP Allocation Conclusion	

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

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

Other land uses - None

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

225 Water Lane - Westbank

SHLAA conclusions

Availability: Short (later)

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, schools and healthcare

Rank (1-5)

5

Access comments

Access from David Street, close access from Bridgewater place

5

Local network comments

Local network will need looking at

4

Mitigation measures

Some required

Total score

14

Highways site support

yes - with mitigation

Contingent on other sites

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
Supported	

City Centre

225 Water Lane - Westbank

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
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

Site Details

Easting	430750	Northing	432626	Site area ha	2.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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		Rank (1-5)
Public transport accessibility comments	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
Mitigation measures	Pedestrian accessibility improvements + Sayner Lane/Hunslet Rd junction, possible other from T.A	Total score 13
Highways site support	Yes - with mitigation	
Contingent on other sites		
Contingent on other sites		

Highways Agency			
Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
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

City Centre

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 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	1.56
Nearest train station	Leeds City
Nearest train station distance (m)	1198.91
Nearest bus stop	10841
Nearest bus stop distance (m)	84.58
Agricultural classification	Urban

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

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 Details

Easting	429353	Northing	433637	Site area ha	1.3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield	-									
On-site land uses											
Vacant land											
Neighbouring land uses											
Office											

Other land uses - None

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

Description	
Cleared city centre site	

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

230 Westgate - Leeds International Swimming Pool

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

Mitigation measures

Improvements to local junctions would be sought

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

combine with 187

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	

230 Westgate - Leeds International Swimming Pool

Ecology boundary

Education comments

Flood Risk

Site located predominantly in Flood Zone 1. A small part of the site lies on the edge of Flood Zone 2. Proposed uses are appropriate for all parts of the site. To demonstrate a sequential approach it would be preferable for the residential uses to be located in FZ1. FRA will be required to demonstrate how flood risks will be minimised and managed.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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	A	56

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

230 Westgate - Leeds International Swimming Pool

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

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

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

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

Rank (1-5)

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

5

Access comments

Access possible from Crown Street through the site

5

Local network comments

Capacity ok

5

Mitigation measures

Pedestrian linkages and local environmental improvements required.

Total score

15

Highways site support

Yes - with mitigation

Contingent on other sites

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

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

LCC	
Ecology support	Supported
Supported	
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 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	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas	
Inner South RA	0.00
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
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Nearest train station	Leeds City
Nearest train station distance (m)	817.06
Nearest bus stop	4471
Nearest bus stop distance (m)	50.66

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

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	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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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, schools and healthcare	5
Access comments	
Access from Upper Accommodation Road ok	5
Local network comments	
Capacity available	5
Mitigation measures	Total score
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

Ecology support	Supported
Supported	

Ecology boundary

Education comments

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City Centre

301 Upper Accommodation Road, LS9

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

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

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 Details							
Easting	430510	Northing	433955	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

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

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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: Unknown Suitability: Suitable Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints	

LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas

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Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage

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Natural England

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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	A	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	A	99
13/00846/COND	Consent, agreement or approval required by condition 3 of Planning Application 12/02210/LI	A	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	A	98
12/03928/LI	Listed Building Application for creation of 6 additional apartments and alterations to internal and external fabric of building	A	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	A	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)	A	98
11/04807/LI	Listed Building Application for a temporary marketing banner to the front elevation	A	99
11/04431/ADV	Non illuminated marketing banner	A	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 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.98
Nearest train station	Leeds City
Nearest train station distance (m)	1118.70
Nearest bus stop	12952
Nearest bus stop distance (m)	135.78
Agricultural classification	Urban

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

Conclusions

Issues and Options Summary

Following a dispute about construction which lasted for around 10 years, and uncertainty over potential conversion of the building to a hotel or apartment hotel, residential development 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

Residential conversion completed after the base date of the plan - April 2012.

Site Details

Easting	430489	Northing	433258	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

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

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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

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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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

395The 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	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 Knostrap Cut	A	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	799.45
Nearest bus stop	13513
Nearest bus stop distance (m)	129.87

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Permission renewed in 2005 for a 7 storey block with restaurant and 14 flats above. The SHLAA antcipates 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.

Site Details

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

Site Characteristics

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

Other land uses - None

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

Description	

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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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

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

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Planning History

App Number	Proposal	Decision	% of site
13/02371/COND	Consent, agreement or approval required by condition 33 of Planning Application 20/83/05/FU	A	76

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

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.

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

Site Characteristics	
Site type	Brownfield
On-site land uses	
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 unrestricted 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	

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

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints	
FZ 3 within southern half of site, FZ 2 rest of site. See comments in our previous I&O consultation	

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

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Flood Risk

Site is located in Flood Zones 2 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.			
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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History

App Number	Proposal	Decision	% of site
10/03450/EYT	Extension of time planning application 20/207/05/EU (10.28	A	78

10/03433/EA1	storey block-272 flats offices, A3 use and basement parking).	A	10
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	13.86
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Nearest train station	Leeds City
Nearest train station distance (m)	636.68
Nearest bus stop	5349
Nearest bus stop distance (m)	61.10

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Planning permission granted in 2009 (20/283/04/FU) is reflected in the SHLAA conclusion that 266 dwellings will be achieved in 2020 in a mixed use development with 3,620sqm of office space

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Suitable city centre site for office/residential development. Planning permission granted in 2009 (20/283/04/FU) for 266 dwellings with 3,620sqm of office space

Site Details

Easting	430056	Northing	433300	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield -						
On-site land uses							
Other							

Adjacent land uses - None

Other land uses							
Public House, Hair Salon,							

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

none required

Total score

15

Highways site support

Yes

Contingent on other sites

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

City Centre

403 New Station Street (18-24) LS1

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
11/05311/FU	Alterations to first floor including partial demolition and new balustrade to form roof terrace	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

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

DPP Allocation Conclusion

Recent implementation of bar scheme renders residential development highly unlikely.

Site Details							
Easting	429583	Northing	433000	Site area ha	1.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

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 italianette industrial towers retained for heritage value.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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 (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
Mitigation measures	Total score
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
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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	

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.

Ecology boundary

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 accommodation above ground floor level, if practicable. The Exception Test will also need to be passed.

Utilities

Gas

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	A	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	A	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	A	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	A	100

City Centre

405 Globe Road - Tower Works LS10

10/00727/ADV	1 non illuminated free standing hoarding and 1 non illuminated wall mounted banner sign to development site	A	100
09/04414/COND	Consent, agreement or approval required by conditions 1, 2 and 3 of Planning Application 08/05146/CA	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	1.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

Conclusions

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.

Site Details

Easting	429703	Northing	432689	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield -						
On-site land uses							
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
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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	

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

City Centre**406 Manor Road (16-18) LS11****SHLAA conclusions****Availability:** Short (early)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Meets Core Strategy standards but no primary school and lacks local services

Rank (1-5)**4**

Access comments

Access to Sweet St ok

5

Local network comments

Possible cumulative impact but ok for 45 units

4

Mitigation measures

none

Total score**13**

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail**Yorkshire Water**

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

City Centre

406 Manor Road (16-18) LS11

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %0.00

Nearest train station	Leeds City
Nearest train station distance (m)	501.81
Nearest bus stop	12632
Nearest bus stop distance (m)	206.81

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

407 Manor Road LS11

Site Details

Easting	429803	Northing	432624	Site area ha	1.9	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses

Car Parks

Neighbouring land uses

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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

Mitigation measures

previously approved scheme (City One) requires off site highway improvements to links from M621 up to the site

Total score

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

407 Manor 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 Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

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

Spatial relationships	UDP Designations	Core Strategy
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	14.92
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Nearest train station	Leeds City
Nearest train station distance (m)	578.28
Nearest bus stop	2873
Nearest bus stop distance (m)	193.33

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

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

DPP Allocation Conclusion

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

Site Details

Easting	429425	Northing	432799	Site area ha	1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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 LS11****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

Half site meets Core Strategy standards and distances to local services, previous approval with mitigation

Rank (1-5)**3**

Access comments

Adequate frontage

5

Local network comments

Previous approval on the site with improvements to HUV public realm and improved links to city centre

3

Mitigation measures

previously approved scheme improvements to HUV public realm

Total score**11**

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**Yorkshire Water**

Treatment Works Knostrop

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

Environment Agency

Constraints

FZ3 (ii) as shown on LCC SFRA. See comments in main text of our response. Extant planning permission for residential is noted. Licenced Site in close proximity

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 Risk	

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)	A	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)	A	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)	A	99

Spatial relationships

UDP Designations	Core Strategy
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	49.72
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

410 Regent Street / Skinner Lane LS2

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

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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, schools and healthcare

5

Access comments

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

5

Local network comments

cumulative impact concern

4

Mitigation measures

improvements to local pedestrian and cycle route will be required

Total score

14

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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
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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.

