

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

4. INNER AREA

- 3.4. The Inner Areas HMCA comprises of a ring of inner-city neighbourhoods around the city centre comprising of a mix of high density Victorian terraced housing, council estates and industrial areas. Clockwise, the neighbourhoods include Woodhouse, Chapeltown, Harehills, Burmantofts (North), Richmond Hill, East End Park (East), Hunslet, Beeston, Holbeck (South), Wortley and Armley (West). The HMCA projects eastwards and southwards to include the lower density inter-war council estates of Gipton, Seacroft, Halton Moor (East) and Belle Isle and Middleton (South). The Aire Valley Area Action Plan area runs from the City Centre south eastwards through the Inner Areas HMCA. There are a number of Town and Local Centres spread throughout the area. Transport accessibility is high with a good network of high frequency bus services. The City Centre is within walking distance of adjoining neighbourhoods.

Overall, the socio-economic profile shows that of working households in the Inner Area 57% earn less than £20,000 p.a. whilst 3% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 6% in 2014 (claimants of working population). A number of Neighbourhood Plans are also being prepared within this area.

RETAIL PROPOSALS FOR INNER:

- 3.4.1 The Inner HMCA is a large, densely populated area and as such is characterised by a large number of designated centres, the largest of which being the town centres of Armley, Dewsbury Road, Harehills Lane, Middleton and Seacroft. These centres are further supported by a number of Local Convenience Centres, which includes the newly identified centre of Cardigan Road. The full list of centres is:

- Armley
- Dewsbury Road
- Harehills Lane
- Middleton
- Seacroft
- Cardigan Road
- Chapeltown Road
- Harehills Corner
- Hollins Park
- Beeston Hill
- Burley Lodge
- Holbeck
- Hyde Park Corner
- Lincoln Green
- Royal Parks

- 3.4.2 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).

- 3.4.3 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 INNER

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

3.4.5 **Total housing target for Inner** (set out in the Core Strategy) = 10,000 units (15% of District wide total)

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

The target of 10,000 residential units does not mean that land for 10,000 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 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 Inner HMCA overlaps with the Aire Valley Leeds Area Action Plan area which has its own housing allocations. These total 1691 dwellings in identified sites and 359 dwellings 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 INNER THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-207	n/a	Beckhill Garth/Approach	34	0	0	34
HG1-208	n/a	Grove Park Care Home Grove Lane Meanwood	77	0	0	77
HG1-209	n/a	Scott Hall Square, Chapel Allerton	24	24	0	0
HG1-210	n/a	Askets and Boggarts (A), Seacroft	22	0	3	19
HG1-211	n/a	Askets and Boggarts (C), Seacroft	106	0	0	106
HG1-212	n/a	Boggart Hill Gardens, Seacroft	18	10	0	8
HG1-213	n/a	Boggart Hill LS14	18	18	0	0

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-214	n/a	66 to 68 Victoria Road Headingley	6	0	0	6
HG1-215	n/a	Ash Grove LS6	12	12	0	0
HG1-216	n/a	Leeds Girls High School	105	0	12	93
HG1-217	n/a	6 Grosvenor Mount, Leeds	7	0	7	0
HG1-218	n/a	7 Grosvenor Road LS6	7	7	0	0
HG1-219	n/a	Chapelton Rd/Savile Road LS7	22	0	0	22
HG1-220	n/a	Browning House, 126 Chapelton Road, Chapelton	9	0	0	9
HG1-221	n/a	2 Grange View, Chapelton, Leeds, LS7 4EP	6	6	0	0
HG1-222	n/a	Din Buildings, Roundhay Road, LS8 3QD	8	0	0	8
HG1-223	H3-1A.22	Coldcotes Thorn Walk LS9	51	51	0	0
HG1-224	n/a	Oak Tree Drive LS8	77	59	0	18
HG1-225	n/a	South Parkway and Brooklands, Seacroft	45	0	0	45
HG1-226	n/a	South Parkway / Brooklands Avenue	160	0	0	160
HG1-227	n/a	South Parkway - Easel LS14	106	31	46	29
HG1-228	n/a	Leslie Terrace, Woodhouse	18	0	0	18
HG1-229	n/a	Former Bricklayers Arms, Low Close Street, Woodhouse	6	6	0	0
HG1-230	n/a	St Marks Walk - St Marks Flats, Woodhouse	108	80	28	0
HG1-231	n/a	Holborn Court, Woodhouse, Leeds, LS6 2PN	17	0	17	0
HG1-232	n/a	Servia Road, Leeds LS7 1NJ	72	0	0	72
HG1-233	n/a	Land at Brander Road, Gipton, LS9	12	12	0	0
HG1-234	n/a	Killingbeck Hospital - C LS14	156	155	0	1
HG1-235	n/a	Royal Park Road LS6	9	0	9	0

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-236	n/a	Moorland Avenue LS6	15	0	0	15
HG1-237	n/a	25 Moorland Avenue, Woodhouse, Leeds, LS6 1AP	6	0	0	6
HG1-238	n/a	Cardigan Road (214-244) LS4	65	0	0	65
HG1-239	n/a	Carlton Gate, LS7	113	94	0	19
HG1-240	n/a	18A-20 Burley Lodge Road LS4	6	5	1	0
HG1-241	n/a	114 Burley Road LS4	9	0	0	9
HG1-242	n/a	St Johns Road - St Michaels College LS3	459	0	0	459
HG1-243	n/a	12-28 Westfield Road LS3	24	0	0	24
HG1-244*	n/a	Cavendish Street - RSPCA	70	0	0	70
HG1-245*	n/a	Kirkstall Road, Abbey Street	50	0	0	50
HG1-246	n/a	Skinner Lane LS9	286	272	0	14
HG1-247*	n/a	Bridge Street, Gower Street, Regent Street (land at)	636	0	0	636
HG1-248	n/a	St Mary's Lane LS 9	6	0	0	6
HG1-249	n/a	Dog and Gun, 601 York Road Leeds	7	0	0	7
HG1-250	n/a	Theaker Lane LS12	17	0	0	17
HG1-251	n/a	Mistress Lane, Armley	41	0	0	41
HG1-252	n/a	Oak Road, Armley	9	0	0	9
HG1-253	n/a	Oak Road, New Wortley - Former Club	6	0	0	6
HG1-254	n/a	Otter Island Wellington Road Leeds	113	74	39	0
HG1-255	H3-1A.18	East Park Road, The Glensdales LS9	32	0	14	18
HG1-256	H3-1A.23	Waterloo Sidings LS9	140	0	0	140
HG1-257	n/a	Wykebeck Avenue, Osmondthorpe	55	0	0	55

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-258	n/a	Cartmell Drive, W hitebridge Primary School, Halton Moor	44	29	15	0
HG1-259	n/a	236 Tong Road LS12	9	0	0	9
HG1-260	n/a	Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB	9	9	0	0
HG1-261	n/a	Holbeck Towers, LS11	108	91	0	17
HG1-262	n/a	65 Brown Lane East LS11	3	0	0	3
HG1-263	n/a	Runswick Place LS11	42	42	0	0
HG1-264	n/a	86 Elland Road, Holbeck, Leeds, LS11 0AB	8	0	0	8
HG1-265	n/a	Fairfax Road, LS11	21	0	21	0
HG1-266	n/a	St Luke's Green, LS11	19	2	0	17
HG1-267	n/a	Beeston Road - Shaftesbury House LS11	8	7	1	0
HG1-268	n/a	Coupland Road, LS11	10	10	0	0
HG1-269	n/a	Folly Lane, LS11	18	18	0	0
HG1-270	n/a	137 Dewsbury Road, Hunslet, Leeds, LS11 5NN	8	8	0	0
HG1-271	n/a	Malvern Rise, LS11	60	0	0	60
HG1-272	n/a	Malvern Road, LS11	21	21	0	0
HG1-273	n/a	Coupland Place LS11	8	8	0	0
HG1-274	n/a	Waverley Garth, LS11	55	0	0	55
HG1-275	n/a	Bismarck Street, LS11	70	0	0	70
HG1-276	n/a	Beverleys LS11 6DS	55	55	0	0
HG1-277	n/a	272A Dewsbury Road, Hunslet, Leeds, LS11 6JT	5	0	0	5
HG1-278	n/a	Pepper Road LS10	12	0	0	12

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-279	n/a	Belle Isle, Leeds	16	16	0	0
HG1-280	H3-3A.16	West Grange Road (Ph 2) LS10	35	0	0	35
HG1-281	H3-3A.17	Middleton Road - Urn Farm LS10	100	0	0	100
HG1-282	n/a	Sharp Lane F	69	69	0	0
HG1-283	n/a	Sharp Lane C	43	43	0	0
HG1-303	n/a	Cartmell Drive, Halton Moor	31	0	0	31
HG1-357	n/a	Sharp Lane B	78	56	14	8
HG1-470	n/a	Victoria Road, Headingley, Leeds, LS6	24	0	0	24
HG1-489	n/a	Victoria House, Longfield House, Buckingham House, Headingley Office Park, 8 Victoria Road, Leeds, LS6 1PF	124	0	81	43
HG1-498	n/a	Garnet Grove, Beeston, Leeds, LS11 5JX	25	0	0	25
HG1-499	n/a	The Fellmonger, North Parkway, Seacroft, Leeds, LS14 6QS	12	0	0	12
HG1-504	n/a	Site Of Former Spotted Cow, Top Moor Side, Holbeck, Leeds, LS11 9LH	14	0	0	14
HG1-508	n/a	Oak Tree Mount LS9	79	0	0	79
HG1-509	n/a	Moresdale Lane	14	0	0	14
HG1-510	n/a	Newhall Gate, Newhall Crescent, Middleton	27	0	0	27
MX1-6	n/a	Mabgate, Macaulay Street, Argyll Road (land between)	428	0	0	428
MX1-11	n/a	Whitehall Road - Doncasters LS12	463	0	0	463
MX1-12*	n/a	Globe Road – Doncasters LS11	609	0	0	609
Identified housing total:			7,279	1,400	308	5,571

*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.

3.4.7 The housing contribution from the Aire Valley Leeds Area Action Plan can be deducted from the Inner Area target: $10000 - 2050 (1691 + 359) = 7950$

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 **7950 – 7279 = 671 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 INNER THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-85	Beckhill Approach, Miles Hill Primary School, Meanwood	2.3	79	Brownfield
HG2-86	Beckhill Grove - former Hill Top Public House, Meanwood	0.5	14	Mix 30:70
HG2-87	Amberton Terrace	1.6	43	Brownfield
HG2-88	Amberton HOP (Home for Older People), Thorn Mount, Gipton	0.6	20	Mix 40:60
HG2-90	Barncroft Close, Seacroft	0.7	27	Brownfield
HG2-91	Askets and Boggarts (B), Seacroft	5.4	150	Greenfield
HG2-92	Askets and Boggarts (D), Seacroft	4.4	88	Greenfield
HG2-93	Brooklands Avenue	0.8	26	Mix 50:50
HG2-95	South Parkway and Brooklands, Seacroft	1.6	68	Brownfield
HG2-96	South Parkway and Brooklands, Seacroft	1.5	65	Brownfield
HG2-98	Hawkshead Crescent	0.8	25	Brownfield
HG2-99	Buslingthorpe Tannery/Hill Top Works Sheepscar	3.2	189	Brownfield
HG2-100	Gleadhow Road/Gledhow Terrace	0.4	25	Brownfield
HG2-103	Former Shaftesbury PH, York Road	0.6	23	Brownfield
HG2-104	York Road / Selby Road	0.9	20	Brownfield

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-105	Wykebeck Avenue, Osmondthorpe	1.4	52	Mix 80:20
HG2-106	Kendall Drive, Halton Moor	0.5	15	Brownfield
HG2-107	Neville Road, Halton Moor	2.8	83	Brownfield
HG2-108	Burley Willows Care Home, Willow Garth, Burley	0.5	28	Brownfield
HG2-109	Burley Street (46) LS3 1DH	0.1	48	Brownfield
HG2-110	Wesley Road (west of), Tong Road (north of), Armley	1	38	Mix 50:50
HG2-111	Land off Holdforth Place	0.8	48	Brownfield
HG2-112	Oak Road, New Wortley - Gassey Fields	2.3	113	Greenfield
HG2-113	Round House (rear of)	1	310	Brownfield
HG2-114	Cambrian Street, LS11	0.6	37	Greenfield
HG2-116	Winrose Drive, Middleton	0.4	13	Greenfield
HG2-201	York Road (land south of), East of Pontefract lane, Richmond Hill LS9	5.5	121	Mix 70:30
HG2-211	Burley Liberal Club, Burley Road/Willow Road	0.6	50	Mix 70:30
HG2-212	Seacroft Crescent, Seacroft	1.5	50	Mix 80:20
HG2-213	Bishops Way, LS14	3.7	62	Mix 60:40
HG2-214	York Road/ South Parkway, Seacroft	1.2	30	Mix 30:70
HG2-215	The Halton Moor PH, Halton Moor	0.7	30	Mix 80:20
HG2-216	Ramshead Approach, Seacroft	1.3	48	Mix 80:20
MX2-7	Thomas Danby College, Roundahay Road, Leeds	4.8	118	Brownfield
MX2-8	Compton Road - Compton Arms, Burmantofts LS9 7B	0.4	50	Brownfield
MX2-9	Kirkstall Road, Leeds	5.2	553	Brownfield

