



**Leeds**  
CITY COUNCIL

# Site Allocations Plan

## Section 3: Area Proposals: 2. City Centre

**Publication Draft**

**Leeds Local Development Framework  
Development Plan Document**

**September 2015**



# SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

## 2. CITY CENTRE

3.2 The City Centre HMCA contains the regional centre for the Leeds City Region and beyond. At its core is the Prime Shopping Quarter with over 1000 shops and 10,000 employees which reaches out to a catchment population of 3.2million. The City Centre also has a thriving entertainment sector with over 250 bars, restaurants, cafés and nightclubs. It provides a cultural attraction with museums, galleries, cinemas and theatres. There are two University campuses in the city centre generating a significant student footfall. Over 140,000 people work in the city centre (full time equivalents) with a large proportion in financial and business services. Business floorspace exceeds 1.2m sqm with over 900,000sqm of office space. This commercial activity pulls in thousands of commuters every day making the city centre the most accessible location in Leeds. Leeds City Station sits in the centre of the HMCA and the bus network serves the rest of the city and beyond. There is the prospect of the HS2 station being located near to City Station improving accessibility to London and Europe. Most of the HMCA can be reached in less than 20 minutes' walk from City Station. In terms of geography the historic retail/commercial core of the city centre has a focus in the northern half of the city centre. The southern half (south of the river) has started to develop commercially, and has tremendous potential to develop further with many cleared sites around Holbeck Urban Village and Hunslet Road. A new station southern entrance – to open late 2015 – will help reinforce the potential of the southern half of the city centre. A substantial residential population now lives in the City Centre HMCA in flats built over the last 30 years, fairly evenly spread but with concentrations along the waterfront. A park is planned for the south bank which will improve amenity for residents. Overall, the socio-economic profile is balanced with only 19% of working households earning less than £20,000 p.a. and 27% earning over £50,000. In terms of unemployment in City Centre, there was an unemployment rate of only 2% in 2014 (claimants of working population). In terms of relationships with other areas, the City Centre HMCA is surrounded by the Inner Areas HMCA and contains part of the Aire Valley Leeds Area Action Plan area which spreads eastwards along the Aire Navigation and Hunslet Road from the south eastern corner of the City Centre.

## **RETAIL PROPOSALS FOR CITY CENTRE:**

- 3.2.1 Leeds City Centre is the main retail and service centre for this HMCA, within which lies the Leeds Primary Shopping Quarter (also known as Primary Shopping Area). Within the City Centre boundary, 4 Local Convenience Centres are identified, which are Leeds Dock, Great George Street, Woodhouse Lane (University), and Wellington Street.
- 3.2.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. The Council is not allocating sites for retail in these centres but has made boundary changes which may provide scope to accommodate additional retailing. The survey of uses has been used to determine the primary shopping area and frontages (primary and secondary).
- 3.2.3 For policies and guidance referring centre boundaries, primary shopping areas and proposals within protected shopping frontages, please refer to section 2 of this document. These policies must also be read in conjunction with the Retail and Town Centres section of the Core Strategy.

## HOUSING PROPOSALS FOR CITY CENTRE:

3.2.4 See Section 2, paragraphs 2.26 – 2.71 for the Housing overview which explains the context for the housing allocations in this area.

3.2.5 **Total housing target for City Centre** (set out in the Core Strategy) = 10,200 units (15.5% of District wide total)

3.2.6 **Total number of dwellings/capacity to be allocated:**

The target of 10,200 residential units does not mean that land for 10,200 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the plan) and 5.4.15 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the plan. Part of the City Centre HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own housing allocations. These total 457 dwellings in identified sites and 2002 in proposed allocations.

### **POLICY HG1 – IDENTIFIED HOUSING SITES**

**THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION FOR HOUSING OR MIXED USE INCLUDING HOUSING, OR WERE PREVIOUSLY ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED HOUSING SITES. IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE, IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN CITY CENTRE THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:**

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-419	5115	22-23 Blenheim Terrace, Leeds, LS2 9HD	9	0	0	9
HG1-420	5195	8 Blenheim Terrace, Woodhouse Lane, Woodhouse, Leeds, LS2 9HZ	6	0	0	6
HG1-421	3138	3-4 Blenheim Terrace LS2	1	0	1	0
HG1-422	3338	8 Springfield Mount, Leeds LS2 9ND	9	9	0	0
HG1-423	182	Springfield Mount (19), Woodhouse LS2 9NG	7	0	0	7
HG1-424	4181	44 Claredon Road, LS2 9PJ	5	5	0	0
HG1-425	3160	29-31 Hyde Park Terrace LS2	6	0	0	6



Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-426	3139	25-27 Hyde Terrace LS1	11	0	0	11
HG1-427	3140	23 Hyde Terrace LS2	6	0	0	6
HG1-428	3141	40 Clarendon Road LS2	6	0	0	6
HG1-429	HLA2005090	36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ	7	7	0	0
HG1-430	3347	15-19 Hyde Terrace, Leeds, LS2 9LT	14	14	0	0
HG1-431	3340	65 Clarendon Road, Leeds, LS2 9NZ	12	0	8	4
HG1-432	4180	31 Clarendon Road, LS2 9NZ	10	10	0	0
HG1-433	5156	Clarendon House, 20 Clarendon Road	24	0	0	24
HG1-434	3339	20-28 Hyde Terrace, Leeds LS2 9LN	27	23	4	0
HG1-435	3307	Leeds Metropolitan University LS1 3HE	199	125	74	0
HG1-436	2029	Leeds Metropolitan University LS1 3HE	145	0	145	0
HG1-437	5186	21 - 23 Queen Square	5	0	0	5
HG1-438	5104	18 Queen Square, Leeds, LS2	7	1	6	0
HG1-440	5122	17 Regent Street Sheepscar	73	0	0	73
HG1-441	5015	Site of Kendall Carr, Hanover Mount, Woodhouse, Leeds	23	0	0	23
HG1-442	204	Hanover Square (32) LS3 1AW	7	0	0	7
HG1-443	HLA2005280	Algernon Firth Building, LGI, Thoresby Place Leeds	43	43	0	0
HG1-444	5174	Crown House, 81 - 89 Great George Street, Leeds, LS1 3BR	37	0	0	37
HG1-445	5103	63 Great George Street, Leeds, LS1 3bb	5	5	0	0
HG1-446	4183	74 New Briggate, LS1	7	7	0	0
HG1-447	394	New York Road - Crispin House LS2	85	85	0	0

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-448	439	Emco Ho 5-7 New York Road LS2	60	0	0	60
HG1-449	429	Site of 8 South Parade 22 East Parade and 159 The Headrow, Leeds	26	0	0	26
HG1-450	4190	Forsyth House, 5 South Parade, City Centre	13	0	0	13
HG1-451	5182	22 to 24 New Briggate	12	0	0	12
HG1-452	4195	Pennine House, LS1 5RN	112	98	14	0
HG1-453	5157	6 - 12 Lands Lane, LS1 6LD	18	0	0	18
HG1-454	5184	42 Park Place, LS1 2RY	8	0	0	8
HG1-456	3337	29 Kirkgate and 18 New York Street, Leeds LS2	8	8	0	0
HG1-457*	5108	First And Second Floors And Loft Space, 46-48 New York Street	7	0	7	0
HG1-458	3018	4 St Peters Place Leeds LS9	18	0	0	18
HG1-459*	395	The Calls (36)	14	0	0	14
HG1-462	5175	53 The Calls, Leeds, LS2 7EY	16	0	0	16
HG1-463	406	Manor Road (16-18) LS11	57	0	0	57
HG1-464	407	Manor Road LS11	744	0	0	744
MX1-5	454	Portland Crescent LS1	50	0	0	50
MX1-7*	402	Cropper Gate - Mayfair LS1	272	0	0	272
MX1-8	MXD00075	Aireside development, Wellington Place and Whitehall Road, Leeds	600	0	0	600
MX1-9	5123	30 Sovereign Street, Leeds, LS1 4BA	5	0	0	5
MX1-10*	3017	St Peters Church & house	35	0	0	35
MX1-13*	450	Globe Road / Water Lane LS11	263	0	0	263
MX1-14*	405	Globe Road - Tower Works LS10	134	0	0	134

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
MX1-15*	205	Granary Wharf Car Park, off Water Lane LS11 5PS	68	0	0	68
MX1-16*	202	Silver Street - Midland Mills LS11 9YW	15	0	0	15
MX1-17*	409	Bath Road LS11	240	0	0	240
MX1-18	181	Sweet Street West (20) - Management Archives	140	0	0	140
MX1-19	458	Sweet Street West (Land South of) Holbeck	830	0	0	830
MX1-20	445	Jack Lane / Sweet Street LS10	296	0	0	296
MX1-21*	415	Site of 1 and 6 Church Row, Leeds	9	0	0	9
MX1-22	443	Site of former Jayco House Car Park, Skinner Lane, Sheepscar, Leeds	106	0	0	106
MX1-23*	456	Site of 20 and Land rear of 14 and 16 The Calls, Leeds	77	0	0	77
MX1-24*	2023	Former site of Yorkshire Evening Post bounded by River Aire and Wellington Bridge Street, Wellington Street, Leeds	204	0	0	204
<b>Identified housing total:</b>			<b>5253</b>	<b>440</b>	<b>259</b>	<b>4554</b>

\*No further flood risk assessment would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required.

3.2.7 The housing contribution from the Aire Valley Leeds Area Action Plan can be deducted from the City Centre target: 10,200 – 2,459 (457 + 2,002) = 7,741.

Completions post 2012 plus sites under construction or not started can be deducted from the target (the sum of the last 3 columns in the table) to leave a residual for allocation for housing..

So, the residual target is 7,741 – 5,253 = **2,488 units**

**POLICY HG2 – HOUSING ALLOCATIONS**  
**THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. HOUSING ALLOCATIONS ARE PHASED FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN THE CITY CENTRE THE SITES ALLOCATED FOR HOUSING ARE:**

<b>Phase 1</b>					
<b>Plan Ref</b>	<b>SHLAA Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>	<b>Green/Brown</b>
HG2-187	3157	Brandon Road, LS3	0.2	72	Brownfield
HG2-188	446	Great George Street (57)	0	7	Brownfield
HG2-189	2006	North Street (59) - Caspar building and Centenary House LS2	0.7	220	Brownfield
HG2-190	421	Leylands Road LS2	0	9	Brownfield
HG2-191	426	Aire Street (49) LS1	0	6	Brownfield
HG2-193	2021	Water Lane Car Park	0.2	62	Brownfield
HG2-194	2018	Silver Street/ Midland Mills North	0.3	86	Brownfield
HG2-195	2019	Silver Street/ Midland Mills South	0.6	179	Brownfield
HG2-196	2015	Bath Road West	0.6	154	Brownfield
HG2-197	2016	Bath Road East	0.6	174	Brownfield
HG2-198	1082	Manor Road - Manor Court, Holbeck LS11	0.1	39	Brownfield
HG2-199	5019	Holbeck Day Centre, Holbeck Moor Road, Holbeck	0.2	14	Brownfield
MX2-15	2028A	Great George Street - LGI	4.3	372	Brownfield
MX2-16	1010	Bridge Street, Baker House	0.2	63	Brownfield
MX2-17	2004	North Street - Leeds College of Building	0.9	180	Brownfield
MX2-18	410	Regent Street / Skinner Lane LS2	0.2	72	Brownfield
MX2-19	230	Westgate - Leeds International Swimming Pool	1.3	209	Brownfield
MX2-20	187	Westgate - Brotherton House LS1 2RS	0.3	63	Brownfield
MX2-22	2001	St Peters Square	0.1	49	Brownfield
MX2-23	200_411	Quarry Hill/York Street Leeds	3.3	600	Brownfield
MX2-25	449	Duncan Street (7)	0	15	Brownfield
MX2-26	231	Kirkgate Phase II	0.3	65	Brownfield

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
MX2-27	2007	Wharf Street	0	14	Brownfield
MX2-29	431	The Calls (38)	0	14	Brownfield
MX2-30	2031	Water Lane Railway Triangle	1	171	Brownfield
MX2-31	1009	Marshall Street - 1953 Building, Holbeck	0.6	187	Brownfield
MX2-32	225	Water Lane - Westbank	2.2	288	Brownfield
MX2-34	5196	Criterion Place North	0.4	210	Brownfield
<b>Phase 1 total:</b>				<b>3594</b>	
<b>Housing allocation total:</b>				<b>3594</b>	

3.2.8 Sites allocated for housing in City Centre have a total capacity of 3594 which is over the target by 1106. Section 2, paragraph 2.29 explains the overall approach to achieving the targets for each HMCA. Paragraphs 2.36 – 2.39 explain the phasing of sites.

#### **Site Specific Requirements for Sites Allocated For Housing In The City Centre**

3.2.9 The Site Allocations Plan housing allocations mean that should a planning application for housing be submitted to the council, it is acceptable in principle by virtue of it being allocated for that use in the Local Plan. However, each planning application is judged on its individual merits and where there are specific requirements that will need to be applied, these are listed against each site below. Some planning requirements apply equally to all sites and so are not detailed for each site specifically. See Section 2, paragraphs 2.43 – 2.54 for generic site requirements.

# Site Reference: HG2-187 (3157)

**Site Address:** Brandon Road, LS3

## Housing allocation

**Site Capacity:** 72 units

**Site Area:** 0.22 hectares

**Ward:** Hyde Park and Woodhouse

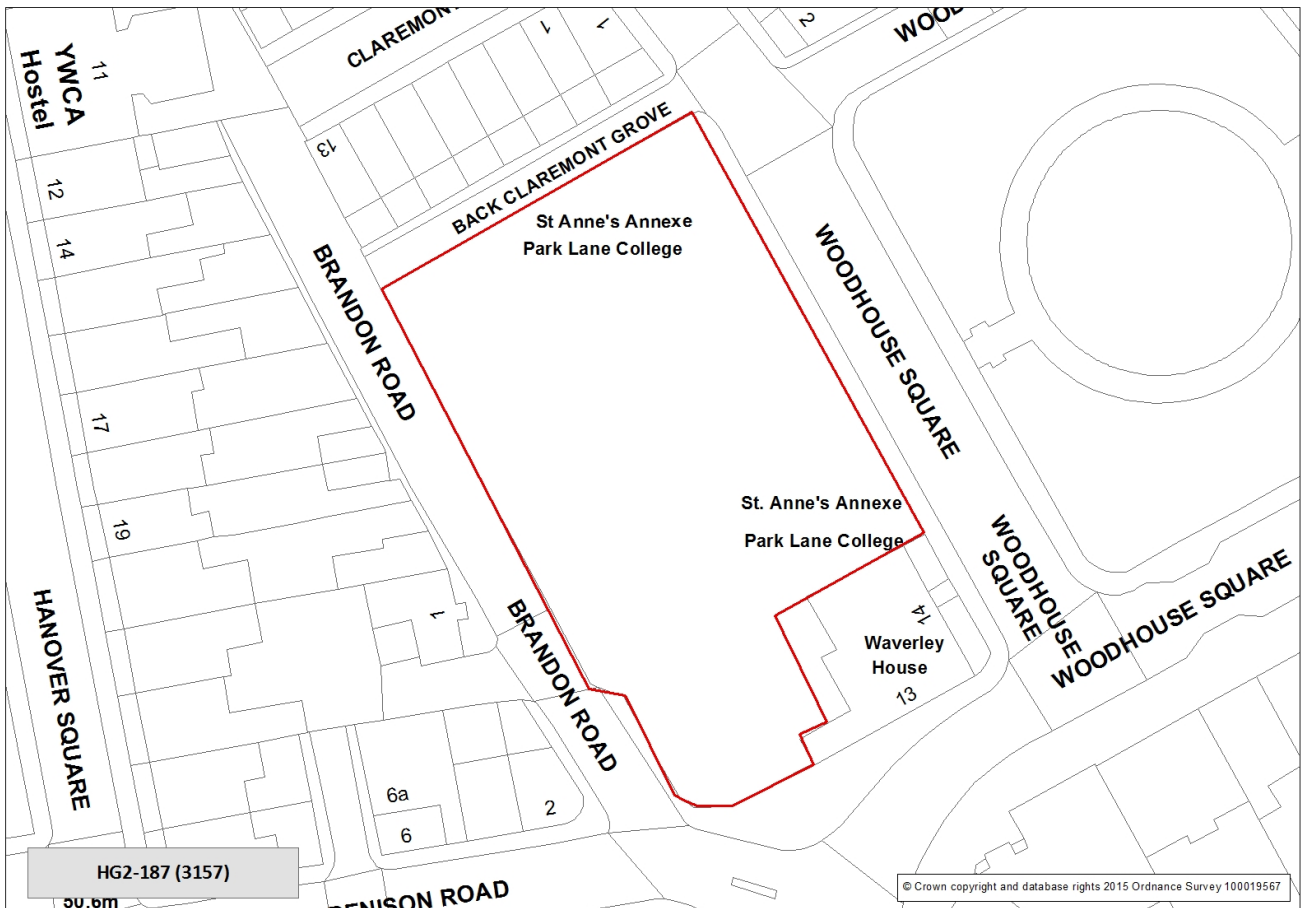
**HMCA:** City Centre

**Phase:** 1



HG2-187 (3157)

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HG2-187 (3157)

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## Site Requirements - HG2-187:

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- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Listed Buildings:**

The site is in the setting of, a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is in a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-188 (446)

**Site Address:** Great George Street (57)

## Housing allocation

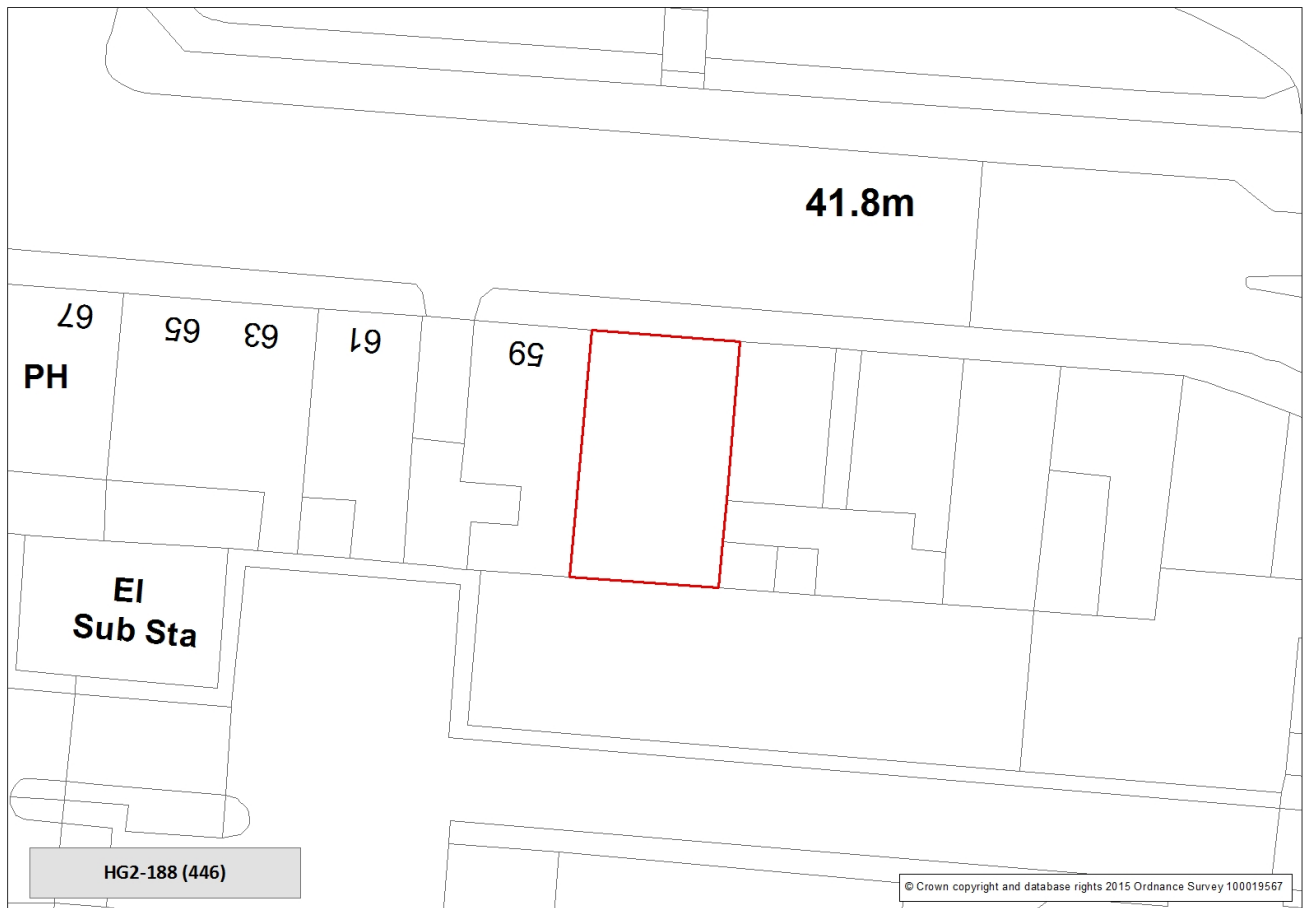
**Site Capacity:** 7 units

**Site Area:** 0.02 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1





## Site Requirements - HG2-188:

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The allocation is limited to conversion of the upper floors to residential use.

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Listed Buildings:**

The site is in the setting of, a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-189 (2006)

**Site Address:** North Street (59) - Caspar building and Centenary House LS2

## Housing allocation

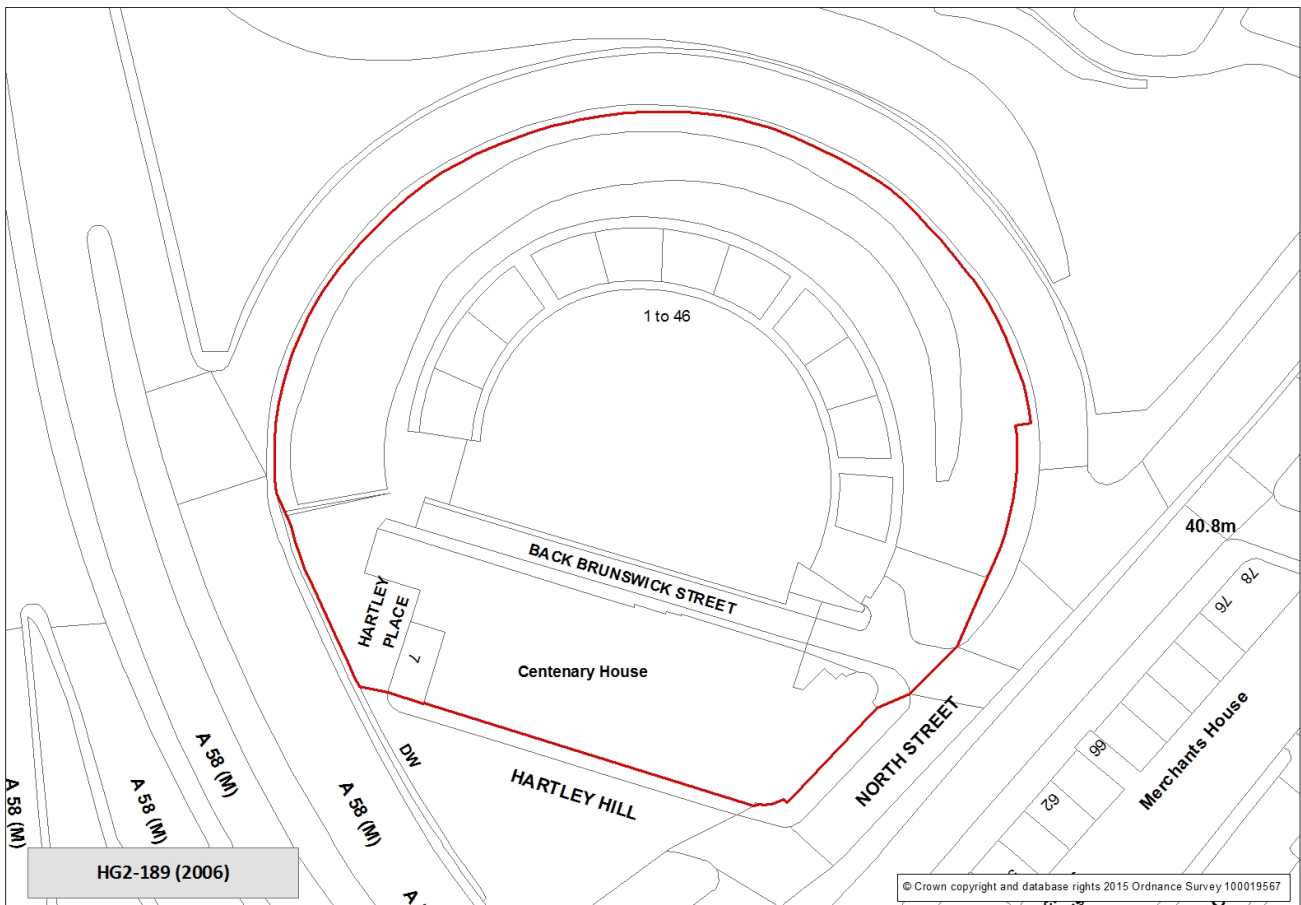
**Site Capacity:** 220 units

**Site Area:** 0.73 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - HG2-189:

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- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Culverts and Canalised Water Courses:**

The site contains a culvert or canalised watercourse. Development proposals should consider re-opening or restoration in accordance with saved UDP Policy N39B