City Centre

410 Regent Street / Skinner Lane LS2

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
12/00046/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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.01
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

Site Details

Easting	430918	Northing	433536	Site area ha	0.3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

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
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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, schools and healthcare

5

Access comments

Existing St Cecilia Street access should be used, no direct access onto York St.

5

Local network comments

cumulative impact concern

4

Mitigation measures

None

Total score

14

Highways site support

yes

Contingent on other sites

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

411 York Street LS1

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
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	A	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 relationships

UDP Designations	Core Strategy
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	99.49
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Nearest train station	Leeds City
Nearest train station distance (m)	1273.29
Nearest bus stop	11030
Nearest bus stop distance (m)	51.74

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

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.

City Centre

412 East Street Mills LS9

Site Details

Easting	431087	Northing	433077	Site area ha	0.5	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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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	

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	1.02
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley identified	

DPP Allocation Conclusion	

Site Details

Easting	430602	Northing	433294	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield	-
On-site land uses		
Vacant building		
Neighbouring land uses		
Vacant building		

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing 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 unrestricted 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 encroachment

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

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City Centre

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, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score

15

Highways site support

yes

Contingent on other sites

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

LCC

Ecology support Supported

Supported

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

This site lies within the boundary of the Central Area Conservation Area. It also includes a number of Grade II Listed Buildings to the north of this site (1 Church Row, and the boundary wall of the Parish Church). The Parish Church of St Peter's, to the east, is Grade I Listed. 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 this part of the Conservation Area are not harmed.

Natural England

Planning History

App Number	Proposal	Decision	% of site
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Spatial relationships

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

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

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Site Details

Easting	430900	Northing	433237	Site area ha	1.8	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (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

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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	A	99

mixed use development

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	11.24
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Nearest train station	Leeds City
Nearest train station distance (m)	1208.37
Nearest bus stop	9254
Nearest bus stop distance (m)	81.83

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Aire Valley identified

DPP Allocation Conclusion

Site Details

Easting	429955	Northing	433612	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield	-									
On-site land uses		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 unrestricted 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 encroachment

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

City Centre

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, schools and healthcare

Rank (1-5)

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score

15

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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

LCC

Ecology support	Supported
-----------------	-----------

Supported

City Centre

420 Park Row (8)

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
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	A	84
10/02030/ADV	Colour backed glass surrounds to ATMs on Bond Street	A	84
10/00961/FU	Installation of ten a/c condenser units and two louvred rooflights to first floor roof of bank	A	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	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas	
Inner South RA	0.00
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
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Nearest train station	Leeds City
Nearest train station distance (m)	496.08
Nearest bus stop	8119
Nearest bus stop distance (m)	36.01

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	City Centre				Ward	City and Hunslet	

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 unrestricted 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 encroachment

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 (early) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

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
10/00211/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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.02
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Cleared site suited to development of a block of flats as a continuation to existing blocks of flats on Concord St. Lapsed planning permission for 35 flats.

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 Concord St flats is available and suitable for residential development.

City Centre

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 Hunslet	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (early) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

Education comments

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.	A	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	A	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	A	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	A	95
12/04441/COND	Consent, agreement or approval required by condition 3 of Planning Application 06/06824/OT	A	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)	A	95
10/04358/FU	Retention of public car park for period of 5 years (290 spaces)	A	95

Spatial relationships

UDP Designations

Core Strategy

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas	
Inner South RA	0.00
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
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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	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

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.

Site Details

Easting	430111	Northing	433623	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield	-
On-site land uses		
General		
Neighbouring land uses		
Financial and professional services		

Other land uses - None

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

Description	Victorian gentlemen club building with grand hall and ancillary meeting rooms and offices on the north side of Albion Place
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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City Centre

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, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score

15

Highways site support

yes

Contingent on other sites

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

LCC

Ecology support Supported

Supported

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Permission granted in 2005 for change of use of private members club and 6 storey extension to provide retail unit, A3 unit and 9 flats. Application lapsed unimplemented.

Site affects others?

Sustainability summary

Minor negative - access to greenspace. 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 development. Building in full use as a hospitality venue.

City Centre

426 Aire Street (49) LS1

Site Details

Easting	429724	Northing	433382	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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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

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score

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.

City Centre

426 Aire Street (49) LS1

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

429 The Headrow - Pearl Chambers LS1

Site Details

Easting	429810	Northing	433761	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses

Vacant building

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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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, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score

15

Highways site support

yes

Contingent on other sites

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	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	582.35
Nearest bus stop	4019
Nearest bus stop distance (m)	33.41

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

Site Details

Easting	430504	Northing	433252	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield -						
On-site land uses	Office						
Neighbouring land uses	Dwellings						
Restaurants and Cafes							

Other land uses - None

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

Description	Historic wharf building known as "Calls Landing" with a ground floor restaurant and 3 upper floors of largely vacant offices.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

431 The Calls (38)

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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

Rank (1-5)

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score

15

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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
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Supported

431 The Calls (38)

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
14/04910/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	A	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 relationships

UDP Designations

Core Strategy

431 The Calls (38)

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	100.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	814.36
Nearest bus stop	13513
Nearest bus stop distance (m)	130.80
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

Site Details

Easting	431036	Northing	433189	Site area ha	0.6	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Greenfield
-----------	------------

-

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 unrestricted 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 encroachment

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

City Centre

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	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	

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	A	94

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)	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	1.36
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Nearest train station	Leeds City
Nearest train station distance (m)	1343.84
Nearest bus stop	10551
Nearest bus stop distance (m)	73.32

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Aire Valley identified

DPP Allocation Conclusion

Site Details							
Easting	430750	Northing	434253	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

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

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 unrestricted 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 encroachment

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

City Centre

443 Skinner Lane - Jayco House LS7

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

Existing access from Skinner Lane

5

Local network comments

cumulative impact concern

4

Mitigation measures

improvements to local pedestrian and cycle route will be required

Total score

14

Highways site support

Yes with mitigation

Contingent on other sites

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

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
14/01008/FU	Proposed mix use development, comprising 106 apartments, B1 Offices, Parking and Amenity Deck	A	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)	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	<input checked="" type="checkbox"/>
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	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1498.99
Nearest bus stop	5870
Nearest bus stop distance (m)	147.28

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

Site Details

Easting	429808	Northing	432414	Site area ha	2.9	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

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

Topography	Flat	Landscape	No Tree Cover
Boundaries	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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

445 Jack Lane / Sweet Street LS10

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

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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 Meadow Lane Lane

5

Local network comments

Local congestion issues

3

Mitigation measures

Improvements to Meadow Road gyratory

Total score

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.

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	A	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)	A	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	A	100

Spatial relationships

UDP Designations

Core Strategy

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
N6 Playing Pitch	0.00		Inner South RA	0.00	% overlap
N8 Urban Green Corridor	0.00		LB Corridor RA	0.00	
CC Shopping Quarter	0.00		EASEL RA	0.00	
UDP City Centre	100.00		Aire Valley RA	0.00	
S2S6 Town Centre	0.00		West Leeds Gateway	0.00	
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	2.52
Nearest train station	Leeds City
Nearest train station distance (m)	785.67
Nearest bus stop	4404
Nearest bus stop distance (m)	122.91
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.]

xxxxxxxxxxxxxxxxxx

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.

City Centre

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 Hunslet	

Site Characteristics

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

-

On-site land uses

Financial and professional services

Neighbouring land uses

Shops

Hospital

Restaurants and Cafes

Other land uses - None

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

Description

Vacant underused floors above. Shop in a commercial terrace.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (early) Suitability: Suitable Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

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	

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)	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

Conclusions

Issues and Options Summary

Good brownfield conversion. Located 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 residential use.

City Centre

449 Duncan Street (7)

Site Details

Easting	430273	Northing	433415	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

-

On-site land uses

Shops

Vacant building

Neighbouring land uses

Dwellings

Shops

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (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, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

none required

Total score

15

Highways site support

Yes

Contingent on other sites

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

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	A	83
09/04185/FU	Repositioning of gates and addition of external smoking canopy to rear to restaurant	A	83
09/04184/LI	Listed Building Application for 1 externally illuminated projecting sign, external cameras and 2 external lights repositioning of gates and external smoking canopy to rear to restaurant	A	83

Spatial relationships

UDP Designations	Core Strategy
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas	
Inner South RA	0.00
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
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Nearest train station	Leeds City
Nearest train station distance (m)	622.85
Nearest bus stop	9042
Nearest bus stop distance (m)	33.68

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.]

xxxxxxxxxxxxxxxxxx

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.

City Centre

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 Hunslet	

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	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

450 Globe Road / Water Lane LS11

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 uses

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)).

