

Site Ref: 187

Site Name: Brotherton House Westgate Leeds LS1 2RS

**Site Details**

Northing:	433717	Area sq m:	2737.94	Ward	City and Hunslet
Easting:	429427	Area Ha:	0.273794	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Office  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Office  
 Neighbouring Use 2: Vacant and derelict - Vacant land  
 Neighbouring Use 3:  
 Other uses:  
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	588.98	Distance to bus stop (metres)	172.44
Nearest Railway Station	Leeds City	Bus Stop ID	4517
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 187

Site Name: Brotherton House Westgate Leeds LS1 2RS

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/463/75/	Alterations, to form basement generator room and second floor computer control room, workshop, store, air conditioning	15/12/1975	12/01/1976	A	32.52

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 187

Site Name: Brotherton House Westgate Leeds LS1 2RS

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

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

Rank (1-5)

4

**Mitigation measure**

Improvements to local junctions would be sought

Total score

14

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

combine with 230

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 187

Site Name: Brotherton House Westgate Leeds LS1 2RS

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

48

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 200

Site Name: Quarry Hill Leeds LS2

### Site Details

Northing:	433657	Area sq m:	29864.13	Ward	City and Hunslet
Easting:	430863	Area Ha:	2.986413	HMCA:	City Centre

### Site Characteristics

#### Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2: Vacant and derelict - Vacant land  
 Existing Use 3:  
 Neighbouring Use 1  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

#### Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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.

### UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 200

Site Name: Quarry Hill Leeds LS2

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 200

Site Name: Quarry Hill Leeds LS2

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Medium term (6-10 years)

### Gypsy Traveller Site Assessment

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

### Conclusion of Assessment

**Conclusion 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 Capacity (dwellings units):

203

Floorspace sq m (Non residential):

15000

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Site Ref: 225

Site Name: Westbank, Water Lane, Leeds

**Site Details**

Northing:	432867	Area sq m:	21953.51	Ward	City and Hunslet
Easting:	429765	Area Ha:	2.195351	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Office  
 Existing Use 2: Transport - Car Parks  
 Existing Use 3:  
 Neighbouring Use 1: Transport - Car Parks  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	332.34	Distance to bus stop (metres)	164.19
Nearest Railway Station	Leeds City	Bus Stop ID	6735
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/166/85/	Alterations, including new door and roller shutter door to works.	22/04/1985	13/05/1985	A	44.48
20/407/01/FU	Amendment to previous application no. 20/337/00/fu involving substitution of hotel use to office use	06/08/2001	26/02/2002	A	11.52
07/05009/FU	Alterations to access and egress and entrance barrier to Front Street and exit barrier to St Francis Place to car park.	08/08/2007	03/10/2007	A	12.33
99-20/1/92/FU	Addition of condenser units	05/05/1992	28/07/1992	A	32.04
08/05710/FU	Installation of 2 ventilation louvres to side of office	03/10/2008	19/11/2008	A	64.76
07/00889/FU	Replacement of cladding to entrance to offices	12/02/2007	11/04/2007	A	65.86
20/154/96/FU	Amendment to conditions no 12 and 14 of application no 99-20/68/95/fu (landscaping)	20/03/1996	05/06/1996	R	65.87
0-20/42/95/MOD	One non illuminated double sided freestanding sign and 3 external illuminated signs	23/08/1995	23/10/1995	M01	64.82
99-20/8/94/CA	Conservation area application to demolish warehouse	20/01/1994	17/02/1994	A	15.50
H20/79/91/99	Outline application to erect 3 storey office block with 57 car parking spaces, to vacant site. (site area)	08/03/1991	18/04/1991	A	12.50
20/551/01/SI	1 externally illuminated freestanding sign to offices	26/10/2001	21/12/2001	R	32.07
H20/427/79/	2 internally illuminated individual letter signs, size of each 5.90m x 1.60m height of one above ground 10.45m and one 9.	01/10/1979	17/12/1979	A	63.02
H20/11/88/	Change of use, involving alterations, including new first floor and external cladding and extension, to form plant	08/01/1988	24/01/1989	A	65.91
H20/165/90/99	Outline application to erect office block with 57 car parking spaces and landscaping to vacant site.	04/04/1990	21/06/1990	A	12.48
99-20/68/95/FU	Detached prefabricated staff restaurant and 3m high boundary wall and fence	22/03/1995	17/05/1995	A	64.82
20/532/96/FU	Addition of louvre to rear of offices	03/10/1996	22/11/1996	A	64.82
99-20/103/95/FU	Addition of 1.2m diameter satellite antenna to offices	16/06/1995	24/07/1995	A	62.01
20/337/00/FU	Part 30 and part 8 storey 190 bed hotel and flats and office block with restaurant bars and basement car parking	14/07/2000	22/11/2001	A	11.52
20/662/99/FU	Alterations to frontage and addition of air condenser units to roof of offices	24/11/1999	04/02/2000	A	64.82
20/10/02/SI	1 externally illuminated free standing sign to offices	09/01/2002	31/01/2002	A	32.07

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 225

Site Name: Westbank, Water Lane, Leeds

H20/365/74/	Alterations, to form new time office, switchboard, tearoom, interview room, waiting room, and publicity store, to	02/12/1974	13/01/1975	A	66.17
0-20/33/03/MOD	Amendment to previous application no. 20/337/00/fu involving substitution of hotel use to office use	23/07/2003	15/08/2003	M07	11.52
20/238/01/FU	Detached oil storage tank to offices	18/05/2001	13/07/2001	A	65.91
99-20/9/94/FU	Two 3 storey and two 2 storey office blocks	20/01/1994	17/02/1994	A	15.50
H20/405/80/	Laying out of access, and erection of 2 blocks each of 2 industrial units, each unit with offices and toilets, and with 2	12/11/1980	05/01/1981	A	28.12
99-20/75/95/SI	One non illuminated double sided freestanding sign and 3 externally illuminated signs	26/04/1995	29/06/1995	A	64.82
99-20/129/94/FU	Use of vacant site as car park	25/07/1994	30/11/1994	A	12.34
H20/58/89/99	Demolition of depot and laying out of site to provide temporary car park.	07/02/1989	30/06/1989	W	12.52
H20/59/89/99	Demolition of warehouses and laying out of temporary car park.	07/02/1989	30/06/1989	W	12.48
20/248/03/FU	Replacement of 2 air condenser units to roof of call centre	03/07/2003	28/08/2003	A	65.89
07/01033/ADV	One externally illuminated wall sign to offices	15/02/2007	11/04/2007	A	65.86
H20/421/79/	Alterations, including new frontage, and with 17 car parking spaces and landscaping, to works.	25/09/1979	17/12/1979	A	63.23
20/52/02/FU	Replacement of air conditioning units to roof of offices	06/02/2002	19/03/2002	A	64.03
99-20/74/95/FU	Single storey extension to form new entrance alterations to elevations and third floor extension to offices	19/04/1995	29/06/1995	A	64.82
99-20/166/95/RE	Extension of permission for detached prefabricated staff restaurant	09/10/1995	13/11/1995	A	64.82

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 225

Site Name: Westbank, Water Lane, Leeds

East Leeds

**SHLAA Conclusions**

Availability: Unknown

Suitability: LDF to determine

Achievability: Unknown

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

Local network will need looking at

Rank (1-5)

4

**Mitigation measure**

Some required

Total score

14

**Support?**

yes - with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

**Boundary Amendment**

Supported

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 225

Site Name: Westbank, Water Lane, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units): 168      Floorspace sq m (Non residential): 20790

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 230

Site Name: Leeds International Swimming Pool,  
Westgate, Leeds

**Site Details**

Northing:	433637	Area sq m:	13243.00	Ward	City and Hunslet
Easting:	429353	Area Ha:	1.3243	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Office  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	560.27	Distance to bus stop (metres)	112.46
Nearest Railway Station	Leeds City	Bus Stop ID	4517
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Cleared city centre site

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 230

Site Name: Leeds International Swimming Pool,  
Westgate, Leeds

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
PREAPP/06/00165	.	23/08/2006	01/01/2007	PRECAG	100.00
20/224/03/SN	3 non illuminated free standing sales boards	11/06/2003	18/08/2003	A	90.15
H20/156/89/	Temporary consent to erect 6, detached prefabricated office units to swimming pool. (this item	31/03/1989	05/06/1989	A	99.13
11/03265/FU	Use of vacant site as temporary long stay car park for Woodhouse Lane Multi Storey Car Park permit holders	02/08/2011	13/10/2011	A	55.70
H20/48/81/	Laying out of access road, and erection of offices, comprising one 13 storey block, one 11 storey block, one 8 stor	02/02/1981	30/03/1981	A	12.10
08/01151/LA	Use of former swimming pool site as temporary short stay pay and display car park	27/02/2008	22/05/2008	A	80.85
H20/271/77/	Outline application to demolish existing buildings, lay out access roads, and erect 5 storey office block with car p	04/07/1977	22/08/1977	A	31.56

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 230

Site Name: Leeds International Swimming Pool,  
Westgate, Leeds

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |  |                          |                              |                          |            |                          |
|--|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area  | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement   | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural   | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development <input type="checkbox"/> |                          |                              |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 230

Site Name: Leeds International Swimming Pool, Westgate, Leeds

East Leeds

### SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes

Achievability: Medium term (6-10 years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

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

Rank (1-5)

5

##### Local network comment

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

Rank (1-5)

4

##### Mitigation measure

Improvements to local junctions would be sought

Total score

14

##### Support?

Yes - with mitigation

##### Need to combine with other sites:

combine with 187

##### Suitability for partial development:

#### Highways Agency

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 :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Supported

##### Boundary Amendment

#### Natural England:

#### Education

#### Drainage/Water/Flooding

##### Environment Agency Comments:

##### Environment Agency Constraints:

##### Yorkshire Water Comments:

##### Yorkshire Water Waste Water Treatment Works Comme

#### LCC Flood Risk Management:

#### Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 230

Site Name: Leeds International Swimming Pool,  
Westgate, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

209

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 231

Site Name: Kirkgate Phase II, Kirkgate, Leeds

**Site Details**

Northing:	433386	Area sq m:	2770.26	Ward	City and Hunslet
Easting:	430486	Area Ha:	0.277026	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Retail - Shops  
 Existing Use 2: Vacant & Derelict - Vacant building  
 Existing Use 3:  
 Neighbouring Use 1 Retail - Shops  
 Neighbouring Use 2: Vacant and derelict - Derelict  
 Neighbouring Use 3: Retail - Restaurants and Cafes  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	817.06	Distance to bus stop (metres)	50.66
Nearest Railway Station	Leeds City	Bus Stop ID	4471
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	92.12	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
99-20/8/92/CA	Conservation area application to demolish shops and offices	21/05/1992	29/09/1992	A	10.74
99-20/28/94/RE	Extension of permission for alterations extensions and erection of shops restaurant offices and amusement arcade	17/02/1994	17/03/1994	A	79.77
H20/434/91/99	Alterations to form retail units, restaurant and office units, part 3 and part 4 storey extension to form retail	27/09/1991	28/02/1992	W	99.73
H20/219/84/	Change of use of textile wholesalers premises to retail aquatic and pet shop.	22/05/1984	16/07/1984	A	14.32
20/549/01/FU	Laying out of car park with automatic barriers and ticket machines	23/10/2001	18/08/2003	W	59.25
H20/433/91/99	Alterations to form retail units, restaurant and office units, part 3 and part 4 storey extension to form retail unit	24/09/1991	07/02/1992	A	78.10
H20/471/90/99	Listed building and conservation area application to demolish shops and offices.	02/10/1990	26/02/1992	W	99.52
H20/435/91/99	Demolition of part of listed building and buildings within a conservation area and listed building application	24/09/1991	28/02/1992	W	99.78
99-20/132/93/LI	Listed building application to demolish and carry out alterations and extension to shops and offices	06/07/1993	09/09/1993	A	15.02
99-20/131/93/FU	Amendment to previous application to erect shop and offices and extension to form enlarged shop unit and canopy	15/07/1993	06/10/1993	A	15.02
H20/465/77/	Laying out of car park, with 21 car parking spaces, to vacant site.	16/11/1977	20/02/1978	R	14.55
H20/429/83/	2.4m high gates, to form peat and fertiliser storage compound, to seed merchants.	04/11/1983	03/01/1984	R	11.55
H20/233/91/99	To use cleared site as an extension to the existing carpark.	12/06/1991	15/08/1991	A	20.86
H20/460/90/99	Outline application to erect office, retail and residential development to existing offices and shops. (site area	03/10/1990	13/12/1990	A	72.63
H20/268/77/	Demolition of existing buildings and laying out of car park with 22 car parking spaces.	28/06/1977	22/08/1977	A	18.13
H20/221/90/99	Outline application to erect extensions to form enlarged sales area, to shop. (site area 0.05ha)	09/05/1990	16/08/1990	A	12.46
09/04668/COND	Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI	29/10/2009	09/11/2009	A	80.23
10/00181/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 20/171/05/LI	19/01/2010		PCO	80.23

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 231

Site Name: Kirkgate Phase II, Kirkgate, Leeds

H20/456/90/99	Listed building application to demolish shops and offices.	26/09/1990	26/02/1992	W	99.11
H20/469/90/99	Outline application to erect office, retail and residential development to existing offices and shops. (site area	03/10/1990	13/12/1990	A	67.85
99-20/167/94/LI	Listed building application to demolish part and carry out alterations and extension to shops and offices	13/09/1994	20/10/1994	A	15.02
H20/508/78/	Laying out of car park with 0.9m high boundary fence to vacant site. (site area	05/12/1978	08/01/1979	A	34.00
H20/282/91/99	Renewal of outline permission to erect office, retail and residential development, to existing offices and shops.	10/07/1991	15/08/1991	A	83.68
H20/252/89/1	Conservation area application to demolish fire damaged store .	09/01/1990	22/01/1990	A	13.12
20/171/05/LI	Listed building application to demolish rear extension to 98 Kirkgate	12/04/2005	09/12/2005	A	80.23
PREAPP/06/00161	Refurbishment of shops and new build development including restoration of Grade II listed First White Cloth Hall	23/08/2006		PCO	98.82
H20/234/91/99	To demolish a number of buildings .	12/06/1991	15/08/1991	A	20.86
H20/21/83/	Conservation area application to demolish 2 vacant buildings.	28/01/1983	13/06/1983	A	20.82
99-20/15/93/RE	Extension of permission for alterations extensions and erection of shops, restaurant offices and amusement arcade	22/01/1993	18/02/1993	A	83.00
H20/252/89/99	Conservation area application, to demolish fire damaged store .	31/05/1989	15/09/1989	R	13.13
H20/436/91/99	Demolition of part of listed building and buildings within a conservation area and listed building application	27/09/1991	10/06/1992	A	82.96
99-20/7/92/FU	3 storey offices and shops	21/05/1992	11/08/1992	A	10.74
H20/283/91/99	Renewal of outline permission to erect office, retail and residential development, to existing offices and shops.	10/07/1991	01/06/1992	W	99.51

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 231

Site Name: Kirkgate Phase II, Kirkgate, Leeds

East Leeds

**SHLAA Conclusions**

Availability: Unknown

Suitability: Yes Physical

Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Access possible from Crown Street through the site

Rank (1-5)

5

**Local network comment**

Capacity ok

Rank (1-5)

5

**Mitigation measure**

Pedestrian linkages and local environmental improvements required.

Total score

15

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

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

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

**Boundary Amendment**

Supported

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 231

Site Name: Kirkgate Phase II, Kirkgate, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

65

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 403

Site Name: 18-24 New Station Street LS1

**Site Details**

Northing:	433300	Area sq m:	155.86	Ward	City and Hunslet
Easting:	430056	Area Ha:	0.015586	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Other  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses: Public House, Hair Salon,  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	379.75	Distance to bus stop (metres)	82.51
Nearest Railway Station	Leeds City	Bus Stop ID	1510
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Upper floor of pub on north side of New Station Street

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/222/96/FU	Change of use and new shop front of financial and professional services office to photographic studio	08/05/1996	11/07/1996	A	94.95
08/00902/FU	Change of use of photography studio to public house	12/02/2008	30/04/2008	A	99.89
H20/463/89/99	Listed building application to demolish outbuildings to rear and single storey extensions to front, and alteration	25/08/1989	27/03/1991	W	60.78
11/05311/FU	Alterations to first floor including partial demolition and new balustrade to form roof terrace	19/12/2011	10/02/2012	A	99.67
H20/462/89/99	Alterations including new frontage and erection of 1m high fence, to front of unit and of offices.	25/08/1989	27/03/1991	W	60.78
H20/26/76/	Alterations to existing shop front and re-fitting of interior, to office premises.	21/01/1976	05/04/1976	A	94.95
20/117/04/FU	Erection of 6 storey block of 13 flats & cafe/bar (amended application for additional 6th floor with 2 new flats)	17/03/2004	09/06/2004	R	99.92
H20/525/84/	Addition of external fire escape staircase to offices.	30/11/1984	21/01/1985	A	99.92
20/329/02/FU	Erection of 5 storey block of 11 flats and a3 cafe/bar use	22/08/2002	12/02/2003	A	99.92
20/244/02/CA	Conservation area application to demolish photographic studio	24/06/2002	30/07/2002	W	99.92
20/341/02/CA	Conservation area application to demolish shop and offices	30/08/2002	18/02/2003	A	99.92
20/230/02/FU	9 storey block of 19 flats with ground floor and basement cafe bar	13/06/2002	27/06/2002	W	99.92
20/234/96/SI	1 externally illuminated fascia sign	13/05/1996	11/07/1996	A	94.95
06/03730/FU	Change of use involving alterations and second floor extension of offices and photographic studio to 4 one bed and 2 studio flats to first and second floors and ground floor restaurant with takeaway and ancillary uses to basement	15/06/2006	11/08/2006	A	99.92

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 403

Site Name: 18-24 New Station Street LS1

East Leeds

**SHLAA Conclusions**

Availability: Long term (11+ year) Suitability: Yes Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

No vehicular access achievable-no vehicular acces required

Rank (1-5)

5

**Local network comment**

Capacity available

Rank (1-5)

5

**Mitigation measure**

none required

Total score

15

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 403

Site Name: 18-24 New Station Street LS1

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Mixed use development with residential a reasonable prospect. 2006 scheme gave permission for conversion of ground floor and part 1st floor uses for use as a public house.

