

# Site Allocations Plan

## Section 3: Area Proposals: 9. Outer South East

**Publication Draft**

**Leeds Local Development Framework  
Development Plan Document**

**September 2015**



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

### **9. OUTER SOUTH EAST**

- 3.9. The Outer South East area is characterised by a distinctive pattern of settlements and countryside areas. This includes the major settlement of Garforth, together with the smaller settlements of Kippax, Swillington, Allerton Bywater, and Micklefield. There are also a few much smaller hamlets such as Ledston and Ledsham. Garforth is the main town centre in the area with a large range of shops and services, and Kippax also has a large local centre. There are a number of primary schools in each of the settlements, and secondary schools in Garforth and Allerton Bywater. The area is bounded by the administrative boundary of the neighbouring Selby District Council to the east. Key main line rail services are available via the Leeds/York line with two stations in Garforth and one in Micklefield, and the A63 and A642 also serve the area. Parts of the M1 just fall inside the north and western boundaries, linking to the A1(M) to the north. The River Aire runs along the southern boundary, creating a key feature of the area in the Lower Aire Valley which forms part of the wider network of Green Infrastructure across the District, and links to Fairburn Ings and St Aidan's to the south east and the City Centre and the Kirkstall Valley to the north west. With the river and the various lakes and ponds this provides a valuable ecological resource and leisure attraction.

Overall, the socio-economic profile shows that of working households in Outer South East Leeds 30% earn less than £20000 p.a. whilst 6% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 1% in 2014 (claimants of working population). Neighbourhood Plans are being prepared by a number of areas, including Kippax and Garforth.

### **RETAIL PROPOSALS FOR OUTER SOUTH EAST**

- 3.9.1 The main retail centres within Outer South East are the town centre of Garforth and the higher order local centre of Kippax.
- 3.9.2 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).
- 3.9.3 For policies and guidance referring to 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 OUTER SOUTH EAST:

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

3.9.5 **Total housing target for Outer South East** (set out in the Core Strategy) = 4,600 units (7% of District wide total).

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

3.9.6 The target of 4,600 residential units does not mean that land for 4,600 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the plan) and 5.4.15 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the plan.

**POLICY HG1 – IDENTIFIED HOUSING SITES**  
**THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION FOR HOUSING OR MIXED USE INCLUDING HOUSING, OR WERE PREVIOUSLY ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED HOUSING SITES. IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE, IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN OUTER SOUTH EAST THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:**

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-304	822	Barrowby Lane, Garforth	33	26	0	7
HG1-305	820	Micklefield (south of)	150	0	0	150
HG1-306	825	Manor Farm buildings, Micklefield	14	0	0	14
HG1-307	1118	Church Lane and Manor Farm (existing phase 3 housing allocations), Micklefield	400	10	0	390
HG1-308	836	Barleyhill Road, Garforth	30	14	16	0
HG1-309	HLA3306630	Beech Grove Avenue Garforth	9	0	0	9
HG1-310	4083	Grange Court, Garforth	58	0	0	58
HG1-311	2040	Bullerthorpe Lane (Temple Point), Colton	69	69	0	0
HG1-312	823	Selby Road, Garforth	68	68	0	0

<b>HG1-313</b>	HLA3306670	Land Off Birch Grove, Kippax, Leeds	6	6	0	0
<b>HG1-314</b>	HLA3300450	Church Lane Swillington	14	6	0	8
<b>HG1-315</b>	3352	51 Westfield Lane Kippax	6	0	0	6
<b>HG1-316</b>	4196	Royal Oak, Cross Hills, Kippax	11	6	5	0
<b>HG1-317</b>	3351	2 Brigshaw Lane, Allerton Bywater	8	0	0	8
<b>HG1-318</b>	HLA3306660	Queens Court, Queen St Allerton Bywater	9	0	0	9
<b>HG1-319</b>	298	Queen Street - Hollinshurst Depot, Allerton Bywater	76	0	1	75
<b>HG1-320</b>	819	Queen Street, (a.k.a land south of Leeds Road), Allerton Bywater	114	106	7	1
<b>HG1-321</b>	5193	Land Adjacent To West Court, Park Lane, Allerton Bywater, Castleford, WF10 2AJ	5	0	0	5
<b>MX1-27</b>	818	Station Road, Allerton Bywater	222	31	33	158
<b>Identified housing total:</b>			<b>1302</b>	<b>342</b>	<b>62</b>	<b>898</b>

3.9.7 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 4,600 – 1302 = **3298 units**

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

<b>Phase 1</b>					
<b>Plan Ref</b>	<b>SHLAA Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>	<b>Green/Brown</b>
<b>HG2-124</b>	1232B	Stourton Grange Farm South, Selby Road - Ridge Road, Garforth	132.9	2314	Greenfield
<b>HG2-129</b>	265	Ash Tree Primary School, Kippax	0.5	22	Brownfield
<b>HG2-130</b>	5013	Land at 25 - 29 high Street, Kippax	0.4	16	Brownfield
<b>HG2-135</b>	310	Barnsdale Road, Allerton Bywater	1.8	49	Brownfield
<b>Phase 1 total:</b>				<b>2401</b>	



Phase 3					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-125	1176	Pit Lane (land to south of), Micklefield LS25	4.3	79	Greenfield
HG2-126	1174	Micklefield Railway Station Car Park (land to north of), Micklefield, LS25	0.7	18	Greenfield
HG2-127	4200B	Newtown Farm, Micklefield	1.6	42	Greenfield
HG2-128	3109C	Selby Road/Leeds Road, Kippax	1.5	40	Greenfield
HG2-131	3100B	Whitehouse Lane, Great Preston	1.2	40	Greenfield
HG2-132	1175A	Brigshaw Lane (land to east of), Kippax	3	76	Greenfield
HG2-133	1357	Ninevah Lane, Allerton Bywater	2.9	57	Mix 50:50
HG2-134	827	Carlton View, Allerton Bywater	0.9	25	Greenfield
<b>Phase 3 total:</b>				<b>377</b>	
<b>Housing allocation total:</b>				<b>2778</b>	

3.9.8 Sites allocated for housing in Outer South East have a total capacity of 2778 which is under the target by 520. Section 2, paragraph 2.29 explains the overall approach to achieving the targets for each HMCA. Paragraphs 2.36 – 2.39 explain the phasing of sites.

#### **Site Specific Requirements For Sites Allocated For Housing In Outer South East**

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

# Site Reference: HG2-124 (1232B)

**Site Address:** Stourton Grange Farm South, Selby Road - Ridge Road, Garforth

## Housing allocation

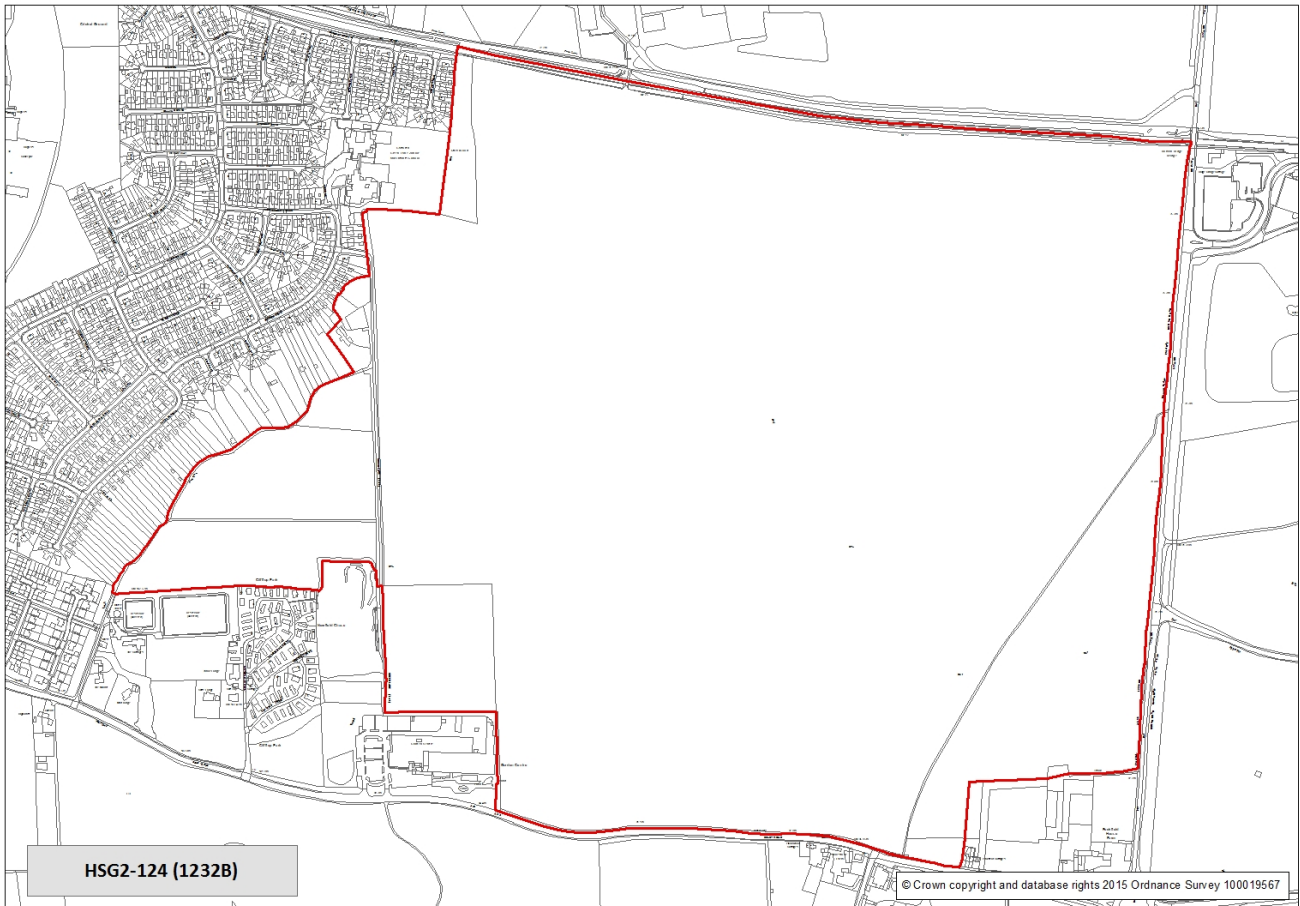
**Site Capacity:** 2314 units

**Site Area:** 132.89 hectares

**Ward:** Garforth and Swillington

**HMCA:** Outer South East

**Phase:** 1



## Site Requirements - HG2-124:

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A comprehensive development brief for the development of a new sustainable community needs to be provided, including consideration of the laying out of a new community park and substantial landscaping/planting along the western boundary of the site. Provision for schools, a local centre, new community park and pedestrian and cycle access to East Garforth train station, and supporting infrastructure and services are necessary, but not exhaustive, site requirements. In recognition of drainage capacity issues in the Garforth area, the development will have to demonstrate that there will be no negative cumulative impact on the wider drainage system in the Garforth area.