City Centre

454 Portland Crescent LS1

Site Details

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

Site Characteristics

Site type	Brownfield
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-

On-site land uses

Vacant land

Neighbouring land uses

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
-----------------	--

Ecology boundary

Education comments

Flood Risk

Utilities

Gas	
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Electric

Fire and Rescue

Telecoms

Other

English Heritage	
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Natural England

Planning History

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	18.21
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Nearest train station	Leeds City
Nearest train station distance (m)	1014.35
Nearest bus stop	1293
Nearest bus stop distance (m)	53.99

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Permission given for Phase 1 and Phase 2. Phase 1 has been completed (the "Rosebowl"). Phase 2 with 50 student flats is expected to start between 2012/13 and 2016/17.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Site has outline planning permission 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 anticipates between 2500 and 7000sqm of office space along with floorspace for 50 dwellings and hotel space. As per Issues and Options, assume 4000sqm for offices in a mixed use allocation

Site Details

Easting	429567	Northing	433392	Site area ha	0.5	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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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

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

App Number	Proposal	Decision	% of site
14/03700/COND	Consent, agreement or approval required by conditions 7 and 23 of Planning Application 13/05506/FU	A	100

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			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00		Inner South RA	0.00	% overlap
N6 Playing Pitch	0.00		LB Corridor RA	0.00	
N8 Urban Green Corridor	0.00		EASEL RA	0.00	
CC Shopping Quarter	0.00		Aire Valley RA	0.00	
UDP City Centre	100.00		West Leeds Gateway	0.00	
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	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	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Permission given in 2007 for 838 flats in a 52 storey building. Developer went into receivership. The SHLAA currently estimates that 61 flats could be included within a mixed use office development. A hybrid planning application was submitted (12/03788/FU) in 2012 for a 16,865 office building (full permission) and a building for either a further 11,616sqm of office space or a hotel (outline permission). If pursued, no dwellings would be possible.

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.

City Centre

456 The Calls (rear 2-28) LS2

Site Details

Easting	430396	Northing	433260	Site area ha	0.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses

Vacant land

Vacant building

Neighbouring land uses

Dwellings

Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries		Road front	Yes

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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: Unknown Suitability: LDF to determine Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
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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
14/04910/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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	706.74
Nearest bus stop	4950
Nearest bus stop distance (m)	109.42
Agricultural classification	Urban

456 The Calls (rear 2-28) LS2

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable and available, site is subject to a 2014 planning application for mixed use residential and office space (600sqm).

City Centre

458 Sweet Street West (Land South of) Holbeck

Site Details

Easting	429479	Northing	432495	Site area ha	3.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses

Vacant land

Car Parks

Neighbouring land uses

Vacant building

Manufacturing and Wholesale

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (early) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

Education comments

Flood Risk

Utilities

Gas	
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Electric

Fire and Rescue

Telecoms

Other

English Heritage	
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Natural England

Planning History

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.	A	99
09/04295/COND	Consent, agreement or approval required by conditions 20 and 21 of Planning Application 20/304/05/OT	A	99

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	0.00	Main Urban Area	100.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	100.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		

Other Spatial Relationship

LCC ownership %	0.13
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Nearest train station	Leeds City
Nearest train station distance (m)	728.44
Nearest bus stop	12632
Nearest bus stop distance (m)	110.58

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

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 uses

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 Details

Easting	430556	Northing	433759	Site area ha	6.8	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
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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
14/9/00061/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	A	84
14/01876/COND	Consent, agreement or approval required by conditions 5, 16, 30, 31, 34, 35, 36, 44, 45, 49, 50 and 52 of Planning Application 12/03002/OT	A	84
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.	A	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 B1 and housing (class C3), cinema (class D2), gym (class D2), medical centre (class D1), church drop in facility, creche (class D1) and hotel (class C1), with associated highways works, open space, landscaping, car parking, pedestrian facilities and re-alignment of culvert	A	100

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 re-alignment of culvertNON MATERIAL AMENDMENT: Minor amendment to junction design A3 agreed with LCC Highways.	M01	100
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	43.34
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Nearest train station	Leeds City
Nearest train station distance (m)	1033.48
Nearest bus stop	11056
Nearest bus stop distance (m)	50.93

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The latest permission for the Eastgate Scheme (11/01000/OT) has no dwellings, between 5,000 and 9,832sqm of office space and between 79,080 and 117,020sqm of retail space. 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 construction with no residential or office content. Phase 2 north of Eastgate likely to follow suit.

Site Details

Easting	430296	Northing	433273	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Amusement and show places

Neighbouring land uses

Amusement and show places

Office

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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City Centre**462 Call Lane 52****SHLAA conclusions****Availability:** Short (later)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

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

Rank (1-5)**5**

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score**15**

Highways site support

yes

Contingent on other sites

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

Telecoms

Other

English Heritage

Natural England

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	A	96
09/03334/FU	Refurbishment of vacant unit including new frontage to form bar/nightclub	A	81
09/02240/FU	Change of use of vacant single storey unit to A3, A4 and A5 use	A	81

Spatial relationships

UDP Designations

Core Strategy

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas	
Inner South RA	0.00
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
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Nearest train station	Leeds City
Nearest train station distance (m)	609.69
Nearest bus stop	4950
Nearest bus stop distance (m)	90.13

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

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 Hunslet	

Site Characteristics

Site type	Brownfield	-
On-site land uses		
Vacant building		
Neighbouring land uses		
Storage		
Dwellings		
Office		
Vacant building		
Vacant land		
Other land uses		
Community Arts/Gallery		

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

Description	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 the north.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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

Meets Public Transport accessibility and standards but lacking in local services

Rank (1-5)

4

Access comments

Access from Sweet Street West not Marshall Street

5

Local network comments

cumulative impact concern

4

Mitigation measures

Improvements into 'Holbeck Urban Village' including widening the frontage onto Sweet Street West

Total score

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

Network Rail

Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

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

Environment Agency

Constraints

FZ2 - 3/4 of site (not SE corner). See comments in main text of our response.

City Centre

1009 Marshall Street - 1953 Building, Holbeck

LCC	
Ecology support	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	
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	A	98

Spatial relationships

UDP Designations	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas	
Inner South RA	0.00
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
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Nearest train station	Leeds City
Nearest train station distance (m)	590.15
Nearest bus stop	12632
Nearest bus stop distance (m)	99.16

Agricultural classification	Urban
-----------------------------	-------

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 environment. 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

City Centre

1010 Bridge Street, Baker House

Site Details

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

Site Characteristics

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

Other land uses - None

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

1010 Bridge Street, Baker House

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

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

Rank (1-5)

4

Access comments

Access for local network ok

5

Local network comments

Pedestrian links to city centre need environmental improvements.

5

Mitigation measures

environmental

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

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

Environment Agency

Constraints

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

City Centre

1010 Bridge Street, Baker House

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
10/00187/ADV	Non illuminated scaffold mounted wrap around banner sign for temporary period of 2 years	W	61

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 minded to recommend that these sites were not prioritised for housing until other more accessible sites 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.

City Centre

1020 Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2

Site Details

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 unrestricted 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 encroachment

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

City Centre

1020 Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: Unsuitable

Achievability: Uncertain

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 of Kendal Lane

5

Local network comments

OK for 2 units

5

Mitigation measures

None

Total score

15

Highways site support

yes

Contingent on other sites

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

City Centre

1020 Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2

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
10/02623/FU	2 two bedroom terrace houses to existing terrace at 12 Kendal Lane	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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.

City Centre

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 unrestricted 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 encroachment

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: 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
Mitigation measures	Total score
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	Network Status	No objection
n/a			

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported with mitigation
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	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	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	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

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

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley Not proposed as housing allocation	

DPP Allocation Conclusion	

Site Details

Easting	430993	Northing	433385	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantofts 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 unrestricted 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 encroachment

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

City Centre

1078 Marsh Lane/ Saxton Lane LS9

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	

Natural England

--

Planning History

App Number	Proposal	Decision	% of site
14/02863/FU	Retrospective application for change of use from garage forecourt to hand car wash	A	70

11/01442/EXT	Extension of time period for permission 08/01844/FU for part 8 part 9 storey block of 80 flats with car parking	A	93
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	6.90
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Nearest train station	Leeds City
Nearest train station distance (m)	1315.04
Nearest bus stop	11030
Nearest bus stop distance (m)	131.82

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Aire Valley identified

DPP Allocation Conclusion

City Centre

1082 Manor Road - Manor Court, Holbeck LS11

Site Details

Easting	429627	Northing	432678	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield -						
On-site land uses	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 unrestricted 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 encroachment

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

City Centre

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

Mitigation measures

Improvements into 'Holbeck Urban Village' including widening the frontage onto Sweet Street West

Total score

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

LCC

Ecology support Supported

Supported

City Centre

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	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %0.00

Nearest train station	Leeds City
Nearest train station distance (m)	517.31
Nearest bus stop	12632
Nearest bus stop distance (m)	164.36

Agricultural classification	Urban
-----------------------------	-------

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

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.