- **Listed Buildings:**

The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

# Site Reference: HG2-190 (421)

**Site Address:** Leylands Road LS2

## Housing allocation

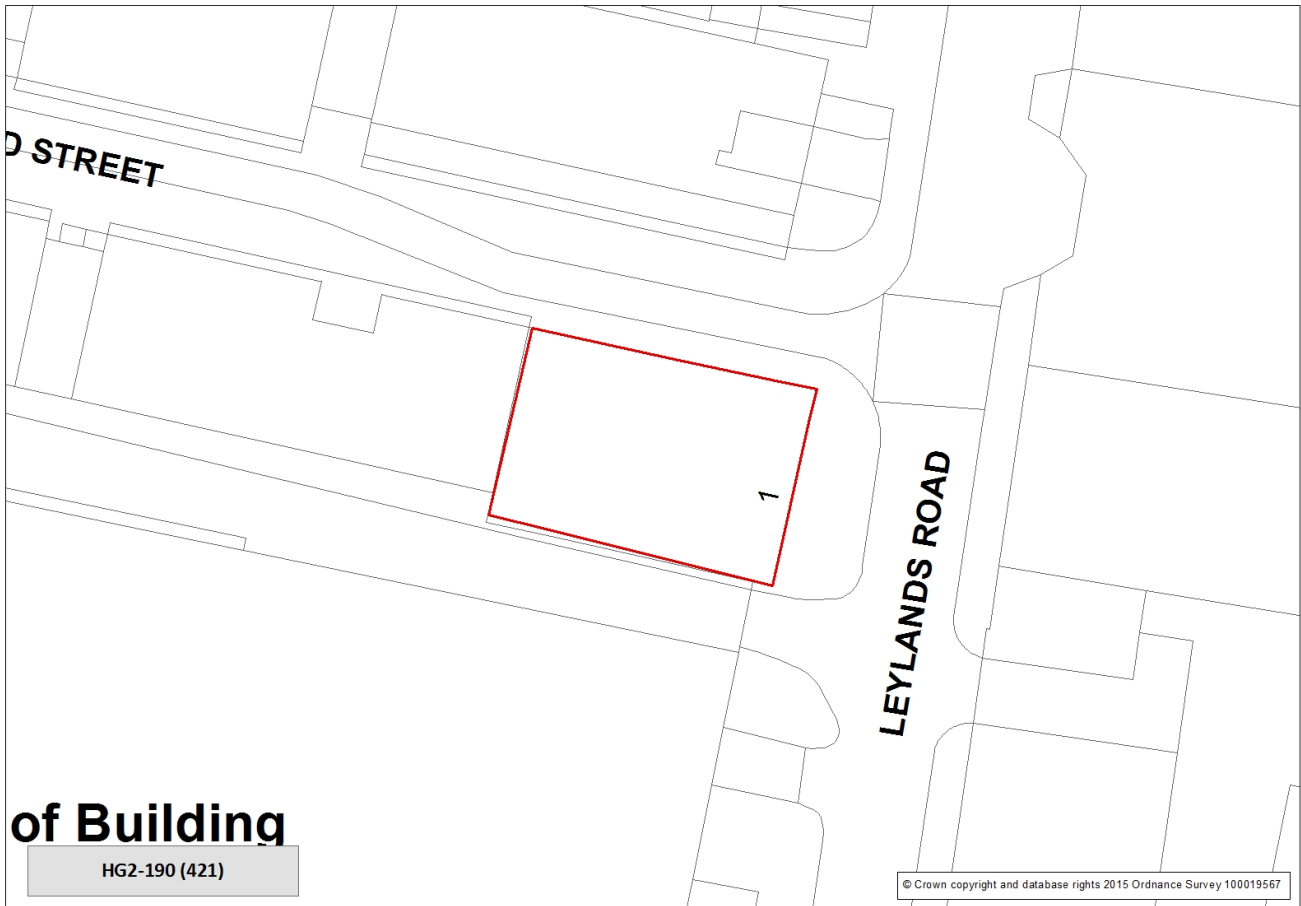
**Site Capacity:** 9 units

**Site Area:** 0.03 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - HG2-190:

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- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

# Site Reference: HG2-191 (426)

**Site Address:** Aire Street (49) LS1

## Housing allocation

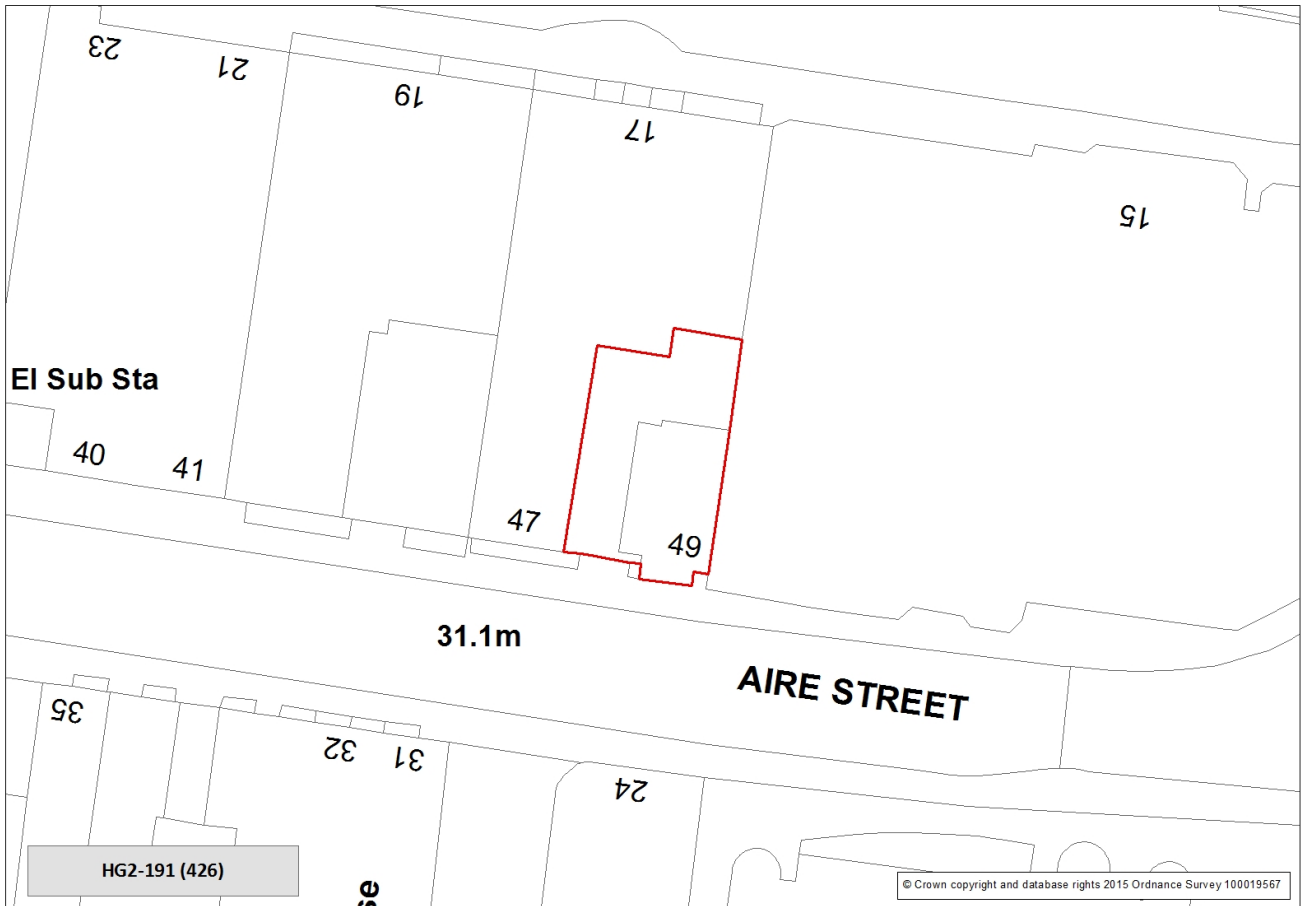
**Site Capacity:** 6 units

**Site Area:** 0.02 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - HG2-191:

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- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is within, or is in the setting of, a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-193 (2021)

**Site Address:** Water Lane Car Park

## Housing allocation

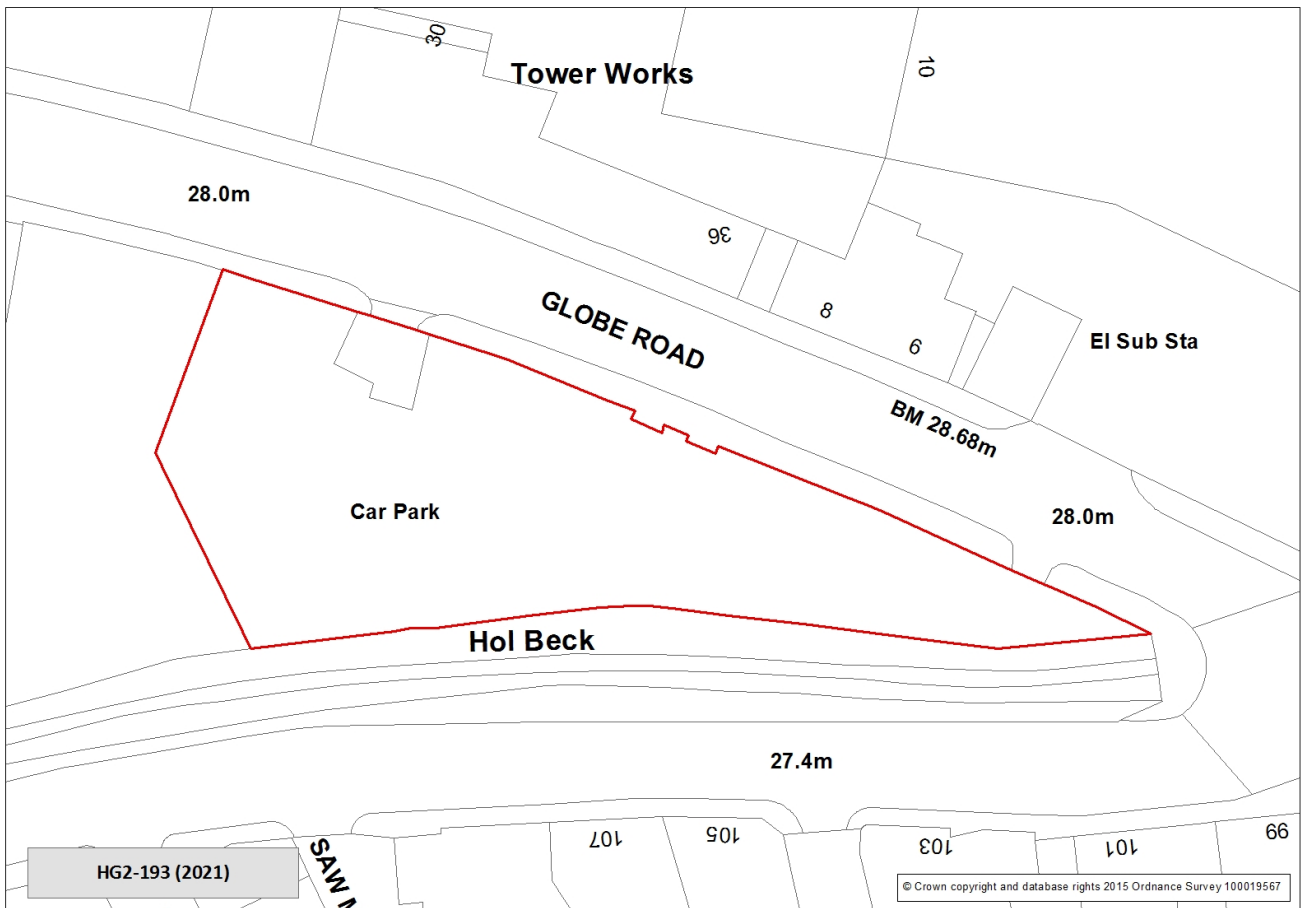
**Site Capacity:** 62 units

**Site Area:** 0.18 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1





## Site Requirements - HG2-193:

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- **Highway Access to Site:**

The site should provide a north / south pedestrian route through the site, with a suitable footbridge over the Holbeck. The footway on Globe Road should be widened and a footway on Water Lane provided in conjunction with adjacent sites.

- **Local Highway Network:**

This site will have a cumulative pedestrian impact in the local area. Contributions will be required towards Holbeck Urban Village traffic management, streetscape and pedestrian improvements.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-194 (2018)

**Site Address:** Silver Street/ Midland Mills North

## Housing allocation

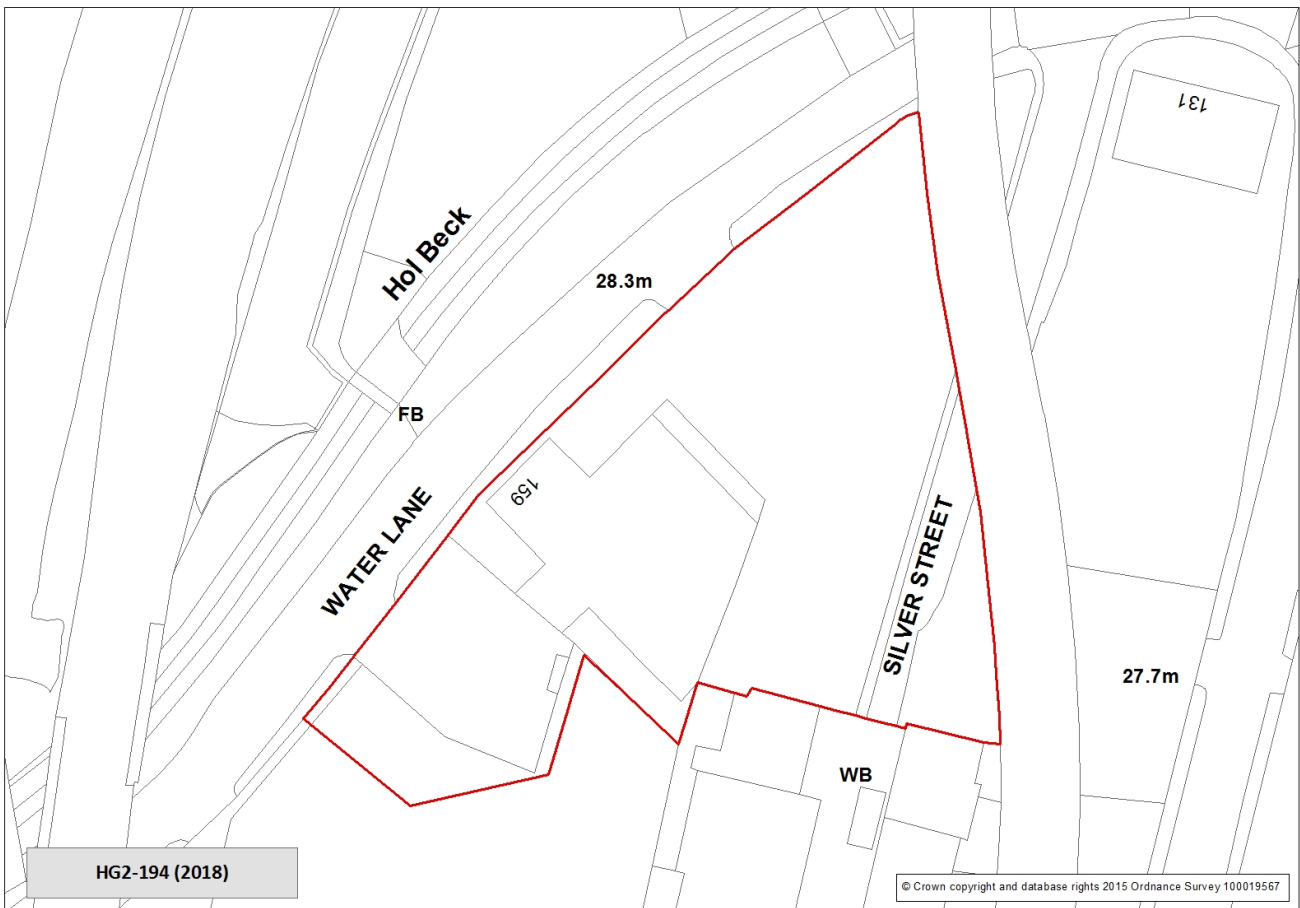
**Site Capacity:** 86 units

**Site Area:** 0.27 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - HG2-194:

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- **Highway Access to Site:**

The site should allow connection to site MX1-16 and HG2-195 to enable those sites to gain a suitable access to Water Lane

- **Local Highway Network:**

This site will have a cumulative pedestrian impact in the local area. Contributions will be required towards Holbeck Urban Village traffic management, streetscape and pedestrian improvements.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is in a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-195 (2019)

**Site Address:** Silver Street/ Midland Mills South

## Housing allocation

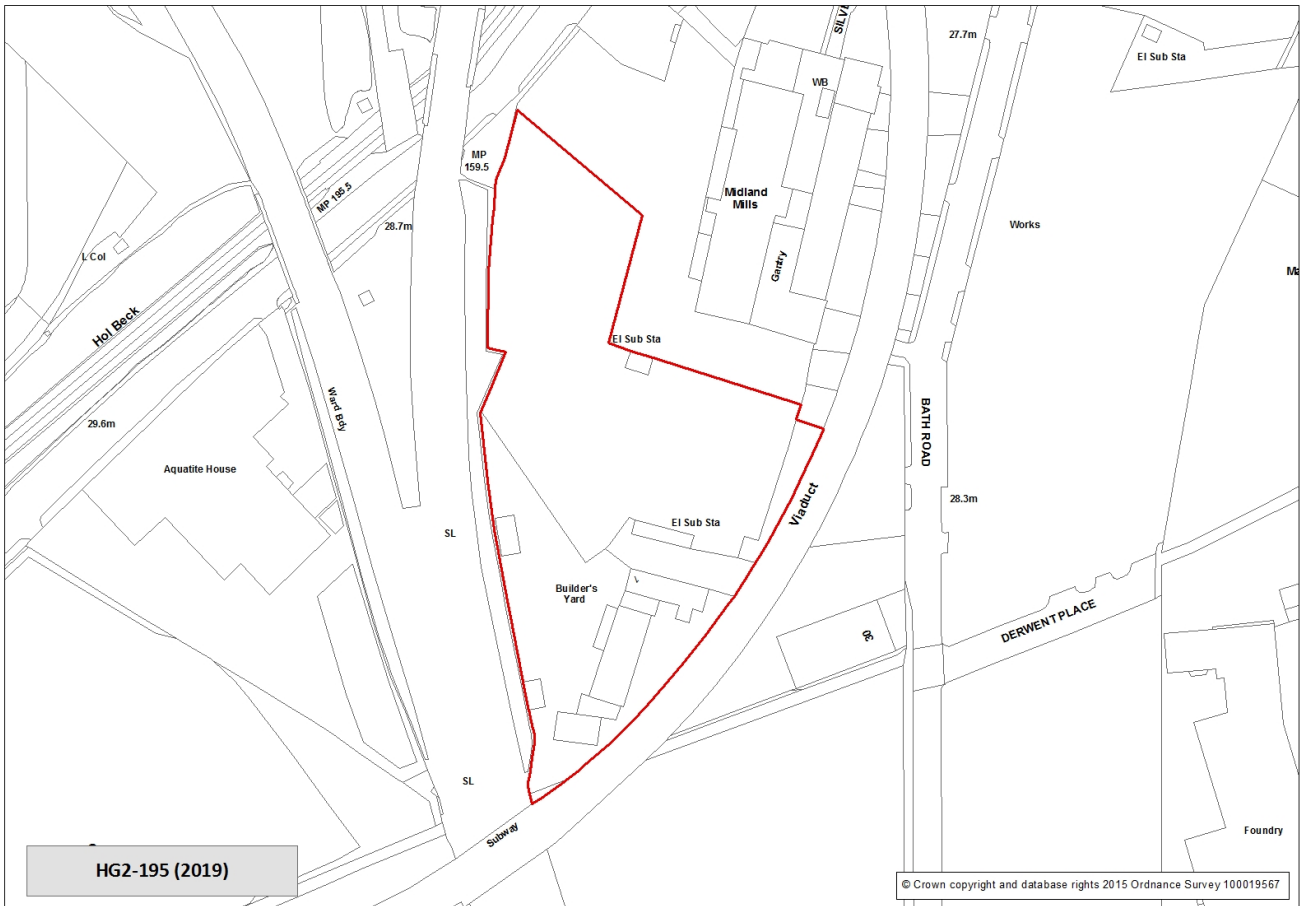
**Site Capacity:** 179 units

**Site Area:** 0.57 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - HG2-195:

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- **Highway Access to Site:**

The site should be developed along with site HG2-194 and MX1-16 to enable a suitable access onto Water Lane to be formed for all the sites.

- **Local Highway Network:**

This site will have a cumulative pedestrian impact in the local area. Contributions will be required towards Holbeck Urban Village traffic management, streetscape and pedestrian improvements.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-196 (2015)

**Site Address:** Bath Road West

## Housing allocation

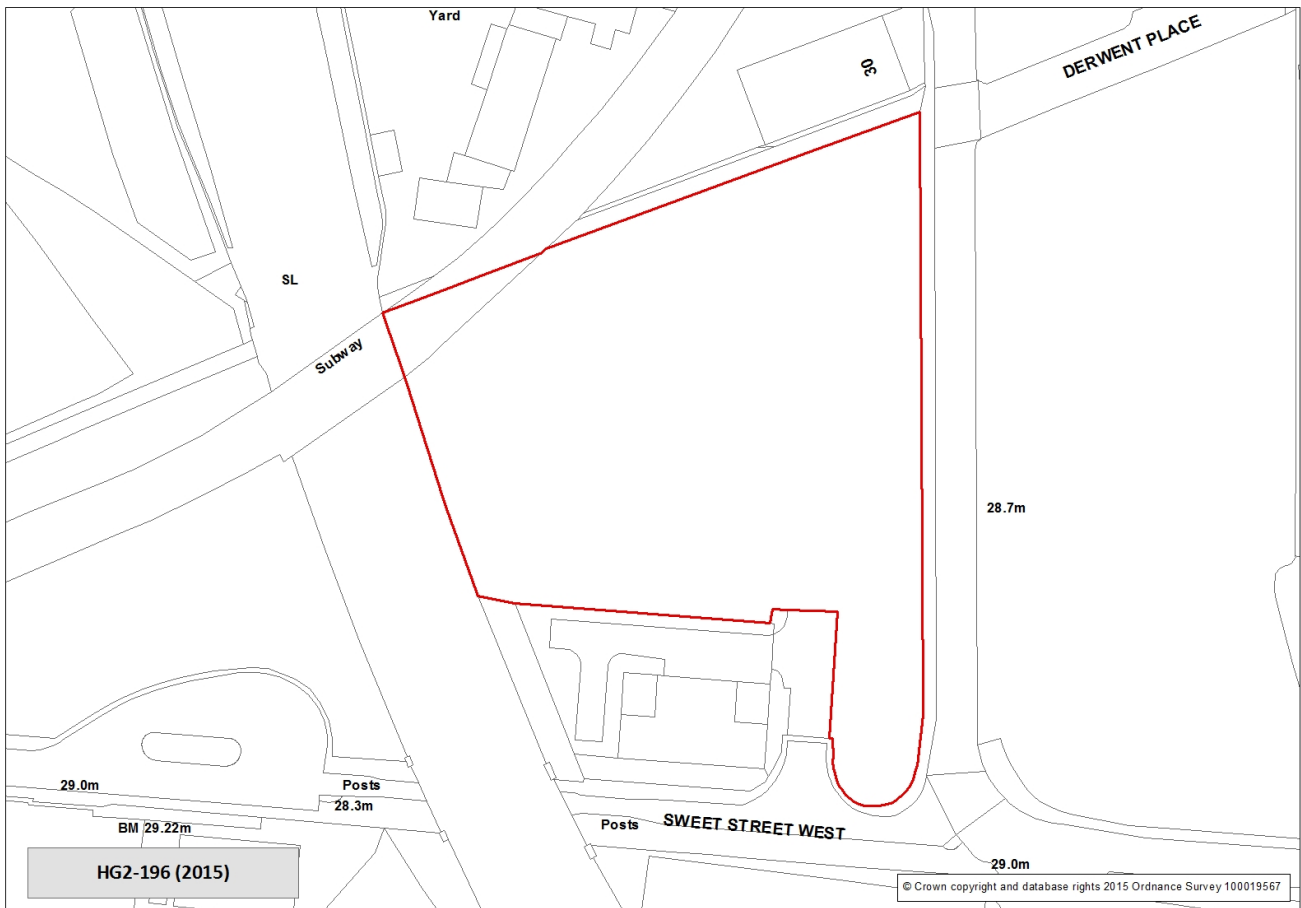
**Site Capacity:** 154 units

**Site Area:** 0.49 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - HG2-196:

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- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Highway Access to Site:**

Bath Road requires widening to 10.8m, requiring land from this site and site 2016 to the east, the obligation to provide land and jointly fund the widening will be attached to a planning consent on the site.

- **Local Highway Network:**

This site will have a cumulative pedestrian impact in the local area. Contributions will be required towards Holbeck Urban Village traffic management, streetscape and pedestrian improvements.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is partly within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.



# Site Reference: HG2-197 (2016)

**Site Address:** Bath Road East

## Housing allocation

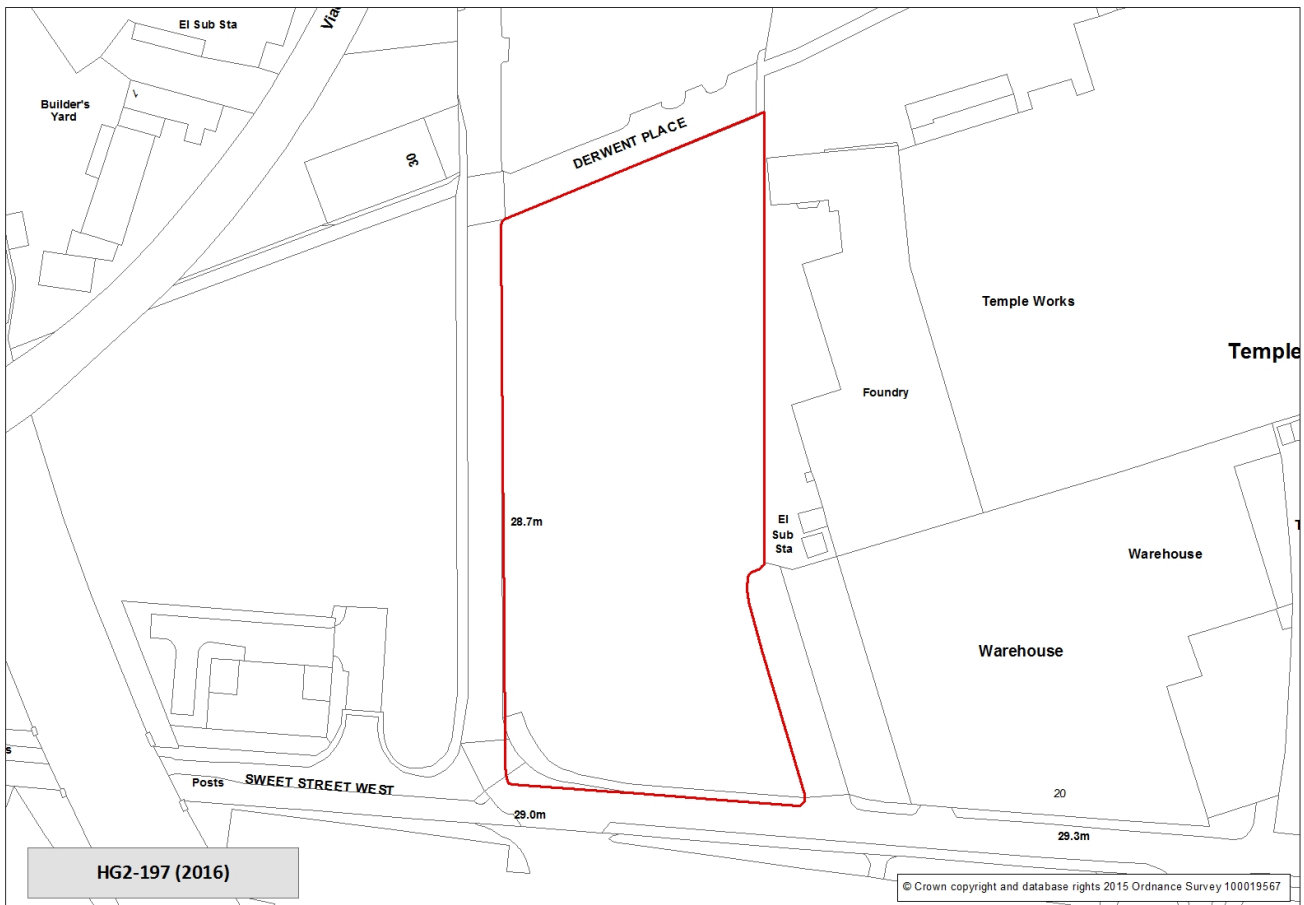
**Site Capacity:** 174 units

**Site Area:** 0.55 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1





## Site Requirements - HG2-197:

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- **Highway Access to Site:**

Bath Road requires widening to 10.8m, requiring land from this site and site 2015 to the west, the obligation to provide land and jointly fund the widening will be attached to a planning consent on the site.