In accordance with Core Strategy Policy P7, creation of a new local centre to support the residential growth on this site is required. A range of supporting retail and commercial uses/services will be supported in line with Policy P2.

- **Local Highway Network:**

This site will have a significant impact on the A63 through Garforth and M1 junctions 46 and 47. Possible mitigation may include a southern bypass of Garforth and capacity enhancements at M1 jctns 46 and 47. A comprehensive masterplanning and transport planning exercise will be needed to confirm the details of the road network and public transport enhancements needed to mitigate this major site.

- **Public Transport Access:**

Pedestrian access to East Garforth Station should be provided

- **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

- **Greenspace:**

Provision of a new community park will be required on site.

- **Education Provision:**

1 x 2 form entry primary school, and 1 x through school with 2 form entry primary and 4 form entry secondary.

- **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: HG2-125 (1176)

**Site Address:** Pit Lane (land to south of), Micklefield LS25

## Housing allocation

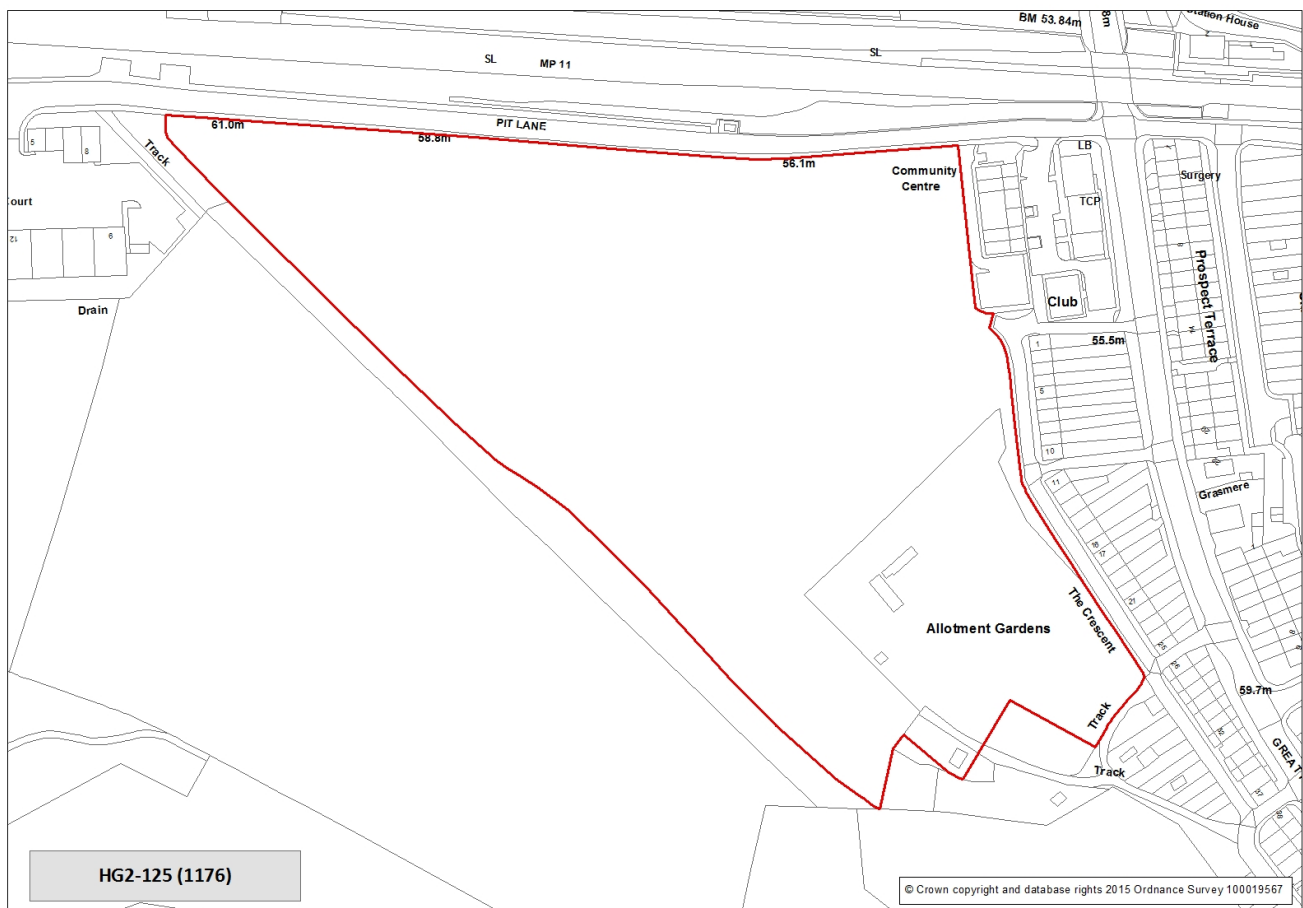
**Site Capacity:** 79 units

**Site Area:** 4.3 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



## Site Requirements - HG2-125:

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- **Local Highway Network:**

This site, along with others in Micklefield, will have a cumulative impact on Jcn 47 of the M1. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **Greenspace:**

The south-eastern part of the site is currently being used for allotments. Retention or replacement of allotments will need to be considered at detailed design stage.

