

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

2. CITY CENTRE

- 3.2 The City Centre HMCA contains the regional centre for the Leeds City Region and beyond. At its core is the Prime Shopping Quarter with over 1000 shops and 10,000 employees which reaches out to a catchment population of 3.2million. The City Centre also has a thriving entertainment sector with over 250 bars, restaurants, cafés and nightclubs. It provides a cultural attraction with museums, galleries, cinemas and theatres. There are two University campuses in the city centre generating a significant student footfall. Over 140,000 people work in the city centre (full time equivalents) with a large proportion in financial and business services. Business floorspace exceeds 1.2m sqm with over 900,000sqm of office space. This commercial activity pulls in thousands of commuters every day making the City Centre the most accessible location in Leeds.

Leeds City Station sits in the centre of the HMCA and the bus network serves the rest of the city and beyond. The HS2 station will be located near to City Station improving accessibility to London and Europe. Most of the HMCA can be reached in less than 20 minutes' walk from City Station. In terms of geography the historic retail/commercial core has a focus in the northern half of the City Centre. The southern half (south of the river) has started to develop commercially, and has tremendous potential to develop further with many cleared sites around Holbeck Urban Village and Hunslet Road. The new station southern entrance, opened in January 2016, will help reinforce the potential of the southern half of the City Centre. On the 16th November 2016 the Secretary of Transport announced the preferred HS2 route for Phase 2b which includes the link from the West Midlands towards Leeds and the North East with a proposed station in Leeds. The announcement includes a safeguarding directive on areas of land. The revised Phase 2b route includes a new recommended station layout which links from the south to the existing Leeds Station concourse. The revised route and safeguarding zone are shown on the Policies Map.

A substantial residential population now lives in the City Centre HMCA in flats built over the last 30 years, fairly evenly spread but with concentrations along the waterfront. A park is planned for the south bank which will improve amenity for residents. Overall, the socio-economic profile is balanced with only 19% of working households earning less than £20,000 p.a. and 27% earning over £50,000. In terms of unemployment in City Centre, there was an unemployment rate of only 2% in 2014 (claimants of working population). In terms of relationships with other areas, the City Centre HMCA is surrounded by the Inner Areas HMCA and contains part of the Aire Valley Leeds Area Action Plan area which spreads eastwards along the Aire Navigation and Hunslet Road from the south eastern corner of the City Centre.

RETAIL PROPOSALS FOR CITY CENTRE:

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

HOUSING PROPOSALS FOR CITY CENTRE:

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

3.2.5 **Total housing target for City Centre** (set out in the Core Strategy) = 10,200 units (15.5% of District wide total). This is to be met through:

- Identified sites (see paragraph 2.29)
- Housing allocations (see paragraphs 2.30 to 2.55)
- Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)

3.2.6 Identified Sites

From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the plan) and 1.4.16 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the Plan. Part of the City Centre HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own housing allocations. These total 457 dwellings in identified sites and 2812 in proposed allocations.

POLICY HG1 – IDENTIFIED HOUSING SITES

THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

- 1) HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION FOR HOUSING OR MIXED USE INCLUDING HOUSING, OR
- 2) WERE PREVIOUSLY ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED HOUSING SITES.
- 3) ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE, IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 4) IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY POLICY SP7.

IN CITY CENTRE THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-419	n/a	22-23 Blenheim Terrace, Leeds, LS2 9HD	9	0	0	9
HG1-420	n/a	8 Blenheim Terrace, Woodhouse Lane, Woodhouse, Leeds, LS2 9HZ	6	0	0	6
HG1-421	n/a	3-4 Blenheim Terrace LS2	1	1	0	0
HG1-422	n/a	8 Springfield Mount, Leeds LS2 9ND	9	9	0	0
HG1-423	n/a	Springfield Mount (19), Woodhouse LS2 9NG	7	0	0	7
HG1-424	n/a	44 Clarendon Road, LS2 9PJ	5	5	0	0
HG1-425	n/a	29-31 Hyde Park Terrace LS2	6	0	0	6
HG1-426	n/a	25-27 Hyde Terrace LS1	11	0	0	11
HG1-427	n/a	23 Hyde Terrace LS2	6	0	0	6
HG1-428	n/a	40 Clarendon Road LS2	6	0	0	6
HG1-429	n/a	36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ	7	7	0	0
HG1-430	n/a	15-19 Hyde Terrace, Leeds, LS2 9LT	14	14	0	0

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-431	n/a	65 Clarendon Road, Leeds, LS2 9NZ	12	8	0	4
HG1-432	n/a	31 Clarendon Road, LS2 9NZ	10	10	0	0
HG1-433	n/a	Clarendon House, 20 Clarendon Road	24	0	0	24
HG1-434	n/a	20-28 Hyde Terrace, Leeds LS2 9LN	27	23	4	0
HG1-435	n/a	Leeds Metropolitan University LS1 3HE	125	125	0	0
HG1-436	n/a	Leeds Metropolitan University LS1 3HE	145	0	145	0
HG1-437	n/a	21 - 23 Queen Square	5	0	5	0
HG1-438	n/a	18 Queen Square, Leeds, LS2	7	3	4	0
HG1-440	n/a	17 Regent Street Sheepscar	73	0	0	73
HG1-441	n/a	Site of Kendall Carr, Hanover Mount, Woodhouse, Leeds	23	0	23	0
HG1-442	n/a	Hanover Square (32) LS3 1AW	7	0	0	7
HG1-443	n/a	Algernon Firth Building, LGI, Thoresby Place Leeds	43	43	0	0
HG1-444	n/a	Crown House, 81 - 89 Great George Street, Leeds, LS1 3BR	37	0	37	0
HG1-445	n/a	63 Great George Street, Leeds, LS1 3bb	5	5	0	0
HG1-446	n/a	74 New Briggate, LS1	7	8	0	0
HG1-447	n/a	New York Road - Crispin House LS2	85	85	0	0
HG1-448	n/a	Emco Ho 5-7 New York Road LS2	74	0	60	14
HG1-449	n/a	Site of 8 South Parade 22 East Parade and 159 The Headrow, Leeds	26	0	26	0
HG1-450	n/a	Forsyth House, 5 South Parade, City Centre	13	0	13	0
HG1-451	n/a	22 to 24 New Briggate	12	0	0	12
HG1-452	n/a	Pennine House, LS1 5RN	112	98	14	0
HG1-453	n/a	6 - 12 Lands Lane, LS1 6LD	18	0	0	18
HG1-454	n/a	42 Park Place, LS1 2RY	8	0	0	8
HG1-456	n/a	29 Kirkgate and 18 New York Street, Leeds LS2	8	8	0	0
HG1-457	n/a	First And Second Floors And Loft Space, 46-48 New York Street	7	0	7	0
HG1-458	n/a	4 St Peters Place Leeds LS9	18	0	0	18
HG1-459*	n/a	The Calls (36)	14	0	0	14
HG1-462	n/a	53 The Calls, Leeds, LS2 7EY	16	0	0	16
HG1-463	n/a	Manor Road (16-18) LS11	57	0	0	57
HG1-464	n/a	Manor Road LS11	744	0	0	744
HG1-465	n/a	Burley House, 12 Clarendon Road	25	0	0	25
HG1-466	n/a	61-67 St Pauls Street, Leeds, LS1 2TE	6	0	6	0
HG1-474	n/a	Aspect Court, 47 Park Square East, Leeds, LS1 2NL	29	0	0	29
HG1-475	n/a	25 Wellington Street, Leeds, LS1 4DL	20	0	0	20
HG1-479	n/a	88 North Street, Sheepscar, Leeds, LS2 7PN	11	0	0	11
HG1-480	n/a	143-5 The Headrow LS1	15	0	0	15
HG1-481	n/a	109 - 113 The Headrow	22	0	0	22
HG1-482	n/a	Rivers House, 21 Park Square South	63	0	56	7
HG1-483	n/a	Brunswick Point, Wade Lane	84	84	0	0
HG1-484	n/a	25 Queen Street	71	71	0	0
HG1-485	n/a	117 The Headrow	27	0	27	0

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-486	n/a	49 Upper Basinghall Street	6	0	6	0
HG1-492	n/a	60 Upper Basinghall Street, Leeds, LS1 5HR	5	0	0	5
HG1-495	n/a	54 Albion Street, Leeds, LS1 6AD	8	0	0	8
HG1-496	n/a	35 Aire Street, Leeds, LS1 4HT	8	0	0	8
HG1-505	n/a	Zicon House, Wade Lane, Leeds, LS2 8NL	65	0	0	65
HG1-511	n/a	Land adjacent to 162 Concord Street and Leylands Road, Sheepscar, Leeds	12	0	0	12
HG1-512	n/a	Caspar, North Street Leeds	50	0	0	51
MX1-5	n/a	Portland Crescent LS1	50	0	0	50
MX1-7*	n/a	Cropper Gate - Mayfair LS1	272	0	0	272
MX1-8	n/a	Aireside development, Wellington Place and Whitehall Road, Leeds	600	0	0	600
MX1-9	n/a	30 Sovereign Street, Leeds, LS1 4BA	5	0	0	5
MX1-10 [±]	n/a	St Peters Church & house	35	0	8	27
MX1-13*	n/a	Globe Road / Water Lane LS11	263	0	0	263
MX1-14*	H3-1A.44	Globe Road - Tower Works LS10	158	0	0	158
MX1-15*	n/a	Granary Wharf Car Park, off Water Lane LS11 5PS	250	0	0	250
MX1-16*	n/a	Silver Street - Midland Mills LS11 9YW	15	0	0	15
MX1-17*	n/a	Bath Road LS11	90	0	0	90
MX1-20	n/a	Jack Lane / Sweet Street LS10	296	0	0	296
MX1-21*	n/a	Site of 1 and 6 Church Row, Leeds	9	0	0	9
MX1-22	n/a	Site of former Jayco House Car Park, Skinner Lane, Sheepscar, Leeds	106	0	0	106
MX1-23*	n/a	Site of 20 and Land rear of 14 and 16, The Calls, Leeds	77	0	0	77
MX1-24*	n/a	Former site of Yorkshire Evening Post bounded by River Aire and Wellington Bridge Street, Wellington Street, Leeds	204	0	0	204
Identified housing total:			4,807	606	441	3,760

[±]No further flood risk exception test would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a further exception test will be required.

3.2.7 The housing contribution from the Aire Valley Leeds Area Action Plan can be deducted from the City Centre target: $10,200 - 3,269 (457 + 2,812) = 6,931$.

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

So, the residual target is $6,931 - 4,807 = 2,124$ units

POLICY HG2 – HOUSING ALLOCATIONS

- 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.
- 2) HOUSING ALLOCATIONS ARE IN PHASE 1 IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED.

IN THE CITY CENTRE THE SITES ALLOCATED FOR HOUSING ARE:

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-187	Brandon Road, LS3	0.2	72	Brownfield
HG2-188	Great George Street (57)	0	7	Brownfield
HG2-189	Centenary House, North Street Leeds	0.3	85	Brownfield
HG2-191	Aire Street (49) LS1	0	6	Brownfield
HG2-194	Silver Street/ Midland Mills North	0.3	86	Brownfield
HG2-195	Silver Street/ Midland Mills South	0.6	179	Brownfield
HG2-199	Holbeck Day Centre, Holbeck Moor Road, Holbeck	0.2	14	Brownfield
HG2-208	Globe Quay, Globe Road, Holbeck	0.1	4	Brownfield
HG2-209	The Faversham, Springfield Mount, LS2 9NG	0.3	30	Brownfield
MX2-15	Great George Street - LGI	4.3	372	Brownfield
MX2-16	Bridge Street, Baker House	0.2	63	Brownfield
MX2-17	North Street - Leeds College of Building	0.9	180	Brownfield
MX2-18	Regent Street / Skinner Lane LS2	0.2	72	Brownfield
MX2-19	Westgate - Leeds International Swimming Pool	1.3	209	Brownfield
MX2-20	Westgate - Brotherton House LS1 2RS	0.3	63	Brownfield
MX2-22	St Peters Square	0.1	49	Brownfield
MX2-23	Quarry Hill/York Street Leeds	2.7	600	Brownfield
MX2-25	Duncan Street (7)	0	15	Brownfield
MX2-27	Wharf Street	0	14	Brownfield
MX2-29	The Calls (38)	0	14	Brownfield
MX2-30	Water Lane Railway Triangle	1	171	Brownfield
MX2-32	Water Lane - Westbank	2.2	288	Brownfield
MX2-34	Criterion Place North	0.4	210	Brownfield
MX2-35	Temple Works Mixed Use Site	11.4	1000	Brownfield
MX2-36	Water Lane Car Park	0.2	30	Brownfield
Phase 1 total:			3,833	
Housing allocation total:			3,833	

3.2.8 Sites specifically allocated for housing in City Centre have a total capacity of 3833.

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

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

Site Reference: HG2-187 (3157)

Site Address: Brandon Road, LS3

Housing allocation

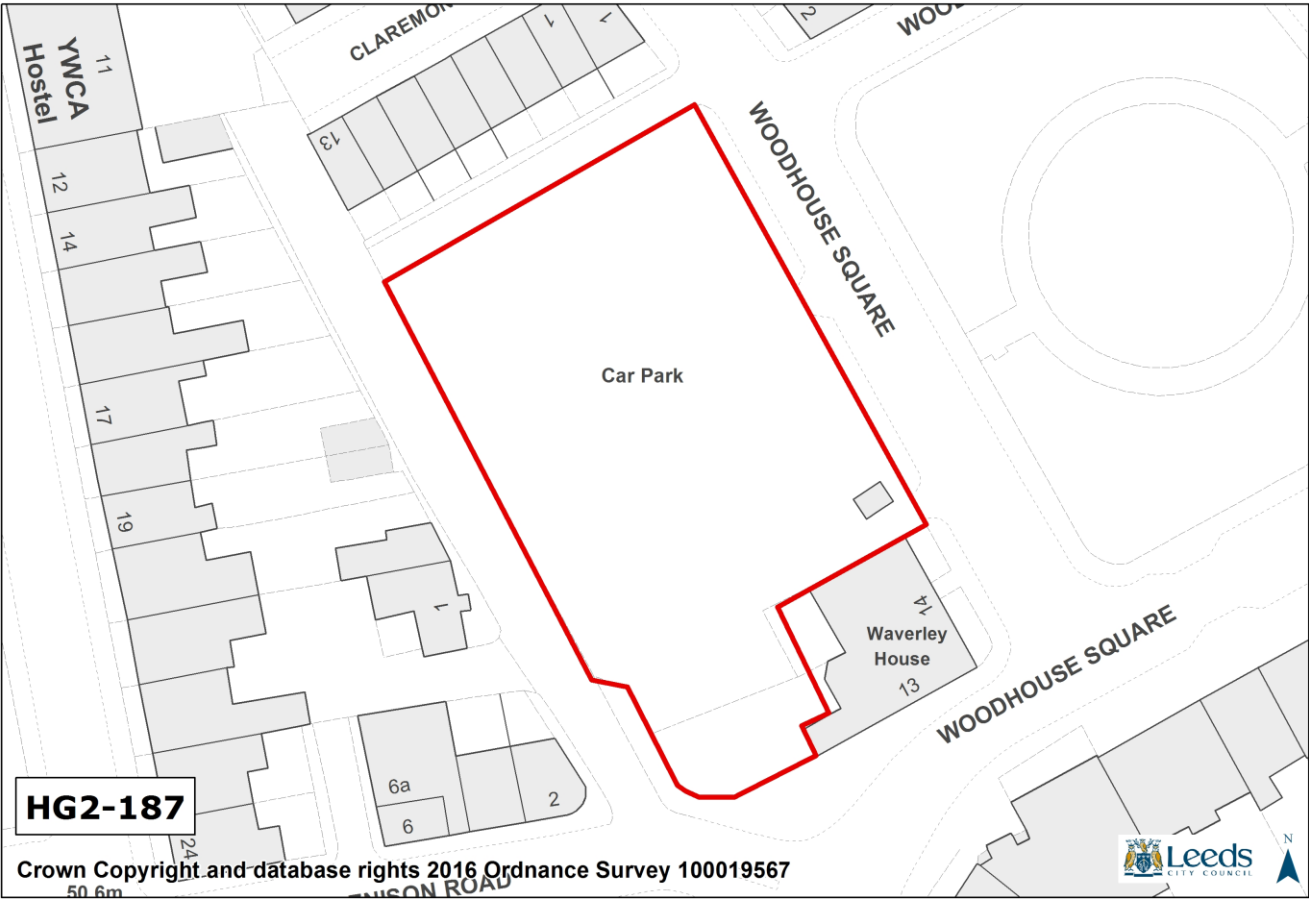
Site Capacity: 72 units

Site Area: 0.22 hectares

Ward: Hyde Park and Woodhouse

HMCA: City Centre

Phase: 1



Site Requirements - HG2-187:

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

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

Site Reference: HG2-188 (446)

Site Address: Great George Street (57)

Housing allocation

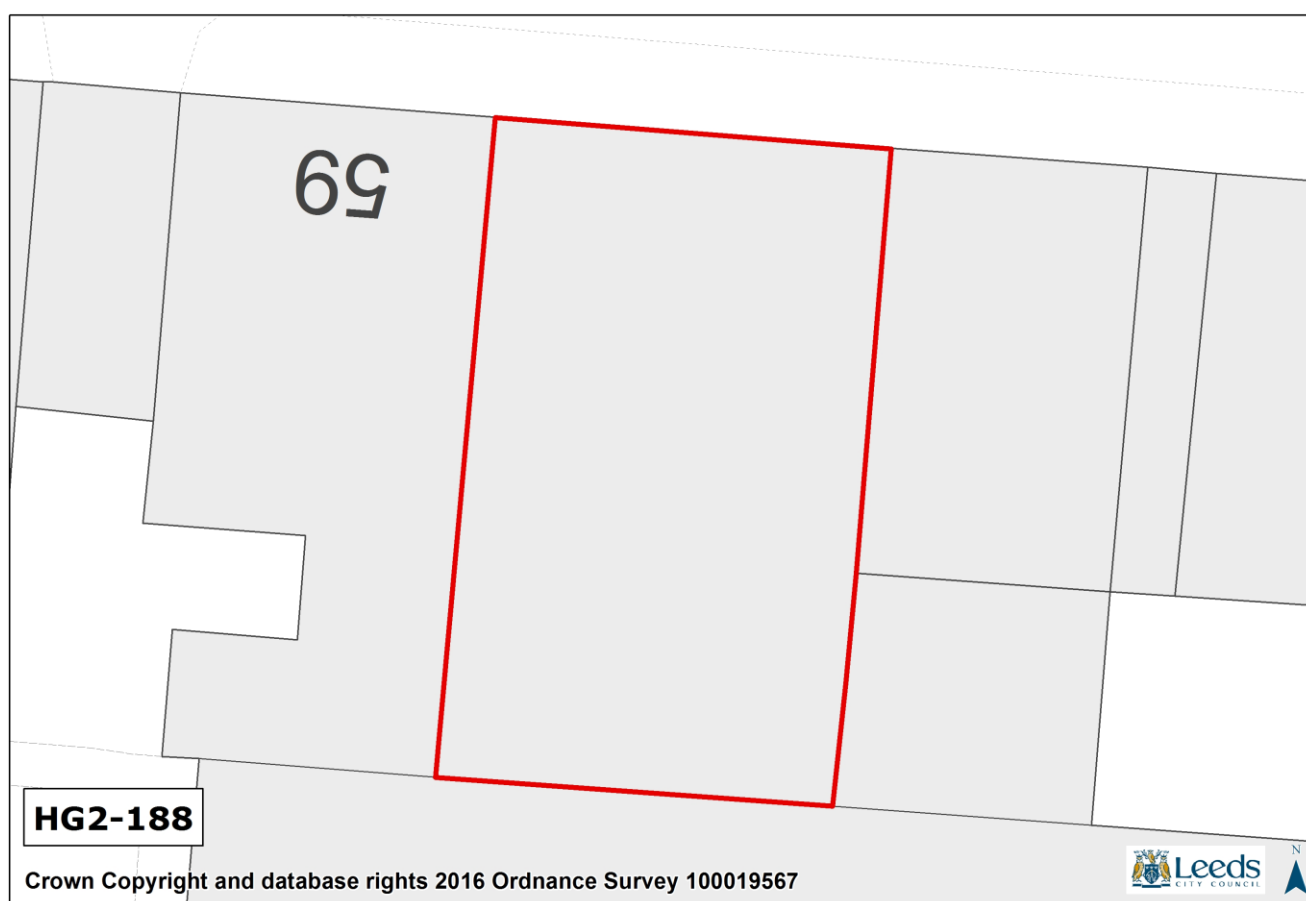
Site Capacity: 7 units

Site Area: 0.02 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - HG2-188:

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

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

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

Site Reference: HG2-189 (2006B)

