

Site Allocations Plan

Volume 2: 2 City Centre

Leeds Local Development Framework



Development Plan Document
Issues and Options for the Plan
June 2013

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(Bengali):-

যদি আপনি ইংরেজীতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

(Chinese):-

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

(Hindi):-

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रिटर (दुभाषिए) से संपर्क करेंगे।

(Punjabi):-

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ.

(Urdu):-

اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود تہ جمان (انٹرپرائٹر) سے رابطہ کریں گے۔

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Please call 0113 247 8092.

This is your chance to have your say

This consultation sets out options for the Site Allocations Plan to identify land for retail, housing, employment and greenspace across Leeds. The council is seeking your views on the approach taken and the site suggestions made, and whether other sites and proposals should be considered.

Leeds City Council is consulting on the Leeds Site Allocations Plan Issues and Options from 3rd June to 29th July 2013. The Issues and Options documents and response form are available for inspection at the following locations.

- **Development Enquiry Centre, City Development, Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD (Monday – Friday 8:30am – 5pm, Wednesday 9:30am – 5pm)**
- **All libraries across the Leeds district – please check local opening times**
- **All One Stop Centres across the Leeds district**

These documents are also published on the council's website. To download or view the material go to www.leeds.gov.uk/siteallocations. Please submit your response to the consultation on-line via the council's web site.

Email: ldf@leeds.gov.uk

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VOLUME 2: SITE PROPOSALS FOR EACH HOUSING MARKET CHARACTERISTIC AREA 2. CITY CENTRE:

CONTENTS:	PAGE:
2.1.0 INTRODUCTION	3
2.2.0 RETAIL ISSUES AND OPTIONS:	3
2.3.0 HOUSING ISSUES AND OPTIONS:	9
2.4.0 EMPLOYMENT ISSUES AND OPTIONS:	23
2.5.0 GREENSPACE ISSUES AND OPTIONS:	30

PLANS:

RETAIL: CITY CENTRE

PLAN 2.2A Leeds City Centre Boundary

PLAN 2.2B Proposed City Centre Primary Shopping Area and Frontages

PLAN 2.2C Great George St Local Convenience Shopping Centre

PLAN 2.2D Leeds City Train Station Local Convenience Shopping Centre

PLAN 2.2E North Street Local Convenience Shopping Centre

PLAN 2.2F St Paul's Street Local Convenience Shopping Centre

PLAN 2.2G Wellington Street Local Convenience Shopping Centre

PLAN 2.2H Woodhouse Lane Local Convenience Shopping Centre

PLAN 2.2L showing all centres and 'call for sites' submissions

HOUSING: CITY CENTRE

PLAN 2.3 Housing

EMPLOYMENT: CITY CENTRE

PLAN 2.4 Employment

GREENSPACE: CITY CENTRE

PLAN 2.5A UDP Greenspace allocations and open space audit sites

PLAN 2.5B Types of Greenspace

2.1.0 INTRODUCTION

- 2.1.1 Volume 1 of the Site Allocations Plan Issues and Options sets out the approach and an overview for each topic which will be included in the final Site Allocations Plan. The plan will cover retail, housing, employment and greenspace allocations. Please see Volume 1 in conjunction with the area proposals for a full understanding of the context and work involved in producing the issues and options for the plan.
- 2.1.2 Plans for initial proposals for retail, housing, employment and greenspace are at the end of this document. View the plans on line at www.leeds.gov.uk/siteallocations. Please note that if you view this document on line, you can access the full site assessments for housing and employment sites. If you do not have access to a computer, you can use computers at libraries. The council can make further details available on request, but printing costs may be incurred. It is not practical to put all site details in an appendix due to the volume of sites and information involved.
- 2.1.3 This area is characterised by the city centre, which lies at the heart of the district and is an economic hub for the city and the city region as a whole. As well as a major commercial and retail centre, the city centre is also home to an expanding residential community and at the hub of major road and rail infrastructure. A key feature of the city centre has been the delivery of major regeneration projects, improvements to the public realm and improved connectivity between the northern and southern banks of the River Aire.

2.2.0 CITY CENTRE RETAIL ISSUES AND OPTIONS:

- 2.2.1 Leeds City Centre (see plan 2.2A) is not considered as a single centre for the purposes of different town centre uses, but as a number of designated areas:

Comparison Shopping

- Primary Shopping Area (see plan 2.2B)

Local Convenience Shopping Centres:

- Great George St Local Convenience Shopping Centre (see plan 2.2C)
- Leeds City Train Station Local Convenience Shopping Centre (see plan 2.2D)
- North Street Local Convenience Shopping Centre* (see plan 2.2E)
- St Paul's Street Local Convenience Shopping Centre (see plan 2.2F)
- Woodhouse Lane Local Convenience Shopping Centre (see plan 2.2G)
- Wellington Street Local Convenience Shopping Centre (see plan 2.2H)

- 2.2.2 For each defined centre/area, a review of the centre boundary and survey of current uses has been undertaken. This has involved consideration of whether the current Unitary Development Plan (UDP) defined Prime Shopping Quarter (PSQ) boundary, needs to be changed to accommodate additional town centre uses and identifying Local Convenience Shopping Centre boundaries. The survey of uses was used to inform the proposed primary and secondary frontages.

2.2.3 Volume 1, page 14 defines these as:

Primary Shopping Areas (PSA)

This is the area where retail development and activity is concentrated.

Frontages

Primary Frontages include the main shopping core of the centre where class A1 premises, such as shops, post offices, travel agencies, hairdressers and dry cleaners, are normally protected.

Secondary Frontages include premises on the edge of centres where a wider mix of uses are permitted including financial and professional services, restaurants and cafés and pubs.

2.2.4 See page 14, Volume 1, for full details as to why these designations are required. Further explanation is provided here to deal with the special circumstances of the city centre.

City Centre

2.2.5 Core Strategy Policy SP3 identifies Leeds City Centre as the regional capital for major new retail, leisure hotel, culture and office development. Unlike many smaller town centres, Leeds City Centre is large enough to have specific geographic area designations for “A” class uses. For “A” class uses (retail, financial and professional services, cafes and restaurants, drinking establishments and hot food take-aways) these designations are regarded as sequentially preferable. For other town centre uses, including B1 Offices, hotels, D1 institutional uses, D2 leisure uses and similar sui-generis uses, the wider defined city centre is regarded as sequentially preferable. The city centre is not considered appropriate for industrial and warehousing uses. In accordance with Core Strategy Policy CC1b, residential development is encouraged which does not prejudice the town centre functions of the city centre and provides a reasonable level of amenity for occupiers.

