

SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

8. OUTER SOUTH

- 3.8. The Outer South area is characterised by the Major Settlement of Rothwell (includes Oulton and Woodlesford) and a number of smaller settlements including Lofthouse/Robin Hood and Mickletown Methley. The administrative boundary of neighbouring Wakefield MDC is to the south. Serving the area is the Rothwell town centre. The smaller settlements of Lofthouse/Robin Hood and Mickletown Methley further help to supplement the local community needs. The A639 and A61 are the main roads linking the area towns to the City Centre. Woodlesford railway station serves the area, the proposed HS2 line into Leeds will bypass north of the station. The M1 to the North and the M62 to the South provides good regional connections for people and local businesses.

The area's heritage value is demonstrated by the 3 conservation areas and listed buildings. Green Infrastructure is a feature of the area with Rothwell Country Park, Springhead Park, and the historic Oulton Hall Park and golf course. The eastern part of the Outer South area falls within the broader corridor of the Lower Aire Valley. Overall, the socio-economic profile shows that of working households in Outer South Leeds 31% earn less than £20000 p.a. whilst 17% 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 Rothwell, Oulton and Woodlesford and Carlton.

RETAIL PROPOSALS FOR OUTER SOUTH

- 3.8.1 The only centre within the Outer South HMCA is the town centre of Rothwell.
- 3.8.2 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).
- 3.8.3 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

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

3.8.5 **Total housing target for Outer South** (set out in the Core Strategy) = 2,600 units (4% of District wide total)

Total number of dwellings/capacity to be allocated:

3.8.6 The target of 2,600 residential units does not mean that land for 2,600 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 5.4.16 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.

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 OUTER SOUTH THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-397	5101	Woodland Hotel, Wood Lane, Rothwell, Leeds LS26 0ph	12	0	0	12
HG1-399	3300	Former White Hart Hotel, 40 Church Street, Woodlesford, Leeds	7	7	0	0
HG1-400	499	Aberford Road, Woodlesford	32	0	0	32
HG1-402	HLA2202260	The Chapel, Calverley Road, Oulton	8	0	8	0
HG1-403	334	Fleet Lane (land off), Oulton	77	26	27	24
HG1-404	HLA2202010	Marsh Street, Rothwell	6	0	0	6
HG1-405	HLA2201950	Swithin Street Rothwell	8	0	0	8
HG1-406	335	Royds Lane (land off), Rothwell	90	20	28	42

HG1-407	5149	China Red Dragon, 3 Wakefield Road, Oulton	74	0	0	74
HG1-408	5129	Sharp Lane, Robin Hood	9	0	1	8
HG1-409	4192	Land At Shayfield Lane, Carlton, WF3	14	0	0	14
HG1-410	507	Main Street, Carlton	15	0	0	15
HG1-411	133	Royds Green - Royds Green Farm, Oulton LS26 8EZ	7	1	6	0
HG1-412	2129A	Mickletown Road Methley	6	0	0	6
HG1-413	2129B	Site of Shann Hall bounded by Balmoral Drive Longbow Avenue and Station Road, Methley, Leeds	220	0	0	220
HG1-415*	515	Main Street, former Bay Horse Public House, Methley	2	1	1	0
HG1-416*	523	Pinfold Lane, Methley WMC, Methley	6	0	0	6
HG1-417	269	Little Church Lane, Methley Infants School, Methley	12	12	0	0
HG1-418	135	Leeds Road - Lofthouse Hall, Lofthouse WF3	8	0	0	8
HG1-494	5246	Oulton Hall, Rothwell Lane, Rothwell, Leeds, LS26 8ZF	5	0	0	5
Identified housing total:			618	67	71	480

*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.

3.8.7 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 $2,600 - 618 = 1982$ 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 PHASED FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED
IN OUTER SOUTH THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-176	4082	Windlesford Green Hostel, Woodlesford	0.7	26	Brownfield
HG2-177	136	Alma Villas (site at), Woodlesford LS26 8PW	0.7	12	Mix 80:20
HG2-178	143	Aberford Road - site of Glenoit and Minerva Mills, Oulton	2.3	70	Brownfield
HG2-182	129A	Main Street and Pitfield Road, Carlton, Wakefield	1.1	36	Brownfield
MX2-14	130	Aberford Road (77/79), Oulton LS26 8HS	1.3	50	Brownfield
Phase 1 total:				194	

Phase 2					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-173	1049_1058	Haighside Rothwell	22.1	578	Greenfield
HG2-174	1359	Wood Lane - Rothwell Garden Centre LS26	3.2	52	Mix 50:50
HG2-175	1259B	Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY	8.1	222	Greenfield
HG2-179	1035	Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT	1.3	40	Greenfield
HG2-180	4222A_B_C	Land between Fleet Lane & Methley Lane Oulton	14.9	322	Greenfield
HG2-183	1365A	Swithens Lane, Rothwell, Leeds LS26 0BS	3.2	85	Greenfield
Phase 2 total:				1,299	

Phase 3					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-181	3445A	Land at Leadwell Lane, Robin Hood	2.3	60	Greenfield
HG2-184	3088	Westgate Lane, Lofthouse	2	50	Greenfield

HG2-185	1261_4220	Church Farm Lofthouse	8.9	188	Mix 80:20
HG2-186	289	Main Street, Hunts Farm, Methley	1.2	25	Greenfield
Phase 3 total:				323	
Housing allocation total:				1,816	

3.8.8 Sites allocated for housing in Outer South have a total capacity of 1816 which is under the target by 166. 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

3.8.9 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: HG2-173 (1049_1058)

Site Address: Haighside Rothwell

Housing allocation

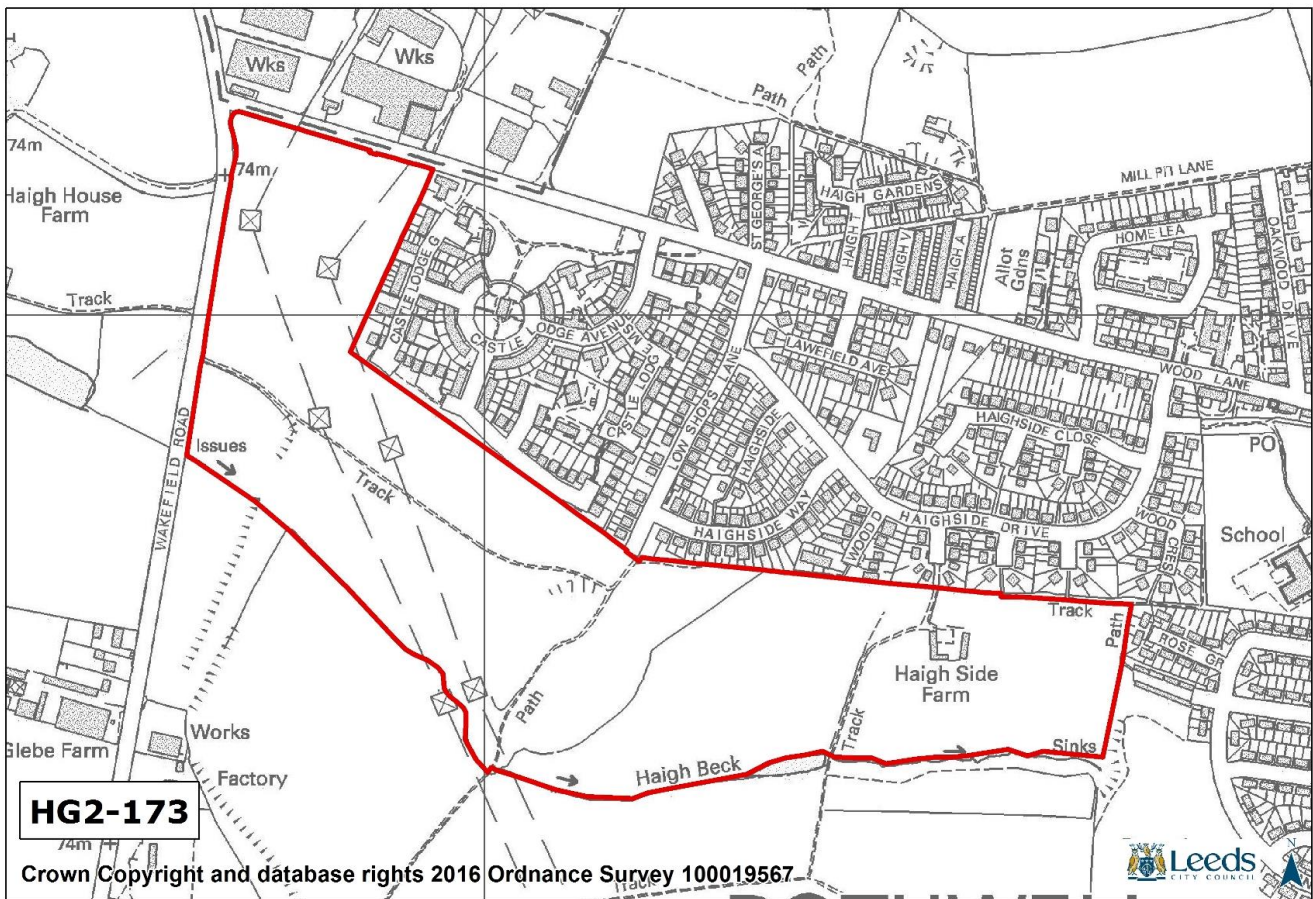
Site Capacity: 578 units

Site Area: 22.1 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 2



Site Requirements - HG2-173:

Site development should have regards to a development brief. The whale jawbones should be retained as part of any future development.

- **Highway Access to Site:**

The primary site access should be from Wood Lane, a secondary access should be provided onto Low Shops Lane. The junction of Wood Lane will require improvements to increase traffic capacity.