Site Address: Centenary House, North Street Leeds

Housing allocation

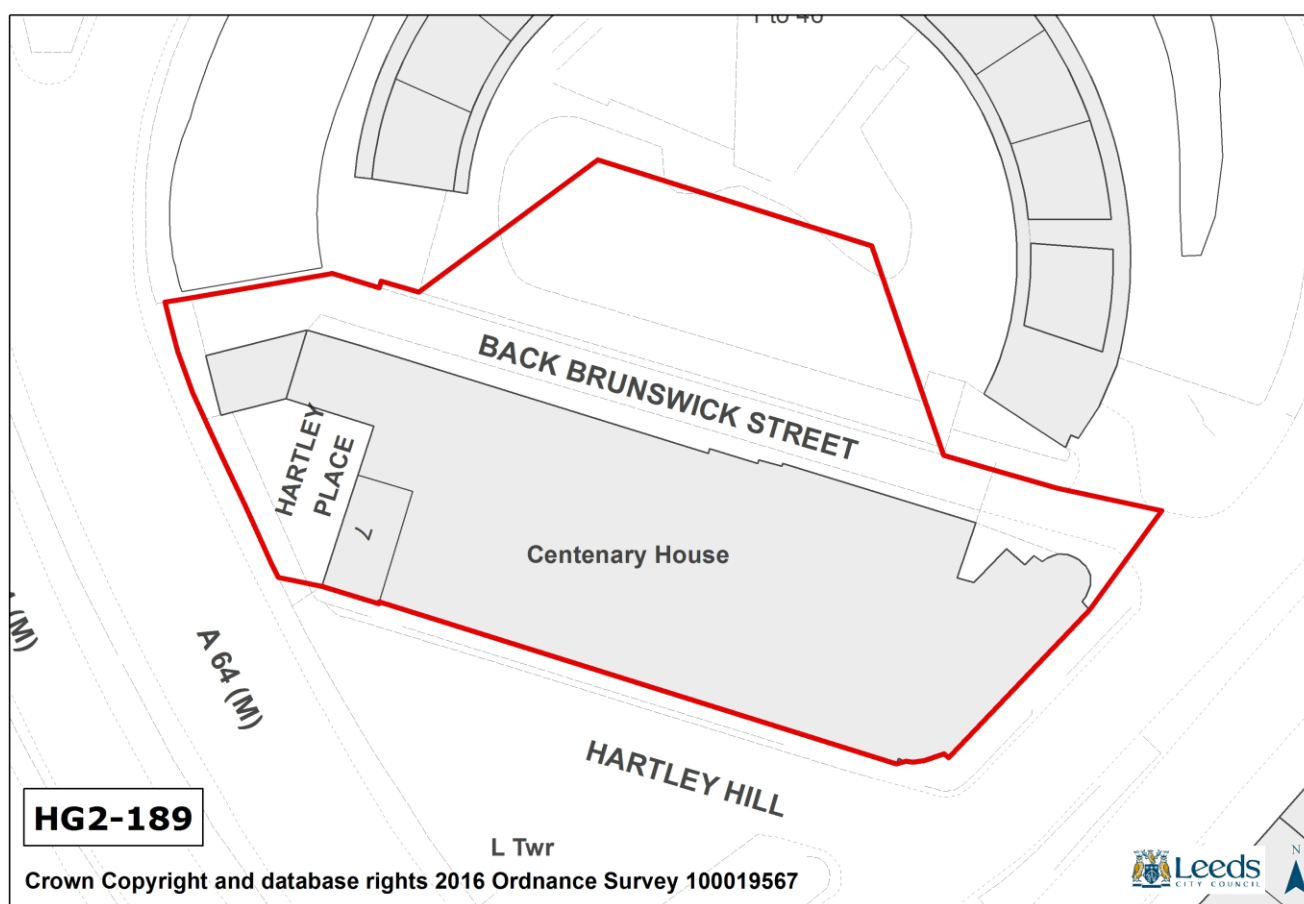
Site Capacity: 85 units

Site Area: 0.26 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - HG2-189:

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

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

- **Culverts and Canalised Water Courses:**

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

- **Listed Buildings:**

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

Site Reference: HG2-191 (426)

Site Address: Aire Street (49) LS1

Housing allocation

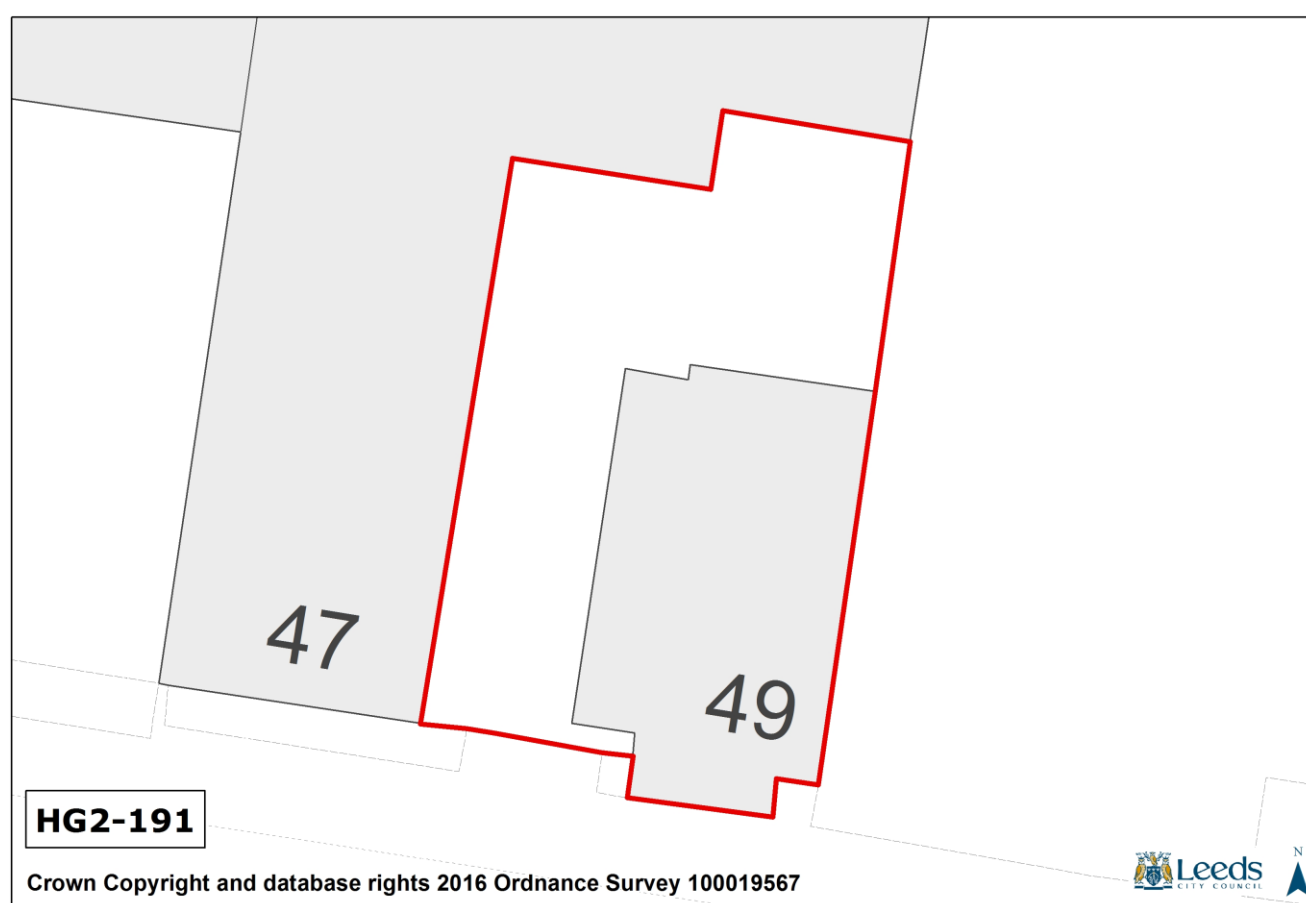
Site Capacity: 6 units

Site Area: 0.02 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - HG2-191:

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

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

Site Reference: HG2-194 (2018)

Site Address: Silver Street/ Midland Mills North

Housing allocation

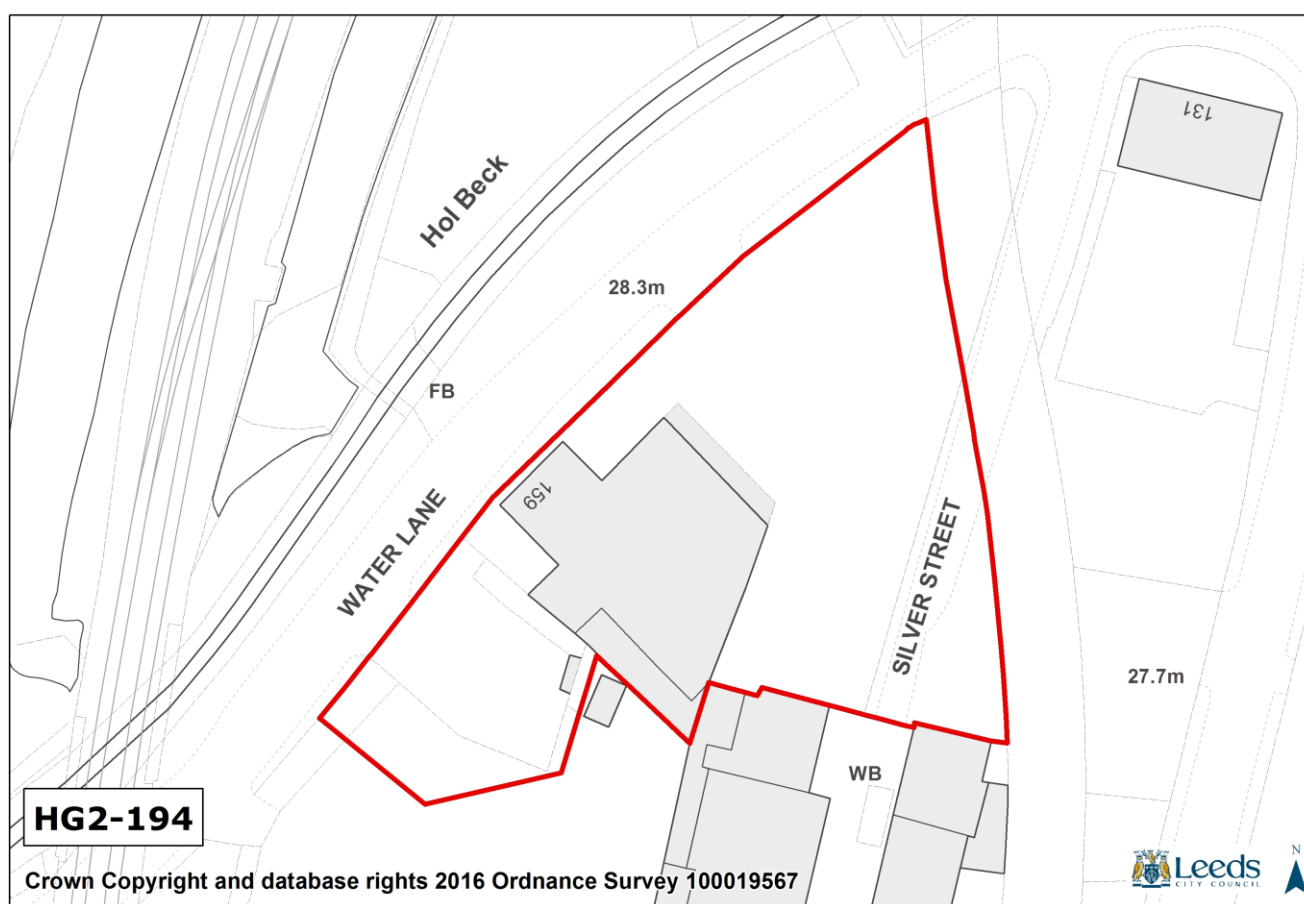
Site Capacity: 86 units

Site Area: 0.27 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - HG2-194:

- **Highway Access to Site:**

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

- **Local Highway Network:**

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

- **Flood Risk:**

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

Site Reference: HG2-195 (2019)

Site Address: Silver Street/ Midland Mills South

Housing allocation

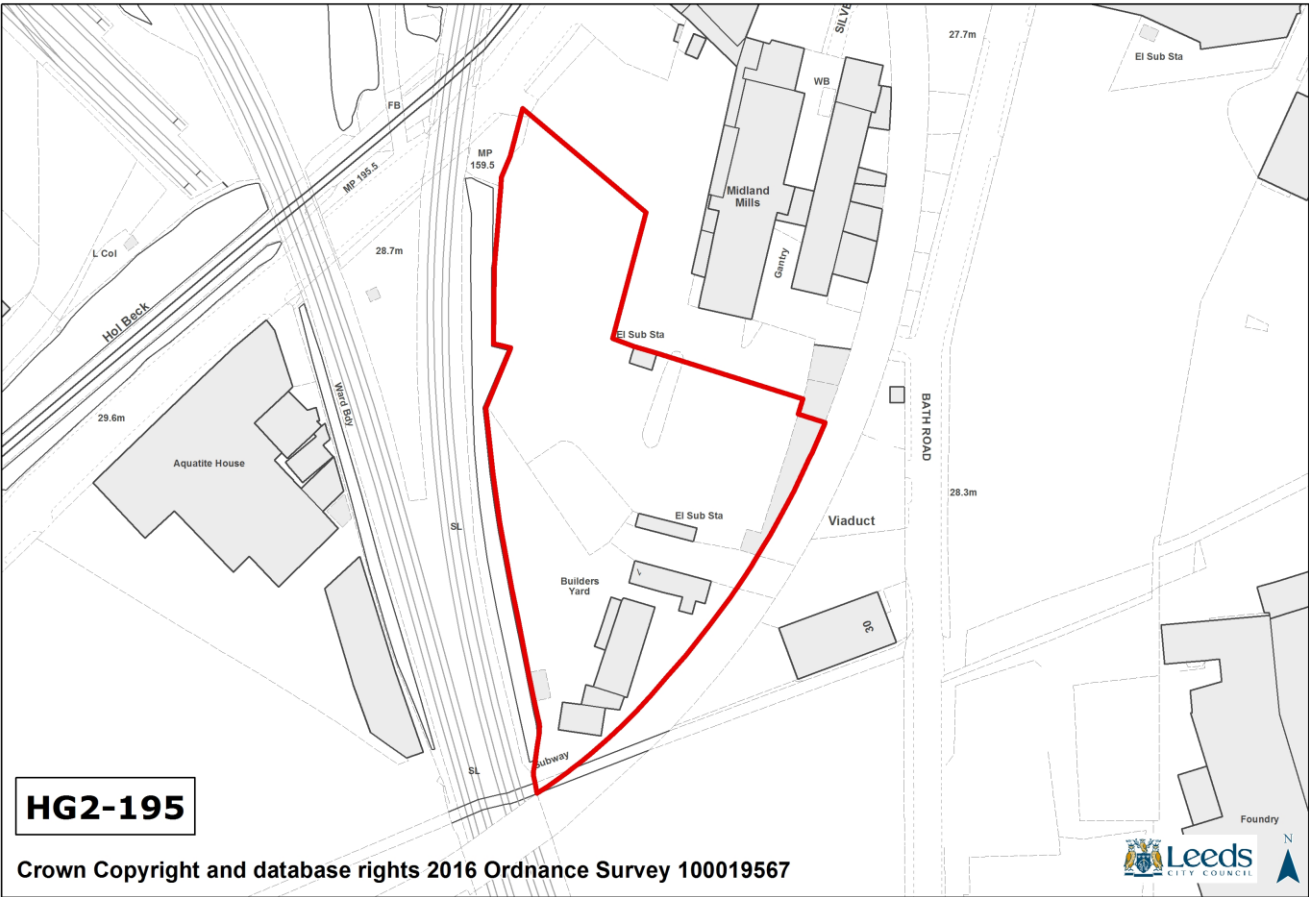
Site Capacity: 179 units

Site Area: 0.57 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - HG2-195:

- **Highway Access to Site:**

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

- **Local Highway Network:**

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

- **Flood Risk:**

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

Site Reference: HG2-199 (5019)

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

Housing allocation

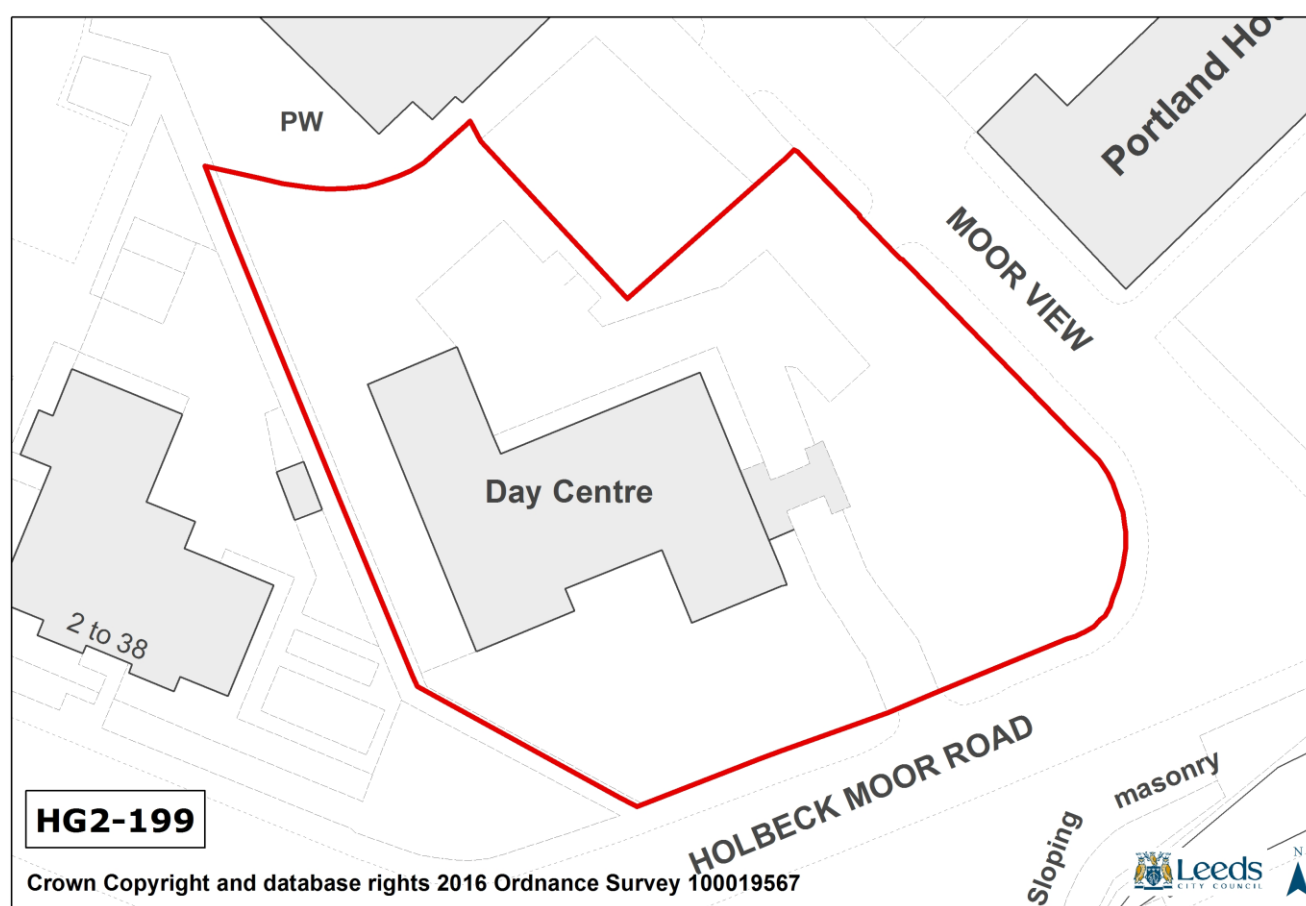
Site Capacity: 14 units

Site Area: 0.23 hectares

Ward: Beeston and Holbeck

HMCA: City Centre

Phase: 1



Site Requirements - HG2-199:

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

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

- **Gas Pipelines:**

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

Site Reference: HG2-208 (5272)

Site Address: Globe Quay, Globe Road, Holbeck

Housing allocation

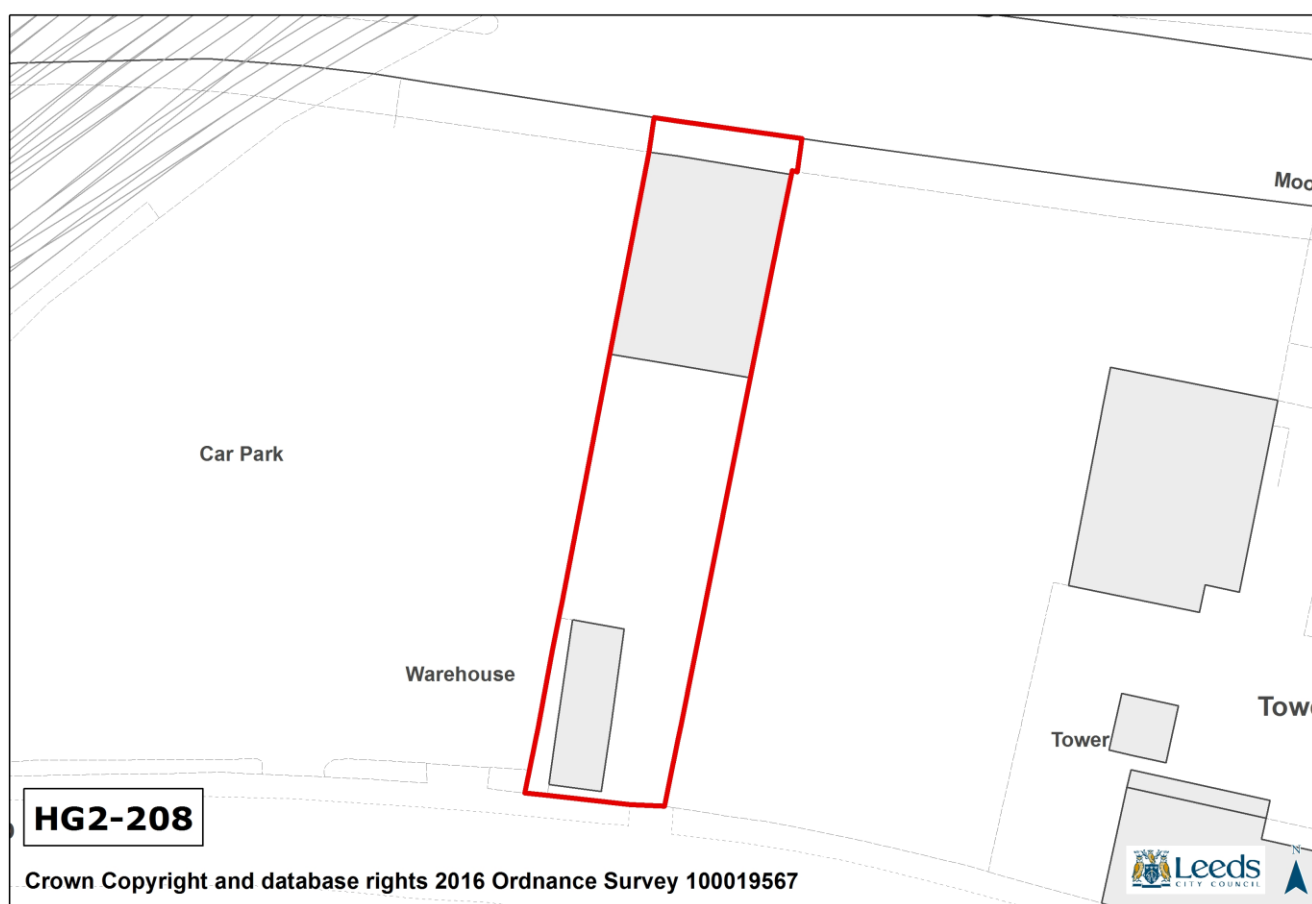
Site Capacity: 4 units

Site Area: 0.11 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - HG2-208:

- **Highway Access to Site:**

Footway improvements to match HUV public realm works

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided including a biodiversity buffer (not private garden space) and measures to reduce shading onto the canal along north boundary for Leeds Habitat Network.