# Site Reference: HG2-126 (1174)

**Site Address:** Micklefield Railway Station Car Park (land to north of), Micklefield, LS25

## Housing allocation

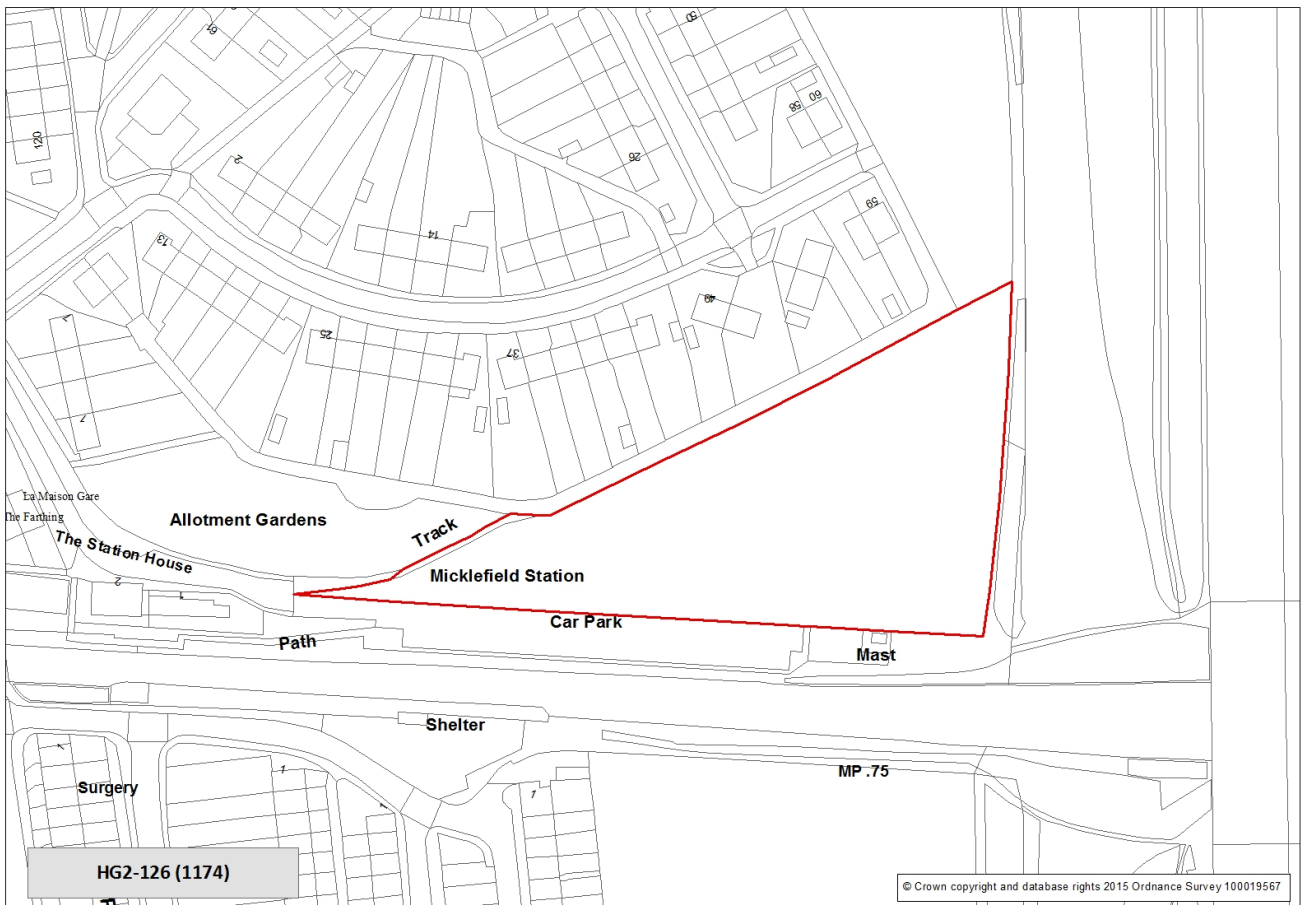
**Site Capacity:** 18 units

**Site Area:** 0.66 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



No site specific requirements



# Site Reference: HG2-127 (4200B)

**Site Address:** Newtown Farm, Micklefield

## Housing allocation

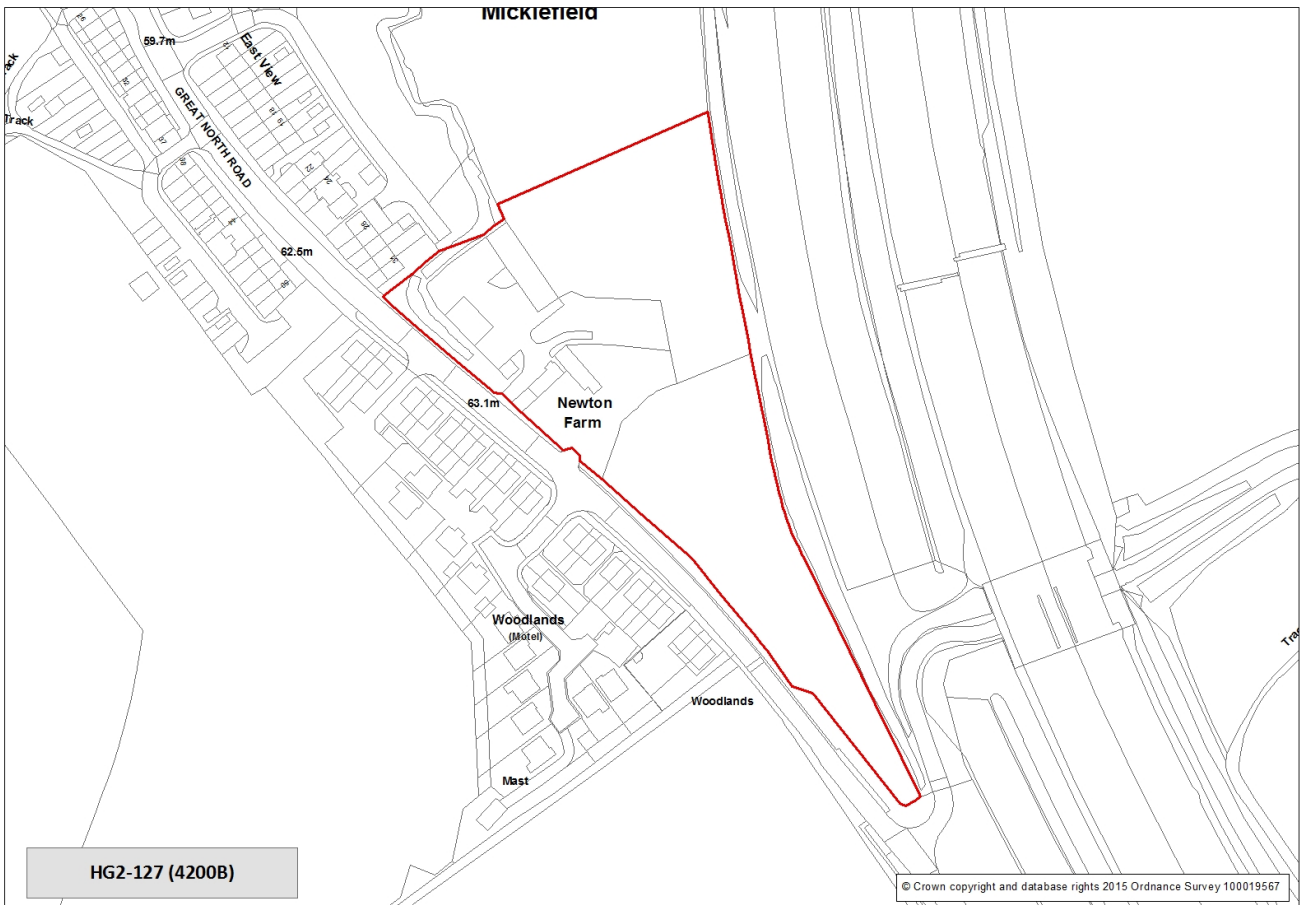
**Site Capacity:** 42 units

**Site Area:** 1.57 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



No site specific requirements

# Site Reference: HG2-128 (3109C)

**Site Address:** Selby Road/Leeds Road, Kippax

## Housing allocation

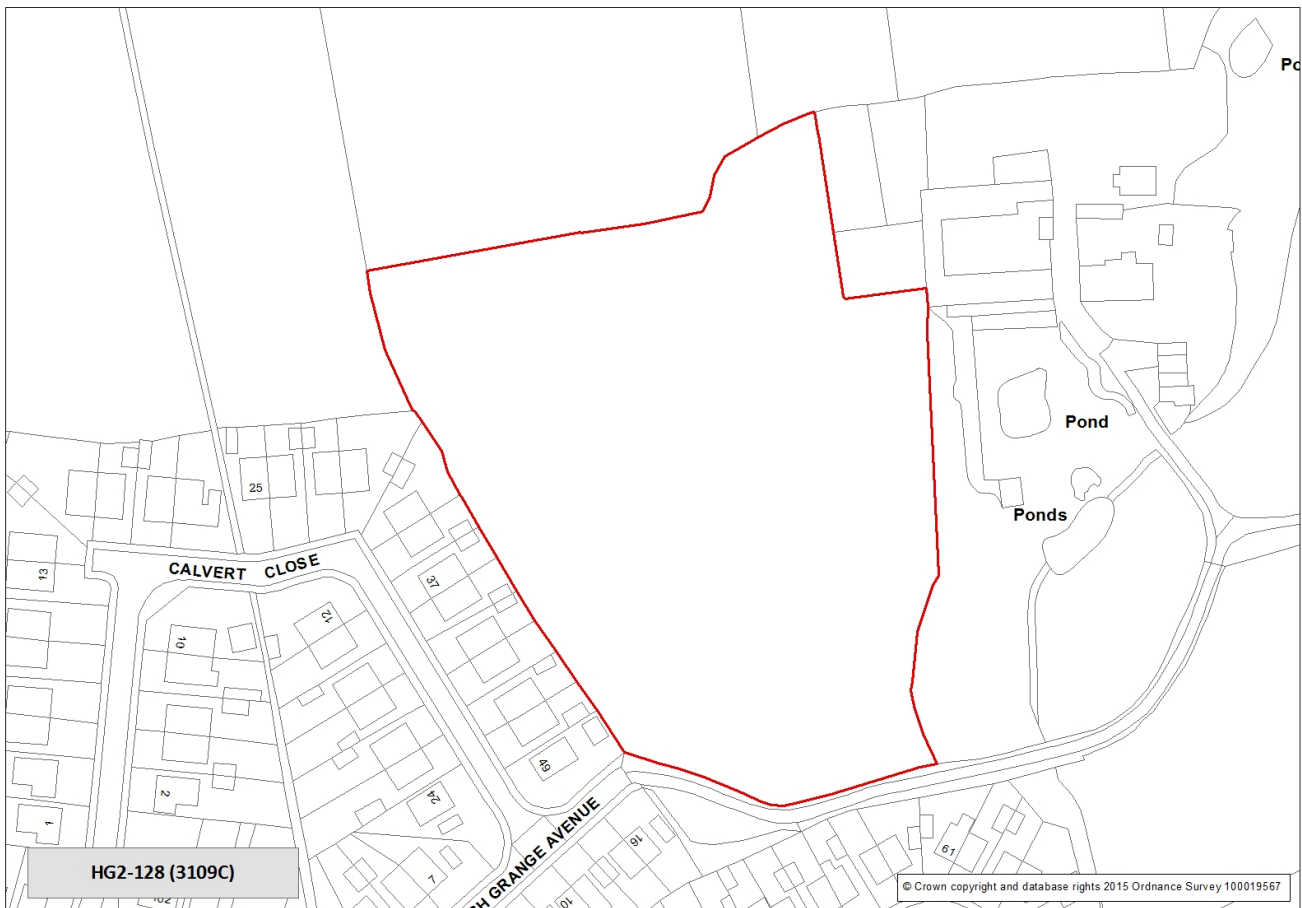
**Site Capacity:** 40 units

**Site Area:** 1.47 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



No site specific requirements



# Site Reference: HG2-129 (265)

**Site Address:** Ash Tree Primary School, Kippax

## Housing allocation

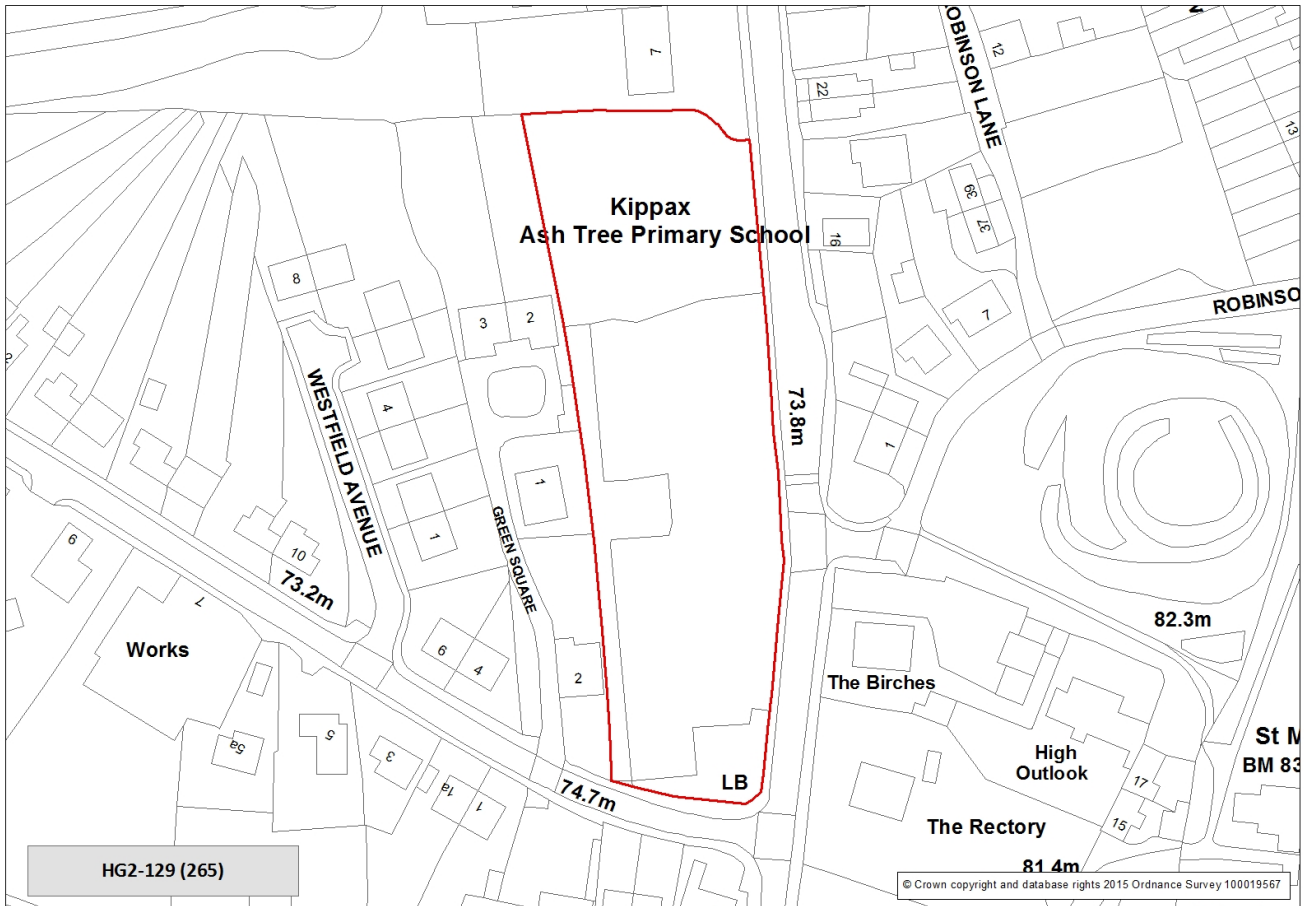
**Site Capacity:** 22 units

**Site Area:** 0.55 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 1



## Site Requirements - HG2-129:

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