Site Capacity (dwellings units):

6

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 406

Site Name: Manor Road (16-18)

**Site Details**

Northing:	432689	Area sq m:	974.33	Ward	City and Hunslet
Easting:	429703	Area Ha:	0.097433	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Office  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	501.81	Distance to bus stop (metres)	206.81
Nearest Railway Station	Leeds City	Bus Stop ID	12632
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 406

Site Name: Manor Road (16-18)

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/152/82/	Alterations, including 2 new windows to factory.	05/05/1982	18/05/1982	A	22.25
20/545/05/FU	8 storey block of 57 flats 1st floor office ground floor A1 retail/A3 restaurant & parking (amendment to 20/537/04/fu - 12 extra flats)	28/11/2005	03/02/2006	A	99.93
20/537/04/FU	8 storey block comprising 45 flats first floor office and ground floor a1/a3 retail unit and car parking	04/10/2004	24/02/2005	A	99.93
PREAPP/07/00184	.	11/09/2007		PRECAG	99.93

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 406

Site Name: Manor Road (16-18)

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: LDF to determine

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

4

**Access Comments**

Access to Sweet St ok

Rank (1-5)

5

**Local network comment**

Possible cumulative impact but ok for 45 units

Rank (1-5)

4

**Mitigation measure**

none

Total score

13

**Support?**

yes

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 406

Site Name: Manor Road (16-18)

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

57

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 407

Site Name: Manor Road Ingram St

**Site Details**

Northing:	432624	Area sq m:	19019.31	Ward	City and Hunslet
Easting:	429803	Area Ha:	1.901931	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Office  
 Neighbouring Use 3: Transport - Car Parks  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	578.28	Distance to bus stop (metres)	193.33
Nearest Railway Station	Leeds City	Bus Stop ID	2873
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/483/77/	Detached ink store, to printin g works.	28/11/1977	12/12/1977	A	33.71
H20/39/76/	Outline application to erect n ew production unit, to furni ture manufacturer's premises.	28/01/1976	15/03/1976	A	34.66
H20/262/79/	Alterations and extension, to form additional ink storeto wo rks.	18/06/1979	09/07/1979	A	34.66
09/04057/FU	Retrospective application for use of vacant site as temporary long stay car park	17/09/2009	10/11/2009	R	39.08
11/05238/FU	Use of site for car park (278 spaces)	13/12/2011	20/03/2012	A	39.08
99-20/101/93/FU	Two detached prefabricated office units to depot	29/04/1993	13/07/1993	A	37.62
H20/71/77/	Change of use of light industr ial premises, with ancil lary offices to warehouse prem ises.	18/02/1977	28/02/1977	A	33.47
H20/358/77/	Change of use of warehouse to printing and packaging works, with ancillary warehouse and offices.	31/08/1977	19/09/1977	A	33.98
20/177/05/FU	Temporary laying out of 172 shopper and visitor car parking spaces and erection of temporary sales and marketing suite.	15/04/2005	08/05/2006	A	36.63
06/06792/FU	Variation of condition 2 (opening hours) and removal of condition 3 (pricing) of permission 06/00926/FU to car park	14/11/2006	04/01/2007	R	39.07
20/336/04/OT	Outline application to erect multi level development comprising 720 flats offices bar/restaurant and car parking	22/06/2004	29/10/2004	W	91.76
07/02820/FU	Renewal of approval 20/177/05/FU (temporary laying out of 172 shopper and visitor car parking spaces and erection of temporary sales and marketing suite)	30/04/2007	18/06/2007	A	36.63
20/64/06/OT	Outline application to erect multi level development with 788 flats & A1/A2/A3/A4/A5/B1 uses and associated highways works.	09/01/2006	28/08/2009	A	95.63
12/04296/COND	Consent, agreement or approval required by condition 4 of Planning Application 11/05238/FU	09/10/2012	07/11/2012	A	39.08
20/123/97/FU	One c c t v camera to 9m high mast and one c c t v camera to depot building	11/03/1997	08/05/1997	A	39.02
H20/203/80/	One non illuminated individual letter sign, size 10m x 0.7m height above ground 5.6m (underside), to vehicle ma	21/05/1980	16/06/1980	A	39.25
H20/187/78/	Outline application to erect v ehicle maintenance build ing, with offices, to cleared housing site. (site area	10/05/1978	10/07/1978	A	39.53
20/61/05/OT	Outline application to erect multi level development comprising 720 flats offices bar/restaurant and car parking	07/12/2004	29/04/2005	A	91.76

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 407

Site Name: Manor Road Ingram St

20/160/06/RM	Multi level development up to 20 storeys with 788 flats a1/a2/a3/a4/a5/b1 uses car parking and landscaping	17/01/2006	02/09/2009	A	98.77
06/00926/FU	Temporary change of use including demolition of depot to form shopper and visitor's car park	13/02/2006	28/04/2006	A	39.07
07/02821/FU	Renewal of approval 06/00926/FU (temporary change of use including demolition of depot to form shopper and visitor's car park)	30/04/2007	14/06/2007	A	39.07
H20/349/79/	Laying out of access and erect ion of detached vehicle maint enance building, including off ices, store, canteen an	15/08/1979	17/09/1979	A	39.53
06/06817/FU	Variation of condition 2 (opening hours) and removal of condition 3 (pricing) (Application No. 20/177/05/FU) to car park	15/11/2006	04/01/2007	R	32.89
PREAPP/08/00370	.	01/11/2008	01/01/1900	PRECAG	91.76
H20/239/78/	Change of use involving altera tions of store to ancil lary offices, to works.	13/06/1978	10/07/1978	A	34.66
99-20/4/93/FU	Addition of external fire escape staircase to printers	26/01/1993	18/02/1993	A	31.67
11/05239/FU	Use of site for car park (225 spaces)	13/12/2011	11/07/2012	A	32.06
09/04037/FU	Retrospective application for use of vacant site as temporary long stay car park	16/09/2009	09/11/2009	R	32.06

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 407

Site Name: Manor Road Ingram St

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Meets Core Strategy standards close to city centre

Rank (1-5)

5

**Access Comments**

Adequate frontage

Rank (1-5)

5

**Local network comment**

Unsuitable local network but mitigation potential

Rank (1-5)

3

**Mitigation measure**

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

Total score

13

**Support?**

yes with mitigation

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 407

Site Name: Manor Road Ingram St

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

788

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 409

Site Name: Silver Street/ Midland Mills North

**Site Details**

Northing:	432799	Area sq m:	9870.15	Ward	City and Hunslet
Easting:	429425	Area Ha:	0.987015	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale  
 Existing Use 2: Vacant and derelict - Vacant land  
 Existing Use 3:  
 Neighbouring Use 1: Industry and business - Storage  
 Neighbouring Use 2: Vacant and derelict - Vacant land  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	474.22	Distance to bus stop (metres)	323.86
Nearest Railway Station	Leeds City	Bus Stop ID	12632
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/378/04/LI	Listed building application to demolish part of boundary wall to mill	14/06/2004	22/06/2005	A	99.25
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)	10/06/2010	05/03/2012	A	99.25
H20/35/88/	Alterations and addition of fire escape staircase to first floor from car park.	28/01/1988	29/02/1988	A	38.49
H20/519/78/	One non illuminated fascia sign, overall size 14m x 0.6m, height above ground 9m (under side) to printers.	13/12/1978	08/01/1979	A	34.87
H20/329/76/	Outline application to erect warehouse, comprising parking area, despatch area, storage area, cloakroom, toilets, 2	16/08/1976	17/01/1977	A	61.56
20/390/02/FU	Change of use of industrial to warehouse and distribution	24/09/2002	19/11/2002	A	34.87
20/380/04/OT	Outline application to erect mixed use development with hotel residential a1/a2/a3/a4/d1 retail leisure & business units	14/06/2004	30/06/2005	A	99.25
20/325/04/FU	Extension of temporary permission 20/390/02/fu for use of building as b8 (warehouse & storage)	16/07/2004	27/08/2004	A	34.75
20/421/97/FU	Detached gas meter housing	21/07/1997	17/09/1997	A	37.58
H20/118/77/	Outline application to layout access road and erect 4 storey, with basement, warehouse, with link bridge to existing w	18/03/1977	20/02/1978	W	63.38
10/02677/EXT	Extension of time of Conservation Area application 20/379/04/CA (Conservation area application to demolish part of printing works)	11/06/2010	05/03/2012	A	99.25
20/379/04/CA	Conservation area application to demolish part of printing works	14/06/2004	15/06/2005	A	99.25
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)	11/06/2010	05/03/2012	A	99.25
PREAPP/08/00390	.	01/12/2008	17/07/2009	PRECAG	43.20

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 409

Site Name: Silver Street/ Midland Mills North

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

3

**Access Comments**

Adequate frontage

Rank (1-5)

5

**Local network comment**

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

Rank (1-5)

3

**Mitigation measure**

previously approved scheme improvements to HUV public realm

Total score

11

**Support?**

yes with mitigation

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 409

Site Name: Silver Street/ Midland Mills North

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

240

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Site Ref: 410

Site Name: Regent St/Skinner Ln LS2

**Site Details**

Northing:	434234	Area sq m:	1740.67	Ward	City and Hunslet
Easting:	430822	Area Ha:	0.174067	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2: Transport - Car Parks  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1537.25	Distance to bus stop (metres)	125.41
Nearest Railway Station	Leeds City	Bus Stop ID	7221
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/590/90/	Alterations to form offices, a nd part two storey and part first floor extension, to form offices, canteen, toilets an	21/12/1990	15/08/1991	R	10.57
20/116/94/FU	Re-cladding of warehouse	21/03/1994	22/03/1995	R	97.68
H32/418/79/	Change of use of garage and showrooms to wholesale warehouse and showrooms	10/05/1979	02/07/1979	A	99.15
20/212/04/FU	Variation of 20/399/02/fu part 4 & 7 storey block of 74 flats with 1 ground floor retail unit and 55 car parking spaces	06/05/2004	26/07/2004	W	99.15
20/24/93/FU	Single storey rear extension to warehouse	26/01/1993	17/03/1993	A	97.68
20/399/02/FU	Part 5 and 6 storey block of 67 flats with 1 ground floor retail unit and 55 car parking spaces	30/09/2002	16/04/2003	A	99.93
12/00046/FU	Use of site as a temporary car park (70 spaces)	06/01/2012	29/05/2012	R	99.94
H32/748/80/	Alterations and extension, to form enlarged storage area to warehouse.	29/09/1980	10/11/1980	A	97.01
20/344/02/FU	Demolition of warehouse and laying out of temporary car park	23/08/2002	16/10/2002	A	99.93

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 410

Site Name: Regent St/Skinner Ln LS2

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

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

Rank (1-5)

5

**Local network comment**

cumulative impact concern

Rank (1-5)

4

**Mitigation measure**

improvements to local pedestrian and cycle route will be required

Total score

14

**Support?**

Yes with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

**Boundary Amendment**

Supported

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 410

Site Name: Regent St/Skinner Ln LS2

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 and 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 Capacity (dwellings units):

67

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 411

Site Name: York Street, LS1

**Site Details**

Northing:	433536	Area sq m:	3059.07	Ward	City and Hunslet
Easting:	430918	Area Ha:	0.305907	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2: Vacant and derelict - Vacant land  
 Existing Use 3:  
 Neighbouring Use 1: Office  
 Neighbouring Use 2: Community Services - Education  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1273.29	Distance to bus stop (metres)	51.74
Nearest Railway Station	Leeds City	Bus Stop ID	11030
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Surface car park to the rear of Dance Studio building

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
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	15/04/2010	17/12/2010	SPL	78.32
H32/678/77/	Demolition of flats, laying out of access roads, public open space, with games area, and 604 car parking spaces	11/08/1977	19/09/1977	A	53.54
H20/85/84/	Use of cleared site as car park. (this item is also notice under regulation 4(1) of the town and country	20/02/1984	26/03/1984	A	99.73
H20/424/86/	Laying out of access roads, including footbridge and road bridge and erection of 5 storey shopping development	30/09/1986	30/10/1986	A	100.00
H20/529/87/	Laying out of gyratory road system including new flyover, with landscaping to inner ring road. (this item	06/11/1987	03/02/1988	A	12.67
11/9/00019/MOD	6 storey dance studio, with changing rooms, meeting rooms, stores and offices, and roof plant room NON MATERIAL AMENDMENT Change of design to plant room louvers; glazing to south elevation; addition of gas meter housing change to gate and doorway arrangement and design of projecting pilates studio to north elevation	15/02/2011	01/04/2011	M01	78.32
H20/372/88/	Laying out of gyratory road system, including new flyover, with landscaping to inner ring road. (this item	14/07/1988	22/08/1988	A	13.11
H20/328/90/	Outline application to lay out access and erect 9 storey office block, with basement car park and staff restaurant	13/07/1990	25/10/1990	A	88.88
20/187/95/OT	Outline application to erect non residential institution concert hall ballet school and ancillary residential units	18/05/1995	09/08/1995	A	80.73
H20/99/91/	Use of public car park, involving erection of 1.8m chain link fence as contractor's compound and car park with wheel	27/03/1991	15/08/1991	A	24.23
H20/320/88/	Laying out of temporary car park to cleared site. (this item is also notice under regulation 4(1) of the town and country	16/06/1988	08/08/1988	A	88.54
H20/615/87/	Listed building application to carry out alterations, including partial demolition of east wall to 1904 market building	30/12/1987	10/04/1989	A	100.00
11/00693/LA	Retrospective application for 4 non illuminated signs	18/02/2011	29/03/2011	A	75.04

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 411

Site Name: York Street, LS1

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	16/01/2012	20/02/2012	M01	78.32
20/460/03/FU	Pt12/pt14 storey dance studio & rehearsal rooms a3/b1/d2 unit & 106 flats(amendment to app. 20/198/01/fu for 6 extra flts)	16/12/2003	27/02/2004	A	100.00
H20/576/91/	Laying out of access roads and landscaping to cleared site.	18/12/1991	12/02/1992	A	46.20
H20/614/87/	Laying out of access roads, including footbridge and road bridge and erection of 5 storey shopping development	30/12/1987	31/03/1988	A	100.00
20/198/01/FU	Part 12 storey and part 14 storey dance studio and rehearsal rooms a3/b1/d2 use unit and 100 flats	11/04/2001	06/08/2003	A	100.00
H20/202/86/	Laying out of access roads, including footbridge and road bridges, and erection of 5 storey shopping development	02/06/1986	13/10/1989	W	100.00
08/04304/LA	6 storey dance studio, with changing rooms, meeting rooms, stores and offices, and roof plant room	18/07/2008	15/10/2008	A	78.32
H20/100/91/	30 non-illuminated hoardings to construction and car park site.	28/03/1991	06/06/1991	A	26.07

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 411

Site Name: York Street, LS1

East Leeds

**SHLAA Conclusions**

Availability: Unknown

Suitability: Yes

Achievability: Unknown

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

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

Rank (1-5)

5

**Local network comment**

cumulative impact concern

Rank (1-5)

4

**Mitigation measure**

None

Total score

14

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

**Boundary Amendment**

Supported

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 411

Site Name: York Street, LS1

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units): 48 Floorspace sq m (Non residential): 1000

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 415

Site Name: High Court LS1

## Site Details

Northing:	433294	Area sq m:	707.11	Ward	City and Hunslet
Easting:	430602	Area Ha:	0.070711	HMCA:	City Centre

## Site Characteristics

### Land Use

Existing Use 1: Vacant & Derelict - Vacant building  
Existing Use 2:  
Existing Use 3:  
Neighbouring Use 1 Vacant & Derelict - Vacant building  
Neighbouring Use 2:  
Neighbouring Use 3:  
Other uses:  
Site State:

### Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	915.85	Distance to bus stop (metres)	107.32
Nearest Railway Station	Leeds City	Bus Stop ID	13513
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.01	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Linea group of vacant two storey buildings with slate roofs

## UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/449/01/FU	Change of use of offices to 8 flats and 3 storey extension to form ground restaurant with 8 flats over	24/08/2001	19/09/2003	A	99.93
H20/511/83/	Alterations, including re-opening of former windows and replacement of sash windows, new staircase, and toilet, t	30/12/1983	05/03/1984	A	31.76
20/450/01/LI	Listed building application to erect 3 storey link extension to form ground floor a3 use with flats over	24/08/2001	31/10/2003	A	99.93
H20/253/78/	Change of use of offices to clothing factory.	21/06/1978	21/08/1978	A	30.29
07/02877/LI	Listed Building Application to carry out alterations, part demolition and 3 storey infill extension to form A3 unit and 16 flats (amendment to previous Listed Building Consent 20/450/01/LI) .	02/05/2007	16/07/2007	A	83.80
H20/512/83/	Listed building application to carry out alterations, including re-opening of former windows and replacement of sash wi	30/12/1983	05/03/1984	A	31.69

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 415

Site Name: High Court LS1

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

No vehicular access achievable-no vehicular acces required

Rank (1-5)

5

**Local network comment**

Capacity available

Rank (1-5)

5

**Mitigation measure**

None

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 415

Site Name: High Court LS1

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units): 16 Floorspace sq m (Non residential): 707

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 420

Site Name: 8 Park Row LS1

## Site Details

Northing:	433612	Area sq m:	1067.33	Ward	City and Hunslet
Easting:	429955	Area Ha:	0.106733	HMCA:	City Centre