- **Local Highway Network:**

There is a direct impact from this development on the A61/Wood Lane junction and a cumulative impact at the A639 / Pontefract Rd junction. The development will be required to contribute to measures to mitigate the impact of this. There is also a cumulative impact at M621 Junction 7. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England. To mitigate the impact of site traffic on radial routes into Leeds, including the M621, it is considered that development should wait until completion of public transport improvements such as park and ride at M1 Junction 7 (Stourton).

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided including provision of a biodiversity buffer (not private garden space) to Haigh Beck (forming the southern boundary) and retention of the central area of woodland.

Site Reference: HG2-174 (1359)

Site Address: Wood Lane - Rothwell Garden Centre LS26

Housing allocation

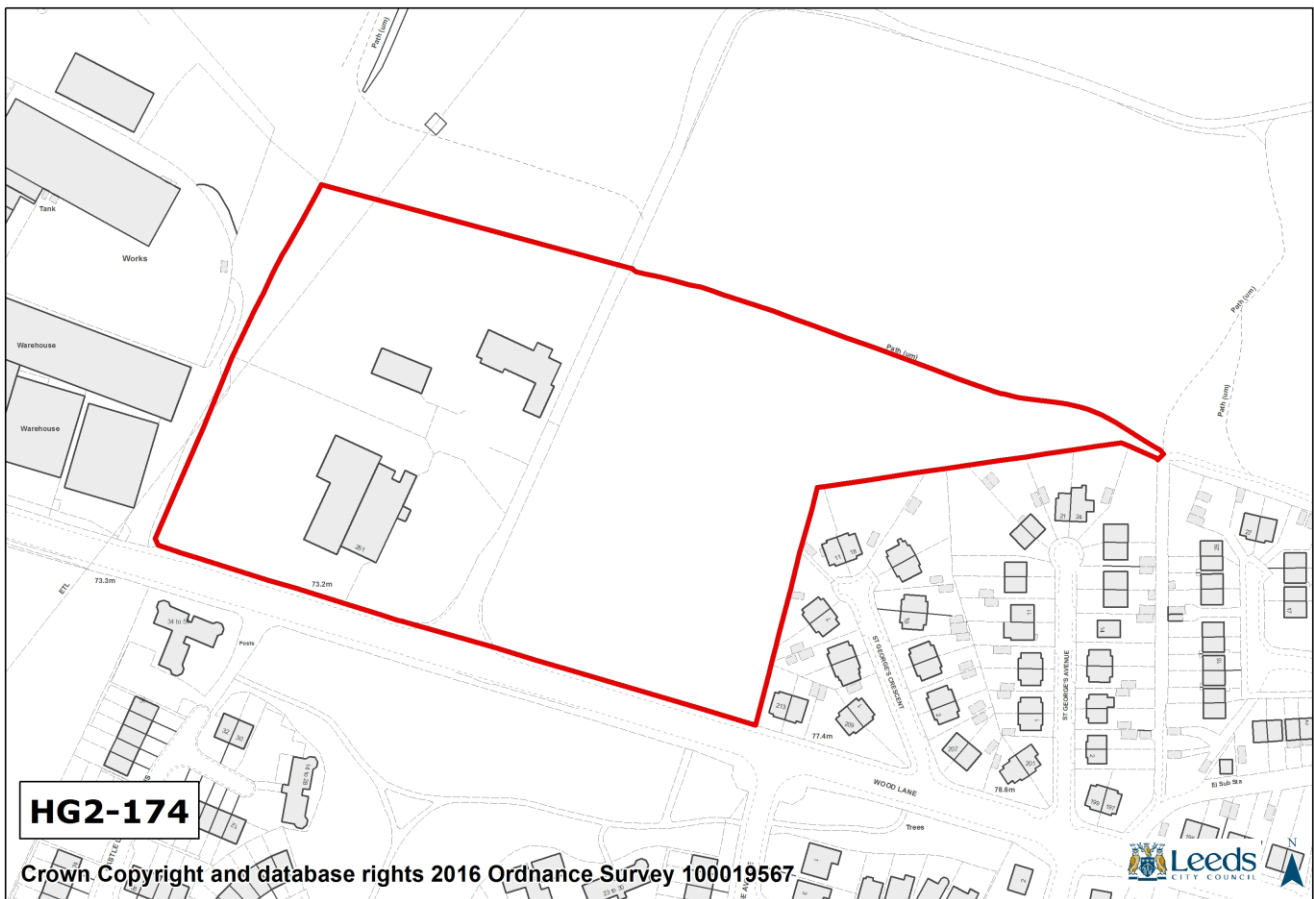
Site Capacity: 83 units (52 in Outer South)

Site Area: 3.16 hectares

Ward: Rothwell

HMCA: East Leeds, Outer South

Phase: 2



Site Requirements - HG2-174:

- **Local Highway Network:**

There is a cumulative impact on the A61 junction of Wood Lane. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.

Site Reference: HG2-175 (1259B)

Site Address: Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

Housing allocation

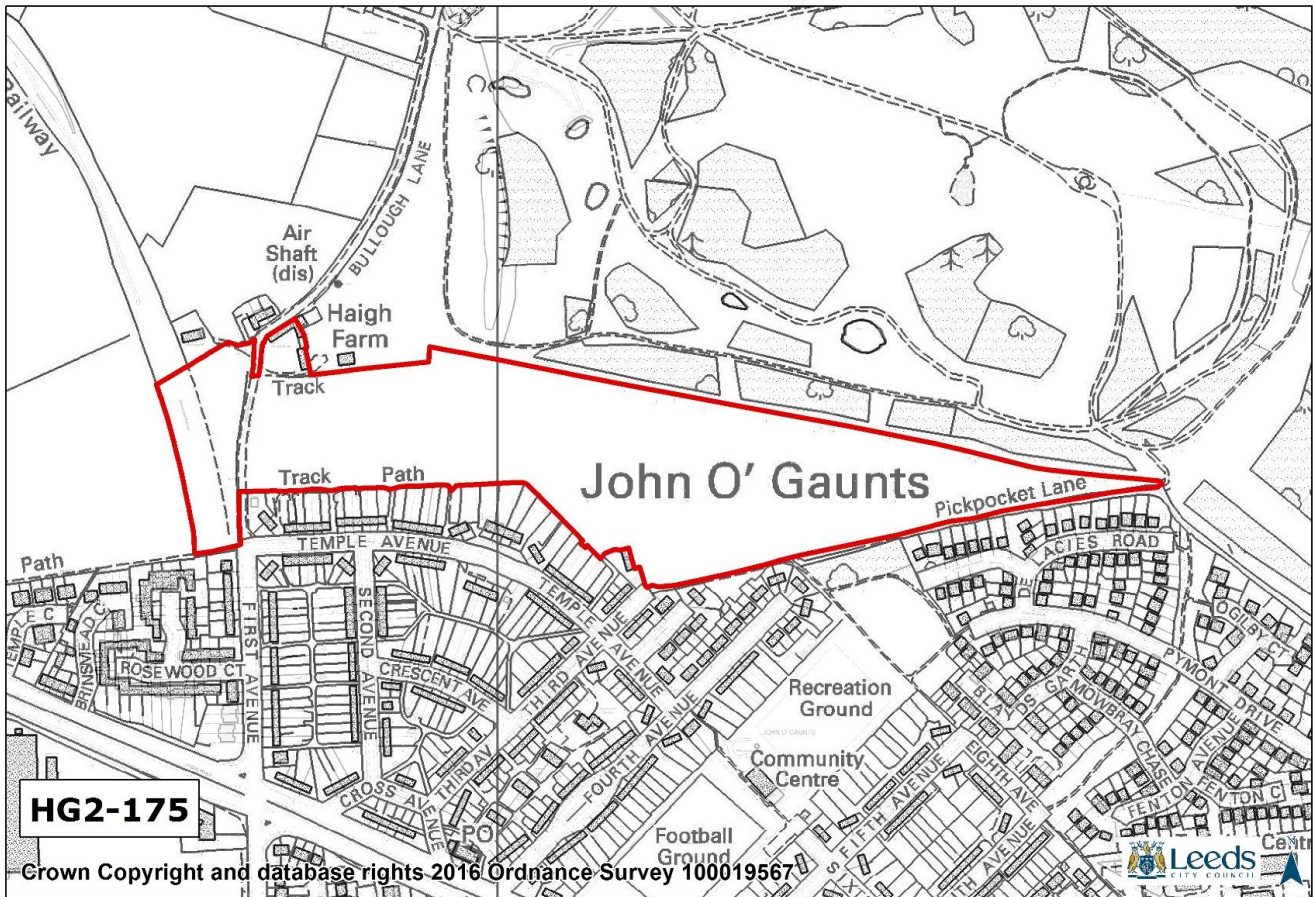
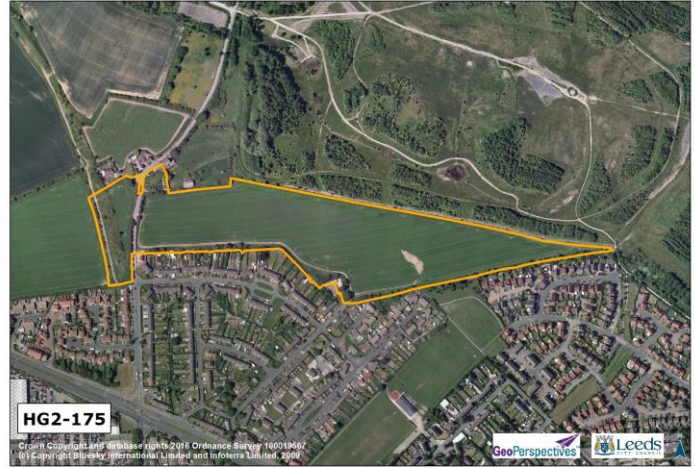
Site Capacity: 222 units

Site Area: 8.13 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 2



Site Requirements - HG2-175:

- **Highway Access to Site:**

Access should be taken from both Bollough Lane and Third Avenue to reduce the impact of the development on neighbouring streets.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) adjacent to the northern boundary with Rothwell Country Park.