MX2-10	Wellington Road, Leeds	2.5	325	Brownfield
MX2-11	Armley Gyratory - former Gas Works	5.4	122	Brownfield
MX2-13	Benyon House	2.5	37	Brownfield
MX2-37	Hudson Road, Hudson Mill (Arcadia), Burmantofts	20.2	470	Brownfield
Phase 1 total:			3,713	
Housing allocation total:			3,713	

3.4.8 Sites allocated for housing in Inner have a total capacity of 3,713 which is over the target by 3,042. 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 Inner

3.4.9 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: HG2-85 (262)

Site Address: Beckhill Approach, Miles Hill Primary School, Meanwood

Housing allocation

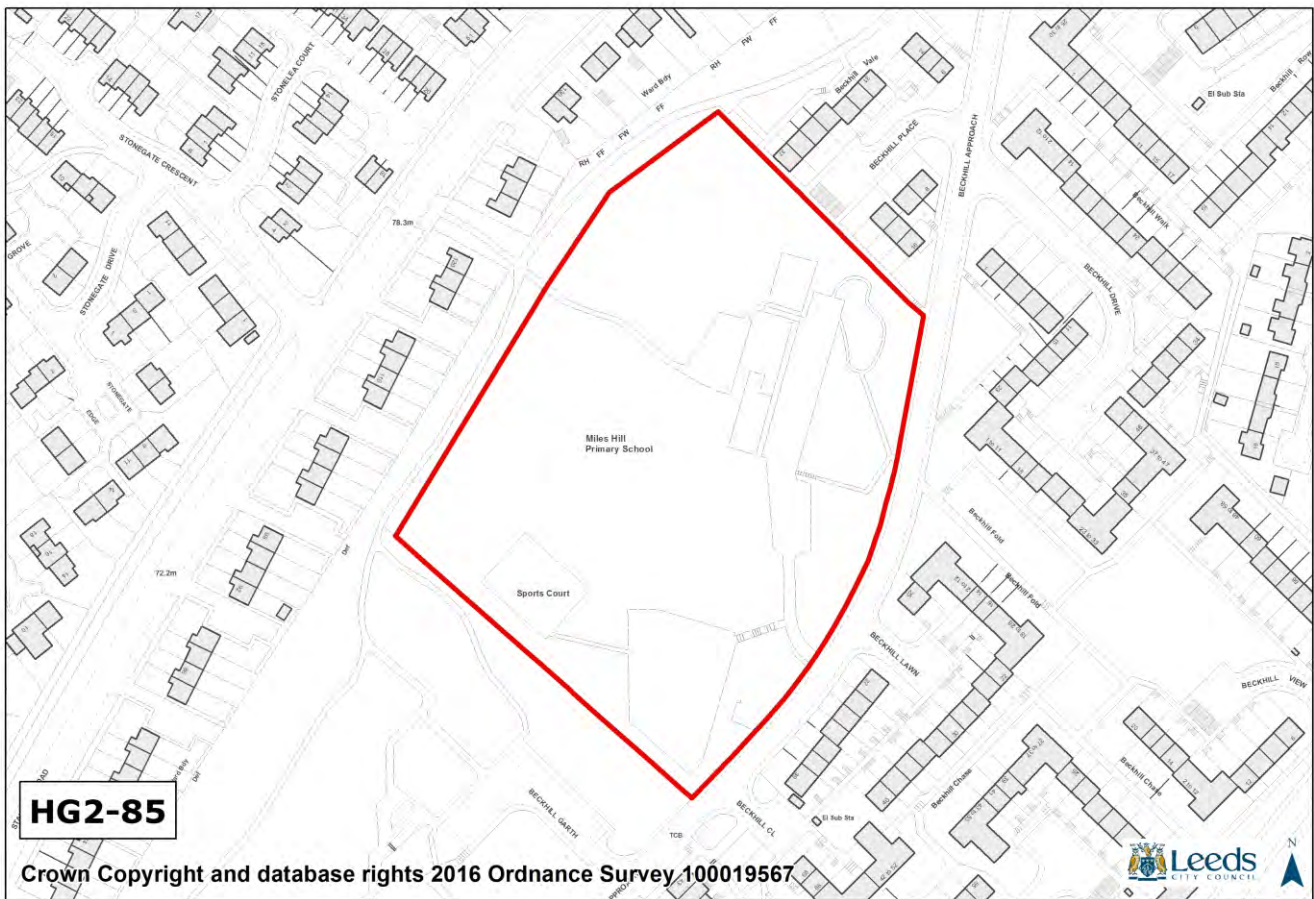
Site Capacity: 79 units

Site Area: 2.28 hectares

Ward: Chapel Allerton

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-85:

Any development should pay due consideration to the 'Beckhill Neighbourhood Framework 2014'

- **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: HG2-86 (263)

Site Address: Beckhill Grove - former Hill Top Public House, Meanwood

Housing allocation

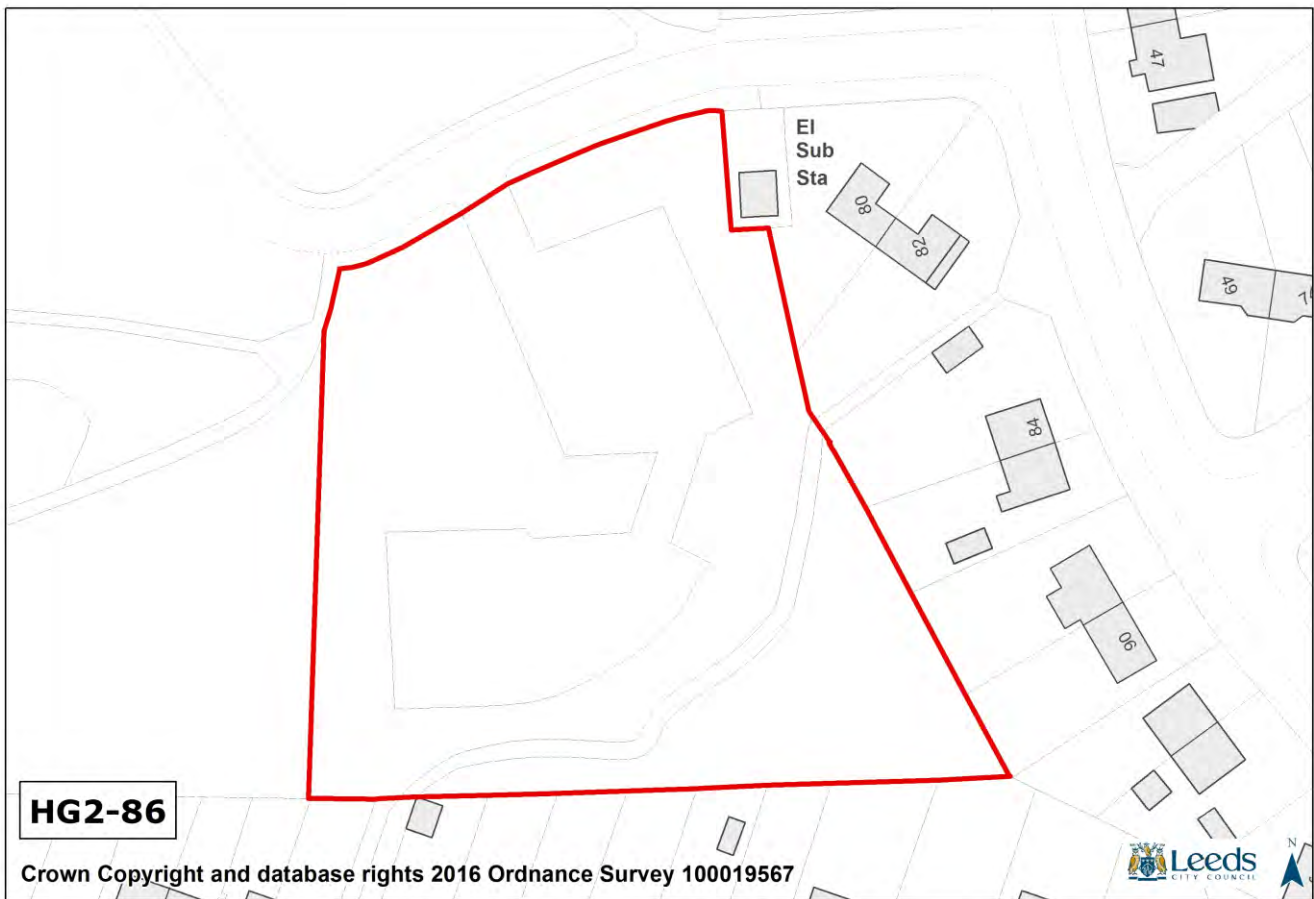
Site Capacity: 14 units

Site Area: 0.49 hectares

Ward: Chapel Allerton

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-86:

Any development should pay due consideration to the 'Beckhill Neighbourhood Framework 2014'

Site Reference: HG2-87 (817)

Site Address: Amberton Terrace

Housing allocation

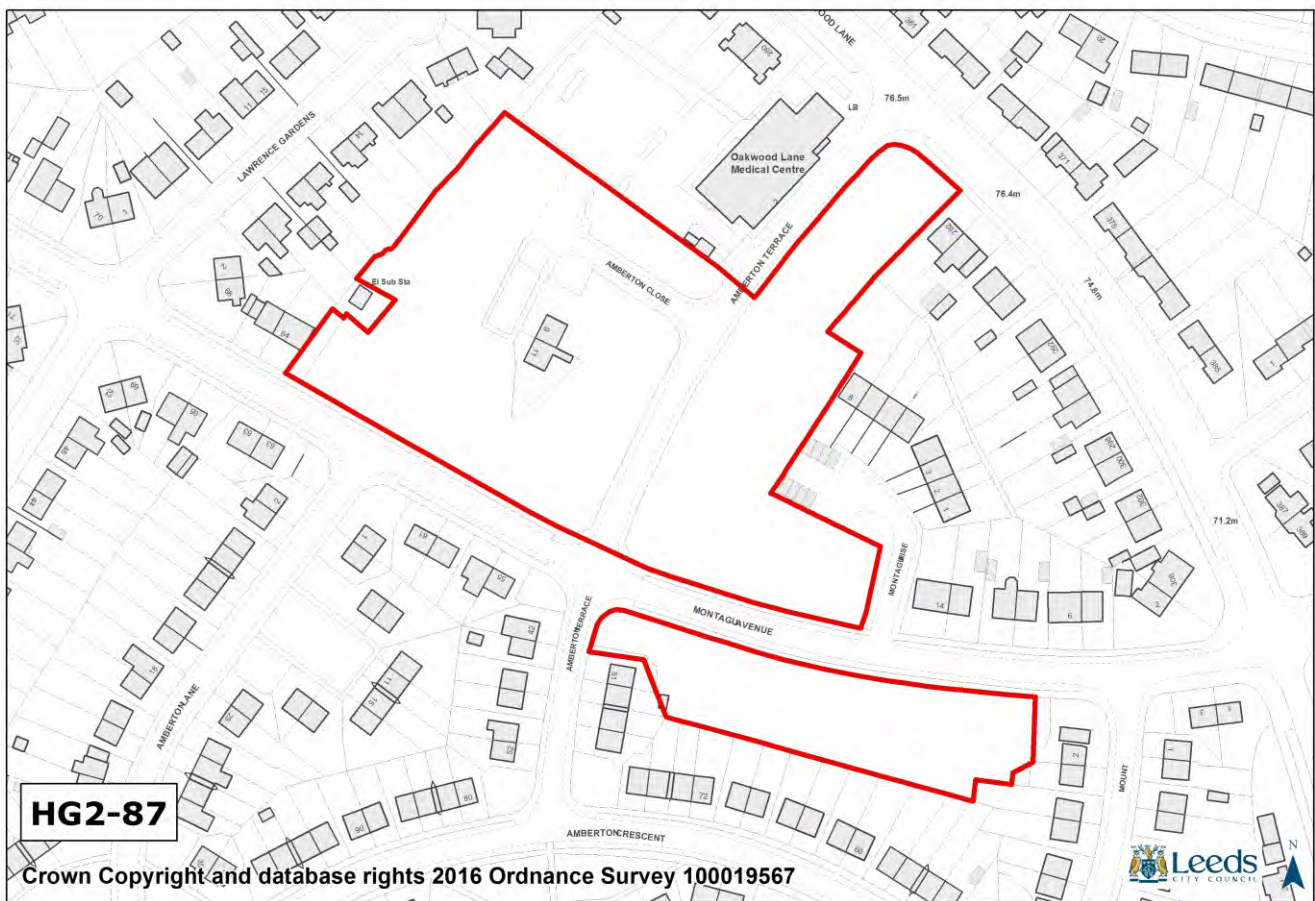
Site Capacity: 57 units (43 in Inner Area)