- **Local Highway Network:**

This site will have a cumulative pedestrian impact in the local area. Contributions will be required towards Holbeck Urban Village traffic management, streetscape and pedestrian improvements.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is within, or is in the setting of, a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

# Site Reference: HG2-198 (1082)

**Site Address:** Manor Road - Manor Court, Holbeck LS11

## Housing allocation

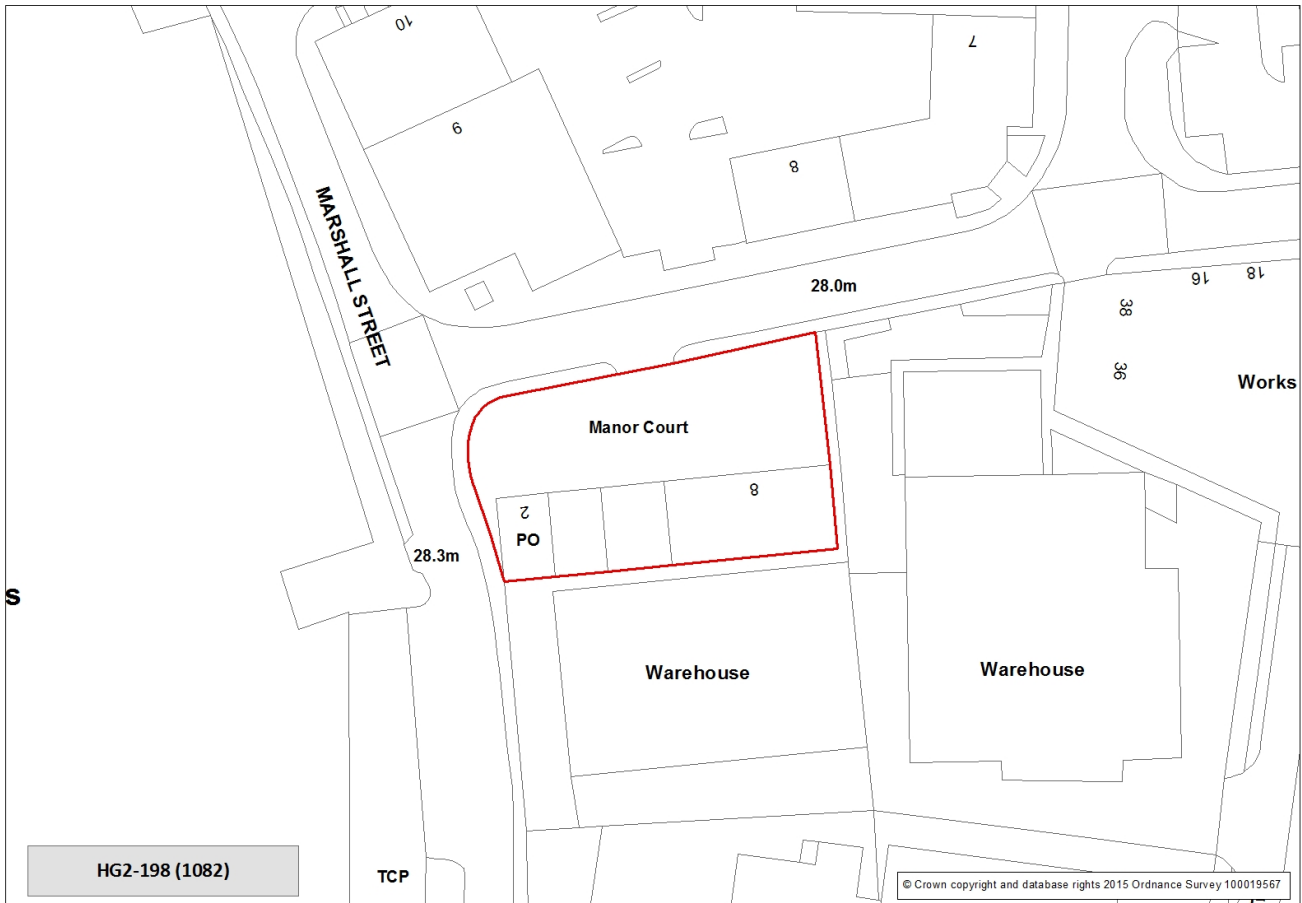
**Site Capacity:** 39 units

**Site Area:** 0.11 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - HG2-198:

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- **Highway Access to Site:**

Vehicular access should be taken from Manor Road to minimise traffic impact on Marshall Street adjacent to Temple Works.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is within, or is in the setting of, a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-199 (5019)

**Site Address:** Holbeck Day Centre, Holbeck Moor Road, Holbeck

## Housing allocation

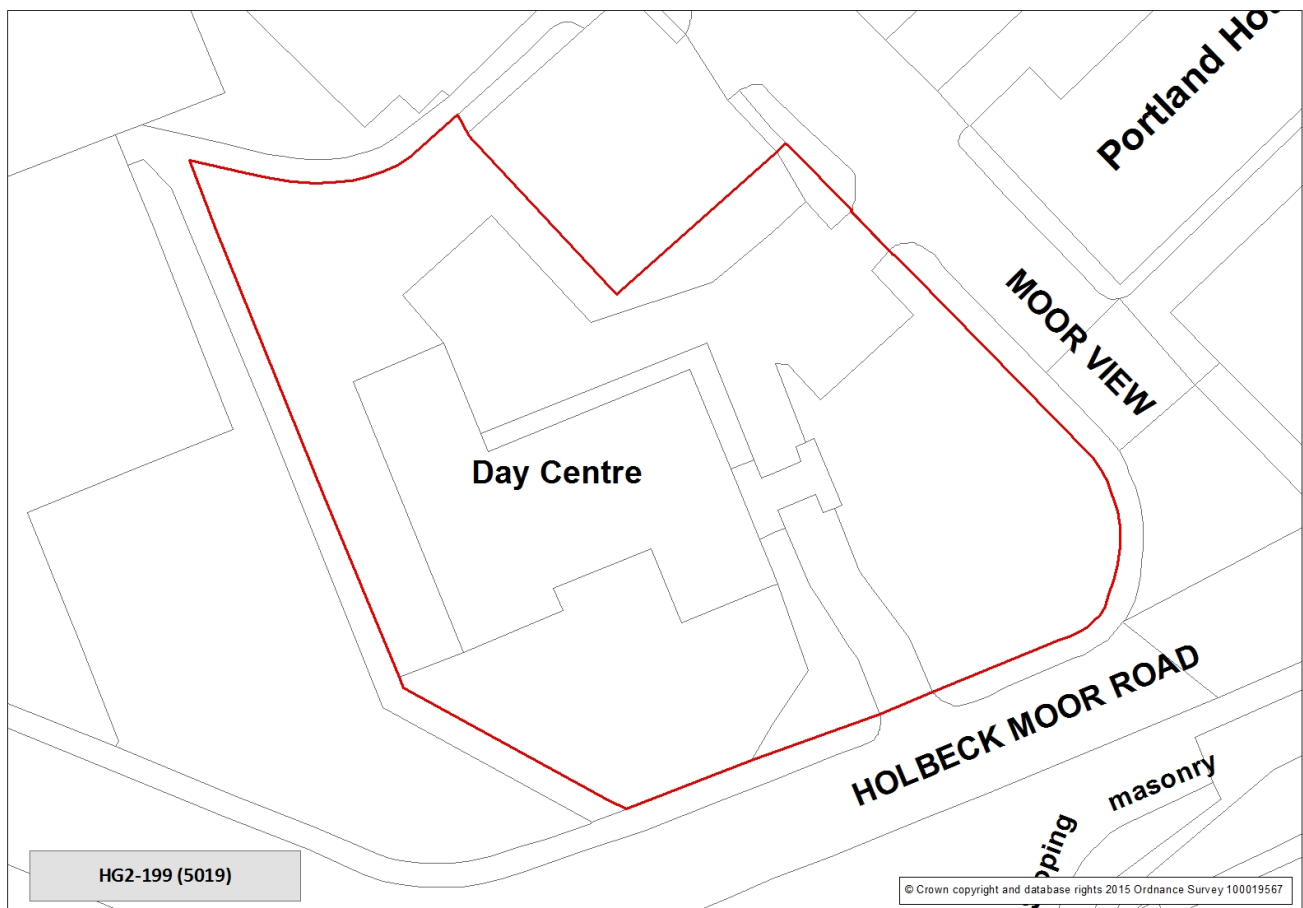
**Site Capacity:** 14 units

**Site Area:** 0.23 hectares

**Ward:** Beeston and Holbeck

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - HG2-199:

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- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

# Site Reference: MX2-15 (2028A)

**Site Address:** Great George Street - LGI

**Mixed use allocation**

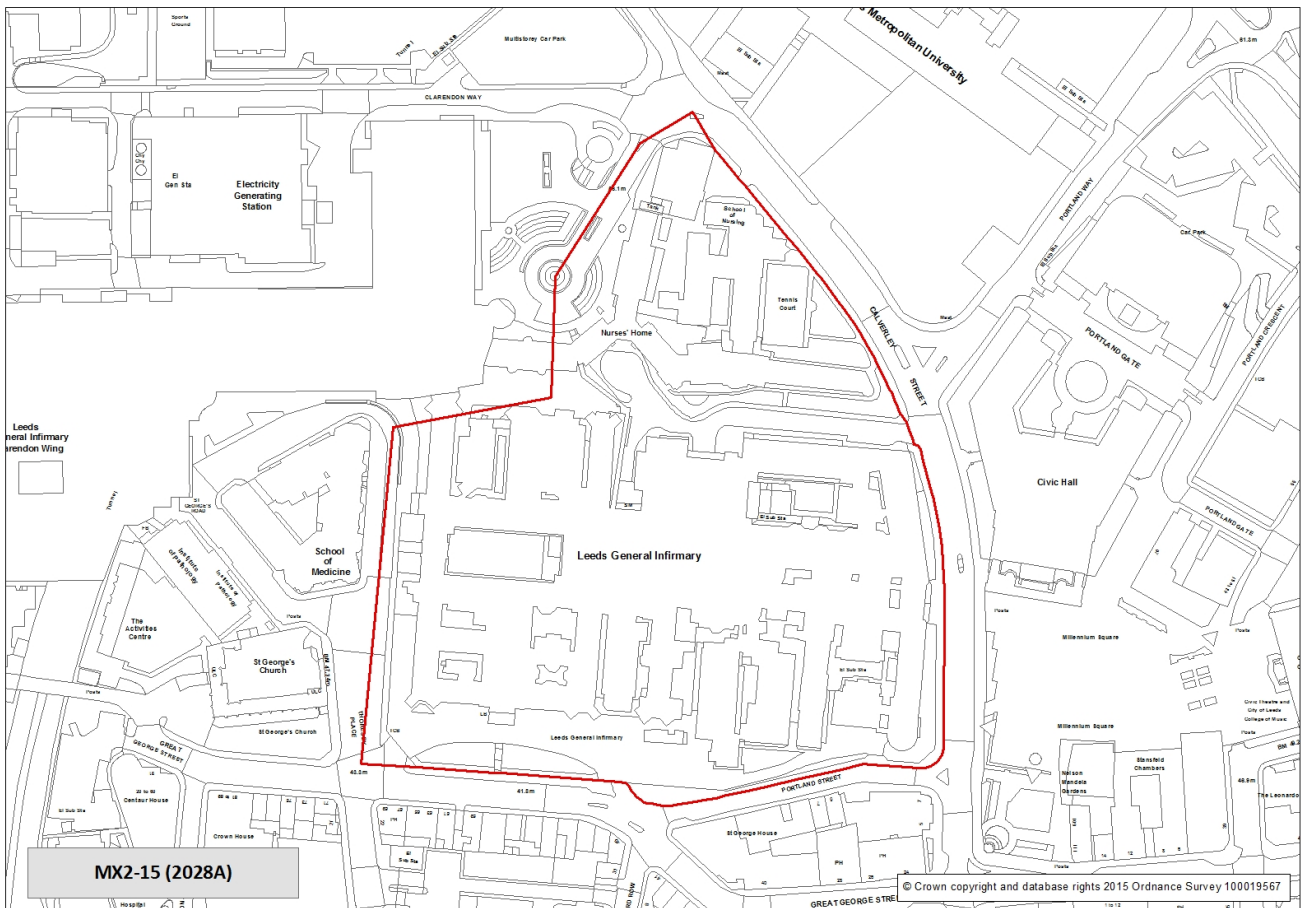
**Site Capacity:** 372 units & 12000 sqm office

**Site Area:** 4.25 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-15:

---

The two main uses will be residential and office. Other town centre uses may be acceptable subject to Core Strategy policy.

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Listed Buildings:**

The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: MX2-16 (1010)

**Site Address:** Bridge Street, Baker House

**Mixed use allocation**

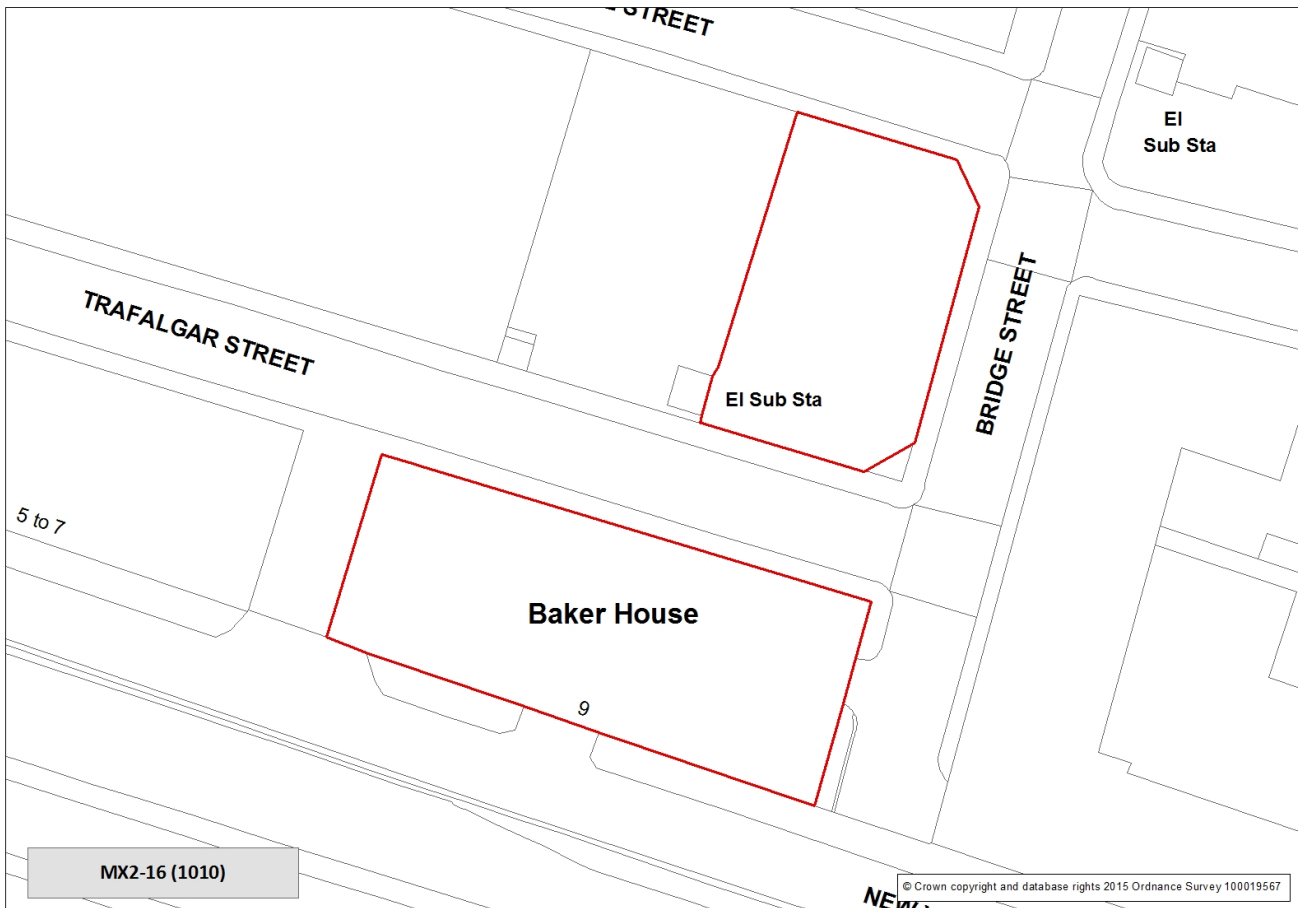
**Site Capacity:** 63 units & 1000 sqm office

**Site Area:** 0.2 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1





## Site Requirements - MX2-16:

---

The site is allocated for a mix of uses including housing and office.

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

# Site Reference: MX2-17 (2004)

**Site Address:** North Street - Leeds College of Building

**Mixed use allocation**

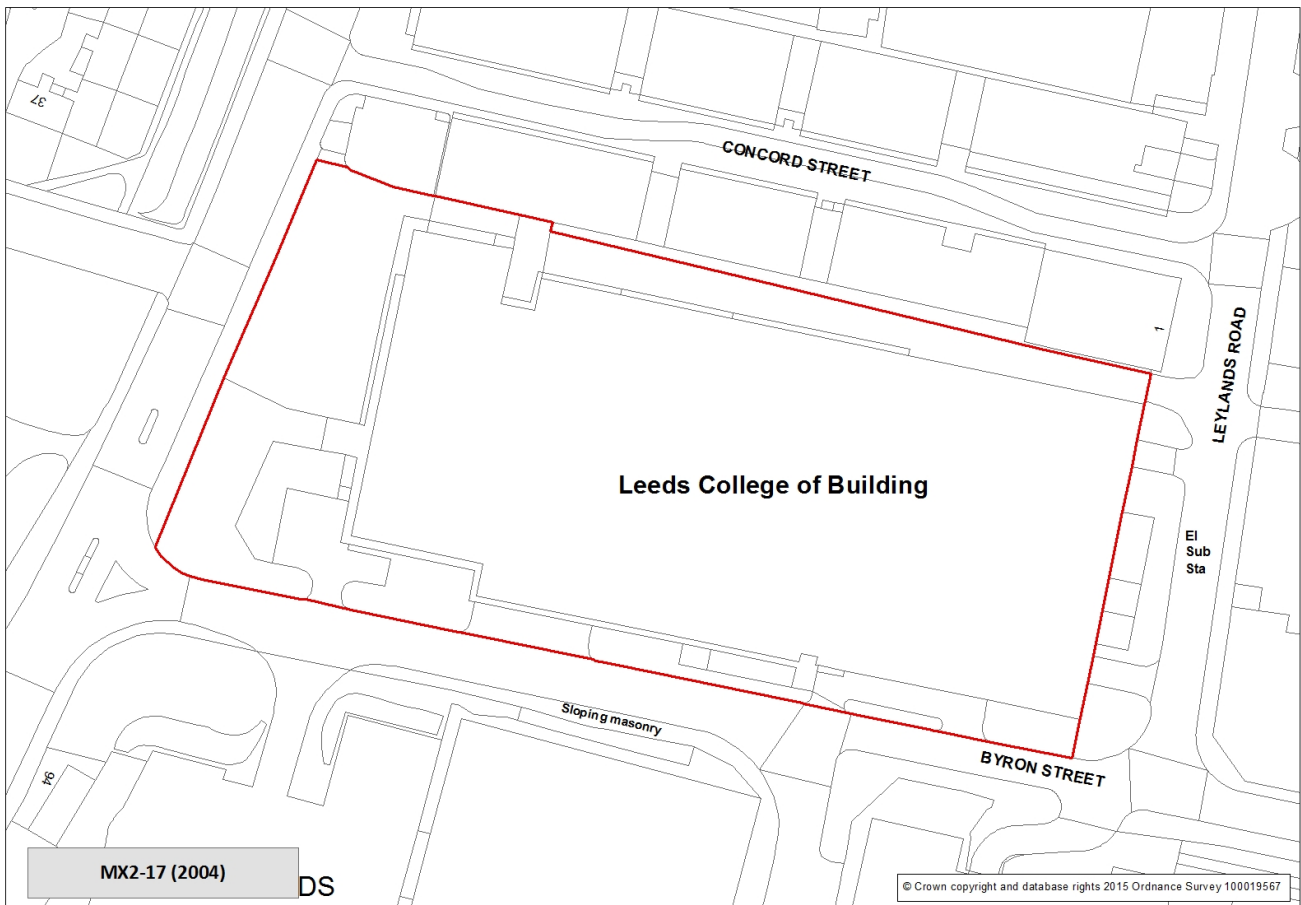
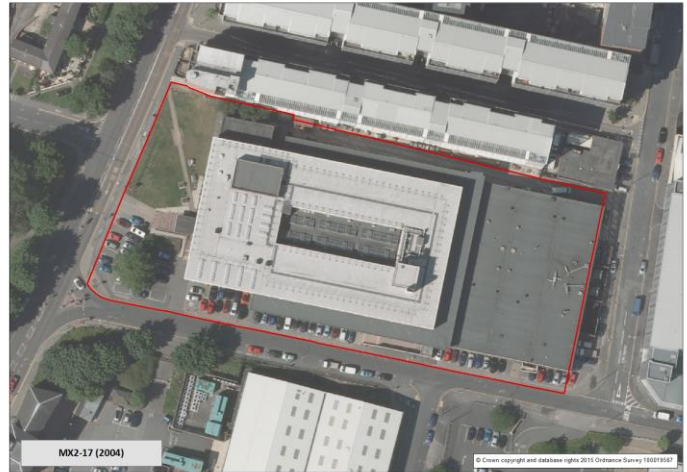
**Site Capacity:** 180 units & 4500 sqm office

**Site Area:** 0.9 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-17:

---

The site is allocated for a mix of uses including housing and office.

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Highway Access to Site:**

Vehicular access should not be taken directly from North Street.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

# Site Reference: MX2-18 (410)

**Site Address:** Regent Street / Skinner Lane LS2

**Mixed use allocation**

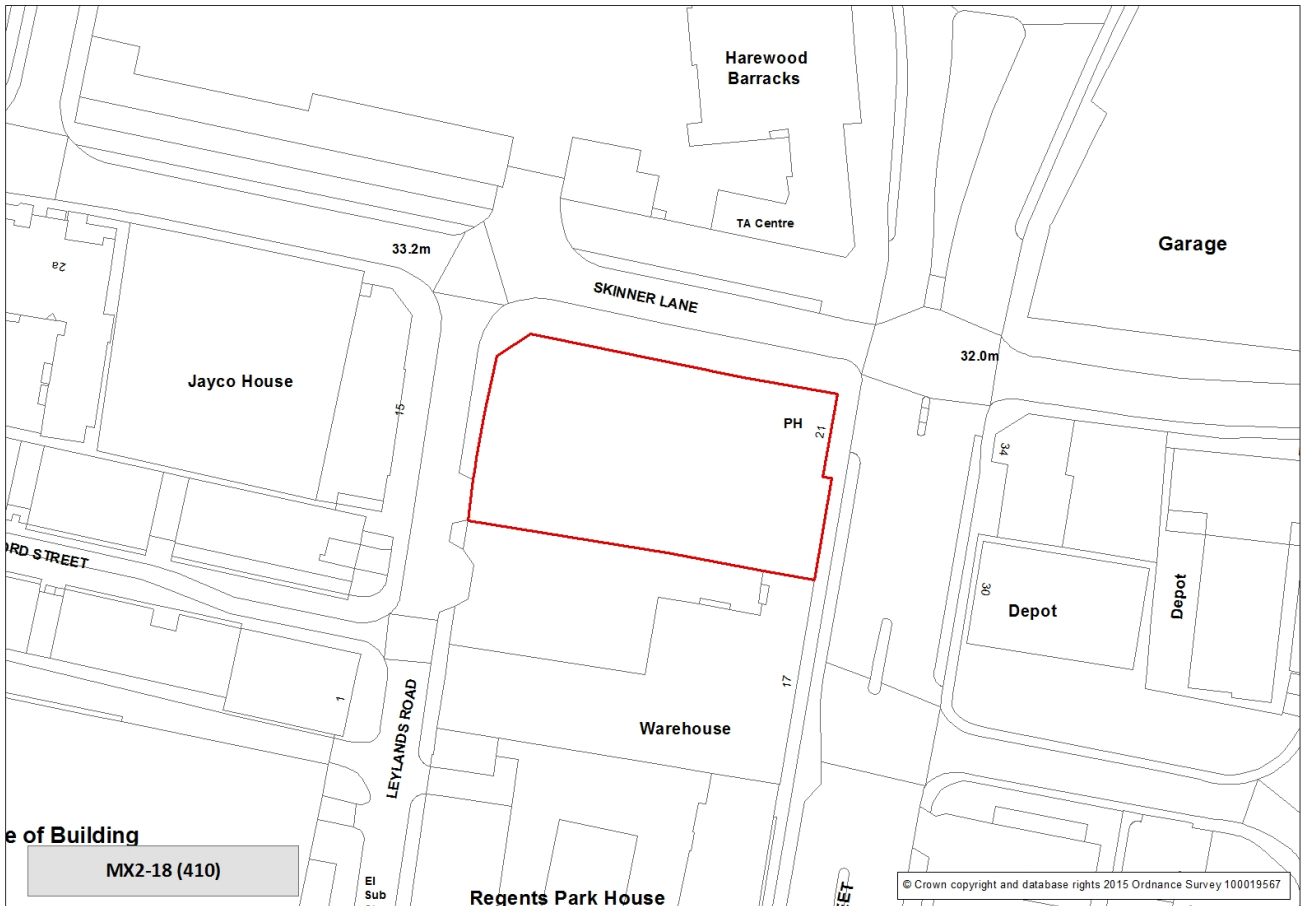
**Site Capacity:** 72 units

**Site Area:** 0.21 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-18:

---

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Highway Access to Site:**

Vehicular access should be taken from Leylands Road.