2.2.6 The city centre boundary (see Plan 2.2A) was established in the Unitary Development Plan. It is considered that this boundary should be retained for the Site Allocations Plan. The city centre can accommodate the forecast growth of town centre uses, along with considerable residential development and associated public spaces and supporting facilities. Core Strategy Policy CC2 recognises the opportunities in the southern half of the city centre which supports Leeds’ aspiration to strengthen its position at the heart of the Leeds City Region.

Primary Shopping Area (PSA)

2.2.7 The Prime Shopping Quarter (PSQ) (see Plan 2.2B) was established in the Unitary Development Plan. The PSQ accommodates retail activity in a compact, vibrant area and acts as a regional shopping centre, particularly for comparison goods. In the Site Allocations Plan, the PSQ will become the Primary Shopping Area, consistent with the terminology currently used in national planning policy. To ensure the compact nature of the Leeds shopping offer continues, minor contractions are proposed to the Prime Shopping Quarter boundary established in the UDP.

Primary Shopping Area Frontages

2.2.8 Primary, secondary and fringe frontages were defined in the Unitary Development Plan. Primary and secondary frontages were within the Prime Shopping Quarter. Fringe frontages were located outside the PSQ. The UDP frontage percentages apply at ground floor level, where only “A” uses (retail, financial and professional services, cafes and restaurants, drinking establishments and hot food take-aways) can locate. Covered shopping centres have frontages set for all their public shopping thoroughfares. The UDP percentage thresholds aimed to maintain:

- 80%+ frontage length in A1 retail use in primary frontages
- 50%+ frontage length in A1 retail use in secondary frontages
- Fringe frontage retail mix is to be determined on its merits

2.2.9 The Site Allocations Plan proposes to reassess the primary and secondary frontages and to discontinue the fringe frontages policy. It is also proposed that some parts of the Primary Shopping Area have no defined frontage policy, creating flexibility to accommodate leisure and entertainment uses. There are indications that the demand for retail floorspace in the city centre over the next five to ten years will need to consolidate following occupation and relocation of retailers into the two new retail developments at Trinity and Eastgate. These new developments, the combined effect of an increasing share of internet retailing and prolonged recessionary conditions could have impacts on the viability of the fringe areas in the Primary Shopping Area for high street retailing. In this context, revised primary and secondary frontages have been prepared (see Plan 2.2B).

2.2.10 Covered shopping centres currently have frontages set for all their public shopping thoroughfares. It is proposed that minimum percentage retail frontage lengths are set for the whole centre so that the centre operators have more flexibility to control the shopping offer themselves, whilst ensuring that 80% of uses are A1 in the centres is maintained. The covered centres are as follows:

- Core
- Corn Exchange
- Merrion
- St Johns
- Trinity
- Eastgate and Harewood (to be developed)

Licensing and Cumulative Impact

2.2.11 The Entertainment and Licensing service of Leeds City Council is charged with issuing licenses for premises to serve alcohol. This service has a five year Cumulative Impact Policy to guide the issuing of licenses to avoid exacerbating adverse cumulative impacts from licensed premises. It is informed by annual assessments of the spatial distribution of incidents of alcohol related street crime and designation of “hotspots” of concern. It is proposed that A4 drinking establishments and A5 hot food takeaways which open beyond 11pm should be controlled to avoid exacerbating crime in these “hotspots” of concern. A criteria based policy is proposed to ensure that current “hotspots” of concern, designated as part of the Cumulative Impact Policy are taken into account in decision making for development of pub and hot food takeaways in the city centre. Designating

specific areas in the Site Allocations Plan is not considered a viable option because these may become out-of-date in a relatively short period compared to the life of the Site Allocations Plan.

Local Convenience Shopping Centres

2.2.12 UDP Policy CC27 contains exception criteria for retail uses to be located outside the Prime Shopping Quarter. For example, small convenience shops could be located to support the office quarter or add diversity to leisure uses on the riverside. Policy CC1 of the Core Strategy seeks to retain this flexibility for such uses in the context of the National Planning Policy Framework (NPPF) that expects the sequential test to apply to all out-of-centre development. As such, Policy CC1 introduces a sequential requirement to consider available sites in parades which accommodate convenience shops and facilities at locations outside the Primary Shopping Area and flexibility to accommodate convenience shops and facilities complementary to office areas or entertainment/cultural destinations.

2.2.13 The Site Allocations Plan will need to identify the boundaries of the Local Convenience Shopping Centres. Proposals are made for these at:

- Great George St Local Convenience Shopping Centre (see plan 2.2C)
- Leeds City Train Station Local Convenience Shopping Centre (see plan 2.2D)
- North Street Local Convenience Shopping Centre* (see plan 2.2E)
- St Paul's Street Local Convenience Shopping Centre (see plan 2.2F)
- Woodhouse Lane Local Convenience Shopping Centre (see plan 2.2G)
- Wellington Street Local Convenience Shopping Centre (see plan 2.2H)

*This area extends into the Inner Area housing market characteristic area.

Bulky Goods Areas

2.2.14 This category is designed to cover comparison retailing that cannot be accommodated in the Primary Shopping Area or within 300 metres, but would be better concentrated in a fringe city centre location, rather than 'out-of-centre'. The type of goods would include home improvement products such as flooring (tiles, carpets, boarding), DIY warehouses, membership only warehouse clubs etc. Reasons for not being able to locate in the Primary Shopping Area would include lack of premises or sites demonstrated by a sequential test as these type of shops require larger floor-plates for showrooms and also sometimes require on-site vehicular parking. The range of goods sold would need to be controlled by condition.

2.2.15 Core strategy policy CC1 and paragraph 5.1.9 provides a sequential approach for proposed retail warehousing favouring the Primary Shopping Area followed by the rest of the city centre and/or designated areas. Rather than designate areas, more detailed guidance is provided to determine which locations may be considered sequentially preferable to others.

Beyond the Primary Shopping Area and its fringe, locations within the city centre boundary are preferred because of its superior accessibility by non-car modes of transport and because of the potential for linked trips. A further area of sequential preference would be fringe areas beyond the city centre boundary that are well

connected by public transport corridors and that are not more than 300 metres from the city centre boundary. However, when looking at individual sites it will be important to ensure that retail warehousing does not displace protected uses nor prejudice other policy objectives including other council strategies and frameworks.