- **Listed Buildings:**

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

- **Conservation Area:**

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

Site Reference: HG2-209 (5281)

Site Address: The Faversham, Springfield Mount, LS2 9NG

Housing allocation

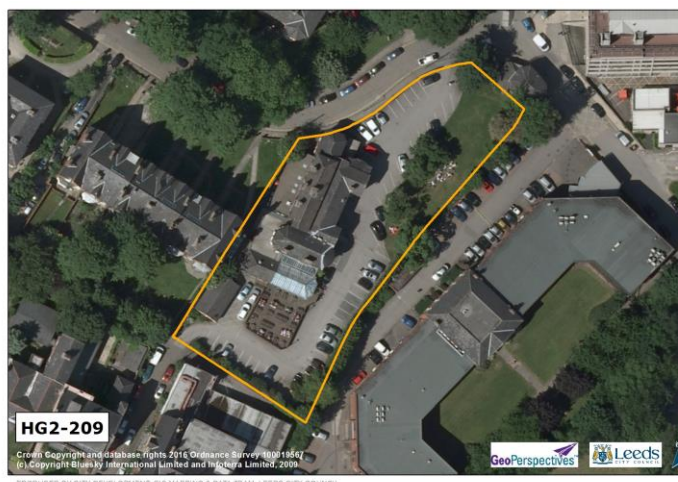
Site Capacity: 30 units

Site Area: 0.32 hectares

Ward: Hyde Park and Woodhouse

HMCA: City Centre

Phase: 1



Site Requirements - HG2-209:

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

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

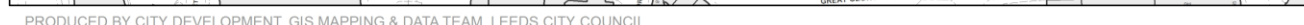
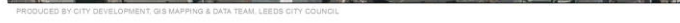
Site Address: Great George Street - LGI

Mixed use allocation

Site Area: 4.25 hectares

HMCA: City Centre

Phase: 1



Site Requirements - MX2-15:

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

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

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

- **Listed Buildings:**

The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The original parts of the Scott Wing should be retained and converted, and open space around the building should be enhanced. Opportunities to enhance the Listed Buildings should be explored.

- **Conservation Area:**

The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The Brotherton Wing currently makes a positive contribution to the conservation area. A design study will be required alongside any planning application proposing the removal of this building which evaluates the relative benefits to the setting of the Listed Building and the character of the Conservation Area of retaining this building and of replacing it with a new building. The northern part of the site contains some non-designated heritage assets, though it has potential for sensitively designed redevelopment which respects the setting of the Listed Building and Conservation Area.

Site Reference: MX2-16 (1010)

Site Address: Bridge Street, Baker House

Mixed use allocation

Site Capacity: 63 units & 1000 sqm office

Site Area: 0.2 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-16:

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

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

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

- **Listed Buildings:**

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

Site Reference: MX2-17 (2004)

Site Address: North Street - Leeds College of Building

Mixed use allocation

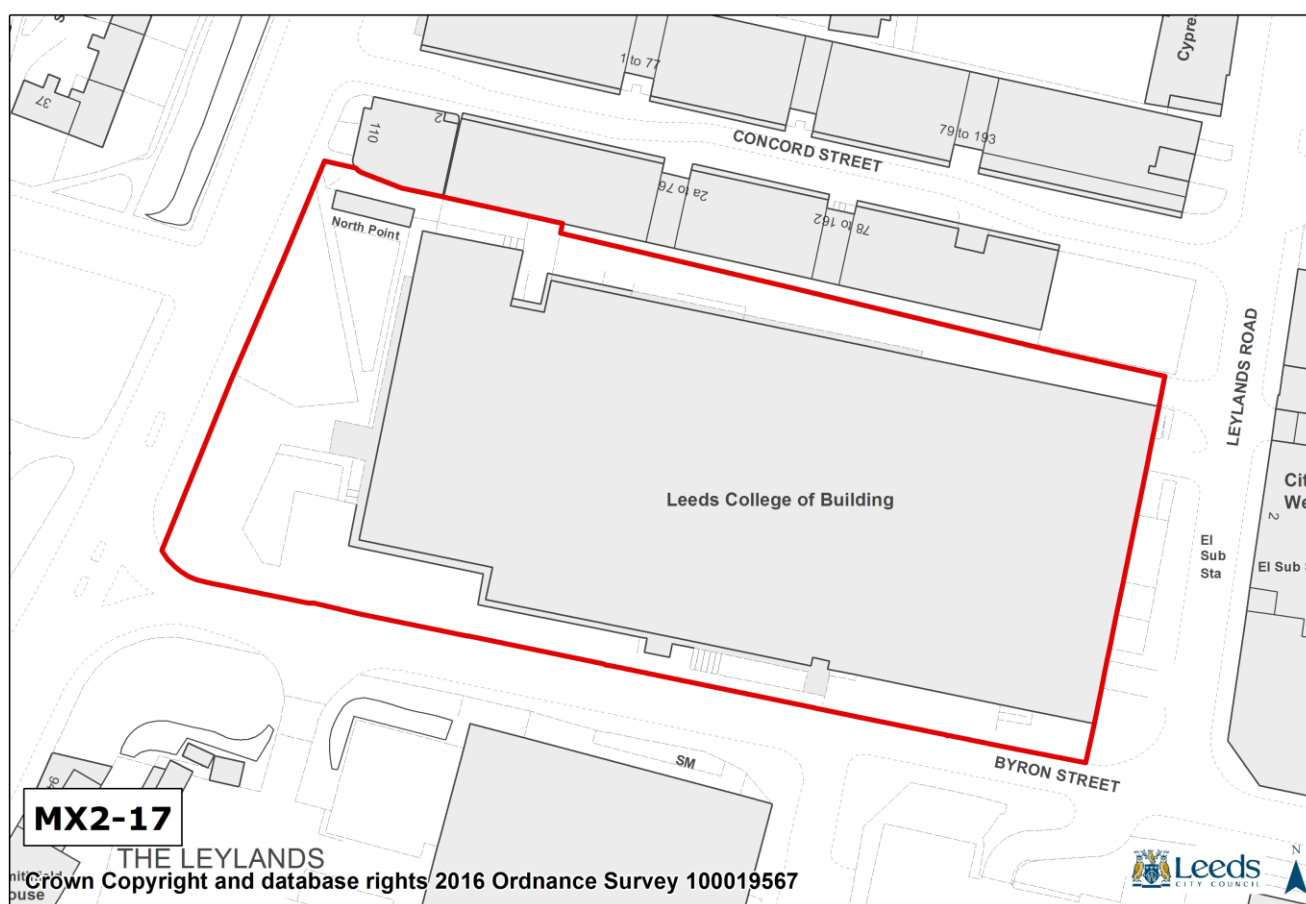
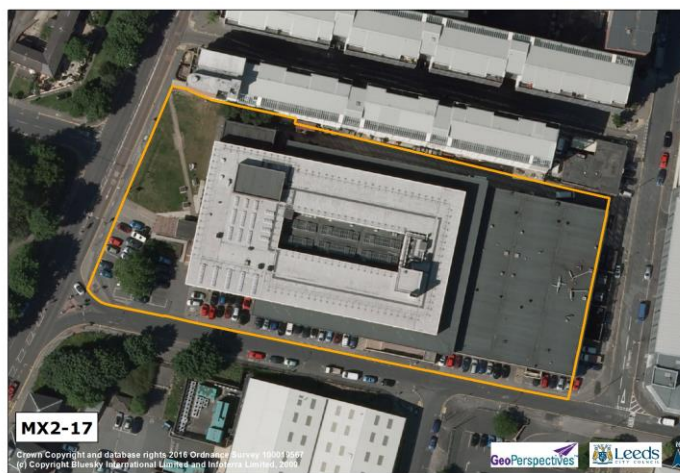
Site Capacity: 180 units & 4500 sqm office

Site Area: 0.9 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-17:

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

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

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

- **Highway Access to Site:**

Vehicular access should not be taken directly from North Street.

- **Listed Buildings:**

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

Site Reference: MX2-18 (410)

Site Address: Regent Street / Skinner Lane LS2

Mixed use allocation

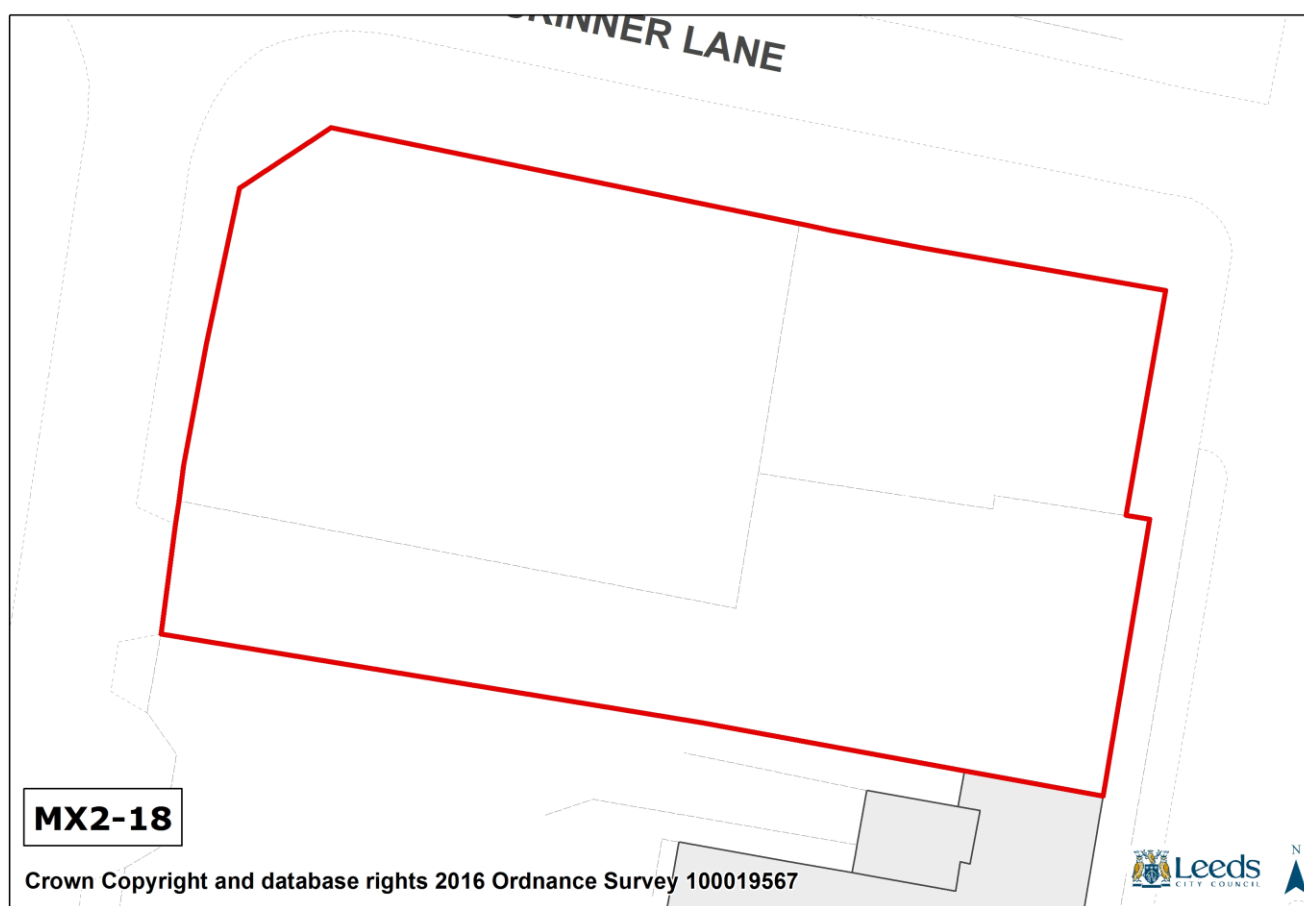
Site Capacity: 72 units

Site Area: 0.21 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-18:

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

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

- **Highway Access to Site:**

Vehicular access should be taken from Leylands Road.

Site Reference: MX2-19 (230)

Site Address: Westgate - Leeds International Swimming Pool

Mixed use allocation

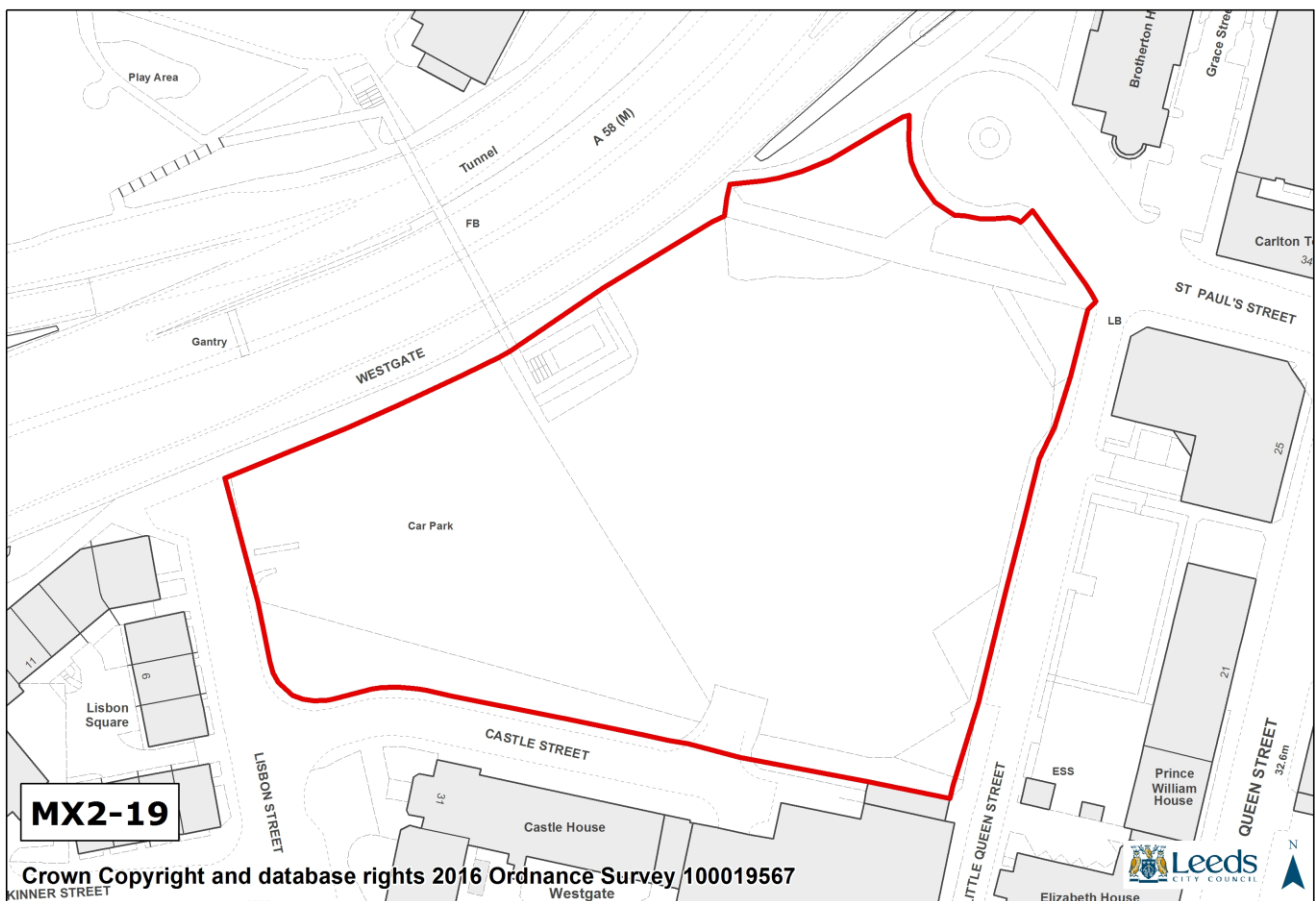
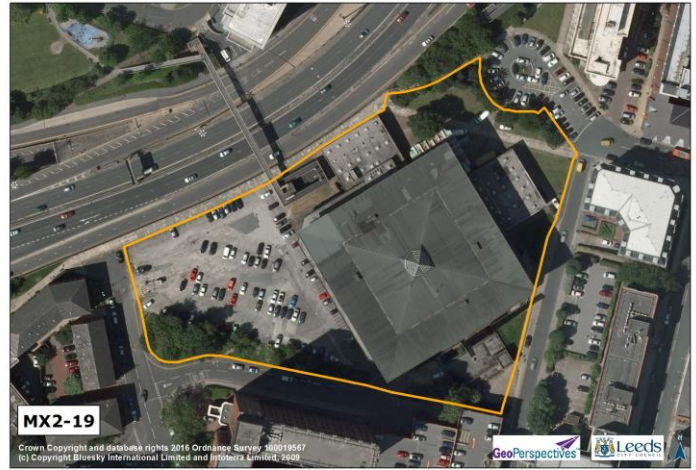
Site Capacity: 209 units & 13243 sqm office

Site Area: 1.32 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-19:

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

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

- **Local Highway Network:**

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

- **Flood Risk:**

A small part of the site is affected by flood risk. A sequential approach should be taken to the layout of the site so that no housing or other more vulnerable development is located in the zone 3 high flood risk part of the site

- **Greenspace:**

Civic space to be re-provided on site.

Site Reference: MX2-20 (187)

Site Address: Westgate - Brotherton House LS1 2RS

Mixed use allocation

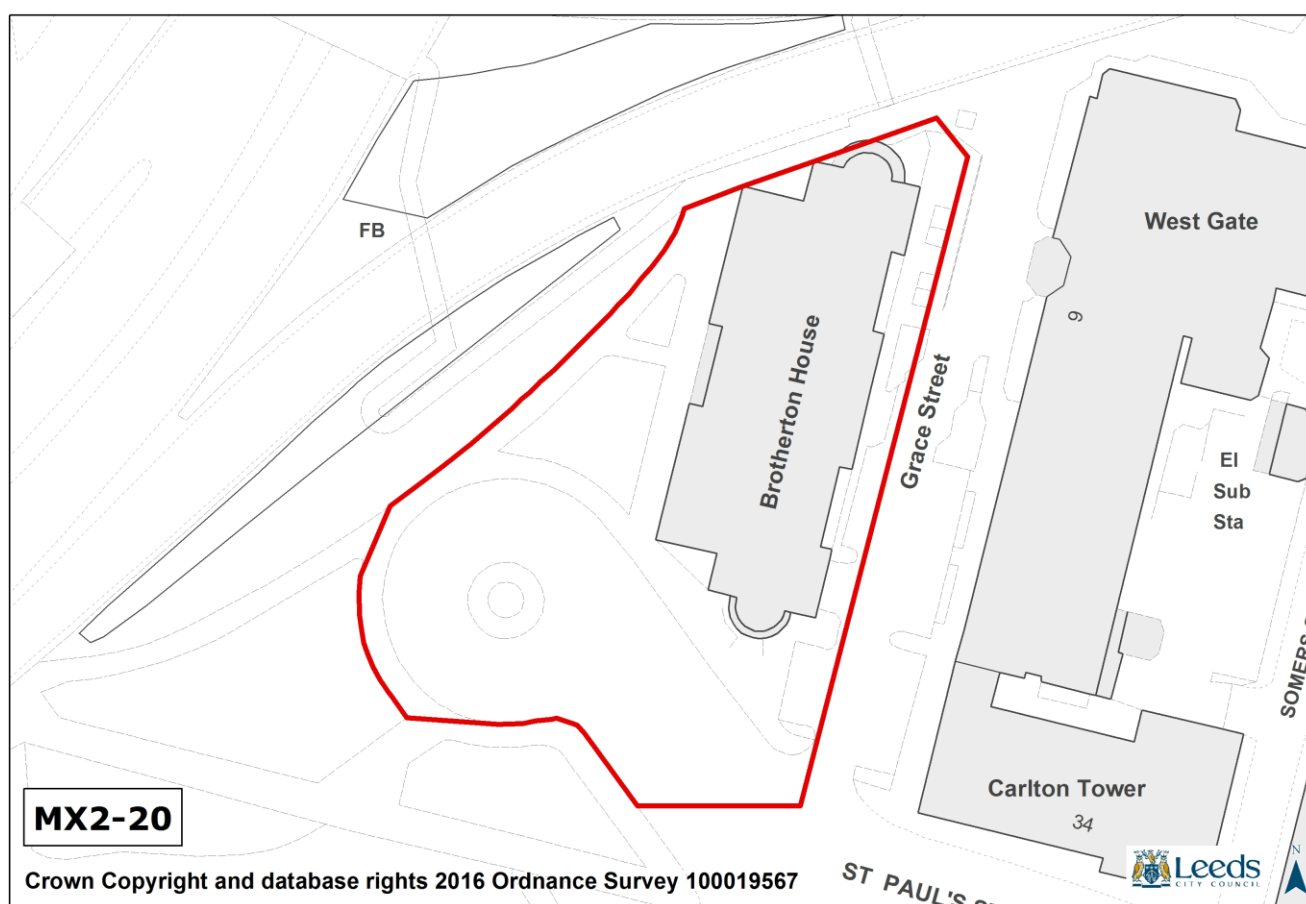
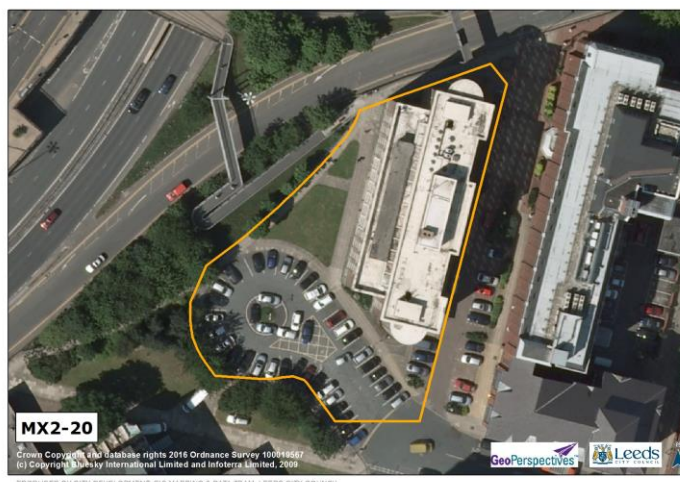
Site Capacity: 63 units & 5000 sqm office