Site Area: 1.57 hectares

Ward: Gipton and Harehills

HMCA: Inner Area, North Leeds

Phase: 1



Site Requirements - HG2-87:

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

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

Site Reference: HG2-88 (5017)

Site Address: Amberton HOP, Thorn Mount, Gipton

Housing allocation

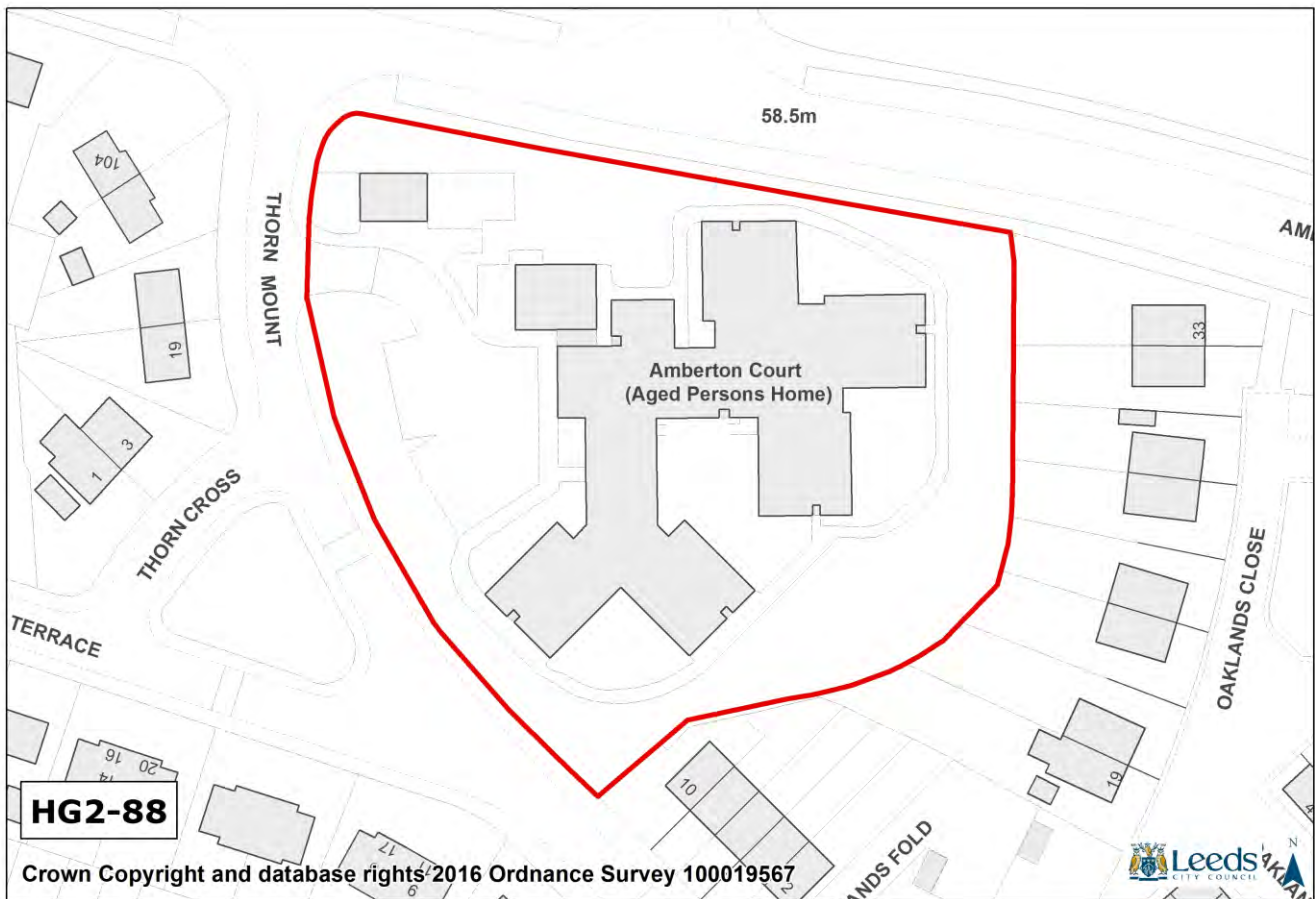
Site Capacity: 20 units

Site Area: 0.55 hectares

Ward: Gipton and Harehills

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-90 (2146)

Site Address: Barncroft Close, Seacroft

Housing allocation

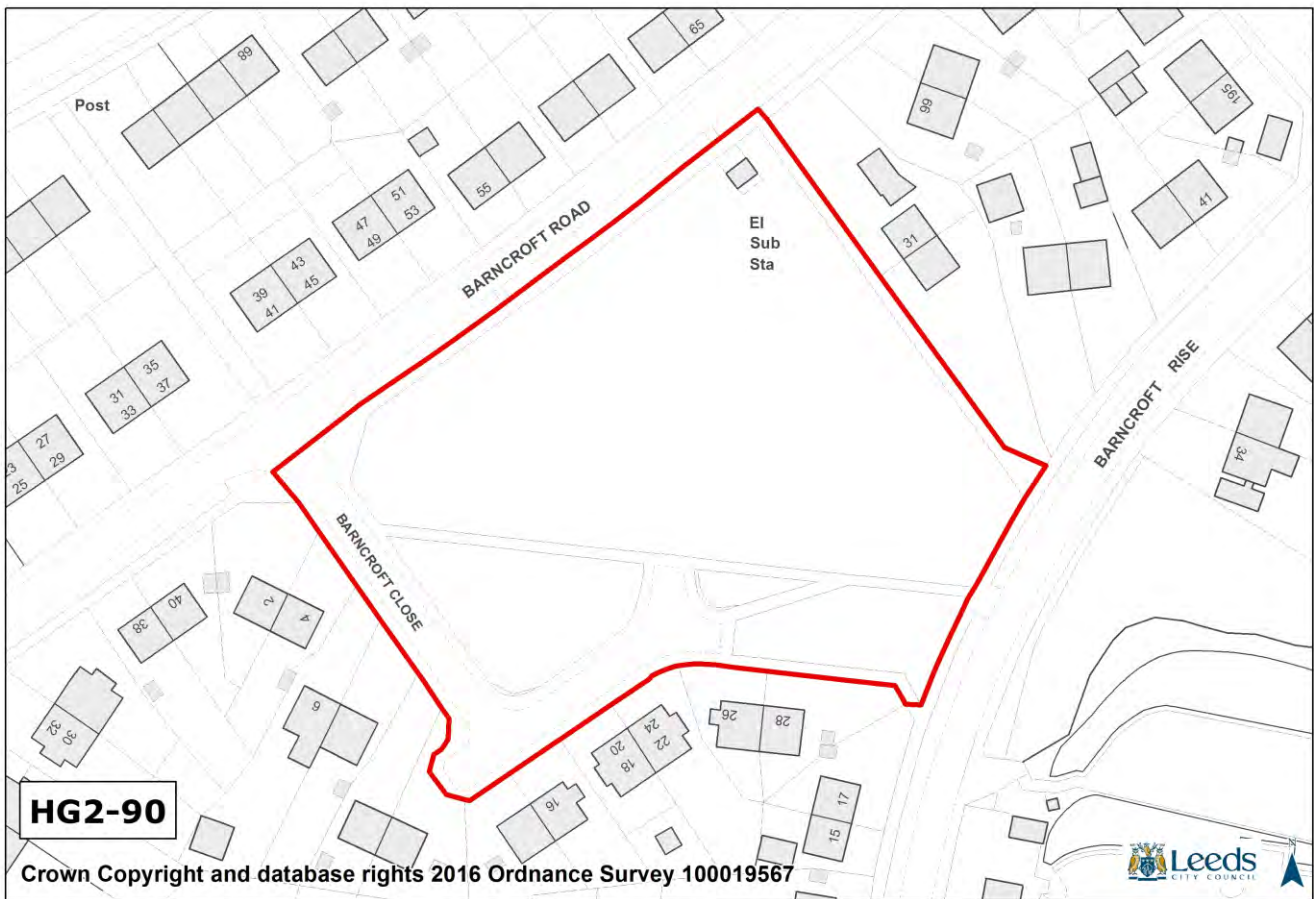
Site Capacity: 27 units

Site Area: 0.67 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-91 (2147B)

Site Address: Askets and Boggarts (B), Seacroft

Housing allocation

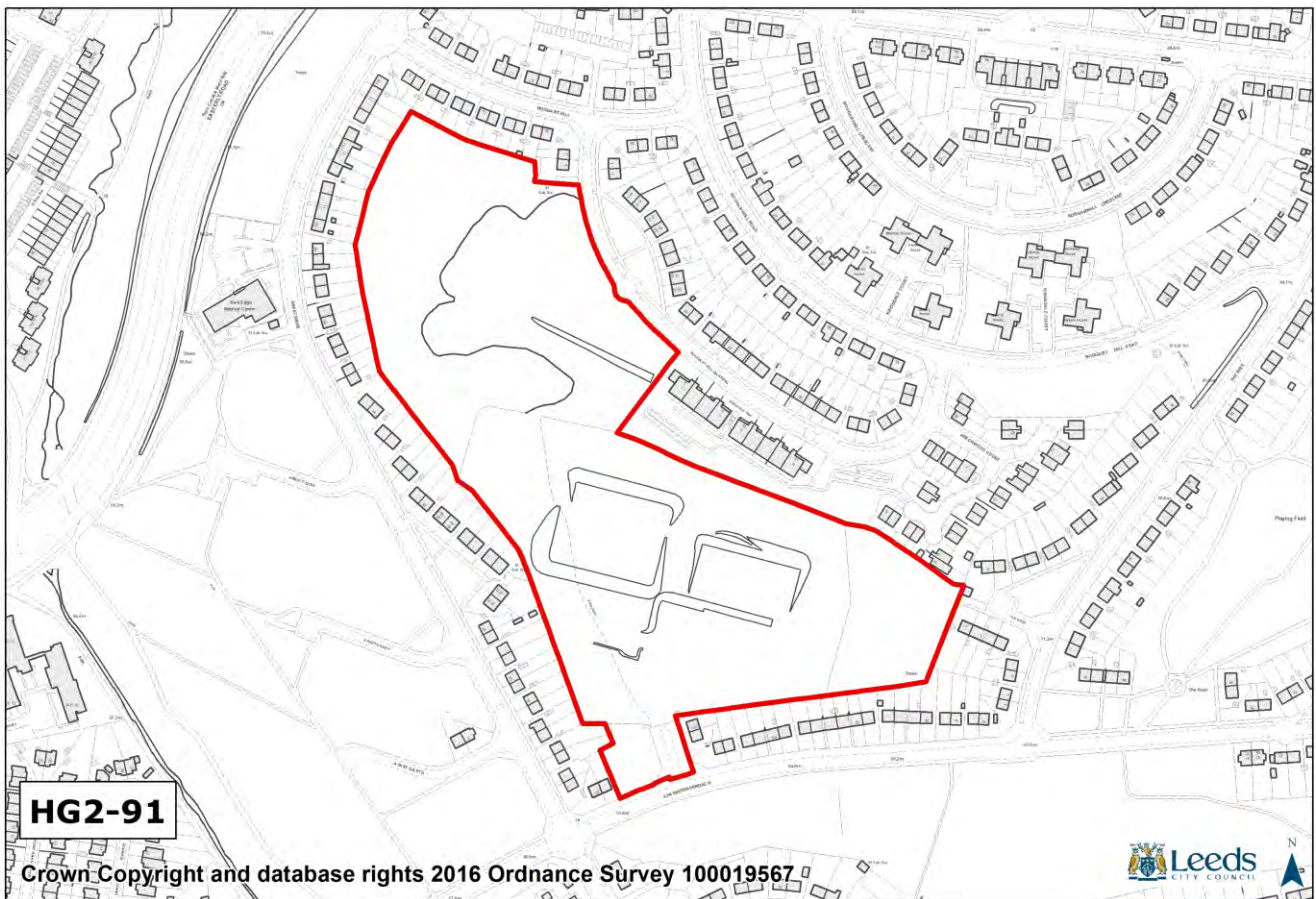
Site Capacity: 150 units

Site Area: 5.44 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-91:

- **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 retain young woodland and acidic grassland areas.