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

- **Conservation Area:**

The boundary treatment relates to the former school and is considered to be a non-designated heritage asset. Any development should preserve or enhance the significance of such assets, including the contribution made by their setting. Strong justification would be required for demolition rather than reuse of the boundary.

- **Scheduled Ancient Monuments (I & II):**

The site is in the setting of a Scheduled Monument. Any development should preserve the significance of the Monument and its setting.

# Site Reference: HG2-130 (5013)

**Site Address:** Land at 25 - 29 high Street, Kippax

## Housing allocation

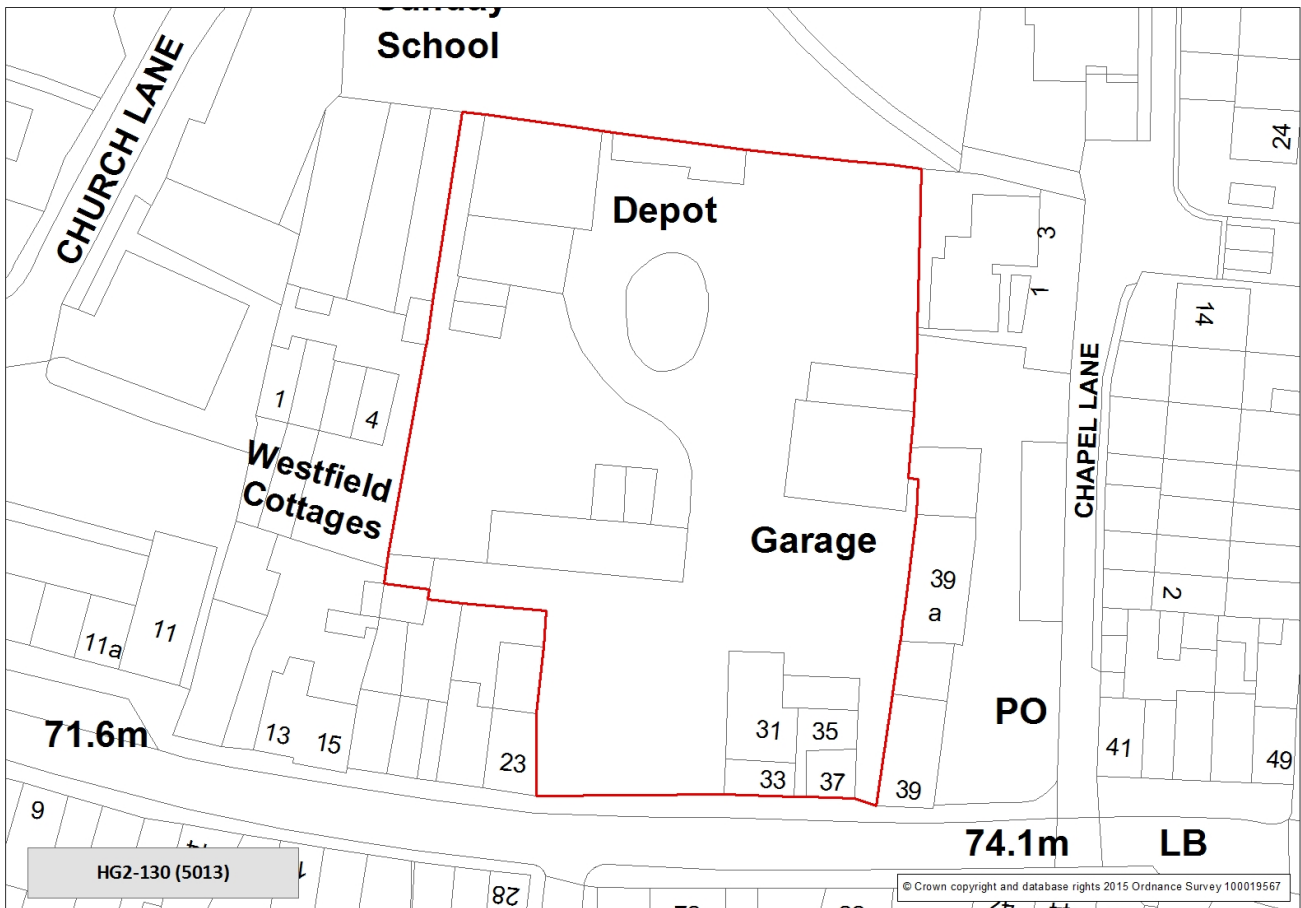
**Site Capacity:** 16 units

**Site Area:** 0.4 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 1



## Site Requirements - HG2-130:

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

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

- **Listed Buildings:**

The site includes, and is in the setting of, Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The Listed Building within the site is considered to be a Building At Risk. Any new development here should include the conservation and restoration of the property.