Site Reference: HG2-176 (4082)

Site Address: Windlesford Green Hostel, Woodlesford

Housing allocation

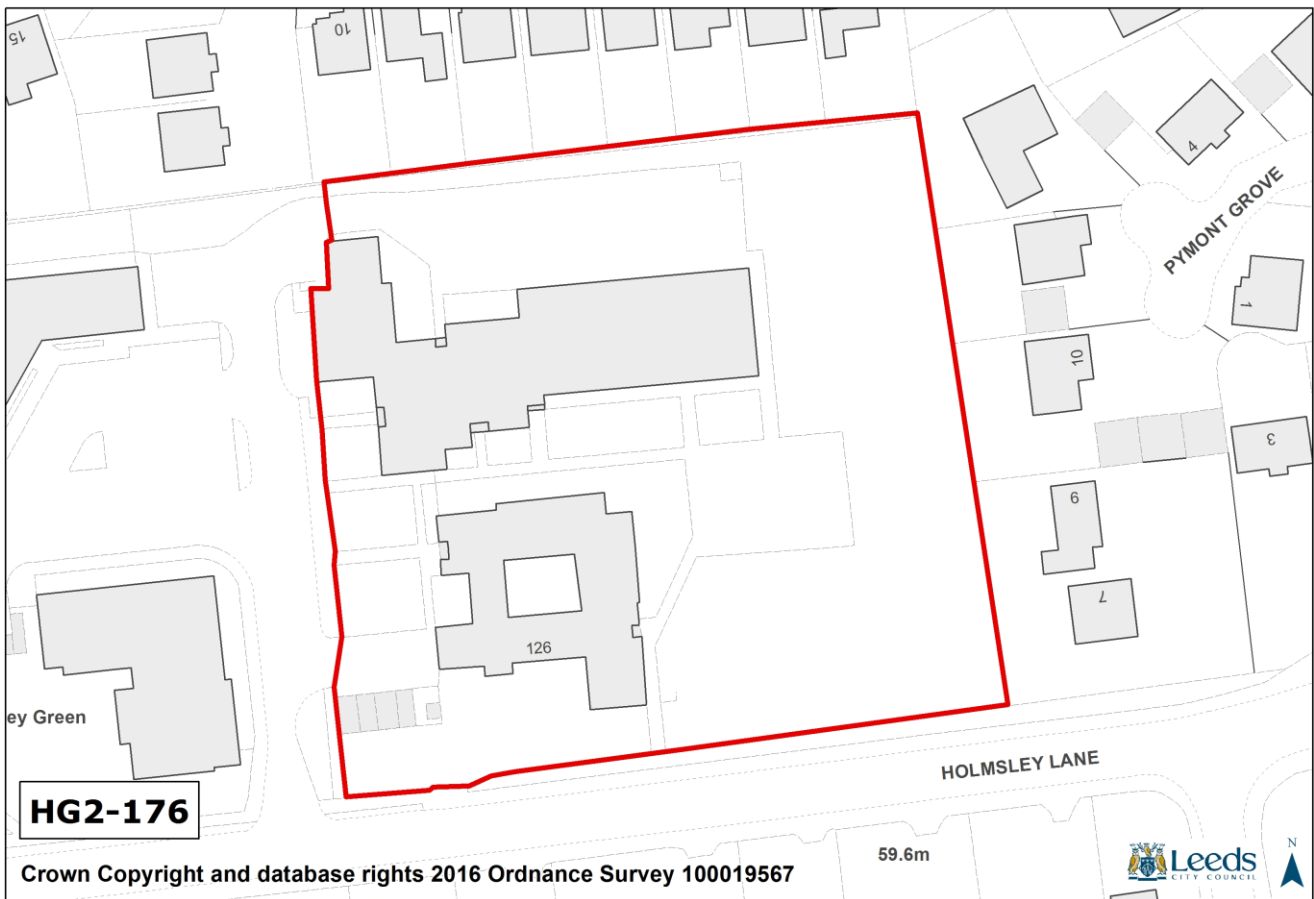
Site Capacity: 26 units

Site Area: 0.71 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 1



Site Requirements - HG2-176:

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) adjacent to the eastern boundary.

Site Reference: HG2-177 (136)

Site Address: Alma Villas (site at), Woodlesford LS26 8PW

Housing allocation

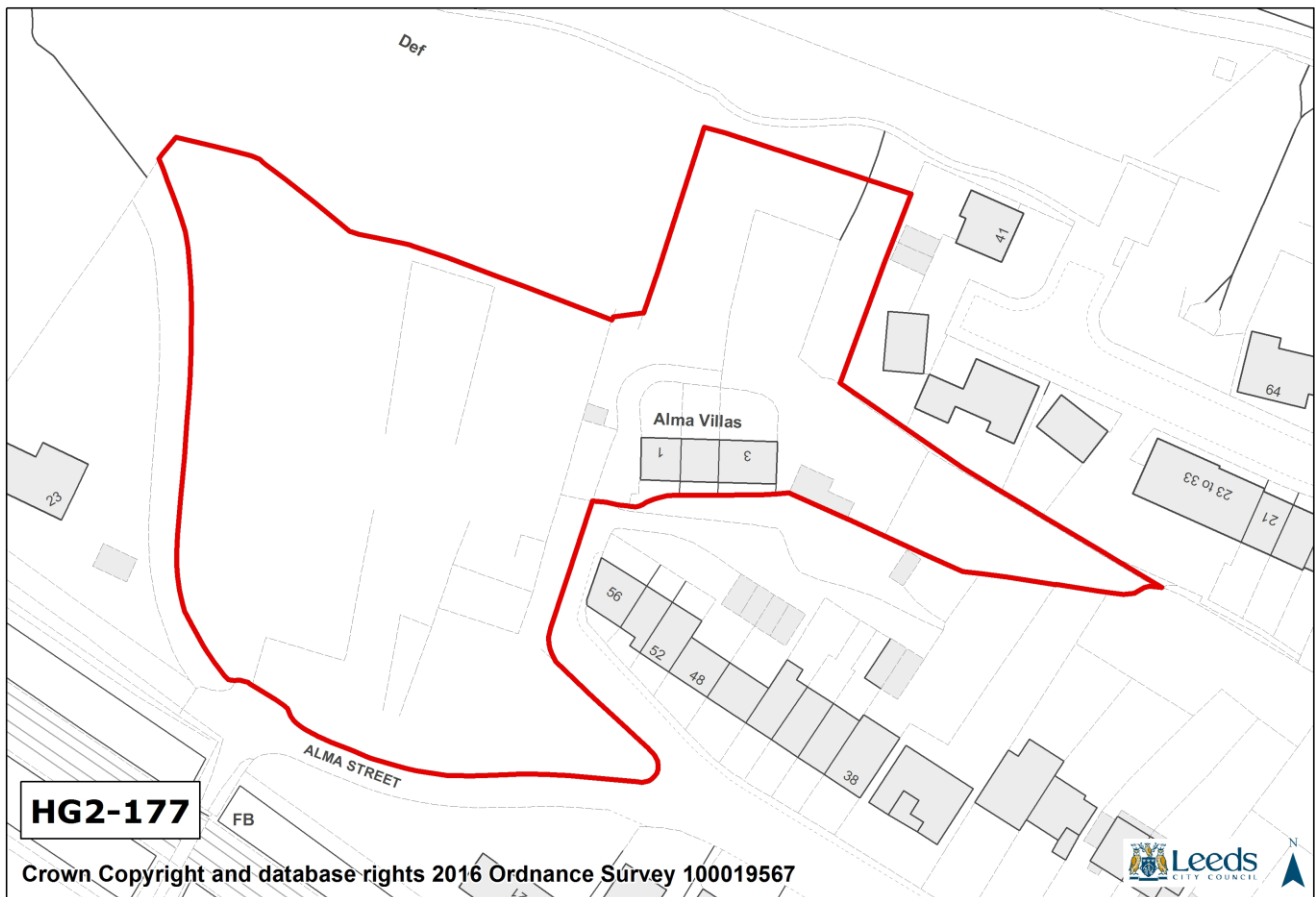
Site Capacity: 12 units

Site Area: 0.71 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 1



Site Requirements - HG2-177:

- **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.

- **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

- **Conservation Area:**

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

Site Reference: HG2-178 (143)