# Site Reference: MX2-19 (230)

**Site Address:** Westgate - Leeds International Swimming Pool

**Mixed use allocation**

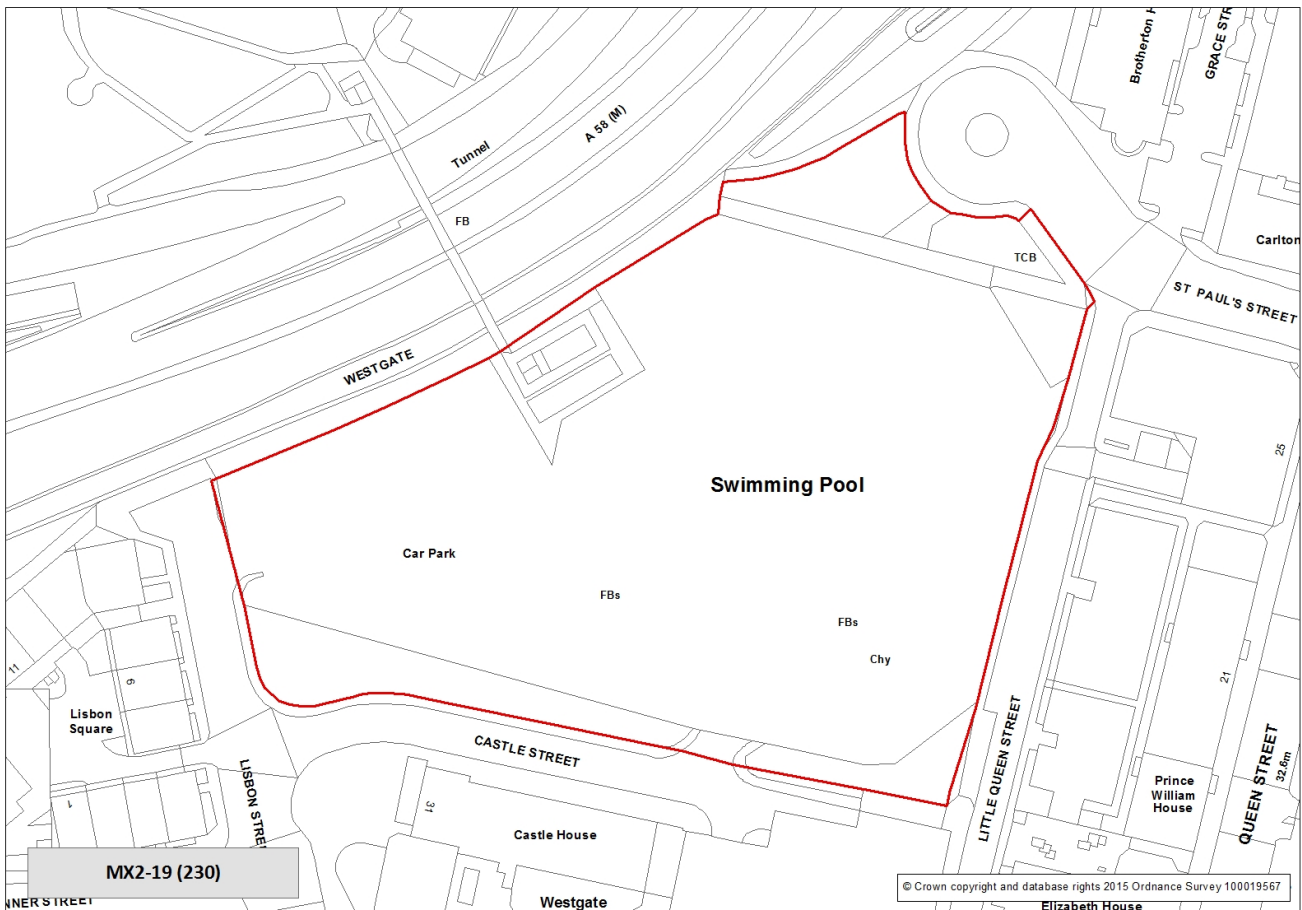
**Site Capacity:** 209 units & 13243 sqm office

**Site Area:** 1.32 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-19:

---

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Local Highway Network:**

The development will make a direct impact on the congested A65 / A58 / Wellington Street gyratory. It will also have a cumulative impact on Armley Gyratory. A contribution towards mitigation measures at these locations will be required.

- **Greenspace:**

Civic space to be re-provided on site.

# Site Reference: MX2-20 (187)

**Site Address:** Westgate - Brotherton House LS1 2RS

**Mixed use allocation**

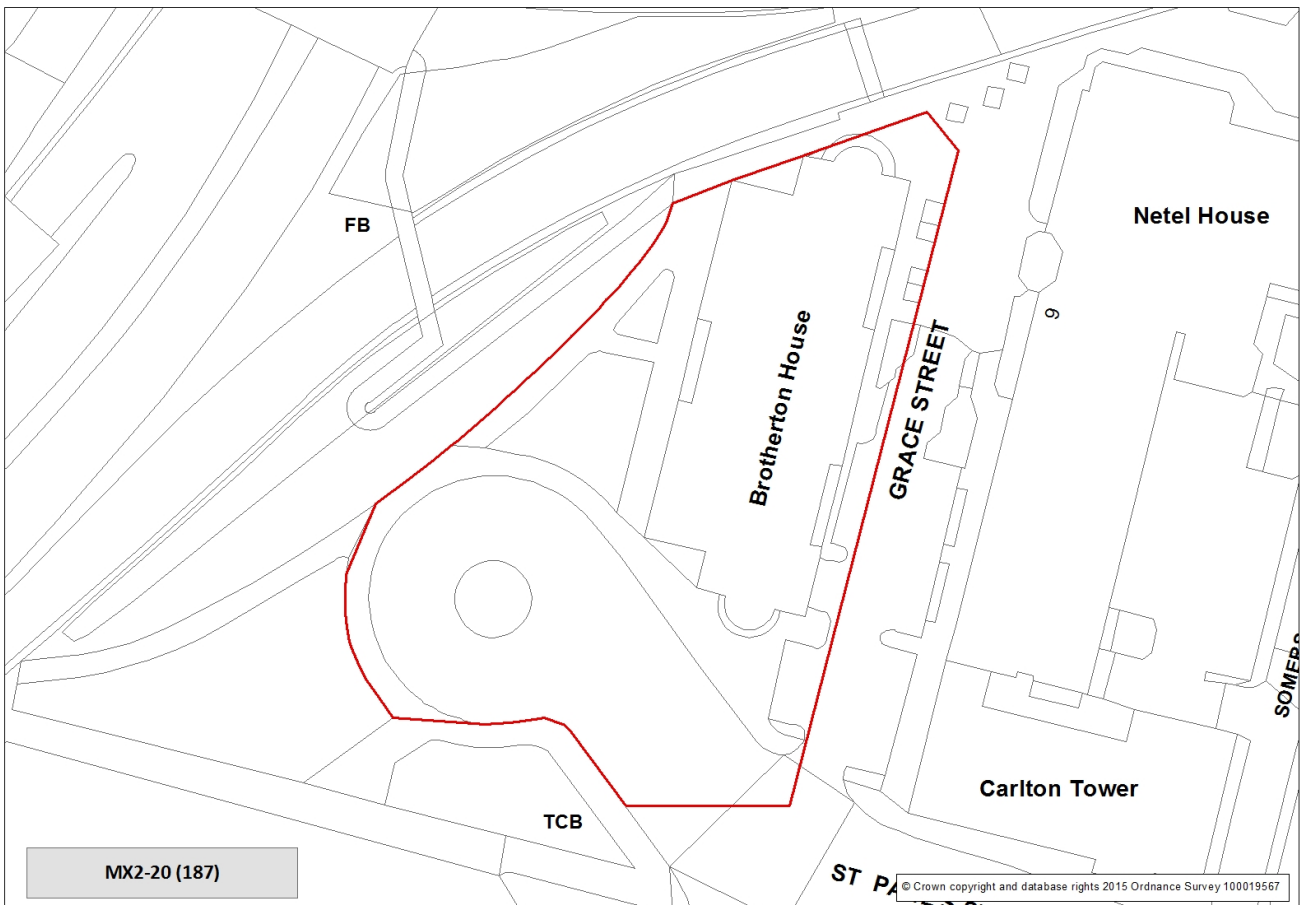
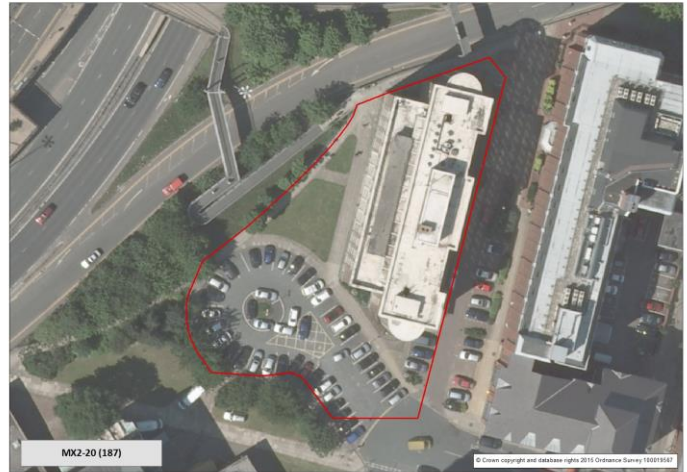
**Site Capacity:** 63 units & 5000 sqm office

**Site Area:** 0.27 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1





## Site Requirements - MX2-20:

---

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Local Highway Network:**

The development will make a cumulative impact on the congested Armley and A65 / A58 / Wellington Street gyratories. A contribution towards mitigation measures at these locations will be required.

- **Conservation Area:**

The existing building is viewed as a non-designated heritage asset. As such any development should sustain and enhance the significance of the asset unless the harm can be justified.

# Site Reference: MX2-22 (2001)

**Site Address:** St Peters Square

**Mixed use allocation**

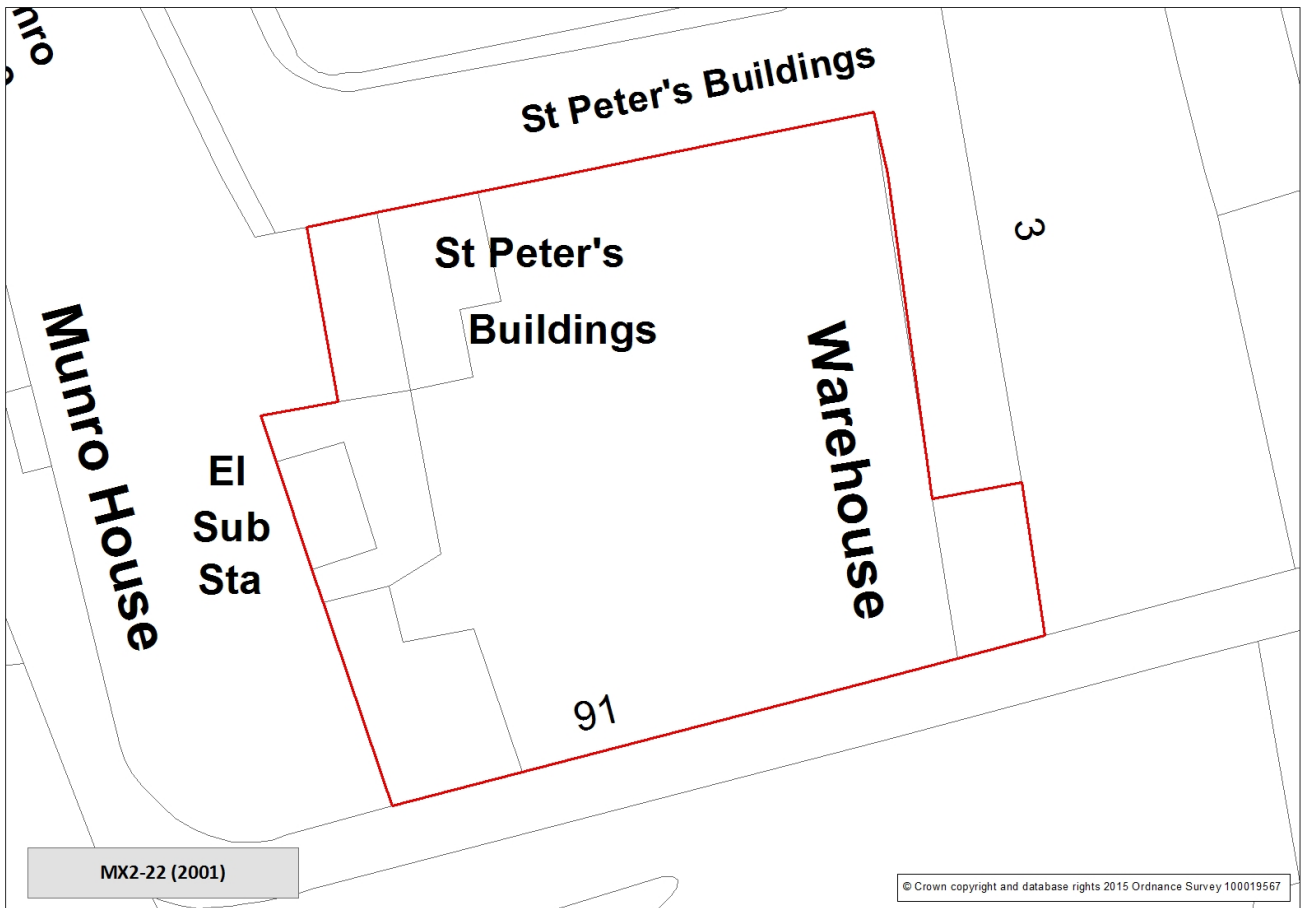
**Site Capacity:** 49 units & 600 sqm office

**Site Area:** 0.09 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-22:

---

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

# Site Reference: MX2-23 (200\_411)

**Site Address:** Quarry Hill/York Street Leeds

**Mixed use allocation**

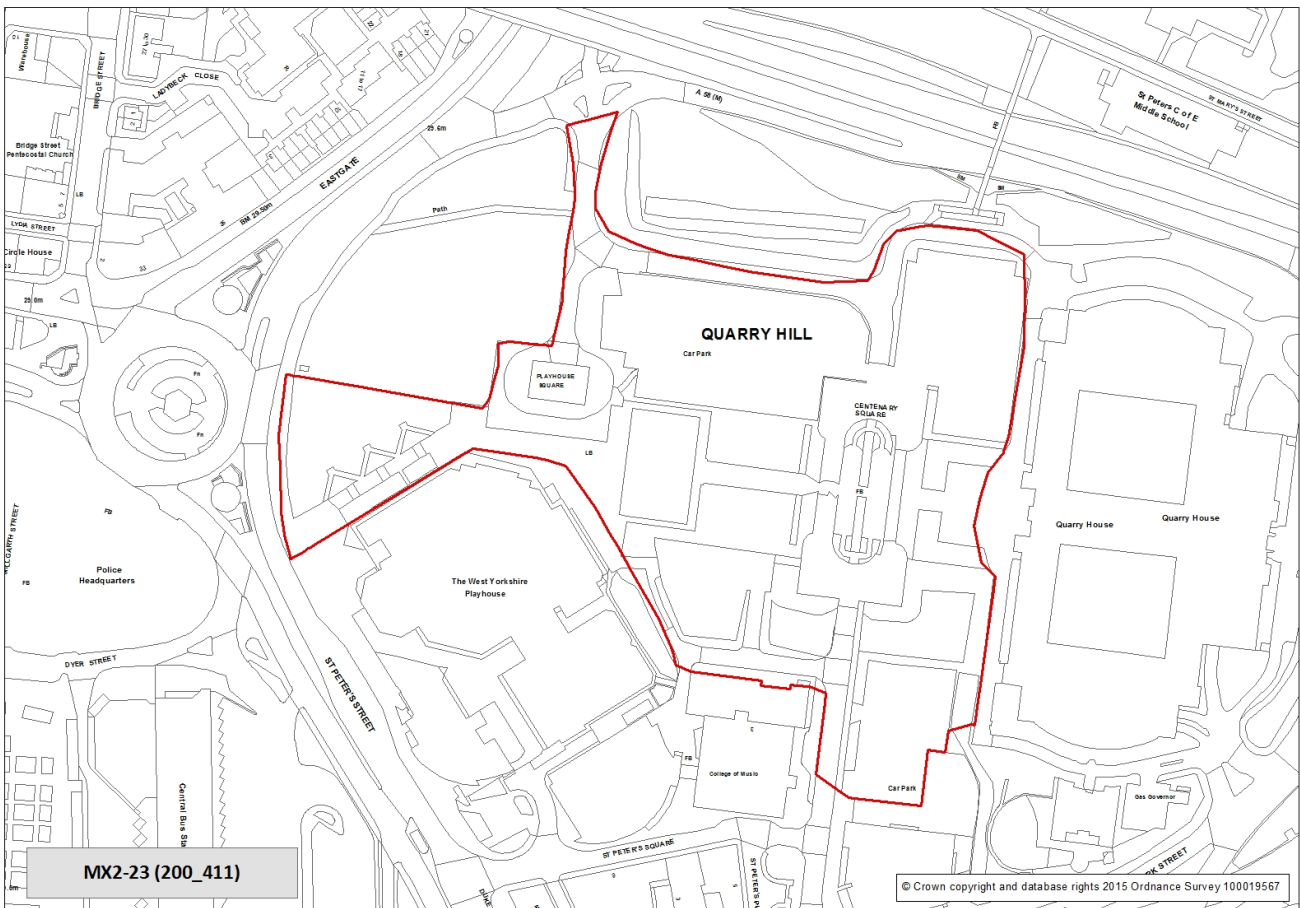
**Site Capacity:** 600 units & 11000 sqm office

**Site Area:** 2.74 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-23:

---

The site is allocated for a mix of uses including housing and office. Further town centre uses may be acceptable subject to policy.

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Greenspace:**

Civic space to be re-provided on site.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

# Site Reference: MX2-25 (449)

**Site Address:** Duncan Street (7)

**Mixed use allocation**

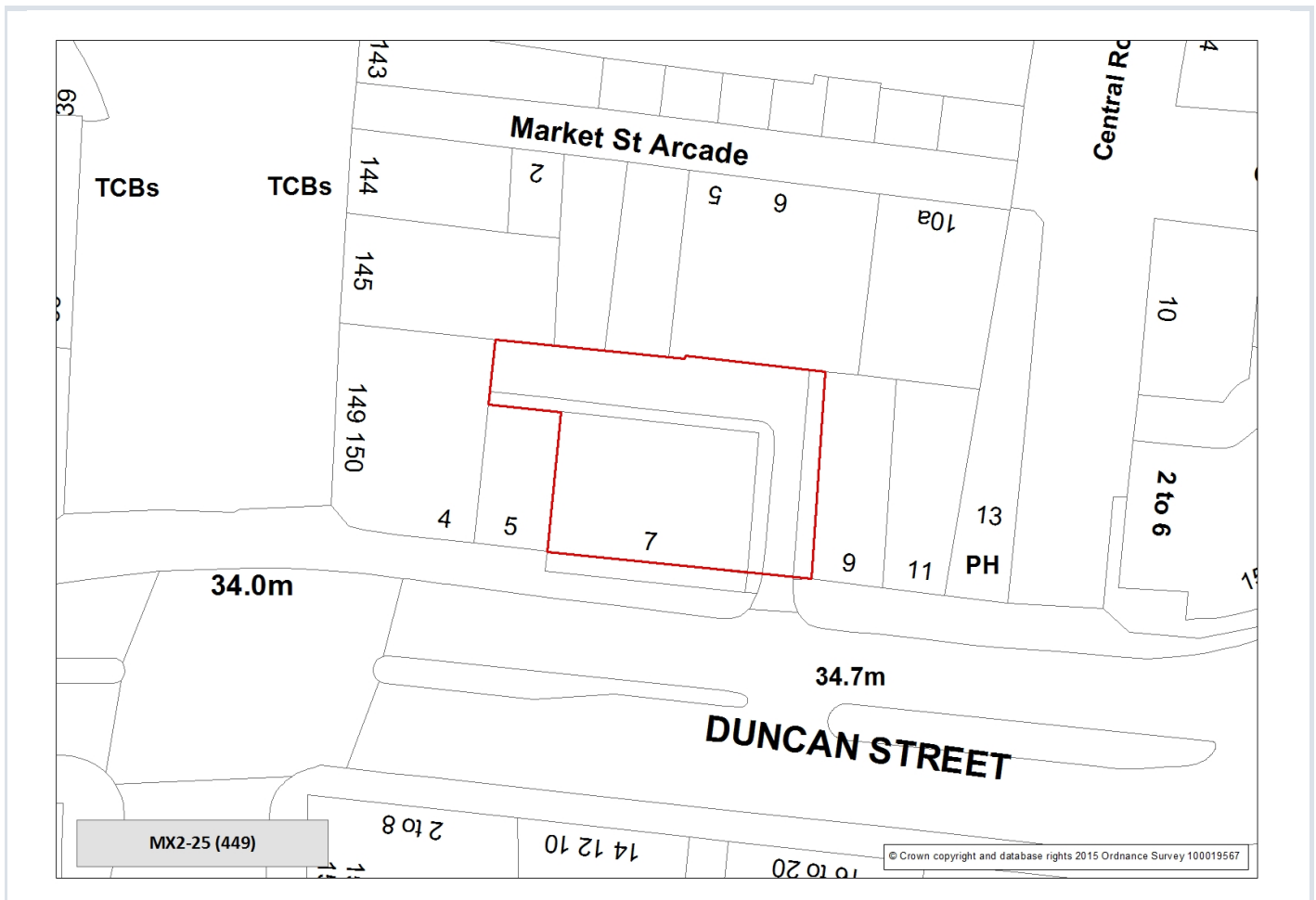
**Site Capacity:** 15 units & 428 sqm office

**Site Area:** 0.04 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-25:

---

The allocation is for potential conversion of vacant/underused upper floors to residential use. Ground floor uses will need to conform to shopping frontage policy.

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Listed Buildings:**

The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is in a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: MX2-26 (231)

**Site Address:** Kirkgate Phase II

**Mixed use allocation**

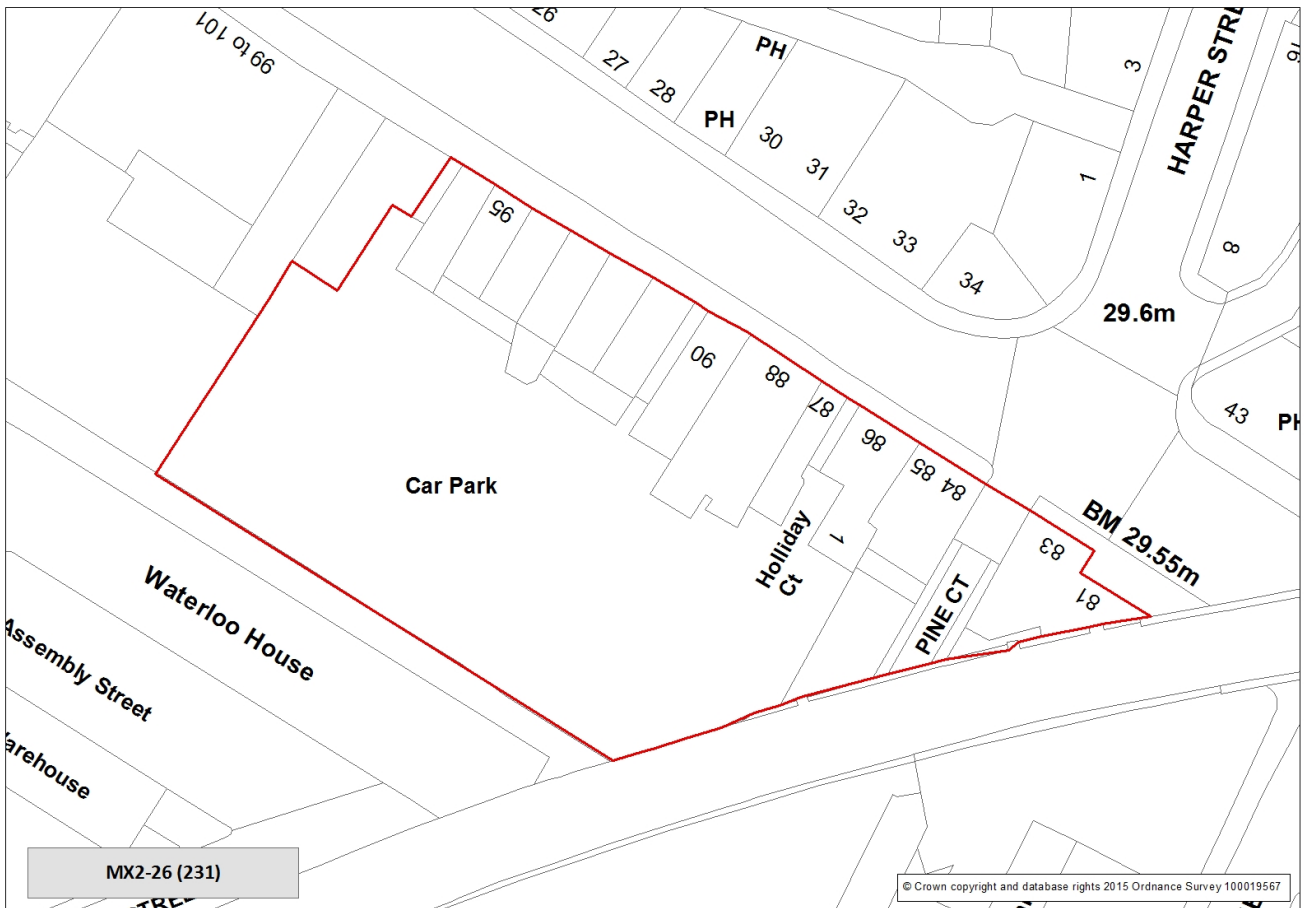
**Site Capacity:** 65 units

**Site Area:** 0.28 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1





## Site Requirements - MX2-26:

---

This site is allocated primarily for housing but with an expectation that ground floor premises facing Kirkgate will include Town Centre uses consistent with secondary shopping frontage policy.