## Site Characteristics

### Land Use

Existing Use 1:	Office
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Office
Neighbouring Use 2:	Retail - Financial and professional services
Neighbouring Use 3:	
Other uses:	
Site State:	Brownfield

### Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	496.08	Distance to bus stop (metres)	36.01
Nearest Railway Station	Leeds City	Bus Stop ID	8119
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Ground floor bank with 8 upper floors of offices

## UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/603/88/	Alterations, including new cash dispenser, to bank.	14/12/1988	19/01/1989	A	85.10
20/440/00/FU	Change of use & 3 storey roof extension of offices to 74 flats & a2 with coffee shop & a3 unit at ground floor	12/09/2000	16/03/2001	A	12.45
08/04781/ADV	Retrospective application to display one externally illuminated projecting sign; 2 internally illuminated fascia signs and 3 internally illuminated logo fascia signs to coffee shop	08/08/2008	29/10/2008	A	19.04
12/00724/ADV	One externally illuminated banner sign	16/02/2012	30/03/2012	R	17.38
10/00961/FU	Installation of ten a/c condenser units and two louvred rooflights to first floor roof of bank	02/03/2010	04/06/2010	A	83.60
20/332/02/SI	8 internally illuminated and 4 non illuminated signs to bank	20/08/2002	20/09/2002	A	82.92
H20/542/85/	Alterations, to accommodate new cash dispenser to building society office.	14/11/1985	23/12/1985	A	15.72
H20/121/87/	One internally illuminated fascia sign, size 10.9m x 0.6m, height above ground 2.4m (underside), one internally	11/03/1987	08/06/1987	R	14.54
20/190/00/FU	Alterations & rear extension to form bank retail unit & a3 unit with basement car parking and new frontage to bank	17/04/2000	13/08/2004	A	99.64
H20/84/75/	Extension of existing temporary permission to erect 6 inches diameter exhaust flue, to outside of office block. (pr	27/02/1975	26/03/1975	A	97.85
H20/415/75/	Alterations, to form cash dispensing unit, to bank premises.	17/11/1975	12/01/1976	A	97.85
H20/450/75/	Alterations, to form inlet and exhaust louvres, in existing window openings, to offices.	08/12/1975	12/01/1976	A	97.85
09/00109/FU	Air conditioning condenser unit to basement plant area	13/01/2009		APPRET	19.04
08/06054/ADV	2 internally illuminated fascia signs and 2 internally illuminated projecting signs to bank	24/10/2008	16/01/2009	R	83.60
20/645/97/FU	Addition of cash dispenser to bank	17/11/1997	31/12/1997	A	83.46
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	22/12/2009	08/03/2010	SPL	83.60
H20/379/81/	Alterations, to form new service till, to bank.	20/10/1981	16/11/1981	A	81.80
H20/254/87/	Alterations and extension, to form plant room and lift motor room to roof of bank.	03/06/1987	20/07/1987	A	83.36

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 420

Site Name: 8 Park Row LS1

09/00282/ADV	Two non illuminated wall mounted signs to front entrance	23/01/2009	18/02/2009	A	99.99
20/341/92/SI	Two internally illuminated double sided projecting signs and 2 internally illuminated individual letter signs	09/09/1992	09/12/1992	A	98.13
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	11/05/2011	20/06/2011	A	83.60
20/26/01/FU	Addition of 60cm diameter satellite dish to rear of bank	16/01/2001	19/06/2001	A	83.54
H20/259/87/	Change of use of job centre on part ground floor and third floor to offices.	04/06/1987	20/07/1987	A	84.62
H20/474/76/	One internally illuminated double sided projecting box sign, size 0.76m (2ft.6ins) x 0.54m (1ft.9ins), height above	14/12/1976	28/02/1977	W	97.85
20/324/00/FU	Change of use of upper floors and extensions to form residential development	06/07/2000	13/08/2004	A	97.85
07/03725/FU	Alterations and formation of part new frontages to bank and retail unit	11/06/2007	16/10/2007	A	99.99
08/04110/FU	Installation of 8 A/C and AHU condenser units and erection of louvred screen to first floor roof of bank	08/07/2008	02/09/2008	W	83.60
10/02030/ADV	Colour backed glass surrounds to ATMs on Bond Street	04/05/2010	21/06/2010	A	83.60
10/02889/FU	3 new external lights and 2 security cameras to bank	24/06/2010	18/08/2010	A	83.64
20/393/94/FU	Roller shutter to door of bank	12/09/1994	17/11/1994	A	83.46
20/344/92/FU	Alterations and part new frontages including relocation of cash points	14/09/1992	05/11/1992	A	98.13
H20/84/75/2	Extension of existing temporary permission to erect 0.15m diameter exhaust flue to roof of office block. (previous	28/11/1983	17/01/1984	A	82.92
H20/533/89/	Two internally illuminated individual letter signs and one internally illuminated double sided projecting box sign to bank	16/10/1989	03/01/1990	A	82.69

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 420

Site Name: 8 Park Row LS1

East Leeds

**SHLAA Conclusions**

Availability: Unknown

Suitability: Yes

Achievability: Unknown

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

Capacity available

Rank (1-5)

5

**Mitigation measure**

None

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

**Boundary Amendment**

Supported

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 420

Site Name: 8 Park Row LS1

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):**

75

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Amber

**Retail Conclusion:**

**Employment Conclusion:**

Green

Site Ref: 425

Site Name: Leeds Club, Albion Place LS1

**Site Details**

Northing:	433623	Area sq m:	720.79	Ward	City and Hunslet
Easting:	430111	Area Ha:	0.072079	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Community Services  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Retail - Financial and professional services  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	601.57	Distance to bus stop (metres)	137.73
Nearest Railway Station	Leeds City	Bus Stop ID	1860
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	100.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/463/04/FU	Change of use and 6 storey extension of private members club to retail unit cafe bar and 9 flats	15/09/2004	25/04/2005	A	99.88
20/464/04/LI	Listed building application to carry out alterations and part demolition to form 9 flats & retail and cafe bar unit	15/09/2004	30/03/2005	A	99.88
07/07465/LI	Listed Building application to install an exterior staircase with steel balustrading and platform lift to front lightwell and internal alterations to club	29/11/2007	07/05/2008	A	77.05
20/79/05/LI	Listed building application for addition of handrail to entrance to offices	16/02/2005	07/04/2005	A	13.55
20/670/98/LI	Listed building application to erect 1 non illuminated brass plaque to club	24/11/1998	22/01/1999	A	62.76
20/621/98/LI	Listed building application for 2 externally illuminated hanging signs to first floor offices	19/10/1998	22/12/1998	A	14.45
20/615/98/SI	Two externally illuminated projecting signs to offices	19/10/1998	22/12/1998	A	18.30

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 425

Site Name: Leeds Club, Albion Place LS1

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

Capacity available

Rank (1-5)

5

**Mitigation measure**

None

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 425

Site Name: Leeds Club, Albion Place LS1

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

9

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 426

Site Name: 49 Aire Street LS1

**Site Details**

Northing:	433382	Area sq m:	170.08	Ward	City and Hunslet
Easting:	429724	Area Ha:	0.017008	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Retail - Financial and professional services  
 Existing Use 2: Office  
 Existing Use 3: Transport - Terminals and Interchanges  
 Neighbouring Use 1  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	193.01	Distance to bus stop (metres)	25.77
Nearest Railway Station	Leeds City	Bus Stop ID	1808
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/458/04/CA	Conservation area application to demolish existing offices and boundary wall	27/07/2004	31/03/2005	A	99.93
H20/581/90/	Alterations, including new entrance and addition of external staircase, to offices.	14/12/1990	05/03/1991	A	95.85
20/295/96/FU	Change of use of offices to consulting rooms	05/06/1996	29/07/1996	A	32.23
06/05606/ADV	One non illuminated double sided banner sign to front of office	15/09/2006	17/11/2006	A	41.65
20/459/04/FU	7 storey block of 6 two bedroom flats	27/07/2004	02/04/2005	A	99.93
H20/300/88/	Conservation area application, to part demolish lower ground floor and fire escape staircase, to offices.	06/06/1988	08/08/1988	A	98.52
H20/299/88/	Alterations, including new staircases and to form offices and toilets and fourth floor extension, to form additional	06/06/1988	08/08/1988	A	97.76

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 426

Site Name: 49 Aire Street LS1

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: Yes

Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Meets Public Transport accessibility and standards but lacking in local services

Rank (1-5)

4

**Access Comments**

No vehicular access achievable-no vehicular acces required

Rank (1-5)

5

**Local network comment**

Capacity available

Rank (1-5)

5

**Mitigation measure**

None

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 426

Site Name: 49 Aire Street LS1

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

6

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Site Ref: 429

Site Name: Pearl Chambers The Headrow LS1

**Site Details**

Northing:	433761	Area sq m:	519.39	Ward	City and Hunslet
Easting:	429810	Area Ha:	0.051939	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant & Derelict - Vacant building  
 Existing Use 2: Office  
 Existing Use 3:  
 Neighbouring Use 1: Office  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	582.35	Distance to bus stop (metres)	33.41
Nearest Railway Station	Leeds City	Bus Stop ID	4019
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/96/96/FU	Change of use of part of ground floor and part of basement offices to bar and restaurant	14/02/1996	17/06/1996	A	38.69
20/214/96/SN	2 non illuminated wall sale boards to offices	30/04/1996	25/06/1996	A	99.86
20/131/05/LI	Listed building application to carry out alterations to first to fourth floor offices to form 24 flats	09/03/2005	25/07/2005	A	99.78
20/510/02/LI	Listed building application to carry out alterations to first floor offices	09/12/2002	16/01/2003	A	99.93
20/497/97/LI	Listed building application to carry out alterations to form canopy to bar area to proposed bar	01/09/1997	02/10/1997	W	49.24
20/478/96/LI	Listed building application to carry out alterations to part of basement and ground floor to form restaurant and bar	16/09/1996	06/11/1996	A	47.31
20/642/01/SI	One internally illuminated projecting sign to restaurant	14/12/2001	24/01/2002	A	28.11
H20/203/88/	One internally illuminated entrance sign, size 1.83m x 0.83m, height above ground 2.4m (underside) and one internally	12/04/1988	17/03/1989	W	27.45
20/317/96/LI	Listed building application for internal alterations to form bar restaurant	26/06/1996	26/07/1996	A	38.69
20/255/97/LI	Listed building application for 1 externally illuminated and 4 non illuminated signs to cafe bar	09/05/1997	02/07/1997	A	38.65
20/310/93/LI	Listed building application for 1 non-illuminated sale board sign to offices	13/09/1993	13/05/1994	A	71.84
20/130/05/FU	Change of use involving alterations of first to fourth floor offices to form 24 flats	09/03/2005	23/06/2005	A	99.93
20/475/96/FU	Change of use of part of basement and ground floor offices to restaurant and bar	13/09/1996	08/11/1996	A	47.31
20/120/01/LI	Listed building application for 2 internally illuminated signs to restaurant	02/03/2001	10/05/2001	A	41.67
20/184/93/SI	One externally illuminated double sided projecting sign	27/05/1993	26/07/1993	A	27.94
20/254/05/LI	Listed building application to carry out alterations and partitioning to second floor office	02/06/2005	25/07/2005	A	97.52
20/305/92/LI	Listed building application to clean elevations and apply bird repellent gel and netting	29/07/1992	02/12/1992	A	99.78
20/215/96/LI	Listed building application for 2 non-illuminated wall sale boards to offices	30/04/1996	25/06/1996	A	99.93
H20/465/85/	Change of use of offices to copiers court and offices.	02/10/1985	21/10/1985	A	96.45

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

07/01792/ADV	2 externally illuminated projecting signs, 1 externally illuminated feature sign, 4 internally illuminated poster cases, 1 retractable canopy, 6 railing mounted planter boxes and 2 vinyl fixed logos to door	16/03/2007	07/06/2007	A	39.34
20/118/01/SI	1 internally illuminated fascia and 1 internally illuminated projecting sign to restaurant	02/03/2001	27/04/2001	A	41.67
H20/22/78/	Change of use of part of caretakers flat, to office.	19/01/1978	30/01/1978	A	91.87
07/01791/FU	Retractable canopy to basement lightwell to front and 4 a/c condenser units, 3 cooling condenser units and 1 louvre to internal lightwell	16/03/2007	07/06/2007	A	39.34
20/316/96/FU	Change of use of basement to bar restaurant	26/06/1996	26/07/1996	A	38.69
0-20/11/97/MOD	Listed building application for internal alterations to form bar restaurant	12/02/1997	19/02/1997	M01	38.69
20/411/96/LI	Listed building application to remove partitions & suspended ceiling and form new mezzanine floor with staircases	12/08/1996	08/10/1996	A	39.88
H20/214/87/	Change of use of basement rooms 2, 3 and 4 to offices for storage of files/documents.	06/05/1987	08/06/1987	A	97.52
07/01798/LI	Listed Building application for retractable canopy to basement lightwell to front, 4 a/c condenser units, 3 cooling condenser units and 1 louvre to internal lightwell, external signage and internal alterations	16/03/2007	07/06/2007	A	39.34
H20/25/86/	Listed building application to carry out alterations including new doors, to offices.	28/01/1986	06/03/1986	A	96.13
20/245/97/SI	1 externally illuminated individual letter sign and 4 non illuminated wall plaques to cafe bar	30/04/1997	02/07/1997	A	38.65
20/309/93/SN	1 non-illuminated sales board to offices	13/09/1993	13/05/1994	A	71.84
20/385/97/LI	Listed building application for alterations new windows and addition of condenser units	02/07/1997	22/04/1999	A	99.66
0-20/27/97/MOD	Internal alterations to part basement and ground floor to form bar/restaurant	03/07/1997	09/09/1997	M01	47.31
20/412/96/FU	Change of use of basement and ground floor of offices to restaurant bar and retail unit	12/08/1996	08/10/1996	A	39.88
20/185/93/LI	Listed building application for one externally illuminated double sided projecting sign	27/05/1993	26/07/1993	A	27.94
H20/331/87/	Listed building application to carry out alterations, including blocking up of basement windows, to offices.	16/07/1987	07/09/1987	R	96.79
20/641/01/LI	Listed building application for one internally illuminated projecting sign to restaurant	14/12/2001	24/01/2002	A	27.45
20/304/92/LI	Listed building application to clean elevations and install netting	29/07/1992	22/09/1992	A	99.78

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 429

Site Name: Pearl Chambers The Headrow LS1

20/522/95/LI	Listed building application to carry out alterations to offices	15/12/1995	12/12/1996	A	99.93
20/75/97/LI	Listed building application for addition of lighting to offices	13/02/1997	10/04/1997	A	99.93
20/121/01/LI	Listed building application for alterations to form new entrance lobby to restaurant	02/03/2001	11/05/2001	A	41.67
20/612/97/LI	Listed building application for 1 internally illuminated fascia sign & 1 internally illuminated projecting sign	03/11/1997	06/02/1998	A	27.94
20/611/97/SI	1 internally illuminated fascia sign and 1 internally illuminated projecting sign	31/10/1997	06/02/1998	A	27.94
H20/329/87/	Alterations including blocking up of basement windows, to of fices.	16/07/1987	07/09/1987	R	96.51
20/630/96/LI	Listed building application to carry out alterations and new lift	28/11/1996	04/04/1997	A	99.93
H20/54/89/	Listed building application fo r addition of three non illum inated name plates, to offices , plus signs on the glass door	06/02/1989	16/03/1989	A	26.46

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 429

Site Name: Pearl Chambers The Headrow LS1

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: Yes

Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

Capacity available

Rank (1-5)

5

**Mitigation measure**

None

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 429

Site Name: Pearl Chambers The Headrow LS1

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

24

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 431

Site Name: 38 The Calls LS2

**Site Details**

Northing:	433252	Area sq m:	293.87	Ward	City and Hunslet
Easting:	430504	Area Ha:	0.029387	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Office  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Retail - Restaurants and Cafes  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	814.36	Distance to bus stop (metres)	130.80
Nearest Railway Station	Leeds City	Bus Stop ID	13513
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 200px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
99-20/232/93/FU	Statue to forecourt of offices	21/12/1993	04/07/1995	W	99.63
99-20/110/93/CA	Conservation area application to demolish garage	25/05/1993	06/09/1993	A	99.63
99-20/105/93/FU	Change of use of warehouse to restaurant and offices	24/05/1993	06/09/1993	A	99.63
99-20/5/93/FUE	Extension of permission for change of use and extensions of warehouse to offices	08/01/1993	18/02/1993	A	99.63
08/06482/ADV	One externally illuminated advertisement hoarding to side of building	24/11/2008	26/01/2009	R	99.81
H20/193/85/	Change of use of second floor of warehouse to clothing factory (class iii).	10/05/1985	01/07/1985	A	49.47
H20/571/91/99	Change of use, involving alterations, part 4 storey and part 5 storey extension and 2 fourth floor extensions, of warehouse	17/12/1991	16/01/1992	A	97.80
99-20/61/94/FU	6 roller shutter doors to restaurant and offices	30/03/1994	19/07/1995	W	99.63
20/246/02/FU	Change of use of basement flat to enlarged restaurant and use of external terrace for seating	24/06/2002	09/08/2002	A	99.81
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	08/10/2010	25/01/2011	SPL	99.92
20/218/05/FU	Change of use involving new 6th floor of bar restaurant & offices to form 14 flats bar and office	20/04/2005	16/08/2005	A	99.94
99-20/47/94/SN	2 non illuminated individual letter wall signs and 1 non illuminated wall sign	21/03/1994	21/04/1994	A	99.63
20/260/99/FU	Seven storey block comprising restaurant and 14 flats with lower ground floor car parking	21/05/1999	21/12/1999	A	99.81
H20/313/91/99	Conservation area application to demolish garage.	23/07/1991	17/10/1991	A	93.45
H20/408/83/	Application for established use certificate for the use of trade warehouse and showroom with office as trade warehouse	24/10/1983	25/01/1984	A	95.86
99-20/29/95/FU	Alterations and new roof to offices	10/02/1995	12/05/1995	A	99.79
99-20/32/95/CA	Conservation area application to demolish roof to offices	13/02/1995	07/03/1995	W	99.79
99-20/87/95/LI	Listed building application for addition of floodlights to restaurant and offices	26/05/1995	30/04/1996	R	99.81
20/182/96/FU	Addition of two awnings over balcony to restaurant	02/04/1996	30/05/1996	A	99.81