Call for sites

2.2.16 The following seven sites were submitted for retail use and mixed use with retail as part of the council's 2012 'call for sites':

Site Name	REF	Ward	Nearest Centre	Distance to Edge of Centre Buffer (mtrs) ¹	Sequential Location	Comment
Manor Court, Manor Road, Leeds, LS11 9AH	CFSM022	City & Hunslet	Holbeck Local Centre	297	Outside PSA & 300m Buffer	Mixed use submission for employment, housing and retail. Sequentially inappropriate, sites available in the city centre PSA.
Wellington Plaza, 31, Wellington Street, Leeds	CFSM015	City & Hunslet	Primary Shopping Area	152	Outside PSA & 300m Buffer	Mixed use submission for employment, housing and retail. Sequentially inappropriate, sites available in the city centre PSA.
Land South Of Sweet Street West, Holbeck, Leeds	CFSM005	City & Hunslet	Holbeck Local Centre	15	Outside PSA & 300m Buffer	Mixed use submission for employment, housing and retail. Sequentially inappropriate, sites available in the city centre PSA.
Water Lane, Globe Lane, Holbeck, Leeds	CFSM030	City & Hunslet	Primary Shopping Area	240	Outside PSA & 300m Buffer	Mixed use submission for employment, housing and retail. Sequentially inappropriate, sites available in the city centre PSA.
1953 Building, Marshall Street, Holbeck, Leeds	CFSM004	City & Hunslet	Holbeck Local Centre	183	Outside PSA & 300m Buffer	Mixed use submission for unspecified uses. Sequentially inappropriate, sites available in the city centre PSA.
Eastgate and Harewood Quarter, Leeds	CFSM020	City & Hunslet	City Centre PSA	0	Contained within city centre PSA	Mixed use submission for employment and retail. Already within proposed PSA. Retail development already acceptable in this location and planning permission has been granted.
Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds, LS2 7PX	CFSM018	City & Hunslet	City Centre	0	Outside PSA. Contained within city centre.	Mixed use submission for housing and retail. A64 is a logical physical boundary to the city centre PSA. Retail sites and premises are available within the city centre PSA.

See plan 2.2L showing location of the 'call for sites' submissions shown in the table above.

QUESTIONS ON RETAIL ISSUES AND OPTIONS

CCR1 Do you have any comments on the proposed city centre boundary?

¹ The buffer is 300m from the identified edge of centre. Sites with 0 metres, are within the centre or within the buffer. The figure is the distance from the buffer. To calculate the distance from the closest identified centre, add 300 metres.

CCR2 Should there be any designated zones within the City Centre to provide sequential preference for B1 Offices, hotels, D1 institutional uses or D2 leisure uses?

CCR3 Do you have any comments on the proposed Primary Shopping Area boundary?

CCR4 Do you have any comments on the proposed frontages for the Primary Shopping Area?

CCR5 Do you have any comments on the minimum retail frontage proposal for the covered shopping centres or this approach?

CCR6 Do you agree that a policy should be created to resist development of drinking establishments and hot-food-takeaways in “hotspots” of concern designated for the purposes of premises licensing?

CCR7 Do you have any comments on the designation or boundaries of the Local Convenience Shopping Centres?

CCR8 Inside the city centre, should any further centres be designated, and if so where?

CCR9 Do you agree with the guidance for retail warehousing (including bulky / home improvement goods retailing)?

2.3.0 CITY CENTRE HOUSING ISSUES AND OPTIONS:

2.3.1 See Volume 1, pages 16 - 20 for a full explanation of the approach to considering which sites should be allocated for housing. See plan 2.3 Housing showing the sites referred to in this section.

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

Total number of dwellings/capacity we are seeking:

The target of 10,200 residential units does not mean that land for 10,200 new units has to be allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed) and planning permissions with units still remaining to be built as at 31.3.12 will be deducted. These sites are listed in table 2.3.1 below and will count towards the overall target. They are shown in lime green on plan 2.3 Housing.

Table 2.3.1.

Table illustrating existing permissions and allocations as at 31.3.12. These sites are shown in lime green on the plan.

Site Ref	HLA Ref	Address	Capacity	Complete	Under construction	Not started
Allocations - not yet developed						
0	2003540	Holbeck Urban Village	0	0	0	0
*405	2003541	Tower Works Globe Street LS10	237	0	0	237 (134)
394	2000330	Crispin House, New York Road LS2	88	0	88	0
395	2000480	36 The Calls LS1	14	0	0	14
396	2000981	The Chandlers Call Lane LS2	45	38	0	7
3018	2002960	83 York Street/ 4 St Peters PI LS9	18	0	0	18
3138	2003150	3-4 Blenheim Terrace LS2	13	12	1	0
402	2003370	Croppergate LS1	272	0	0	272
202	2003547	Midland Mills, Silver Street, Leeds, LS11 9YW	15	0	0	15
181	2003548	Management Archives, 20 Sweet Street West, Holbeck, Leeds	140	0	0	140
423	2003990	Aireside Whitehall Road LS1	600	0	0	600
450	2004540	Globe Road/Water Lane LS11	263	0	0	263
454	2004580	Portland Crescent LS1	50	0	0	50
*455	2004590	Lumiere Wellington Street LS1	838	0	0	838 (0)
*456	2004600	Rear 2-28 The Calls LS2	70	0	0	70 (0)
3139	2004630	25-27 Hyde Terrace LS1	11	0	0	11
458	2004650	Sweet Street West LS11	830	0	0	830
*459	2004660	Eastgate LS2	450	0	0	450 (0)
3140	2004670	23 Hyde Terrace LS2	6	0	0	6
3141	2004710	40 Clarendon Road LS2	6	0	0	6
182	2004750	19 Springfield Mount LS2	7	0	0	7
205	2004790	Canal Wharf LS11	68	0	0	68
204	2004820	32 Hanover Square LS3	7	0	0	7
3160	2004870	29-31 Hyde Park Terrace LS2	6	0	0	6
0	2004980	17 Regent Street Sheepscar	73	0	0	73
0	2005080	30 Sovereign Street, Leeds, LS1 4BA	5	0	0	5
0	2005090	36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ	7	0	7	0

Site Ref	HLA Ref	Address	Capacity	Complete	Under construction	Not started
3307	2005140	Civic Quarter, Calverley Street, Leeds, LS1 3DA	199	0	125	74
3347	2005160	15 - 19 Hyde Terrace, Woodhouse, Leeds, LS2 9LT	14	0	0	14
3340	2005180	65 Clarendon Road, Woodhouse, Leeds, LS2 9NZ	12	0	0	12
3337	2005190	29 Kirkgate And 18 New York Street, Leeds, LS2	8	0	0	8
3339	2005230	University Of Leeds	27	0	0	27
		20 - 28 Hyde Terrace, Woodhouse, Leeds, LS2 9LN				
3338	2005240	8 Springfield Mount, Woodhouse, Leeds, LS2 9ND	9	0	9	0
Total		Total for City Centre (Non-Aire Valley)	4334	50	230	4054
438	2004280	Richmond Street LS9	195			195
419	2003910	Howarth Timber, Marsh Lane LS9	646	536		110
1078	2004040	Saxton Lane, LS9	80			80
2009	2004550	Crown Point Road, LS10	46	20	26	0
Total		Total for City Centre (Aire Valley)	967	556	26	385
Total		Grand total	5301	606	256	4439

* There were a number of planning permissions for housing at 1/4/2012 that have been superseded or where the number of dwellings cannot now be achieved. These are as follows:

405 – Tower Works, Globe Road. A more recent scheme for 134 dwellings is now being pursued.