City Centre

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 Hunslet	

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 unrestricted 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 encroachment

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

City Centre

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

Mitigation measures	Total score
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	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	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported - but bat roost possible on site	

Ecology boundary	

Education comments	

City Centre

1125 Hunslet Road - Braime Pressings LS10

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History

App Number	Proposal	Decision	% of site
13/03982/LI	Listed building application for the demolition of boundary wall to north-east. (TN086)		67

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.30
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Nearest train station	Leeds City
Nearest train station distance (m)	1347.75
Nearest bus stop	8104
Nearest bus stop distance (m)	118.66

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Aire Valley allocation

DPP Allocation Conclusion

City Centre

1140 Pontefract Lane (land west of), Richmond Hill LS9

Site Details

Easting	431556	Northing	433470	Site area ha	2.2	SP7	Main Urban Area Infill
HMCA	City Centre				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield	-
On-site land uses	Manufacturing and Wholesale	
Storage		
Neighbouring land uses	Vacant land	
Dwellings		

Other land uses - None

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

Description	Triangular site between Upper Accomodation Road and Pontefract Lane comprising a mix of old industrial and warehouse buildings currently in active use.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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	

City Centre

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

Mitigation measures

York Road junction and pedestrian linkages to city centre

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

1146

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

Constraints

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

City Centre

1140 Pontefract Lane (land west of), Richmond Hill LS9

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)	A	95

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	0.00	Main Urban Area	100.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		

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

Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 accessibility. 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.

Site Details

Easting	431051	Northing	433344	Site area ha	0.6	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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: 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

Mitigation measures Total 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

Environment Agency

Constraints

LCC

Ecology support Supported
Supported

Ecology boundary

Education comments

City Centre

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	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.01
Nearest train station	Leeds City
Nearest train station distance (m)	1367.32
Nearest bus stop	7180
Nearest bus stop distance (m)	76.31
Agricultural classification	Urban

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

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

City Centre

1267 Kidacre Street - former gas works site

Site Details

Easting	430204	Northing	432408	Site area ha	4.3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield	-
On-site land uses		
Energy production and distribution		
Vacant land		
Neighbouring land uses		
Office		
Shops		
Other		
Other land uses		
car show rooms, light business units		

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

Description	Linea site to the west of Kidacre Street. Includes two gas holders and other operational land for storage/distribution of gas. Also includes motorcycle testing area (formerly SHLAA site 2014).
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

1267 Kidacre Street - former gas works site

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

Rank (1-5)

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

5

Access comments

Access possible off Kidacre Street or Holmes St with widening

4

Local network comments

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

3

Mitigation measures

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

Total score

12

Highways site support

Yes - with mitigation

Contingent on other sites

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

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.

City Centre

1267 Kidacre Street - former gas works site

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 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		<input type="checkbox"/>

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

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

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

Site Details							
Easting	429504	Northing	434049	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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: Unknown

Suitability: Suitable

Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints			

LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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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	A	100

City Centre

HLA20052 Algernon Firth Building, LGI, Thoresby Place Leeds

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	A	100
14/00638/ADV	Installation of static neon artwork	A	100
14/00379/ADV	Retrospective application for one freestanding non-illuminated sign	A	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	A	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	A	100
13/03353/LI	Listed Building application for re-instatement of first floor windows	A	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	A	100
13/01093/LI	Variation of condition 2 (approved plans) of application 13/00663/LI	A	100
13/01092/FU	Variation of condition 2 (approved plans) of application 12/00662/FU	A	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	A	100

Spatial relationships

UDP Designations

Core Strategy

HLA20052 Algernon Firth Building, LGI, Thoresby Place Leeds

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		<div>Regeneration Areas</div>		
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00		Inner South RA	0.00	% overlap
UDP City Centre	100.00		LB Corridor RA	0.00	
S2S6 Town Centre	0.00	EASEL RA	0.00		
Proposed Local Centre	0.00	Aire Valley RA	0.00		
Overlaps N37 SLA	<input type="checkbox"/>	West Leeds Gateway	0.00		
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	877.95
Nearest bus stop	6846
Nearest bus stop distance (m)	195.19
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 completed

City Centre

2000 Marsh Lane Goods Yard

Site Details

Easting	431240	Northing	433518	Site area ha	3.8	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

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 fromShannon Street	5
Local network comments	
No egress from Shannon St to Marsh Lane, route via A64 subject to T.A, cumulative impact concern	4
Mitigation measures	Total score
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	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

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

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Education comments

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City Centre

2000 Marsh Lane Goods Yard

Flood Risk

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	1.82
Nearest train station	Leeds City
Nearest train station distance (m)	1581.73
Nearest bus stop	11564
Nearest bus stop distance (m)	134.11
Agricultural classification	Urban

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Aire Valley allocation

DPP Allocation Conclusion

City Centre

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 Hunslet	

Site Characteristics

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

Other land uses - None

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

2001 St Peters Square

SHLAA conclusions

Availability: Short (early)

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, schools and healthcare

Rank (1-5)

5

Access comments

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

5

Local network comments

cumulative impact concern

4

Mitigation measures

None

Total score

14

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

City Centre

2001 St Peters Square

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %0.00

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

2002 Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter

Site Details

Easting	430901	Northing	433436	Site area ha	1.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses

Other

Hotels, boarding and guest houses

Neighbouring land uses

Transport tracks and ways

Other land uses

Funeral directors

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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

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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

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

5

Local network comments

Ok for 100 units, cumulative impact concern

4

Mitigation measures

None

Total score

14

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

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

Yorkshire Water

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

City Centre

2002 Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.]
xxxxxxxxxxxxxxxxxxxx
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.

City Centre

2003 Mill Street - Dransfields Amusement Centre

Site Details

Easting	431022	Northing	433259	Site area ha	0.8	SP7	City Centre Infill
HMCA	City Centre				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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SHLAA conclusions

Availability: Unavailable 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, 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
Mitigation measures	None	Total score 14
Highways site support	yes	
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

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported	

Ecology boundary

Education comments

City Centre

2003 Mill Street - Dransfields Amusement Centre

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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	A	55
09/03104/ADV	5 non illuminated individual letter signs to offices and warehouse	A	52
09/02763/FU	Alterations including re cladding to offices and warehouse	A	55

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	<input type="checkbox"/>
Sch. Ancient Mon.	0.00

% overlap

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

% 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

% overlap

Other Spatial Relationship

LCC ownership %	29.12
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Aire Valley Not proposed as housing allocation

DPP Allocation Conclusion

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

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

Other land uses - None

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

2004 North Street - Leeds College of Building

SHLAA conclusions

Availability: Short (early)

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, schools and healthcare

Rank (1-5)

5

Access comments

Access would be supported onto all roads except North Street

5

Local network comments

Pedestrian linkages and local environmental improvements required.

5

Mitigation measures

Pedestrian linkages and local environmental improvements required.

Total score

15

Highways site support

Yes - with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
-----------------	-----------

Supported

City Centre

2004 North Street - Leeds 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	A	97
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.03
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Nearest train station	Leeds City
Nearest train station distance (m)	1399.70
Nearest bus stop	5870
Nearest bus stop distance (m)	73.35

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

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

City Centre

2005 Trafalgar Street

Site Details

Easting	430589	Northing	433972	Site area ha	0.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

Other land uses - None

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

Description	Multi-storey car park on north side of Trafalgar Street
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

--

City Centre

2005 Trafalgar Street

SHLAA conclusions

Availability: Unavailable

Suitability: Unsuitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

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

4

Access comments

Access for local network ok

5

Local network comments

Pedestrian links to city centre need environmental improvements.

5

Mitigation measures

environmental

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

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

Ecology support

Supported

Supported

City Centre

2005 Trafalgar Street

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
12/00905/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7 and 8 of Planning Application 10/00764/FU	A	100
10/00764/FU	External cladding of multi storey car park and erection of new fencing and gates to external car parking area	A	100

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	<input type="checkbox"/>
Sch. Ancient Mon.	0.00

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1189.30
Nearest bus stop	9438
Nearest bus stop distance (m)	156.83

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

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 Hunslet	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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City Centre

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, schools and healthcare

4

Access comments

Access from North Street as existing is OK

5

Local network comments

cumulative impact concern

4

Mitigation measures

Total score

13

Highways site support

Contingent on other sites

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.