# Site Reference: HG2-131 (3100B)

**Site Address:** Whitehouse Lane, Great Preston

## Housing allocation

**Site Capacity:** 40 units

**Site Area:** 1.16 hectares

**Ward:** Garforth and Swillington

**HMCA:** Outer South East

**Phase:** 3



No site specific requirements

# Site Reference: HG2-132 (1175A)

**Site Address:** Brigshaw Lane (land to east of), Kippax

## Housing allocation

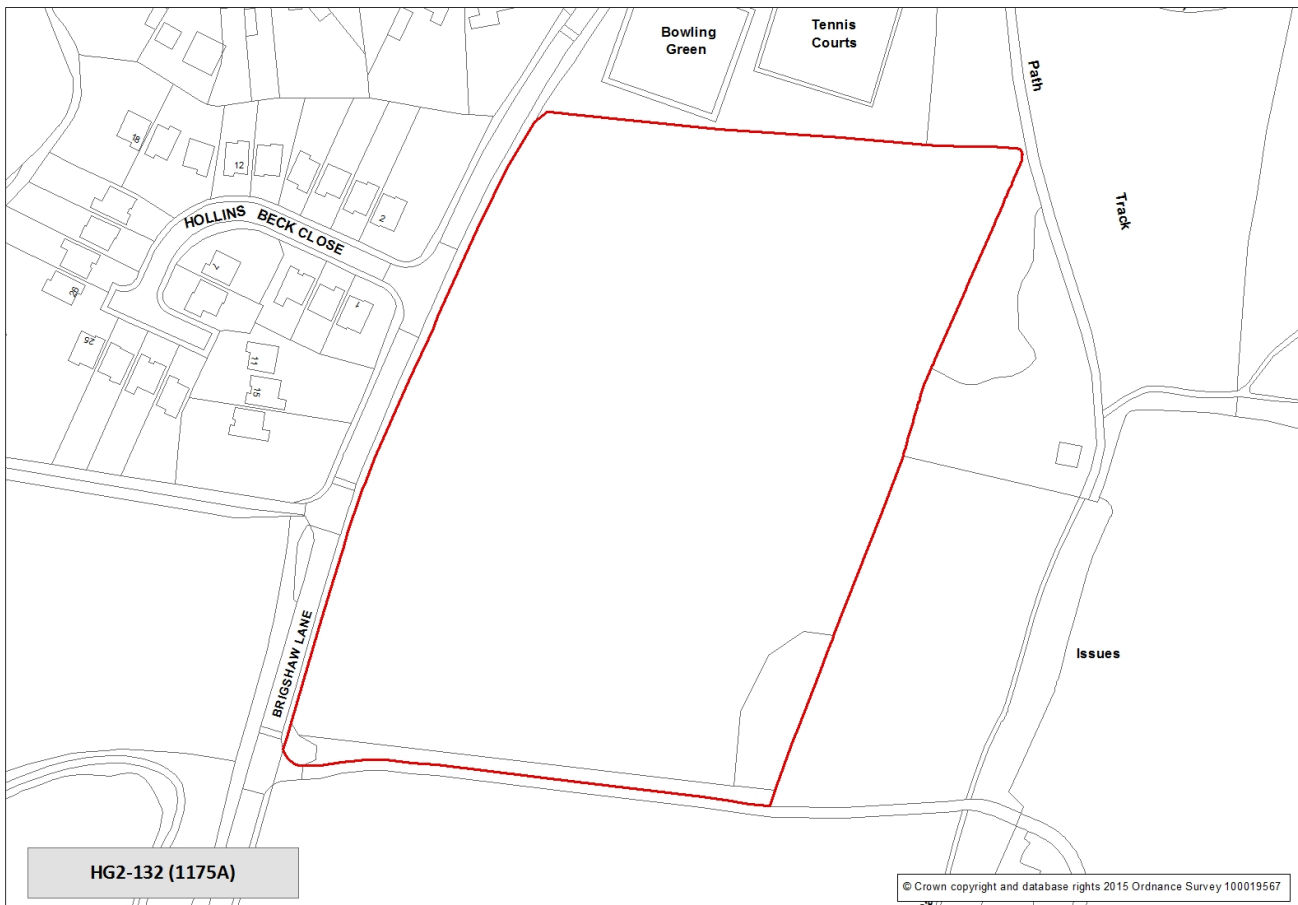
**Site Capacity:** 76 units

**Site Area:** 3.03 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



## Site Requirements - HG2-132:

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

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



# Site Reference: HG2-133 (1357)

**Site Address:** Ninevah Lane, Allerton Bywater

## Housing allocation

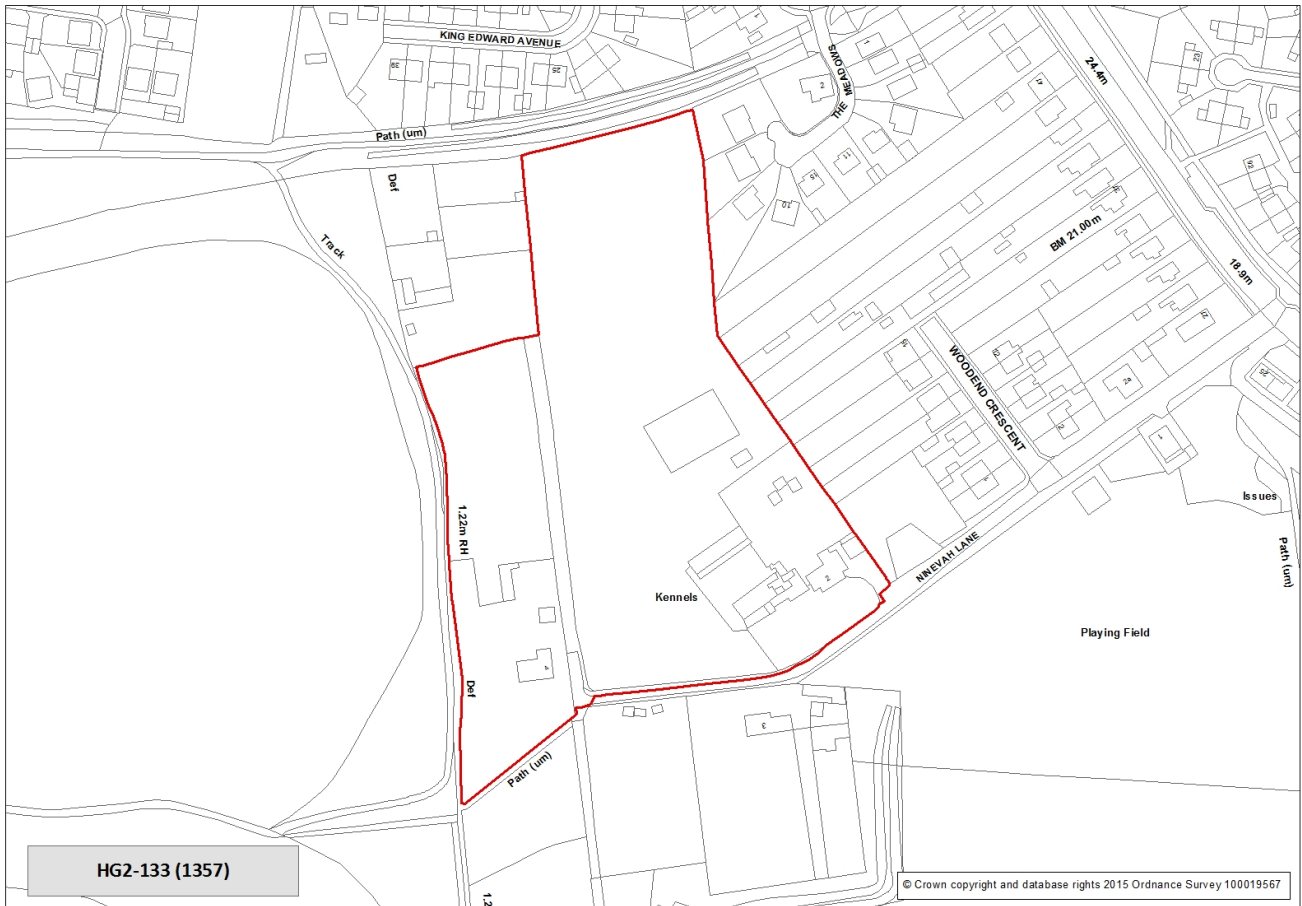
**Site Capacity:** 57 units

**Site Area:** 2.52 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3





## Site Requirements - HG2-133:

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- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided to protect and enhance the adjacent Lowther North Site of Ecological and Geological Interest, particularly provision of native hedgerow and scrub planting in the south western corner and a biodiversity buffer (not private garden space) along the western boundary.

# Site Reference: HG2-134 (827)

**Site Address:** Carlton View, Allerton Bywater

## Housing allocation

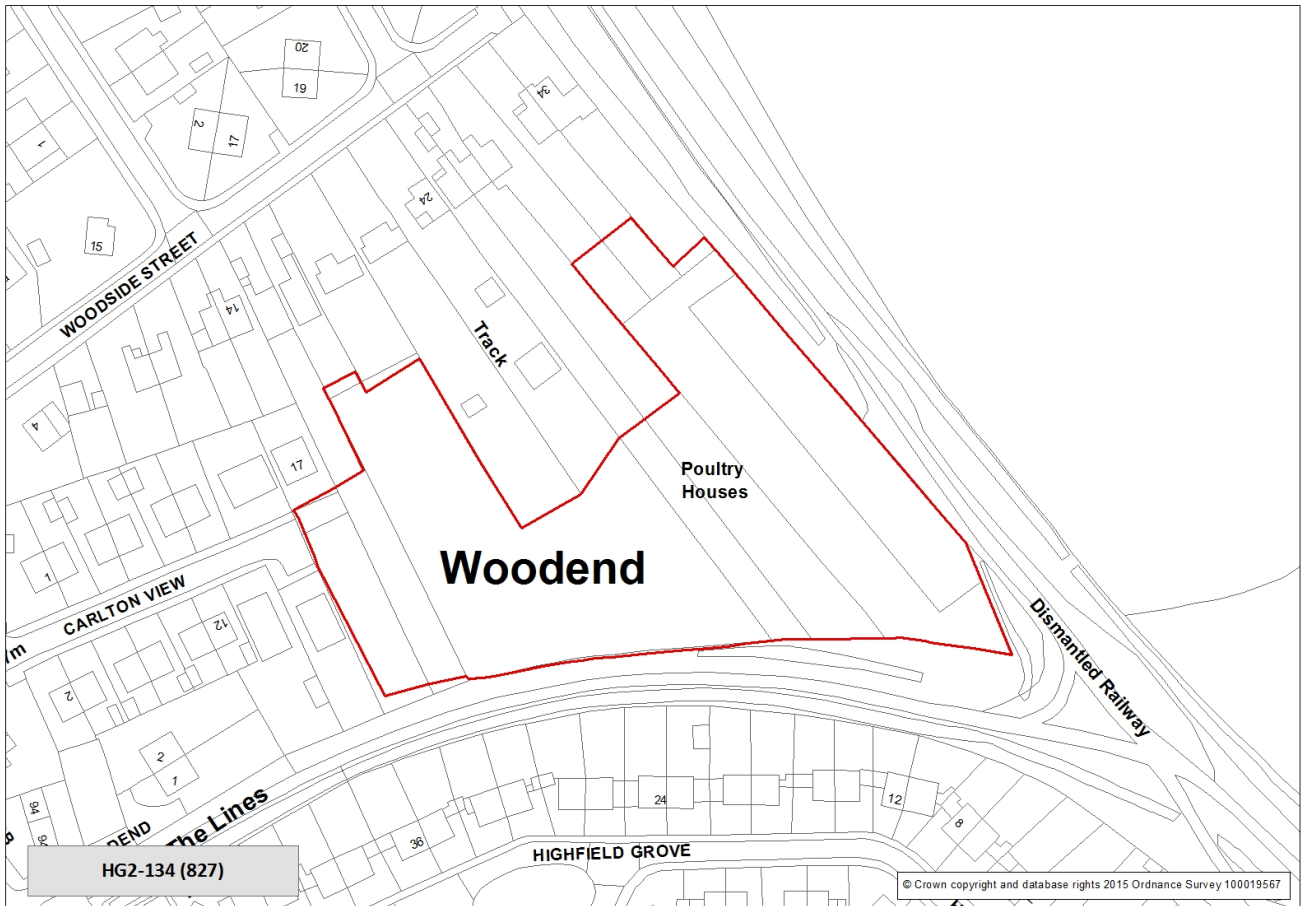
**Site Capacity:** 25 units

**Site Area:** 0.89 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



## Site Requirements - HG2-134:

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TPO on site - detailed design needs to take consideration of the TPO.