455 – Lumiere, Wellington Street. Planning application submitted for non-residential office/hotel scheme. Assume zero dwellings.

456 – Rear 2-28 The Calls. Recent planning permission for non-residential office scheme. Assume zero dwellings.

459 – Eastgate. This large retail led mixed use development has been rationalised. The more recent planning permission has no residential element. Assume zero dwellings.

These revisions bring a loss of 1,461 dwellings which mean the dwellings contributing to the plan period total (i.e. those under construction at 1/4/12 (256 units) and those not-started (4,439)) reduces from 4,695 to **3,234** dwellings in the Site Allocations part of the City Centre housing market characteristic area.

Aire Valley Leeds Area Action Plan (AAP)

The area that falls within the Aire Valley AAP is not to be included within the Site Allocations Plan, as it will be considered within the area action plan.

The Aire Valley AAP is planning for **1,718** dwellings on other sites that are considered achievable in the Aire Valley Area Action Plan part of the City Centre area.

Total Dwellings from Sites with Planning Permission and Aire Valley AAP

From schemes with planning permission at 1/4/12 across the whole of the City Centre (3,234) and from other schemes anticipated in the Aire Valley part of the City Centre (1,718), a total of **4,952** dwellings can be expected.

So, the residual target is $10,200 - 4,952 = 5,248$ units remaining to find from pool of SHLAA sites as at 31.3.12.

2.3.3 As Volume 1 para 8.3 explains figures will constantly change as planning permissions are granted through the course of production of this plan. In addition, the target set in the Core Strategy could change as the Core Strategy plan is not yet adopted. The target for each area is therefore based on information at a point in time. If the final target is less, we will be able to further select from the pool of sites the ones we consider most suitable for development. If the final target is more we will have to reconsider some sites, or consider further suggestions for sites.

2.3.4 **Sites ‘sieved out’ of the assessment process (removed from further consideration)**

See page 17 Volume 1 for an explanation of sites which have been sieved out as a first stage in the overall assessment process.

Sieved out sites prior to site assessments in City Centre

No sites have been sieved-out in the city centre.

2.3.5 **Remaining sites in the Strategic Housing Land Availability Assessment (SHLAA) to assess**

The sites remaining in SHLAA after taking account of sites in table 2.3.1 are the ones left to assess to see which may have potential as housing allocations. A site assessment methodology has been developed. All sites have been assessed using this pro-forma. The site pro-forma is attached at Volume 1 Appendix. In addition, a sustainability appraisal has been undertaken of all sites surveyed. See the Issues and Options Sustainability Appraisal Report.

From undertaking this process, sites have been categorised according to the following colour coding:

- Green – sites which have the greatest potential to be allocated for housing.**
- Amber – sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.**
- Red – sites which are not considered suitable for allocation for housing.**

In the City Centre, sites concluded to be “red” may be because residential development is considered unachievable rather than the sites performing poorly against policy criteria. Therefore, the 762 dwelling capacity of the “red” sites is notional. Many sites in the city centre are appropriate for mixed use development with some residential and some other uses, primarily office space. The conclusions of the Strategic Housing Land Availability Assessment (SHLAA) of how many dwellings might be achievable will help inform the reasoning for the mix of uses.

Table 2.3.2 shows the colour coding and reasons for the sites being within the relevant categories. The colour coding and sites listed are shown on Plan 2.3 Housing.

TABLE 2.3.2: SITES ASSESSED FOR POTENTIAL HOUSING ALLOCATIONS IN CITY CENTRE

No of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for colour coding
1	187	Brotherton House Westgate Leeds LS1 2RS	City and Hunslet	0.274	48	Mixed use development with residential a reasonable prospect. Good office quarter location. SHLAA anticipates 48 dwellings but potential for 5000sqm of offices too.
2	200	Quarry Hill Leeds LS2	City and Hunslet	2.986	203	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.
3	225	Westbank, Water Lane, Leeds	City and Hunslet	2.195	168	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.
4	230	Leeds International Swimming Pool, Westgate, Leeds	City and Hunslet	1.324	209	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.
5	231	Kirkgate Phase II, Kirkgate, Leeds	City and Hunslet	0.277	65	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.
6	403	18-24 New Station Street LS1	City and Hunslet	0.016	6	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.

No of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for colour coding
7	406	Manor Road (16-18)	City and Hunslet	0.097	57	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.
8	407	Manor Road Ingram St	City and Hunslet	1.902	788	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.
9	409	Silver Street/ Midland Mills North	City and Hunslet	0.27	240	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.
10	410	Regent St/Skinner Ln LS2	City and Hunslet	0.174	67	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.
11	411	York Street, LS1	City and Hunslet	0.137	48	Mixed use development with residential a reasonable prospect. 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.
12	415	High Court LS1	City and Hunslet	0.071	16	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.

No of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for colour coding
13	420	8 Park Row LS1	City and Hunslet	0.107	75	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.
14	425	Leeds Club, Albion Place LS1	City and Hunslet	0.072	9	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.
15	426	49 Aire Street LS1	City and Hunslet	0.017	6	Mixed use development with residential a reasonable prospect. Site has a 2006 permission for a 7 storey block of 6 x two bedroom flats
16	429	Pearl Chambers The Headrow LS1	City and Hunslet	0.052	24	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.
17	431	38 The Calls LS2	City and Hunslet	0.029	14	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.
18	443	Jayco Ho Skinner Lane LS7	City and Hunslet	0.175	104	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.
19	445	Sweet Street/Jack Lane LS10	City and Hunslet	2.928	296	Mixed use development with residential a reasonable prospect. Permission for 296 dwellings also covers 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.