Site Address: Aberford Road - site of Glenoit and Minerva Mills, Oulton

Housing allocation

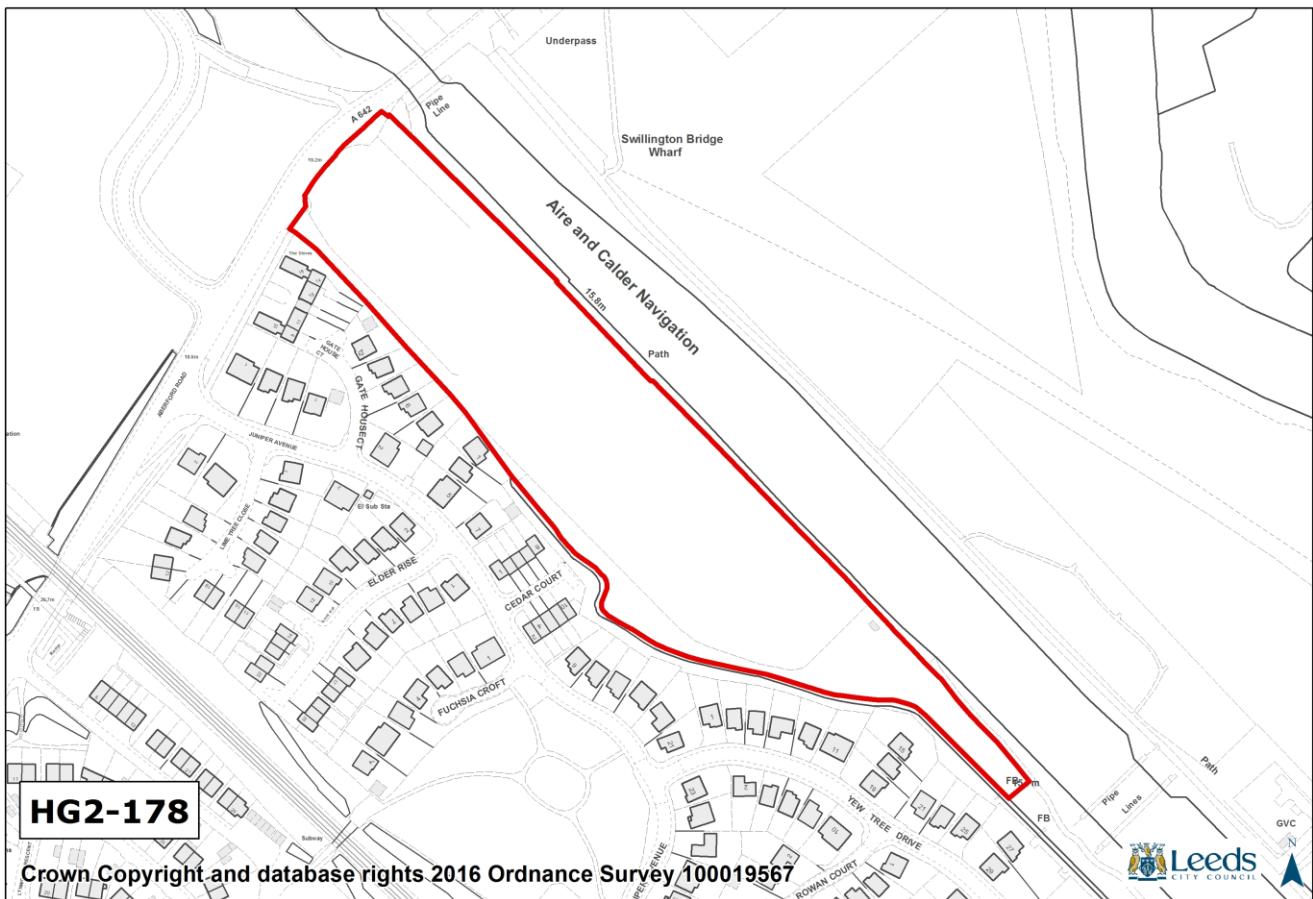
Site Capacity: 70 units

Site Area: 2.29 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 1



Site Requirements - HG2-178:

- **Highway Access to Site:**

An acceptable access will require measures to reduce traffic speed on the A642 Aberford Road approaching from the east.

- **Local Highway Network:**

The site should provide improved pedestrian and cycle links to the station at Woodlesford.

- **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.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) adjacent to the northern boundary with the Aire and Calder Navigation.

- **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 is within the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

Site Reference: HG2-179 (1035)

Site Address: Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT

Housing allocation

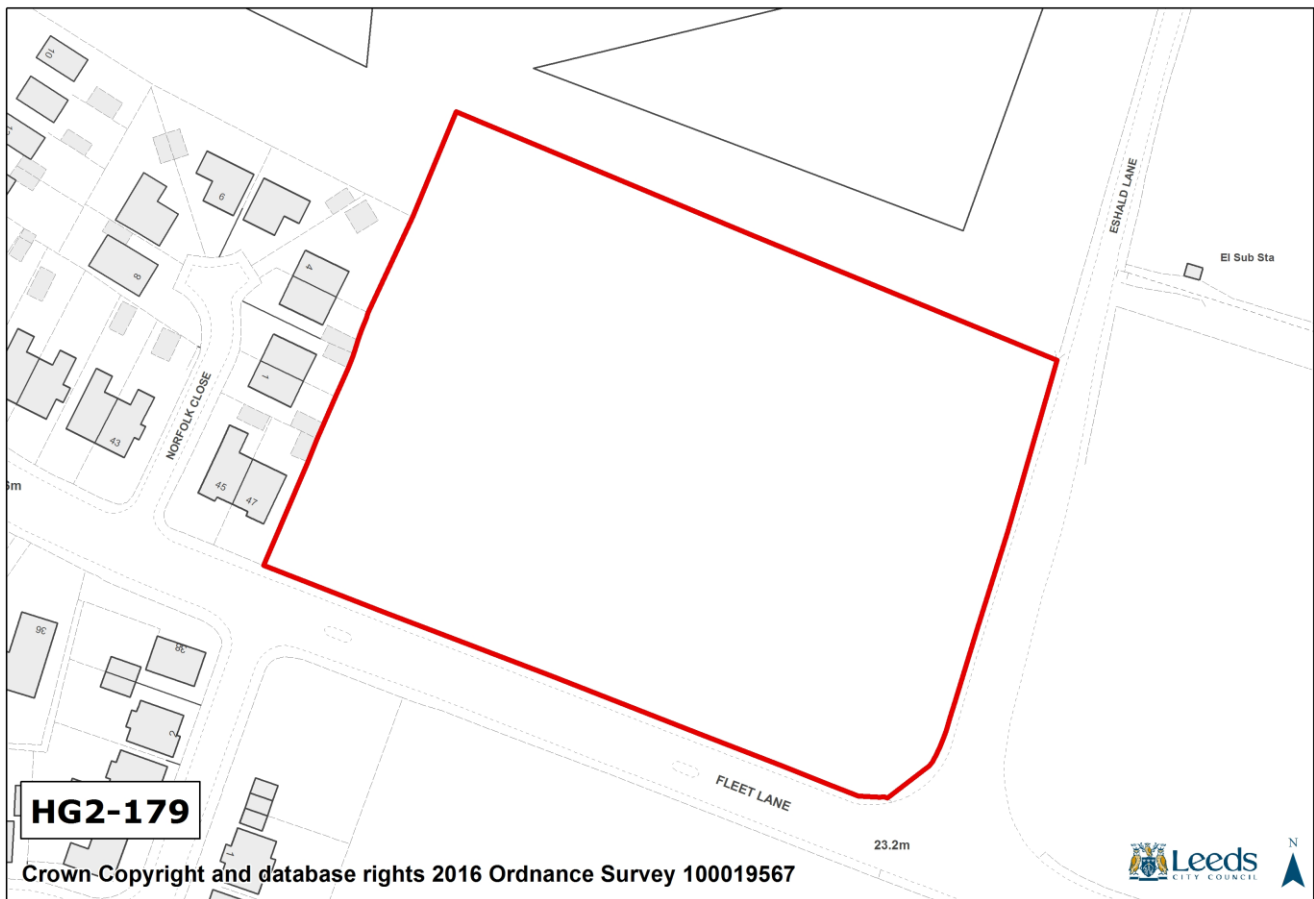
Site Capacity: 40 units

Site Area: 1.26 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 2



Site Requirements - HG2-179:

- **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: HG2-180 (4222A_B_C)

Site Address: Land between Fleet Lane & Methley Lane Oulton

Housing allocation

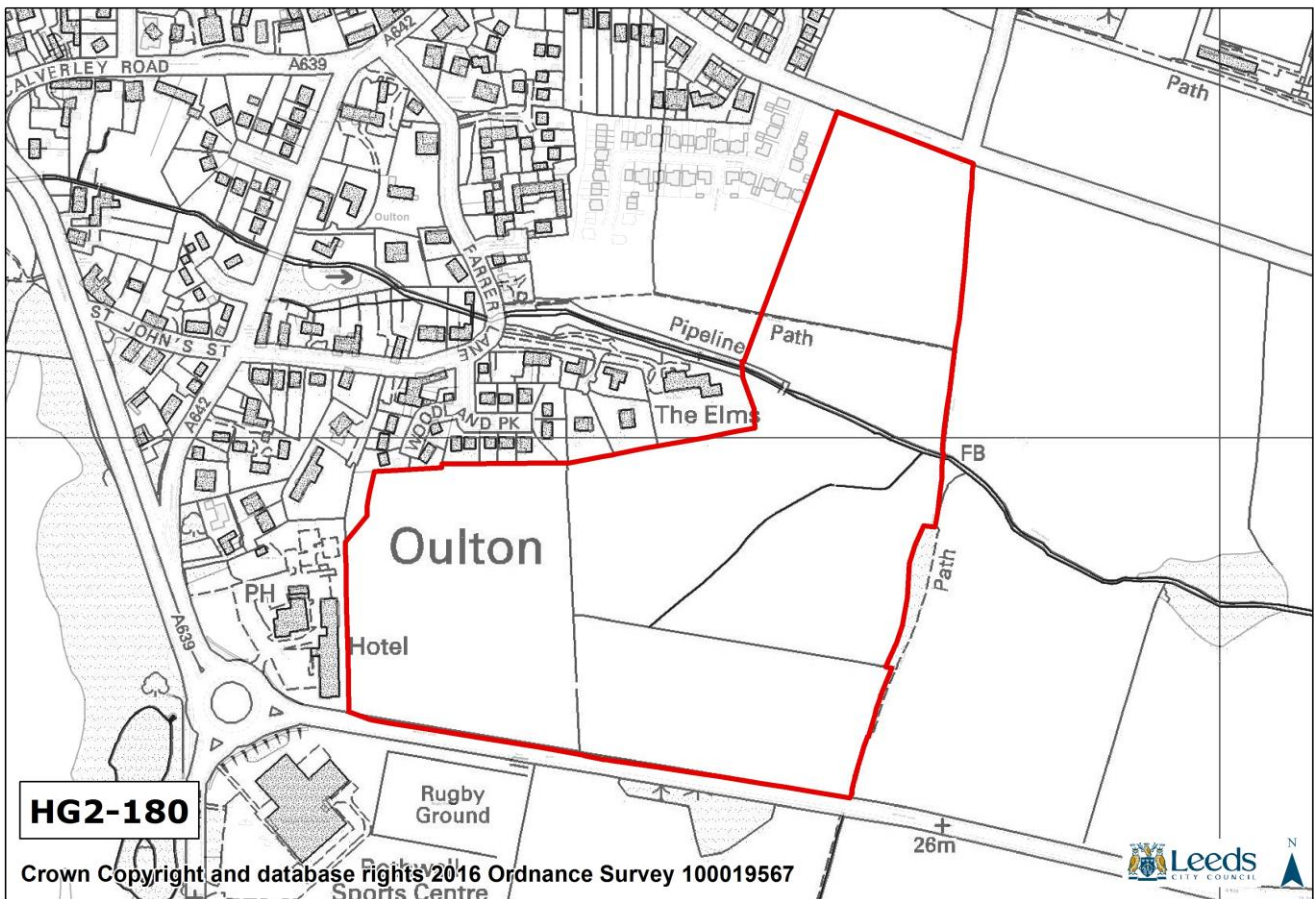
Site Capacity: 322 units

Site Area: 14.85 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 2



Site Requirements - HG2-180:

- **Highway Access to Site:**

Access should be taken from both Fleet Lane and the A639 Methley Lane, a through route should be provided. Speed reduction measures on A639 will be required.