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: MX2-27 (2007)

**Site Address:** Wharf Street

**Mixed use allocation**

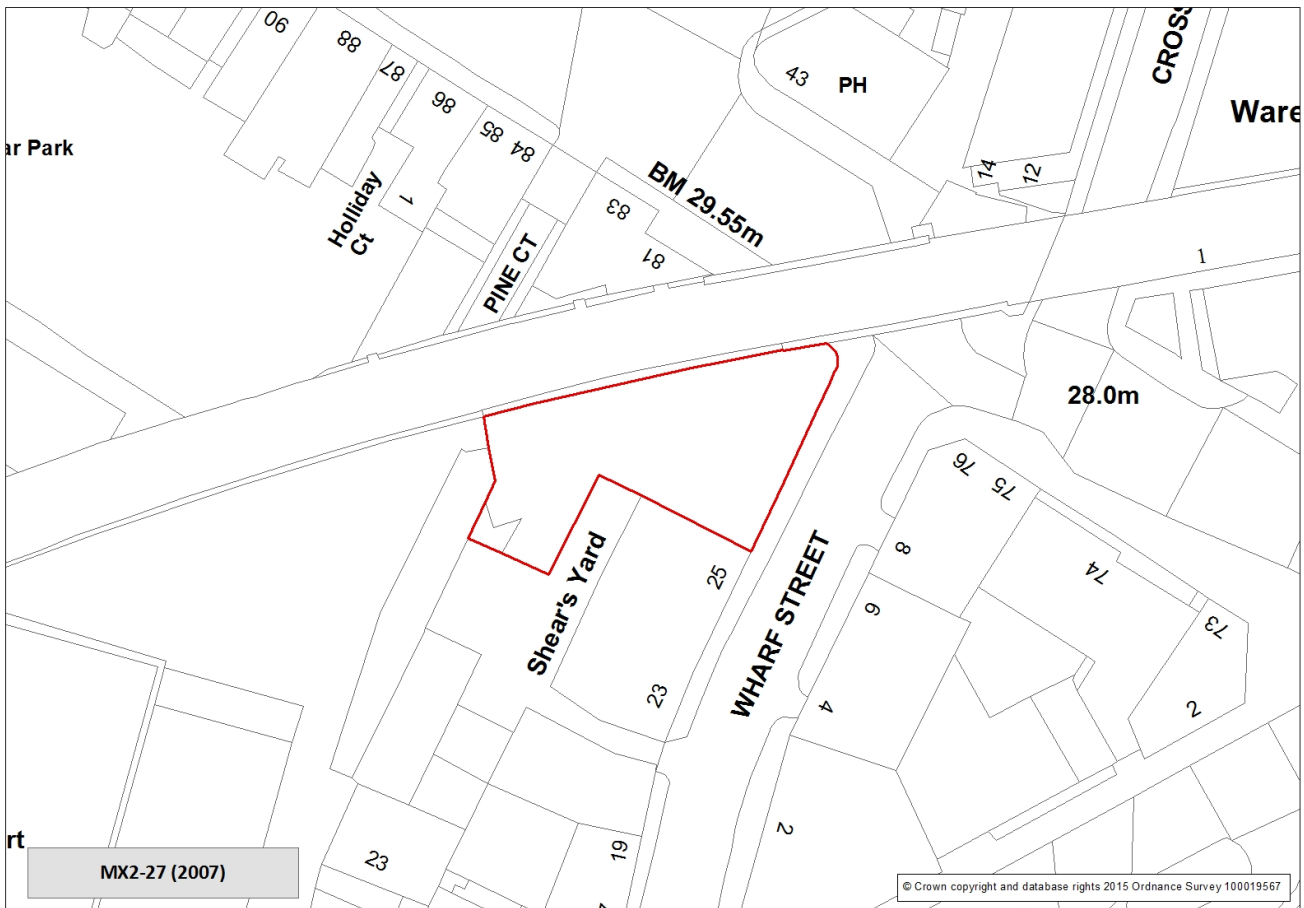
**Site Capacity:** 14 units

**Site Area:** 0.05 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-27:

---

The site is allocated for a mix of uses including housing and office.

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Conservation Area:**

The site is within, or is in the setting of, a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: MX2-29 (431)

**Site Address:** The Calls (38)

**Mixed use allocation**

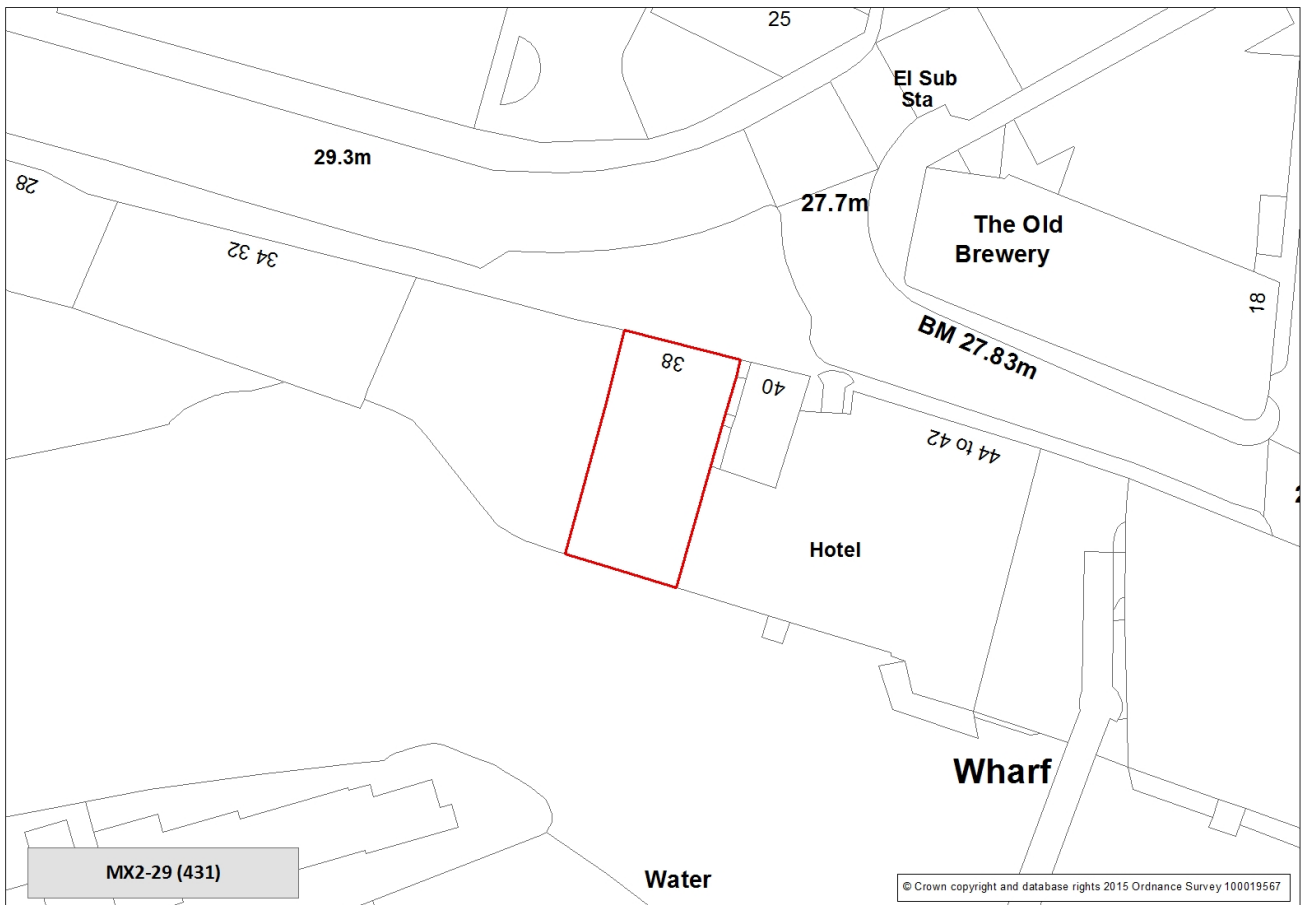
**Site Capacity:** 14 units & 112 sqm office

**Site Area:** 0.03 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-29:

---

Site allocated for conversion of existing building. The site is allocated for a mix of uses including housing and office.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: MX2-30 (2031)

**Site Address:** Water Lane Railway Triangle

**Mixed use allocation**

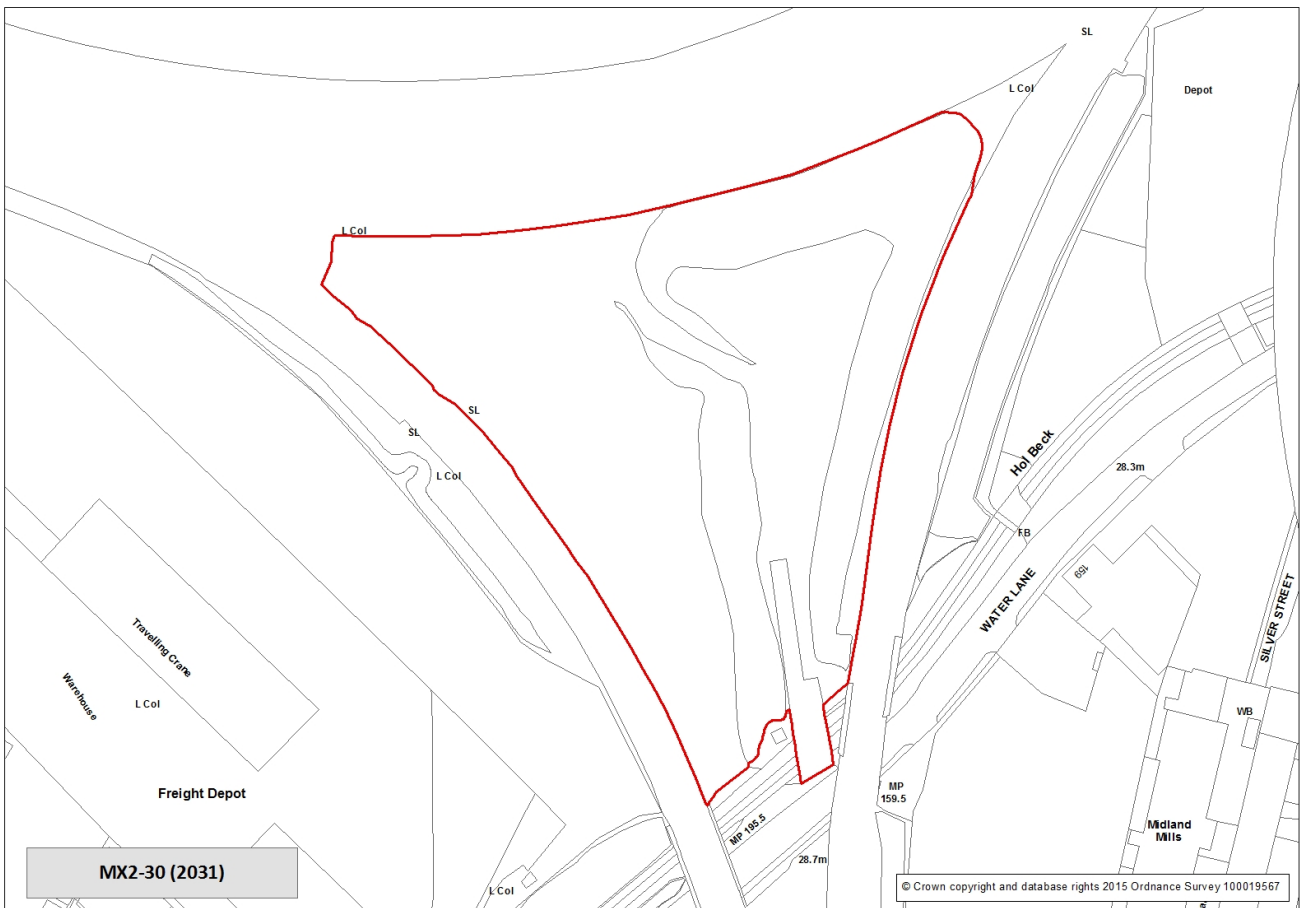
**Site Capacity:** 171 units & 5000 sqm office

**Site Area:** 0.98 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-30:

---

The site is allocated for a mix of uses including housing and office.

- **Local Highway Network:**

This site will have a cumulative pedestrian impact in the local area. Contributions will be required towards Holbeck Urban Village traffic management, streetscape and pedestrian improvements.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Conservation Area:**

The site is in the setting of a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: MX2-31 (1009)

**Site Address:** Marshall Street - 1953 Building, Holbeck

**Mixed use allocation**

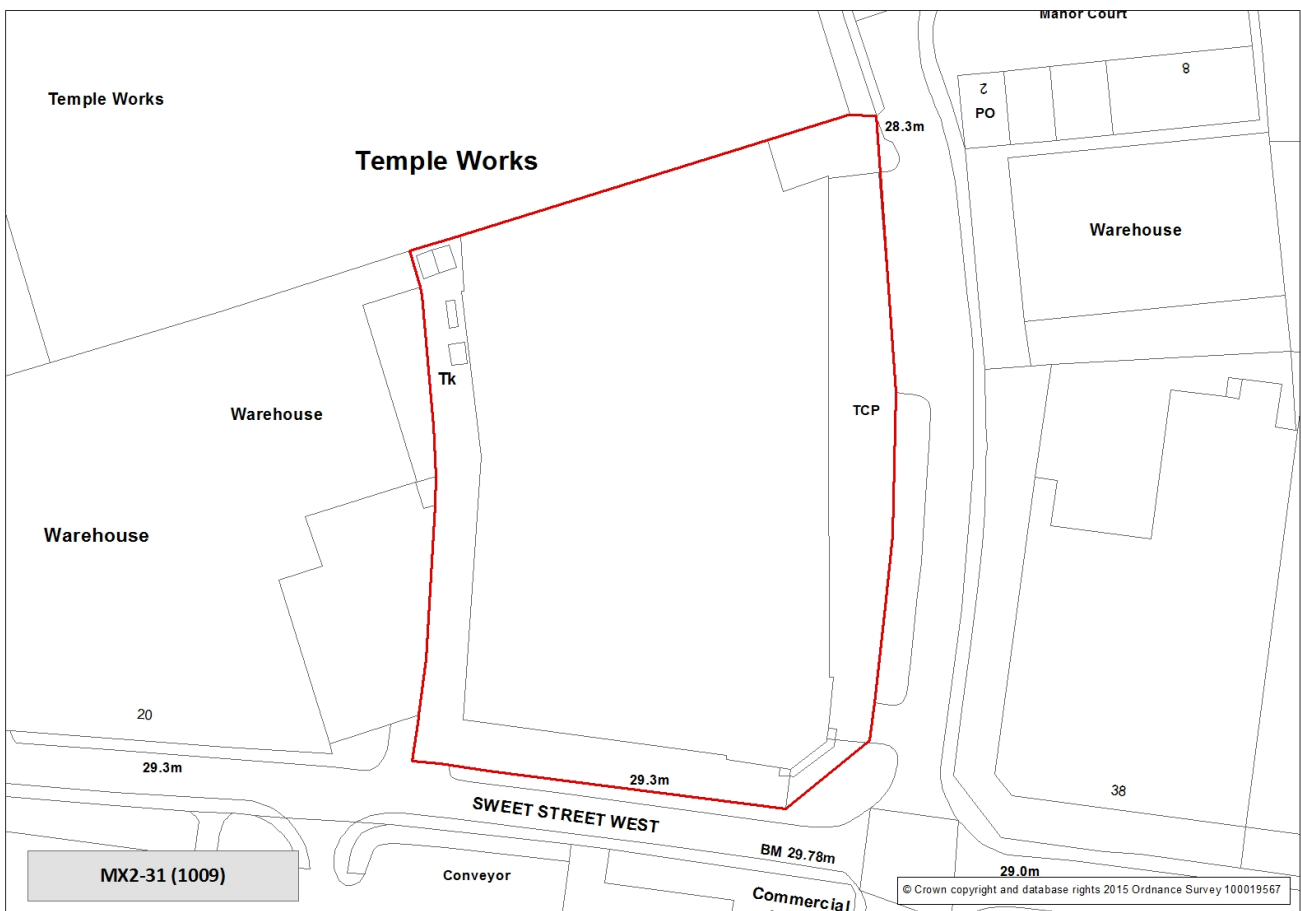
**Site Capacity:** 187 units & 1073 sqm office

**Site Area:** 0.59 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1





## Site Requirements - MX2-31:

---

The site is allocated for a mix of uses including housing and office.

- **Highway Access to Site:**

Vehicular access should be taken from Sweet Street West to minimise traffic impact on Marshall Street adjacent to Temple Works.

- **Local Highway Network:**

This site will have a cumulative pedestrian impact in the local area. Contributions will be required towards Holbeck Urban Village traffic management, streetscape and pedestrian improvements.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is within, or is in the setting of, a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

# Site Reference: MX2-32 (225)

**Site Address:** Water Lane - Westbank

**Mixed use allocation**

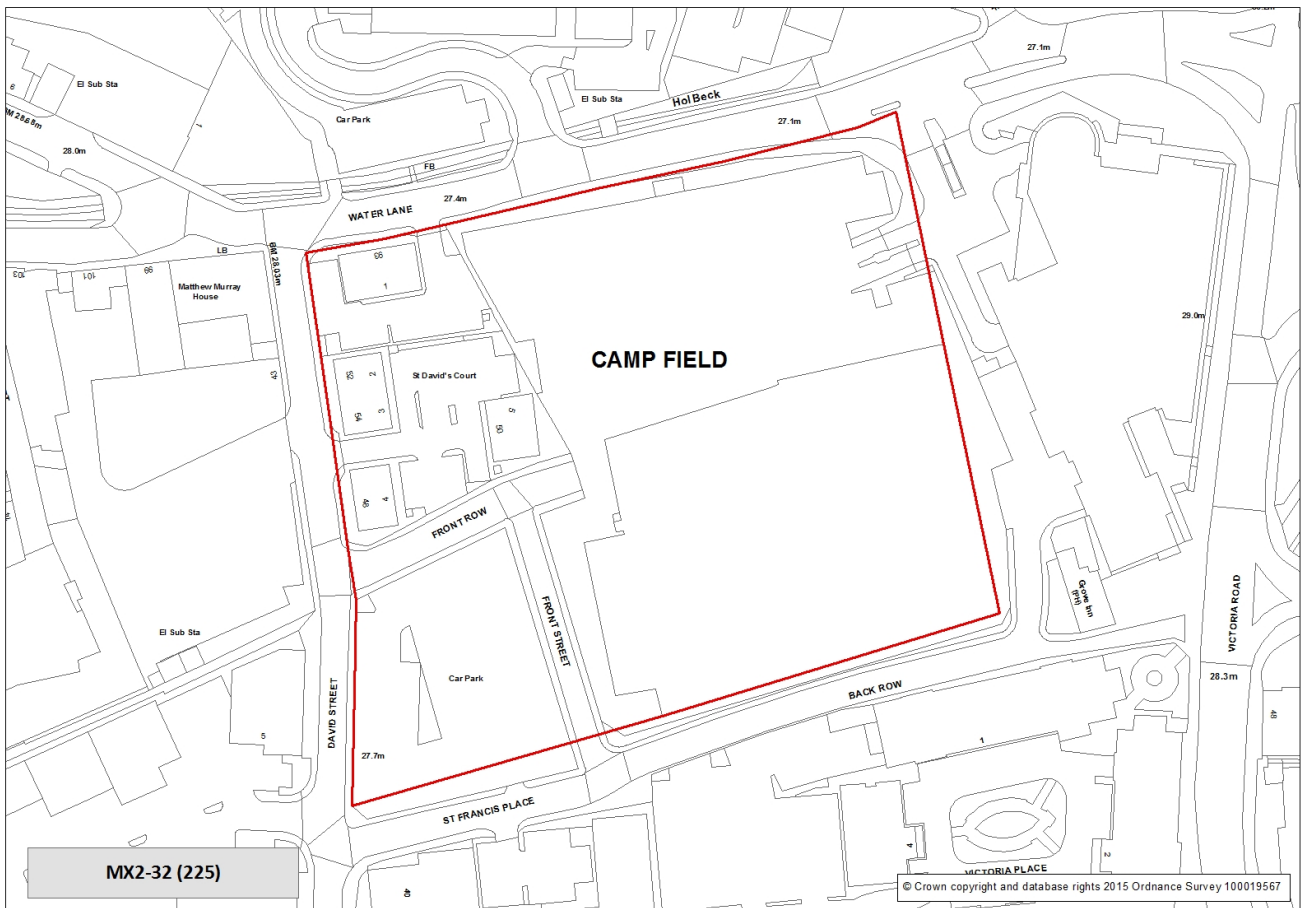
**Site Capacity:** 288 units & 20790 sqm office

**Site Area:** 2.2 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-32:

---

Any proposals for a tall building should consider designs that mitigate the effects of westerly winds on Water Lane and Victoria Road. The site is allocated for a mix of uses including housing and office.

- **Highway Access to Site:**

Access should be created on to David Street, the existing vehicular access shared with Bridegwater Place should be closed.

- **Local Highway Network:**

This site will have a cumulative pedestrian impact in the local area. Contributions will be required towards Holbeck Urban Village traffic management, streetscape and pedestrian improvements. Contributions towards the transport interventions for Meadow Lane, Victoria Road and Neville Street in line with the City Centre Transport Strategy and South Bank proposals.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

The site is in the setting of a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: MX2-34 (5196)

**Site Address:** Criterion Place North

## Housing allocation

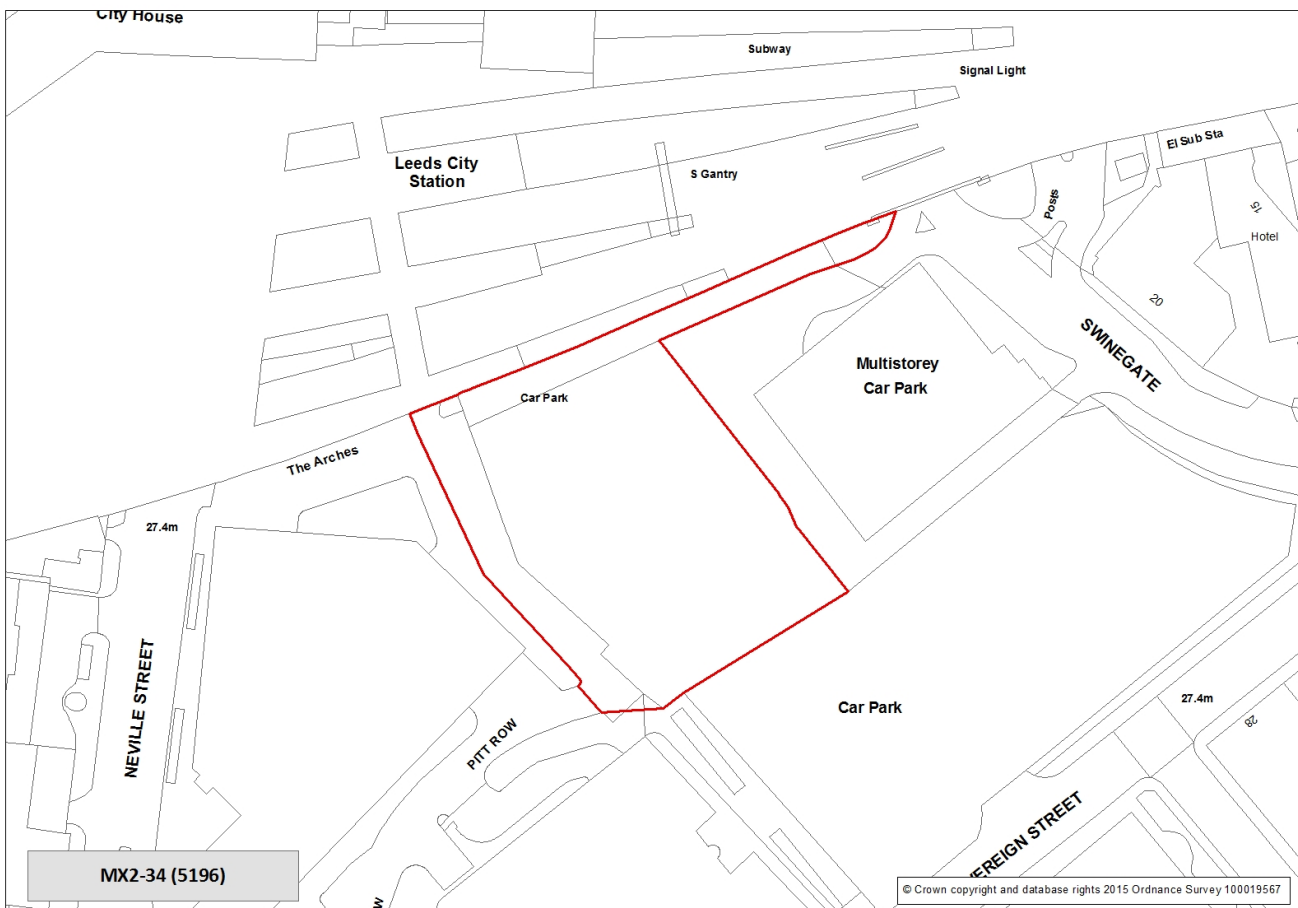
**Site Capacity:** 210 units & 2310 sqm office

**Site Area:** 0.35 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre

**Phase:** 1



## Site Requirements - MX2-34:

---

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

### **Safeguarded Land**

3.2.10 Section 2, paragraph 2.60 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028.

There are no safeguarded land designations in the City Centre HMCA because it has no Green Belt boundaries.

### **3.2.11 Sites for Older Persons Housing/Independent Living**

Most of the housing allocations have easy access to local centres in the City Centre and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans

**POLICY HG4: THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH ARE PARTICULARLY SUITABLE FOR OLDER PERSONS HOUSING/ INDEPENDENT LIVING. THESE ARE SHOWN ON THE POLICIES MAP. IN THE CITY CENTRE THESE SITES ARE:**

**HG2-187 Brandon Road  
HG2-188 Great George Street  
HG2-189 North Street  
HG2-190 Leylands Road  
HG2-191 49 Aire Street  
HG2-196 Bath Road West  
HG2-199 Holbeck Day Centre, Holbeck Moor Road  
HG2-202 Criterion Place North  
MX2-15 Great George Street - LGI  
MX2-16 Bridge Street, Baker House  
MX2-17 North Street - Leeds College of Building  
MX2-18 Regent Street / Skinner Lane  
MX2-19 Westgate - Leeds International Swimming Pool site  
MX2-20 Westgate - Brotherton House  
MX2-23 Quarry Hill/York Street  
MX2-25 7 Duncan Street  
MX2-26 Kirkgate Phase II  
MX2-27 Wharf Street**

### **Sites reserved for Future School Use**

3.2.12 Section 2 paragraph 2.64 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plans. In the City Centre, no sites have been identified for school use at present.