# Site Reference: HG2-135 (310)

**Site Address:** Barnsdale Road, Allerton Bywater

## Housing allocation

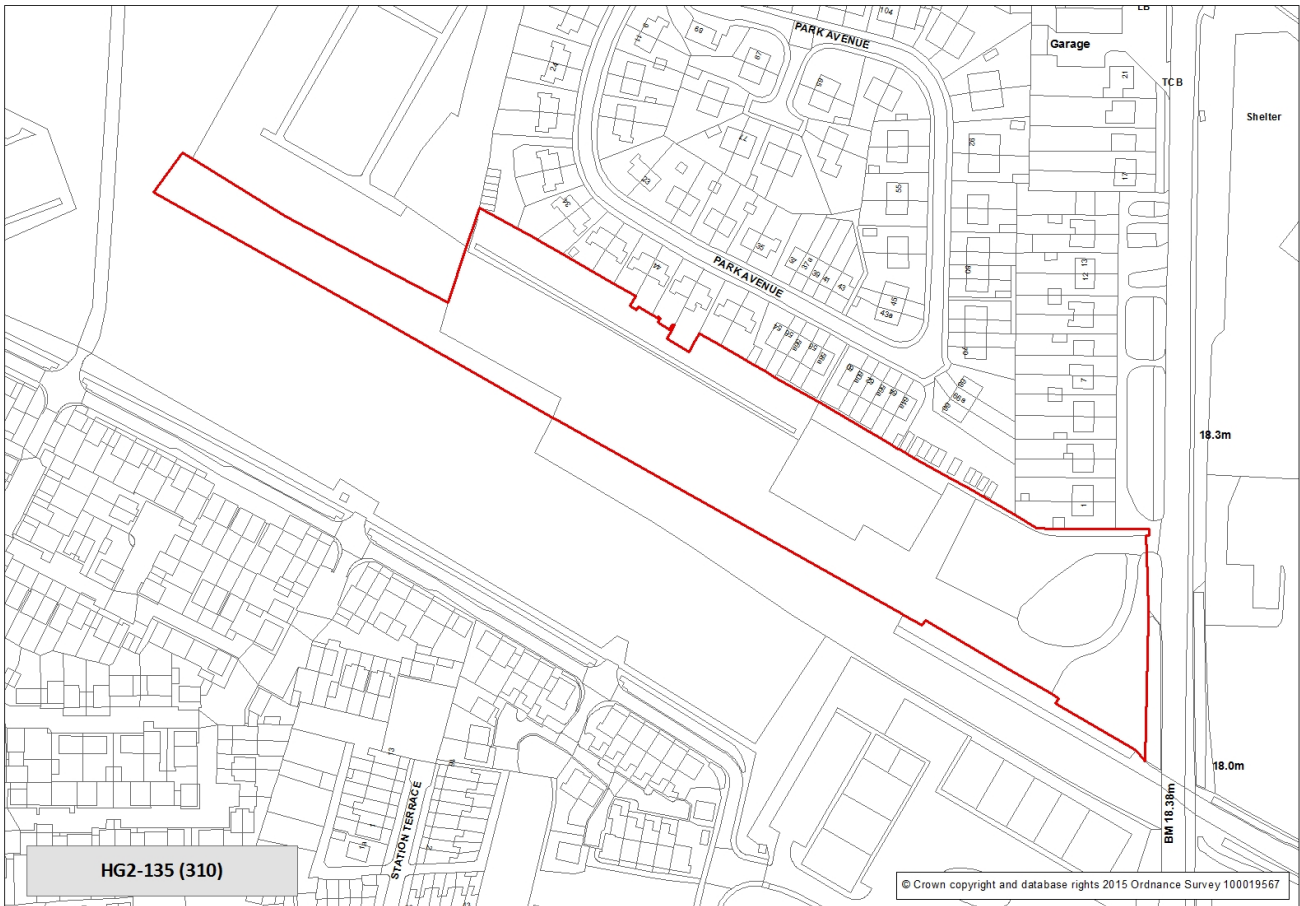
**Site Capacity:** 49 units

**Site Area:** 1.8 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 1



No site specific requirements

### **Safeguarded Land**

3.9.10 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.

**POLICY HG3 – SAFEGUARDED LAND**  
**THE SITE ALLOCATIONS PLAN DESIGNATES SITES TO BE SAFEGUARDED FROM DEVELOPMENT FOR THE PLAN PERIOD (TO 2028) TO PROVIDE A RESERVE OF POTENTIAL SITES FOR LONGER TERM DEVELOPMENT POST 2028 AND PROTECT THE GREEN BELT. THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER SOUTH EAST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:**

<b>Plan Ref</b>	<b>SHLAA</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>
HG3-18	2132	Selby Road Garforth	18	<b>500</b>
HG3-19	2131	Moorgate Kippax	8.9	<b>166</b>
HG3-20	1149A	Park Lane / Doctor's Lane (land off), Allerton Bywater	40.6	<b>950</b>
<b>Safeguarded land (PAS) total:</b>				<b>1616</b>

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

3.9.11 Four housing allocations have easy access to local centres in Outer South East 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 OUTER SOUTH EAST THESE SITES ARE:**

**HG2-129 Ash Tree Primary School, Kippax**  
**HG2-130 Land at 25 - 29 High Street, Kippax**  
**HG2-132 Brigshaw Lane (land to east of), Kippax**

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

3.9.12 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 Outer South East there is one site where part of the site is to be retained for a school. This site is:

HG2-124 Stourton Grange Farm South, Selby Road - Ridge Road, Garforth

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

3.9.13 Paragraph 2.65 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. In Outer South East an existing Gypsy and Travellers site is safeguarded at Ninevah Lane, Allerton Bywater under Policy HG6.

**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 OUTER SOUTH EAST ARE AS FOLLOWS:**

**EXISTING PRIVATE SITES**

- **HG6-6 – NINEVAH LANE, ALLERTON BYWATER (1 PITCH)**

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

**Sites for Travelling Showpeople**

3.9.14 Paragraph 2.73 explains the approach to allocating sites for Travelling Showpeople. A new site for Travelling Showpersons is proposed At land off Pheonix Avenue, Micklefield.

**POLICY HG8: THE FOLLOWING SITES ARE ALLOCATED AS PERMANENT SITES FOR TRAVELLING SHOWPEOPLE. THESE ARE SHOWN ON THE POLICIES MAP AND FOR OUTER SOUTH EAST ARE AS FOLLOWS:**

- **HG8-3 – LAND OFF PHOENIX AVENUE, MICKLEFIELD**

**NEW TRAVELLING SHOWPERSONS SITES GRANTED PERMANENT PLANNING PERMISSION AND IMPLEMENTED SHALL ALSO BE SAFEGUARDED FOR TRAVELLING SHOWPEOPLE.**