LCC

Ecology support Supported

Supported

City Centre

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	25.79
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

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

DPP Allocation Conclusion

Existing housing vacant for many years due to structural design fault. Suitable site for residential redevelopment

City Centre

2007 Wharf Street

Site Details

Easting	430532	Northing	433356	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield	-
On-site land uses		
Car Parks		
Neighbouring land uses		
Transport tracks and ways		

Other land uses - None

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

--

City Centre

2007 Wharf Street

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, schools and healthcare

5

Access comments

Access from Wharf Street

5

Local network comments

Capacity available for proposed numbers

5

Mitigation measures

Environmental / pedestrian

Total score

15

Highways site support

Yes - with mitigation

Contingent on other sites

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

City Centre

2007 Wharf Street

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %0.00

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

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				Ward	City and Hunslet	

Site Characteristics

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

-

On-site land uses

Shops
Derelict

Neighbouring land uses

Shops
Restaurants and Cafes
Vacant building

Other land uses - None

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

Description

Derelict partly collapsed listed building on shopping frontage

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

2008 Crown Street - White Cloth Hall LS2

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: 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

5

Local network comments

Capacity ok for 5 dwellings

5

Mitigation measures

Pedestrian linkages and local environmental improvements required.

Total score

15

Highways site support

yes

Contingent on other sites

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

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

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	
Telecoms	
Other	
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 "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	A	100

Spatial relationships

UDP Designations

Core Strategy

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas	
Inner South RA	0.00
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
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Nearest train station	Leeds City
Nearest train station distance (m)	780.82
Nearest bus stop	4471
Nearest bus stop distance (m)	23.34

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

2009 Black Bull Street, Carlsberg UK LTD Brewery LS1 1QG

Site Details

Easting	430449	Northing	432923	Site area ha	11	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

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 unrestricted 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 encroachment

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

2009 Black Bull Street, Carlsberg UK LTD Brewery LS1 1QG

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SHLAA conclusions

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Network Rail	
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Yorkshire Water

Environment Agency

LCC	
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Ecology boundary

Education comments

Flood Risk	
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Utilities

Electric	
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Fire and Rescue

Telecoms

Other	
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[illegible]

Natural England	
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Planning History

App Number	Proposal	Decision	% of site
13/04423/ADV	12 non illuminated signs	A	56
11/03742/COND	Consent, agreement or approval required by condition 3 of Planning Application 11/02206/DEM	A	77
11/03342/COND	Consent, agreement or approval required by condition 2 of Planning Application 11/02206/DEM	A	77
11/02206/DEM	Demolition of brewery buildings	A	77

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	12.45
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Nearest train station	Leeds City
Nearest train station distance (m)	802.81
Nearest bus stop	3014
Nearest bus stop distance (m)	72.46

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

Conclusions

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

City Centre

2010 New Lane - Hindle Valves

Site Details

Easting	430006	Northing	432789	Site area ha	3.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses

Manufacturing and Wholesale

Office

Neighbouring land uses

Office

Vacant building

Manufacturing and Wholesale

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

2010 New Lane - Hindle Valves

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

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SHLAA conclusions

Availability:

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 and healthcare but not primary school

4

Access comments

access achievable, left in left out arrangements most likely

5

Local network comments

Congestion on inbound and outbound corridors

3

Mitigation measures

Part of City Park proposals required major changes to highway around the site

Total score

12

Highways site support

Yes - with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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
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Supported

City Centre

2010New Lane - Hindle Valves

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %57.27

Nearest train station	Leeds City
Nearest train station distance (m)	510.38
Nearest bus stop	8276
Nearest bus stop distance (m)	113.10

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

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

City Centre

2011 ASDA Group Limited, Asda House, Southbank, Great Wilson St LS11 5AD

Site Details

Easting	430104	Northing	432958	Site area ha	3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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City Centre

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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

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Telecoms

--

Other

English Heritage	

Natural England

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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	A	71

2011	ASDA Group Limited, Asda House, Southbank, Great Wilson St LS11 5AD		
11/04215/FU	Addition of raised enclosure to rear courtyard	A	71
10/02171/ADV	2 internally illuminated canopy mounted signs to offices	A	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	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	

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
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Nearest train station	Leeds City
Nearest train station distance (m)	473.12
Nearest bus stop	8276
Nearest bus stop distance (m)	82.30

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Aire Valley Not proposed as housing allocation

DPP Allocation Conclusion

City Centre

2012 Meadow Lane frontage - Apex Business Park

Site Details

Easting	430163	Northing	432262	Site area ha	3.4	SP7	City Centre Infill
HMCA	City Centre, Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses
Manufacturing and Wholesale
Storage
Other

Neighbouring land uses
Wholesale distribution
Manufacturing and Wholesale
Office

Other land uses
Car Showroom

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

2012 Meadow Lane frontage - Apex Business Park

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, schools and healthcare

Rank (1-5)

5

Access comments

Access using existing Apex Way

5

Local network comments

Local network and Meadow Road gyratory has capacity issues.

3

Mitigation measures

Substantial improvements will be required to address capacity issues

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

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

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

Environment Agency

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

City Centre

2012 Meadow Lane frontage - Apex Business Park

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

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.

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

xxxxxxxxxxxxxxxxxx

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

City Centre

2013 Pottery Fields, Kidacre Street

Site Details

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

Site Characteristics

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

-

On-site land uses

Vacant land

Energy production and distribution

Neighbouring land uses

Energy production and distribution

Manufacturing and Wholesale

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

2013 Pottery Fields, Kidacre Street

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 off Kidacre Street with widening

4

Local network comments

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

3

Mitigation measures

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

Total score

12

Highways site support

Yes - with mitigation

Contingent on other sites

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

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.

City Centre

2013 Pottery Fields, Kidacre Street

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

LCC ownership %	82.76
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Because of fringe location, SHLAA 2012 made a lower density assumption of 196 dwellings. Capacity halved because of HS2 influence. Large area of the site appears deliverable for housing, but this could be further enlarged when detailed information on HS2 is made available.

Site affects others?

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 schools and health and brownfield site.

Summary of reps

would be suitable for housing but should also include a green corridor, good in public transport terms

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site currently blighted by HS2

City Centre

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 Hunslet	

Site Characteristics

Site type	Brownfield	-
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On-site land uses	
Vacant land	
Other	

Neighbouring land uses	
Shops	
Manufacturing and Wholesale	
Energy production and distribution	

Other land uses	
Motorcycle Training Centre	

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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

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

Rank (1-5)

5

Access comments

Access possible off Kidacre Street with widening

4

Local network comments

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

3

Mitigation measures

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

Total score

12

Highways site support

Yes - with mitigation

Contingent on other sites

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

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

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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

City Centre

2014 Kidacre Street, Motorcycle Training Area

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.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	

Planning History

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	0.00	Main Urban Area	100.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	100.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		
		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 %	99.97
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Nearest train station	Leeds City
Nearest train station distance (m)	999.22
Nearest bus stop	11274
Nearest bus stop distance (m)	207.57

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

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 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

City Centre

2015 Bath Road West

Site Details

Easting	429346	Northing	432634	Site area ha	0.6	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

-

On-site land uses

Vacant land

Neighbouring land uses

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

2015 Bath Road West

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

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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

cumulative impact concern

4

Mitigation measures

Improvements into 'Holbeck Urban Village' including widening the frontage of Bath Road.

Total score

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

2015 Bath Road West

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 in Flood Zone 3A. 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. 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

Spatial relationships

UDP Designations	Core Strategy
------------------	---------------

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	<input type="checkbox"/>	
Sch. Ancient Mon.	1.00	

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

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

Other Spatial Relationship

LCC ownership %	80.98
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Nearest train station	Leeds City
Nearest train station distance (m)	655.69
Nearest bus stop	3394
Nearest bus stop distance (m)	216.39

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

DPP Allocation Conclusion

Suitable and available cleared housing site within Holbeck Urban Village.

City Centre

2016 Bath Road East

Site Details

Easting	429411	Northing	432637	Site area ha	0.6	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

-

On-site land uses

Vacant land

Neighbouring land uses

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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City Centre

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

cumulative impact concern

4

Mitigation measures

Improvements into 'Holbeck Urban Village' including widening the frontage of Bath Road.

Total score

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

Supported

City Centre

2016 Bath Road East

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
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Spatial relationships

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

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

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	99.99
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 3a ii 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.]

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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.

City Centre

2018 Silver Street/ Midland Mills North

Site Details

Easting	429345	Northing	432843	Site area ha	0.3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses

Car Parks

Neighbouring land uses

Vacant building

Manufacturing and Wholesale

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

--

City Centre

2018 Silver Street/ Midland Mills North

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

Meets Public Transport accessibility and standards but lacking in local services

Rank (1-5)

4

Access comments

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

3

Local network comments

cumulative impact concern

4

Mitigation measures

Improvements into 'Holbeck Urban Village'.