- **Local Highway Network:**

This site will have a cumulative impact on the A642/Bullerthorpe La junction. A contribution towards mitigating measures will be required. It will also have a direct impact on M62 Junction 30. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England. The site should also provide improved pedestrian and cycle links to the station at Woodlesford.

- **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.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) to provide a wildlife corridor along Oulton Beck.

- **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

- **Conservation Area:**

The site is adjacent to Oulton Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

- **Education Provision:**

Part of the site should be retained for provision of a school.

- **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: HG2-181 (3445A)

Site Address: Land at Leadwell Lane, Robin Hood

Housing allocation

Site Capacity: 60 units

Site Area: 2.3 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South

Phase: 3



Site Requirements - HG2-181:

- **Local Highway Network:**

There is a cumulative impact on the A61 junctions of Wood Lane, Sharp Lane and the A654. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting these junctions.

Site Reference: HG2-182 (129A)

Site Address: Main Street and Pitfield Road, Carlton, Wakefield

Housing allocation

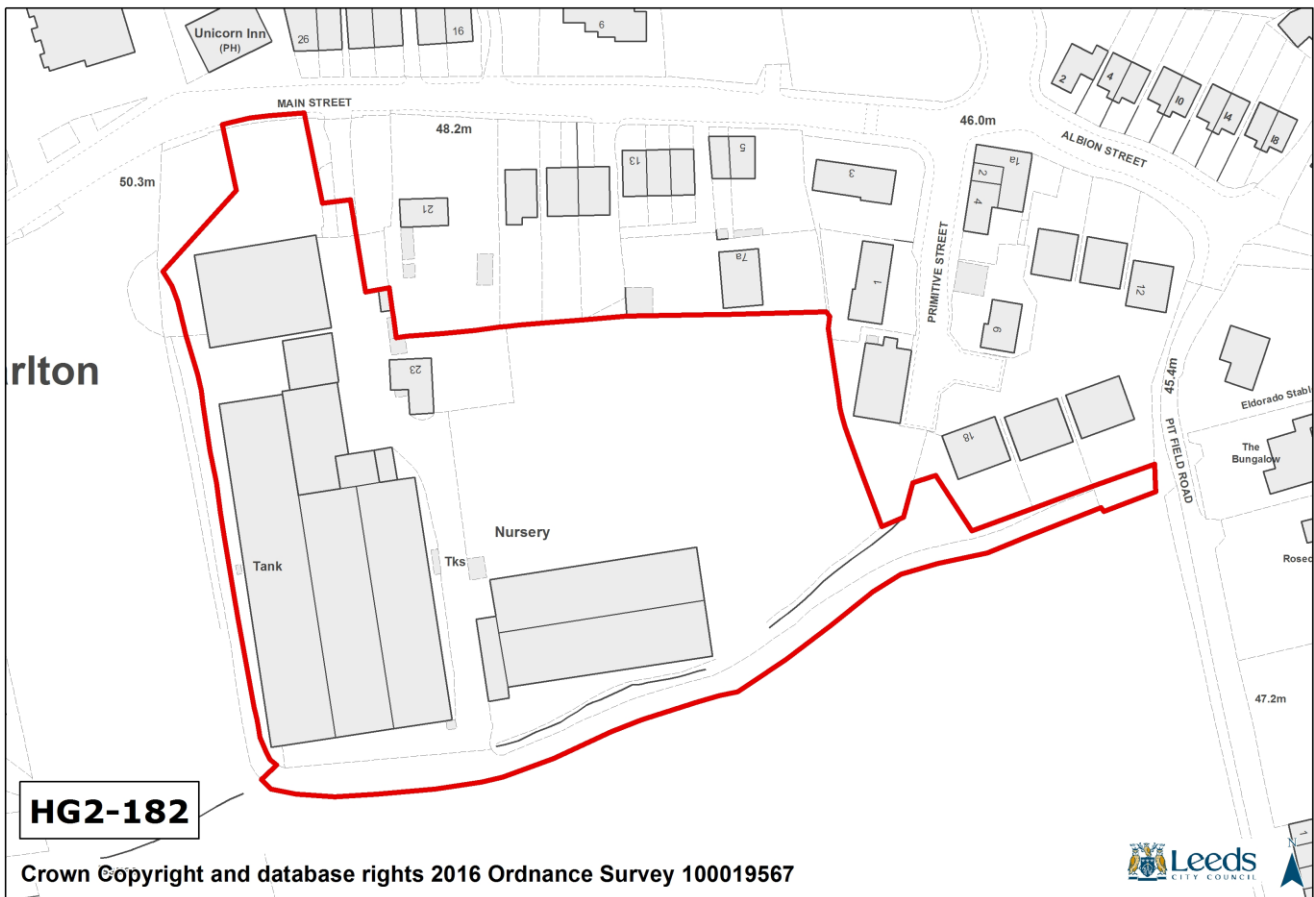
Site Capacity: 36 units

Site Area: 1.15 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 1



Site Requirements - HG2-182:

- **Highway Access to Site:**

The site should be combined with the adjacent site HG1-410 to provide a suitable access.

- **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: HG2-183 (1365A)

Site Address: Swithens Lane, Rothwell, Leeds LS26 0BS

Housing allocation

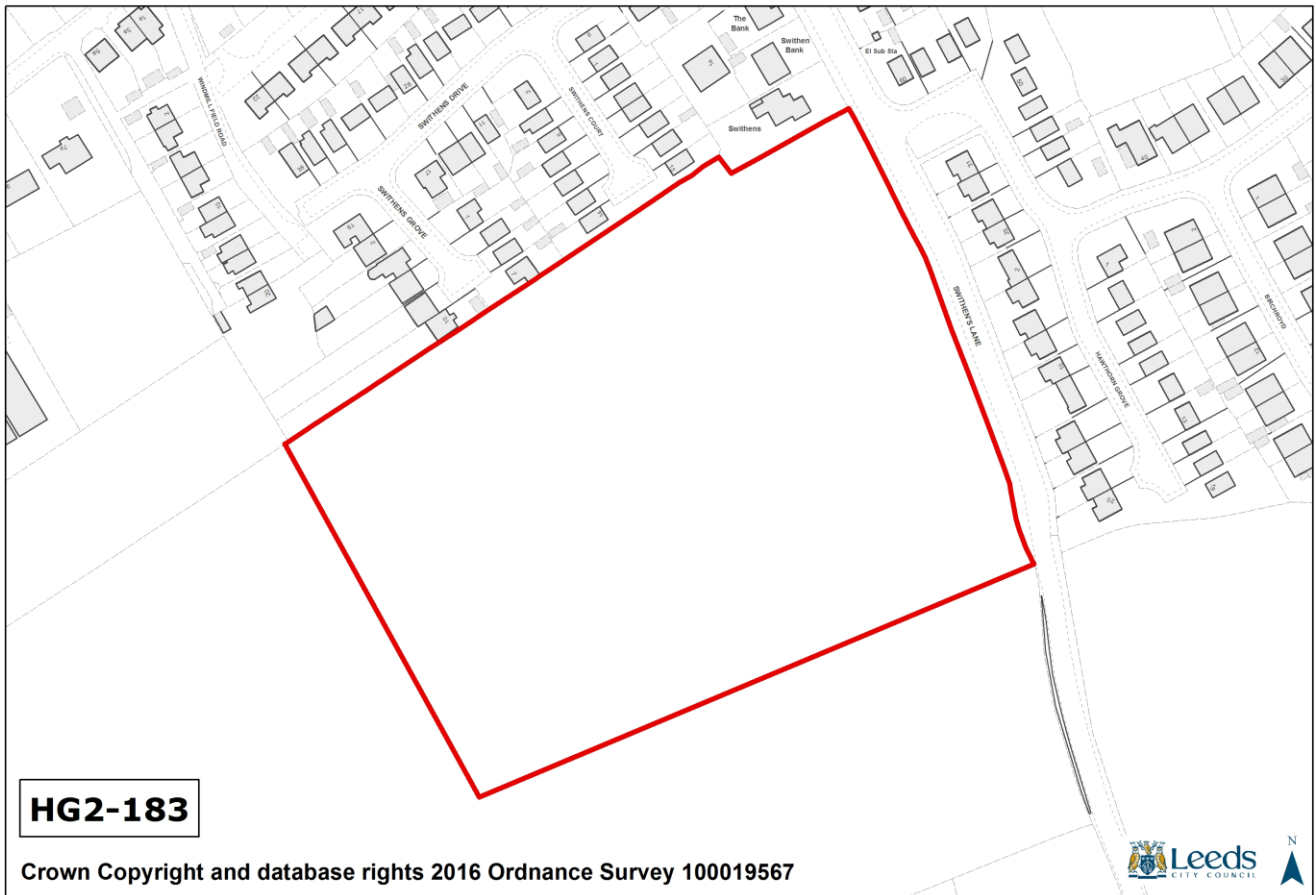
Site Capacity: 85 units

Site Area: 3.24 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 2



Site Requirements - HG2-183:

- **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 adjacent to Rothwell Conservation Area. Development should have regard to the Conservation Area Appraisal and management plan.