Site Area: 0.27 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-20:

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

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

- **Local Highway Network:**

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

- **Conservation Area:**

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

Site Reference: MX2-22 (2001)

Site Address: St Peters Square

Mixed use allocation

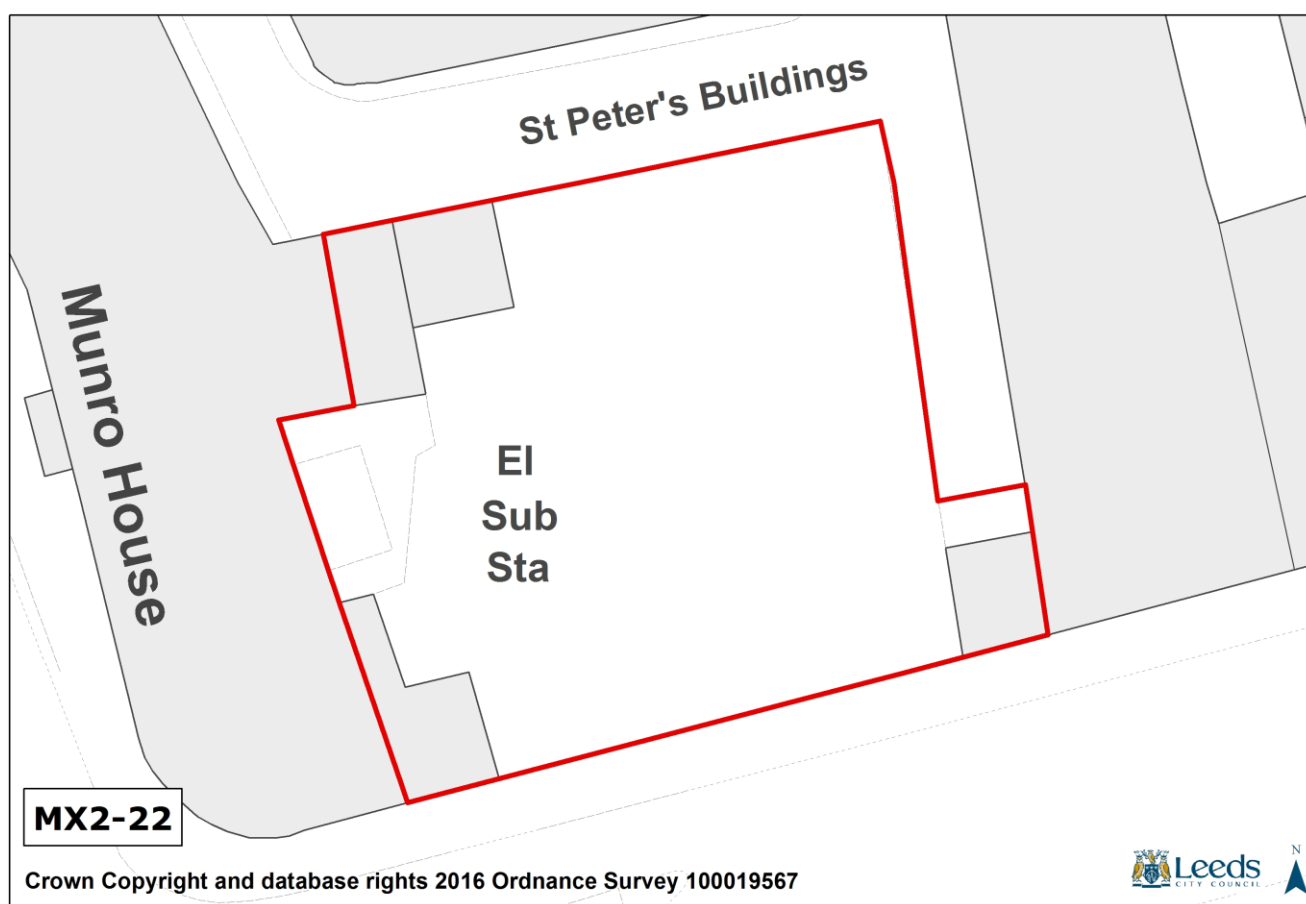
Site Capacity: 49 units & 600 sqm office

Site Area: 0.09 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-22:

- **Flood Risk:**

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

Site Reference: MX2-23 (200_411)

Site Address: Quarry Hill/York Street Leeds

Mixed use allocation

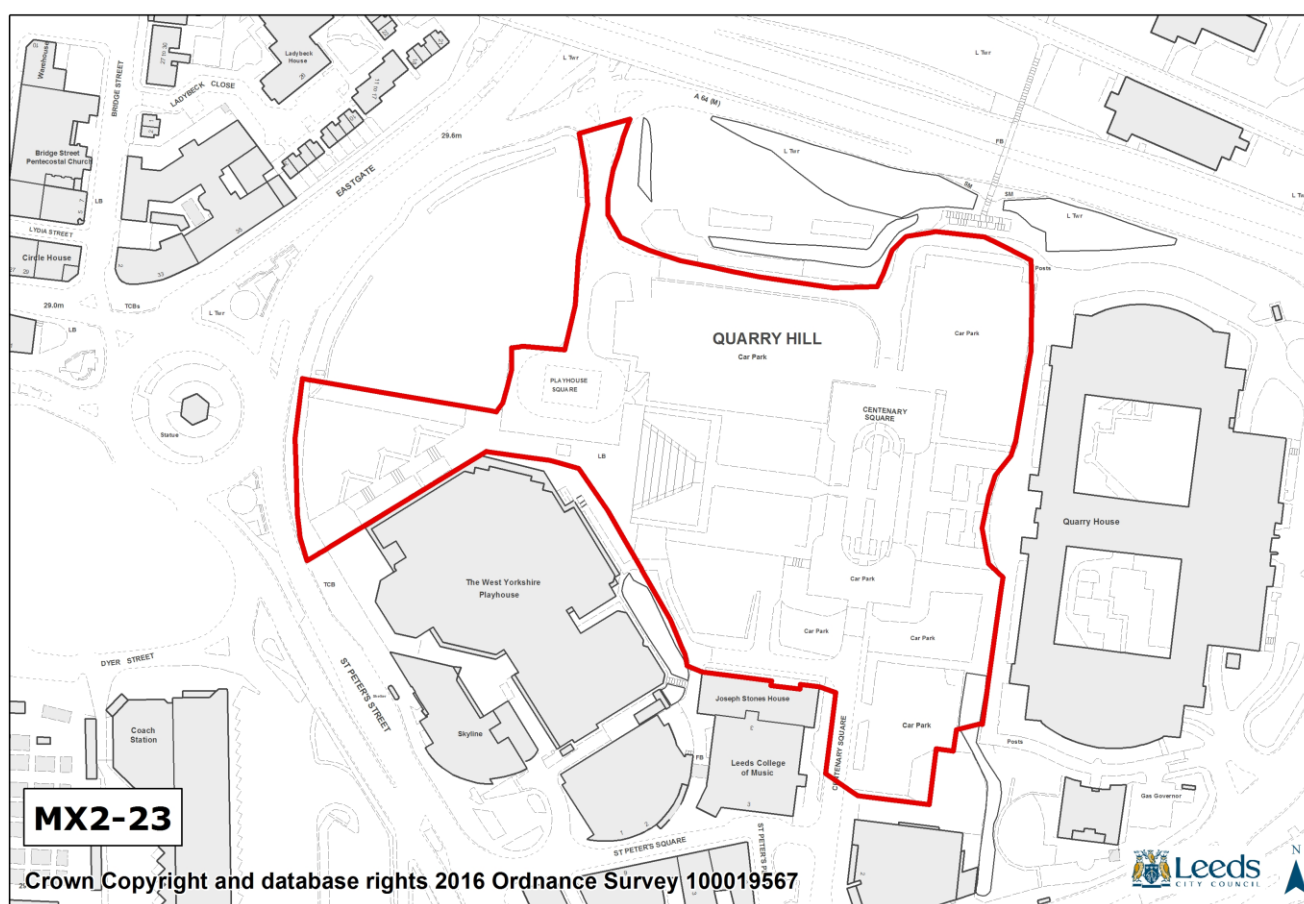
Site Capacity: 600 units & 11000 sqm office

Site Area: 2.75 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-23:

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

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

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

- **Flood Risk:**

A small part of the site is affected by flood risk. A sequential approach should be taken to the layout of the site so that no housing or other more vulnerable development is located in the zone 3 high flood risk part of the site

- **Greenspace:**

Civic space to be re-provided on site.

- **Listed Buildings:**

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

Site Reference: MX2-25 (449)

Site Address: Duncan Street (7)

Mixed use allocation

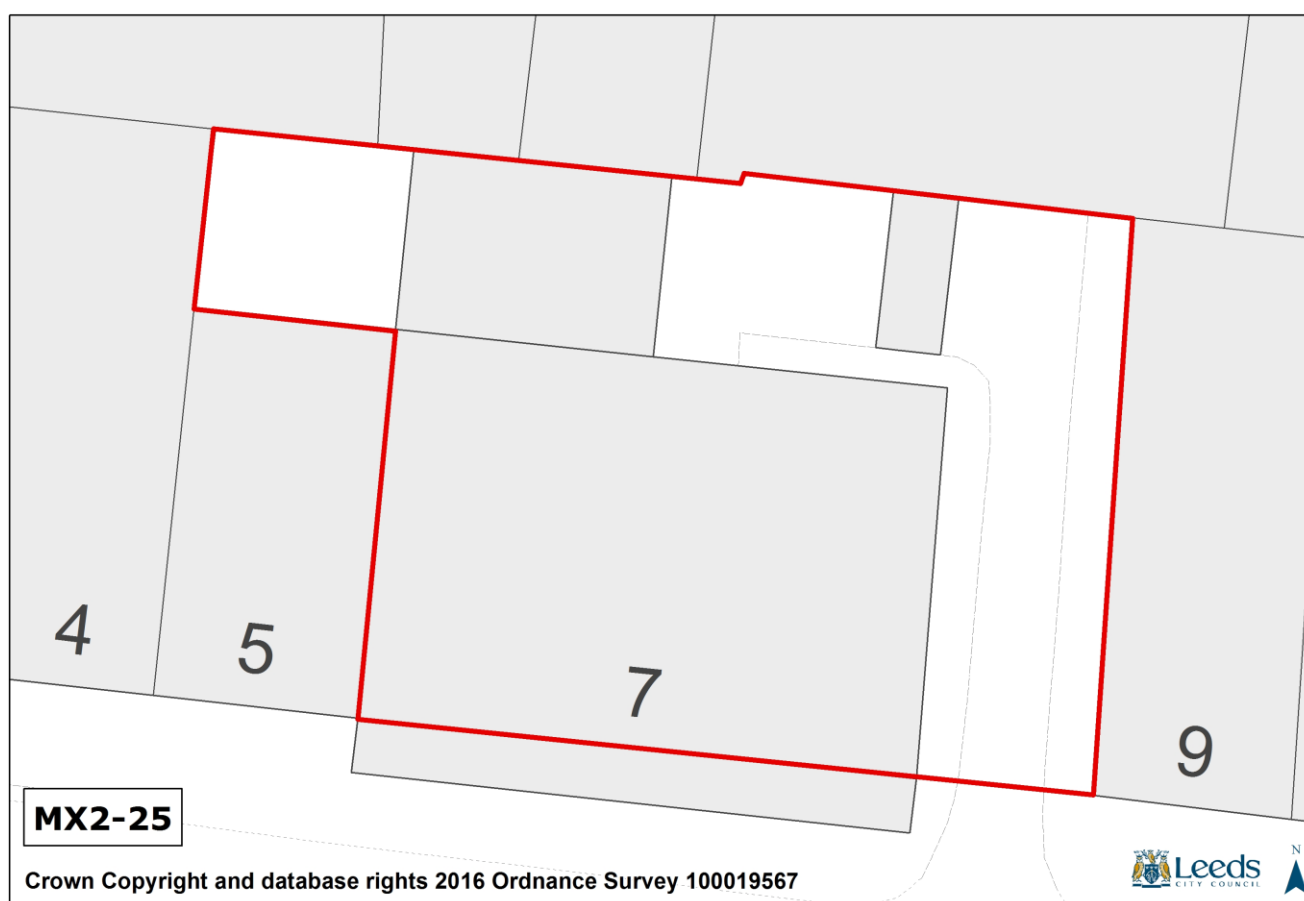
Site Capacity: 15 units & 428 sqm office

Site Area: 0.04 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-25:

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

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

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

Site Reference: MX2-27 (2007)

Site Address: Wharf Street

Mixed use allocation

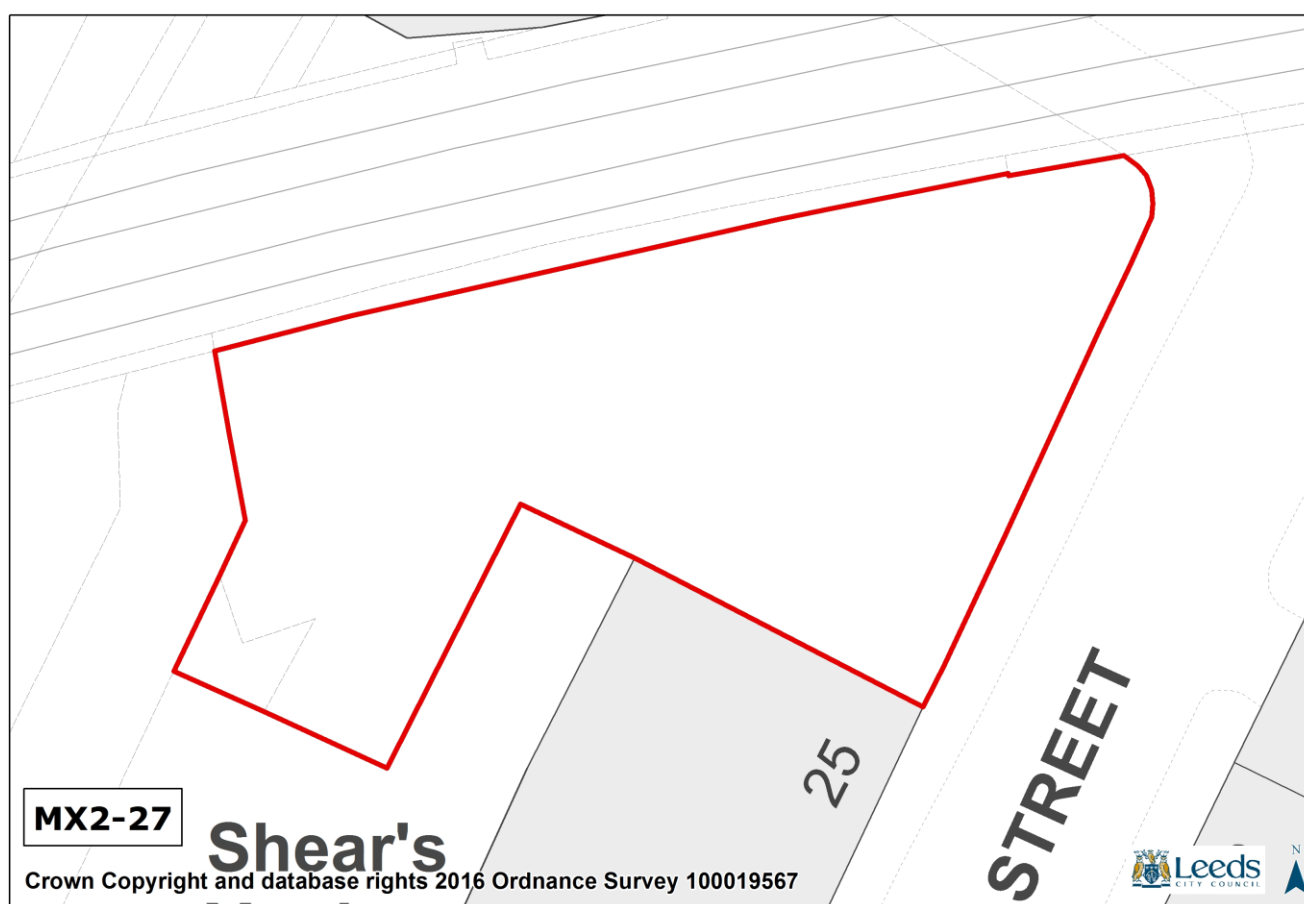
Site Capacity: 14 units

Site Area: 0.05 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-27:

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

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

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

- **Conservation Area:**

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

Site Reference: MX2-29 (431)

Site Address: The Calls (38)

Mixed use allocation

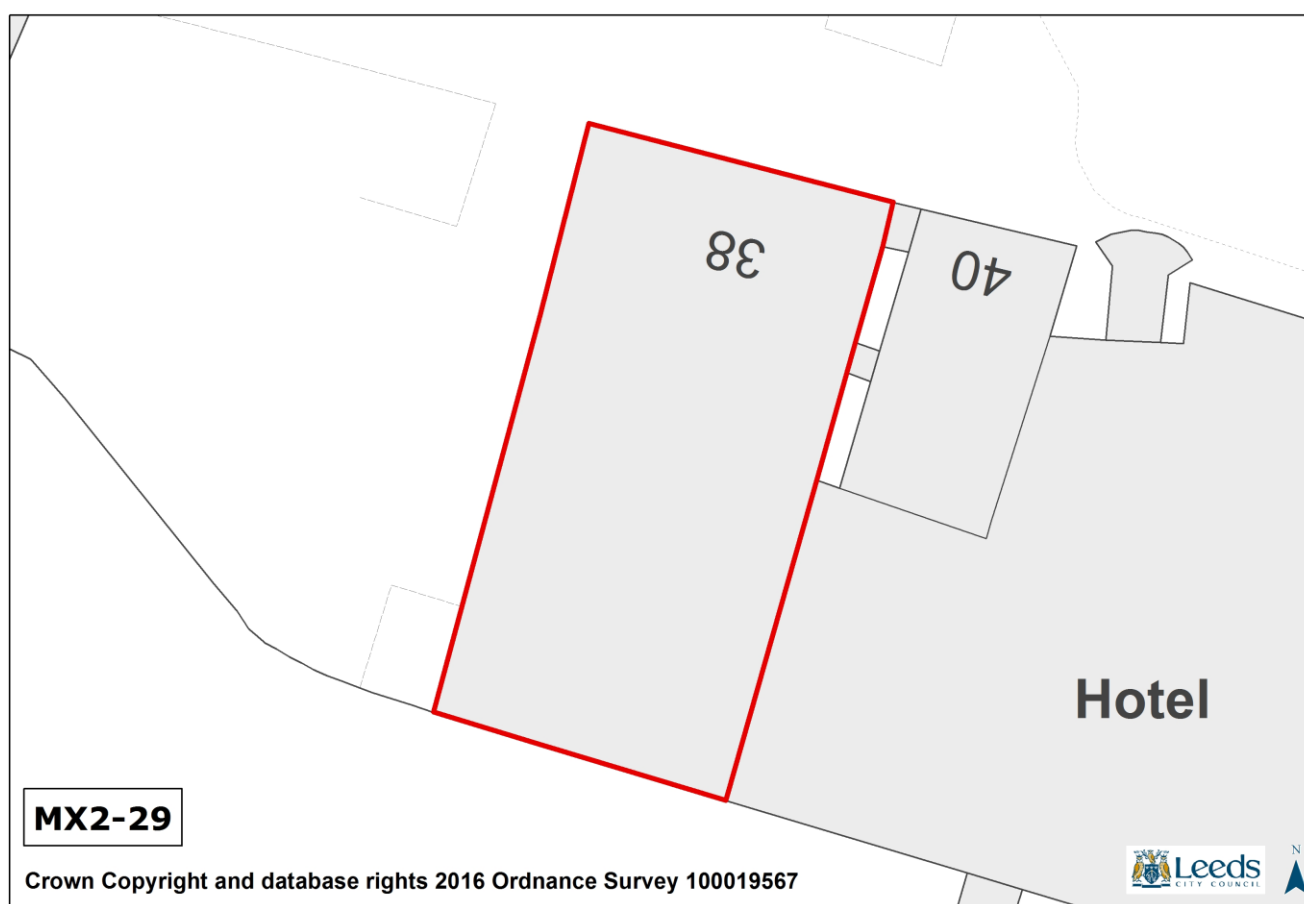
Site Capacity: 14 units & 112 sqm office

Site Area: 0.03 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-29:

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

- **Flood Risk:**

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

Site Reference: MX2-30 (2031)