Total score

11

Highways site support

yes but ideally combined with site 2019

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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
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Supported

City Centre

2018 Silver Street/ Midland Mills North

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

App Number	Proposal	Decision	% of site
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Spatial relationships

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

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

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

Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 3a ii

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.

City Centre

2019 Silver Street/ Midland Mills South

Site Details

Easting	429314	Northing	432733	Site area ha	0.6	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

-

On-site land uses

Car Parks

Neighbouring land uses

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 unrestricted 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 encroachment

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

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City Centre

2019 Silver Street/ Midland Mills South

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

Meets Public Transport accessibility and standards but lacking in local services

Rank (1-5)

4

Access comments

Access achievable from Water Lane

5

Local network comments

cumulative impact concern

4

Mitigation measures

Improvements into 'Holbeck Urban Village'

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

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

Environment Agency

Constraints

FZ3 - See comments in main text of our response.

LCC

Ecology support	Supported
-----------------	-----------

Supported

City Centre

2019 Silver Street/ Midland Mills South

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	A	63
11/04259/FU	Use of site as car park (200 spaces)	A	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	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	1.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

2021 Water Inn Car Park

Site Details

Easting	429565	Northing	432946	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

-

On-site land uses

Car Parks

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

2021 Water Inn Car Park

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

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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 achievable from Water Lane

5

Local network comments

cumulative impact concern

4

Mitigation measures

Improvements into 'Holbeck Urban Village'

Total score

14

Highways site support

Yes

Contingent on other sites

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

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

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
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.
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	A	98
12/02216/COND	Consent, agreement or approval required by condition 3 of Planning Application 11/05216/FU	A	98
11/05216/FU	Use of cleared site for long stay car park (83 spaces)	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas	
Inner South RA	0.00
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
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Nearest train station	Leeds City
Nearest train station distance (m)	276.14
Nearest bus stop	6735
Nearest bus stop distance (m)	353.41

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

2022 Clarence Road

Site Details

Easting	430985	Northing	432657	Site area ha	1.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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City Centre

2022 Clarence Road

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

Several points of access possible

5

Local network comments

Capacity available

5

Mitigation measures

Pedestrian linkages + other subject to TA

Total score

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

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

City Centre

2022 Clarence Road

Flood Risk

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	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 classification	Urban

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

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley allocation	

DPP Allocation Conclusion	

City Centre

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 Hunslet	

Site Characteristics

Site type	Brownfield -						
On-site land uses	Manufacturing and Wholesale						
Office							
Neighbouring land uses	Office						
Waterways							
Vacant building							

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	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 unrestricted 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 encroachment

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

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

Public transport accessibility comments

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

Rank (1-5)

5

Access comments

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

5

Local network comments

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

3

Mitigation measures

will need mitigation to West St gyratory and Armley gyratory

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

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

FZ3ai and Rapid Inundation Area south of site (in Leeds SFRA). See comments in our previous I&O consultation Borders Main River (Aire).

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 landscaping scheme rather than a formal one (i.e. public access not encouraged). Avoid light spillage onto the water.

Ecology boundary

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.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

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	A	100
12/04254/FU	Glazed entrance porch	A	96

Spatial relationships

UDP Designations

Core Strategy

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas	
Inner South RA	0.00
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
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 Details							
Easting	429020	Northing	433621	Site area ha	0.7	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

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

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

2024 Kirkstall Road Car Park

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, primary schools and healthcare - not secondary schools - however public transport available

Rank (1-5)

5

Access comments

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

5

Local network comments

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

3

Mitigation measures

will need mitigation to West St gyratory and Armley gyratory

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

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

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

City Centre

2024 Kirkstall Road Car Park

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Site is predominantly located in Flood Zone 3A(ii). A small part is located in Flood Zone 2. Less vulnerable uses, such as offices are appropriate for the site. However the exception test will apply to residential uses in FZ3. FRA will be required to demonstrate how flood risks will be minimised and managed.

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

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

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

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.

City Centre

2028A Great George Street - LGI

Site Details

Easting	429682	Northing	434066	Site area ha	4.3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

Adjacent land uses - None

Other land uses - None

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

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.
Knostrop			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

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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.	

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

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.

City Centre

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 Hunslet	

Site Characteristics

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

Adjacent land uses - None

Other land uses - None

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

Description	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 unrestricted 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 encroachment

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

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

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

LCC

Ecology support

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	A	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	A	97
09/00995/ADV	7 internally illuminated gateway signs to University campus	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

City Centre

2028B Great George Street - LGI

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

2029 Leeds Metropolitan University LS1 3HE

Site Details

Easting	429804	Northing	434238	Site area ha	1.7	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

-

On-site land uses

Education

Vacant land

Neighbouring land uses

Dwellings

Office

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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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, schools and healthcare

5

Access comments

Access onto Clarendon Road or Woodhouse Lane as now (subject to NGT proposals)

5

Local network comments

Local capacity issues, improvements will be sought. Potential to improve Portland Way capacity at junctions

3

Mitigation measures

Portland Way junctions with Woodhouse Lane and Clarendon Road

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

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

City Centre

2029 Leeds Metropolitan University LS1 3HE

LCC

Supported

Ecology boundary

Education comments

Flood Risk

Utilities

Electric

Fire and Rescue

Telecoms

Other

Natural England

Planning History

% 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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	1.83
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Nearest train station	Leeds City
Nearest train station distance (m)	1053.13
Nearest bus stop	1293
Nearest bus stop distance (m)	49.48

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

City Centre

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 Hunslet	

Site Characteristics

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

Other land uses - None

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

Description	Triangle of railway land bordered by railway lines and with a single road and pedestrian access at the southern corner of the site.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

2031 Water Lane Railway Triangle

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

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SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor accessibility generally

2

Access comments

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

1

Local network comments

cumulative impact concern

5

Mitigation measures

Total score

8

Highways site support

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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

2031 Water Lane Railway Triangle

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 in Flood Zone 2 and 3A. Less vulnerable uses, such as offices are appropriate for FZ 3A. More Vulnerable uses are acceptable for FZ2. FRA will be required to demonstrate how flood risks will be minimised and managed.	

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

Spatial relationships

UDP Designations	Core Strategy
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	545.62
Nearest bus stop	4261
Nearest bus stop distance (m)	227.30

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

City Centre

3017 St Peters church & house

Site Details

Easting	430665	Northing	433262	Site area ha	0.3	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield	-
On-site land uses		
Other		
Vacant land		
Neighbouring land uses		
Dwellings		
Places of worship		
Other land uses		
Place of Worship		

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

Description	Site comprises buildings and land between Leeds Parish Church and The Calls
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

3017 St Peters church & house

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

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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

Mitigation measures

Pedestrian linkages through St Peters church required

Total score

15

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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	
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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 located in Flood Zone 3A(i). A small part is located in Flood Zone 2. Less vulnerable uses, such as offices are appropriate for all parts of the site. However, the exception test will apply to residential uses in FZ 3.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

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	A	100
13/00818/CA	Conservation area application for demolition of west elevation, partial demolition of north, south elevations and roof	A	100
09/03397/LI	Listed Building Application for alterations for replacement gate in boundary wall	A	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.	A	100

Spatial relationships

UDP Designations

Core Strategy

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	<input type="checkbox"/>	
Sch. Ancient Mon.	1.00	

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

Regeneration Areas	
Inner South RA	0.00
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
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Nearest train station	Leeds City
Nearest train station distance (m)	974.91
Nearest bus stop	9254
Nearest bus stop distance (m)	172.18

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

Site Details

Easting	430861	Northing	433491	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

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

-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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 (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	

LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History

App Number	Proposal	Decision	% of site
10/01371/EXT	Extension of time for Planning Application 06/06075/FU (7 storey block of 18 flats)	A	100

10/00280/EXT	Extension of time for Planning Application 06/06075/FU (7 storey block of 18 flats)	W	100
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Residential conversion permitted.

Site Details

Easting	429759	Northing	434552	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History

App Number	Proposal	Decision	% of site
13/04318/TWA	New Generation Transport routes		100

City Centre

3138 3-4 Blenheim Terrace LS2

13/01235/ADV	18 No. new direction and building signs to university campus	A	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	A	100
10/01252/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5 and 7 of Planning Application 20/520/02/FU	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1362.06
Nearest bus stop	12633
Nearest bus stop distance (m)	19.80

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

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.	