- **Greenspace:**

The Northern-most part of site should be retained for Greenspace uses.

Site Reference: HG2-92 (2147D)

Site Address: Askets and Boggarts (D), Seacroft

Housing allocation

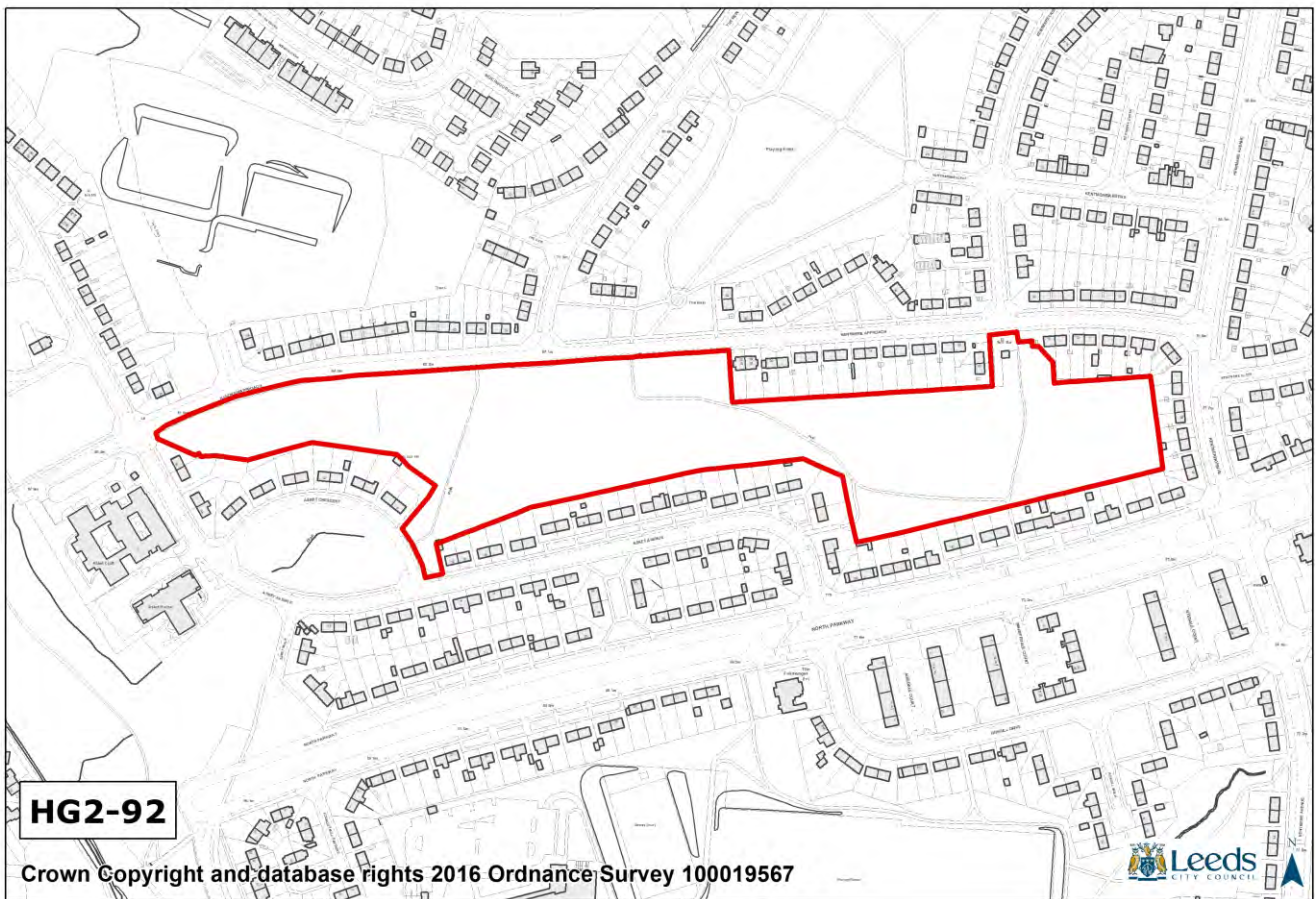
Site Capacity: 88 units

Site Area: 4.39 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-92:

- **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:**

Western extent of site should be retained as Greenspace, as accounted for in the site capacity.

Site Reference: HG2-93 (4110)

Site Address: Brooklands Avenue

Housing allocation

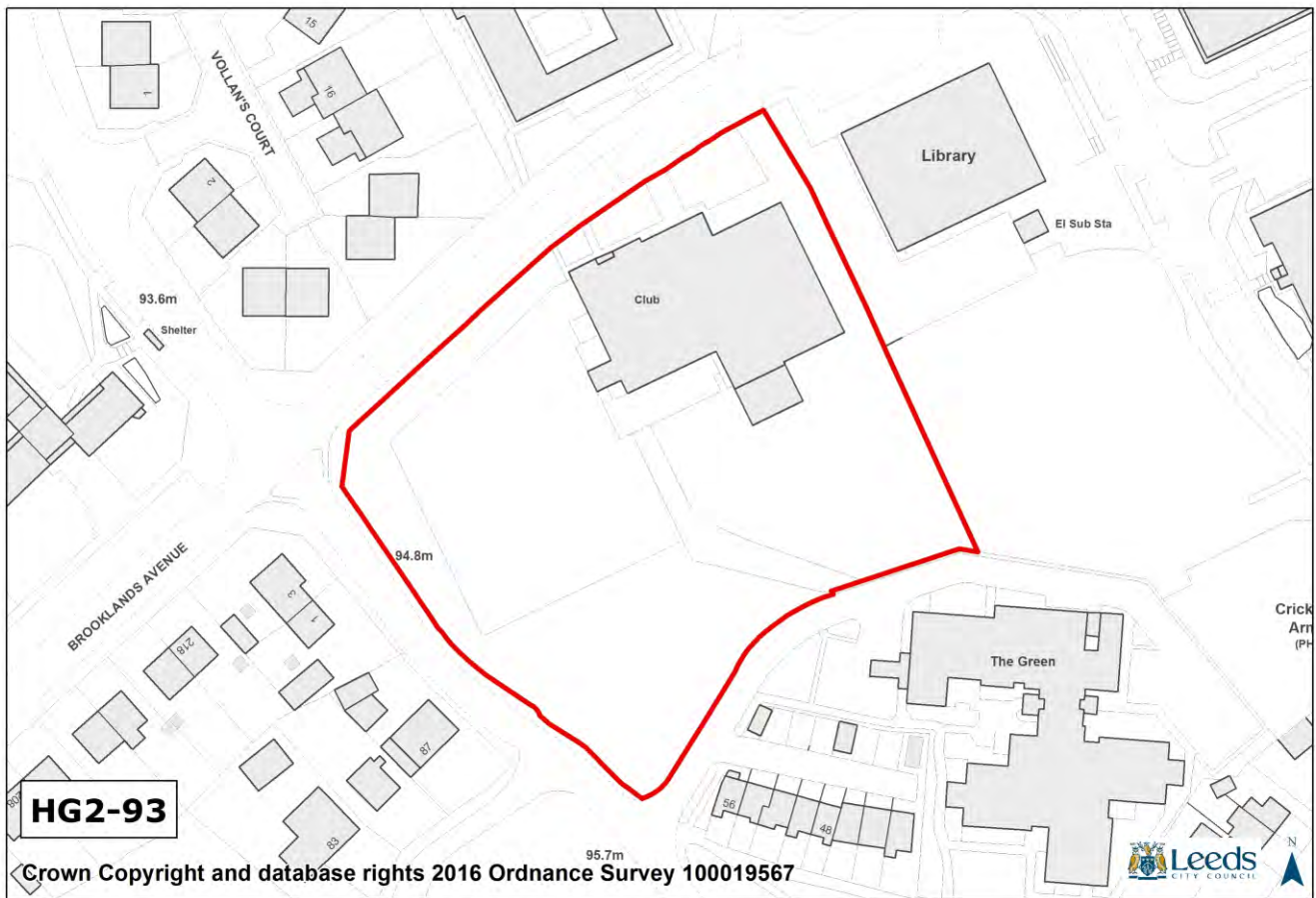
Site Capacity: 26 units

Site Area: 0.83 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-93:

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

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

Site Reference: HG2-95 (2150A)

Site Address: South Parkway and Brooklands, Seacroft

Housing allocation

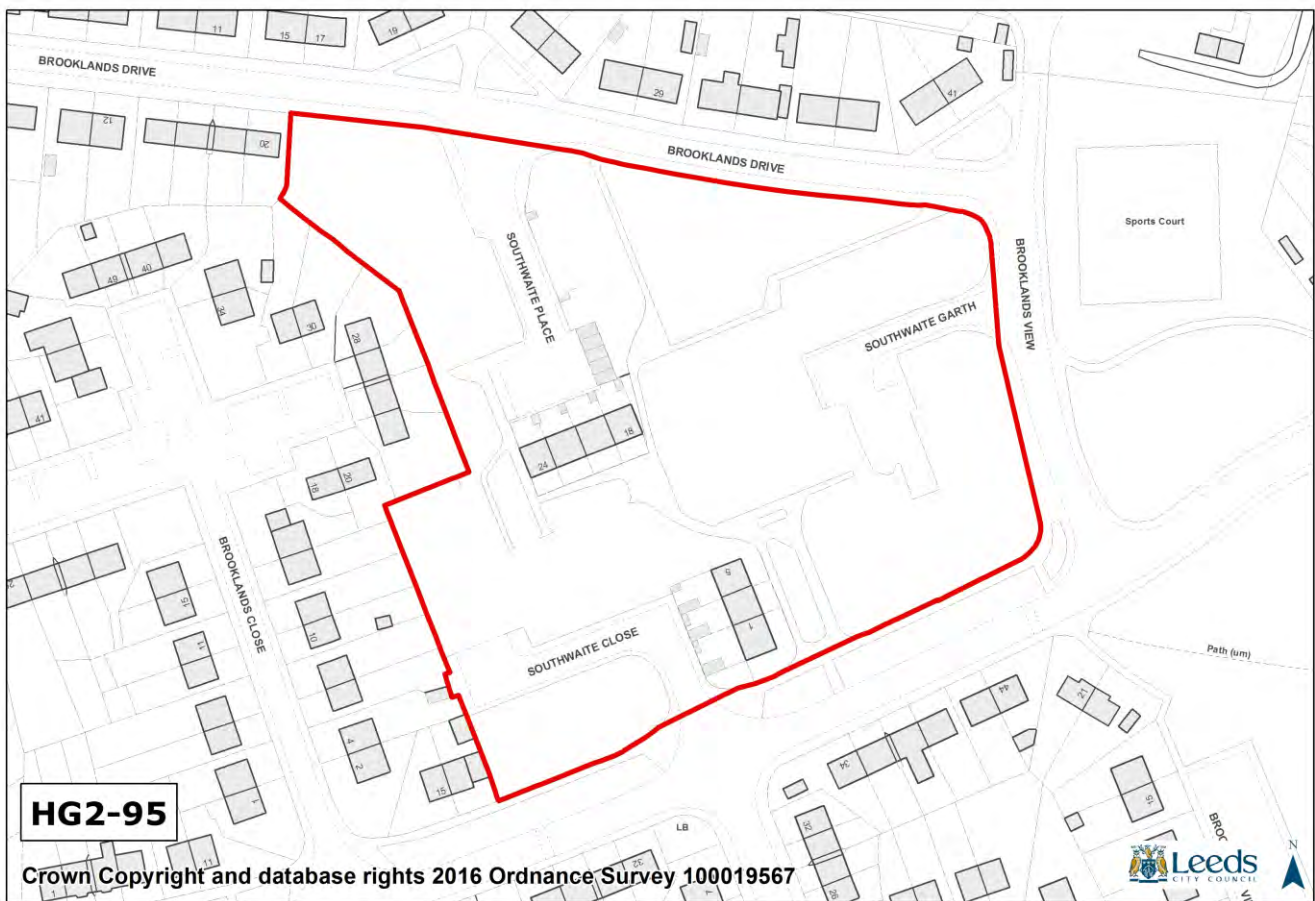
Site Capacity: 68 units

Site Area: 1.58 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Requirements - HG2-96:

- **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

Site Reference: HG2-98 (4120)

Site Address: Hawkshead Crescent

Housing allocation

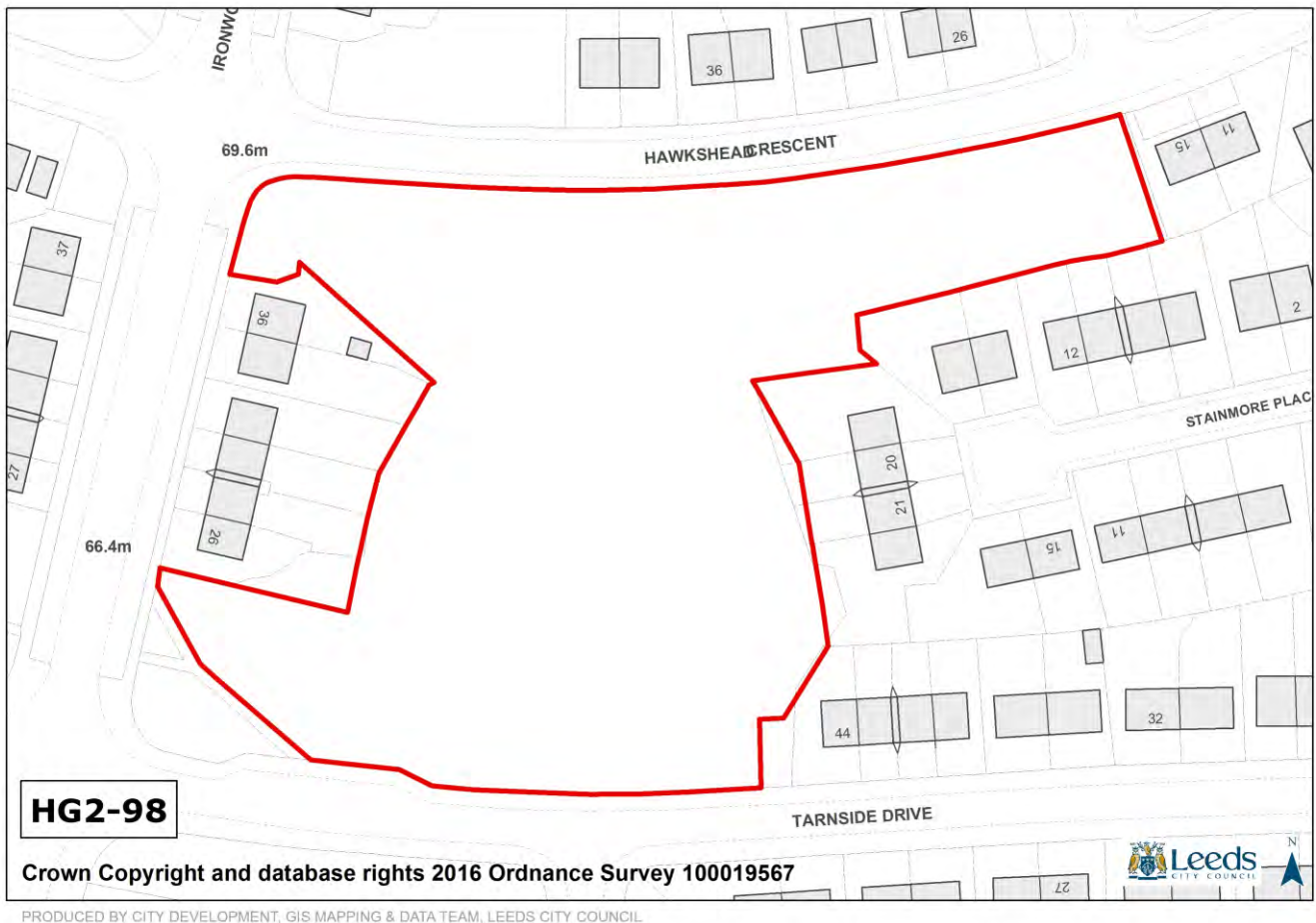
Site Capacity: 25 units

Site Area: 0.78 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-99 (125_210)

Site Address: Buslingthorpe Tannery/Hill Top Works Sheepscar

Housing allocation

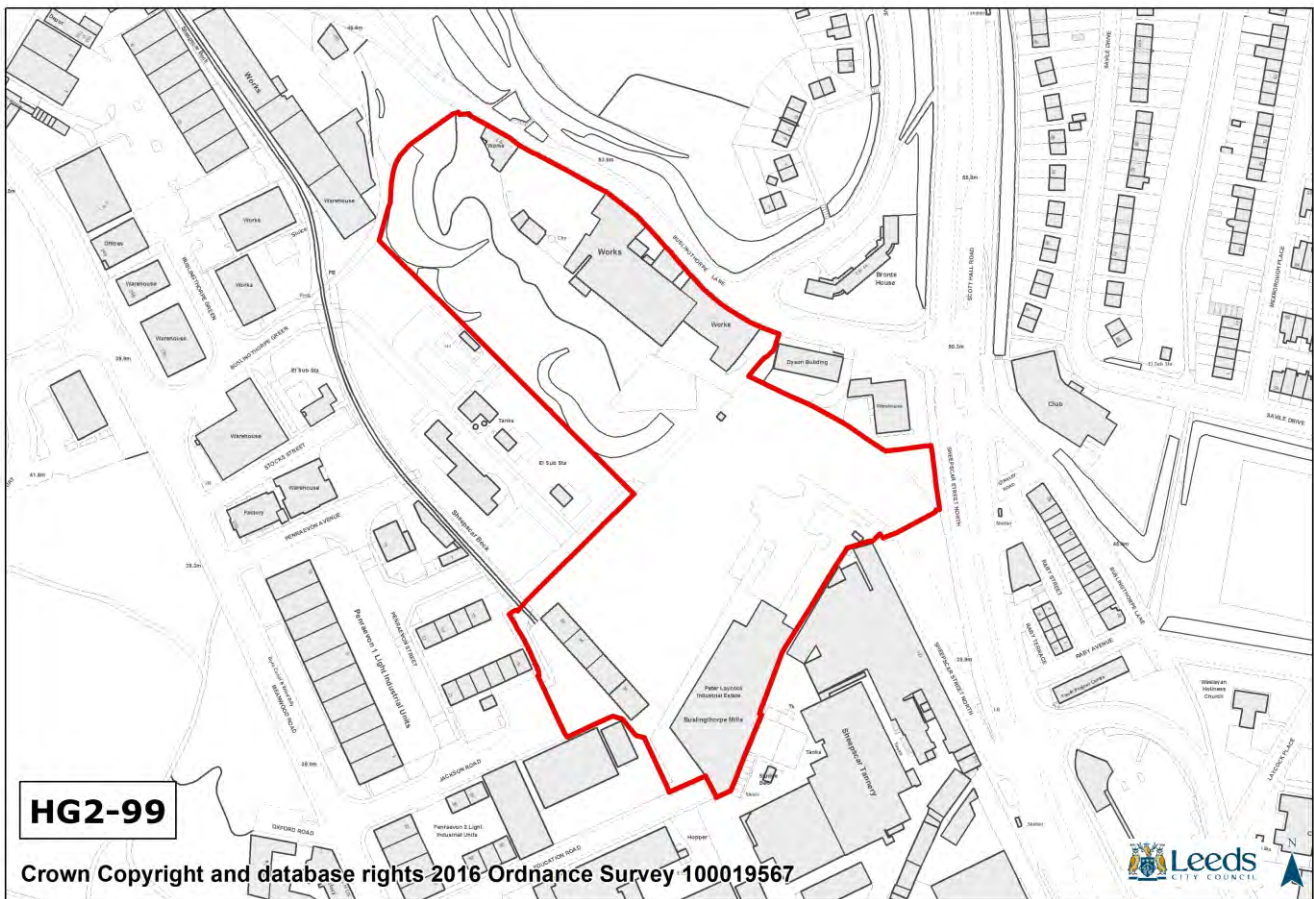
Site Capacity: 189 units

Site Area: 3.23 hectares

Ward: Chapel Allerton

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-99:

- **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 Buslingthorpe Lane, pedestrian and cycle linkages to Scott Hall Road, Education Road and Jackson Road should be provided with convenient links through the site.

- **Local Highway Network:**

This site will have a cumulative impact upon the Sheepscar interchange, in particular the A58 Clay Pit Lane junction with Meanwood Rd. A contribution will be required towards mitigation measures.

- **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.

- **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:**

Conservation Area. This site is within the Buslingthorpe Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The main tannery and chimney of the Buslingthorpe Hill Top Works make a positive contribution to the character of the Conservation Area. These should be retained and reused in any development proposals for this site. Further guidance on these requirements is provided in the Heritage Background Paper

Site Reference: HG2-100 (5014)

Site Address: Gledhow Road/Gledhow Terrace

Housing allocation

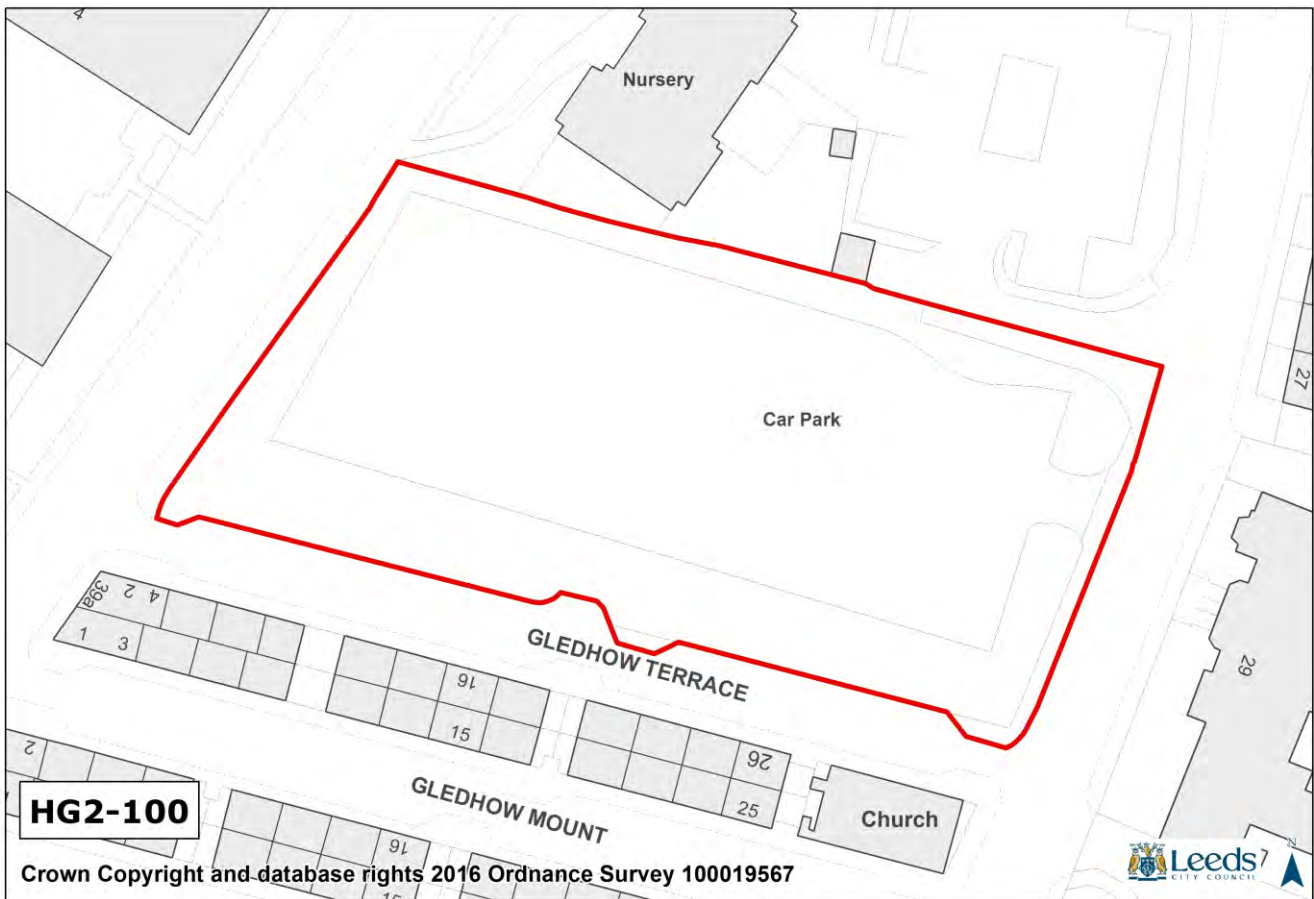
Site Capacity: 25 units

Site Area: 0.43 hectares

Ward: Gipton and Harehills

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-100:

- **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: HG2-103 (4060)

Site Address: Former Shaftesbury PH, York Road

Housing allocation

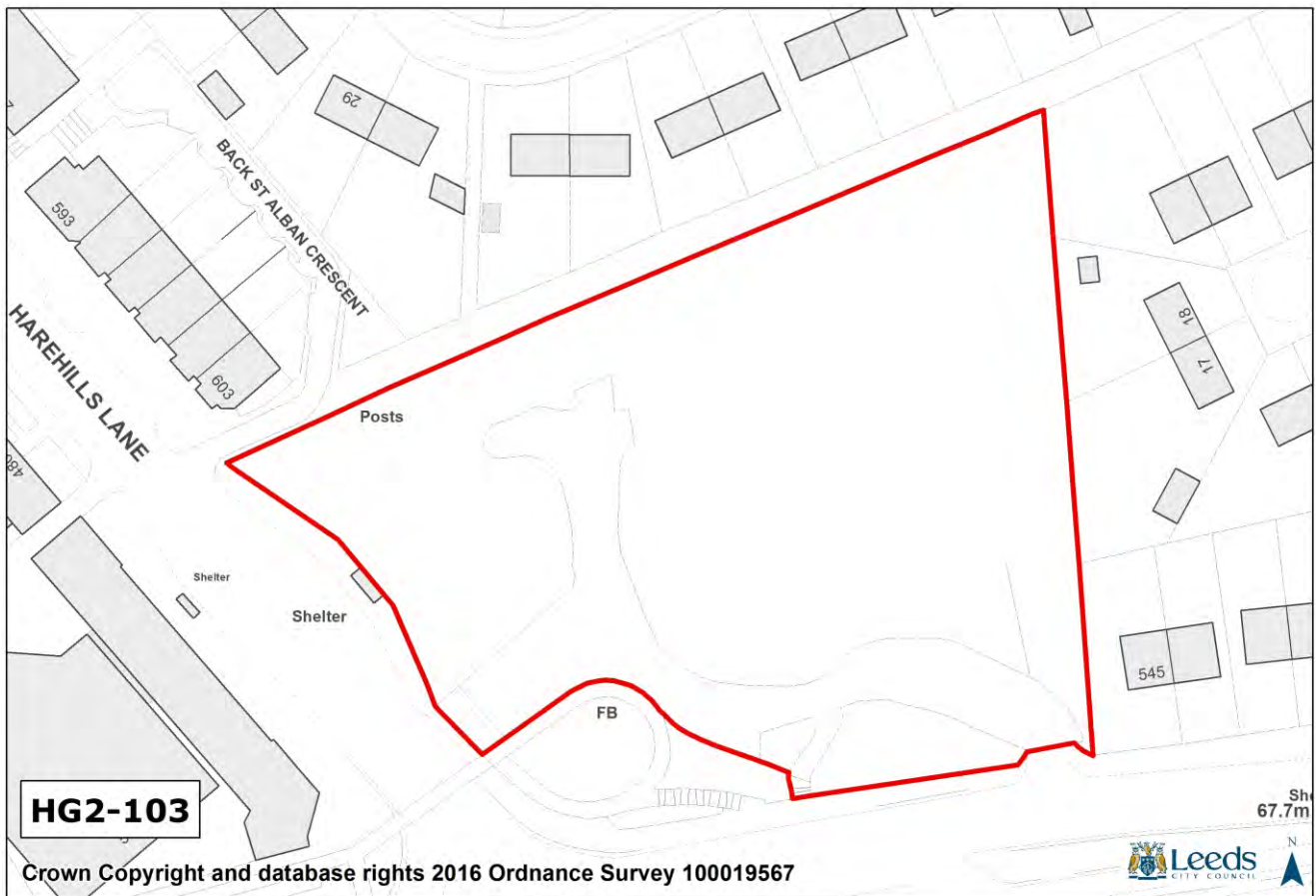
Site Capacity: 23 units

Site Area: 0.63 hectares

Ward: Burmantofts and Richmond Hill

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-104 (4123)

Site Address: York Road / Selby Road

Housing allocation

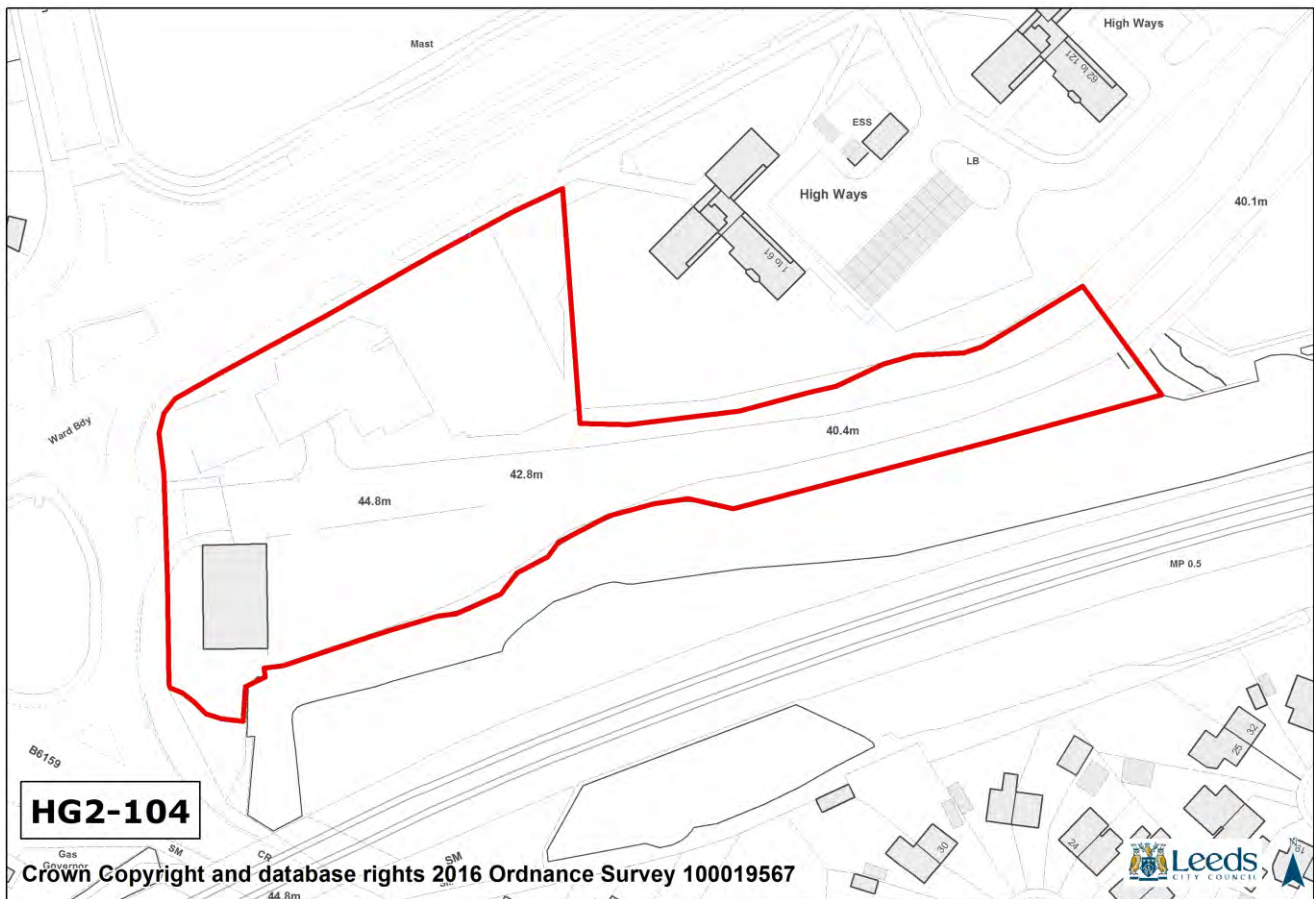
Site Capacity: 32 units (20 in Inner Area)

Site Area: 0.9 hectares

Ward: Killingbeck and Seacroft

HMCA: East Leeds, Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-105 (2141B)

Site Address: Wykebeck Avenue, Osmondthorpe

Housing allocation

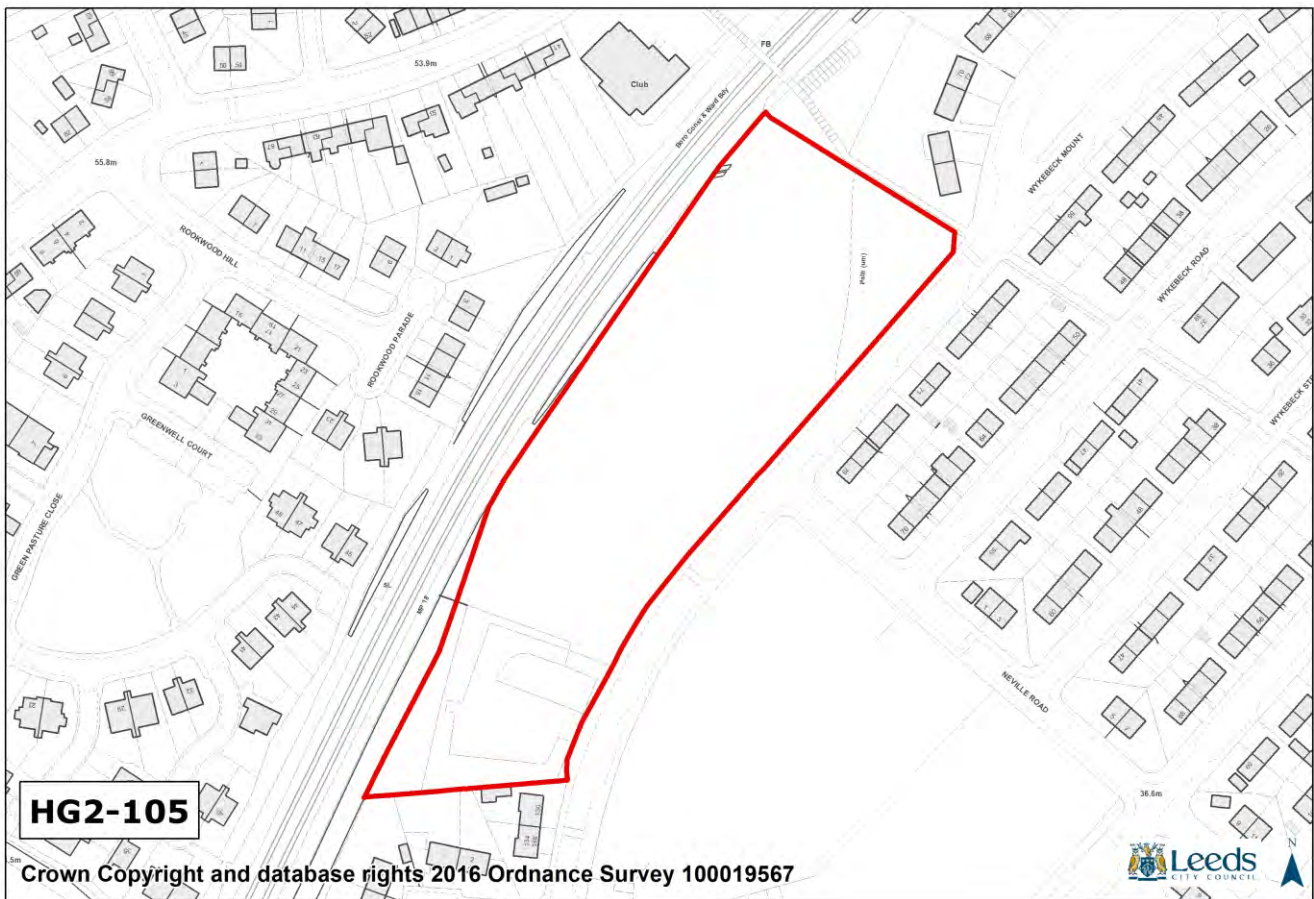
Site Capacity: 52 units

Site Area: 1.44 hectares

Ward: Temple Newsam

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-105:

- **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) along the western boundary with the railway.