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 431**

**Site Name: 38 The Calls LS2**

08/06812/LI	Listed Building Application for one externally illuminated advertisement hoarding to side of building	15/12/2008		APPRET	99.81
H20/314/91/99	Change of use involving alterations, part 4 storey and part 5 storey extension and 2 fourth floor extensions, of warehouse	23/07/1991	17/10/1991	A	98.47

NB. Site assessments will be added over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 431

Site Name: 38 The Calls LS2

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

Capacity available

Rank (1-5)

5

**Mitigation measure**

None

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 431

Site Name: 38 The Calls LS2

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

14

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Site Ref: 443

Site Name: Jayco Ho Skinner Lane LS7

**Site Details**

Northing:	434253	Area sq m:	1753.53	Ward	City and Hunslet
Easting:	430750	Area Ha:	0.175353	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1498.99	Distance to bus stop (metres)	147.28
Nearest Railway Station	Leeds City	Bus Stop ID	5870
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 443

Site Name: Jayco Ho Skinner Lane LS7

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/175/96/FU	Use of cleared site as car parking	10/04/1996	19/07/1996	A	99.30
11/05310/FU	Use of site as a temporary car park (75 spaces)	19/12/2011	20/03/2012	A	94.88
H32/29/79/	Change of use of industrial building to warehouse.	15/01/1979	05/03/1979	A	96.56
20/44/97/FU	Alterations and new cladding to warehouse loading doors	28/01/1997	08/09/1997	W	99.30
20/518/05/FU	9 storey block of 104 flats with 2 ground floor offices and basement car parking	07/11/2005	09/05/2006	A	97.87

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 443

Site Name: Jayco Ho Skinner Lane LS7

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Medium term (6-10 years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

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

Rank (1-5)

5

##### Access Comments

Existing access from Skinner Lane

Rank (1-5)

5

##### Local network comment

cumulative impact concern

Rank (1-5)

4

##### Mitigation measure

improvements to local pedestrian and cycle route will be required

Total score

14

##### Support?

Yes with mitigation

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

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 :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Supported

##### Boundary Amendment

#### Natural England:

#### Education

#### Drainage/Water/Flooding

##### Environment Agency Comments:

##### Environment Agency Constraints:

##### Yorkshire Water Comments:

##### Yorkshire Water Waste Water Treatment Works Comme

##### LCC Flood Risk Management:

#### Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 443

Site Name: Jayco Ho Skinner Lane LS7

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

104

Floorspace sq m (Non residential):

1600

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

Site Ref: 445

Site Name: Sweet Street/Jack Lane LS10

**Site Details**

Northing:	432414	Area sq m:	29281.88	Ward	City and Hunslet
Easting:	429808	Area Ha:	2.928188	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2: Vacant and derelict - Vacant land  
 Existing Use 3: Retail - Shops  
 Neighbouring Use 1: Vacant and derelict - Vacant land  
 Neighbouring Use 2: Residential - Hotels, boarding and guest houses  
 Neighbouring Use 3: Office  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	785.67	Distance to bus stop (metres)	122.91
Nearest Railway Station	Leeds City	Bus Stop ID	4404
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/236/89/99	Change of use of warehouse to general industrial use.	22/05/1989	07/08/1989	A	10.20
H20/178/75/	Alterations, to form reception room, two interview rooms and filing room, to warehouse premises.	09/05/1975	23/06/1975	A	13.04
H20/16/76/	Alterations including new toilets to one unit, and 2-storey extension, to form packing area, delivery area and store	14/01/1976	05/04/1976	A	23.18
99-20/208/94/FU	4 storey office block	21/11/1994	21/12/1994	A	15.69
20/231/02/FU	Use of land for open public car park	11/06/2002	07/08/2002	A	18.16
08/06511/FU	Continued use of premises as a nightclub and events venue	26/11/2008		APPRET	17.05
20/476/02/OT	Outline application to erect up to 22 storey hotel & casino offices a1 a3 food & drink units & multi storey car park	18/11/2002	20/01/2004	A	79.43
PREAPP/08/00352	.	30/10/2008		PRENOT	99.90
PREAPP/09/00006	.	23/01/2009	01/01/2010	PRECAG	99.90
H20/26/91/99	Alterations including new roof, to industrial unit.	25/01/1991	14/02/1991	A	16.60
H20/591/90/99	Change of use of warehouse to industry.	24/12/1990	17/01/1991	A	16.74
H20/589/88/99	4, internally illuminated individual letter signs and 2, internally illuminated wall signs, to retail unit.	22/12/1988	02/03/1989	A	41.94
99-20/186/95/RE	Renewal of permission for 4 storey office block	19/12/1995	21/05/1996	A	15.70
20/97/99/FU	Use of land for car sales and car parking with prefabricated units	23/02/1999	04/05/1999	R	24.51
07/06341/FU	Change of use of vacant warehouse to nightclub and events venue	11/10/2007	15/02/2008	A	16.90
09/00301/FU	Continued use of premises as a nightclub and events venue	23/01/2009	11/03/2009	A	17.05
11/05281/FU	Use of site as a temporary car park together with associated works and landscaping (742 spaces)	16/12/2011	16/03/2012	A	93.22
20/517/04/OT	Outline application for multi level development up to 40 storeys with 450 flats, offices, hotel, casino, MSCP, A1, A3, A4, A5.	19/11/2004	19/09/2006	A	99.96
H20/376/74/	Alterations and extension to form caravan showroom to shop and office to car showroom and workshop.	03/12/1974	13/01/1975	A	20.48
H20/364/85/	Alterations including re-cladding and part new roof to workshop and garage.	25/07/1985	30/09/1985	A	42.18
H20/199/75/	Outline application to erect showrooms, workshops, stores and offices, to vacant site, (site area 0.32ha (0.8 acre)	23/05/1975	15/12/1975	W	13.07

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

99-20/109/94/OT	Outline application to erect part single and part 2 storey extension to car showroom	22/06/1994	21/07/1994	A	20.01
H20/361/75/	One non-illuminated fascia sign, size 7.92m. (26 ft.) x 0.91m. (3 ft.), height above ground 3.05m. (10 ft.) (underside)	19/09/1975	03/11/1975	A	19.71
H20/191/75/	Alterations and extension, to form covered way, to works premises.	20/05/1975	23/06/1975	W	13.04
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	01/03/2010	12/04/2013	A	99.98
H20/81/79/	Laying out of replacement access road to showroom and garage.	12/02/1979	30/04/1979	A	29.02
H20/309/79/	Alterations and extension, to form storage area, to car and caravan garage and showroom.	13/07/1979	20/08/1979	A	29.12
H20/293/77/	One internally illuminated double sided projecting clock box sign, size 1.52m. (5ft.) x 1.22m. (4ft.), height above	18/07/1977	22/08/1977	A	19.41
H20/403/91/99	Change of use of industrial, offices and warehousing to offices and warehousing and erection of 2m high timber boundary fence	16/09/1991	17/10/1991	A	14.08
20/382/99/FU	Use of land for car sales and car parking and prefabricated office units	16/07/1999	22/10/1999	A	23.37
H20/357/87/	Change of use of part, involving alterations, and extension of showroom, workshop, offices and store rooms, to	03/08/1987	21/12/1987	A	42.82
H20/302/77/	Outline application to erect car servicing workshop. to car showroom.	22/07/1977	19/09/1977	A	19.41
H20/429/77/	Car servicing workshop, with paint booth, to car showroom. (outline application no. 77/20/00302 approved)	20/10/1977	21/11/1977	A	19.41
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	28/06/2012	10/10/2012	INT	93.22

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 445

Site Name: Sweet Street/Jack Lane LS10

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: Yes Physical Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Meets Public Transport accessibility and standards but lacking in local services

Rank (1-5)

4

**Access Comments**

Existing access points from Sweet Street/Jack Lane must be used. No new direct access points onto Meadow Lane Lane

Rank (1-5)

5

**Local network comment**

Local congestion issues

Rank (1-5)

3

**Mitigation measure**

Improvements to Meadow Road gyratory

Total score

12

**Support?**

Yes with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 445

Site Name: Sweet Street/Jack Lane LS10

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units): 296 Floorspace sq m (Non residential): 93000

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 449

Site Name: 7 Duncan Street LS1

**Site Details**

Northing:	433415	Area sq m:	427.58	Ward	City and Hunslet
Easting:	430273	Area Ha:	0.042758	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Retail - Shops  
 Existing Use 2: Vacant & Derelict - Vacant building  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Retail - Shops  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	622.85	Distance to bus stop (metres)	33.68
Nearest Railway Station	Leeds City	Bus Stop ID	9042
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	100.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/80/99/SI	2 externally illuminated individual letter signs	04/02/1999	09/04/1999	A	47.44
20/289/92/LI	Listed building application to carry out alterations and part replacement of windows	23/07/1992	28/09/1992	A	47.44
20/275/05/SI	One externally illuminated scaffold shroud sign to proposed retail & residential development	13/06/2005	01/08/2005	A	47.44
09/04446/ADV	1 externally illuminated projecting sign to restaurant	13/10/2009	23/11/2009	A	82.89
06/03956/FU	Change of use including alterations and 4 storey rear extension of retail unit to basement restaurant, 3 ground floor retail units and 15 bed-sit flats	27/06/2006	05/12/2006	A	99.75
07/03507/ADV	Extension of permission for one externally illuminated scaffold shroud sign to proposed retail & residential development	30/05/2007	05/07/2007	A	47.63
06/06962/ADV	Extension of permission for one externally illuminated scaffold shroud sign to proposed retail & residential development	22/11/2006	08/01/2007	A	47.63
08/05241/FU	Variation of condition 13 of approval 06/03956/FU (variation of opening hours to 08.00am to 2.00am Monday - Saturday and 8.00am to 12.00pm Sunday)	04/09/2008	09/12/2008	A	47.61
20/176/99/LI	Listed building application for 3 externally illuminated signs to shop	08/04/1999	21/05/1999	A	47.44
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	24/09/2009	23/11/2009	A	82.89
08/05956/LI	Listed Building Application for external fire escape staircase to basement of retail development unit	21/10/2008	04/12/2008	A	99.75
07/06851/ADV	Extension of permission for one externally illuminated scaffold shroud sign to proposed retail & residential development	01/11/2007	18/12/2007	A	47.63
09/04185/FU	Repositioning of gates and addition of external smoking canopy to rear to restaurant	24/09/2009	23/11/2009	A	83.09
11/00117/FU	Change of use of retail unit (A1 use) to hot food take away (A5 use)	12/01/2011	09/05/2011	A	11.13
H20/282/74/	Two internally illuminated letter fascia signs, sizes 10.5m (34ft.6ins) x 0.6m (2ft), height above ground 3.9m (13ft)	10/10/1974	11/11/1974	A	47.44
20/280/05/LI	Listed building application for one externally illuminated scaffold shroud to proposed residential/retail development	16/06/2005	02/08/2005	A	47.44

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 449**

**Site Name: 7 Duncan Street LS1**

06/03954/LI	Listed Building application to carry out alterations to form basement restaurant, 3 ground floor retail units and 15 bed-sit flats including 4 storey rear extension	27/06/2006	05/12/2006	A	99.75
08/05955/FU	External fire escape staircase to basement of retail development unit	21/10/2008	08/12/2008	A	99.75

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 449

Site Name: 7 Duncan Street LS1

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

Capacity available

Rank (1-5)

5

**Mitigation measure**

none required

Total score

15

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 449

Site Name: 7 Duncan Street LS1

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

15

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 462

Site Name: 52 Call Lane LS1

## Site Details

Northing:	433273	Area sq m:	190.89	Ward	City and Hunslet
Easting:	430296	Area Ha:	0.019089	HMCA:	City Centre

## Site Characteristics

### Land Use

Existing Use 1: Recreation & Leisure - Amusement & show places  
Existing Use 2:  
Existing Use 3:  
Neighbouring Use 1: Recreation & Leisure - Amusement & show places  
Neighbouring Use 2: Office  
Neighbouring Use 3:  
Other uses:  
Site State:

### Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	609.69	Distance to bus stop (metres)	90.13
Nearest Railway Station	Leeds City	Bus Stop ID	4950
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

## UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
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	21/10/2009	16/12/2009	A	95.82
H20/340/80/	Change of use of shop and show room to cinema club, with offices, store, and toilets.	25/09/1980	08/12/1980	R	97.64
H20/62/74/	Illuminated box fascia sign size 5.3m (17ft.9ins) x 0.8m (2ft.9ins). height above ground 1.8m (6ft) (underside	10/05/1974	10/06/1974	W	96.08
08/06540/FU	Change of use of vacant unit to B1 office use	27/11/2008	05/01/2009	A	80.66
H20/266/87/	Change of use of disused cinema to class b1 offices and printing workshop, and alterations including new display window	08/06/1987	20/07/1987	A	81.54
07/04621/CA	Conservation Area Application to demolish existing single storey building	19/07/2007	24/10/2007	A	95.29
99-20/57/95/FU	Change of use of shop to cafe bar and nightclub	07/03/1995	04/07/1995	A	33.48
H20/305/80/	Change of use of shop and store, to cafe with stores.	20/08/1980	15/09/1980	A	97.88
20/686/99/FU	Alterations to entrance to bar	09/12/1999	14/03/2000	A	14.48
09/02240/FU	Change of use of vacant single storey unit to A3, A4 and A5 use	21/05/2009	21/07/2009	A	80.66
99-20/92/92/SN	1 non-illuminated fascia sign 1 non-illuminated projecting sign	02/12/1992	14/01/1993	W	26.50
20/136/98/SI	1 internally illuminated canopy sign	07/01/1998	15/06/1998	A	13.58
09/9/00312/MOD	Refurbishment of vacant unit including new frontage to form bar/nightclub NON MATERIAL AMENDMENT: New timber doors and stone architrave, repositioning of lower window transoms and sign to front.	20/10/2009	28/10/2009	M04	80.66
09/04545/ADV	One internally illuminated fascia sign to front of proposed bar/nightclub	21/10/2009	04/12/2009	A	80.66
08/03125/FU	Change of use of vacant single storey unit to A4 and A5 use	22/05/2008	29/08/2008	A	95.29
20/145/98/FU	Addition of bin store and air conditioning units to rear of night club	27/02/1998	22/05/1998	A	24.56
09/03334/FU	Refurbishment of vacant unit including new frontage to form bar/nightclub	30/07/2009	22/09/2009	A	80.66
H20/392/85/	Change of use of vacant cinema club, to motor cycle sales, service and ancillary repair workshop.	12/08/1985	21/10/1985	A	97.32
07/04620/FU	6 storey block of 14 flats with ground floor A2/B1 office accommodation	19/07/2007	24/10/2007	A	95.29
99-20/107/92/FU	Roller shutter door to front	24/12/1992	18/02/1993	A	26.50

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 462**

**Site Name: 52 Call Lane LS1**

99-20/218/94/FU	Change of use of shop and storeroom to childrens indoor adventure centre	28/11/1994	21/12/1994	A	26.40
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 462

Site Name: 52 Call Lane LS1

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

Capacity available

Rank (1-5)

5

**Mitigation measure**

None

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 462

Site Name: 52 Call Lane LS1

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

14

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1009

Site Name: Marshall Street - 1953 Building, Holbeck

**Site Details**

Northing:	432615	Area sq m:	5948.94	Ward	City and Hunslet
Easting:	429564	Area Ha:	0.594894	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant & Derelict - Vacant building  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses: Community Arts/Gallery  
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	590.15	Distance to bus stop (metres)	99.16
Nearest Railway Station	Leeds City	Bus Stop ID	12632
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/41/76/	Alterations, to remove disused toilets, and form 2 roller shutter doors, and addition of new loading platform, and	26/01/1976	15/03/1976	A	99.57
10/03474/COND	Consent, agreement or approval required by condition 13 of Planning Application 09/00883/FU	22/07/2010		W	18.58
H20/387/74/	Generator housing and 4, 546 litre (1000 gallons) oil storage tank, with bund wall, to works premises.	11/12/1974	13/01/1975	A	99.14
20/305/05/LI	Listed building application to part demolish refurb & extend mill to form retail centre/ offices/cafes/75 flats/parking	21/06/2005	05/10/2007	FDO	98.97
09/00883/FU	Temporary (3 year) change of use of disused mill to multi purpose performance, exhibition and events venue	02/03/2009	05/02/2010	A	18.58
H20/135/81/	Listed building application to carry out alterations, to form enlarged conveyor system, to warehouse.	26/03/1981	27/04/1981	W	98.97
20/545/04/LI	Listed building application for 2.4m high steel fence and gates to part of boundary of storage & distribution centre	22/11/2004	17/03/2005	A	98.97
09/00884/CA	Conservation Area Application for demolition of warehouse	27/01/2009	08/02/2010	A	97.73
07/05131/CA	Conservation area application for demolition of outer bridge	13/08/2007	08/10/2007	A	91.91
09/00885/FU	Laying out of temporary car park	02/03/2009	17/08/2009	W	97.73
20/303/05/FU	Change of use part demolish & 1-7 storey extension to mill to form cultural retail centre 75 flats offices cafes parking	21/06/2005	05/10/2007	FDO	98.97
20/544/04/FU	2.4m high steel fence and gates to part of boundary to storage & distribution centre	22/11/2004	03/02/2005	A	98.97
H20/403/87/	Alterations to form incinerator plant and addition of 11m high chimney, to works.	27/08/1987	04/01/1988	A	97.57
H20/415/87/	Listed building application to carry out alterations to form incinerator plant and addition of 11m high chimney to	27/08/1987	04/01/1988	A	97.53