Site Address: Water Lane Railway Triangle

Mixed use allocation

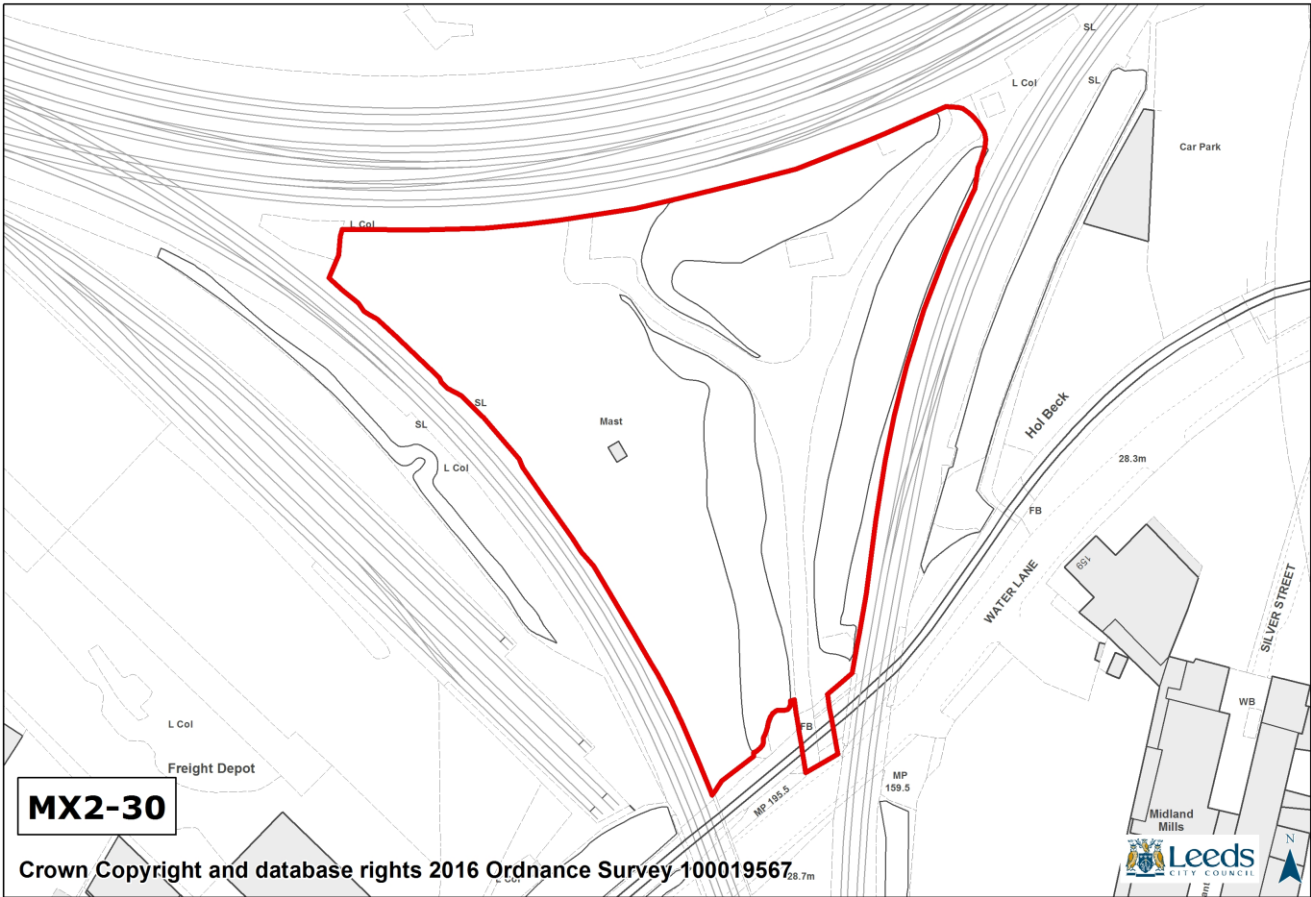
Site Capacity: 171 units & 5000 sqm office

Site Area: 0.98 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-30:

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

- **Local Highway Network:**

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

- **Flood Risk:**

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

- **Conservation Area:**

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

Site Reference: MX2-32 (225)

Site Address: Water Lane - Westbank

Mixed use allocation

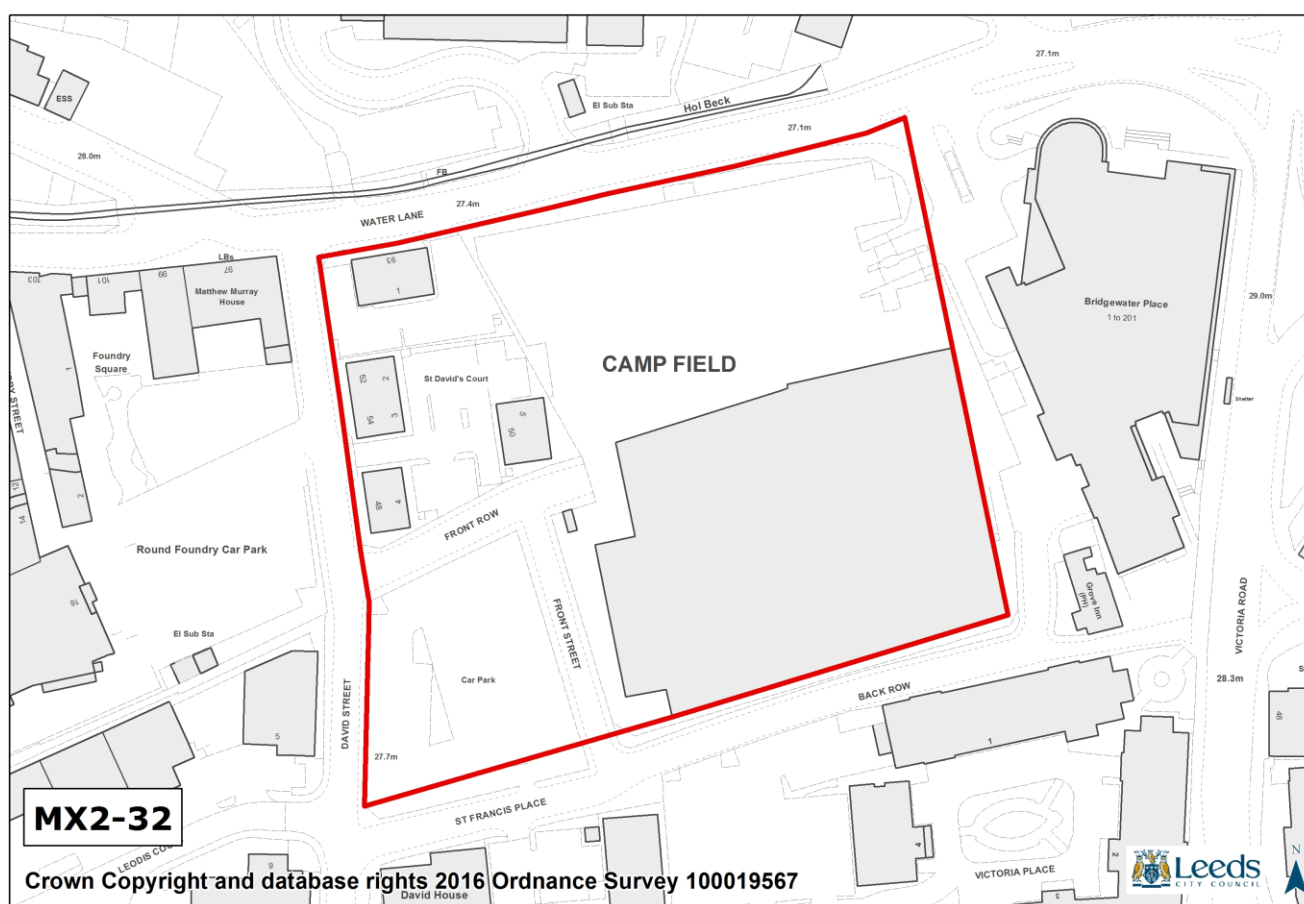
Site Capacity: 288 units & 20790 sqm office

Site Area: 2.2 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-32:

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

- **Highway Access to Site:**

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

- **Local Highway Network:**

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

- **Flood Risk:**

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

Site Reference: MX2-34 (5196)

Site Address: Criterion Place North

Mixed use allocation

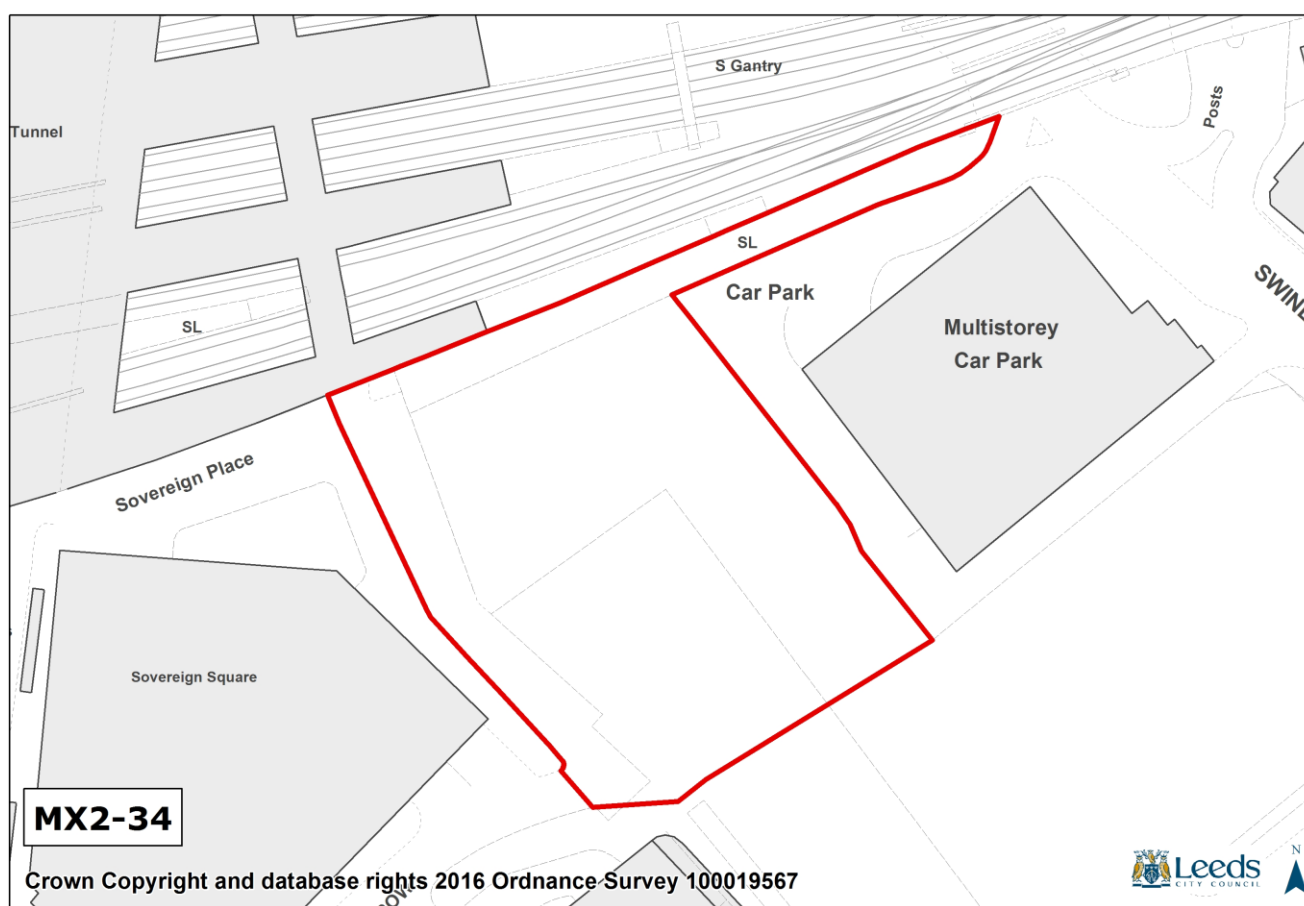
Site Capacity: 210 units & 2310 sqm office

Site Area: 0.35 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-34:

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

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

- **Culverts and Canalised Water Courses:**

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

Site Reference: MX2-35 (5349)

Site Address: Temple Works Mixed Use Site

Mixed use allocation

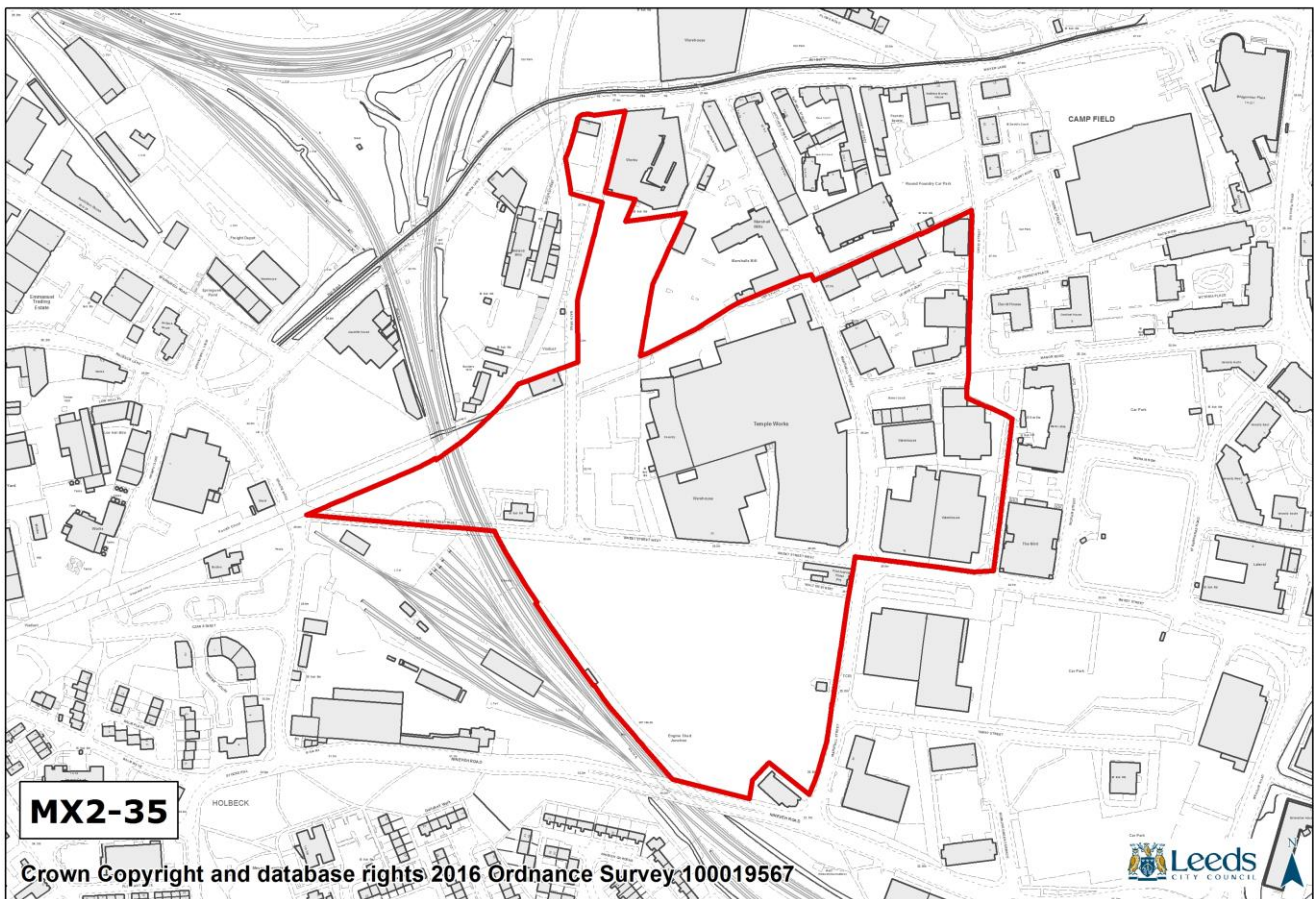
Site Capacity: 1000 units & 3.1 ha employment

Site Area: 11.37 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-35:

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

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

- **Highway Access to Site:**

Marshall Street will require improvement to create a safe pedestrian environment

- **Local Highway Network:**

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

- **Listed Buildings:**

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

- **Gas Pipelines:**

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

Site Reference: MX2-36 (2021)

Site Address: Water Lane Car Park

Mixed use allocation

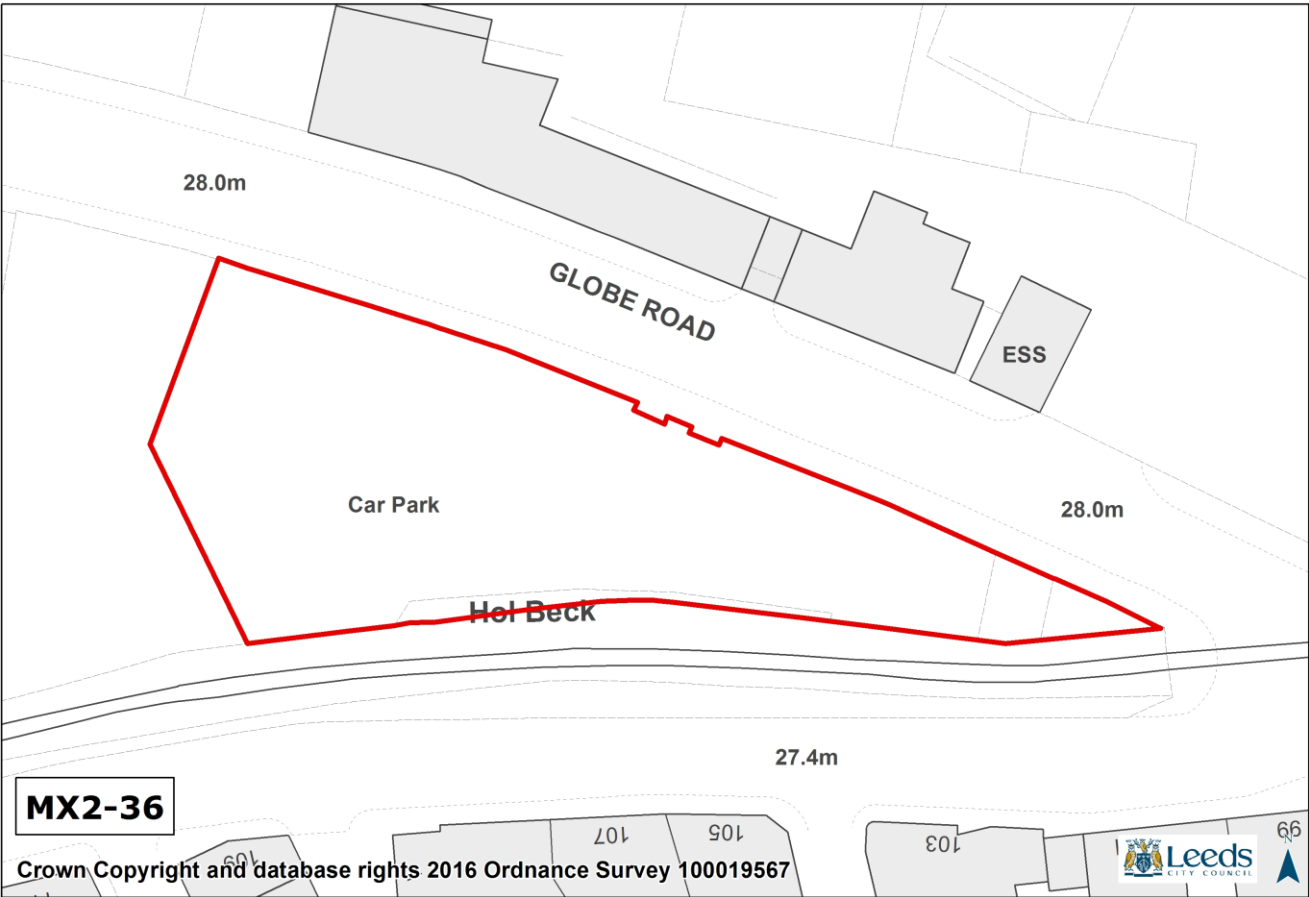
Site Capacity: 30 units & 3000 sqm office

Site Area: 0.18 hectares

Ward: City and Hunslet

HMCA: City Centre

Phase: 1



Site Requirements - MX2-36:

- **Highway Access to Site:**

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

- **Local Highway Network:**

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

- **Flood Risk:**

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

3.2.9a **Broad Locations**

In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 10,200 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review. There are no Broad Locations in the City Centre HMCA because it has no Green Belt boundaries.

3.2.9b The housing target in City Centre HMCA is 10,200. This is made up of (including the contribution from Aire Valley AAP); specific identified sites, which total 5,264, specific allocated sites which total 6,645 and identified broad locations which total 0, so City Centre is over the overall 2014 Core Strategy target by 1,709.