No of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for colour coding
20	449	7 Duncan Street LS1	City and Hunslet	0.43	15	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.
21	462	52 Call Lane LS1	City and Hunslet	0.019	14	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.
22	1009	Marshall Street - 1953 Building, Holbeck	City and Hunslet		120	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.
23	1010	Baker House, Bridge Street, Leeds, LS2 7QZ	City and Hunslet	0.201	63	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.
24	1020	Rear of 39 Clarendon Road/ Kendal Lane Leeds LS2	Hyde Park & Woodhouse	0.009	2	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.
25	1140	Land west of Pontefract Lane, Richmond Hill, LS9	Burmantofts & Richmond Hill	2.229	132	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.
26	1267	Former Gas works Site, Kidacre Street	City and Hunslet	4.309	226	This site and 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

No of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for colour coding
						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.
27	1082	Manor Court, Holbeck	City and Hunslet	0.115	39	Good housing site in Holbeck Urban Village. Submitted to SHLAA by owner/developer. Expected to come forward late in the medium term.
28	2001	St Peters Square	City and Hunslet	0.095	49	Site involves semi demolished central section of St Peters Buildings. Development would provide a welcome infill. Appropriate for residential development
29	2002	Co-op Funeral Services & St Annes Shelter, Marsh Lane/York Street	City and Hunslet	1.072	100	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.
30	2004	Leeds College Of Building	City and Hunslet	0.9	158	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.
31	2005	Trafalgar Street	City and Hunslet	0.38	137	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.
32	2006	Caspar Building and Centenary House, 59 North Street	City and Hunslet	0.73	44	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.

No of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for colour coding
33	2007	Wharf Street	City and Hunslet	0.045	14	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.
34	2008	White Cloth Hall	City and Hunslet	0.086	5	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
35	2012	Apex Business Park / Meadow Lane Frontage	City and Hunslet	3.411	298	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.
36	2013	Pottery Fields, Kidacre Street	City and Hunslet	1.395	98	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.
37	2014	Motorcycle Training Area, Kidacre Street	City and Hunslet	0.769	0	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 site 1267
38	2015	Bath Road West	City and Hunslet	0.64	120	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.

No of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for colour coding
39	2016	Bath Road East	City and Hunslet	0.5519	96	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.
40	2018	Silver Street/ Midland Mills North	City and Hunslet	0.2722	86	Mixed use development with residential a reasonable prospect. SHLAA concludes 86 dwellings deliverable from 2020, but subject to flood risk sequential test, as most of the site is in flood zone 3aii
41	2019	Silver Street/ Midland Mills South	City and Hunslet	0.5677	179	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.
42	2021	Water Lane Car Park	City and Hunslet	0.1774	62	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.
43	2023	Yorkshire Evening Post	City and Hunslet	1.855	293	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.

No of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for colour coding
44	2024	Kirkstall Road Car Park	City and Hunslet	0.743	233	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.
45	2028A	Leeds General Infirmary	Hyde Park & Woodhouse and City & Hunslet	4.250	372	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 21 st century healthcare. The capacity of 372 dwellings uses the SHLAA standard multiplier for a quarter of the total site area.
	2028B	Leeds General Infirmary	Hyde Park & Woodhouse and City & Hunslet	7.124	623	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.
46	2029	Leeds Metropolitan University	City and Hunslet	0.407	128	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.

No of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for colour coding
47	2031	Water Lane Railway Triangle	City and Hunslet	0.9779	171	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.
48	3017	St Peters Church and House, Chantrell House, Leeds Parish Church, Kirkgate	City and Hunslet	0.333	39	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.
49	3157	Brandon Road, LS3	Hyde Park & Woodhouse	0.224	72	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.
50	CFS MO15	31 Wellington St	City and Hunslet	0.067	10	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 office space would be a reasonable estimate.

2.3.6 Para 2.3.2 identifies that in this area we need to allocate sites to accommodate 5,248 residential units. From table 2.3.3 above, the total capacity from green sites alone is 3,684. The total capacity from amber sites is 1,995. The total from both green and amber is 5,679 which is over and above the 5,248 we are seeking, so not all green and amber sites will eventually need to be allocated. At this stage, views and comments are sought as to whether the colour coding is correct and which sites are suitable for allocation. Alternative sites can also be suggested.

QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR HOUSING

'GREEN' SITES

H1. Do you agree that the sites that have been identified as 'green' represent the most suitable sites to consider allocating for future housing development?

Yes/No

Reason

H2. Which sites do you disagree with and why? (Give site ref and reason)

H3. Do you think a site that is not colour coded green should have been? If so, please give site ref no. and reason.

'AMBER' SITES

H4. Do you agree that the sites that have been identified as 'amber' represent sites with potential for allocating for future housing development?

Yes/No

Reason

H5. Which sites do you disagree with and why? (Give site ref and reason).

H6. Do you think a site that is not colour coded amber should have been? If so, please give site ref no. and reason.

'RED' SITES

H7. Do you agree that the sites that have been identified as 'red' are not suitable for allocation for future housing development?

Yes/No

Reason

H8. Which sites do you disagree with and why? (Give site ref and reason).

H9. Do you think a site that is not colour coded red should have been? If so, please give site ref and reason.

OTHER SITES?

H10. Do you think there are other more suitable sites not shown on the plan that could be considered as future housing allocations? If so, please supply details – address and site plan.

PHASING

H11. The Site Allocations Plan will need to also identify phasing of housing allocations (see Volume 1 page 19). The phases are:

Delivery/development in the short term, 0-5 years
Delivery/development in the medium term, 5-10 years
Delivery/development in the long term, 10 + years

Do you think any particular sites should be developed in the short, medium or long term? If so, please state site ref no of site and phase (short, medium or long term) and why.

GYPHY AND TRAVELLER SITES (See Volume 1, para 8.18)

H12. Do you think that any sites being considered in this area could be suitable for gypsy and traveller site use? Please state reason, and list site ref of any specific sites.

H13. Do you think there are other more suitable sites not shown on the plan that could be considered for future gypsy and traveller site use? If so, please supply details – address and site plan.

ELDERLY ACCOMMODATION (See Volume 1, para 8.19)

H14. Do you think that any sites being considered in this area could be suitable for use solely or in part for elderly housing accommodation? Please state reason, and list site ref of specific sites.

H15. Do you think there are other more suitable sites not shown on the plan that could be considered for elderly housing accommodation? If so, please supply details – address and site plan.