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1009

Site Name: Marshall Street - 1953 Building, Holbeck

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs)    Suitability: LDF to determine    Achievability: Short term (0-5yrs)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

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

Rank (1-5)

5

##### Local network comment

cumulative impact concern

Rank (1-5)

4

##### Mitigation measure

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

Total score

13

##### Support?

Yes with mitigation

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

#### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1009

Site Name: Marshall Street - 1953 Building, Holbeck

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

120

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1010

Site Name: Baker House, Bridge Street, Leeds, LS2 7QZ

**Site Details**

Northing:	433932	Area sq m:	2012.82	Ward	City and Hunslet
Easting:	430635	Area Ha:	0.201282	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2: Industry and business - Storage  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Transport - Car Parks  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1198.84	Distance to bus stop (metres)	197.45
Nearest Railway Station	Leeds City	Bus Stop ID	7166
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H34/135/90/	Two, non-illuminated hoardings , size 3.29m x 6.3m, height above ground 1.2m (underside ), to vacant site.	03/04/1990	02/10/1990	R	37.37
H32/281/77/	One non-illuminated canopy sign, size 10.4m (34ft) x 0.7m (2ft 6ins) height above ground 4m (13ft 3ins) (underside	14/04/1977	23/05/1977	A	60.62
PREAPP/08/00314	.	18/08/2008	13/01/2009	PRENOT	100.00
H34/436/88/	Outline application to layout access and erect 3 storey office block, with car parking area , to car park site. (site area	17/10/1988	09/01/1989	A	38.43
H32/945/77/	Change of use of showrooms, car park, workshop and stores, to warehousing, car park, multi-unit antique and associ	31/10/1977	05/12/1977	A	38.54
20/426/01/DTM	Determination for addition of 3 antennae 4 dishes and equipment cabin to roof of store	15/08/2001	04/09/2001	PAG	59.99
H32/543/76/	Change of use of car showrooms , to warehouse, showrooms and ancillary offices.	15/06/1976	13/07/1976	A	60.62
20/472/02/DTM	Determination for 6 antennae 4 dishes and equipment cabins to roof	15/11/2002	11/12/2002	PAG	61.31
0-20/46/04/MOD	Determination for 6 antennae 4 dishes and equipment cabins to roof	20/10/2004	26/10/2004	M01	61.31
H32/950/75/	Change of use of existing ground floor car showrooms and basement storage to ground floor retail sales, administra	22/10/1975	16/02/1976	A	60.62
H32/257/77/	Alterations, including formation of offices, reception area, and new windows and new entrances, to warehouse showroom,	01/04/1977	23/05/1977	A	60.62
H34/153/86/	Alterations including new brick facade and to form toilets and entrance foyer, to front of offices and showroom.	08/05/1986	02/06/1986	A	59.56
20/491/00/SI	12 non illuminated and 1 internally illuminated projecting sign to warehouse	05/10/2000	28/12/2000	A	99.74
0-20/24/04/MOD	Determination for 6 antennae 4 dishes and equipment cabins to roof	14/06/2004	23/06/2004	M01	61.31
H34/145/87/	Change of use and alterations, including new windows of warehouse and offices, to warehouse use with ancillary offices.	13/04/1987	22/06/1987	A	37.78
10/00187/ADV	Non illuminated scaffold mounted wrap around banner sign for temporary period of 2 years	19/01/2010	18/03/2010	W	61.07
H34/310/87/	Addition of 2 flagpoles, to roof of warehouse.	21/08/1987	05/10/1987	A	59.68
20/37/95/FU	External fire escape staircase to car park	03/02/1995	19/06/1996	A	38.58

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1010

Site Name: Baker House, Bridge Street, Leeds, LS2 7QZ

H34/308/84/	One internally illuminated individual letter sign, size 1.043 m x 0.91m, height above ground 10.43m (underside), one internal	26/09/1984	11/03/1985	W	59.97
H34/299/87/	2 non illuminated painted fascia signs, size of one 16.7m x 1m, size of other 20m x 0.8 m, height of each above ground	17/08/1987	02/10/1987	A	59.48
20/160/05/SI	6 internally illuminated fascia signs 2 non illuminated banner signs & 4 non illuminated signs	06/04/2005	06/06/2005	A	59.99
H32/922/75/	Determination under section 53 of the town and country planning act 1971, for the use of basement, ground and first	17/10/1975	14/10/1975	R	60.62
H34/33/86/	Change of use of warehouse with offices, to offices with ground floor showroom.	30/01/1986	24/02/1986	A	59.99
0-20/22/05/MOD	6 internally illuminated fascia signs 2 non illuminated banner signs & 4 non illuminated signs	22/06/2005	30/06/2005	M01	59.99

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1010

Site Name: Baker House, Bridge Street, Leeds, LS2 7QZ

East Leeds

### SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

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

Rank (1-5)

5

##### Local network comment

Pedestrian links to city centre need environmental improvements.

Rank (1-5)

5

##### Mitigation measure

environmental

Total score

14

##### Support?

Yes - with mitigation

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comments:

LCC Flood Risk Management:

#### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1010

Site Name: Baker House, Bridge Street, Leeds, LS2 7QZ

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units): 63 Floorspace sq m (Non residential): 1000

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1020

Site Name: Rear of 39 Clarendon Road/ Kendal Lane  
Leeds LS2

**Site Details**

Northing:	434141	Area sq m:	94.16	Ward	e Park and Woodhouse
Easting:	429113	Area Ha:	0.009416	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Residential - Dwellings  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Curtilage of residential garden

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1112.45	Distance to bus stop (metres)	196.07
Nearest Railway Station	Leeds City	Bus Stop ID	8933
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 200px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1020

Site Name: Rear of 39 Clarendon Road/ Kendal Lane  
Leeds LS2

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/352/04/FU	4 storey block of 4 one bedroom flats and 2 two bedroom flats	27/07/2004	15/12/2004	R	99.52
20/208/00/FU	Change of use of bedsits to 3 two bedroom flats and two 1 bedroom flats	02/05/2000	27/06/2000	A	99.52
06/06783/FU	Four storey annexe to rear forming three 2 bedroom flats and one 1 bedroom flat attached to existing terrace at 12 Kendal Lane	14/11/2006	18/01/2007	R	99.53
10/02623/FU	2 two bedroom terrace houses to existing terrace at 12 Kendal Lane	09/06/2010	03/08/2010	R	99.53

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1020

Site Name: Rear of 39 Clarendon Road/ Kendal Lane  
Leeds LS2

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1020

Site Name: Rear of 39 Clarendon Road/ Kendal Lane  
Leeds LS2

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Access of Kendal Lane

Rank (1-5)

5

**Local network comment**

OK for 2 units

Rank (1-5)

5

**Mitigation measure**

None

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1020

Site Name: Rear of 39 Clarendon Road/ Kendal Lane  
Leeds LS2

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

2

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

Site Ref: 1082

Site Name: Manor Court, Holbeck

**Site Details**

Northing:	432678	Area sq m:	1148.55	Ward	City and Hunslet
Easting:	429627	Area Ha:	0.114855	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1082

Site Name: Manor Court, Holbeck

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1082

Site Name: Manor Court, Holbeck

East Leeds

### SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

### Gypsy Traveller Site Assessment

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

### Conclusion of Assessment

**Conclusion summary:**

Good housing site in Holbeck Urban Village. Submitted to SHLAA by owner/developer. Expected to come forward late in the medium term.

Site Capacity (dwellings units): 39 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1140

Site Name: Land west of Pontefract Lane, Richmond Hill, LS9

**Site Details**

Northing:	433470	Area sq m:	22288.80	Ward:	tofts and Richmond Hill
Easting:	431556	Area Ha:	2.22888	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale  
 Existing Use 2: Industry and business - Storage  
 Existing Use 3:  
 Neighbouring Use 1: Vacant and derelict - Vacant land  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage:	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1884.88	Distance to bus stop (metres):	140.71
Nearest Railway Station:	Leeds City	Bus Stop ID:	3375
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	88.12
Health and Safety Executive Gas Pipeline:	No	Conservation Areas:	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H32/1206/78/	Detached garage and workshop to works.	22/12/1978	26/03/1979	A	21.65
H32/105/75/	2 storey office block, comprising entrance hall, offices, toilets, kitchen and boiler room, to builders yard. (previous	05/02/1975	07/04/1975	A	24.74
H32/76/80/	Detached block of 5 light industrial units, each unit with toilets, and with 35 car parking spaces and landscaping	21/01/1980	24/03/1980	W	33.73
21/38/02/FU	Part single storey and part 3 storey extension to factory	08/02/2002	27/11/2002	A	92.94
21/35/94/RE	Renewal of outline to erect 3 detached office blocks to existing works site	15/02/1994	20/04/1994	A	42.83
H21/85/91/	Outline application to erect three detached office blocks to existing works site. (site area 0.96ha)	20/03/1991	06/08/1991	A	41.76
H21/183/83/	Change of use of joinery works, to retail warehouse with 54 car parking spaces.	23/09/1983	24/10/1983	R	18.15
21/42/97/FU	Detached electric sub station switchroom generator housing condenser units, fan & fence to factory	10/02/1997	24/10/1997	A	21.27
H32/527/80/	Single storey warehouse unit with ancillary 2 storey office accommodation, toilets, car parking spaces and landscaping	30/05/1980	21/07/1980	A	33.43
H21/38/84/	Change of use of joinery works, to warehouse with offices.	08/03/1984	26/03/1984	A	16.68
21/314/01/FU	Single storey extension to factory	24/12/2001	20/09/2002	A	92.94
12/01468/FU	Extension to factory (part implemented)	02/04/2012	28/05/2012	A	95.01
H32/160/75/	Underground petrol storage tank and pump, to works premises.	24/02/1975	07/04/1975	A	24.74
21/154/00/FU	Alterations to form mezzanine floor with external staircase and mezzanine access single storey extension & new roof	14/08/2000	01/09/2007	FDO	28.61
H21/138/88/	Alterations to form toilets and staircase and first floor extension, to form enlarged offices, with 7 car parking spaces	30/06/1988	23/08/1988	A	11.27
H32/113/80/	Application to erect five warehouse units, with 29 car parking spaces, to vacant site. (site area 0.75ha)	25/01/1980	24/03/1980	A	33.75
21/44/98/FU	Change of use and two extensions of warehouse to bakery	28/01/1998	30/09/1998	A	43.81
H32/77/80/	Outline application to lay out access and erect industrial development, with 6 car parking spaces, to vacant site	22/01/1980	24/03/1980	W	33.73
21/77/03/FU	Part single storey and part 3 storey extension to factory	03/03/2003	12/05/2003	A	92.94

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1140

Site Name: Land west of Pontefract Lane, Richmond Hill,  
LS9

0-21/44/02/MOD	3 storey factory extension	31/12/2002	09/01/2003	M05	92.94
H32/447/79/	Alterations and extension, to form vehicle maintenance garage, with office, rest room, store and toilets, to side of wo	21/05/1979	10/09/1979	A	18.76
H32/124/78/	Detached plant workshop, with pit, to builders yard premises.	10/02/1978	12/06/1978	A	24.74
21/313/99/FU	Extension to form refrigeration unit to factory	20/12/1999	06/04/2001	A	78.94
H32/11/79/	Extension, to form 2 storey office block with 11 car parking spaces and landscaping, to vacant site.	09/01/1979	26/03/1979	A	33.75
21/30/97/RE	Renewal of outline permission to erect three detached office blocks	31/01/1997	11/04/1997	A	42.78
H32/112/80/	Outline application to lay out access and erect warehouse development with 6 car parking spaces to vacant sit	25/01/1980	24/03/1980	W	33.75
H21/184/83/	Change of use, of joinery works, to wholesale warehouse with 54 car parking spaces.	23/09/1983	24/10/1983	A	18.26

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1140

Site Name: Land west of Pontefract Lane, Richmond Hill, LS9

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1140

Site Name: Land west of Pontefract Lane, Richmond Hill, LS9

East Leeds

**SHLAA Conclusions**

Availability: Long term (11+ year) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Access possible from Pontefract Lane or Upper Accommodation Road

Rank (1-5)

5

**Local network comment**

Will need to provide junction improvements for junction onto York Road

Rank (1-5)

3

**Mitigation measure**

York Road junction and pedestrian linkages to city centre

Total score

13

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

1146

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1140

Site Name: Land west of Pontefract Lane, Richmond Hill, LS9

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

132

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1267

Site Name: Former Gas works Site, Kidacre Street

**Site Details**

Northing:	432408	Area sq m:	43094.37	Ward	City and Hunslet
Easting:	430204	Area Ha:	4.309437	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Utilities & Infrastructure - Energy production and distribution  
 Existing Use 2: Vacant and derelict - Vacant land  
 Existing Use 3:  
 Neighbouring Use 1: Office  
 Neighbouring Use 2: Retail - Shops  
 Neighbouring Use 3: Other  
 Other uses: car show rooms, light business units  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	935.36	Distance to bus stop (metres)	193.74
Nearest Railway Station	Leeds City	Bus Stop ID	12870
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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).

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/326/87/	Detached equipment store with garage to gas board site.	16/07/1987	10/08/1987	A	99.04
20/199/00/HZ	Continuation of consent reference haz/dc/7 following a change in control of part of the land	26/04/2000	27/07/2000	A	29.63
99-20/40/95/OT	Outline application to erect three detached office blocks with car parking and landscaping	14/02/1995	19/05/1998	W	33.11
99-20/39/95/OT	Outline application to erect four detached office blocks with car parking and landscaping	14/02/1995	30/04/1998	A	62.38
20/98/96/SI	5 externally illuminated freestanding hoardings to development site	21/02/1996	14/06/1996	A	14.08
H20/396/84/	Erection of depot, comprising offices, workshops, laboratory, toilets, surgery, kitchen and dining room, with 88 ad	13/09/1984	13/09/1984	A	39.87
20/208/01/RE	Renewal of outline permission to erect four detached office blocks	18/04/2001	09/05/2001	W	62.38

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1267

Site Name: Former Gas works Site, Kidacre Street

East Leeds

### SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

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

Rank (1-5)

5

##### Access Comments

Access possible off Kidacre Street or Holmes St with widening

Rank (1-5)

4

##### Local network comment

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

Rank (1-5)

3

##### Mitigation measure

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

Total score

12

##### Support?

Yes - with mitigation

##### Need to combine with other sites:

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

##### Suitability for partial development:

#### Highways Agency

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 :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Supported

##### Boundary Amendment

#### Natural England:

#### Education

#### Drainage/Water/Flooding

##### Environment Agency Comments:

[Empty box for Environment Agency Comments]

##### Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

##### Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

##### Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

#### LCC Flood Risk Management:

#### Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1267

Site Name: Former Gas works Site, Kidacre Street

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 and other uses and halved again to account for separation from the train line.

**Site Capacity (dwellings units):**

226

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Amber

**Retail Conclusion:**

**Employment Conclusion:**

Amber

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2001

Site Name: St Peters Square

**Site Details**

Northing:	433485	Area sq m:	949.07	Ward	City and Hunslet
Easting:	430824	Area Ha:	0.094907	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Derelict  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Office  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1169.14	Distance to bus stop (metres)	68.74
Nearest Railway Station	Leeds City	Bus Stop ID	6451
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/390/91/	Change of use, involving alterations, including part new frontage and extension, of factory to offices.	04/09/1991	15/01/1992	A	79.16
20/411/97/FU	Change of use of factory to ground floor restaurant with 24 flats over	16/07/1997	21/12/2001	0	89.53
20/219/93/FU	Change of use with alterations from light industrial premises to offices; public house and nightclub	05/07/1993	29/11/1993	A	59.26
H20/484/87/	Addition of 1.3m diameter dish antenna, to roof of offices.	09/10/1987	30/11/1987	A	69.48
20/214/01/FU	Demolition existing building & erection of part 5, 7, 8 storey block of 49 flats, ground floor office & car parking	19/04/2001	21/05/2002	A	89.53
20/72/97/FU	Change of use of factory to restaurant and offices	12/02/1997	21/12/2001	0	89.53
0-20/43/03/MOD	Demolition existing building & erection of part 5 7 8 storey block of 49 flats ground floor office and car parking	01/09/2003	30/09/2003	M01	89.53
20/95/01/OT	Outline application to erect seven storey hotel	19/02/2001	30/01/2002	W	13.04
H20/292/82/	Change of use of mill to auction rooms.	18/08/1982	13/09/1982	R	34.24

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2001

Site Name: St Peters Square

East Leeds

### SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes

Achievability: Medium term (6-10 years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

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.