## HG6-6: NINEVAH LANE, ALLERTON BYWATER

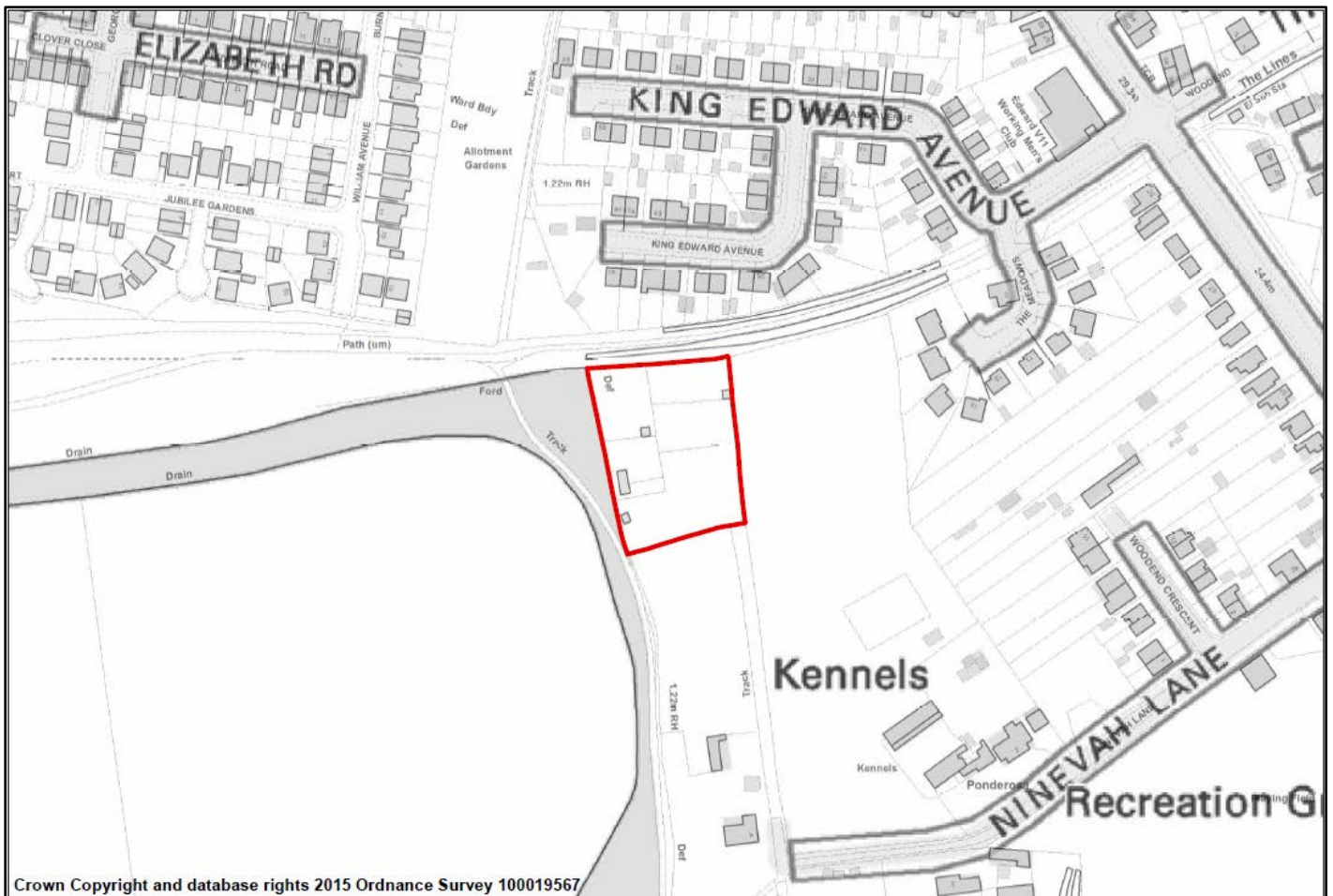
**Site Type:** Gypsy & Travellers

**Site Area:** 0.39 ha

**Number of Pitches:** 1

**Ward:** Kippax & Methley

**HMCA:** Outer South East



## HG8-3: LAND OFF PHOENIX AVENUE, MICKLEFIELD

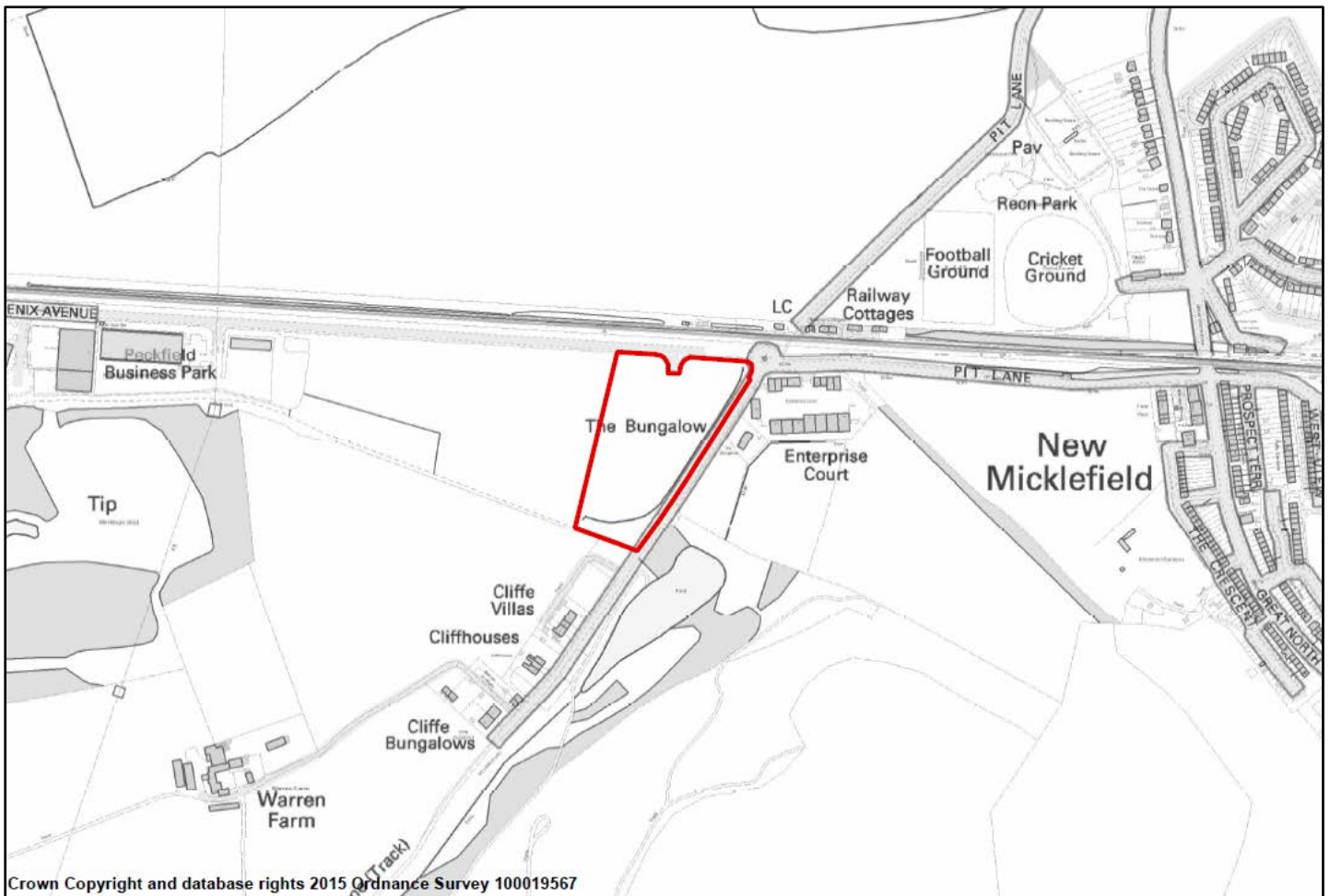
**Site Type:** Travelling Showpeople

**Site Area:** 1.99 ha

**Number of Plots:** 6

**Ward:** Kippax & Methley

**HMCA:** Outer South East





## **Site Requirements**

### Highways

Access to be taken from either Pit Lane or Phoenix Avenue.

### Trees

Significant trees and areas of woodland should be protected and safeguarded. A tree survey should accompany any subsequent planning application.

### Ecology

An ecological assessment of the site is required and where appropriate, mitigation measures will need to be provided to protect and enhance the ecological interest of the site and surrounding area.

### Contaminated Land:

A contaminated land assessment should accompany any subsequent planning application.

### Other

The site shall only be occupied by those persons who meet the legal definition of Travelling Showpeople.

## EMPLOYMENT PROPOSALS FOR OUTER SOUTH EAST

### Offices

3.9.15 The sites in Outer South East have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development. Sites which either have planning permission for office use (as at 5.4.15) and/or were allocated for employment including office on the Unitary Development Plan and are to be retained as such count towards the employment requirement.

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

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

Plan Ref	ELR Ref	Address	Area ha	Capacity
EO1-17	3306221	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	3.8	1860
EO1-18	3306222	Ph1b Offices Hawks Park North Newhold Aberford Road Garforth	0.3	9290
MX1-27	3306260 , 3306161	Station Road Allerton Bywater	3.3	6950
<b>Identified office employment total:</b>				<b>18100</b>

3.9.16 There are no proposed allocations for office development in Outer South East.

### General Employment

3.9.17 The sites in Outer South East have been assessed to determine their total contribution towards an overall district requirement of 493 hectares of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 5.4.15 and/or are allocated for general employment on the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites.

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

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

Plan Ref	ELR Ref	Address	Area ha	Capacity (ha)
EG1-35	3306220	Ph2 Hawks Park North Newhold Aberford Road Garforth	16.6	<b>16.6</b>
EG1-36	3306223	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	7.2	<b>7.21</b>
EG1-37	3305010	Proctors Site New Hold Garforth	1.1	<b>1.11</b>
EG1-38	3305014	Ash Lane Procter Bros Site	0.44	<b>0.44</b>
EG1-39	3305013	Existing Works At Proctors Site New Hold Garforth	0.2	<b>0.2</b>
EG1-40	3303691	New Hold Est Garforth Plot 17	0.32	<b>0.32</b>
EG1-41	3303689	New Hold Est Garforth Plot 9	0.2	<b>0.15</b>
EG1-42	3303683	New Hold Est Garforth Plot 3-5	0.6	<b>0.58</b>
EG1-43	3305674	Unit3 Peckfield Business Park Micklefield	1.54	<b>1.54</b>
EG1-44	3305670	Peckfield Business Park Micklefield	5.01	<b>5.01</b>
EG1-45	3305990	6A & 7 Astley Way Swillington	0.7	<b>0.68</b>
<b>Identified general employment total:</b>				<b>33.84</b>

3.9.18 There are no proposed allocations for general employment in Outer South East (Policy EG2).

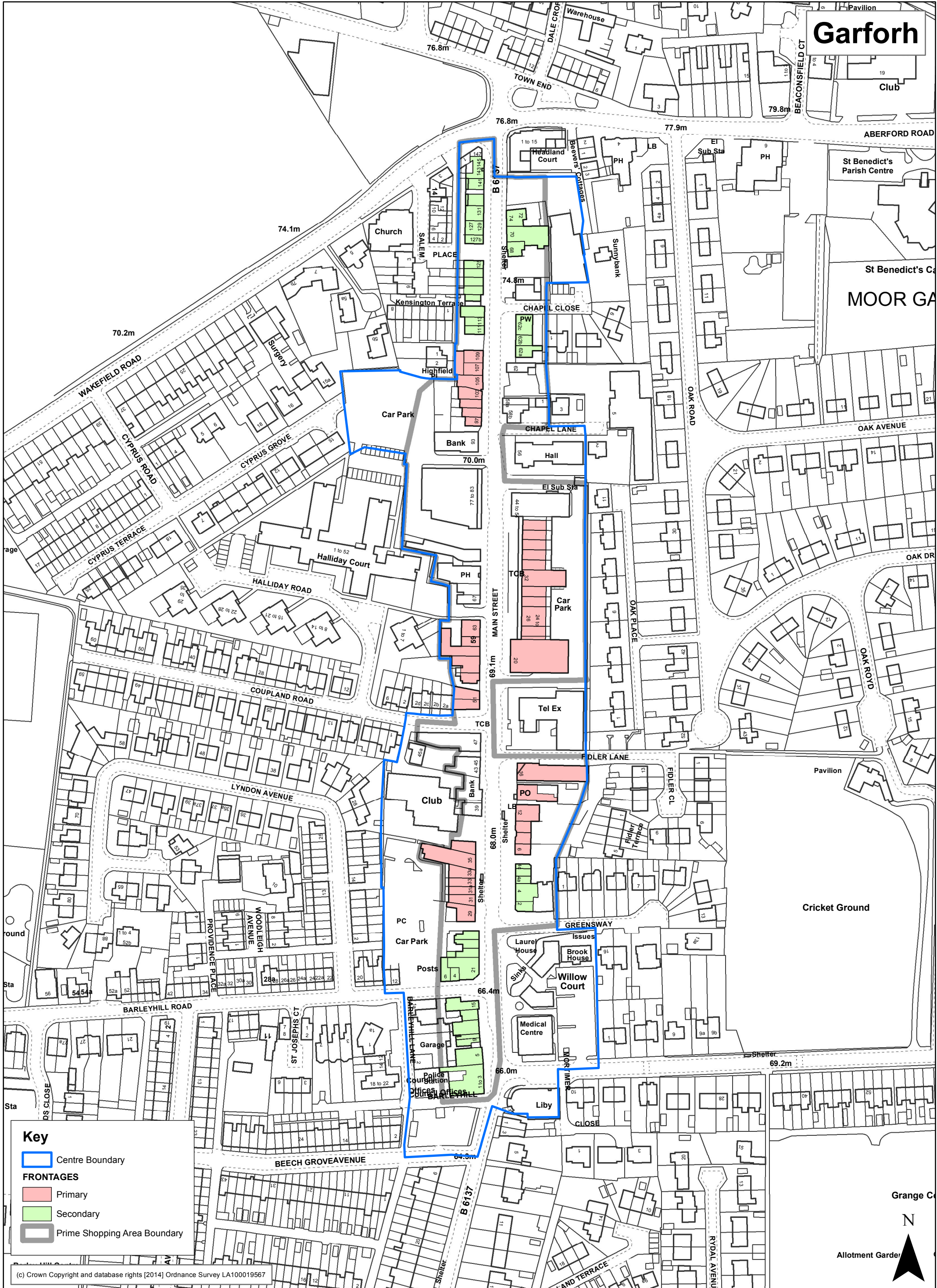
## GREENSPACE PROPOSALS FOR OUTER SOUTH EAST

- 3.9.19 The plan shows the green space sites proposed for designation within the Outer South East HMCA. These 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) . 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 G4 (New Green Space Provision) of the Core Strategy. The provision of green space will also be a requirement in some site specific policies contained in the housing section of this chapter. Any UDP green space sites that are not shown are proposed for deletion mainly because they are no longer in an open space use or are below the 0.2ha threshold. They are listed in the Green Space Background Paper.
- 3.9.20 The new St Aidan's Country Park (334.3ha) has been created on the old St Aiden's open cast site and will shortly be leased to the RSPB. It is a haven for birds and animals and provides a variety of informal recreational opportunities. The RSPB also manages Fairburn Ings Nature Reserve (near Allerton Bywater)(102ha) which contains lakes, wet grassland and woodland habitats and allows visitors to bird watch and discover about the range of habitats. There are a number of smaller wooded areas such as Castlehill Woods (23.1ha) and Hollinhurst Wood (13.2ha) as well as Town Close Hills (25.2ha) in Kippax which is partly woodland. There are a number of smaller green spaces, many within the villages and towns within the area. These allow residents to access a variety of green spaces for recreation. Nevertheless, provision is still in need of improvement in terms of quantity, quality and accessibility. Revised surpluses and deficiencies by typology (undertaken in May 2015) for the Wards that fall completely or partially within the Outer South East HMCA are contained in the Green Space Background Paper.