Site Reference: HG2-106 (2142)

Site Address: Kendall Drive, Halton Moor

Housing allocation

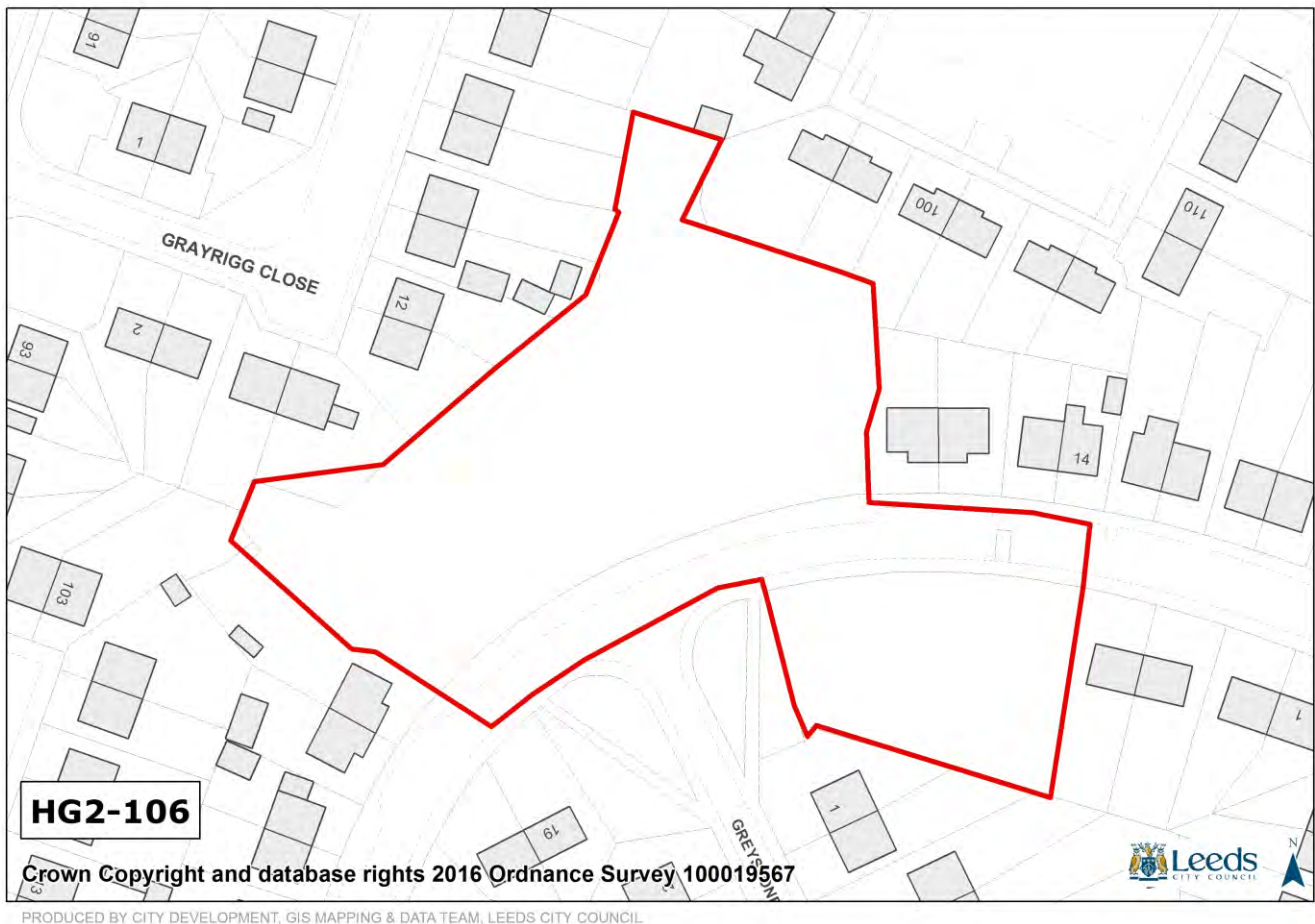
Site Capacity: 15 units

Site Area: 0.51 hectares

Ward: Temple Newsam

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-107 (2143)

Site Address: Neville Road, Halton Moor

Housing allocation

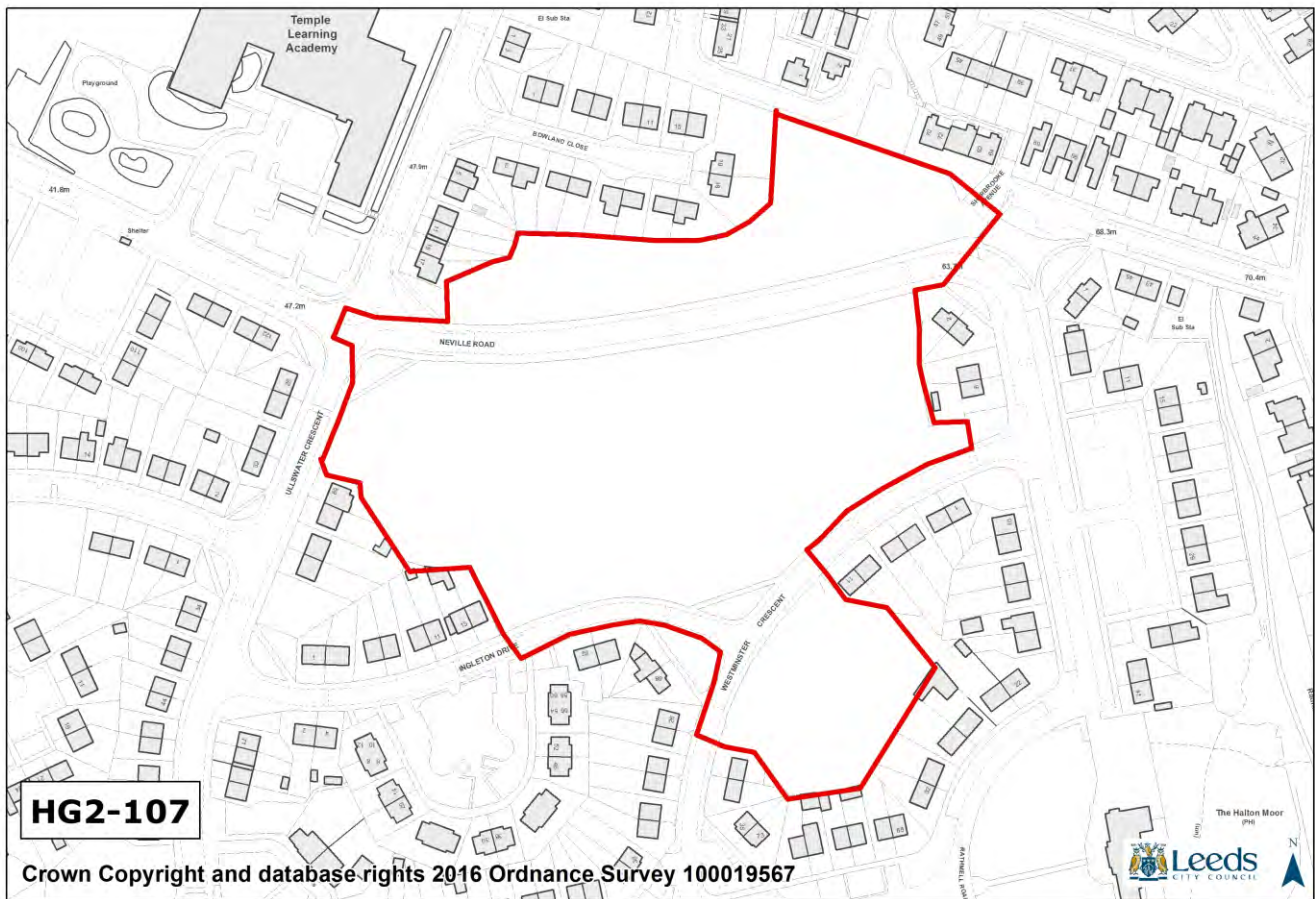
Site Capacity: 83 units

Site Area: 2.75 hectares

Ward: Temple Newsam

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-107:

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

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

Site Reference: HG2-108 (5020)

Site Address: Burley Willows Care Home, Willow Garth, Burley

Housing allocation

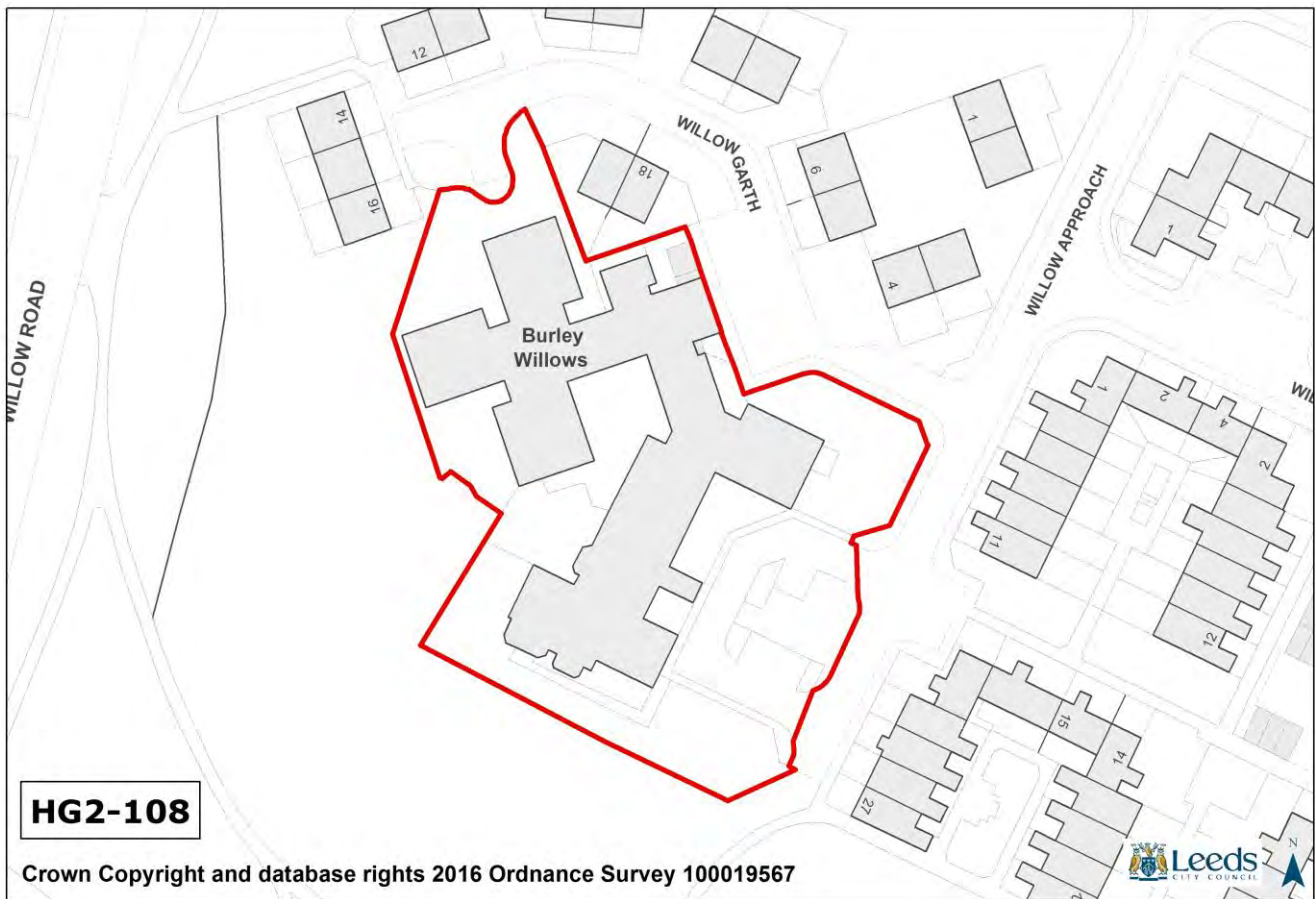
Site Capacity: 28 units

Site Area: 0.47 hectares

Ward: Hyde Park and Woodhouse

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-108:

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

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

Site Reference: HG2-109 (226)