Rank (1-5)

5

##### Local network comment

cumulative impact concern

Rank (1-5)

4

##### Mitigation measure

None

Total score

14

##### Support?

yes

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

#### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2001

Site Name: St Peters Square

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Site involves semi demolished central section of St Peters Buildings. Development would provide a welcome infill. Appropriate for residential development

Site Capacity (dwellings units):

49

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2002

Site Name: Co-op Funeral Services & St Annes Shelter,  
Marsh Lane/York Street

**Site Details**

Northing:	433436	Area sq m:	10717.11	Ward	City and Hunslet
Easting:	430901	Area Ha:	1.071711	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Other  
 Existing Use 2: Residential - Hotels, boarding and guest houses  
 Existing Use 3:  
 Neighbouring Use 1: Transport - Transport tracks & ways  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses: Funeral directors  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1233.21	Distance to bus stop (metres)	36.98
Nearest Railway Station	Leeds City	Bus Stop ID	6451
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
0-20/46/96/MOD	Stage 6 and 7 of inner ring road	08/08/1996	16/12/1996	M01	36.72
99-20/69/94/FU	Change of use of factory to function rooms, demolition of boys club to form car park and garages & erection of canopy	22/04/1994	19/05/1994	A	16.81
99-20/140/94/LI	Listed building application to erect retaining wall with railings to former dyeworks stages 6 & 7 inner ring road	04/08/1994	15/09/1994	A	36.72
H20/142/92/	Stage 6 and 7 inner ring road. (this item is also notice under regulation 4(1) of the town and c	02/04/1992	02/07/1992	A	36.72
08/05131/ADV	3 internally illuminated fascia signs and 2 non illuminated wall signs to funeral directors	29/08/2008	09/10/2008	A	16.59
99-20/141/94/LI	Listed building application to erect retaining wall with railings to factory for stage 6 and 7 inner ring road	04/08/1994	15/09/1994	A	36.72
99-20/142/94/CA	Conservation area application to demolish buildings and walls for stage 6 and 7 of inner ring road	04/08/1994	15/09/1994	A	36.72
H20/141/92/99	Stage 6 and 7 of inner ring road	07/04/1992	18/06/1992	A	36.72
0-20/43/96/MOD	Stage 6 and 7 of leeds inner ring road	30/07/1996	29/08/1996	M01	36.72
20/472/04/FU	Disabled access ramp and stepped access to main entrance of funeral parlour	25/10/2004	10/05/2005	A	21.41
99-20/201/94/FU	Stage 6 and 7 of inner ring road	01/11/1994	19/01/1995	A	36.72
0-20/41/96/MOD	Stage 6 and 7 of inner ring road	26/07/1996	28/08/1996	M01	36.72
H20/495/88/	Use of cleared site and car park as coach park and car park.	03/10/1988	16/01/1989	A	15.28
H20/161/88/	Use of vacant site as enlarged car park. (this item is also notice under regulation 4(1) of the town and c	24/03/1988	07/11/1988	A	15.41
20/36/03/SI	3 externally illuminated wall mounted signs to funeral directors	28/01/2003	18/03/2003	R	16.81
0-20/42/96/MOD	Stage 6 and 7 of inner ring road.	26/07/1996	05/08/1996	M01	36.72
0-20/64/95/MOD	Stages 6 and 7 of inner ring road	11/12/1995	18/12/1995	M01	36.72
99-20/63/92/FU	4 storey hostel for homeless men	27/10/1992	19/11/1992	A	13.37
0-20/22/97/MOD	Stage 6 & 7 of inner ring road	07/05/1997	03/09/1997	M01	36.72
0-20/59/96/MOD	Stage 6 and 7 of inner ring road	12/11/1996		REC	36.72
20/476/96/FU	Change of use of factory to function rooms & single storey rear extensions & detached workshop to funeral directors	13/09/1996	15/01/1997	A	21.41
20/174/03/SI	3 externally illuminated wall mounted signs to funeral directors	13/05/2003	09/06/2003	A	16.80

Site Ref: 2002

Site Name: Co-op Funeral Services & St Annes Shelter,  
Marsh Lane/York Street

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2002

Site Name: Co-op Funeral Services & St Annes Shelter,  
Marsh Lane/York Street

East Leeds

### SHLAA Conclusions

Availability: Long term (11+ year) Suitability: Yes

Achievability: Long term (11+ years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

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

Rank (1-5)

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.

Rank (1-5)

5

##### Local network comment

Ok for 100 units, cumulative impact concern

Rank (1-5)

4

##### Mitigation measure

None

Total score

14

##### Support?

yes

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

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 :

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

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Supported

##### Boundary Amendment

#### Natural England:

#### Education

#### Drainage/Water/Flooding

##### Environment Agency Comments:

##### Environment Agency Constraints:

##### Yorkshire Water Comments:

##### Yorkshire Water Waste Water Treatment Works Comme

#### LCC Flood Risk Management:

#### Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2002

Site Name: Co-op Funeral Services & St Annes Shelter,  
Marsh Lane/York Street

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units): 100      Floorspace sq m (Non residential): 10000

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2004

Site Name: Leeds College Of Building

**Site Details**

Northing:	434170	Area sq m:	8985.43	Ward	City and Hunslet
Easting:	430692	Area Ha:	0.898543	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Community Services - Education  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Industry and business - Wholesale distribution  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1399.70	Distance to bus stop (metres)	73.35
Nearest Railway Station	Leeds City	Bus Stop ID	5870
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H34/84/85/	Erection of temporary logo structure to front of college. (this item	21/03/1985	15/04/1985	A	96.03
20/142/05/FU	Alterations and extension to roof to form liftshaft to college	30/03/2005	09/05/2005	A	98.95
PREAPP/08/00358	.	06/11/2008		PRECAG	98.95
10/00211/FU	4 roof mounted solar panels to college	20/01/2010		APPRET	99.97
20/529/01/FU	Laying out of enlarged car park to college	05/10/2001	28/08/2002	W	96.03
11/02556/FU	Installation of photo voltaic panels to roof	20/06/2011	11/08/2011	A	96.72
20/292/95/SI	Two externally illuminated wall signs and one non illuminated freestanding sign to college	10/07/1995	18/10/1995	A	93.77
06/03608/FU	Addition of air conditioning units and safety rail to roof and part reroofing of college	13/06/2006	24/08/2006	A	98.95

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2004

Site Name: Leeds College Of Building

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

Pedestrian linkages and local environmental improvements required.

Rank (1-5)

5

**Mitigation measure**

Pedestrian linkages and local environmental improvements required.

Total score

15

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

**Boundary Amendment**

Supported

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2004

Site Name: Leeds College Of Building

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):** 158      **Floorspace sq m (Non residential):** 4500

**Residential Conclusion:**

Amber

**Retail Conclusion:**

**Employment Conclusion:**

Amber

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2005

Site Name: Trafalgar Street

**Site Details**

Northing:	433972	Area sq m:	3796.19	Ward	City and Hunslet
Easting:	430589	Area Ha:	0.379619	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1189.30	Distance to bus stop (metres)	156.83
Nearest Railway Station	Leeds City	Bus Stop ID	9438
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Old multi-storey car park on north side of Trafalgar Street

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
12/00905/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7 and 8 of Planning Application 10/00764/FU	24/02/2012	30/03/2012	A	100.00
10/00764/FU	External cladding of multi storey car park and erection of new fencing and gates to external car parking area	19/02/2010	10/06/2010	A	100.00
H32/945/77/	Change of use of showrooms, car park, workshop and stores, to warehousing, car park, multi-unit antique and associated	31/10/1977	05/12/1977	A	99.68
H32/280/81/	Change of use of garage, warehouse offices and shop, sports and social club and offices, with basement car park	31/03/1981	08/06/1981	A	77.96
H32/501/78/	Change of use of lower ground floor retail shop and storage to light industrial and storage, and of ground floor	17/05/1978	03/07/1978	A	98.09
H32/500/80/	Change of use from light industrial, meter readers, cash reception, sports and social club and car parking to offices	16/05/1980	21/07/1980	A	97.78
20/491/00/SI	12 non illuminated and 1 internally illuminated projecting sign to warehouse	05/10/2000	28/12/2000	A	21.75
20/37/95/FU	External fire escape staircase to car park	03/02/1995	19/06/1996	A	99.84
H34/107/83/	Change of use, involving alterations and extension, of car park, to social club with snooker room, table tennis room	27/06/1983	05/09/1983	A	36.07

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2005

Site Name: Trafalgar Street

East Leeds

### SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes

Achievability: Medium term (6-10 years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

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

Rank (1-5)

5

##### Local network comment

Pedestrian links to city centre need environmental improvements.

Rank (1-5)

5

##### Mitigation measure

environmental

Total score

14

##### Support?

Yes - with mitigation

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

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 :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Supported

##### Boundary Amendment

#### Natural England:

#### Education

#### Drainage/Water/Flooding

##### Environment Agency Comments:

##### Environment Agency Constraints:

##### Yorkshire Water Comments:

##### Yorkshire Water Waste Water Treatment Works Comme

##### LCC Flood Risk Management:

#### Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2005

Site Name: Trafalgar Street

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

137

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2006

Site Name: Caspar Building and Centenary House, 59 North Street

**Site Details**

Northing:	434054	Area sq m:	7308.23	Ward	City and Hunslet
Easting:	430456	Area Ha:	0.730823	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant & Derelict - Vacant building  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2006

Site Name: Caspar Building and Centenary House, 59  
North Street

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2006

Site Name: Caspar Building and Centenary House, 59 North Street

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2006

Site Name: Caspar Building and Centenary House, 59 North Street

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)      Suitability: Yes      Achievability: Short term (0-5yrs)

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units): 44      Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2007

Site Name: Wharf Street

**Site Details**

Northing:	433356	Area sq m:	453.38	Ward	City and Hunslet
Easting:	430532	Area Ha:	0.045338	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Transport - Transport tracks & ways  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	856.23	Distance to bus stop (metres)	23.16
Nearest Railway Station	Leeds City	Bus Stop ID	13513
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Surface car park between Wharf Street and railway viaduct.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/417/02/FU	9 storey block with ground floor bar/restaurant and car park 1st 2nd and 3rd floor offices with 11 flats over	04/09/2002	16/12/2002	W	100.00
H20/266/84/	Conservation area application, to demolish boundary walls and existing buildings to proposed temporary car park a	25/06/1984	10/09/1984	A	95.94
H20/265/84/	Demolition of boundary wall and existing buildings and erection of new boundary walls and laying out of temporary	25/06/1984	10/09/1984	A	97.77
H20/617/88/99	Conservation area application, to demolish offices.	19/12/1988	20/04/1989	A	90.68
20/266/03/CA	Conservation area application to demolish warehouse and boundary walls	23/05/2003	15/10/2003	R	100.00
20/265/03/FU	6 storey block with ground floor bar/restaurant with 21 flats over	23/05/2003	14/10/2003	R	100.00
99-20/221/93/FU	Alterations to increase height of existing wall and fence and lay out planting to offices	29/11/1993	27/01/1994	A	87.91
20/654/98/FU	7 storey block of 14 flats with ground floor parking	06/11/1998	07/01/2000	A	99.83
20/428/02/CA	Conservation area application to demolish warehouse and boundary walls	11/10/2002	16/12/2002	W	100.00
H20/613/88/99	Revised scheme for laying out of access and erection of one, 4 storey detached office block and one, 3 storey off	19/12/1988	21/08/1990	A	87.91
H20/616/88/99	Conservation area application, to demolish workshops and store.	19/12/1988	17/04/1989	W	11.41

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2007

Site Name: Wharf Street

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: Yes Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Access from Wharf Street

Rank (1-5)

5

**Local network comment**

Capacity available for proposed numbers

Rank (1-5)

5

**Mitigation measure**

Environmental / pedestrian

Total score

15

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2007

Site Name: Wharf Street

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

14

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2008

Site Name: White Cloth Hall

**Site Details**

Northing:	433413	Area sq m:	860.92	Ward	City and Hunslet
Easting:	430441	Area Ha:	0.086092	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Retail - Shops  
 Existing Use 2: Vacant and derelict - Derelict  
 Existing Use 3:  
 Neighbouring Use 1 Retail - Shops  
 Neighbouring Use 2: Retail - Restaurants and Cafes  
 Neighbouring Use 3: Vacant & Derelict - Vacant building  
 Other uses:  
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	780.82	Distance to bus stop (metres)	23.34
Nearest Railway Station	Leeds City	Bus Stop ID	4471
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Derelict partly collapsed listed building

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	100.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/571/85/	Alterations, including new staircase and shopfront, and to form offices with reception and toilets and 2 shop units	06/12/1985	10/04/1986	A	75.57
99-20/28/94/RE	Extension of permission for alterations extensions and erection of shops restaurant offices and amusement arcade	17/02/1994	17/03/1994	A	100.00
H20/434/91/99	Alterations to form retail units, restaurant and office units, part 3 and part 4 storey extension to form retail	27/09/1991	28/02/1992	W	100.00
H20/433/91/99	Alterations to form retail units, restaurant and office units, part 3 and part 4 storey extension to form retail unit	24/09/1991	07/02/1992	A	100.00
H20/471/90/99	Listed building and conservation area application to demolish shops and offices.	02/10/1990	26/02/1992	W	99.83
H20/435/91/99	Demolition of part of listed building and buildings within a conservation area and listed building application	24/09/1991	28/02/1992	W	100.00
09/02349/FU	Continued use of first floor as private hire operator office	29/05/2009	14/10/2009	A	19.86
H20/577/85/	Listed building application involving demolition of part of existing shop and offices and alterations, including	09/12/1985	10/04/1986	A	75.37
H20/199/81/	Change of use, of shop, to amusement arcade.	23/04/1981	15/06/1981	R	76.20
H20/381/80/	Change of use of shop to amusement arcade.	22/10/1980	26/01/1981	W	40.84
99-20/132/93/LI	Listed building application to demolish and carry out alterations and extension to shops and offices	06/07/1993	09/09/1993	A	99.99
99-20/131/93/FU	Amendment to previous application to erect shop and offices and extension to form enlarged shop unit and canopy	15/07/1993	06/10/1993	A	99.99
H20/460/90/99	Outline application to erect office, retail and residential development to existing offices and shops. (site area	03/10/1990	13/12/1990	A	100.00
09/04668/COND	Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI	29/10/2009	09/11/2009	A	100.00
10/00181/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 20/171/05/LI	19/01/2010		PCO	100.00
H20/456/90/99	Listed building application to demolish shops and offices.	26/09/1990	26/02/1992	W	99.83
H20/469/90/99	Outline application to erect office, retail and residential development to existing offices and shops. (site area	03/10/1990	13/12/1990	A	100.00
20/201/99/FU	Use of land as temporary open drinking area with landscaping to proposed bar and restaurant development	26/04/1999	21/06/1999	A	17.58

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2008

Site Name: White Cloth Hall

99-20/167/94/LI	Listed building application to demolish part and carry out alterations and extension to shops and offices	13/09/1994	20/10/1994	A	99.99
H20/282/91/99	Renewal of outline permission to erect office, retail and residential development, to existing offices and shops.	10/07/1991	15/08/1991	A	100.00
20/171/05/LI	Listed building application to demolish rear extension to 98 Kirkgate	12/04/2005	09/12/2005	A	100.00
PREAPP/06/00161	Refurbishment of shops and new build development including restoration of Grade II listed First White Cloth Hall	23/08/2006		PCO	100.00
20/168/05/CA	Conservation area application to demolish vacant building	12/04/2005	12/12/2005	A	57.88
H20/553/79/	Two non illuminated shopfront mounted hoardings, size of each 3.05m x 1.52m, height of each above ground, 0.91m (und	12/12/1979	28/01/1980	R	72.88
99-20/15/93/RE	Extension of permission for alterations extensions and erection of shops, restaurant offices and amusement arcade	22/01/1993	18/02/1993	A	100.00
H20/436/91/99	Demolition of part of listed building and buildings within a conservation area and listed building application	27/09/1991	10/06/1992	A	100.00
H20/283/91/99	Renewal of outline permission to erect office, retail and residential development, to existing offices and shops.	10/07/1991	01/06/1992	W	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2008

Site Name: White Cloth Hall

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)      Suitability: Yes      Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Access possible from Crown Street

Rank (1-5)

5

**Local network comment**

Capacity ok for 5 dwellings

Rank (1-5)

5

**Mitigation measure**

Pedestrian linkages and local environmental improvements required.

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

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

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty text box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty text box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty text box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty text box for Yorkshire Water Waste Water Treatment Works Comments]

**LCC Flood Risk Management:**

**Utilities**

**Gas:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2008

Site Name: White Cloth Hall

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

5

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

Site Ref: 2012

Site Name: Apex Business Park / Meadow Lane Frontage

**Site Details**

Northing:	432262	Area sq m:	34113.30	Ward	City and Hunslet
Easting:	430163	Area Ha:	3.41133	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1:	Industry and business - Manufacturing & Wholesale
Existing Use 2:	Industry and business - Storage
Existing Use 3:	Other
Neighbouring Use 1	Industry and business - Wholesale distribution
Neighbouring Use 2:	Industry and business - Manufacturing & Wholesale
Neighbouring Use 3:	Office
Other uses:	Car Showroom
Site State:	Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1041.34	Distance to bus stop (metres)	89.93
Nearest Railway Station	Leeds City	Bus Stop ID	11274
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/453/97/SI	4 illuminated logo signs 4 illuminated fascia signs 3 freestanding illuminated signs	28/07/1997	02/09/1997	A	19.92
H20/322/75/	Alterations and extension, to form first aid room, comprising examination room, lobby and office, to factory premises	27/08/1975	22/09/1975	A	20.66
20/271/98/FU	External air conditioning units to car showrooms	06/05/1998	30/06/1998	A	12.18
12/01930/FU	Alterations involving erection of detached vehicle wash facility to vehicle workshop	30/04/2012	22/06/2012	A	15.12
11/05415/LA	Variation of condition 2 (approved plans) of approval 10/05712/LA for MINOR MATERIAL AMENDMENT relating to generator, fuel tank and fencing to data centre	23/12/2011	10/02/2012	A	12.81
H20/320/75/	New toilet block, to factory premises.	27/08/1975	22/09/1975	A	11.87
20/248/96/FU	Two car showrooms workshop offices vehicle preparation building covered car sales area and car parking	20/05/1996	16/08/1996	A	25.09
11/02075/ADV	6 illuminated and 3 non illuminated signs	20/05/2011	15/06/2011	A	36.99
H20/470/89/99	Laying out of access and erection of 2, two storey detached office units, 1, part two storey and part three storey	01/09/1989	14/01/1992	A	33.31
H20/448/87/	Laying out of access road and erection of six business units each with 2 storey offices, with 40 car parking spaces and	14/09/1987	19/11/1987	A	13.04
H20/357/81/	Alterations to existing factory, and offices and laying out of accesses and erection of 8 detached factory units	29/09/1981	21/06/1982	A	69.81
10/05712/LA	Generator, fuel tank and fencing to data centre	21/12/2010	18/02/2011	A	12.99
0-20/40/97/MOD	Alterations to fit out car showroom	28/08/1997	27/07/1998	M01	25.09
0-20/63/96/MOD	Two car showrooms workshop offices vehicle preparation building covered car parking	19/11/1996	31/12/1996	M01	25.09
H20/546/85/	Outline application to erect offices and use of vacant site, as parking area. (site area 0.02ha)	14/11/1985	19/11/1986	W	13.70

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2012

Site Name: Apex Business Park / Meadow Lane Frontage

East Leeds

**SHLAA Conclusions**

Availability: Long term (11+ year) Suitability: Yes Physical Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Access using existing Apex Way

Rank (1-5)

5

**Local network comment**

Local network and Meadow Road gyratory has capacity issues.