Site Reference: HG2-184 (3088)

Site Address: Westgate Lane, Lofthouse

Housing allocation

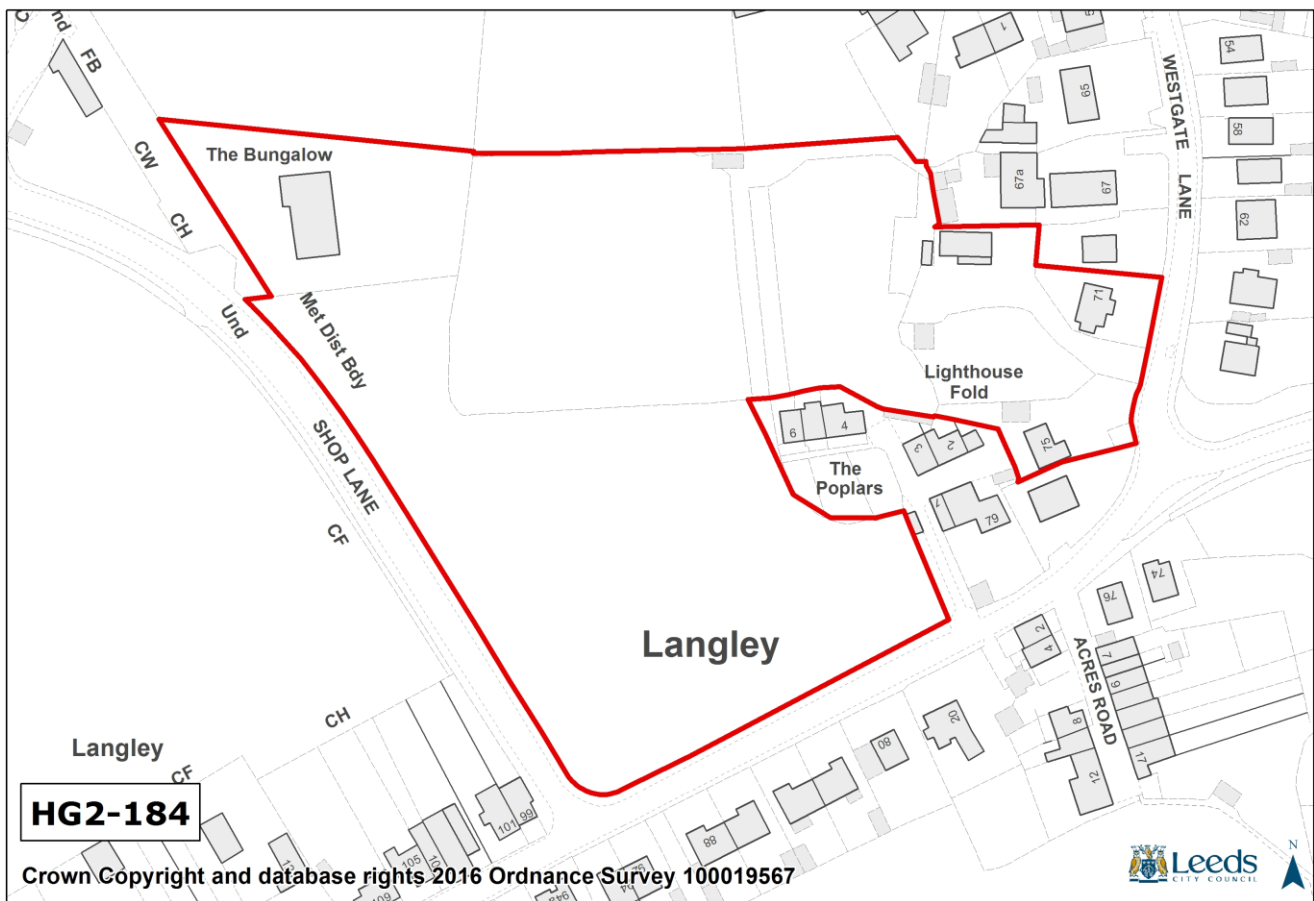
Site Capacity: 50 units

Site Area: 1.96 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South

Phase: 3



No site specific requirements

Site Reference: HG2-185 (1261_4220)

Site Address: Church Farm Lofthouse

Housing allocation

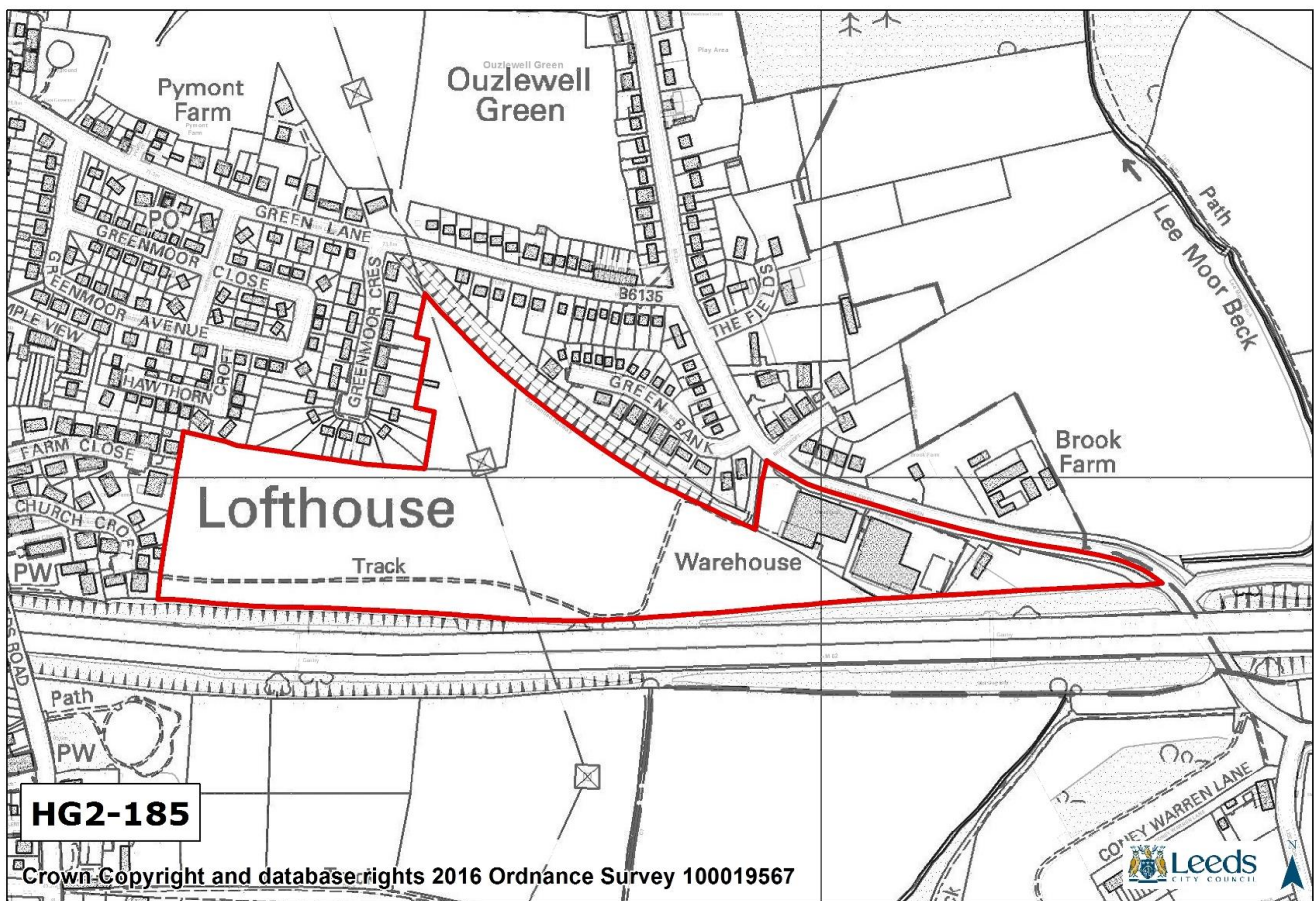
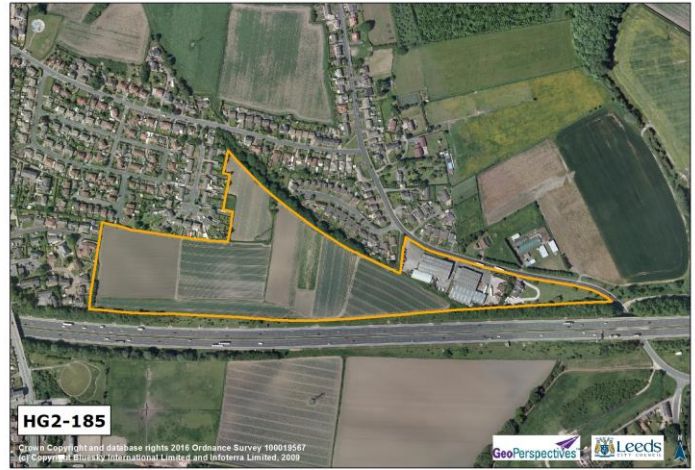
Site Capacity: 188 units

Site Area: 8.9 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South

Phase: 3



Site Requirements - HG2-185:

- **Highway Access to Site:**

The primary vehicular access should be from Ouzelwell Green, a secondary access should be provided via Church Farm Close to improve access from the site to local facilities and bus services.

- **Local Highway Network:**

There is a cumulative impact on the A61 junctions of Wood Lane, Sharp Lane and the A654. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting these junctions.