### **Sites for Gypsies and Travellers**

3.2.13 Paragraph 2.65 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. In the City Centre an existing Gypsy and Travellers site is safeguarded at Kidacre Street under Policy HG6 as follows:

**POLICY HG6: THE FOLLOWING GYPSY AND TRAVELLER SITES WILL BE SAFEGUARDED FOR GYPSY AND TRAVELLER USE. THESE ARE SHOWN ON THE POLICIES MAP AND FOR THE CITY CENTRE ARE AS FOLLOWS:**

**EXISTING PUBLICLY MANAGED SITES**

- **HG6-2 – KIDACRE STREET, CITY CENTRE (UP TO 12 PITCHES)**

**ANY GYPSY AND TRAVELLER SITES GRANTED, PERMANENT PLANNING PERMISSION AND IMPLEMENTED SHALL ALSO BE SAFEGUARDED FOR GYPSY AND TRAVELLER USE.**

**Sites for Travelling Showpeople**

3.2.14 Paragraph 2.73 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in the City Centre.



## HG6-2: KIDACRE STREET, CITY CENTRE

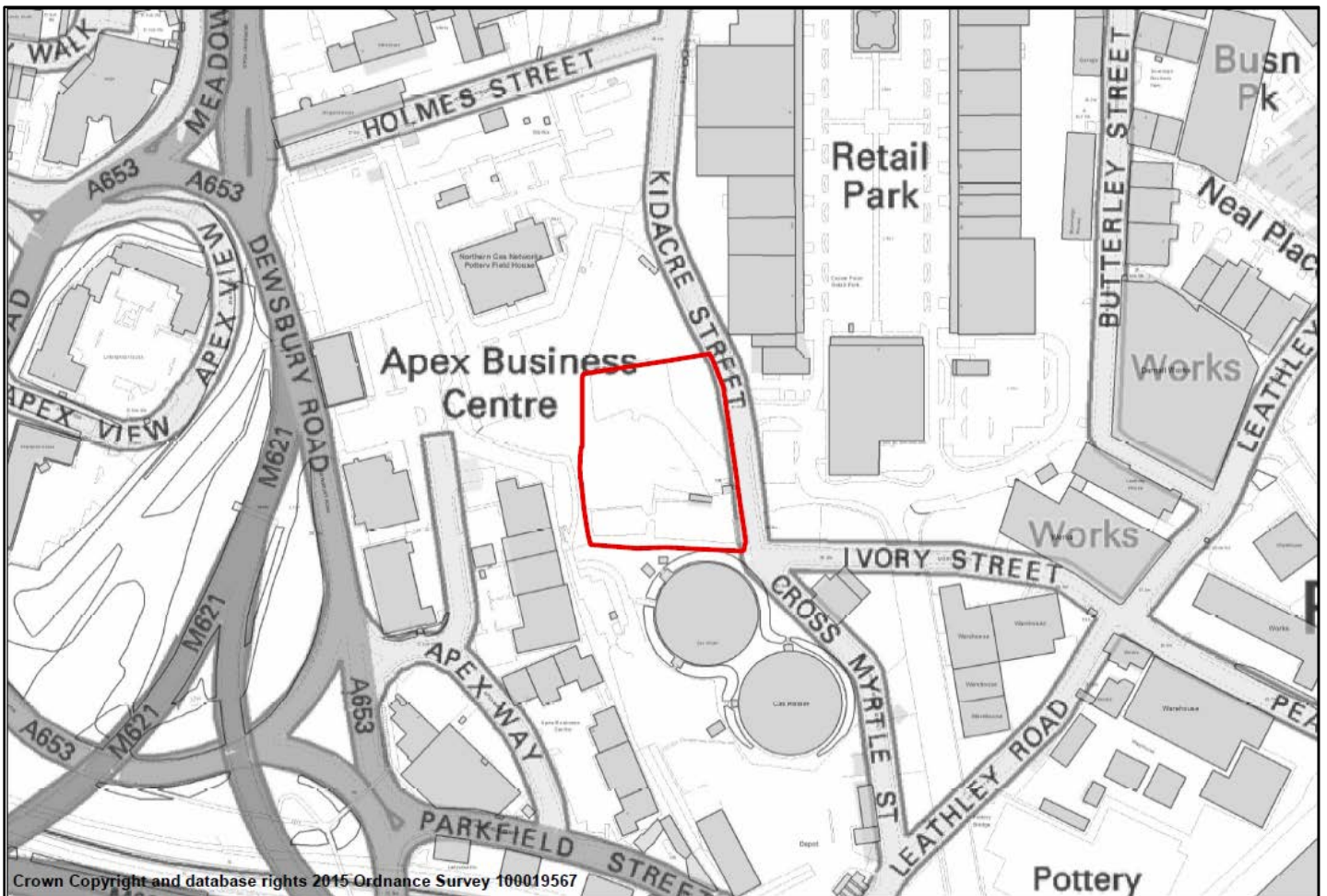
**Site Type:** Gypsy & Travellers

**Site Area:** 0.77 ha

**Number of Pitches:** 8

**Ward:** City and Hunslet

**HMCA:** City Centre



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# EMPLOYMENT PROPOSALS FOR THE CITY CENTRE

## Offices

3.2.15 The sites in City Centre have been assessed to determine their total contribution towards an overall district requirement of 1,000,000 sqm office based development. Sites which either have planning permission for office use (as at 5.4.15) and/or were allocated for employment including office on the Unitary Development Plan and are to be retained as such count towards the office requirement. Part of the City Centre HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own office allocations. These total 11,291sqm in identified sites and 131,925sqm in proposed allocations.

**POLICY EO1 – IDENTIFIED SITES FOR OFFICE USE**  
**THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING OFFICE ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED OFFICE SITES. IDENTIFIED OFFICE SITES CONTRIBUTE TO THE TARGET FOR OFFICE USE SET OUT IN CORE STRATEGY POLICY SP9. THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR OFFICE USE) IN THE CITY CENTRE THESE SITES ARE:**

### Identified Office Sites (with planning permission or UDP allocations)

Plan Ref	ELR Ref	Address	Area ha	Capacity sqm
MX1-5	454	Portland Crescent LS1	0.9	4000
MX1-7	402	Cropper Gate - Mayfair LS1	0.2	3620
MX1-8	MXD00075	Aireside development, Wellington Place and Whitehall Road, Leeds	6.08	121175
MX1-9	5123	30 Sovereign Street, Leeds, LS1 4BA	0.04	205
MX1-10	3017	St Peters church & house	0.3	93
MX1-13	450	Globe Road / Water Lane LS11	1.8	18720
MX1-14	405	Globe Road - Tower Works LS10	1.1	141
MX1-15	205	Granary Wharf Car Park, off Water Lane LS11 5PS	0.4	6800
MX1-16	202	Silver Street - Midland Mills LS11 9YW	0.4	3310
MX1-17	409	Bath Road LS11	1	11930
MX1-18	181	Sweet Street West (20) - Management Archives	0.5	1850
MX1-19	458	Sweet Street West (Land South of) Holbeck	3.1	14357

Plan Ref	ELR Ref	Address	Area ha	Capacity sqm
MX1-20	445	Jack Lane / Sweet Street LS10	2.9	95570
MX1-21	415	Site of 1 and 6 Church Row, Leeds	0.1	707
MX1-22	443	Site of former Jayco House Car Park, Skinner Lane, Sheepscar, Leeds	0.2	247
MX1-23	456	Site of 20 and Land rear of 14 and 16 The Calls, Leeds	0.4	600
MX1-24	2023	Former site of Yorkshire Evening Post bounded by River Aire and Wellington Bridge Street, Wellington Street, Leeds	1.9	37000
EO1-26	2005020	6 Queen Street And 28a York Place LS1	0.2	8070
EO1-27	2004840	Extension At Cloth Hall Court Infirmary Street LS1	0.3	4350
EO1-30	2003139	Adj West Point Wellington Street LS1	0.4	22680
EO1-31	2002400	Whitehall Riverside Whitehall Road LS1	1.7	9690
EO1-32	2002362	Flax Warehouse (formerly Marshall House) Marshall Street LS11	0.02	390
EO1-33	2005750	1 Victoria Place Holbeck LS11 5AN	0.2	660
EO1-34	2005740	Warehouse Sweet Street LS11	0.3	13515
EO1-35	2005100	10 - 11 Sweet Street Holbeck LS11 9DB	0.9	7900
EO1-36	EMP00335	Criterion Place	0.59	12596
<b>Identified office employment total (sqm):</b>				<b>400176</b>

### **New office allocations**

3.2.16 Further sites suitable for office or mixed use including office have been allocated in or on the edge of the City Centre and Town Centres.

**POLICY EO2 – OFFICE ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE OFFICE USE.  
THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR OFFICE OR MIXED USE INCLUDING OFFICE IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES MAP. IN THE CITY CENTRE THESE ALLOCATIONS ARE:**

Plan Ref	ELR Ref	Address	Area ha	Capacity sqm
MX2-15	2028A	Great George Street - LGI	4.3	12000
MX2-16	1010	Bridge Street, Baker House	0.2	1000
MX2-17	2004	North Street - Leeds College of Building	0.9	4500
MX2-19	230	Westgate - Leeds International Swimming Pool	1.3	13243
MX2-20	187	Westgate - Brotherton House LS1 2RS	0.3	5000
MX2-22	2001	St Peters Square	0.1	600
MX2-23	200_411	Quarry Hill/York Street Leeds	3.3	11000
MX2-25	449	Duncan Street (7)	0.04	428
MX2-29	431	The Calls (38)	0.03	112
MX2-30	2031	Water Lane Railway Triangle	1	5000
MX2-31	1009	Marshall Street - 1953 Building, Holbeck	0.6	1073
MX2-32	225	Water Lane - Westbank	2.2	20790
MX2-34	5196	Criterion Place North	0.4	2130
EO2-6	2005630	Kirkstall Road Car Park	0.7	22300
EO2-9	2005400	Hunslet Lane Hunslet Leeds	0.3	6000
<b>Allocated for office employment total (sqm):</b>				<b>103046</b>

### General Employment

3.2.17 The sites in the City Centre have been assessed to determine their total contribution towards an overall district requirement of 493 hectares of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 5.4.15 and/or are allocated for general employment on the Unitary Development Plan and are to be retained as such count towards the employment requirement. Part of the City Centre HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own office allocations. These total 0.6ha in identified sites and 0ha in proposed allocations. Policy EG1 sets out the Identified General Employment Sites in the City Centre not including those in the Aire Valley part of the City Centre.

**POLICY EG1 – IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE**  
**THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED GENERAL EMPLOYMENT SITES. IDENTIFIED GENERAL EMPLOYMENT SITES CONTRIBUTE TO THE TARGET FOR GENERAL EMPLOYMENT USE SET OUT IN CORE STRATEGY POLICY SP9. THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR GENERAL EMPLOYMENT USE). IN THE CITY CENTRE THESE SITES ARE:**

**Identified General Employment Sites (with planning permission or UDP allocations)**

Plan Ref	ELR Ref	Address	Area ha	Capacity (ha)
MX1-19	458	Sweet Street West (Land South of) Holbeck	3.1	0.3
EG1-62	2103680	Bristol Street Motors Bridge Road Water Lane	0.7	0.68
<b>Identified General Employment total</b>				<b>0.98</b>

**POLICY EG2 – GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE.**  
**THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES MAP. IN THE CITY CENTRE THESE ALLOCATIONS ARE:**

Plan Ref	ELR Ref	Address	Area ha	Capacity (ha)
EG2-22	2000950	Leathley Road & Cross Myrtle Street LS11	0.2	0.16
<b>Allocated for general employment total</b>				<b>0.16</b>

# Site Reference: EO2-6 (2005630)

**Site Address:** Kirkstall Road Car Park

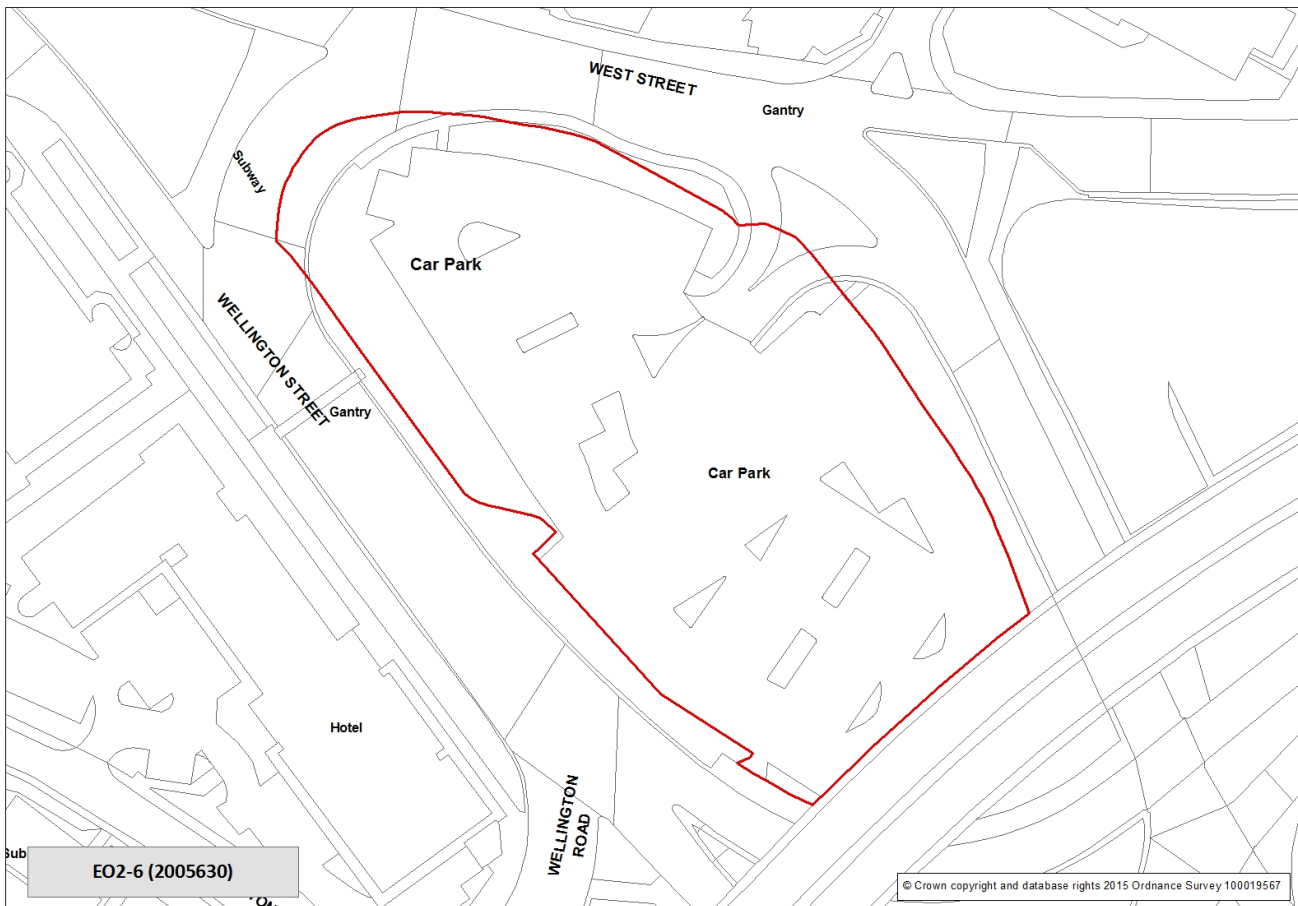
**Office allocation**

**Site Capacity:** 22300 sq metres

**Site Area:** 0.74 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre



## Site Requirements - EO2-6:

---

- **Highway Access to Site:**

Improvement to the West Street gyratory and on slip to the A58 Inner Ring Road westbound will be a requirement.

- **Local Highway Network:**

The development will have a direct impact on the congested Armley and A65 / A58 / Wellington Street gyratories. A contribution towards mitigation measures at these locations will be required.

# Site Reference: EO2-9 (2005400)

**Site Address:** Hunslet Lane Hunslet Leeds

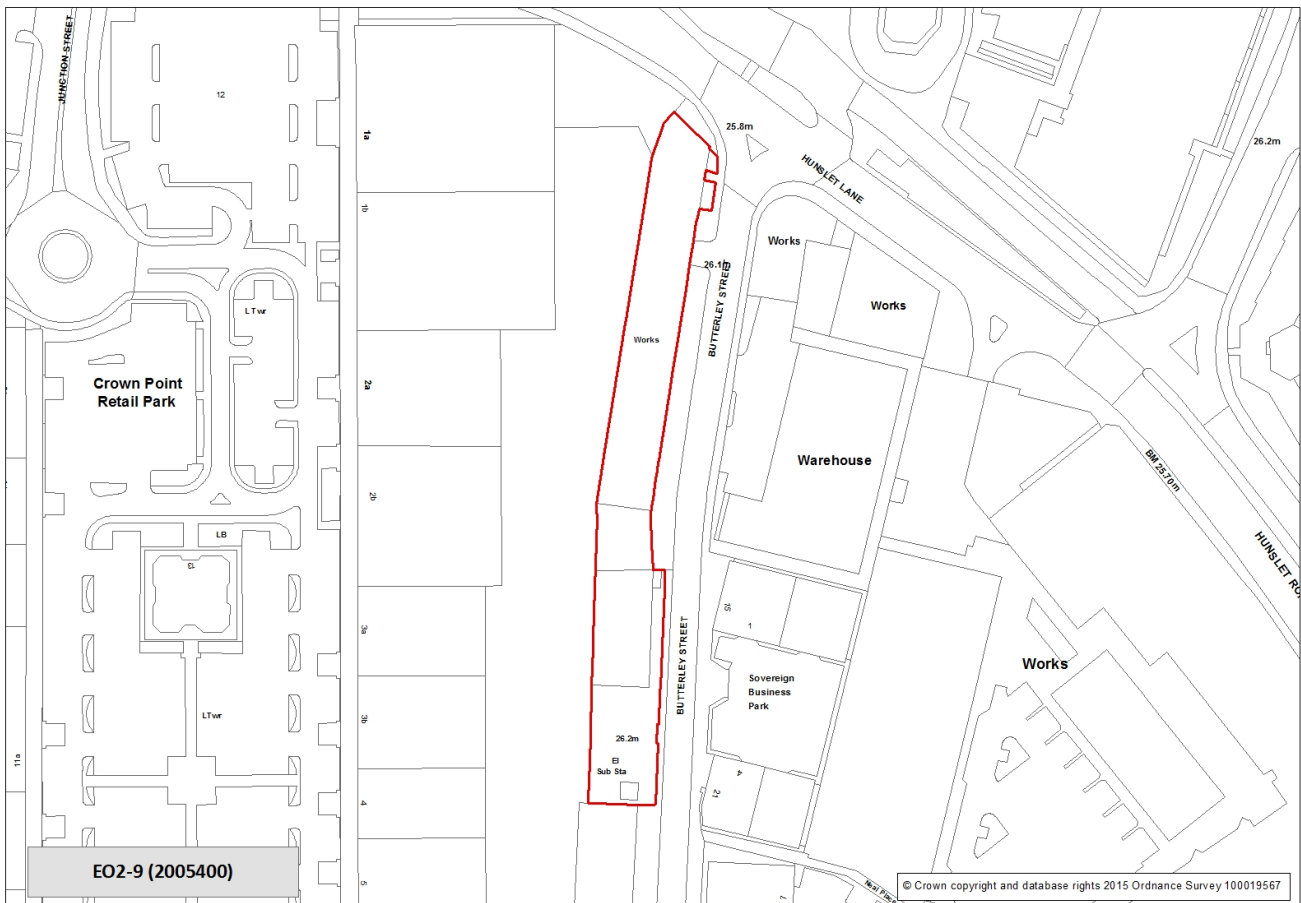
## Office allocation

**Site Capacity:** 6000 sq metres

**Site Area:** 0.28 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre



## Site Requirements - EO2-9:

---

- **Local Highway Network:**

Contributions will be required towards the transport interventions for Crown Point Road, Black Bull Street and Hunslet Road including further mitigation measures, in line with the City Centre Transport Strategy and South Bank proposals.



# Site Reference: EG2-22 (2000950)

**Site Address:** Leathley Road & Cross Myrtle Street LS11

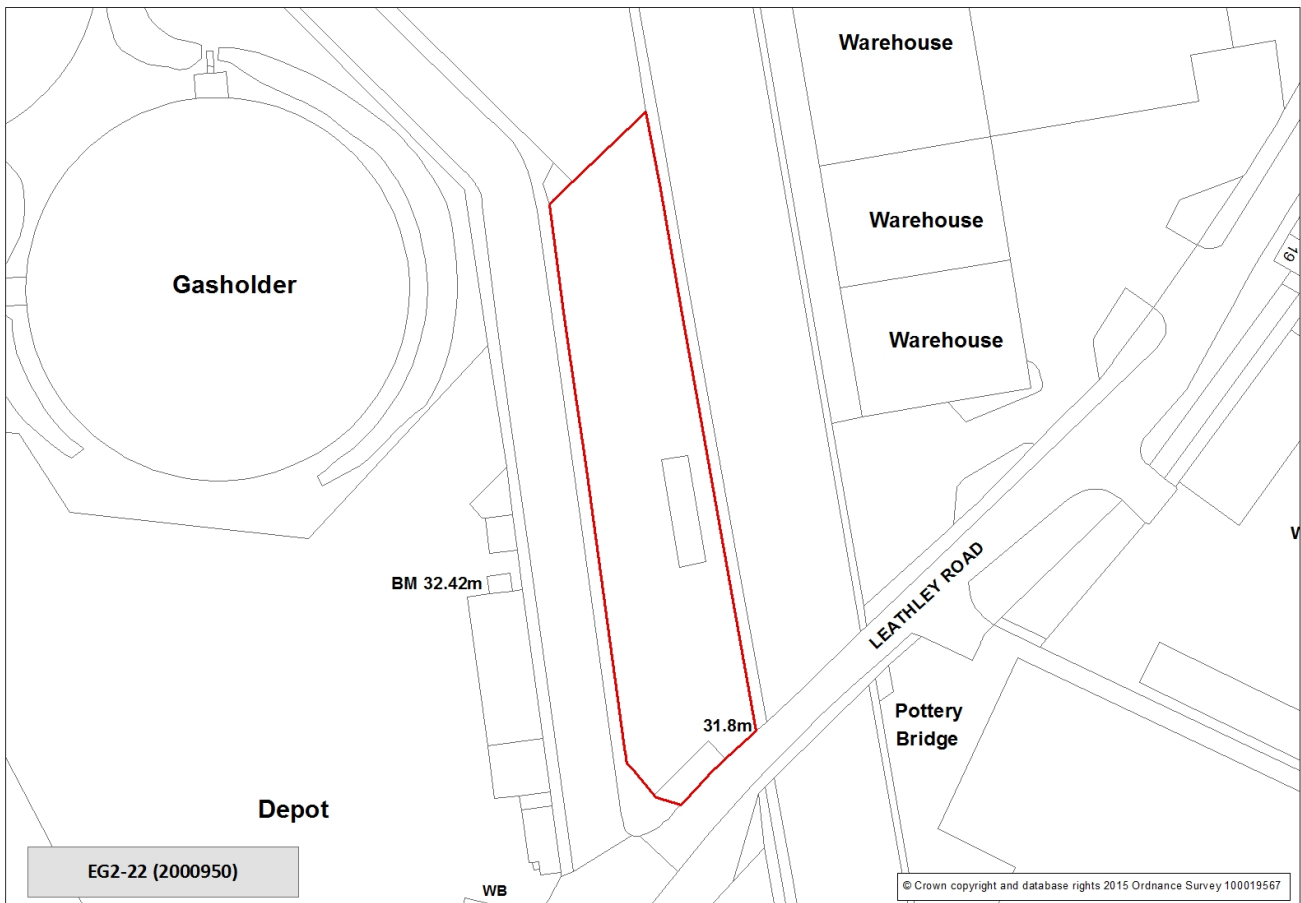
## General employment allocation

**Site Capacity:** 0.16 hectares

**Site Area:** 0.16 hectares

**Ward:** City and Hunslet

**HMCA:** City Centre



## Site Requirements - EG2-22:

---

- **Natural Resources and Waste DPD:**

The site adjoins an allocated Minerals/Waste allocation - Waste Site 125 - to the north. The waste site could cause nuisance to neighbouring uses. It is therefore important to plan the general employment allocation to minimise such impacts.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

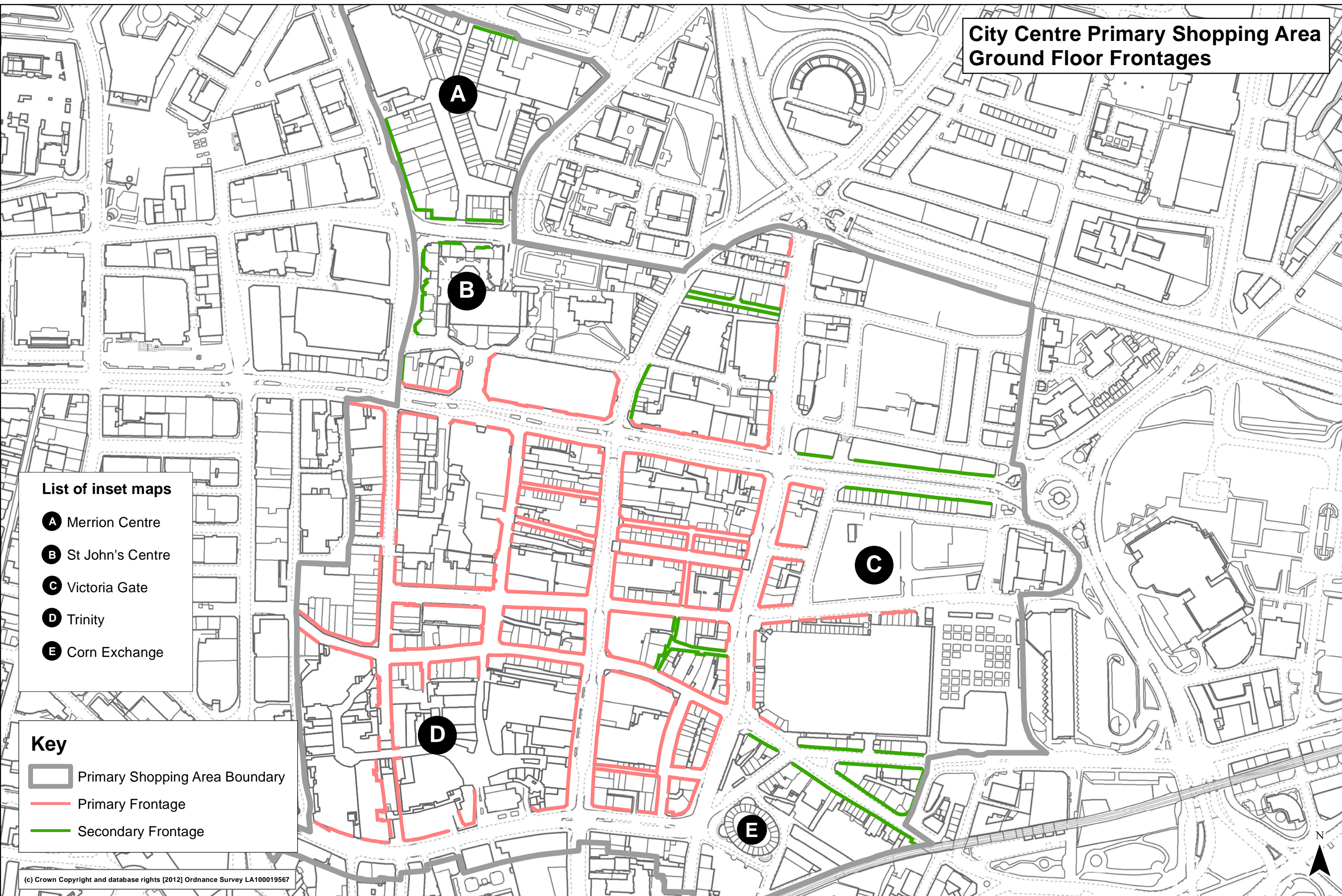
## **GREENSPACE PROPOSALS FOR CITY CENTRE**

- 3.2.18 The plan shows the green space sites and civic spaces proposed for designation within the City Centre HMCA. The green space sites are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the Open Space, Sport and Recreation Assessment (OSSRA July 2011) whilst civic space comprises mainly squares and amenity spaces that are 'hard' landscaped. Existing green space located within housing or employment allocations is not identified for designation however green space provision within any housing proposal will be addressed through the planning application process and the application of Policy G5 (Open Space Provision in City Centre) of the Core Strategy. The provision of green space will also be a requirement in some site specific policies contained in the housing section of this chapter. Any UDP green space sites that are not shown are proposed for deletion mainly because they are no longer in an open space use or are below the 0.2ha threshold. They are listed in the Green Space Background Paper.
- 3.2.19 Most of the greenspace within the City Centre is well defined squares and small gardens tightly enclosed by buildings such as Park Square (0.6ha), Hanover Square (0.9ha), Woodhouse Square (0.3ha), Queen Square (0.3ha), Merrion Gardens (0.2ha) and Parish Church Gardens (0.9ha). Lovell Park (1.6ha) lies to the north east of the City Centre area. Revised surpluses and deficiencies (undertaken in May 2015) for the City Centre HMCA are contained in the Green Space Background Paper.