Rank (1-5)

3

**Mitigation measure**

Substantial improvements will be required to address capacity issues

Total score

13

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

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

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2012

Site Name: Apex Business Park / Meadow Lane Frontage

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):** 298      **Floorspace sq m (Non residential):** 17000

**Residential Conclusion:**

Amber

**Retail Conclusion:**

**Employment Conclusion:**

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2013

Site Name: Pottery Fields, Kidacre Street

**Site Details**

Northing:	432202	Area sq m:	13954.74	Ward	City and Hunslet
Easting:	430338	Area Ha:	1.395474	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2: Utilities & Infrastructure - Energy production and distribution  
 Existing Use 3:  
 Neighbouring Use 1: Utilities & Infrastructure - Energy production and distribution  
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1181.73	Distance to bus stop (metres)	167.30
Nearest Railway Station	Leeds City	Bus Stop ID	11274
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Cross Myrtle Street (ROTA) Holbeck	Vehicle Dismantling and Scrap Metal

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/38/74/	Outline application to erect a single storey building comprising 3 units to be used for purposes of engineering	24/04/1974	30/09/1974	A	14.62
H20/280/82/	Outline application to erect 2 light industrial units to vacant site. (site area 0.15ha) (this item is also notice and	04/08/1982	04/10/1982	A	10.79
09/05571/FU	Use of vacant land as coach parking with detached prefabricated drivers' office	23/12/2009	11/03/2010	A	11.15
H20/322/82/	Change of use of warehouse premises to car dismantlers yard. (this item is also notice under regulation 5(2) of the town	09/09/1982	25/10/1982	A	13.88
H20/622/89/99	Laying out of access and erection of two detached light industrial units each with toilets and office, with 10 car parking	01/12/1989	25/06/1991	W	11.07
H20/74/83/	Alterations and 2.8m high boundary wall to form car dismantlers works to existing warehouse.	11/03/1983	25/04/1983	A	14.03
10/04177/COND	Consent, agreement or approval required by conditions 9, 10 and 12 of Planning Application 09/05571/FU	08/09/2010	17/02/2011	R	11.15
20/624/96/FU	Two 2 storey and five single storey prefabricated units with car parking and 3m high boundary fence	25/11/1996	31/12/1996	A	58.71
99-20/134/93/FU	2 detached wholesale warehouse units	12/07/1993	06/09/1993	A	10.54

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2013

Site Name: Pottery Fields, Kidacre Street

East Leeds

**SHLAA Conclusions**

Availability: Long term (11+ year) Suitability: Yes Physical Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

4

**Local network comment**

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

Rank (1-5)

3

**Mitigation measure**

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

Total score

12

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

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

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2013

Site Name: Pottery Fields, Kidacre Street

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

98

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2014

Site Name: Motorcycle Training Area, Kidacre Street

**Site Details**

Northing:	432365	Area sq m:	7686.14	Ward	City and Hunslet
Easting:	430254	Area Ha:	0.768614	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1:	Vacant and derelict - Vacant land
Existing Use 2:	Other
Existing Use 3:	
Neighbouring Use 1	Retail - Shops
Neighbouring Use 2:	Industry and business - Manufacturing & Wholesale
Neighbouring Use 3:	Utilities & Infrastructure - Energy distribution
Other uses:	Motorcycle Training Centre
Site State:	Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	999.22	Distance to bus stop (metres)	207.57
Nearest Railway Station	Leeds City	Bus Stop ID	11274
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2014

Site Name: Motorcycle Training Area, Kidacre Street

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/24/84/	Use of part of highway maintenance chipping store as a motor cycling testing and training site with detached prefabricated	16/01/1984	21/02/1984	A	18.72

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2014

Site Name: Motorcycle Training Area, Kidacre Street

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: Yes Physical Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

4

**Local network comment**

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

Rank (1-5)

3

**Mitigation measure**

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

Total score

12

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

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

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2014

Site Name: Motorcycle Training Area, Kidacre Street

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units): 0 Floorspace sq m (Non residential): 3500

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

Amber

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2015

Site Name: Bath Road West

**Site Details**

Northing:	432634	Area sq m:	6427.06	Ward	City and Hunslet
Easting:	429346	Area Ha:	0.642706	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Vacant and derelict - Vacant land  
 Neighbouring Use 2: Vacant & Derelict - Vacant building  
 Neighbouring Use 3: Industry and business - Manufacturing & Wholesale  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	655.69	Distance to bus stop (metres)	216.39
Nearest Railway Station	Leeds City	Bus Stop ID	3394
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	2.05	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Vacant land with storage building to the west of Bath Road.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Planning History**

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/75/77/1	Renewal of outline application to erect 132/33 kv primary sub station, to cleared site. (outline application)	07/07/1980	06/10/1980	A	82.49
20/165/02/FU	Detached primary sub-station with 2.4m high wall and fence	24/04/2002	16/01/2003	A	28.55
H20/141/74/	Temporary parking of office caravans and vehicles for gas conversion unit area	11/07/1974	09/09/1974	A	87.09
H20/75/77/	Renewal of outline application to erect 132/33 kv primary sub station, to cleared site. (outline application)	21/02/1977	04/04/1977	A	79.15

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2015

Site Name: Bath Road West

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Meets Public Transport accessibility and standards but lacking in local services

Rank (1-5)

4

**Access Comments**

Access from Bath Road

Rank (1-5)

5

**Local network comment**

cumulative impact concern

Rank (1-5)

4

**Mitigation measure**

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

Total score

13

**Support?**

Yes with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2015

Site Name: Bath Road West

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Mixed use development with residential a reasonable prospect. SHLAA concludes 74 dwellings starting in 2020/21. This assumes a net developable area of 4.1ha and that half of this would be used for housing. Assume 2ha or 20,000sqm for offices.

Site Capacity (dwellings units):

120

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2016

Site Name: Bath Road East

**Site Details**

Northing:	432637	Area sq m:	5519.70	Ward	City and Hunslet
Easting:	429411	Area Ha:	0.55197	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Vacant and derelict - Vacant land  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	620.96	Distance to bus stop (metres)	211.91
Nearest Railway Station	Leeds City	Bus Stop ID	12632
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Vacant land to the east of Bath Road used for miscellaneous storage.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/75/77/1	Renewal of outline application to erect 132/33 kv primary sub station, to cleared site. (outline application)	07/07/1980	06/10/1980	A	94.27
99-20/104/94/OT	Outline application to erect general industrial development	09/06/1994	21/07/1994	A	98.22
99-20/105/94/OT	Outline application to erect warehouse development	09/06/1994	21/07/1994	A	98.22
20/60/98/LI	Listed building application to carry out alterations and part steel cladding and first floor extension	20/01/1998	28/04/1998	R	12.82
H20/75/77/	Renewal of outline application to erect 132/33 kv primary sub station, to cleared site. (outline application)	21/02/1977	04/04/1977	A	89.28
99-20/106/94/OT	Outline application to erect office development	09/06/1994	19/07/1995	W	98.22
20/638/97/FU	Alterations and part new cladding and first floor office extension to factory	13/11/1997	24/04/1998	R	12.96

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2016

Site Name: Bath Road East

East Leeds

### SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Meets Public Transport accessibility and standards but lacking in local services

Rank (1-5)

4

##### Access Comments

Access from Bath Road

Rank (1-5)

5

##### Local network comment

cumulative impact concern

Rank (1-5)

4

##### Mitigation measure

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

Total score

13

##### Support?

Yes with mitigation

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

#### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2016

Site Name: Bath Road East

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 3ai which would be better suited to office/business space than residential.

Site Capacity (dwellings units):

96

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2018

Site Name: Silver Street/ Midland Mills North

**Site Details**

Northing:	432843	Area sq m:	2722.46	Ward	City and Hunslet
Easting:	429345	Area Ha:	0.272246	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Vacant & Derelict - Vacant building  
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	491.49	Distance to bus stop (metres)	320.33
Nearest Railway Station	Leeds City	Bus Stop ID	4261
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	1.01	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/700/98/FU	Detached block of 3 industrial units	03/12/1998	09/11/2000	R	18.25
12/01750/COND	Consent, agreement or approval required by conditions 3, 5, 6, 8 and 9 of Planning Application 11/04259/FU	17/04/2012	22/08/2012	A	18.22
20/458/01/FU	Erection of 9 industrial units (class b1, b2 and b8) with ancillary car parking and landscaping	29/08/2001	12/02/2004	A	18.22
H20/343/75/	Outline application to erect extension, to form office and porch, to light engineering workshops.	12/09/1975	03/11/1975	A	51.18
H20/19/83/	Change of use of industrial building to car repair and sales garage.	27/01/1983	28/03/1983	A	68.88
20/9/96/OT	Outline application to erect b1, b2, b8 units	04/01/1996	11/03/1996	A	18.19
20/359/97/FU	Change of use of part of motor repair and car sales to car and van hire	17/06/1997	18/06/1998	A	81.72
PREAPP/08/00302	.	16/07/2008	01/01/2010	PRECAG	18.22
11/04259/FU	Use of site as car park (200 spaces)	10/10/2011	19/03/2012	A	18.22
H20/29/82/	Laying out of access, alterations, including new wall with door and roller shutter door and 1.8m high chain link security	27/01/1982	23/03/1982	A	69.86

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2018

Site Name: Silver Street/ Midland Mills North

East Leeds

## SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

## Summary of Infrastructure provider comments and other planning requirements

### Leeds City Council Highways inc Metro

#### Accessibility comment

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

Rank (1-5)

3

#### Local network comment

cumulative impact concern

Rank (1-5)

4

#### Mitigation measure

Improvements into 'Holbeck Urban Village'.

Total score

11

#### Support?

yes but ideally combined with site 2019

#### Need to combine with other sites:

#### Suitability for partial development:

### Highways Agency

### Network Rail :

### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

### Education

### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2018

Site Name: Silver Street/ Midland Mills North

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

86

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2019

Site Name: Silver Street/ Midland Mills South

**Site Details**

Northing:	432733	Area sq m:	5677.98	Ward	City and Hunslet
Easting:	429314	Area Ha:	0.567798	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Vacant & Derelict - Vacant building  
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	594.36	Distance to bus stop (metres)	313.29
Nearest Railway Station	Leeds City	Bus Stop ID	3394
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.19	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

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.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/392/96/FU	3 detached prefabricated office units detached vehicle maintenance building and open equipment storage and parking	05/08/1996	10/10/1996	R	65.00
H20/96/90/99	Alterations and extension to form reception with office over to existing offices.	26/02/1990	19/04/1990	A	30.86
20/700/98/FU	Detached block of 3 industrial units	03/12/1998	09/11/2000	R	17.88
12/01750/COND	Consent, agreement or approval required by conditions 3, 5, 6, 8 and 9 of Planning Application 11/04259/FU	17/04/2012	22/08/2012	A	62.98
H20/529/88/99	Alterations and 2 storey extension, to form offices to builders yard.	31/10/1988	01/12/1988	A	19.15
20/458/01/FU	Erection of 9 industrial units (class b1, b2 and b8) with ancillary car parking and landscaping	29/08/2001	12/02/2004	A	16.27
20/9/96/OT	Outline application to erect b1, b2, b8 units	04/01/1996	11/03/1996	A	65.88
PREAPP/08/00302	.	16/07/2008	01/01/2010	PRECAG	61.18
H20/332/86/	Outline application to erect first floor extension, to form offices, to existing building contractors offices.	31/07/1986	20/10/1986	A	13.71
11/04259/FU	Use of site as car park (200 spaces)	10/10/2011	19/03/2012	A	62.98

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2019

Site Name: Silver Street/ Midland Mills South

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Meets Public Transport accessibility and standards but lacking in local services

Rank (1-5)

4

**Access Comments**

Access achievable from Water Lane

Rank (1-5)

5

**Local network comment**

cumulative impact concern

Rank (1-5)

4

**Mitigation measure**

Improvements into 'Holbeck Urban Village'

Total score

13

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2019

Site Name: Silver Street/ Midland Mills South

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

179

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2021

Site Name: Water Lane Car Park

**Site Details**

Northing:	432946	Area sq m:	1774.95	Ward	City and Hunslet
Easting:	429565	Area Ha:	0.177495	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Transport - Car Parks  
 Neighbouring Use 2: Vacant & Derelict - Vacant building  
 Neighbouring Use 3: Residential - Dwellings  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	276.14	Distance to bus stop (metres)	353.41
Nearest Railway Station	Leeds City	Bus Stop ID	6735
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
11/05216/FU	Use of cleared site for long stay car park (83 spaces)	12/12/2011	19/03/2012	A	97.85
20/698/99/FU	Laying out of long stay car park	15/12/1999	26/06/2000	W	99.99
20/140/02/RE	Extension of temporary permission for use of site as car park	15/04/2002	06/06/2002	A	99.99
H20/434/81/	Use of premises as a motor vehicle repair garage.	02/12/1981	04/01/1982	A	41.28
20/699/99/FU	Laying out of short stay car park	15/12/1999	11/04/2000	A	99.99
08/03808/FU	Part 5 part 6 storey development, comprising 3 ground floor units (for flexible A2, A3, A4, B1, D1 and D2 uses) with offices over and basement parking	24/06/2008	29/11/2010	A	24.05
12/02634/COND	Consent, agreement or approval required by conditions 5, 6, 7 and 8 of Planning Application 11/05216/FU	11/06/2012	10/08/2012	A	97.85
08/05440/FU	5 storey 78 bedroom hotel	17/09/2008	29/11/2010	A	77.64
20/455/05/FU	Removal of condition 4 of permission 20/374/04/re (operating hours)	20/09/2005	27/09/2007	FDO	99.99
20/207/04/RE	Extension of temporary permission for use of site as car park	30/04/2004	10/06/2004	R	99.99
09/05209/EXT	Extension of time for outline application to erect mixed use development with hotel residential A2/A3/A4/A5/B1/D1 uses and car parking	30/11/2009	29/11/2010	A	25.04
12/02216/COND	Consent, agreement or approval required by condition 3 of Planning Application 11/05216/FU	18/05/2012	10/08/2012	A	97.85
20/245/05/OT	Outline application to erect mixed use development with hotel residential A2/A3/A4/A5/B1/D1 uses and car parking	24/05/2005	28/12/2006	A	24.88
20/255/99/FU	Laying out of car park	18/05/1999	02/07/1999	R	99.93
20/374/04/RE	Extension of temporary permission for use of site as short-stay car park	23/08/2004	04/10/2004	A	99.99
20/35/98/FU	Change of use and extension to form hot food takeaway shop unit workshop and offices over	14/01/1998	11/05/1998	A	15.78
20/127/97/FU	Alterations and change of use of dwelling to hot food take away shop	10/03/1997	12/06/1997	A	40.79

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2021

Site Name: Water Lane Car Park

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)      Suitability: Yes      Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Access achievable from Water Lane

Rank (1-5)

5

**Local network comment**

cumulative impact concern

Rank (1-5)

4

**Mitigation measure**

Improvements into 'Holbeck Urban Village'

Total score

14

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2021

Site Name: Water Lane Car Park

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):**

62

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Green

**Retail Conclusion:**

**Employment Conclusion:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2023

Site Name: Yorkshire Evening Post

**Site Details**

Northing:	433430	Area sq m:	18549.67	Ward	City and Hunslet
Easting:	429075	Area Ha:	1.854967	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale  
 Existing Use 2: Office  
 Existing Use 3:  
 Neighbouring Use 1: Office  
 Neighbouring Use 2: Transport - Waterways  
 Neighbouring Use 3: Vacant & Derelict - Vacant building  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	661.67	Distance to bus stop (metres)	66.27
Nearest Railway Station	Leeds City	Bus Stop ID	11140
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/6/93/SN	2 non-illuminated free standing signs and 2 non-illuminated wall signs	14/01/1993	23/02/1993	A	98.21
20/15/04/FU	2m high boundary fence and security gates to newspaper offices	27/01/2004	23/03/2004	A	97.57
20/237/99/SI	2 halo illuminated signs, 1 non-illuminated sign and 1 non-illuminated logo	05/05/1999	05/07/1999	A	96.51
H20/302/79/	Alterations and extensions, to form enlarged reel store new unloading area and new office and loading bays and security	10/07/1979	20/08/1979	A	97.57
20/309/92/FU	Addition of satellite dish	30/07/1992	17/09/1992	A	98.21
H20/357/79/	27, 376 litres oil storage tank, to newspaper vehicle workshop.	22/08/1979	17/09/1979	A	97.57
H20/400/74/	Alteration and extension to form new roof air conditioning plant room to newspaper offices.	30/12/1974	03/02/1975	A	92.57
H20/450/81/	10910.4 litre, l.p.g. storage tank, to newspaper offices.	22/12/1981	26/01/1982	A	94.29
20/293/92/FU	Canopy to front	21/07/1992	28/09/1992	A	98.21
12/04254/FU	Glazed entrance porch	05/10/2012	28/11/2012	A	95.85

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

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

Rank (1-5)

3

**Mitigation measure**

will need mitigation to West St gyratory and Armley gyratory

Total score

13

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported - but Otters to consider

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2023

Site Name: Yorkshire Evening Post

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

293

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2024

Site Name: Kirkstall Road Car Park

### Site Details

Northing:	433621	Area sq m:	7432.79	Ward	City and Hunslet
Easting:	429020	Area Ha:	0.743279	HMCA:	City Centre