- **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

- **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: HG2-186 (289)

Site Address: Main Street, Hunts Farm, Methley

Housing allocation

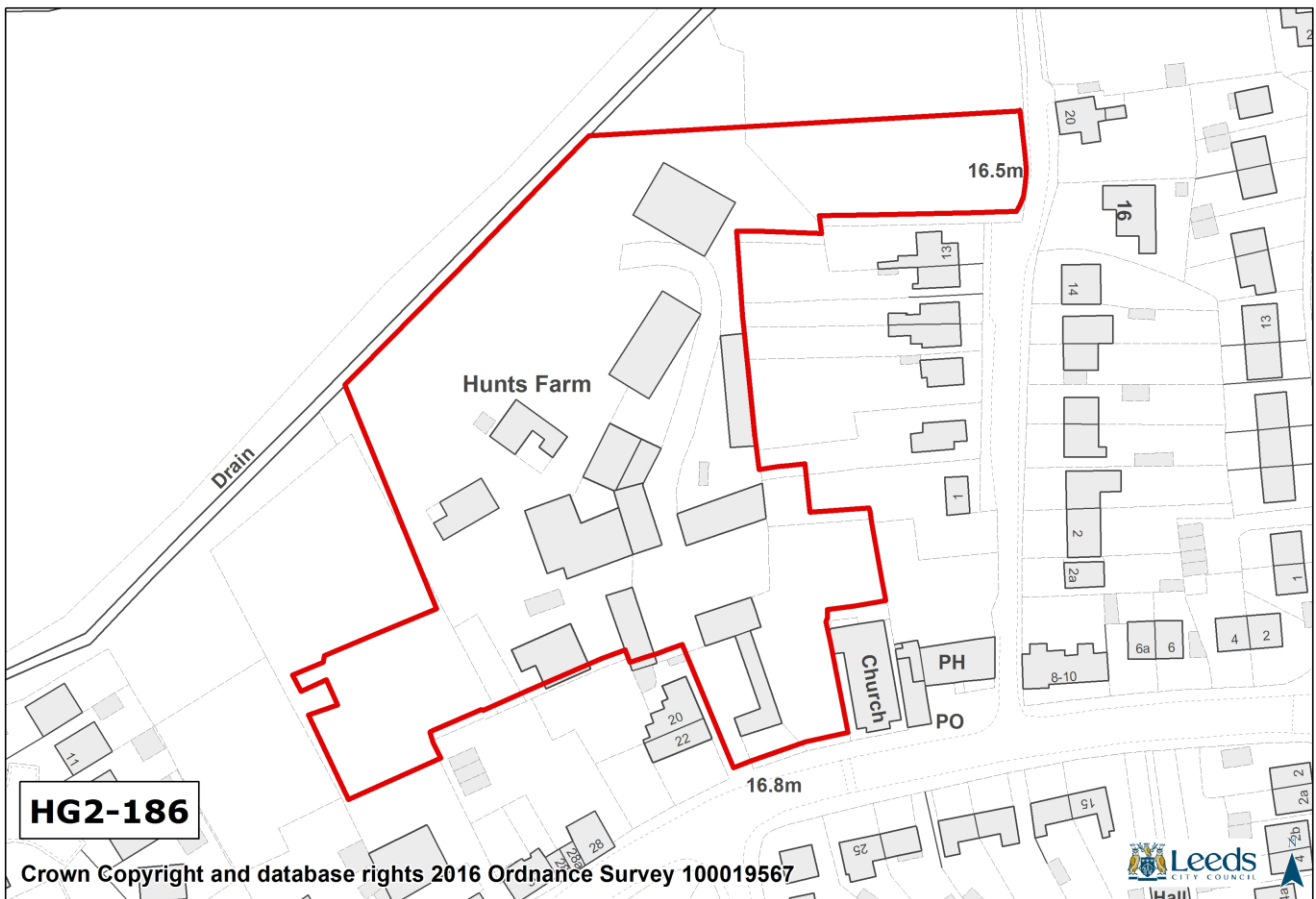
Site Capacity: 25 units

Site Area: 1.15 hectares

Ward: Kippax and Methley

HMCA: Outer South

Phase: 3



Site Requirements - HG2-186:

- **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. The flood defence must be complete and adequate maintenance arrangements for the defence in place before the development commences.

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and liaison with Natural England. Mitigation measures will need to be provided in relation to Mickletown Ings SSSI which is to the north of the site. Mitigation measures will need to be provided in relation to the SSSI to avoid hydrological impacts, impacts from increased recreational pressure and introduction of non-native plants. Provision of a biodiversity buffer (not private garden space) to the northern boundary and no public access from this boundary.

- **Conservation Area:**

The site includes, and affects the setting of, historic buildings that are viewed as non-designated heritage assets, including the historic farmhouse. Any development should preserve or enhance the significance of the assets, including the contribution made by their setting. Strong justification would be required for the demolition, rather than conversion, of such assets.

Site Reference: MX2-14 (130)

Site Address: Aberford Road (77/79), Oulton LS26 8HS

Mixed use allocation

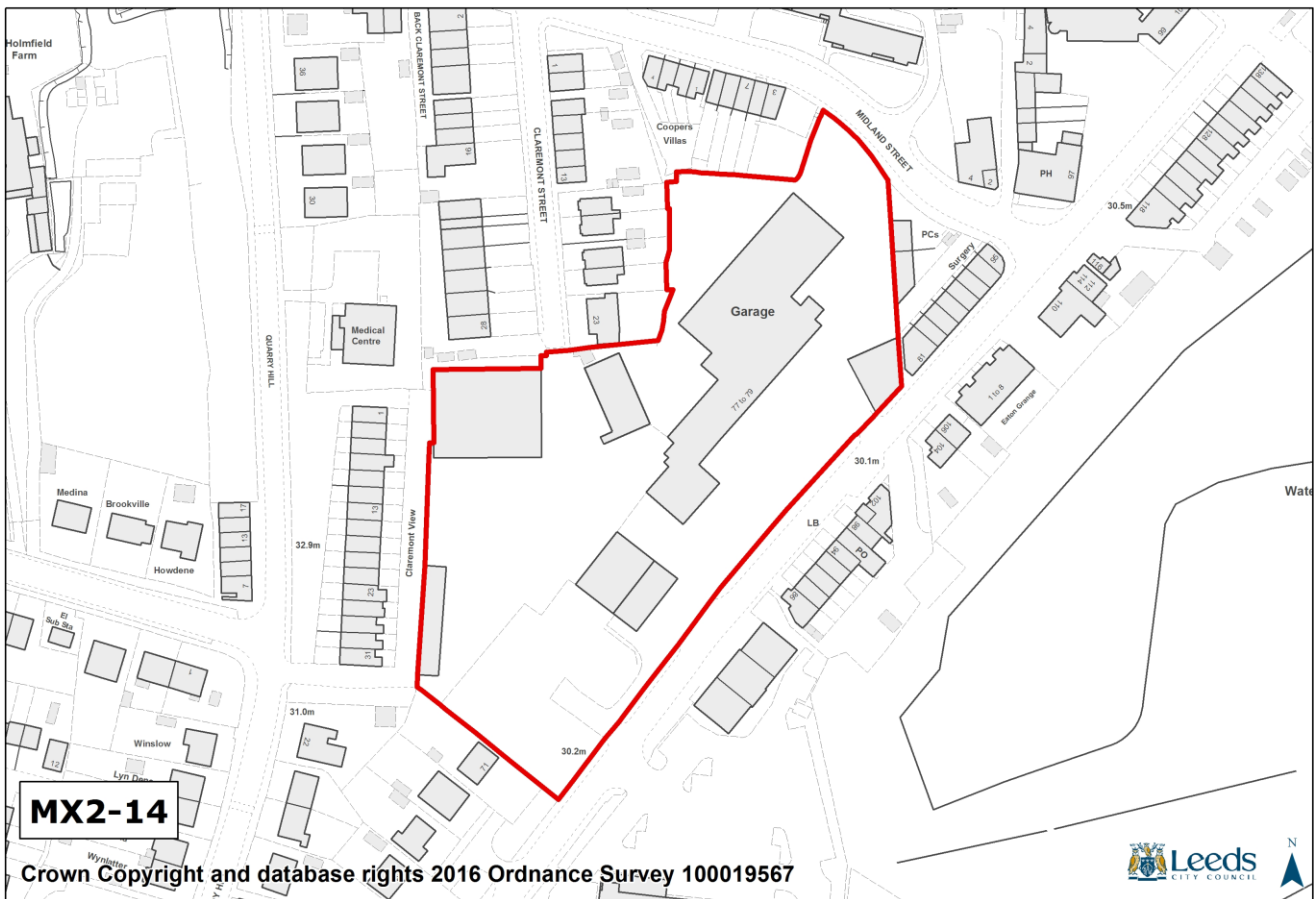
Site Capacity: 50 units

Site Area: 1.33 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 1



Site Requirements - MX2-14:

- **Conservation Area:**

The site is adjacent to Woodlesford Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Safeguarded Land

3.8.10 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 THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	SHLAA	Address	Area ha	Capacity
HG3-26	129B	Main Street and Pitfield Road, Carlton, Wakefield	4.2	115
HG3-27	1224	Church Lane (land south of), Mickletown	2.5	55
HG3-28	1225C	Pinfold Lane (land west of), Mickletown	2.2	50
Safeguarded land (PAS) total:				220

Sites for Older Persons Housing/Independent Living

3.8.11 One housing allocations have easy access to local centres in Outer South 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 THIS SITE IS:

HG2-183 Swithens Lane, Rothwell

Sites Reserved for Future School Use

3.8.12 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 there is one site where part of a housing site is to be retained for a school. This site is:

HG2-180 Land between Fleet Lane & Methley Lane Oulton

In addition some sites that are not allocated for housing also need to be reserved for future school use. Policy HG5 applies to these sites:

POLICY HG5:

THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR SCHOOL USE. THESE ARE SHOWN ON THE POLICIES MAP. IN THE OUTER SOUTH HMCA THIS SITE IS:

HG5-7 Hope Farm, Wakefield Road, Rothwell

Sites for Gypsies and Travellers

3.8.13 Paragraph 2.65 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in Outer South.

Sites for Travelling Showpeople

3.8.14 Paragraph 2.73 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in Outer South.

EMPLOYMENT PROPOSALS FOR OUTER SOUTH

Offices

3.8.15 The sites in Outer South have been assessed to determine their total contribution towards an overall district requirement of 1,000,000 sqm office based development. Sites which either have planning permission for office use (as at 5.4.16) and/or were allocated for employment including office on the Unitary Development Plan and are to be retained as such count towards the office requirement. There are no identified office sites in Outer South (Policy EO1).