2.4.0 CITY CENTRE EMPLOYMENT ISSUES AND OPTIONS:

See Plan 2.4 Employment

- 2.4.1 The employment sites in City Centre have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development and **493 hectares** of industrial and warehousing. Sites which either have planning permission for employment uses (as at 31.3.12) and/or are allocated for employment as part of the existing development plan and are to be retained for employment are shown as lime green on plan 2.4. These sites will count towards the employment requirement.
- 2.4.2 For sites not forming part of the Employment Land Review, the following methodology was used to establish the likely amount of office (B1) floorspace achievable:
- i. if the site has planning permission or a planning application or enquiry pending for office development, the quantum of office space approved or proposed is used. Examples include the 3620sqm attributed to Croppergate (site ref 402) or the 9832sqm attributed to Eastgate/Harewood (site ref 459)
 - ii. if the site was considered as one of the Proposal Areas in the City Centre Area Action Plan Preferred Options 2007, any office floorspace figure is used. An example includes the 20,000sqm anticipated for the Yorkshire Post site (site ref 2023).
 - iii. other sites were considered with regard to the likely mix of other uses expected and the potential size of a possible development. The SHLAA 2012 Update provides a starting point for the mix of residential. The conclusions must be taken with a degree of caution because there is no certainty about the scale of building nor the mix of uses that might transpire. Simple multiples of the gross site area were used, typically a multiple of 1 x site area, up to 3 times the site area for locations where multi storey buildings can be anticipated and where residential use is not likely to dominate.

In City Centre these sites are:

Table 2.4.1: Office based development
‘Lime Green’ sites for office development.

Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Reason for retention
Lime Green				
2004760	30 Sovereign Street LS1 4BJ	0.04	205	Consent for change of use to offices: 07/06166/FU expires 17/3/2011; mixed use inc offices proposed under 10/02049/FU.
2005100	10 - 11 Sweet Street Holbeck LS11 9DB	0.94	7900	Current site with planning permission for employment purposes
2005010	Globe Road Leeds LS11	0.20	280	Change of use of marketing suite to A2 or B1a: temp consent 09/05601/FU expires 28/2/2020.

Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Reason for retention
2004680	S/O 18-22 Globe Road Leeds LS11	0.47	10660	Outline planning permission for mixed use has not been implemented.
2002362	Flax Warehouse (Formerly Marshall House) Marshall Street LS11	0.03	390	Consent for change of use to commercial uses including use for offices on 1st & 2nd floors; 08/04754/FU expires 23/6/2012.
2004730	Office elements Harewood Quarter LS2	0.93	9260	Reflects office element within outline planning permission.
2004330	Land Off Manor Road Ingram Row & Sweet Street	1.90	10275	A high-density, high-accessibility employment opportunity in a gateway location for the city centre.
2005030	Arches 1 - 8 Church Walk LS2	0.21	1040	Full planning permission for mixed use A1/A2/A3/A4/A5 & B1: 09/05439/FU expires 7/2/2013.
2005020	6 Queen Street And 28A York Place LS1	0.19	8070	Full planning permission for office development: 09/05038/FU expires 2/3/2015.
2003900	Ex-Metroholst Site Quarry Hill Leeds 9	0.68	20010	Retain this site for office development as it is within the city centre and accessible.
2003994	10 Wellington Place Whitehall Road LS1	0.17	4350	Current site with planning permission for employment purposes
2003993	3 Wellington Place Whitehall Road LS1	0.55	13565	Current site with planning permission for employment purposes
2004545	Globe Road/Water Lane Holbeck LS11	0.40	8060	Current site with planning permission for employment purposes
2003549	Management Archives 20 Sweet Street West Holbeck LS11 9QT	0.45	1470	Current site with planning permission for employment purposes
2005170	Midland Mills Silver Street LS11 9YW	0.21	3310	Current site with planning permission for employment purposes
2004790	9, 10 & 12 South Parade Leeds LS1 5QS	0.15	9150	Current site with planning permission for employment purposes
2003829	Tower Works Globe Road Holbeck LS11	1.13	15602	Constraints militate against this site being reserved solely for employment use. It is in a good location for high density employment.
2004179	S/O 20-22 Manor Road Holbeck LS11	0.38	909	Current site with planning permission for employment purposes
2004840	Extension at Cloth Hall Court Infirmary Street LS1	0.28	4350	Current site with planning permission for employment purposes
2005050	11-14 Bond Court LS1	0.01	200	Current site with planning permission for employment purposes
2003139	ADJ WEST POINT WELLINGTON STREET LS1	0.60	14100	Although development started, the consent is highly unlikely to be completed as the development (the Lumiere Scheme) is no longer viable.
3017	Rear of The Palace (PH), The Calls	0.33	93	Site with planning permission for residential with office element
402	Cropper Gate - Mayfair LS1	0.22	3620	Site with planning permission for residential with office element
TOTAL		10.47	146868	

Table 2.4.2: Industrial & Warehousing
‘Lime Green’ sites for industrial and warehousing development.

Site Ref	Address	Site area (ha)	Reason for retention
Lime Green			
2000950	Leathley Road & Cross Myrtle Street LS 11	0.16	Part of SHLAA site; LDF to determine whether housing or employment. Site more suited to non-office employment uses at present.
TOTAL		0.16	

2.4.3 Sites assessed for employment are those sites from the Employment Land Review which are categorised as ‘LDF to determine’ sites and new sites submitted through the ‘Call for Sites’. There were no ‘call for sites’ for employment, or mixed use including employment submitted in City Centre. There will of course be numerous existing employment sites both in use or last in use for employment which do not require planning permission or allocation.

From undertaking assessments, sites have been categorised according to the following colour coding:

- Green** 'To assess' sites which have the greatest potential to be allocated for employment.
- Amber** 'To assess' sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.
- Red** 'Remove' sites from the Employment Land Review and 'To assess' sites which are not considered suitable for allocation for employment.

Table 2.4.3 below shows the colour coding and reasons for the sites being within the relevant categories. The sites are shown on Plan 2.4 Employment.

The overall conclusion is that Leeds City Centre has ample supply of office development opportunities. It gives Leeds a wide portfolio of sites and premises in a highly sustainable location which will help Leeds to attract new investment.