### Site Characteristics

#### Land Use

Existing Use 1:	Transport - Car Parks
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Office
Neighbouring Use 2:	Vacant & Derelict - Vacant building
Neighbouring Use 3:	Residential - Hotels, boarding and guest houses
Other uses:	
Site State:	Brownfield

#### Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	797.73	Distance to bus stop (metres)	143.35
Nearest Railway Station	Leeds City	Bus Stop ID	12034
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

### UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2024

Site Name: Kirkstall Road Car Park

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/436/75/	Laying out of access roads and erection of multi-storey car park for 850 cars, in two blocks with bridge link between them	20/05/1975	11/08/1975	W	87.84
H26/616/76/	Laying out of car park, for 220 cars, with landscaping to vacant site. (this item)	15/07/1976	13/09/1976	A	99.13

NB. Site assessments will be added over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2024

Site Name: Kirkstall Road Car Park

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Local network comment**

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

Rank (1-5)

3

**Mitigation measure**

will need mitigation to West St gyratory and Armley gyratory

Total score

13

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

**Boundary Amendment**

Supported

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2024

Site Name: Kirkstall Road Car Park

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):**

233

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Amber

**Retail Conclusion:**

**Employment Conclusion:**

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2028A

Site Name: Leeds General Infirmary

## Site Details

Northing:	434066	Area sq m:	42502.36	Ward	City and Hunslet
Easting:	429682	Area Ha:	4.250236	HMCA:	City Centre

## Site Characteristics

### Land Use

Existing Use 1: Community Services - Medical & Health care services

Existing Use 2:

Existing Use 3:

Neighbouring Use 1

Neighbouring Use 2:

Neighbouring Use 3:

Other uses:

Site State: Brownfield

### Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

## UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2028A

Site Name: Leeds General Infirmary

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2028A

Site Name: Leeds General Infirmary

East Leeds

### SHLAA Conclusions

Availability:

Suitability:

Achievability:

### Gypsy Traveller Site Assessment

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

### Conclusion of Assessment

**Conclusion 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 Capacity (dwellings units):

372

Floorspace sq m (Non residential):

0

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

Site Ref: 2028B

Site Name: Leeds General Infirmary

**Site Details**

Northing:	434132	Area sq m:	71249.16	Ward	City and Hunslet
Easting:	429482	Area Ha:	7.124916	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Community Services - Medical & Health care services  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2028B

Site Name: Leeds General Infirmary

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2028B

Site Name: Leeds General Infirmary

East Leeds

### SHLAA Conclusions

Availability:

Suitability:

Achievability:

### Gypsy Traveller Site Assessment

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

### Conclusion of Assessment

**Conclusion 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 Capacity (dwellings units):

623

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

Site Ref: 2029

Site Name: Leeds Metropolitan University

**Site Details**

Northing:	434271	Area sq m:	30845.46	Ward	City and Hunslet
Easting:	429779	Area Ha:	3.084546	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Community Services - Education  
 Existing Use 2: Vacant and derelict - Vacant land  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Office  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1082.82	Distance to bus stop (metres)	88.77
Nearest Railway Station	Leeds City	Bus Stop ID	1293
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Remaining plot of former Leeds Metropolitan University campus land release. The site faces Calverley Street backing onto remaining LMU teaching buildings.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/69/88/	3 prefabricated classroom units to polytechnic. (this item is also notice under regulation 4(1) of the town and c	12/02/1988	09/05/1988	A	11.76
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	30/09/2011	30/12/2011	A	43.60
12/02537/FU	New and replacement cladding and glazing	08/06/2012	26/07/2012	A	28.57
12/01041/COND	Consent, agreement or approval required by condition 11 of Planning Application 10/05541/FU	05/03/2012	21/05/2012	A	43.60
12/01148/COND	Consent, agreement or approval required by conditions 4, 17, 18 and 19 of Planning Application 10/05541/FU	12/03/2012	08/05/2012	SPL	43.60
20/189/97/FU	Alterations to form entrance to university building	14/04/1997	06/06/1997	A	84.66
H20/334/88/	3, prefabricated classroom units to polytechnic (this item is also notice under regulation 4(1) of the town and c	17/06/1988	12/09/1988	A	98.82
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 landscaping NON MATERIAL AMENDMENT TO 10/05541/FU : Alterations to ground floor layout of block F	08/07/2011	28/07/2011	M01	43.60
PREAPP/08/00310	.	30/06/2008	17/07/2009	PRENOT	80.22
20/83/02/FU	1.2m high guardrail to perimeter of roof to university	05/03/2002	29/04/2002	A	98.82
20/394/97/FU	Alterations recladding and reglazing to university building	07/07/1997	16/09/1997	A	11.44
11/02967/ADV	3 non illuminated signs	13/07/2011	31/08/2011	A	25.22
20/138/93/FU	Canopy and new entrance doors to front of university	21/04/1993	02/08/1993	A	81.97
11/02319/COND	Consent, agreement or approval required by conditions 3, 10 and 15 of Planning Application 10/05541/FU	03/06/2011	26/07/2012	A	43.60
11/02872/COND	Consent, agreement or approval required by conditions 4, 17 and 18 of Planning Application 10/05541/FU	07/07/2011	23/09/2011	A	43.60
12/02459/COND	Consent, agreement or approval required by conditions 18 and 20 of Planning Application 11/04138/FU	30/05/2012	16/08/2012	A	43.60
H20/101/91/	Alterations, including new staircases to polytechnic.	28/03/1991	23/07/1991	A	29.76

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

0-20/40/99/MOD	Refurbishment/new build to form new learning centre to university	13/09/1999	22/09/1999	M07	18.54
20/403/93/FU	Alterations and 2nd floor extension to form corridor link	25/11/1993	19/01/1994	A	81.97
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	08/12/2010	06/05/2011	A	43.60
11/05001/COND	Consent, agreement or approval required by conditions 17 and 18 of Planning Application 10/05541/FU	28/11/2011	05/01/2012	A	43.60
20/160/94/FU	Four 6 metre high flood lighting columns to university	22/04/1994	15/07/1994	A	96.47
20/179/94/FU	2 detached prefabricated ticket kiosks and additional car parking barriers to university	28/04/1994	01/08/1994	A	100.00
11/04467/COND	Consent, agreement or approval required by condition 21 of Planning Application 10/05541/FU	12/10/2011	23/11/2011	A	43.60
12/00152/FU	21 storey block of 74 student cluster flats, with 404 study bedrooms	13/01/2012	29/05/2012	A	27.60
20/467/03/FU	Extension to form lift shaft to university building	19/12/2003	05/02/2004	A	14.37
20/457/98/FU	New 5 storey learning centre refurbishment of building b north and recladding of building b south to university	31/07/1998	16/12/1998	A	18.54
12/03722/COND	Consent, agreement or approval required by condition 13 of Planning Application 10/05541/FU	28/08/2012	04/09/2012	A	43.60
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	04/01/2013	04/03/2013	SPL	27.60
12/02868/COND	Consent, agreement or approval required by conditions 16 and 24 of Planning Application 10/05541/FU	02/07/2012	16/08/2012	A	43.60
12/03171/COND	Consent, agreement or approval required by conditions 5 and 6 of Planning Application 10/05541/FU	19/07/2012	17/08/2012	A	43.60
12/02869/COND	Consent, agreement or approval required by condition 18 of Planning Application 11/04138/FU	02/07/2012	16/08/2012	A	43.60
12/04399/COND	Consent, agreement or approval required by condition 3 of Planning Application 12/02537/FU	15/10/2012	30/10/2012	A	28.57

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2029

Site Name: Leeds Metropolitan University

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: Yes Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

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

Rank (1-5)

5

**Local network comment**

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

Rank (1-5)

3

**Mitigation measure**

Portland Way junctions with Woodhouse Lane and Clarendon Road

Total score

13

**Support?**

Yes - with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

**Boundary Amendment**

Supported

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2029

Site Name: Leeds Metropolitan University

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

128

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2031

Site Name: Water Lane Railway Triangle

**Site Details**

Northing:	432881	Area sq m:	9779.12	Ward	City and Hunslet
Easting:	429244	Area Ha:	0.977912	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale  
 Neighbouring Use 2: Vacant and derelict - Vacant land  
 Neighbouring Use 3: Transport - Car Parks  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	545.62	Distance to bus stop (metres)	227.30
Nearest Railway Station	Leeds City	Bus Stop ID	4261
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2031

Site Name: Water Lane Railway Triangle

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/379/85/	Use of vacant site as modern s culpture display area.	07/08/1985	21/10/1985	A	93.88
H20/177/88/	36.5m high brick statue.	31/03/1988	07/11/1988	R	99.51

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2031

Site Name: Water Lane Railway Triangle

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: LDF to determine

Achievability: Long term (11+ years)

### Gypsy Traveller Site Assessment

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

### Conclusion of Assessment

**Conclusion 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 Capacity (dwellings units):**

171

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Green

**Retail Conclusion:**

**Employment Conclusion:**

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3017

Site Name: St Peters Church and House, Chantrell House, Leeds Parish Church, Kirkgate

**Site Details**

Northing:	433262	Area sq m:	3332.96	Ward	City and Hunslet
Easting:	430665	Area Ha:	0.333296	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1: Other  
 Existing Use 2: Vacant and derelict - Vacant land  
 Existing Use 3:  
 Neighbouring Use 1  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses: Place of Worship  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	974.91	Distance to bus stop (metres)	172.18
Nearest Railway Station	Leeds City	Bus Stop ID	9254
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	39.87	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Site comprises buildings and land between Leeds Parish Church and The Calls

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/336/80/	Outline application to demolish existing school, lay out access and erect 3 storey office block and 3 storey block of 3	23/09/1980	15/04/1981	A	34.55
H20/498/78/	Outline application to demolish existing buildings, layout access road and erect 3 storey office block, with 12 car park	29/11/1978	22/05/1979	A	26.47
H20/85/74/	Internal alterations to form choir room with music library store and common room to church premises	13/05/1974	22/07/1974	A	39.71
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.	23/07/2009	27/06/2012	A	100.00
H20/449/84/	Laying out of footpaths and car park, to church.	17/10/1984	30/09/1985	A	39.98
20/397/99/SN	6 non illuminated signs to gate piers and 2 non illuminated free standing signs	26/07/1999	29/09/1999	A	40.52
13/00819/FU	Variation of conditions 21, 33 and 37 of previous approval 09/03230/FU relating to floor levels, windows and approved plans	15/02/2013		PCO	100.00
H20/497/78/	Listed building application to demolish school.	29/11/1978	22/05/1979	A	26.47
H20/271/76/	Change of use, including alterations, to form new entrance and staircase, of residential accommodation, offices, a	02/07/1976	09/08/1976	A	13.79
H20/458/84/	Listed building application to layout footpath and car parking to church.	25/10/1984	30/09/1985	A	39.77
H20/286/77/	Alterations to form loading door to offices.	13/07/1977	01/08/1977	A	26.47
H20/198/81/	Listed building application to clean external stonework of parish church and layout landscaping with footpaths, lighting,	31/03/1981	04/01/1983	A	63.85
20/427/99/LI	Listed building application for 6 non illuminated signs to gate piers and 2 non illuminated freestanding signs	09/08/1999	29/09/1999	A	40.52
09/03397/LI	Listed Building Application for alterations for replacement gate in boundary wall	03/08/2009	05/07/2012	A	100.00
H20/127/88/	Change of use of offices to doctors surgery.	10/03/1988	08/04/1988	W	13.49
20/183/96/FU	Addition of 2 air conditioning units to offices	06/03/1996	29/08/1996	A	13.75
H20/200/81/	Laying out of landscaping with lighting, footpaths, car parking area, bin store and floodlighting, to parish church	31/03/1981	04/01/1983	A	64.29
H20/103/85/	Listed building application for the addition of flood lighting to church.	15/03/1985	13/05/1985	A	40.03

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 3017**

**Site Name: St Peters Church and House, Chantrell House, Leeds Parish Church, Kirkgate**

H20/65/78/	Change of use of school and college, to warehouse, auction room, showroom and offices.	16/02/1978	13/03/1978	A	26.47
H20/84/81/	Laying out of access road and erection of 3 storey office block with 12 car parking spaces and landscaping to be cleared	20/02/1981	15/04/1981	A	34.86
H20/41/80/	Demolition of existing buildings, laying out of access and erection of 4 storey office block with toilets, kitchen, p	30/01/1980	10/03/1980	A	35.42
H20/102/85/	Addition of floodlighting to church.	15/03/1985	13/05/1985	A	40.76
H20/327/77/	Conservation area application to demolish vacant school	04/08/1977	12/12/1977	R	26.47
H20/441/81/	Laying out of access road and erection of 30 flats in one 3 storey block comprising 18, one bedroom flats and 12 bedsit	14/12/1981	04/01/1982	A	34.48

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3017

Site Name: St Peters Church and House, Chantrell House, Leeds Parish Church, Kirkgate

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3017

Site Name: St Peters Church and House, Chantrell House, Leeds Parish Church, Kirkgate

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Access possible from the Calls

Rank (1-5)

5

**Local network comment**

capacity ok for likely size of development

Rank (1-5)

5

**Mitigation measure**

Pedestrian linkages through St Peters church required

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

**Boundary Amendment**

Supported

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3017

Site Name: St Peters Church and House, Chantrell House, Leeds Parish Church, Kirkgate

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units): 39      Floorspace sq m (Non residential): 93

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

Lime Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3157

Site Name: Brandon Road, LS3

### Site Details

Northing:	434004	Area sq m:	2240.02	Ward	e Park and Woodhouse
Easting:	429226	Area Ha:	0.224002	HMCA:	City Centre

### Site Characteristics

#### Land Use

Existing Use 1: Transport - Car Parks  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

#### Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	936.97	Distance to bus stop (metres)	76.12
Nearest Railway Station	Leeds City	Bus Stop ID	7611
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

### UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
20/147/05/FU	Two 5 storey & one 2 storey blocks comprising 72 flats (56 one bed 4 two bed and 12 crashpads)	22/03/2005	28/04/2006	A	99.15
20/404/01/CA	Conservation area application to demolish former school buildings	30/07/2001	28/10/2004	A	99.35
20/403/01/FU	Demolition of existing buildings and erection of 3 blocks of flats with basement car parking	19/07/2001	17/11/2004	A	99.35
07/07115/FU	Removal of condition 31 of permission 20/147/05/FU for 72 flats (The residential accommodation hereby approved shall not be occupied by full time students)	13/11/2007	03/03/2008	R	99.15
H34/13/90/	Change of use of playground to car park.	15/01/1990	14/05/1991	R	22.33
09/04305/FU	Temporary use of vacant site for short stay car park with 76 spaces	02/10/2009	18/05/2010	A	99.15
20/148/05/CA	Conservation area application to demolish school	22/03/2005	17/05/2005	A	99.15
12/02636/FU	Temporary use of cleared site as a short stay car park	14/06/2012	21/05/2013	A	99.15

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3157

Site Name: Brandon Road, LS3

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Access achievable

Rank (1-5)

5

**Local network comment**

cumulaive impact concern

Rank (1-5)

4

**Mitigation measure**

none

Total score

15

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

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Site Ref: 3157

Site Name: Brandon Road, LS3

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion 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 Capacity (dwellings units):

72

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

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**Site Details**

Northing:	433433	Area sq m:	669.70	Ward	City and Hunslet
Easting:	429475	Area Ha:	0.06697	HMCA:	City Centre

**Site Characteristics**

Land Use

Existing Use 1:            Office  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State:                Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	324.51	Distance to bus stop (metres)	30.43
Nearest Railway Station	Leeds City	Bus Stop ID	7569
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Existing 4 storey office block on the corner of Wellington Street and Northern Street

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H20/361/77/	Laying out of access and erect ion of 4 storey whole sale showroom, with ancillary offices, toilets and plant	06/09/1977	15/09/1980	W	90.71
H20/52/81/	Laying out of access roads, er ection of one block of 5, indus trial units, each with 2 store y offices and toilets, o	03/02/1981	27/07/1981	A	98.57
H20/339/82/	Laying out of drainage, with u nderground pumping stati on, to warehouse development. (outline applicationno.78/20/0	23/09/1982	04/10/1982	A	98.56
11/05069/ADV	Internally illuminated individual letter wall mounted sign	02/12/2011	26/01/2012	A	99.69
11/05039/FU	Installation of a curved glass canopy over main entrance	01/12/2011	26/01/2012	A	99.55
H20/396/76/1	Extension of temporary permiss ion for the use of vacantland as vehicle park. (previous app lication no 76/20/0039	02/03/1978	10/04/1978	A	99.07
H20/348/82/	Laying out of drainage to ware house development (outl ine application no. 78/20/0053 1 approved subject to conditi	28/09/1982	02/07/1984	W	99.15
H20/436/80/	Site preparation, involving dem olition & works to part of fo rmer railway viaduct to liftin g tower and to part of boundar	05/12/1980	06/08/1981	A	98.57
20/272/94/FU	Roof top plant room to offices	06/07/1994	23/08/1994	A	100.00
H20/396/76/	Use of vacant land for a tempo rary period as vehicle park.	18/10/1976	20/12/1976	A	99.81
H20/90/84/	Alterations, to form entrance lobby, to offices.	22/02/1984	05/03/1984	A	98.56
20/130/03/FU	Automatic sliding gates and fence to car park entrance to rear	17/03/2003	22/07/2003	A	100.00

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**Conformity with Core Strategy**

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East Leeds

**SHLAA Conclusions**

Availability: Suitability: Achievability:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Call for sites submission to enlarge existing 4 storey office block to provide a mixed use scheme with office, residential and retail use. The submission is unspecific about the quantum of use. It is assumed that 10 dwellings and 2,400sqm of offices space would be a reasonable estimate.

Site Capacity (dwellings units): 10 Floorspace sq m (Non residential): 2400

**Residential Conclusion:**

Green

**Retail Conclusion:**

**Employment Conclusion:**

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.