Safeguarded Land

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

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

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

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

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

HG2-187 Brandon Road

HG2-188 Great George Street

HG2-189 North Street

HG2-191 49 Aire Street

HG2-199 Holbeck Day Centre, Holbeck Moor Road

MX2-34 Criterion Place North

HG2-209 The Faversham, Springfield Mount

MX2-15 Great George Street LGI

MX2-16 Bridge Street, Baker House

MX2-17 North Street - Leeds College of Building

MX2-18 Regent Street / Skinner Lane

MX2-19 Westgate – Leeds International Swimming Pool site

MX2-20 Westgate – Brotherton House

MX2-23 Quarry Hill/York Street

MX2-25 7 Duncan Street

MX2-27 Wharf Street

MX2-35 Temple Works Mixed Use Site

Sites reserved for Future School Use

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

Sites for Gypsies and Travellers

3.2.13 Section 2, paragraphs 2.66 to 2.73 explain the approach to allocating and safeguarding land for Gypsies and Travellers. In the City Centre an existing Gypsy and Travellers site is safeguarded at Kidacre Street under Policy HG6 as follows:

POLICY HG6:

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

EXISTING PUBLICLY MANAGED SITES:

- **HG6-2 – KIDACRE STREET, CITY CENTRE**

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

Sites for Travelling Showpeople

3.2.14 Paragraph 2.74 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in the City Centre.

HG6-2: KIDACRE STREET, CITY CENTRE

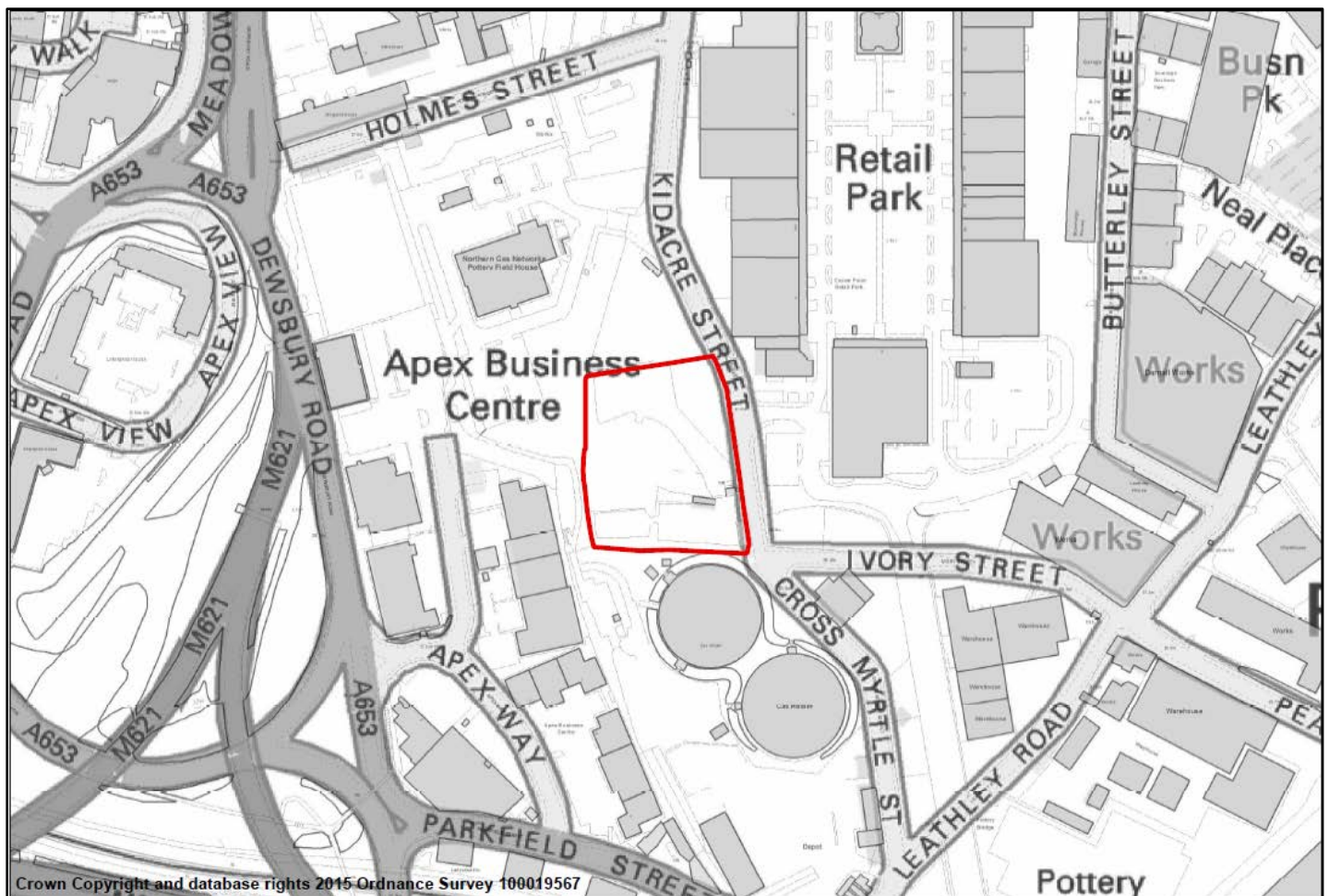
Site Type: Gypsy & Travellers

Site Area: 0.77 ha

Number of Pitches: 8

Ward: City and Hunslet

HMCA: City Centre



EMPLOYMENT PROPOSALS FOR THE CITY CENTRE

Offices

3.2.15 The sites in City Centre have been assessed to determine their total contribution towards an overall district requirement of 1,000,000 sqm office based development. Sites which either have planning permission for office use (as at 1.4.16) and/or were allocated for employment including office in the Unitary Development Plan and are to be retained as such count towards the office requirement. Part of the City Centre HMCA overlaps with the Aire Valley Leeds Area Action Plan area which has its own office allocations. These total 17,484sqm in identified sites and 148,375sqm in proposed allocations.

POLICY EO1 – IDENTIFIED SITES FOR OFFICE USE

THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

- 1) HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING OFFICE IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED OFFICE SITES.
- 2) IDENTIFIED OFFICE SITES CONTRIBUTE TO THE TARGET FOR OFFICE USE SET OUT IN CORE STRATEGY POLICY SP9.

THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR OFFICE USE).
IN THE CITY CENTRE THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
MX1-5	n/a	Portland Crescent LS1	0.9	4,000
MX1-7	n/a	Cropper Gate - Mayfair LS1	0.2	3,620
MX1-8	n/a	Aireside development, Wellington Place and Whitehall Road, Leeds	6.1	121,175
MX1-9	n/a	30 Sovereign Street, Leeds, LS1 4BA	0.04	205
MX1-10	n/a	St Peters Church & house	0.3	93
MX1-13	n/a	Globe Road / Water Lane LS11	1.8	18,720
MX1-14	n/a	Globe Road - Tower Works LS10	1.1	11,860
MX1-15	n/a	Granary Wharf Car Park, off Water Lane LS11 5PS	0.4	530
MX1-16	n/a	Silver Street - Midland Mills LS11 9YW	0.4	3,310
MX1-17	n/a	Bath Road LS11	0.4	4,000
MX1-20	n/a	Jack Lane / Sweet Street LS10	2.9	95,570
MX1-21	n/a	Site of 1 and 6 Church Row, Leeds	0.1	707
MX1-22	n/a	Site of former Jayco House Car Park, Skinner Lane, Sheepscar, Leeds	0.2	247
MX1-23	n/a	Site of 20 and Land rear of 14 and 16 The Calls, Leeds	0.4	600
MX1-24	n/a	Former site of Yorkshire Evening Post bounded by River Aire and Wellington Bridge Street, Wellington Street, Leeds	1.9	3,7000
EO1-26	n/a	6 Queen Street And 28a York Place LS1	0.2	8,070
EO1-30	n/a	Adj West Point Wellington Street LS1	0.4	22,680
EO1-31	n/a	Whitehall Riverside Whitehall Road LS1	1.7	9,690
EO1-32	n/a	Flax Warehouse (formerly Marshall House) Marshall Street LS11	0.02	390
EO1-33	n/a	1 Victoria Place Holbeck LS11 5AN	0.2	660
EO1-35	n/a	10 - 11 Sweet Street Holbeck LS11 9DB	0.9	7900
EO1-36	n/a	Criterion Place	0.6	12,596
EO1-42	n/a	Ex Metro-Holst site	0.54	19,535
Identified office employment total (sqm):				383,158

New office allocations

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

POLICY EO2 – OFFICE ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE OFFICE USE.

- 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR OFFICE OR MIXED USE INCLUDING OFFICE IN ACCORDANCE WITH CORE STRATEGY POLICY SP9.**
- 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED**

THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP. IN THE CITY CENTRE THESE ALLOCATIONS ARE:

Plan Ref	Address	Area ha	Capacity sqm
MX2-15	Great George Street - LGI	4.3	12,000
MX2-16	Bridge Street, Baker House	0.2	1,000
MX2-17	North Street - Leeds College of Building	0.9	4,500
MX2-19	Westgate - Leeds International Swimming Pool	1.3	13,243
MX2-20	Westgate - Brotherton House LS1 2RS	0.3	5,000
MX2-22	St Peters Square	0.1	600
MX2-23	Quarry Hill/York Street Leeds	2.7	11,000
MX2-25	Duncan Street (7)	0.04	428
MX2-29	The Calls (38)	0.03	112
MX2-30	Water Lane Railway Triangle	1	5,000
MX2-32	Water Lane – Westbank	2.2	20,790
MX2-34	Criterion Place North	0.4	2,310
MX2-35	Temple Works Mixed Use Site	11.4	10,000
MX2-36	Water Lane Car Park, Water Lane, Leeds	0.2	3,000
EO2-6	Kirkstall Road Car Park	0.7	22,300
EO2-9	Hunslet Lane Hunslet Leeds	0.3	6,000
Allocated for office employment total (sqm):			117,283

General Employment

3.2.17 The sites in the City Centre have been assessed to determine their total contribution towards an overall district requirement of 493 hectares of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 1.4.16 and/or are allocated for general employment in the Unitary Development Plan and are to be retained as such count towards the employment requirement. Part of the City Centre HMCA overlaps with the Aire Valley Leeds Area Action Plan area which has its own general employment allocations. These total 0.6ha in identified sites and 0ha in proposed allocations. Policy EG1 sets out the Identified General Employment Sites in the City Centre not including those in the Aire Valley part of the City Centre.

POLICY EG1- IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE

- 1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT IN THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED GENERAL EMPLOYMENT SITES.**
- 2) IDENTIFIED GENERAL EMPLOYMENT SITES CONTRIBUTE TO THE TARGET FOR GENERAL EMPLOYMENT USE SET OUT IN CORE STRATEGY POLICY SP9.**

THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR GENERAL EMPLOYMENT USE). IN THE CITY CENTRE THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-62	n/a	Bristol Street Motors Bridge Road Water Lane	0.7	0.68
Identified General Employment total (ha):				0.68

POLICY EG2 – GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE.

- 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY POLICY SP9.**
- 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED.**

THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP. IN THE CITY CENTRE THESE ALLOCATIONS ARE:

Plan Ref	Address	Area ha	Capacity (ha)
MX2-35	Temple Works Mixed Use Site	11.4	3.1
EG2-22	Leathley Road & Cross Myrtle Street LS11	0.2	0.16
Allocated for general employment total (ha):			3.26

Site Reference: EO2-6 (2005630)

Site Address: Kirkstall Road Car Park

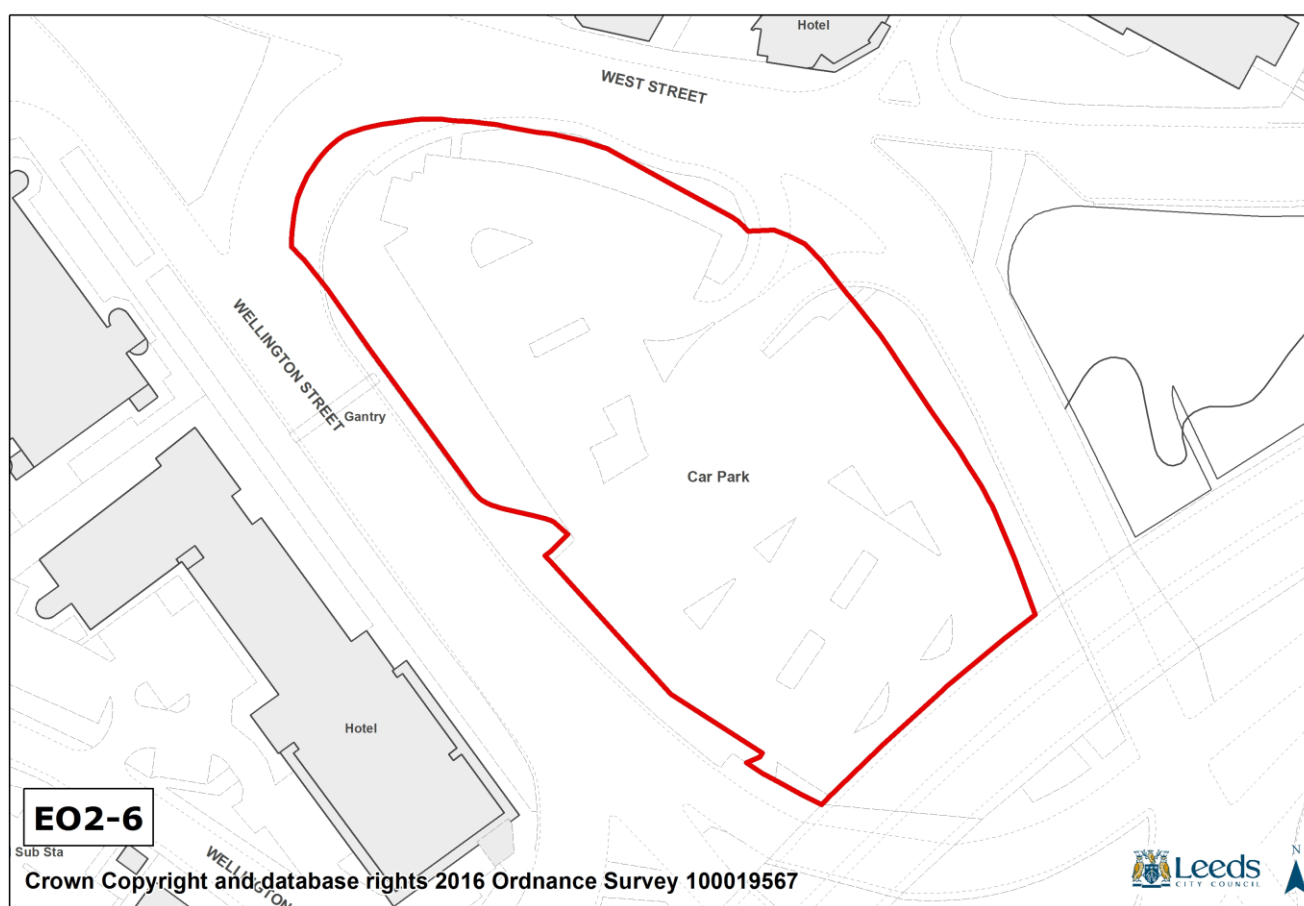
Office allocation

Site Capacity: 22300 sq metres

Site Area: 0.74 hectares

Ward: City and Hunslet

HMCA: City Centre



Site Requirements - EO2-6:

- **Highway Access to Site:**

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

- **Local Highway Network:**

The development will have a direct impact on the congested Armley and A65 / A58 / Wellington Street gyratories. A contribution towards mitigation measures at these locations will be required. There will also be a cumulative impact on M621 Junction 2. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

Site Reference: EO2-9 (2005400)

Site Address: Hunslet Lane Hunslet Leeds

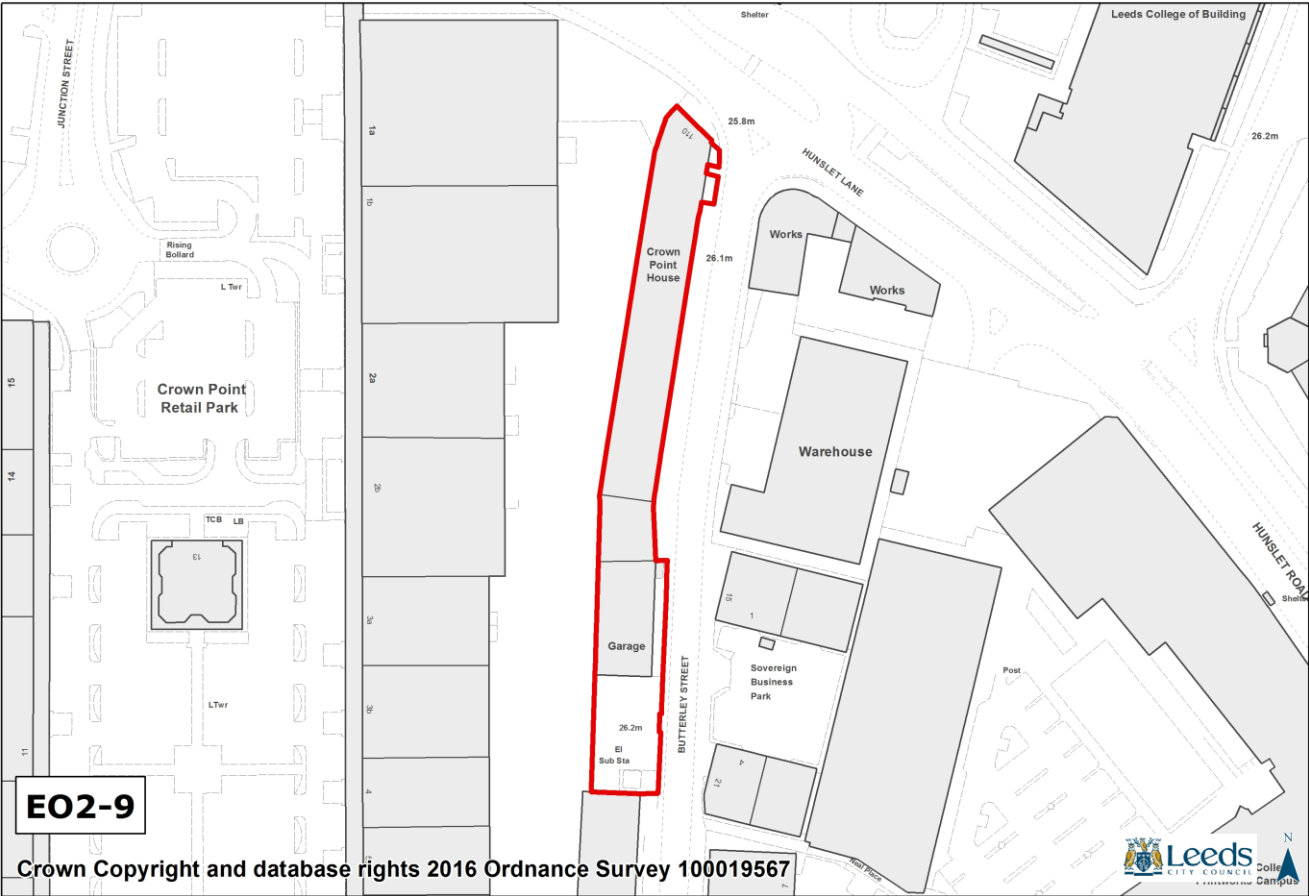
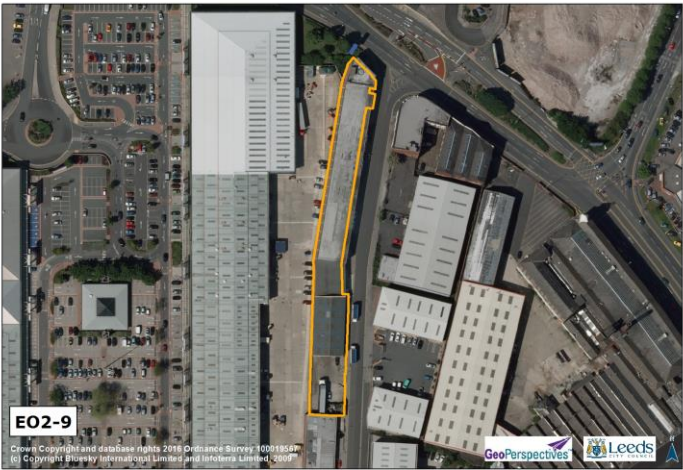
Office allocation

Site Capacity: 6000 sq metres

Site Area: 0.28 hectares

Ward: City and Hunslet

HMCA: City Centre



Site Requirements - EO2-9:

- **Local Highway Network:**

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

Site Reference: EG2-22 (2000950)

Site Address: Leathley Road & Cross Myrtle Street LS11

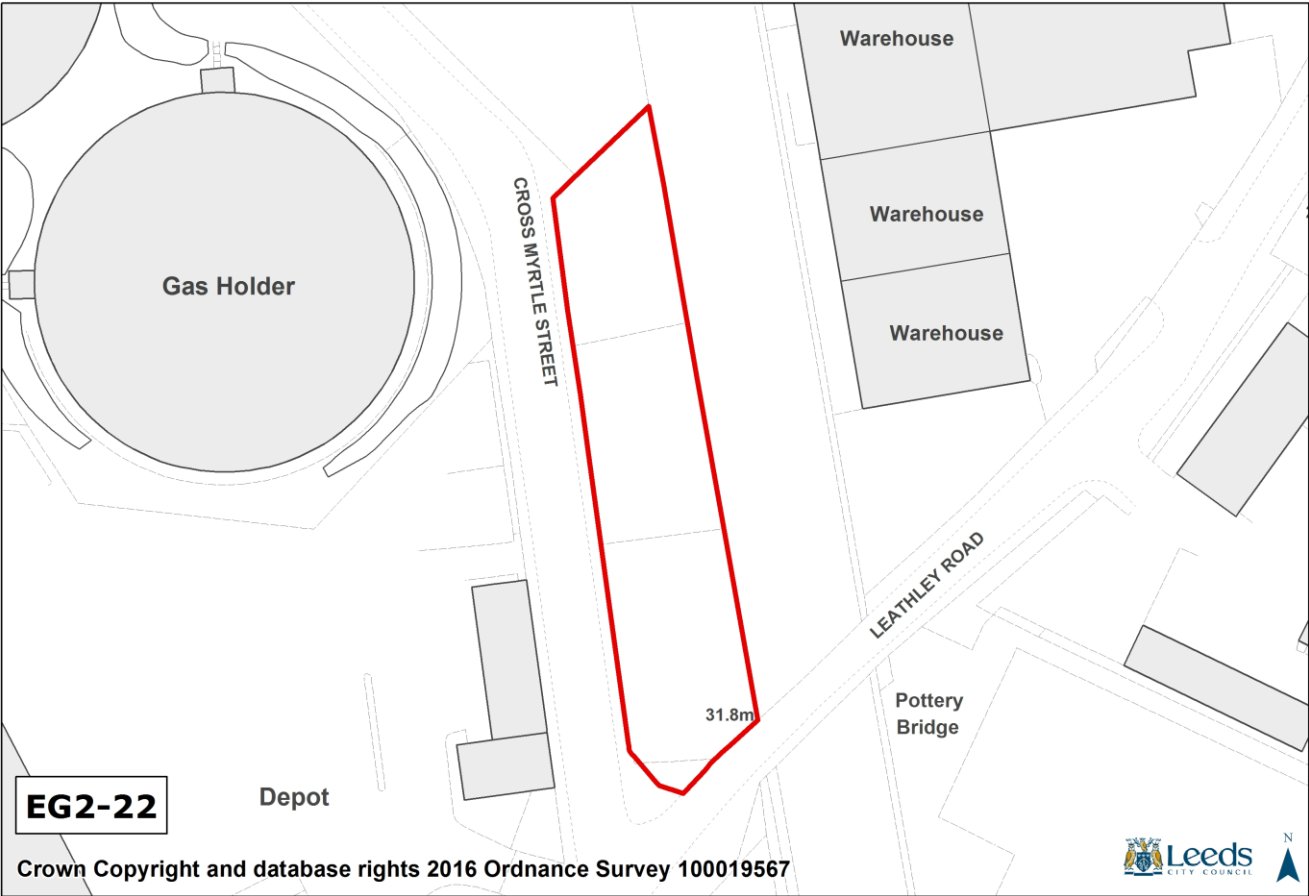
General employment allocation

Site Capacity: 0.16 hectares

Site Area: 0.16 hectares

Ward: City and Hunslet

HMCA: City Centre



Site Requirements - EG2-22:

- **Natural Resources and Waste DPD:**

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

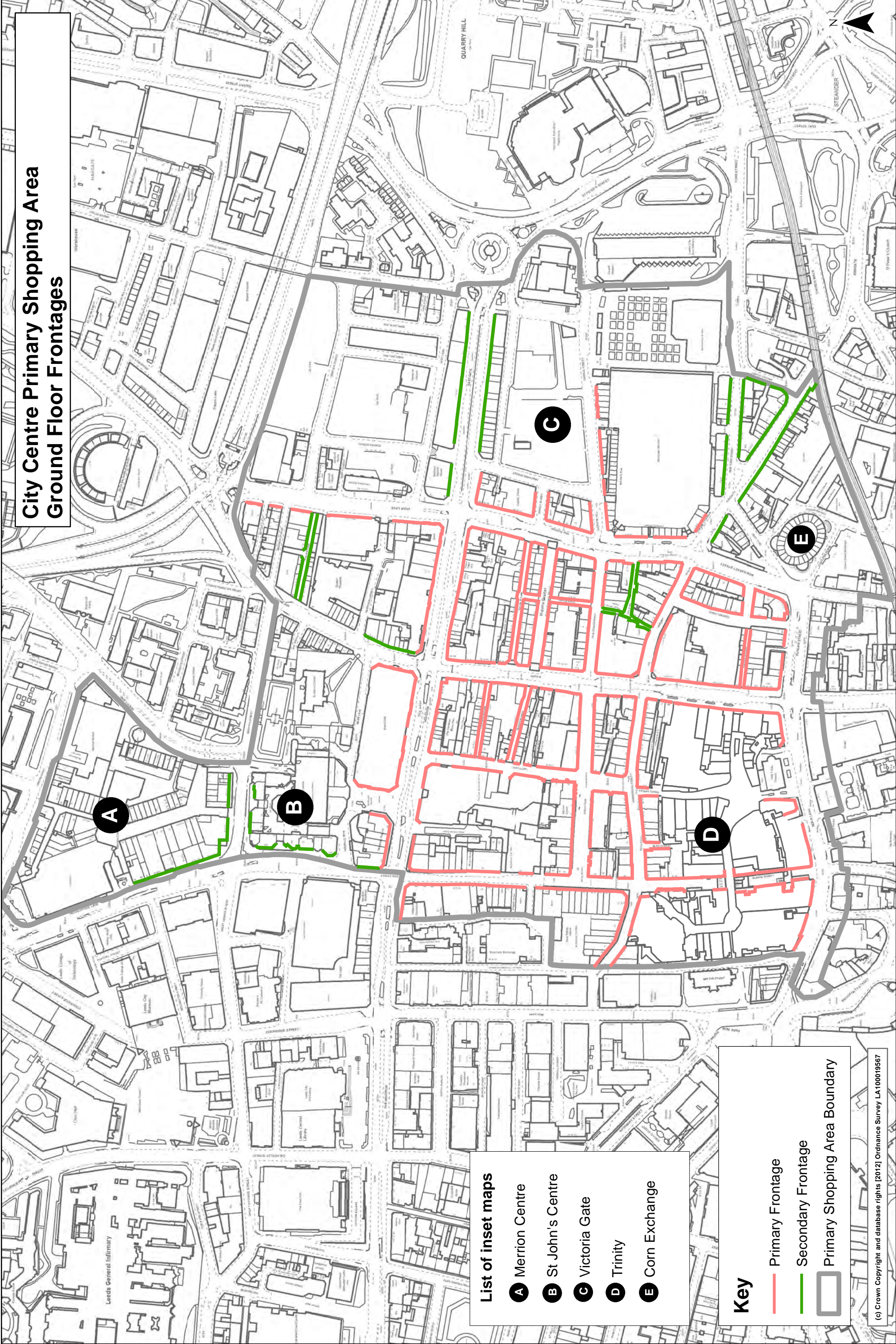
- **Gas Pipelines:**

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

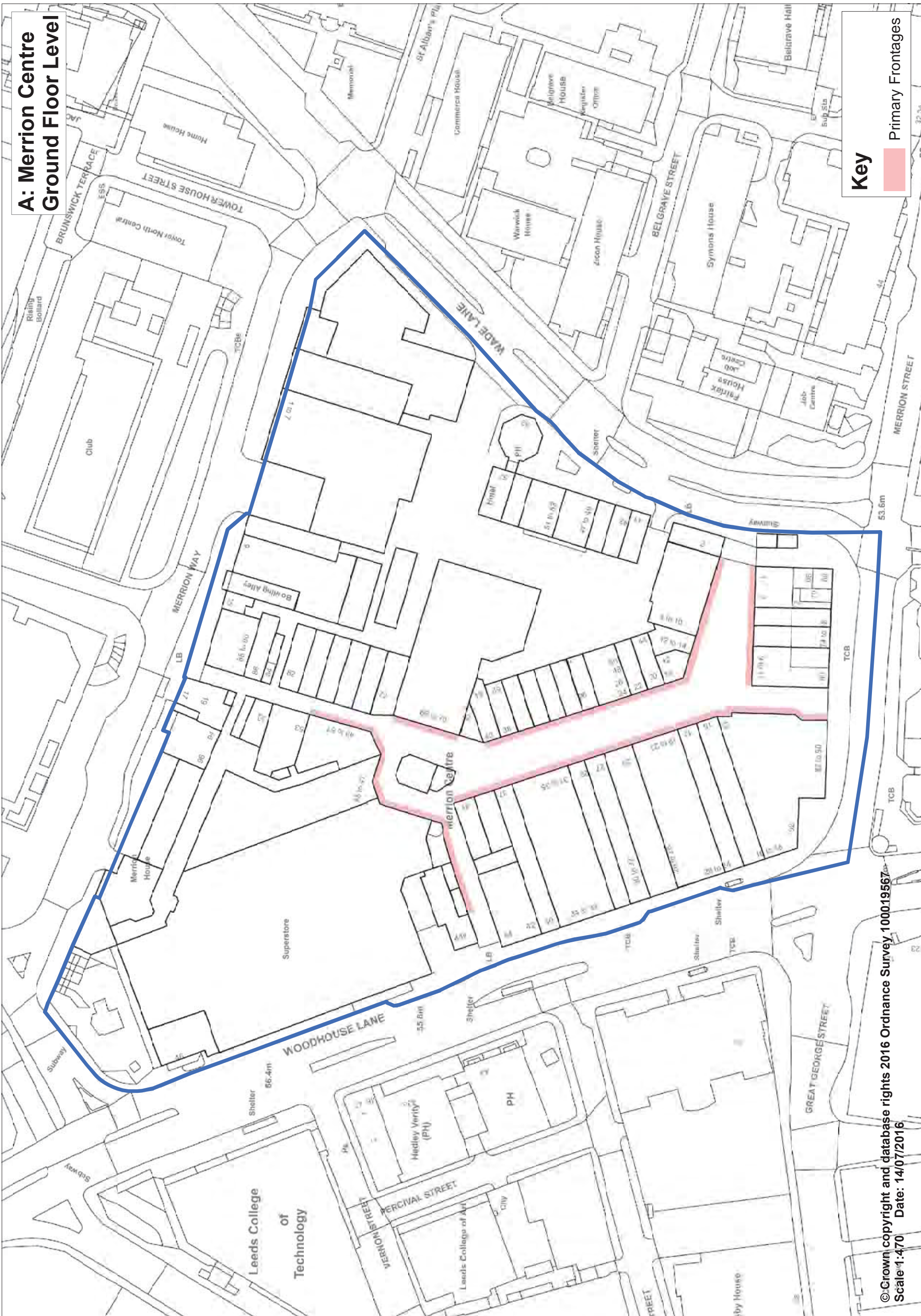
GREEN SPACE PROPOSALS FOR CITY CENTRE

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

City Centre Retail and Site Allocations Plans

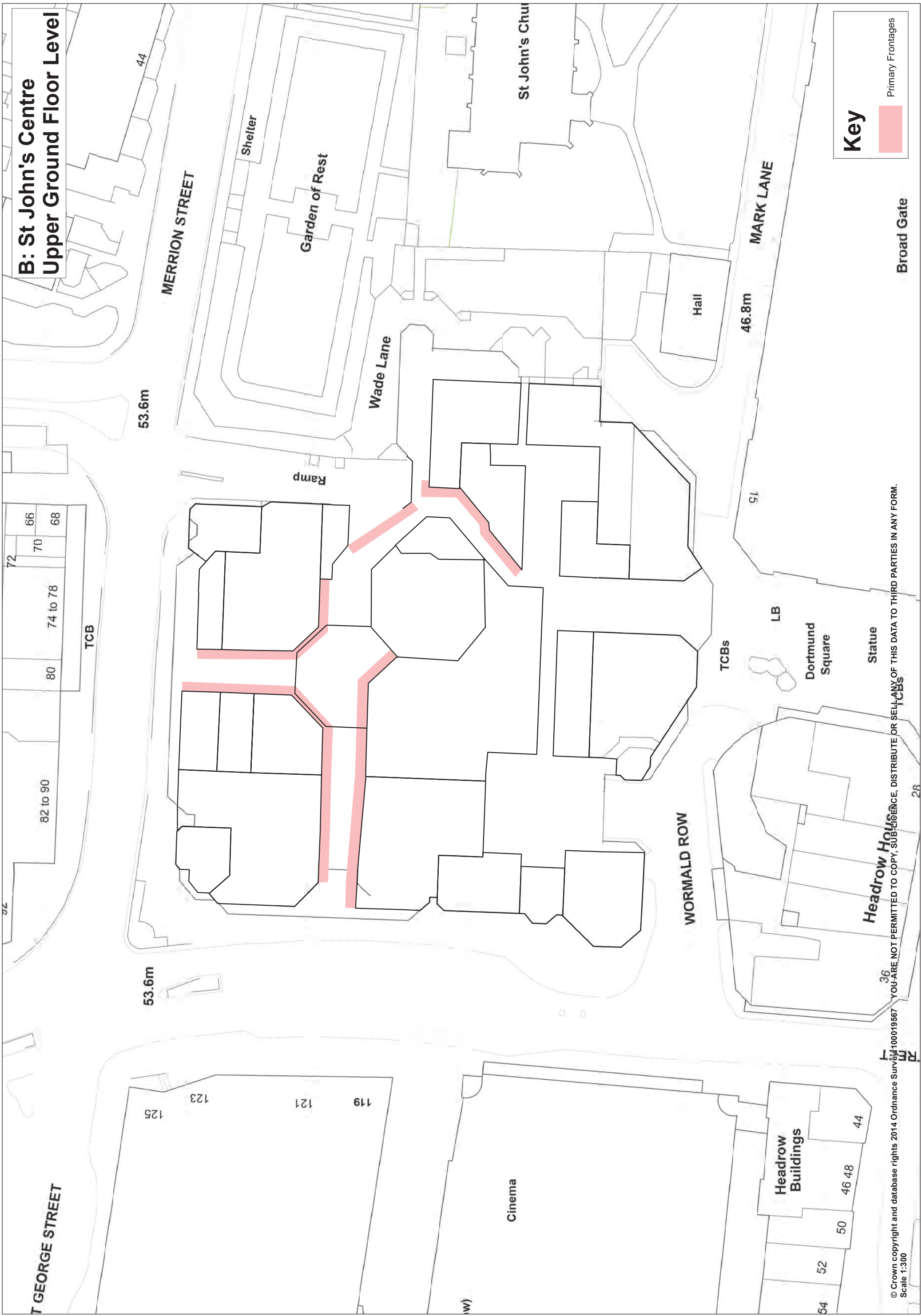


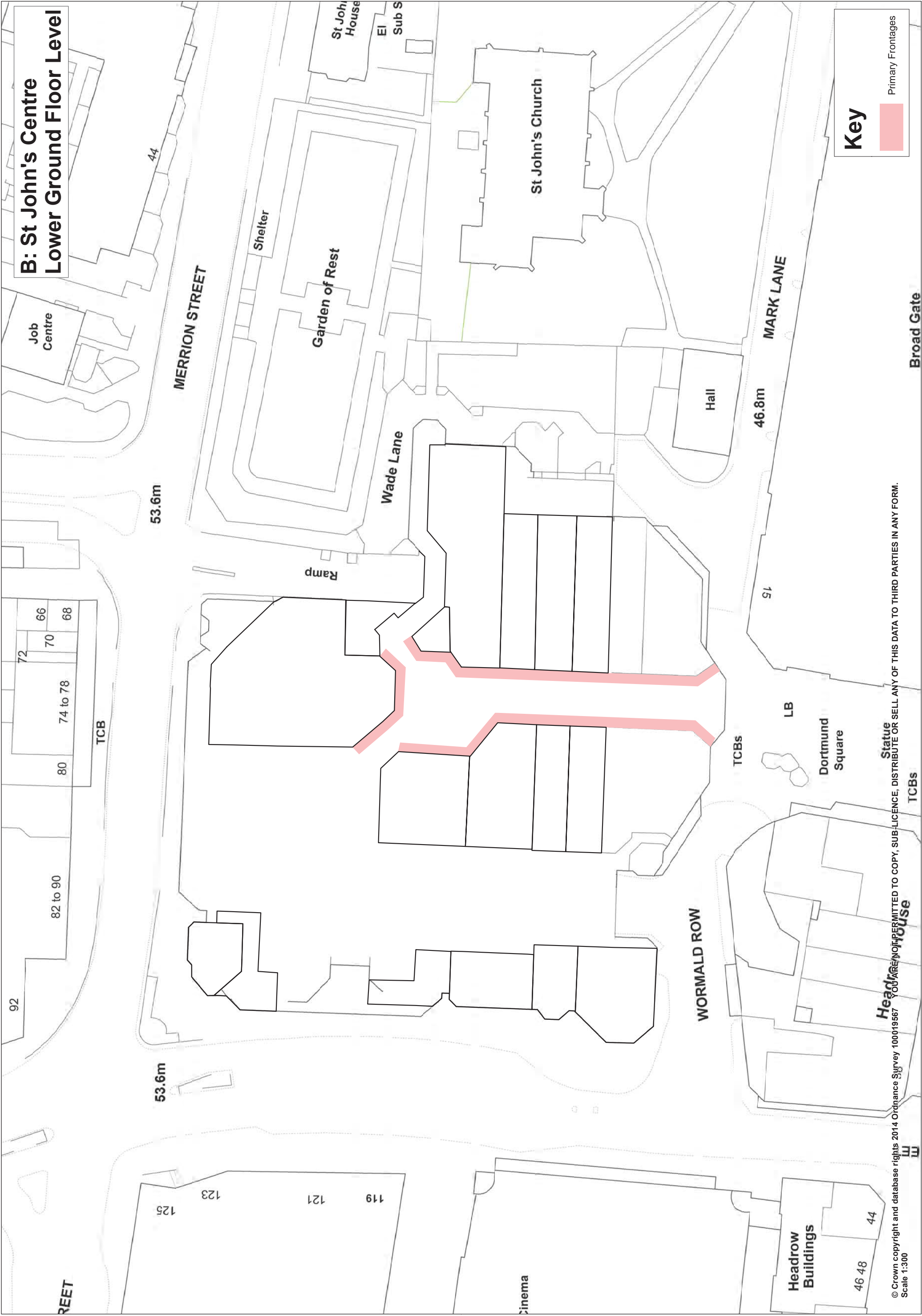
A: Merrion Centre
Ground Floor Level

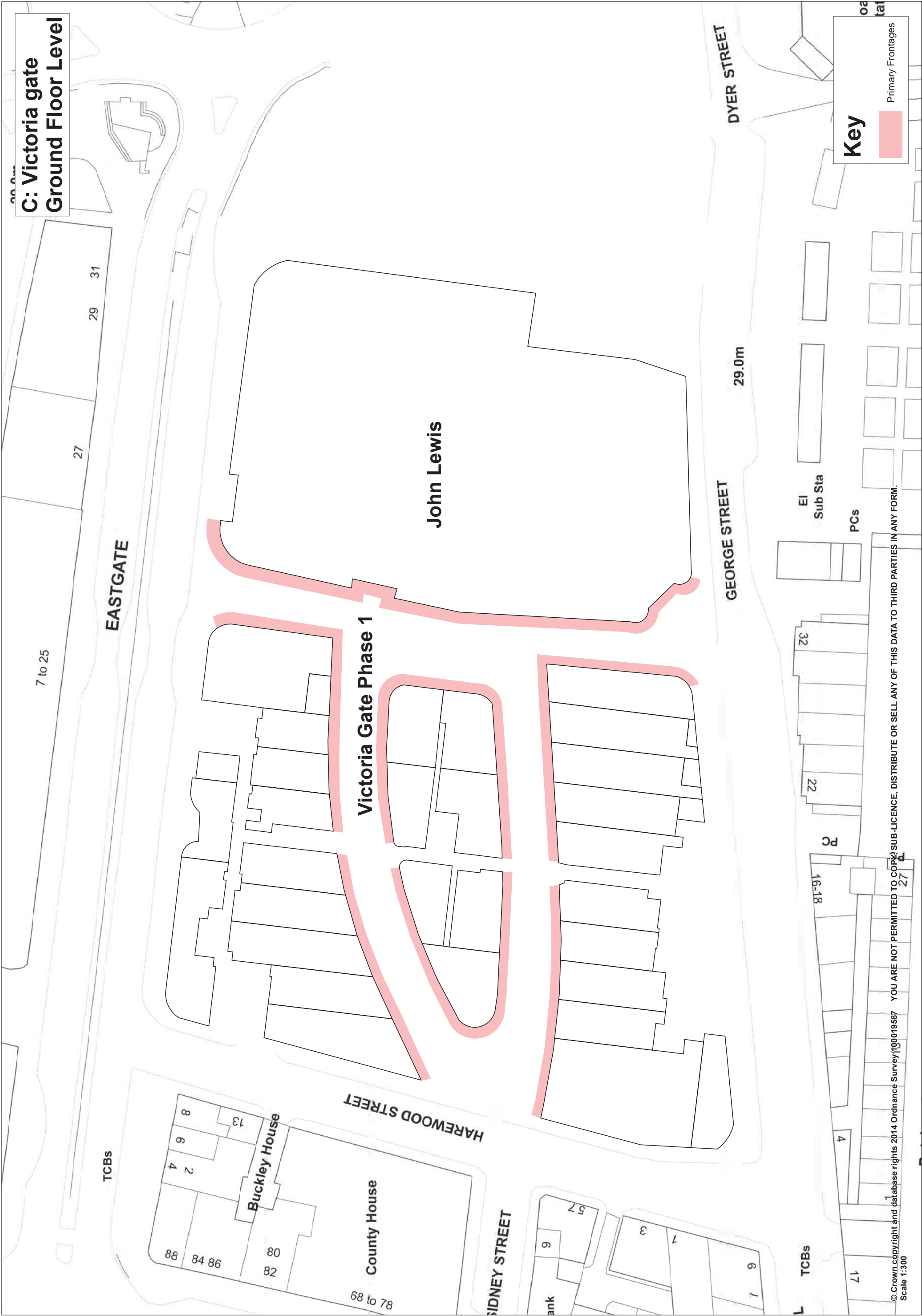


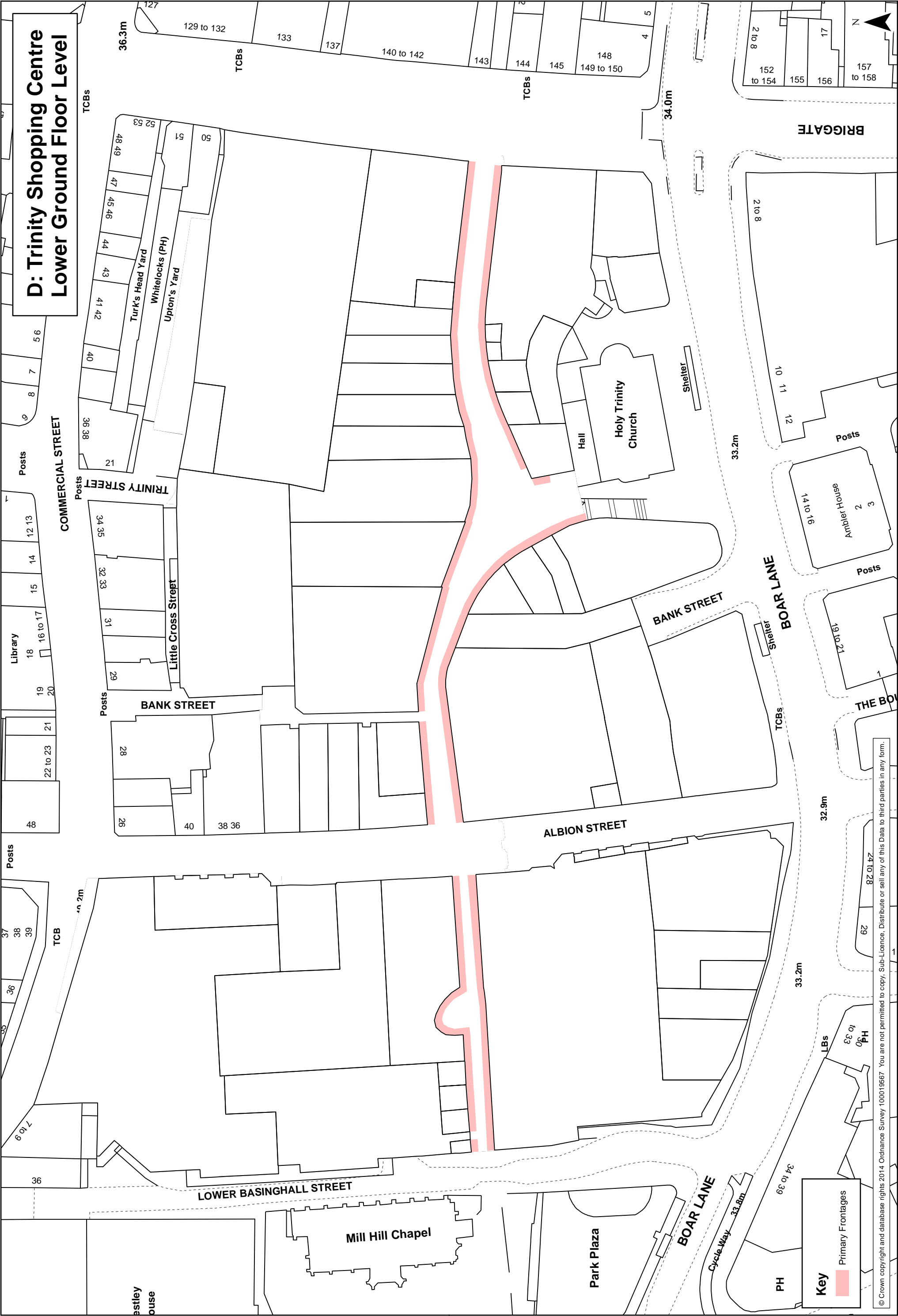
Key

Primary Frontages









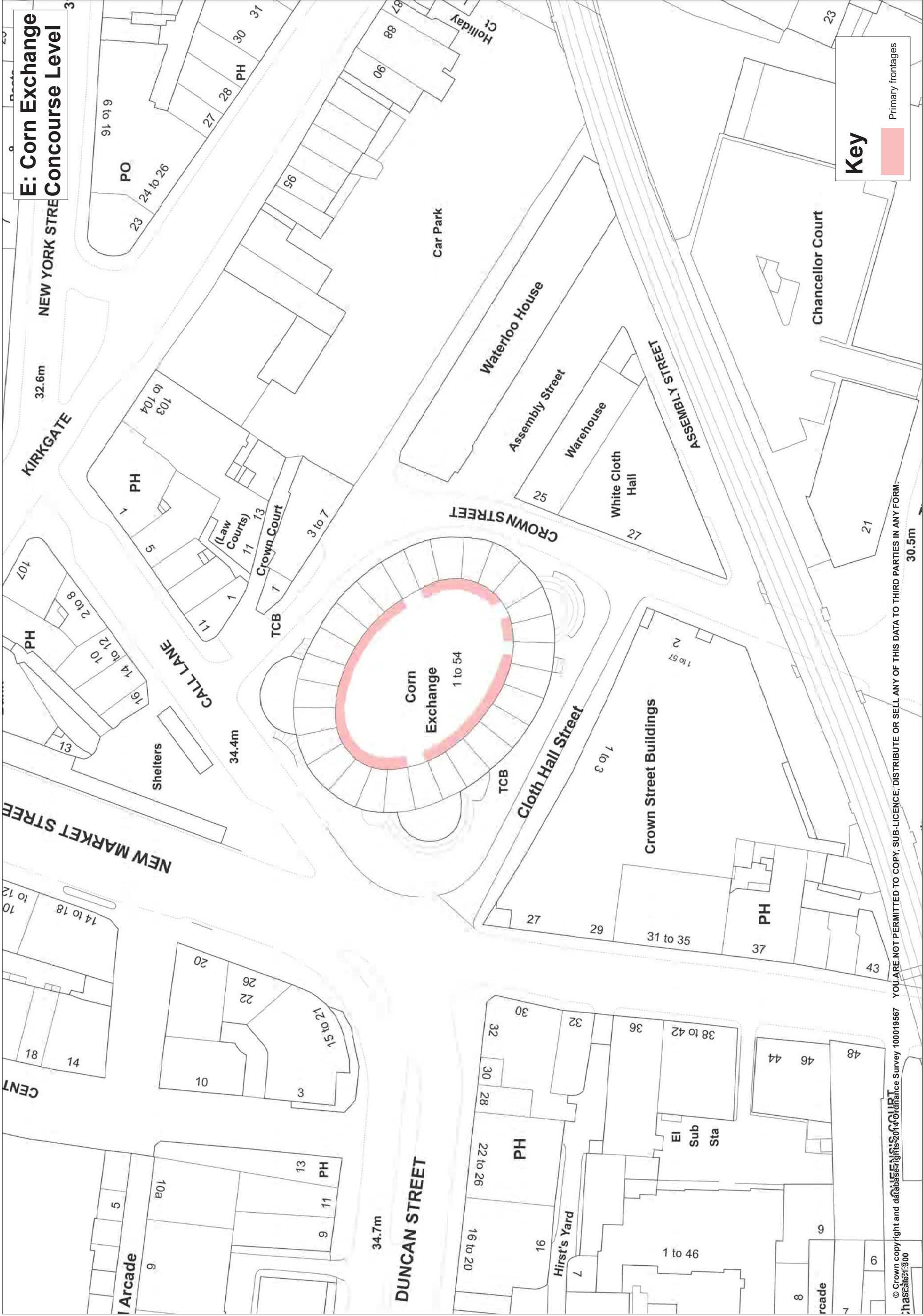
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Primary Frontages

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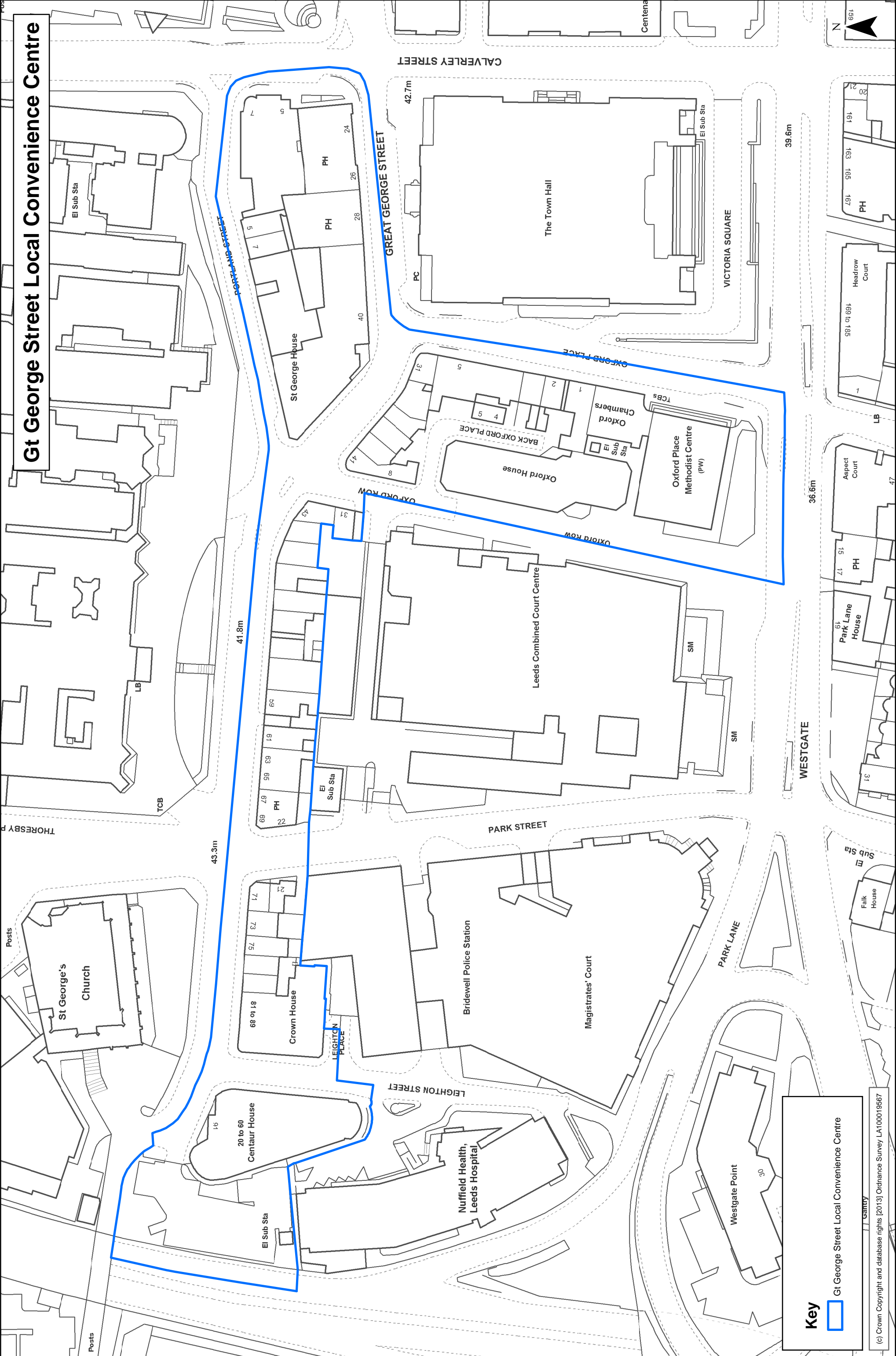


E: Corn Exchange