Table 2.4.3 SITES ASSESSED FOR POTENTIAL EMPLOYMENT ALLOCATIONS IN CITY CENTRE

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
Offices							
Green							
	2002360	PH 1 MARSHALLS MILL MARSHALL ST LS11	2.11	13610	ELR	Retain	High-density employment opportunity in accessible city centre location.
	2002400	WHITEHALL RIVERSIDE WHITEHALL ROAD LS1	2.01	26930	ELR	Retain	High-density employment opportunity in accessible city centre location.
	2002480	CRITERION PLACE SOVEREIGN ST SWINEGATE LS1	1.04	12596	ELR	Retain	Opportunity to create a high-density, high-accessibility employment location at a high-profile position in the city centre.
	2003996	PLOT 6B WELLINGTON PLACE WHITEHALL ROAD LEEDS 1	1.39	20500	ELR	Retain	High-density employment opportunity in accessible city centre location.
	2003997	PLOT 3 WELLINGTON PLACE WHITEHALL ROAD LEEDS 1	0.71	14000	ELR	Retain	High-density employment opportunity in accessible city centre location.
	2003999	AIRESIDE CENTRE REDEVELOPMENT WHITEHALL ROAD NORTHERN STREET LS1	3.32	163000	ELR	Retain	High-density employment opportunity in accessible city centre location.
	2004589	CAR PARK C PORTLAND CRESC LS1	0.41	4000	ELR	Retain	Highly accessible and in the city centre. Outline planning permission for Ph2 indicates office element of 2500-7000 sqm within a mixed use
	2004609	2-28 The Calls Leeds LS2	0.50	4400	ELR	Retain	Reflects office element of mixed use scheme.
	2004659	Sweet Street West & Marshall Street LS11	3.08	17340	ELR	Retain	Reflects outline planning permission.
	2004880	S/O GRANARY WHARF CAR PARK WATER LANE LS11	0.40	6800	ELR	Retain	Outline planning permission for mixed use development inc offices expires 8/10/2011. Potential for 6,800 sqm offices
	2003139	ADJ WEST POINT WELLINGTON STREET LS1	0.60	14100	ELR	Retain	Pre-app on new leisure scheme with office element
	2002360	PH 1 MARSHALLS MILL MARSHALL ST LS11	2.11	13610	ELR	Retain	High-density employment opportunity in accessible city centre location.
	2003139	Adj West Point Wellington Street LS1	0.60	14100	ELR	Retain	Pre-app on new leisure scheme with office element
	2031	Water Lane Railway Triangle	0.97	5000	Site assessment	Retain	SHLAA site with potential for office element
	2016	Bath Road East	0.55	2500	Site assessment	Retain	SHLAA site with potential for office element
	2015	Bath Road West	0.64	20000	Site assessment	Retain	SHLAA site with potential for office element
	225	Water Lane - Westbank	2.20	20790	Site assessment	Retain	SHLAA site with potential for office element
	445	Jack Lane / Sweet Street	2.93	95570	Site assessment	Retain	SHLAA site with potential for office element

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
		LS10					
	2012	Meadow Lane frontage - Apex Business Park	3.41	17057	Site assessment	Retain	SHLAA site with potential for office element
	2008	Crown Street - White Cloth Hall LS2	0.09	861	Site assessment	Retain	SHLAA site with potential for office element
	231	Kirkgate Phase II	0.28	2770	Site assessment	Retain	SHLAA site with potential for office element
	415	High Court LS1	0.07	707	Site assessment	Retain	SHLAA site with potential for office element
	2002	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	1.07	10000	Site assessment	Retain	SHLAA site with potential for office element
	411	York Street LS1	0.31	1000	Site assessment	Retain	SHLAA site with potential for office element
	443	Skinner Lane - Jayco House LS7	0.18	1600	Site assessment	Retain	SHLAA site with potential for office element
	1010	Bridge Street, Baker House	0.20	1000	Site assessment	Retain	SHLAA site with potential for office element
	449	Duncan Street (7)	0.04	428	Site assessment	Retain	SHLAA site with potential for office element
	425	Albion Place - Leeds Club	0.07	721	Site assessment	Retain	SHLAA site with potential for office element
	420	Park Row (8)	0.11	1067	Site assessment	Retain	SHLAA site with potential for office element
	187	Westgate - Brotherton House LS1 2RS	0.27	5000	Site assessment	Retain	SHLAA site with potential for office element
	230	Westgate - Leeds International Swimming Pool	1.32	13243	Site assessment	Retain	SHLAA site with potential for office element
	2023	Wellington Street - YEP LS1 1RF	1.85	20000	Site assessment	Retain	SHLAA site with potential for office element
	2024	Kirkstall Road Car Park	0.74	22298	Site assessment	Retain	SHLAA site with potential for office element
Amber							
	2004	North Street - Leeds College of Building	0.90	4500	Site assessment		SHLAA site with potential for office element
	1267	Kidacre Street & Holmes Street LS 11	2.99	19040	Site assessment		Site suitable for employment uses however it is not known at this stage whether the site may be needed for the HS2 programme.
	1267	Kidacre Street, Motorcycle Training Area	0.77	3500	Site assessment		Site suitable for employment uses however it is not known at this stage whether the site may be needed for the HS2 programme.
	1267	Kidacre Street - former gas works site	4.30	21547.2	Site assessment		Site suitable for employment uses however it is not known at this stage whether the site may be needed for the HS2 programme.
Red							
None							
Industry							

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
Green							
	2000950	Leathley Road & Cross Myrtle Street LS 11	0.16		Site assessment	Retain	Part of SHLAA site; LDF to determine whether housing or employment. Site more suited to non-office employment uses at present.
Amber							
None							
Red							
None							
Mixed Use							
Green							
	CFSM004	1953 Building, Marshall Street, Holbeck, Leeds	0.59		Site assessment		Existing employment site. Other uses on site may be acceptable subject to assessment.
	CFSM015	Wellington Plaza, 31, Wellington Street, Leeds	0.07		Site assessment		Existing employment site. Other uses on site may be acceptable subject to assessment.
	CFSM022	Manor Court, Manor Road, Leeds, LS11 9AH	0.12		Site assessment		Existing employment site. Other uses on site may be acceptable subject to assessment.

QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR EMPLOYMENT

E1. Do you think a site that is not colour coded 'green' should have been? If so, please state which site (site ref) this is and why.

E2. Do you think a site that is not colour coded 'amber' should have been? If so, please state which site (site ref) this is and why.

E3. Do you agree that the sites that have been identified as 'red' are not suitable for allocation for future employment or office development?

Yes/No

Reason

E4. Do you think there are other more suitable sites not shown on the plan that could be considered as future employment or office allocations? If so, please supply details – address and site plan.

2.5.0 CITY CENTRE GREENSPACE ISSUES AND OPTIONS:

2.5.1 The two plans at the end of this document show 1) greenspace sites currently designated through the UDP Review 2006 and sites identified through the open space audit in the City Centre Housing Market Characteristic Area (Plan 2.5A) and 2) the categories or types of greenspace (Plan 2.5B). There are two elements to consider, firstly the changes being proposed to the allocated greenspace as a result of the 2011 Open Space, Sport & Recreation Assessment (*hereafter referred to as the 'Open Space Audit'*) and secondly the implications of the subsequent assessments undertaken in relation to surpluses and deficiencies, quality and accessibility to greenspace.