## City Centre Retail and Site Allocations Plans




# City Centre Primary Shopping Area Ground Floor Frontages



### List of inset maps

- A** Merrion Centre
- B** St John's Centre
- C** Victoria Gate
- D** Trinity
- E** Corn Exchange

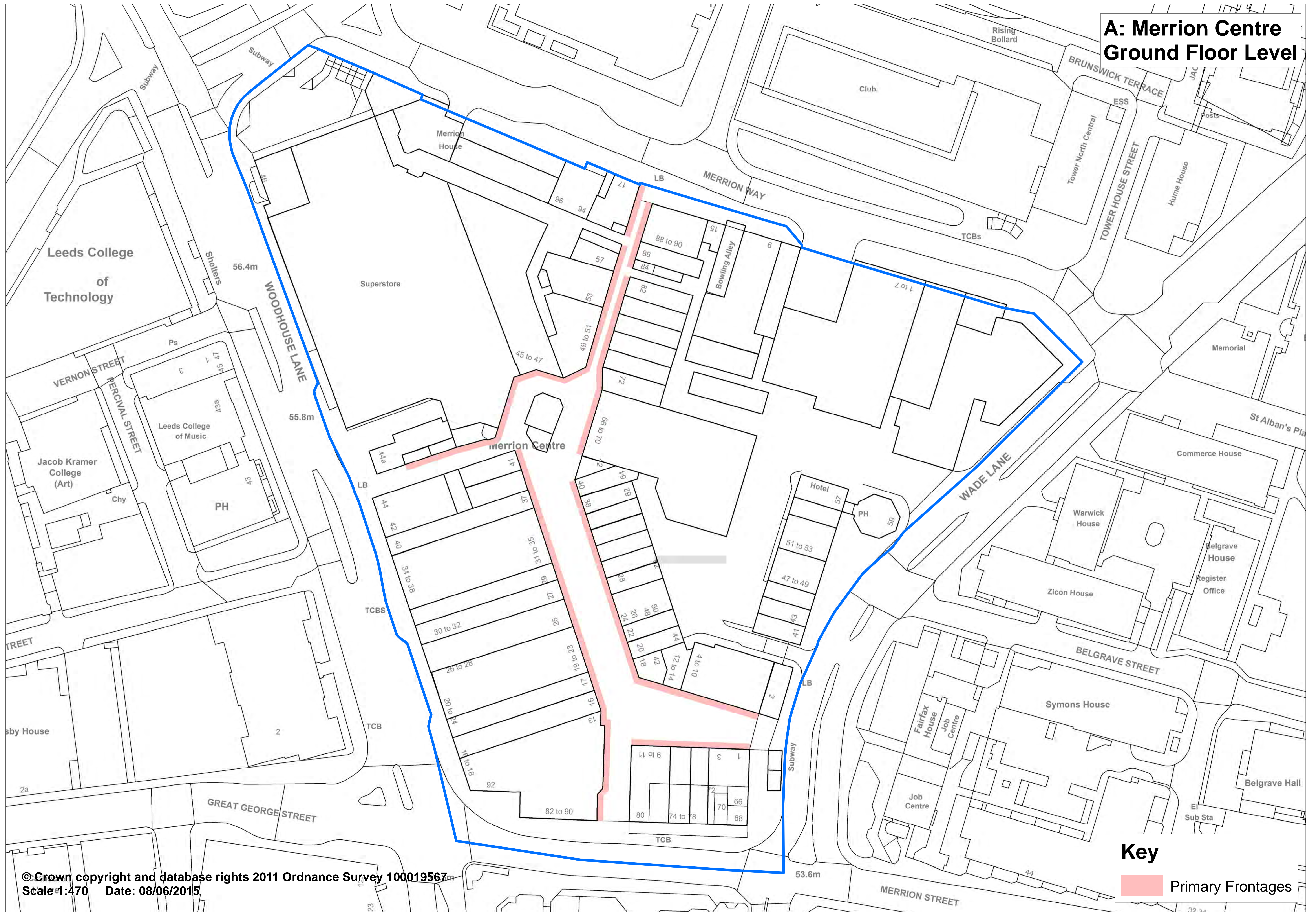
### Key

-  Primary Shopping Area Boundary
-  Primary Frontage
-  Secondary Frontage

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# A: Merrion Centre Ground Floor Level

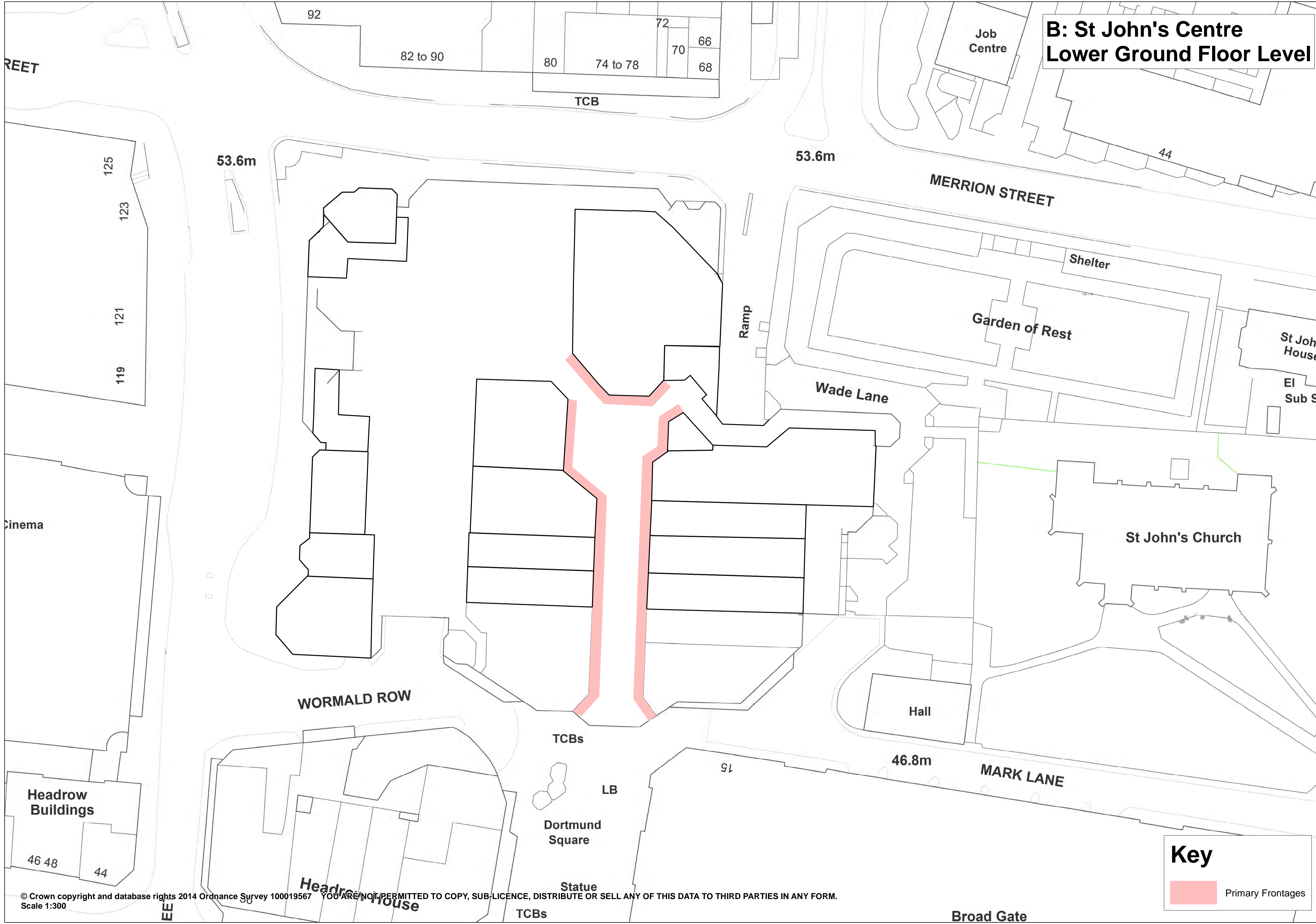


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Scale 1:470 Date: 08/06/2015

**Key**  
Primary Frontages



# B: St John's Centre Lower Ground Floor Level



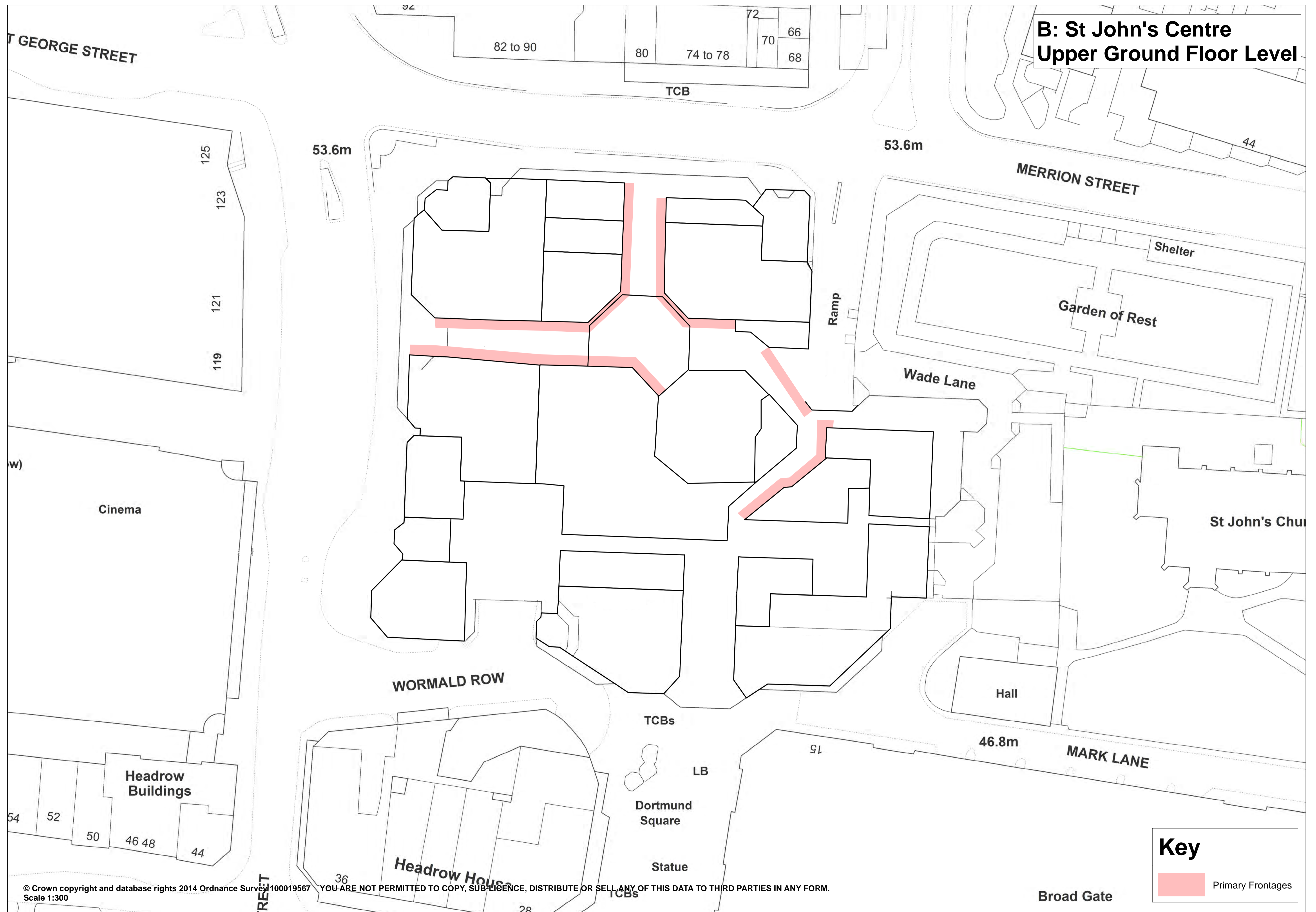
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Scale 1:300

**Key**

 Primary Frontages

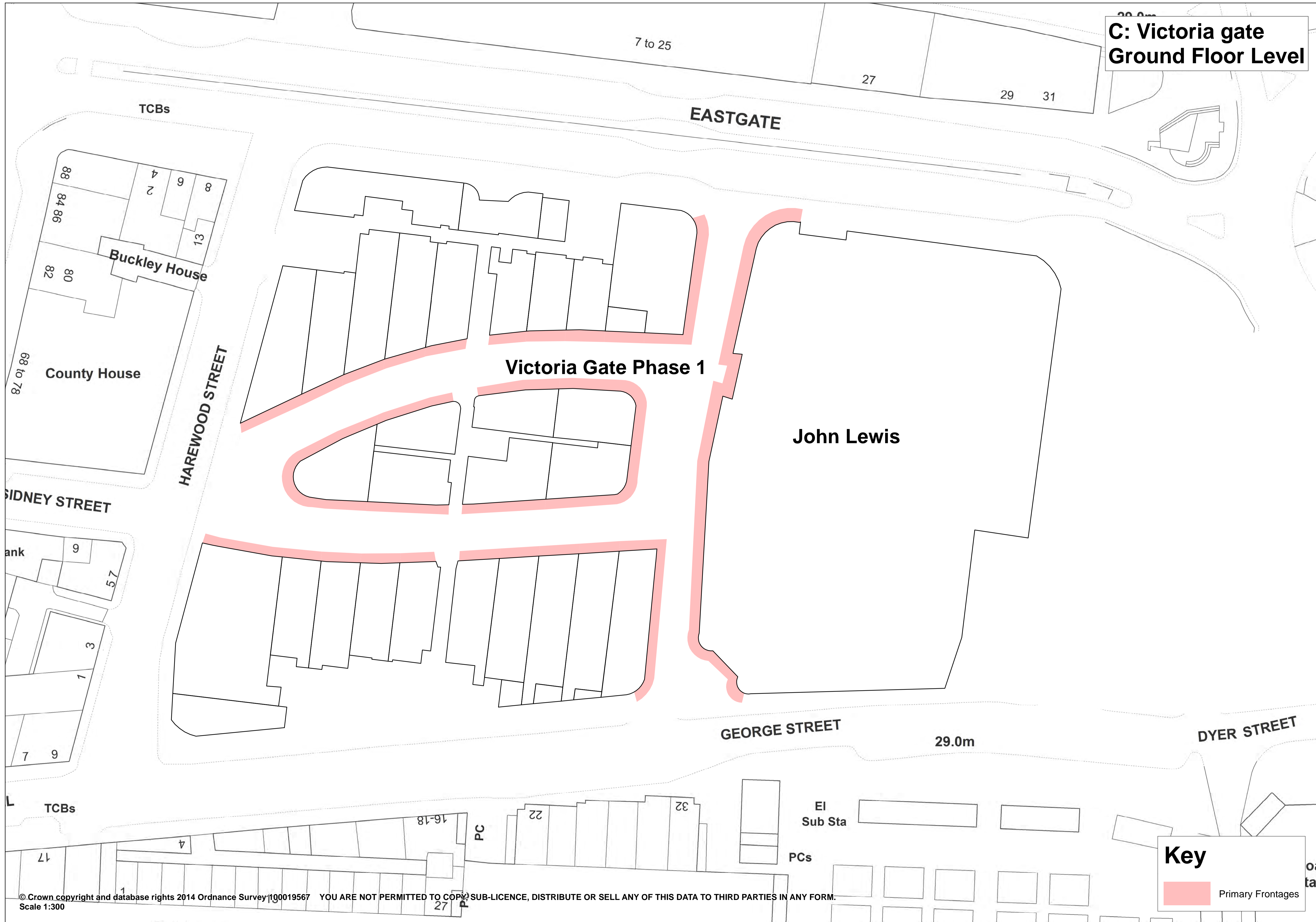


# B: St John's Centre Upper Ground Floor Level



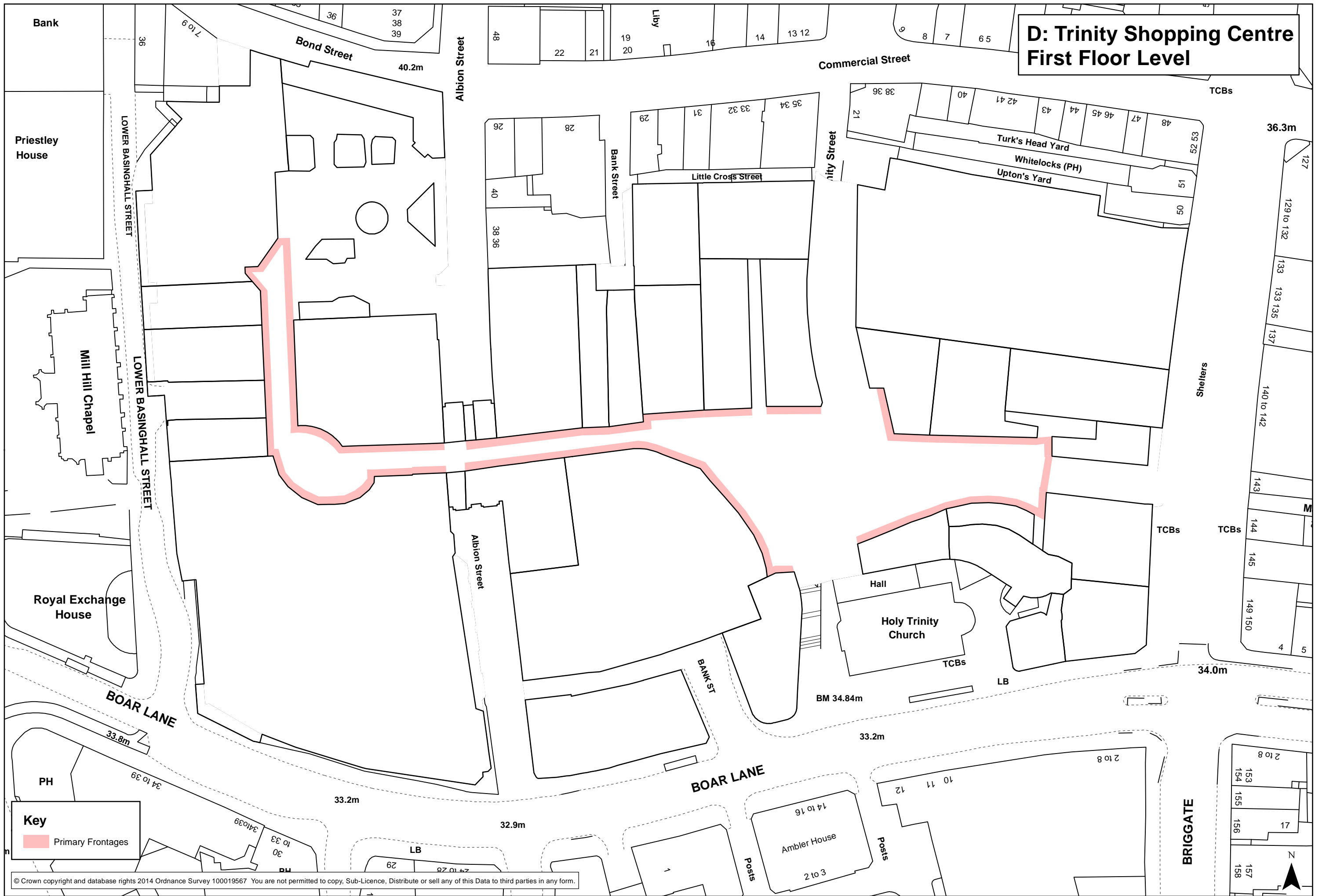


**C: Victoria gate  
Ground Floor Level**



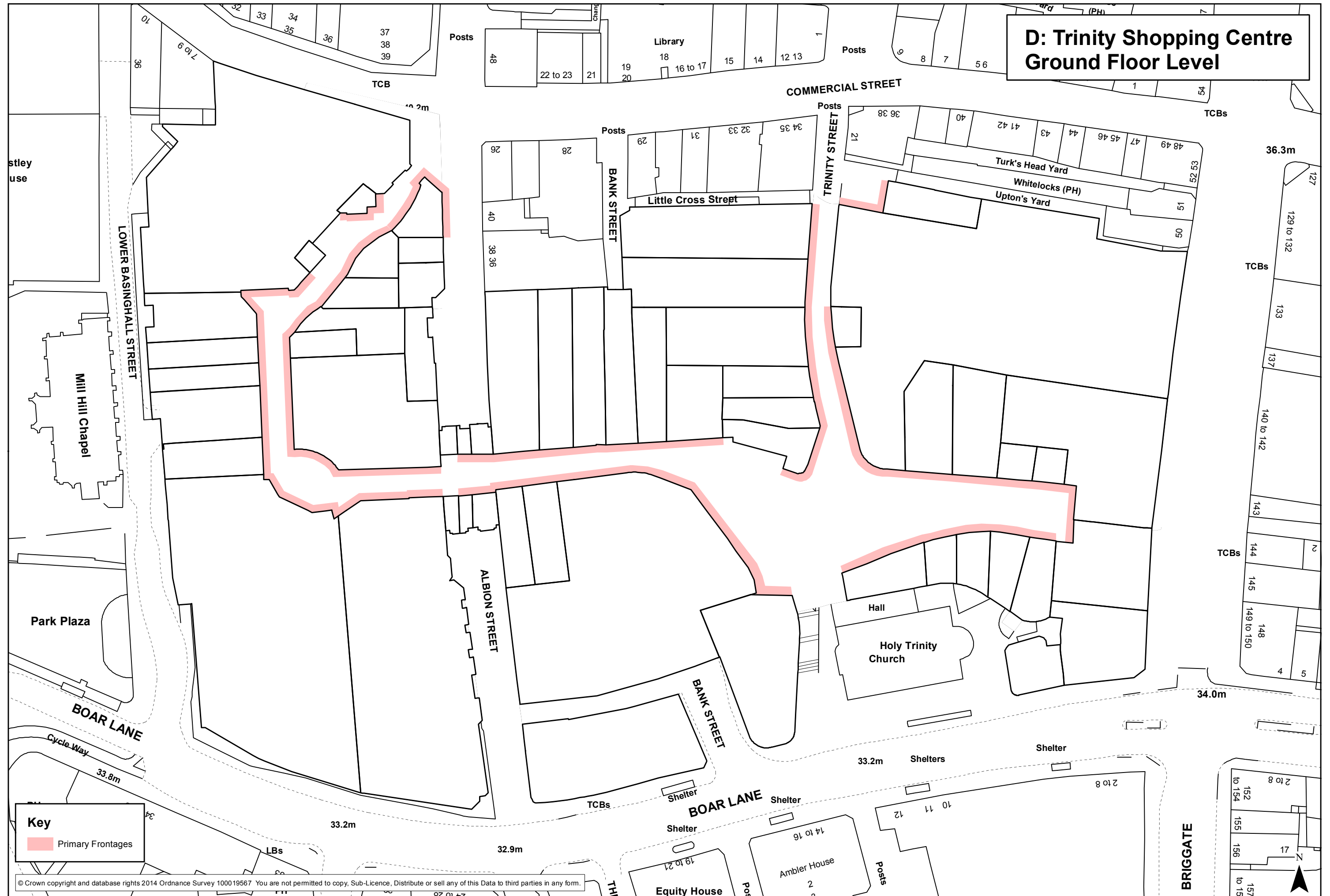
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Scale 1:300