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

General Employment

3.8.17 The sites in Outer South 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 5.4.16 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. There are no Identified General Employment sites on Outer South (Policy EG1)

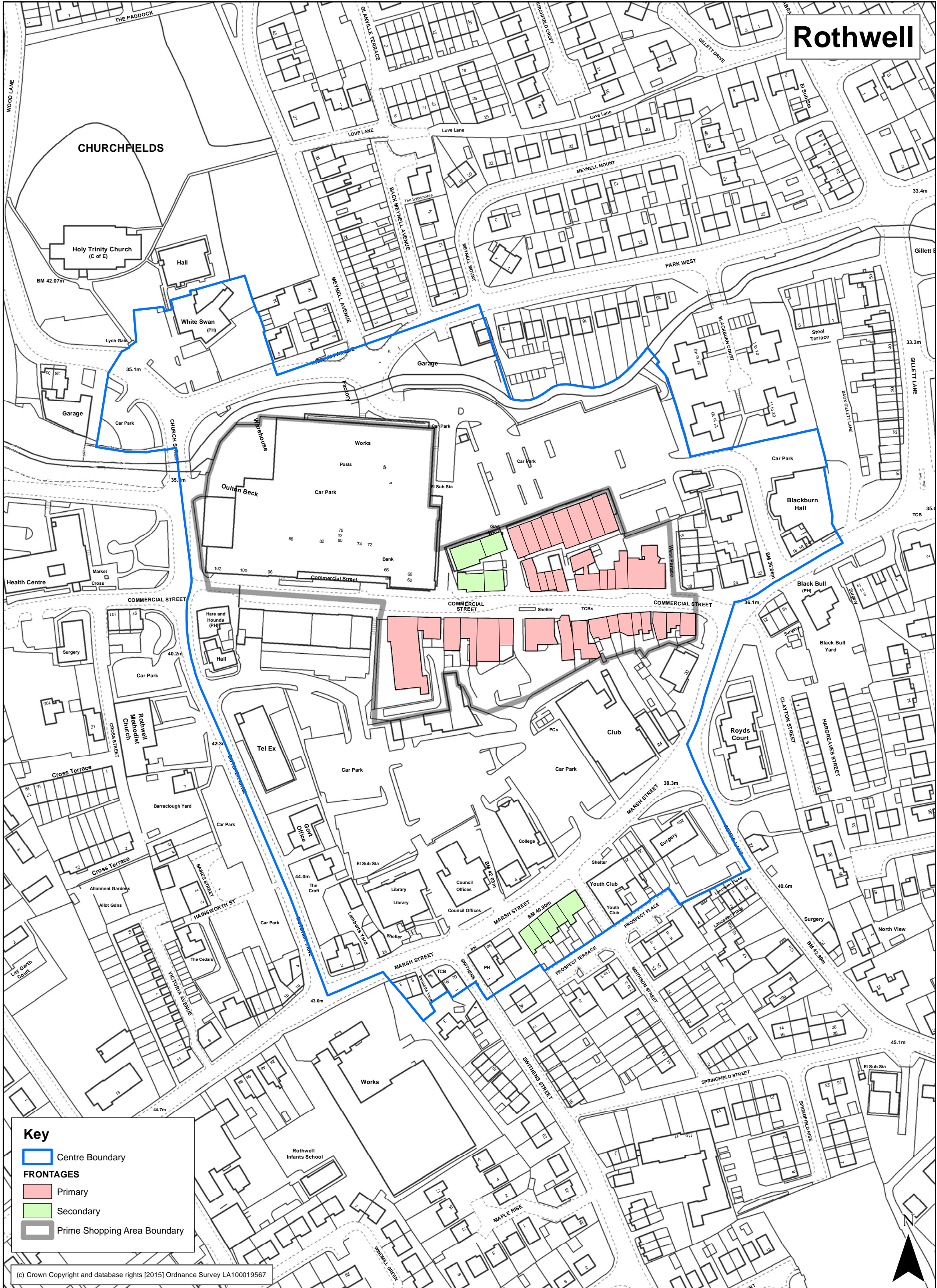
3.8.18 There are no proposed allocations for general employment in Outer South (Policy EG2).

GREENSPACE PROPOSALS FOR OUTER SOUTH

- 3.8.19 The plan shows the green space sites proposed for designation within the Outer South 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.
- 3.8.20 Oulton Park (110.5ha) is the largest green space within the Outer South HMCA. It is currently used as a private golf course and provides a landscaped setting for Oulton Hall (currently a hotel). Immediately to the north is Springhead Park (22.2ha) and to the north of Rothwell is Rothwell Country Park (52.9ha) created on an old pit site. There are some stretches of old railway lines now used for informatal recreation, especially Manor Crescent (4ha), Haigh Road/Abraham Hill (0.8ha) and Bullough Lane (1.1ha) as well as various woodland areas - Moss Carr Woods (22ha), Rookley Woods (11.1ha) and Almhouse Wood (13.6ha). Mickletown Ings (34.1ha) is a Site of Special Scientific Interest as well as a green space site. There are also a number of smaller green spaces, many of which are within the villages and towns of 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 for the Wards that fall completely or partially within the Outer South HMCA are contained in the Green Space Background Paper.

Outer South Retails and Site Alloaitons Plans

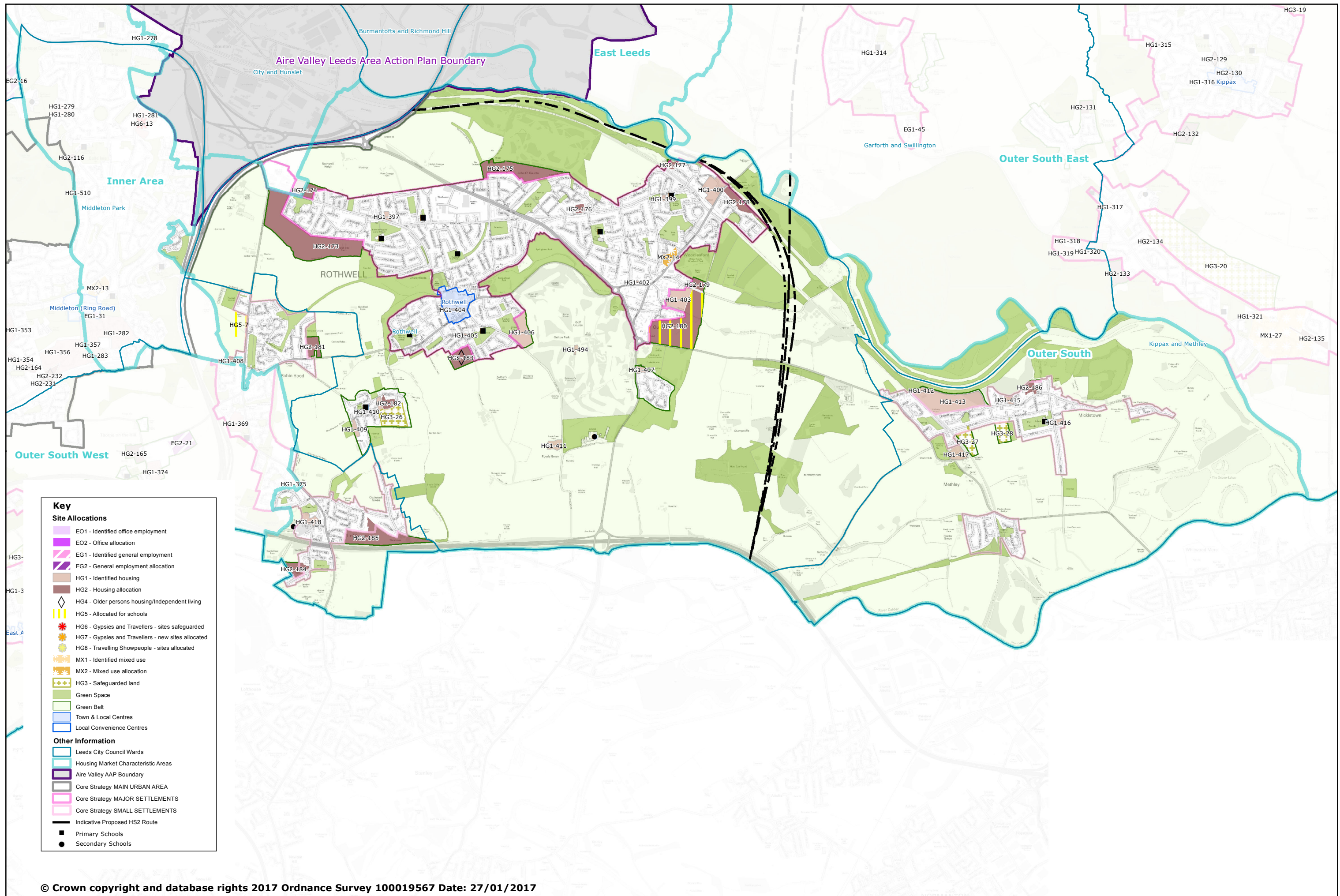
Rothwell



Key

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

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HMCA AREA
Outer South