Site Details

Easting	429082	Northing	434277	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History

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	A	100

City Centre

3139 25-27 Hyde Terrace LS1

13/01235/ADV	18 No. new direction and building signs to university campus	A	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	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

City Centre

3139 25-27 Hyde Terrace LS1

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

Site Details

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
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-

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History

App Number	Proposal	Decision	% of site
13/05008/FU	Six 1 bedroom apartments with lower ground floor parking	A	99

City Centre

314023 Hyde Terrace LS2

13/01235/ADV	18 No. new direction and building signs to university campus	A	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
10/02193/EXT	Extension of time for Planning Application 07/04018/FU (Six 1 bedroom apartments to existing car park)	A	99
09/02885/FU	Alterations and addition of access ramps and new steps to health care facilities	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1226.01
Nearest bus stop	8933
Nearest bus stop distance (m)	189.88
Agricultural classification	Urban

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

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

City Centre

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
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-

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 unrestricted 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 encroachment

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:

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

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

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	A	100

City Centre

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	A	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	A	100
10/04400/LI	Listed Building application to demolish garage/outbuilding	A	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)	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	A	100
09/00932/LI	Listed Building Application for alterations to improve access provision to health care facility building	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1257.23
Nearest bus stop	8933
Nearest bus stop distance (m)	255.92
Agricultural classification	Urban

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

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	

City Centre

3157 Brandon Road, LS3

Site Details

Easting	429226	Northing	434004	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		
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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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City Centre

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, schools and healthcare

5

Access comments

Access achievable

5

Local network comments

cumulative impact concern

4

Mitigation measures

none

Total score

14

Highways site support

yes

Contingent on other sites

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

City Centre

3157 Brandon Road, LS3

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
12/02636/FU	Temporary use of cleared site as a short stay car park	A	99
09/04305/FU	Temporary use of vacant site for short stay car park with 76 spaces	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	<input type="checkbox"/>
Sch. Ancient Mon.	0.00

% overlap

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

% 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

% overlap

Other Spatial Relationship

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

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

Site Details

Easting	429061	Northing	434292	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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: Suitability: Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

App Number	Proposal	Decision	% of site
13/01235/ADV	18 No. new direction and building signs to university campus	A	100

City Centre

316029-31 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	A	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	A	97
09/01713/FU	Change of use of nurses home to form 6 flats and bicycle store	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1268.90
Nearest bus stop	8933
Nearest bus stop distance (m)	233.84
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

3160 29-31 Hyde Park Terrace LS2

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

Site Details

Easting	429746	Northing	434312	Site area ha	1.4	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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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

City Centre**3307 Leeds Metropolitan University LS1 3HE**

14/03218/COND	Consent, agreement or approval required by conditions 16 and 19 of Planning Application 12/00152/FU	A	56
14/02997/COND	Consent, agreement or approval required by condition 15 of Planning Application 12/00152/FU	A	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	A	56
14/00675/COND	Consent, agreement or approval required by condition 17 of Planning Application 12/00152/FU	A	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	A	99
12/03171/COND	Consent, agreement or approval required by conditions 5 and 6 of Planning Application 10/05541/FU	A	99
12/02869/COND	Consent, agreement or approval required by condition 18 of Planning Application 11/04138/FU	A	99
12/02868/COND	Consent, agreement or approval required by conditions 16 and 24 of Planning Application 10/05541/FU	A	99
12/02459/COND	Consent, agreement or approval required by conditions 18 and 20 of Planning Application 11/04138/FU	A	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	A	99
12/00152/FU	21 storey block of 74 student cluster flats, with 404 study bedrooms	A	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	A	99
11/04467/COND	Consent, agreement or approval required by condition 21 of Planning Application 10/05541/FU	A	99

City Centre

3307 Leeds 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	A	99
11/02872/COND	Consent, agreement or approval required by conditions 4, 17 and 18 of Planning Application 10/05541/FU	A	99
11/02319/COND	Consent, agreement or approval required by conditions 3, 10 and 15 of Planning Application 10/05541/FU	A	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	% 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.21
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Nearest train station	Leeds City
Nearest train station distance (m)	1121.80
Nearest bus stop	4456
Nearest bus stop distance (m)	106.77

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

City Centre

3307 Leeds Metropolitan University LS1 3HE

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Permission granted for 89 Cluster Flats and 36 Studio Flats originally in 2010 (10/05541/FU) which was completed in 2012/13. Permission granted for 21 storey block with 74 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

City Centre

3337 29 Kirkgate and 18 New York Street, Leeds LS2

Site Details

Easting	430501	Northing	433431	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

App Number	Proposal	Decision	% of site
12/05195/ADV	4 illuminated signs	A	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)	A	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	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	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	843.69
Nearest bus stop	4471
Nearest bus stop distance (m)	42.66

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

Site Details

Easting	429220	Northing	434380	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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 (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

App Number	Proposal	Decision	% of site
13/01235/ADV	18 No. new direction and building signs to university campus	A	100

City Centre

3338 8 Springfield 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	A	100
11/04200/FU	Change of use and alterations of bedsits to 3 flats and 6 bedsits	A	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	A	100
09/00995/ADV	7 internally illuminated gateway signs to University campus	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1279.20
Nearest bus stop	8933
Nearest bus stop distance (m)	162.56

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

3338 8 Springfield Mount, Leeds LS2 9ND

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

City Centre

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 Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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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	A	100

City Centre

333920-28 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	A	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	A	100

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	100.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				
Regeneration Areas					
Inner South RA	0.00	% overlap			
LB Corridor RA	0.00				
EASEL RA	0.00				
Aire Valley RA	0.00				
West Leeds Gateway	0.00				

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1161.02
Nearest bus stop	8933
Nearest bus stop distance (m)	68.07
Agricultural classification	Urban

3339 20-28 Hyde Terrace, Leeds LS2 9LN

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

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	

City Centre

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
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-

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 unrestricted 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 encroachment

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

City Centre

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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning 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	A	100

11/00113/CA	Conservation Area application for partial demolition of boundary wall	W	100
10/05758/FU	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	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1243.18
Nearest bus stop	7899
Nearest bus stop distance (m)	197.05

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

Site Details

Easting	429134	Northing	434242	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

App Number	Proposal	Decision	% of site
13/01235/ADV	18 No. new direction and building signs to university campus	A	100

City Centre

334715-19 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	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1189.64
Nearest bus stop	8933
Nearest bus stop distance (m)	153.31

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

City Centre

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 Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

3460 Black Bull Street

SHLAA conclusions

Achievability: Short (≤ 5 yrs)

Summary of infrastructure provider comments

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	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Ecology boundary	
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Education comments	
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Flood Risk	
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Utilities

Electric	
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Fire and Rescue	
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Telecoms	

Other

English Heritage	

Natural England	
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Planning History

App Number	Proposal	Decision	% of site
10/04858/FU	Addition of new glass entrance canopy	A	81

City Centre

3460 Black 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	A	89
09/02505/ADV	One externally illuminated scaffold mounted banner sign	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	4.17
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Nearest train station	Leeds City
Nearest train station distance (m)	858.16
Nearest bus stop	14271
Nearest bus stop distance (m)	85.98

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

City Centre

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	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

4081 Former Leeds College of Technology, East Street

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

App Number	Proposal	Decision	% of site
11/05448/CA	Conservation Area application to demolish vacant college building	A	100

11/05399/FU	Six storey and four storey building comprising 27 flats with undercroft car parking	A	100
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.01
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley identified	

DPP Allocation Conclusion	

City Centre

4180 31 Clarendon Road, LS2 9NZ

Site Details

Easting	429158	Northing	434146	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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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

City Centre

418031 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	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1094.15
Nearest bus stop	8933
Nearest bus stop distance (m)	154.74

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

City Centre

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	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

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	A	100

City Centre

4181 44 Claredon Road, LS2 9PJ

13/00872/COND	Consent, agreement or approval of conditions 3, 7 and 8 of Planning Application 12/05211/FU	A	100
12/05211/FU	Change of use of vacant offices to five flats and dormer windows to rear	A	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1283.84
Nearest bus stop	8933
Nearest bus stop distance (m)	268.62

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 Details

Easting	430409	Northing	433917	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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 (=<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	A	100

City Centre

418374 New Briggate, LS1

14/02817/COND	Consent, agreement or approval required by condition 5 of Planning Application 11/01354/FU	A	100
14/00942/COND	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	A	100
11/01353/LI	Listed Building application for alterations to vacant first and second floors of former chest clinic to form 7 flats	A	100
10/01300/COND	Consent, agreement or approval required by condition 3 of Planning Application 09/05508/LI	A	99
10/00996/ADV	4 wall mounted halo illuminated individual letter signs to retail unit	A	100
10/00995/LI	Listed Building Application for 4 wall mounted halo illuminated individual letter signs to retail unit	A	100
09/05508/LI	Listed Building application for external signage and cleaning works	A	99
09/05383/ADV	4 non illuminated fascia signs, one vinyl window sign and one freestanding non illuminated sign to proposed retail unit	A	100
09/03149/LI	Listed Building Application for internal alterations at ground floor to form retail unit (A1 use)	A	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	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1019.76
Nearest bus stop	12952
Nearest bus stop distance (m)	76.86
Agricultural classification	Urban