## Outer South East Retail and Site Allocations Plans



# Garforh



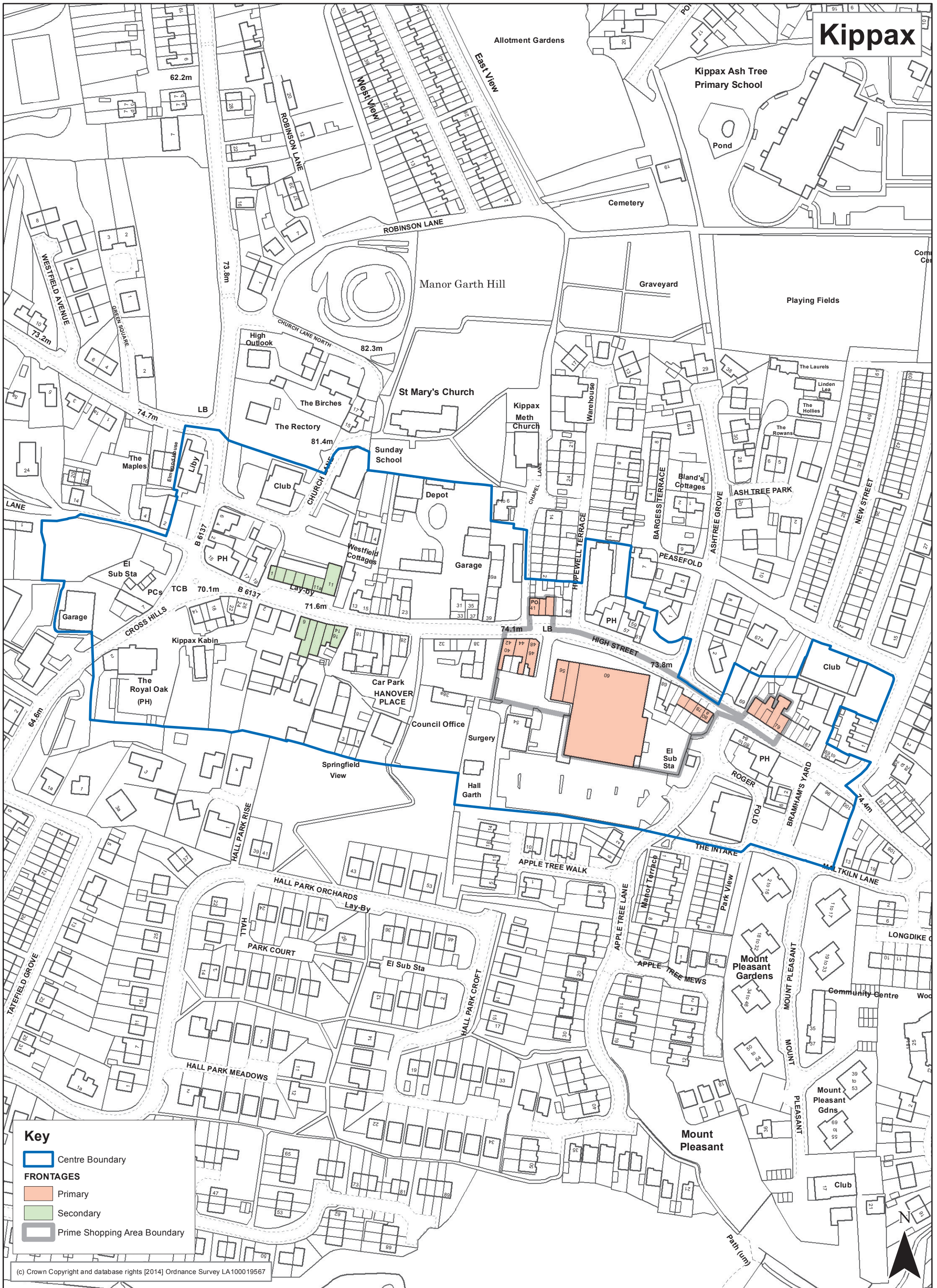
**Key**

- Centre Boundary
- FRONTAGES**
- Primary
- Secondary
- Prime Shopping Area Boundary

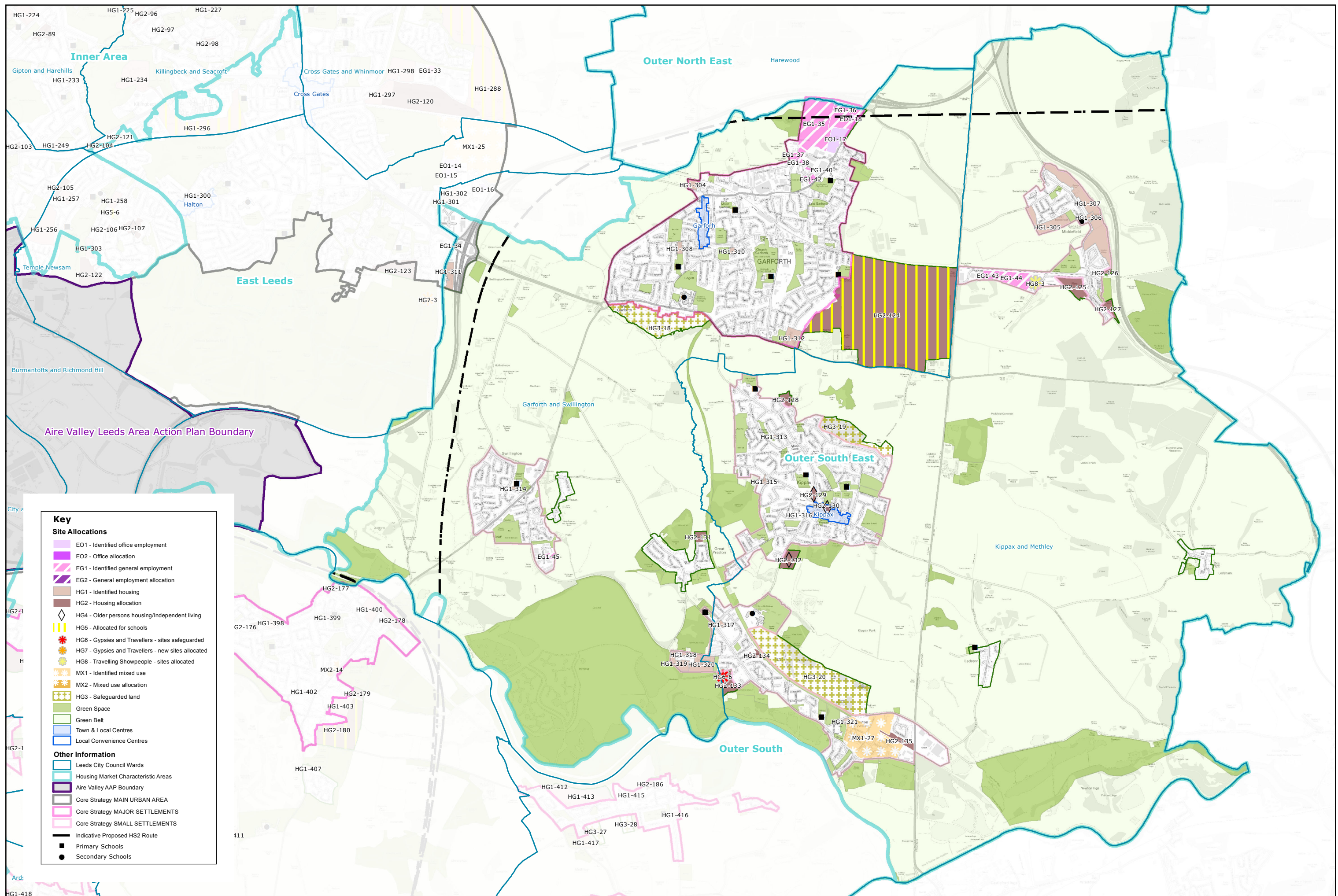
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# Kippax







**Key**

**Site Allocations**

- EO1 - Identified office employment
- EO2 - Office allocation
- EG1 - Identified general employment
- EG2 - General employment allocation
- HG1 - Identified housing
- HG2 - Housing allocation
- HG4 - Older persons housing/Independent living
- HG5 - Allocated for schools
- HG6 - Gypsies and Travellers - sites safeguarded
- HG7 - Gypsies and Travellers - new sites allocated
- HG8 - Travelling Showpeople - sites allocated
- MX1 - Identified mixed use
- MX2 - Mixed use allocation
- HG3 - Safeguarded land
- Green Space
- Green Belt
- Town & Local Centres
- Local Convenience Centres

**Other Information**

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



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**Site Allocations Plan**

**Section 3: Area Proposals: 9. Outer South East  
Publication Draft**

Leeds Local Development Framework  
Development Plan Document

**September 2015**