Concourse Level

Key

Primary frontages

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Leeds City Council
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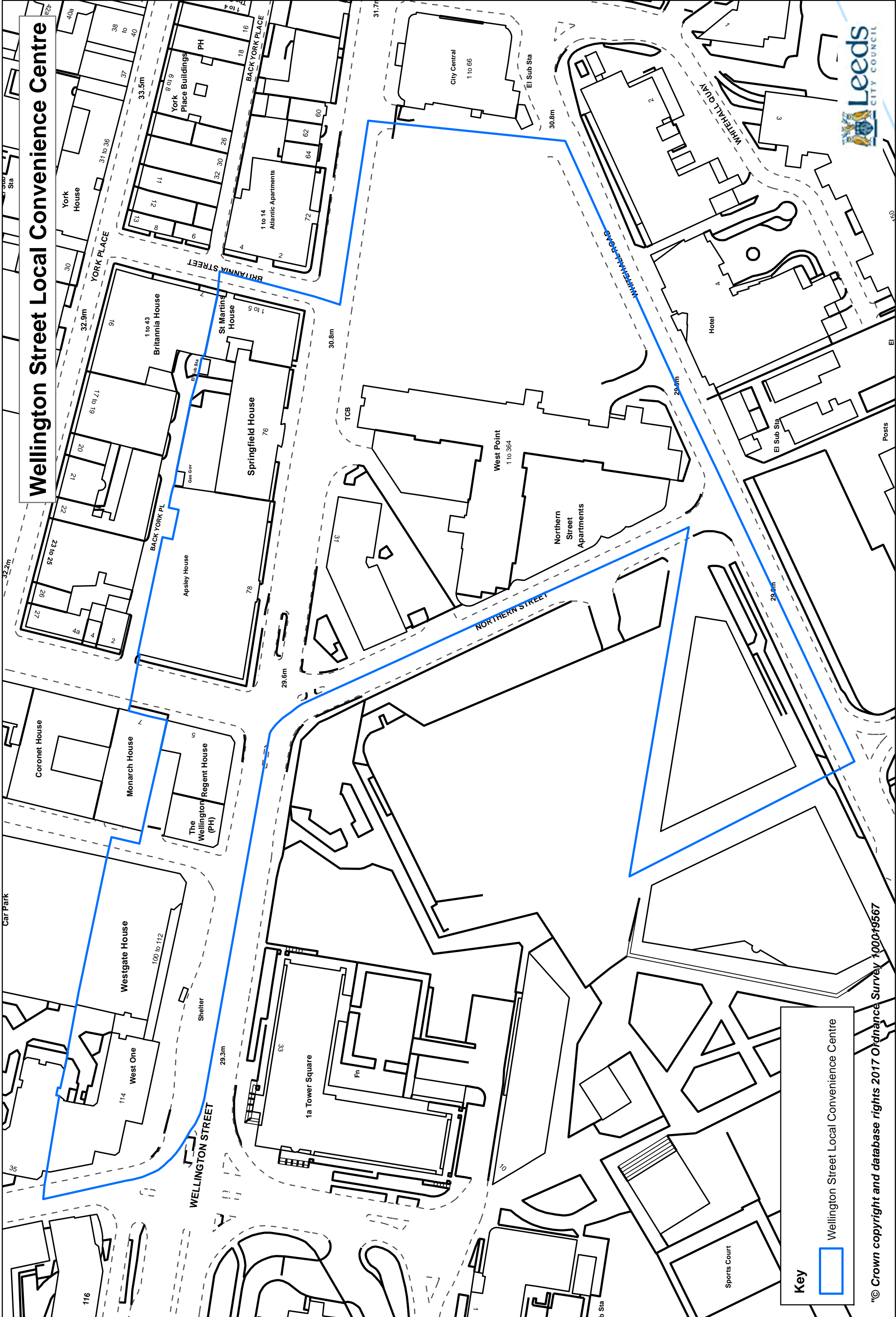


Gt George Street Local Convenience Centre

Key

Gt George Street Local Convenience Centre

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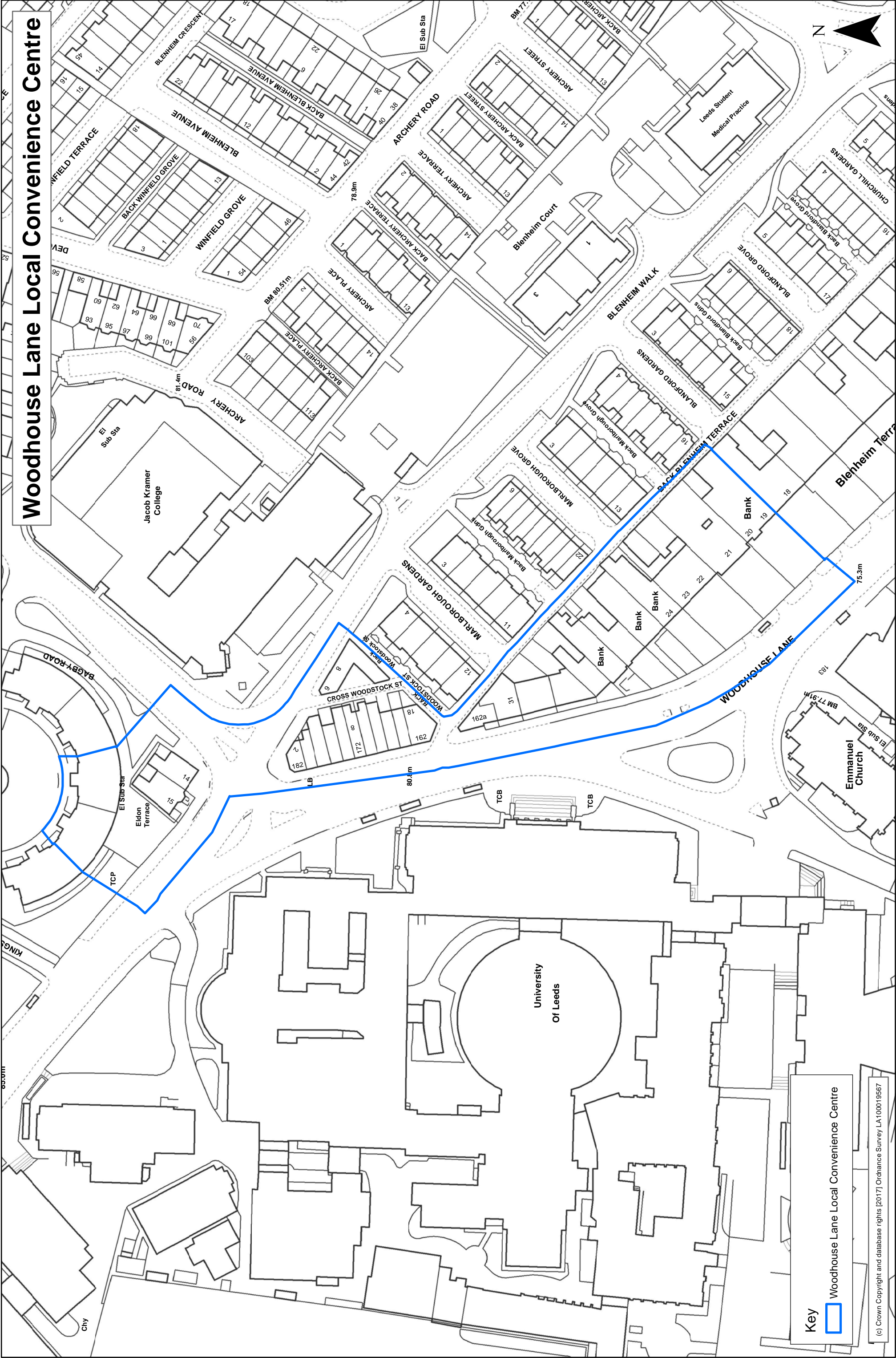
Wellington Street Local Convenience Centre

Key

Wellington Street Local Convenience Centre

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Woodhouse Lane Local Convenience Centre

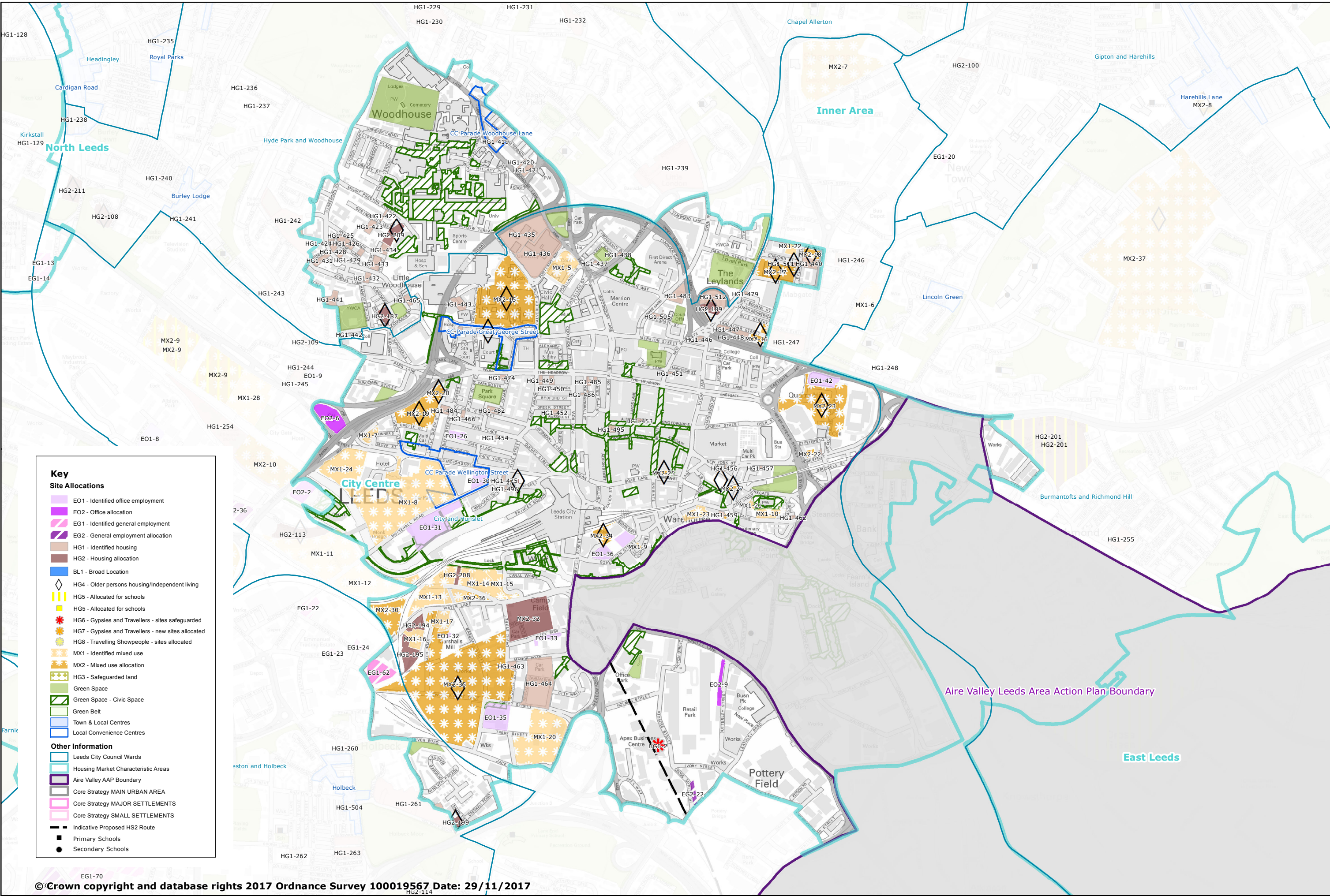
Key

Woodhouse Lane Local Convenience Centre

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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS June 2017 Site Allocations and Broad Locations A3_HMCA x10 B.mxd

HMCA AREA
City Centre