2.5.2 Core Strategy policy G3 sets quantity, quality and accessibility standards for these different types of open space:

Type	Quantity per 1000 people	Quality (Sites were scored from 1 to 10, 10 being excellent quality, 1 very poor. A score of 7 is considered good)	Accessibility
Parks and gardens	1 hectare	Good (7)	720 metres
Outdoor sports provision	1.2 hectares (does not include education provision)	Good (7)	Tennis court 720 metres, bowling greens and grass playing pitches 3.2km, athletics tracks, synthetic pitches 6.4km
Amenity greenspace	0.45 hectares	Good (7)	480 metres
Children and young people's equipped play facilities	2 facilities (per 1000 children/young people 0 -16 years old)(excluding education provision)	Good (7)	720 metres
Allotments	0.24 hectares	Good (7)	960 metres
Natural greenspace	0.7 hectares main urban area and major settlements, 2 hectares other areas	Good (7)	720 metres and 2km from site of 20 hectares
City Centre open space (all types including civic space)	0.41 hectares	Good (7)	720 metres

As shown above, City Centre standards differ to all other areas in that the requirement is 0.41ha per 1000 population, across all greenspace typologies, and civic space is included. Civic space comprises the squares and amenity areas that are 'hard' landscaped rather than 'green', such as Millennium Square. In the city centre these areas form an important open space function.

2.5.3 Quantity

The table below shows the quantity of greenspace in the City Centre.

SITE_NAME	TYOLOGY	AREA_HA
Park Square	AMENITY	0.622
Lovell Park	NEIGHBOURHOOD PARK	1.552
Woodhouse Square	AMENITY	0.256
Saxton Gardens (Dolphins Greenspace)	AMENITY	0.679
Hanover Square	AMENITY	0.899
Drydock POS	AMENITY	0.502
Mount Preston Street (Leeds Uni)	AMENITY	0.536
Merrion Gardens	AMENITY	0.224
Parish Church Gardens (Penny Pocket Park)	AMENITY	0.941
Holbeck Stocks Hill	AMENITY	1.100
Queen Square	AMENITY	0.256
Leeds City Office Park	AMENITY	0.266
Belgrave Street POS	AMENITY	0.248
Calverley Street (Leeds MET)	AMENITY	0.380
		Total: 8.461ha

Quantity (per thousand people) = $8.461 \div 17.222 = 0.491$ hectares per 1000 population

The table below shows the quantity of Civic Space in the City Centre

SITE NAME	AREA_HA
Clarendon Way	0.375
Ring Road Pedestrian Bridge	0.151
Grace Street Pedestrian Route	0.088
Oxford Row Pedestrian Route	0.209
Art Gallery Square	0.303
Curd Yard, Wellington Street	0.175
Wellington Place	0.354
Yorkshire Bank	0.359
City Square	0.434
East Parade Square	0.105
Bond Court	0.230
Canal towpath - Pedestrian Route	0.620
Canal Towpath	0.407
Millennium Square	0.885
Opposite ASDA - Riverside pedestrian route	0.300
ASDA Riverside - Pedestrian Route	0.223
Brewery Wharf	0.383
North of Armouries - Canal Side	0.573
Green space adjacent Commercial Pub	0.121
Leeds City Office Park	0.439
St Peter's Church	0.453
Aire and Calder Navigation - Pedestrian Route	0.208

Dortmund Square	0.140
Corn Exchange Pedestrian Route	0.217
Leeds University Campus	4.248
Canal side - Pedestrian Route	0.173
St Paul's Street - Pedestrian Route	0.316
West Yorkshire Playhouse	0.625
City Walk - Pedestrian Route	0.136
Public Square - Royal Armouries	0.424
Clarence Dock	1.270
Chadwick Street POS	0.122
Central Leeds Pedestrian Shopping Precinct	2.251
Canal Side Apartments - Greenspace	0.502
Granary Wharf Pedestrian Link	0.613
Whitehall Waterfront	0.372
	18.804

Quantity (per thousand people) = $18.804 \div 17.222 = 1.09$ hectares per 1000 population

2.5.4 **Conclusions** - Compared against the standard of 0.41 hectares per 1000 population, the City Centre area meets the requirement for greenspace (with a marginal surplus). The overwhelming majority of greenspace provision is in the form of amenity space, with the only notable exception being Lovell Park. In addition there is a planning brief for provision of a new City Park to the south of the river (a 2.966 hectare site already has planning consent). Once this is implemented, the provision of greenspace in the City Centre should be well above the Core Strategy standard.

2.5.5 Additional to greenspace the City Centre also includes Civic Space which can meet some of the functions of greenspace by providing leisure space for City Centre users. This includes hard landscaped areas suitable for events. The quantity of Civic Space is 1.09 ha per 1,000 population and this is well above the Core Strategy standard.

2.5.6 It is important to note that there are two proposals which will significantly increase the provision of greenspace within the City Centre. These are the City Centre Park and the 'Pop-up' Park at Sovereign Street. The quantities are shown in the table below.

SITE_NAME	AREA_HA
City Centre Park	3.5 (approx)
'Pop-up' Park, Sovereign St.	2.016

2.5.7 If this figure is combined with the existing provision (above) this equates to 1.90ha per 1000 population, well above the 0.41ha standard. These two sites could go some way to relieving the additional pressure placed on city centre open space and greenspace by city centre employees and tourists.

2.5.8 Quality

Across the City Centre area the majority of sites (8 out of 14) are below the required quality standard of 7, which indicates an issue of substandard greenspace

provision in the area. The quality of Civic Spaces has also been assessed and shows that the majority of sites (24 out of 36) are below the required quality standard however, the average score of 6.64 is not far below the required standard of 7, probably because some of the City Centre Civic Spaces score exceptionally high on quality.

2.5.9 Accessibility

Accessibility to greenspace and civic space is generally good across the City Centre Area . The south of the area is the least well served, however it is also the area with the lowest residential population, and the area where the proposed new City Park will be.

QUESTIONS ABOUT GREENSPACE PROVISION IN CITY CENTRE

- CCG1** The quality of many existing greenspace sites in the City Centre falls below the recommended standard. Do you agree that resources (including commuted sums obtained from planning permissions and legal agreements) should be channelled to improving quality of existing sites?
- CCG2** In the City Centre there is limited space to provide new greenspace sites, so the Council is promoting the provision of a City Park south of the river. Do you agree that resources (including commuted sums obtained from planning permissions and legal agreements) should be channelled to provision of a new park?
- CCG3.** Have you any other comments/suggestions about greenspace and civic space provision in the City Centre?



Contact Details

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Site Allocations Plan

Leeds Local Development Framework

Issues and Options for the Plan

June 2013