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

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 Details

Easting	429852	Northing	433753	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

4190 Forsyth House, 5 South Parade, City Centre

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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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

12/03099/FU	Refurbishment of an existing office premises, including 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	A	100
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

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

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

City Centre

4195 Pennine House, LS1 5RN

Site Details

Easting	429864	Northing	433640	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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 (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History

App Number	Proposal	Decision	% of site
14/00904/COND	Consent, agreement or approval required by condition 8 of Planning Application 12/04154/FU	A	100

City Centre

4195 Pennine 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	A	100
13/05267/COND	Consent, agreement or approval required by condition 14 of Planning Application 12/04154/FU	A	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	A	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	480.70
Nearest bus stop	8119
Nearest bus stop distance (m)	73.39
Agricultural classification	Urban

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

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

City Centre

5011 St Alban's Place, Leeds City Centre

Site Details

Easting	430338	Northing	434006	Site area ha	0.6	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses

Outdoor amenity and open space

Car Parks

Neighbouring land uses

Restaurants and Cafes

Office

Shops

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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

Public transport accessibility comments	Rank (1-5)
Meets Core Standards	5
Access comments	
Access of Belgrave Street	5
Local network comments	
Car parking, including disabled parking loss	3
Mitigation measures	Total score
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)	

City Centre

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		
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership % 92.29

Nearest train station	Leeds City
Nearest train station distance (m)	1040.31
Nearest bus stop	13309
Nearest bus stop distance (m)	151.14

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 partciular 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.

City Centre

5015 Kendall Carr, Hanover Mount, Woodhouse

Site Details

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	Brownfield	
On-site land uses		
Dwellings		
Neighbouring land uses		
Dwellings		

Other land uses - None

Topography	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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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City Centre

5015 Kendall Carr, Hanover Mount, Woodhouse

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported - Green.	

Ecology boundary

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

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	3.42	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1099.64
Nearest bus stop	7899
Nearest bus stop distance (m)	154.83

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

Conclusions

Issues and Options Summary

Not considered at Issues and Options

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Suitable small site for residential development at the northern end of Hanover Square.

City Centre

5019 Holbeck Day Centre, Holbeck Moor Road, Holbeck

Site Details

Easting	429491	Northing	432102	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre, Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

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

Other land uses - None

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported - Green.	

Ecology boundary

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

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	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

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.

City Centre

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 Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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City Centre

5103 63 Great George Street, Leeds, LS1 3bb

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

App Number	Proposal	Decision	% of site
14/00630/COND	Consent, agreement and approval of conditions 3, 4 and 5 of Planning Application 13/01338/FU	A	100

13/01338/FU	Change of use of upper floors from offices (A2 use) to five flats (C3 use)	A	100
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

City Centre

510418 Queen Square, Leeds, LS2

Site Details

Easting	430103	Northing	434234	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

City Centre

5104 18 Queen Square, Leeds, LS2

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History

App Number	Proposal	Decision	% of site
13/03697/COND	Consent, agreement or approval required by conditions 3 and 5 of Planning Application 13/01682/LI	A	99

City Centre

510418 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	A	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	% 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

City Centre

5104 18 Queen Square, Leeds, LS2

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

City Centre

5108 First And Second Floors And Loft Space, 46-48 New York Street

Site Details

Easting	430637	Northing	433432	Site area ha	0	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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City Centre**5108 First And Second Floors And Loft Space, 46-48 New York Street****SHLAA conclusions****Availability:****Suitability:****Achievability:****Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

App Number	Proposal	Decision	% of site
14/02071/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7 and 8 of Planning Application 13/04385/LI	A	100

City Centre

5108 First And Second Floors And Loft Space, 46-48 New York Street

14/02070/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6 and 8 of Planning Application 13/04384/FU	A	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	A	100
13/04384/FU	Change of use from Offices to form 7No. Apartments, including internal and external alterations and second floor rear extension	A	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	A	98
09/03621/ADV	2 internally illuminated fascia signs to 2 hot food takeaways	A	98
09/03092/LI	Listed Building Application to carry out amendment to approved shop front	A	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			Core Strategy			
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap	
N34 PAS	0.00		Major Settlement	0.00		
RL1 Rural Land	0.00		Minor Settlement	0.00		
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>		
N1A Allotments	0.00		Regeneration Areas			
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		Inner South RA	0.00	% overlap	
Proposed Local Centre	0.00		LB Corridor RA	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		EASEL RA	0.00		
Sch. Ancient Mon.	0.00		Aire Valley RA	0.00		
			West Leeds Gateway	0.00		

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	974.68
Nearest bus stop	8444
Nearest bus stop distance (m)	25.82

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

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

City Centre

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 Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

City Centre

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

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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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 22-23 Blenheim Terrace, Leeds, LS2 9HD

14/04432/COND	Consent, agreement or approval required by condition 6 of Planning Application 13/03971/LI	A	100
14/03445/LI	Listed Building application for one non-illuminated fascia sign and one freestanding externally illuminated sign	A	100
14/03175/ADV	One non-illuminated fascia sign and one freestanding externally illuminated sign	A	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	A	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	A	100
12/04647/EXT	Extension of time application for 09/04699/FU for four additional air conditioning units to offices	A	100
12/03785/LI	Listed Building application for internal and external alterations to offices	A	100
12/03784/FU	Alterations to basement to form offices	A	100
11/00476/LI	Listed building application to carry out internal alterations to offices	A	100
09/04699/FU	4 additional air conditioning units to offices	A	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	A	100
09/00995/ADV	7 internally illuminated gateway signs to University campus	A	100

Spatial relationships

UDP Designations

Core Strategy

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00		Inner South RA	0.00	% overlap
CC Shopping Quarter	0.00		LB Corridor RA	0.00	
UDP City Centre	100.00		EASEL RA	0.00	
S2S6 Town Centre	0.00		Aire Valley RA	0.00	
Proposed Local Centre	0.00		West Leeds Gateway	0.00	
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

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

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

City Centre

5122 17 Regent Street Sheepscar

Site Details

Easting	430820	Northing	434200	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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-

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

City Centre

512330 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 Hunslet	

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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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City Centre

5123 30 Sovereign Street, Leeds, LS1 4BA

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History

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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	488.21
Nearest bus stop	1128
Nearest bus stop distance (m)	97.72

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Suitable and appropriate building for conversion to residential office mix. Planning permission for office/residential change of use from 2010.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Suitable building for mixed office/residential conversion with permission granted in 2010

City Centre

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
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-

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

City Centre

5156 Clarendon House, 20 Clarendon Road

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
14/05237/COND	Consent, agreement or approval required by conditions 4, 5, 6, 7 and 8 of Planning Application 14/01361/LI		100

City Centre

5156 Clarendon 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	A	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1125.95
Nearest bus stop	8933
Nearest bus stop distance (m)	100.38
Agricultural classification	Urban

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

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

City Centre

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 Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History

App Number	Proposal	Decision	% of site
14/04314/FU	Provision of twelve a/c condensers and a screen enclosure to the roof.	A	100

City Centre

5157 6 - 12 Lands Lane, LS1 6LD

14/03938/ADV	Twelve illuminated signs	A	100
14/03937/FU	Two new entrances to shopfront	A	100
13/05223/CA	Conservation Area Application for change of use of retail premises to two retail units with 18 flats over		100
13/05222/FU	Change of use of retail premises to two retail units with 18 flats over	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	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	645.40
Nearest bus stop	9897
Nearest bus stop distance (m)	138.43

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

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

City Centre

5167 Wellington Plaza Wellington Street Leeds

Site Details							
Easting	429475	Northing	433433	Site area ha	0.1	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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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

City Centre

5167 Wellington Plaza Wellington Street Leeds

Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

Planning History

App Number	Proposal	Decision	% of site
11/05069/ADV	Internally illuminated individual letter wall mounted sign	A	100
11/05039/FU	Installation of a curved glass canopy over main entrance	A	100

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Development interest expressed for residential redevelopment with a small amount of office space. Such development would have policy support in this location.

City Centre

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				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

City Centre

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

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History

App Number	Proposal	Decision	% of site
14/02931/COND	Consent, agreement or approval required by Condition 8 Surfacing of Planning Application 10/01728/FU	A	100

City Centre

HLA20050 36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ

13/01235/ADV	18 No. new direction and building signs to university campus	A	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	A	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	A	100
10/01729/CA	Conservation Area application to demolish part of rear boundary wall	A	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	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	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1219.71
Nearest bus stop	8933
Nearest bus stop distance (m)	225.56
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
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Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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