# D: Trinity Shopping Centre First Floor Level





# D: Trinity Shopping Centre Ground Floor Level



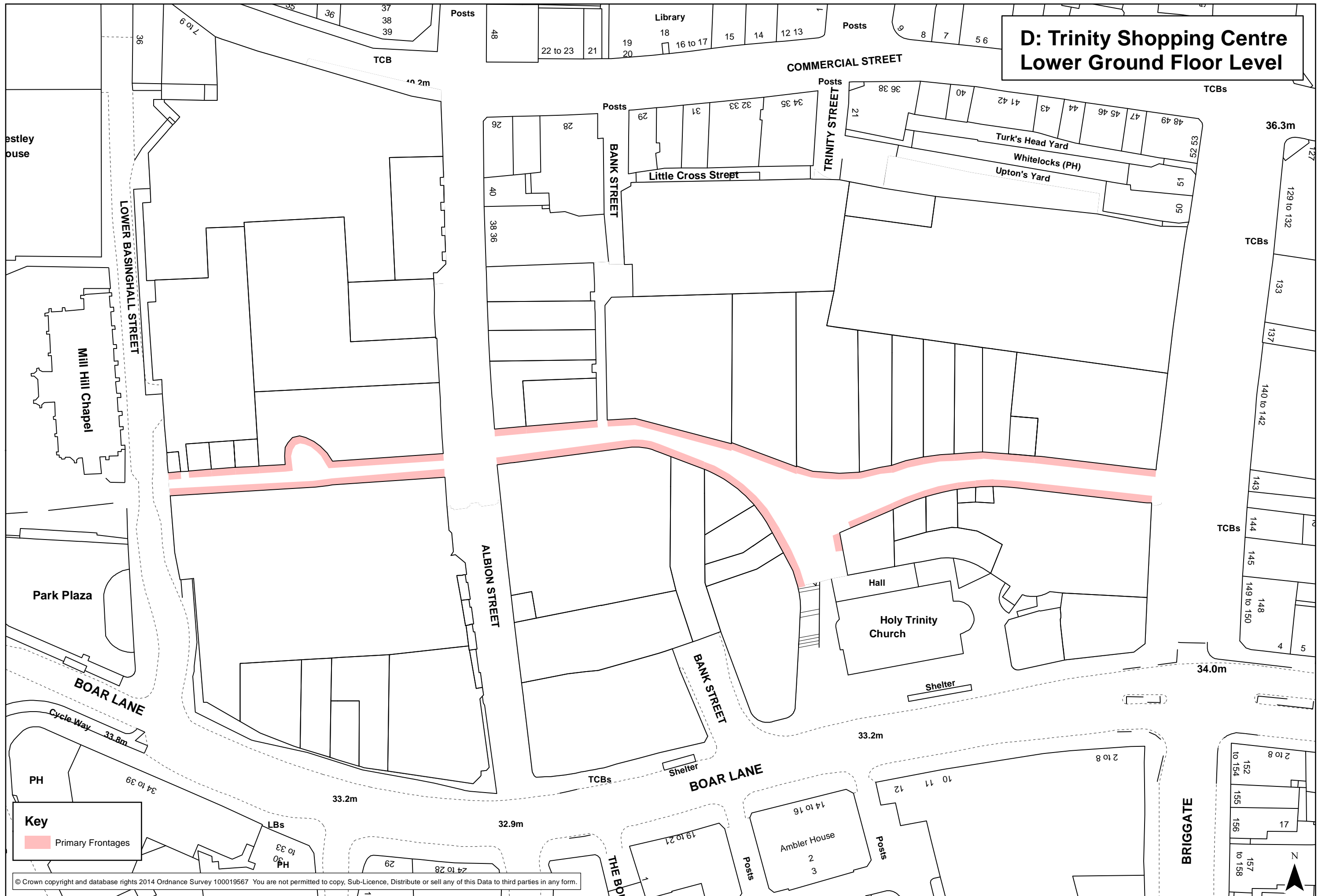
**Key**

Primary Frontages

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# D: Trinity Shopping Centre Lower Ground Floor Level



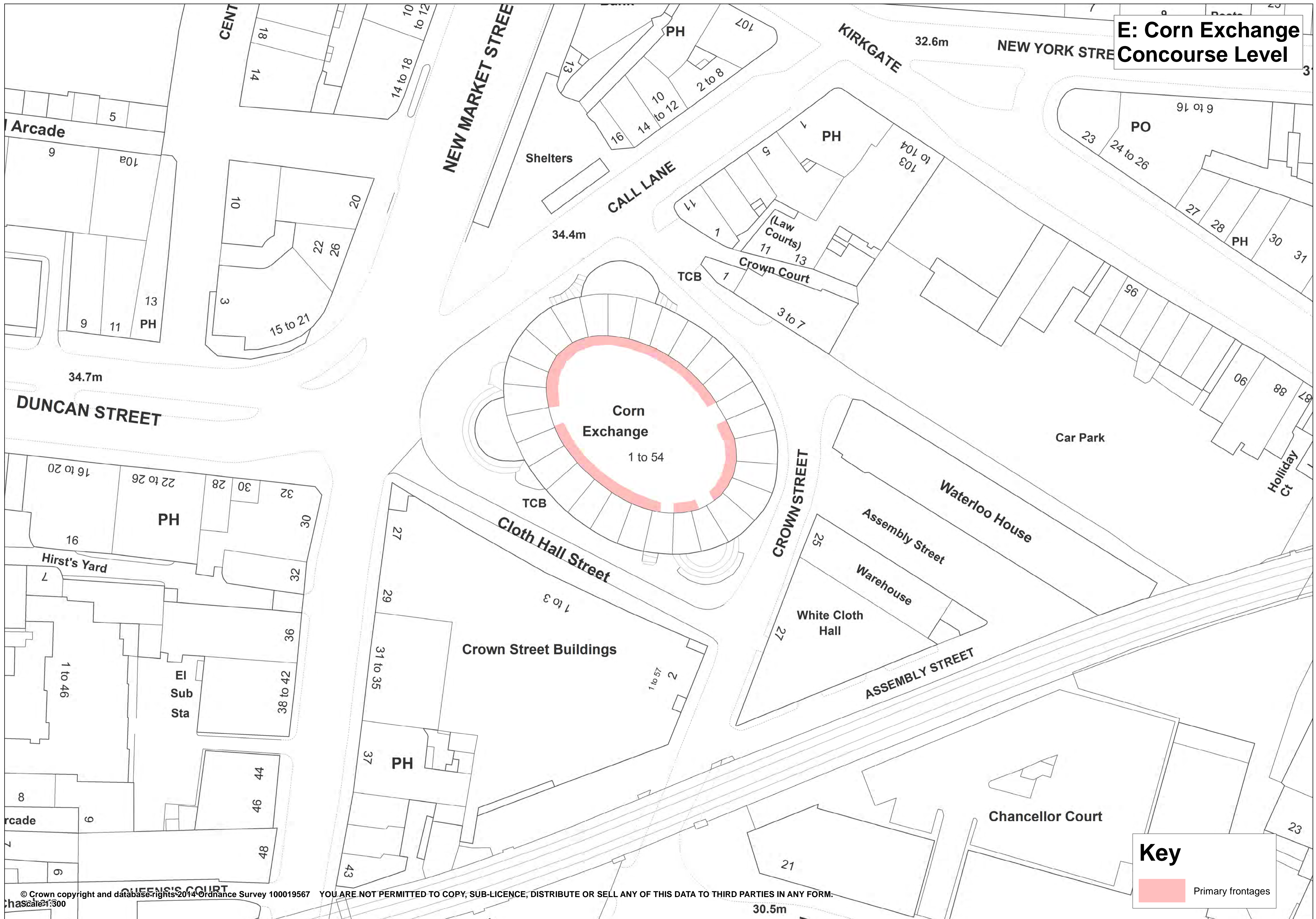
**Key**

Primary Frontages

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# E: Corn Exchange Concourse Level



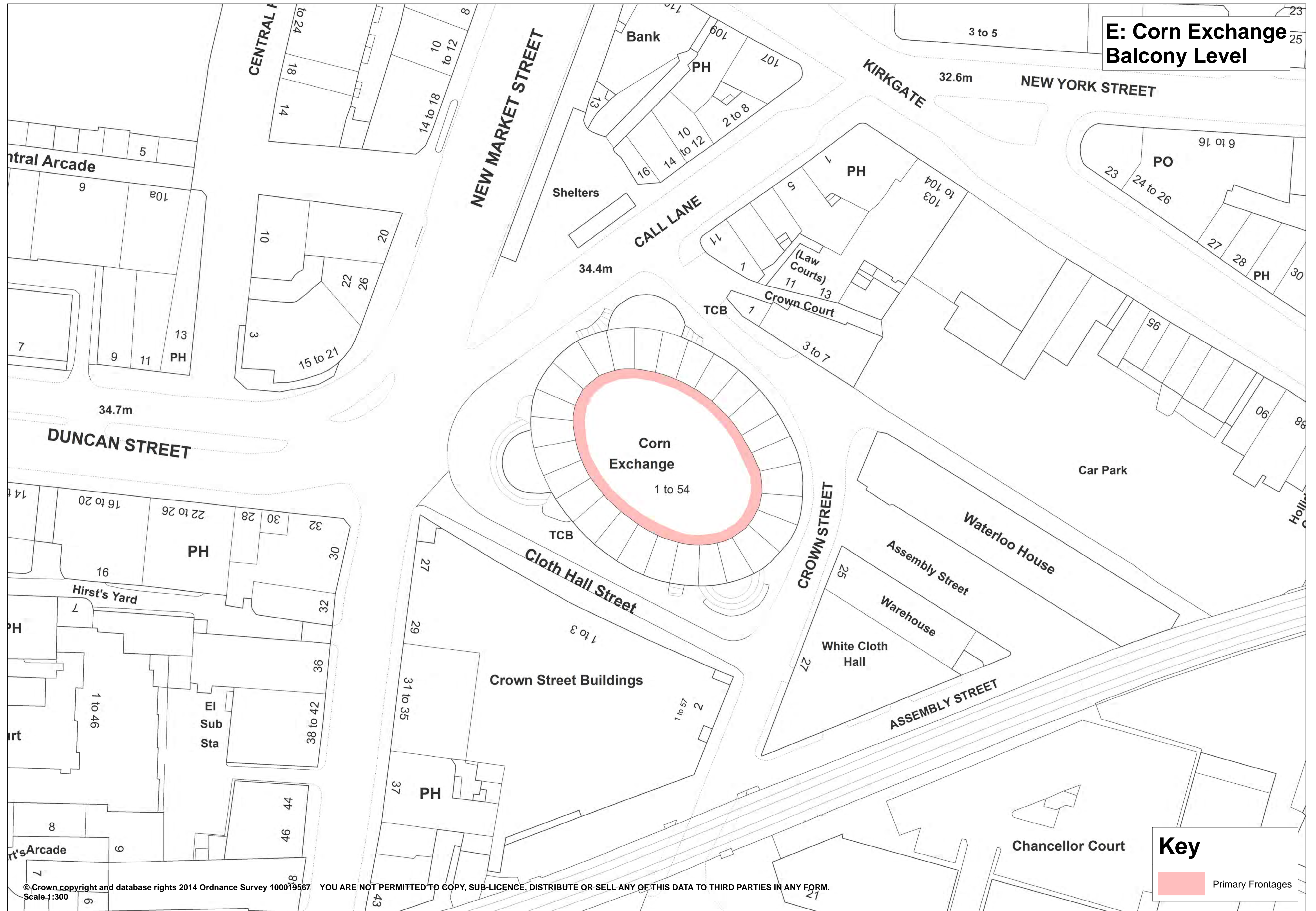
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**Key**


 Primary frontages



# E: Corn Exchange Balcony Level

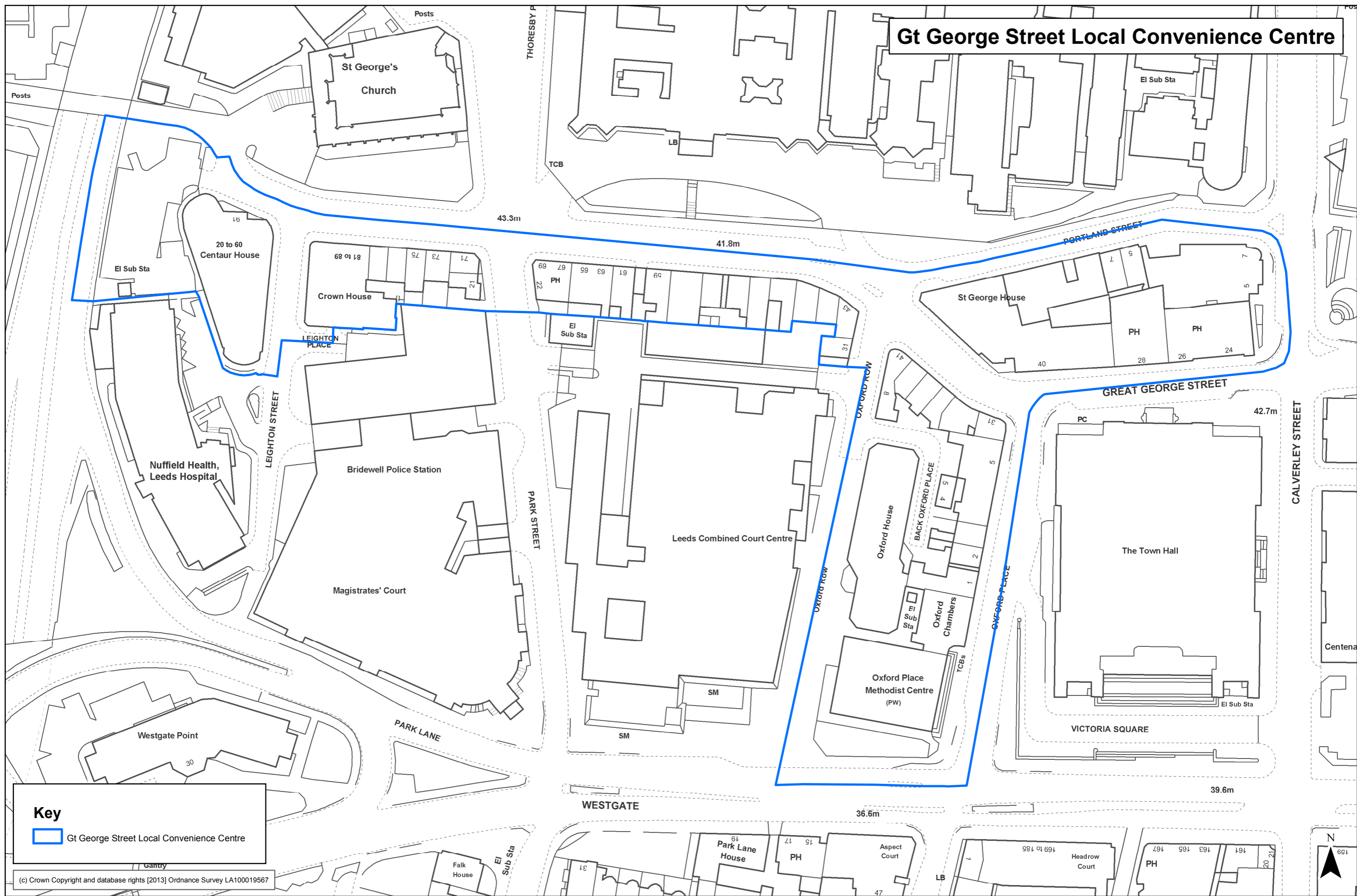


**Key**

 Primary Frontages



# Gt George Street Local Convenience Centre



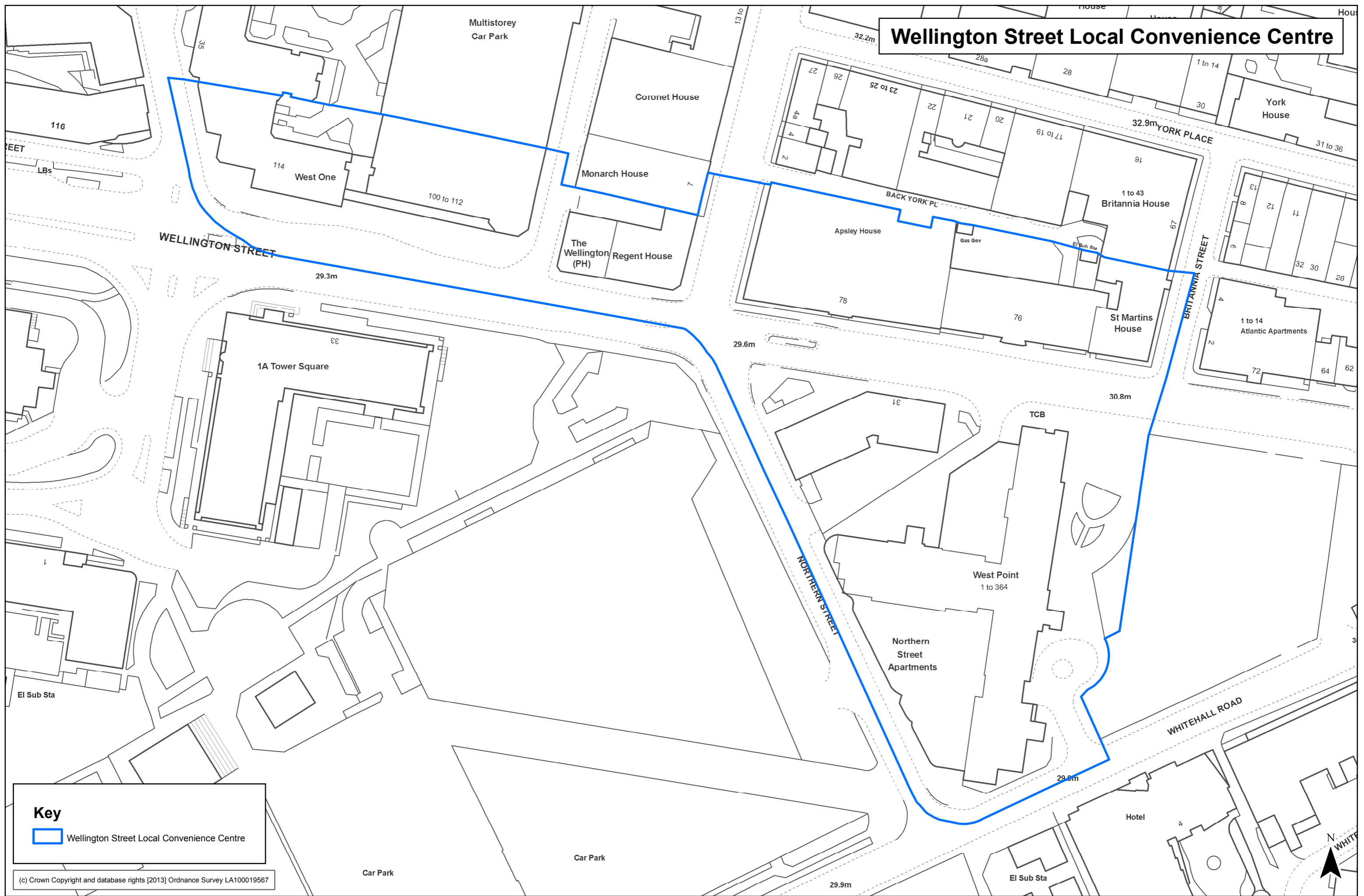
**Key**  
Gt George Street Local Convenience Centre

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PRODUCED BY GIS MAPPING, CITY DEVELOPMENT, LEEDS CITY COUNCIL  
THIS MAP (OR AN EXTRACT) IS AVAILABLE AT A LARGER SIZE



# Wellington Street Local Convenience Centre

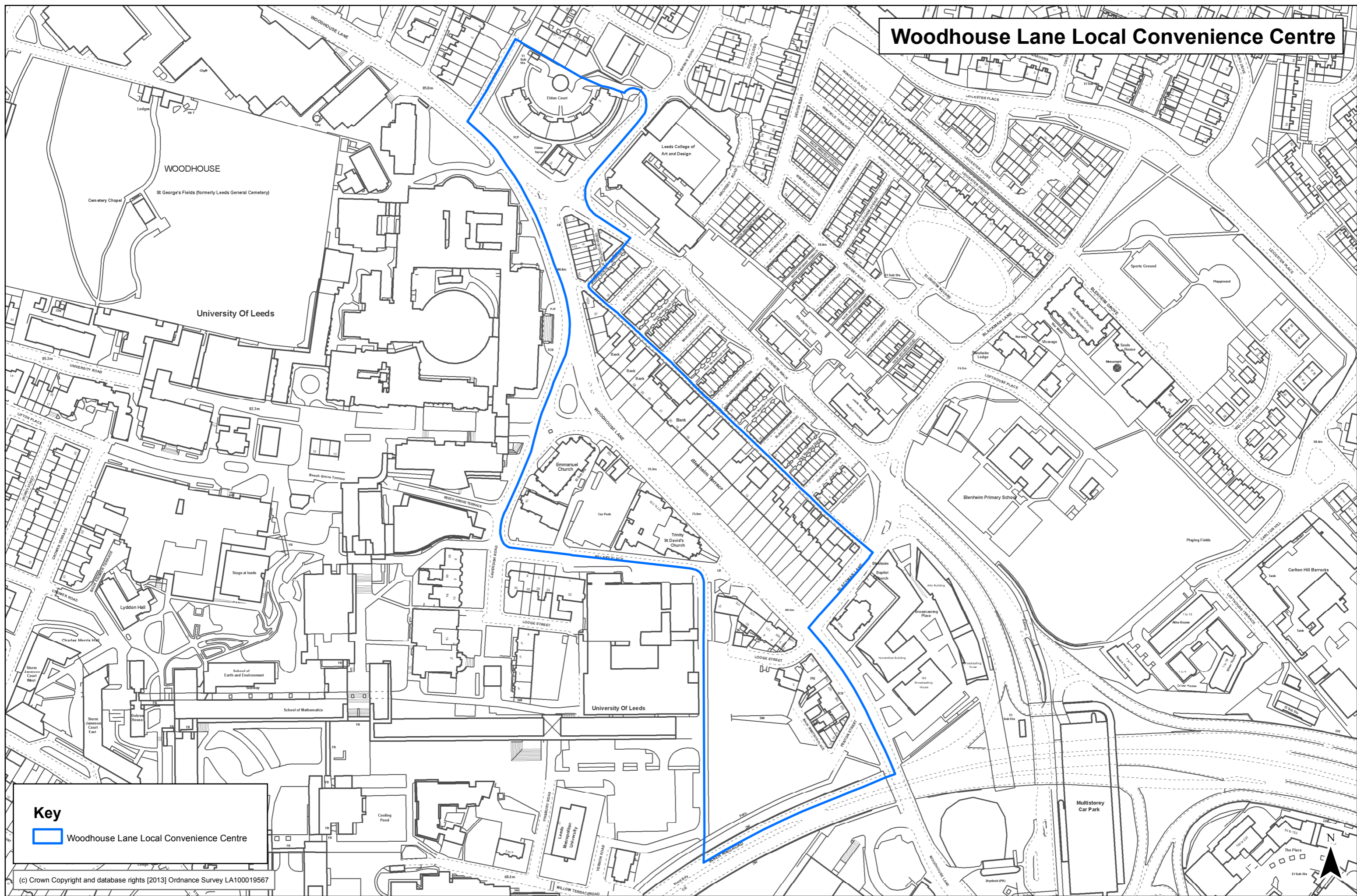


**Key**  
Wellington Street Local Convenience Centre


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# Woodhouse Lane Local Convenience Centre

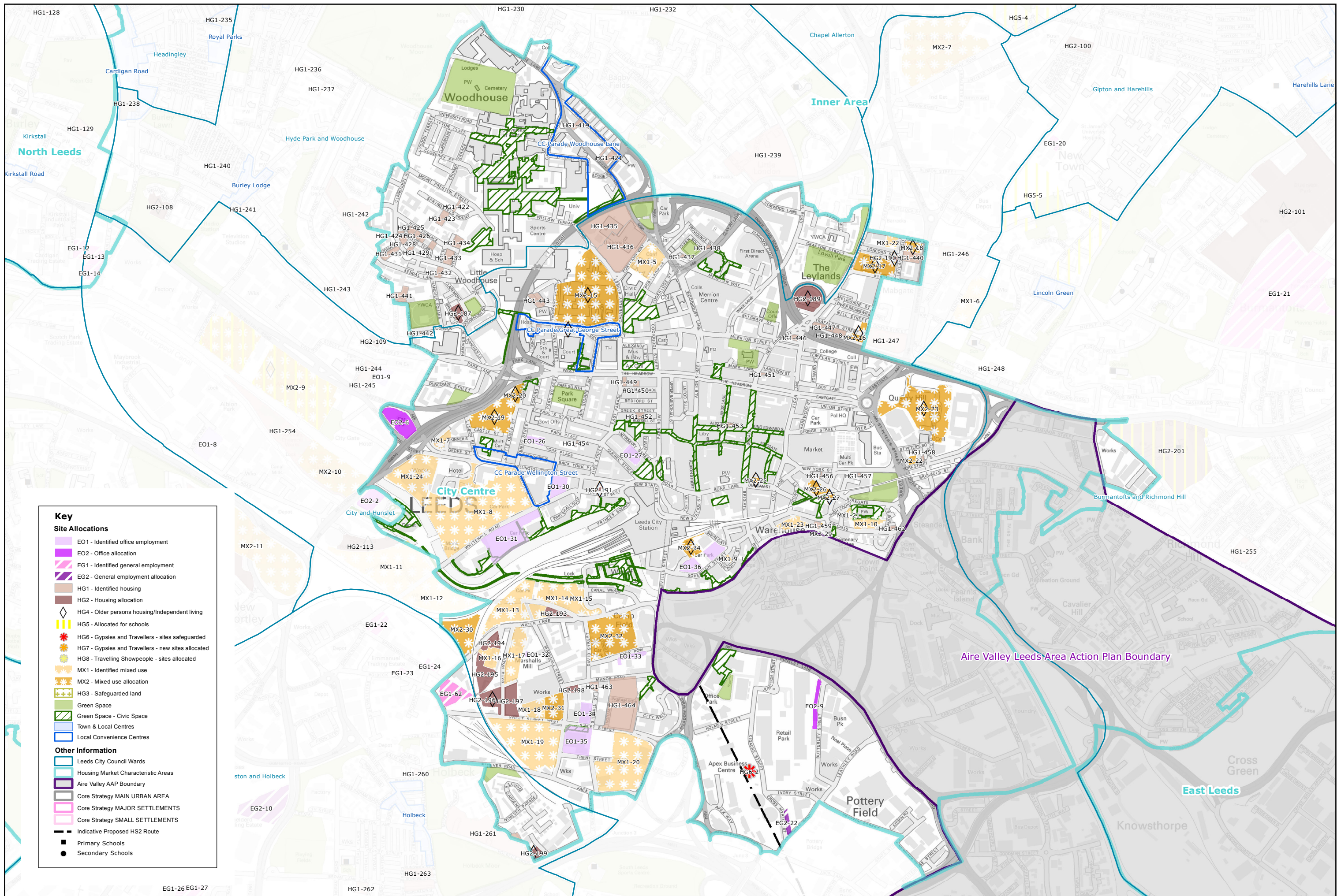


**Key**

 Woodhouse Lane Local Convenience Centre

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**Key**

**Site Allocations**

- E01 - Identified office employment
- E02 - Office allocation
- EG1 - Identified general employment
- EG2 - General employment allocation
- HG1 - Identified housing
- HG2 - Housing allocation
- HG4 - Older persons housing/Independent living
- HG5 - Allocated for schools
- HG6 - Gypsies and Travellers - sites safeguarded
- HG7 - Gypsies and Travellers - new sites allocated
- HG8 - Travelling Showpeople - sites allocated
- MX1 - Identified mixed use
- MX2 - Mixed use allocation
- HG3 - Safeguarded land
- Green Space
- Green Space - Civic Space
- Town & Local Centres
- Local Convenience Centres

**Other Information**

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Core Strategy MAIN URBAN AREA
- Core Strategy MAJOR SETTLEMENTS
- Core Strategy SMALL SETTLEMENTS
- Indicative Proposed HS2 Route
- Primary Schools
- Secondary Schools



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**Web: [www.leeds.gov.uk/yourcity](http://www.leeds.gov.uk/yourcity)**



**Site Allocations Plan**

**Section 3: Area Proposals: 2. City Centre**

**Publication Draft**

Leeds Local Development Framework  
Development Plan Document

**September 2015**