Site Address: Burley Street, Burley

Housing allocation

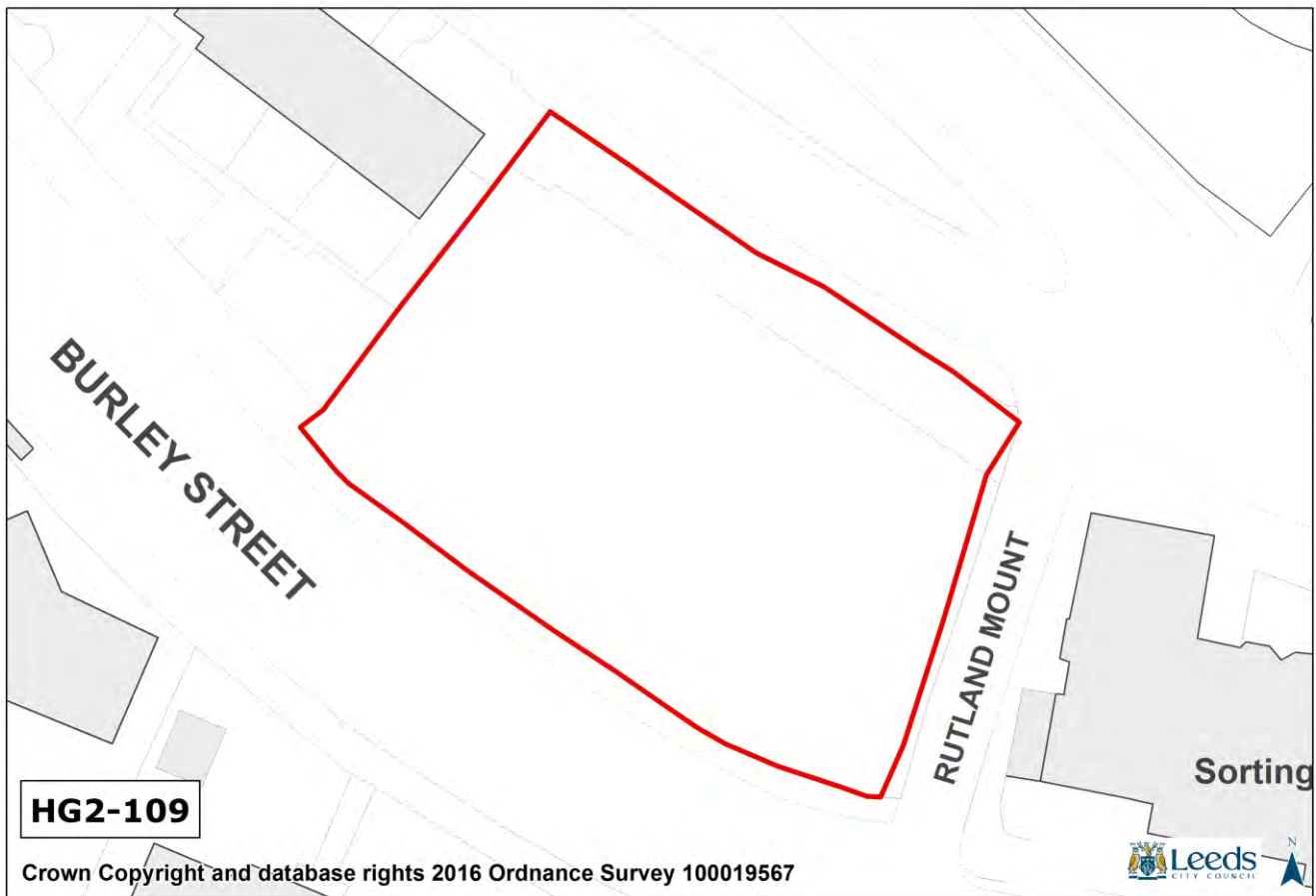
Site Capacity: 48 units

Site Area: 0.14 hectares

Ward: City and Hunslet

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-109:

- **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 Hanover Square - Woodhouse Square Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-110 (1023)

Site Address: Wesley Road (west of), Tong Road (north of), Armley

Housing allocation

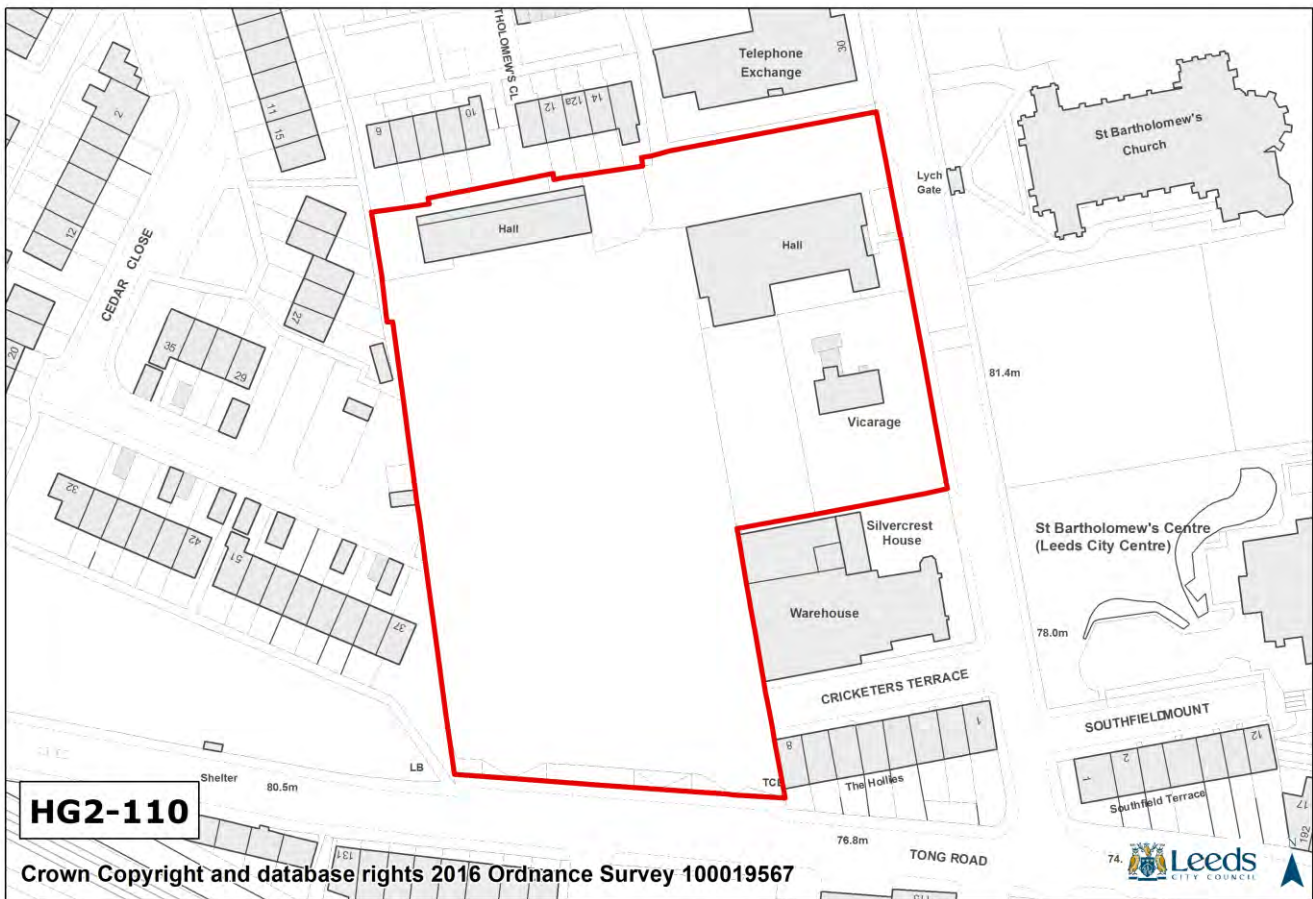
Site Capacity: 38 units

Site Area: 1.03 hectares

Ward: Armley

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-110:

- **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 affects the setting of Armley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-111 (3454)

Site Address: Land off Holdforth Place

Housing allocation

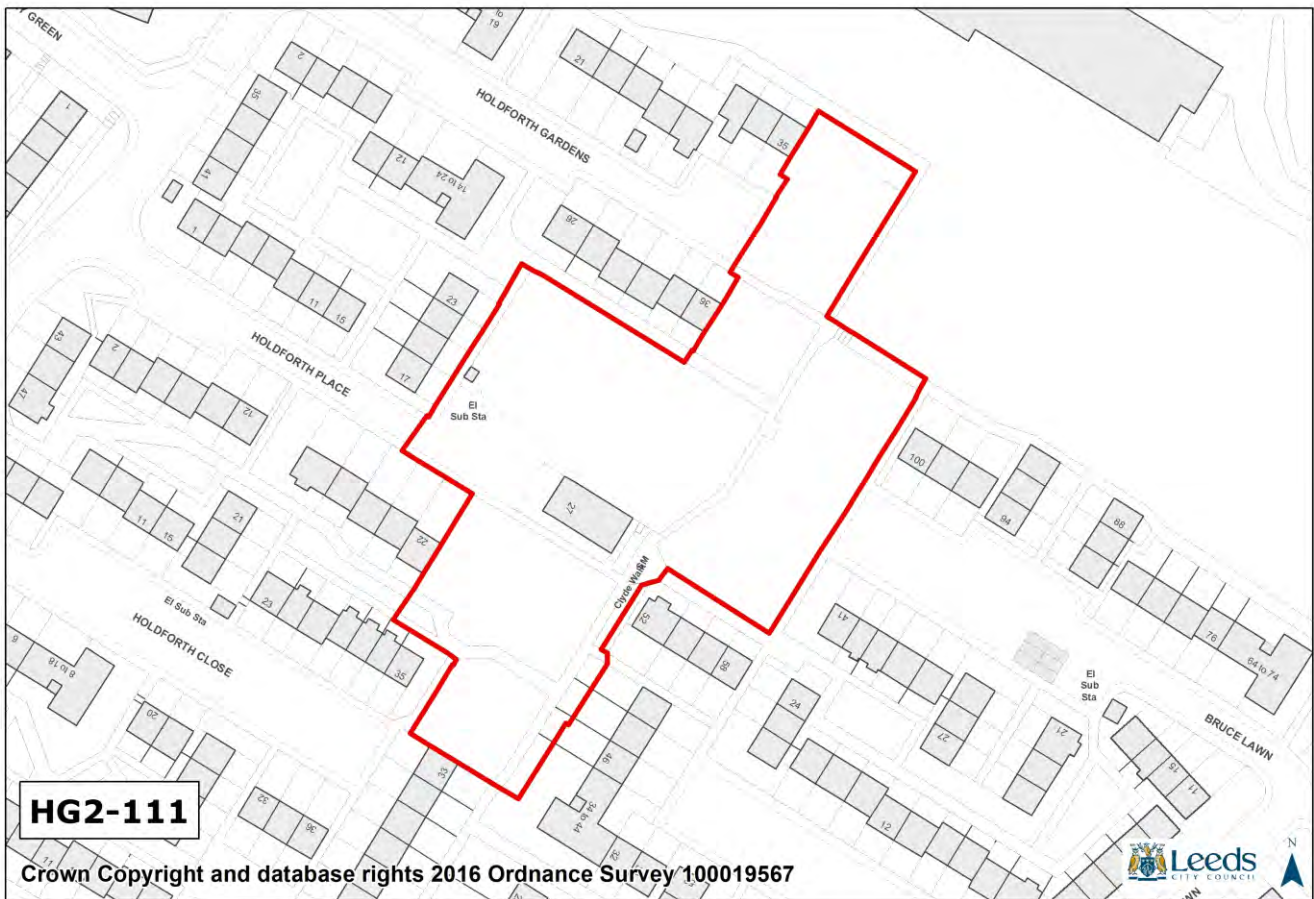
Site Capacity: 48 units

Site Area: 0.82 hectares

Ward: Armley

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-112 (1340B)

Site Address: Oak Road, New Wortley - Gassey Fields

Housing allocation

Site Capacity: 113 units

Site Area: 2.32 hectares

Ward: Armley

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-112:

- **Local Highway Network:**

The development of the site will make a direct impact on the congested Armley Gyratory junction. Land is required to be reserved for the planned improvement works to the Armley Gyratory. A contribution will also be required to fund the improvement works.

Site Reference: HG2-113 (2027)

Site Address: Round House (rear of), Graingers Way, Armley

Housing allocation

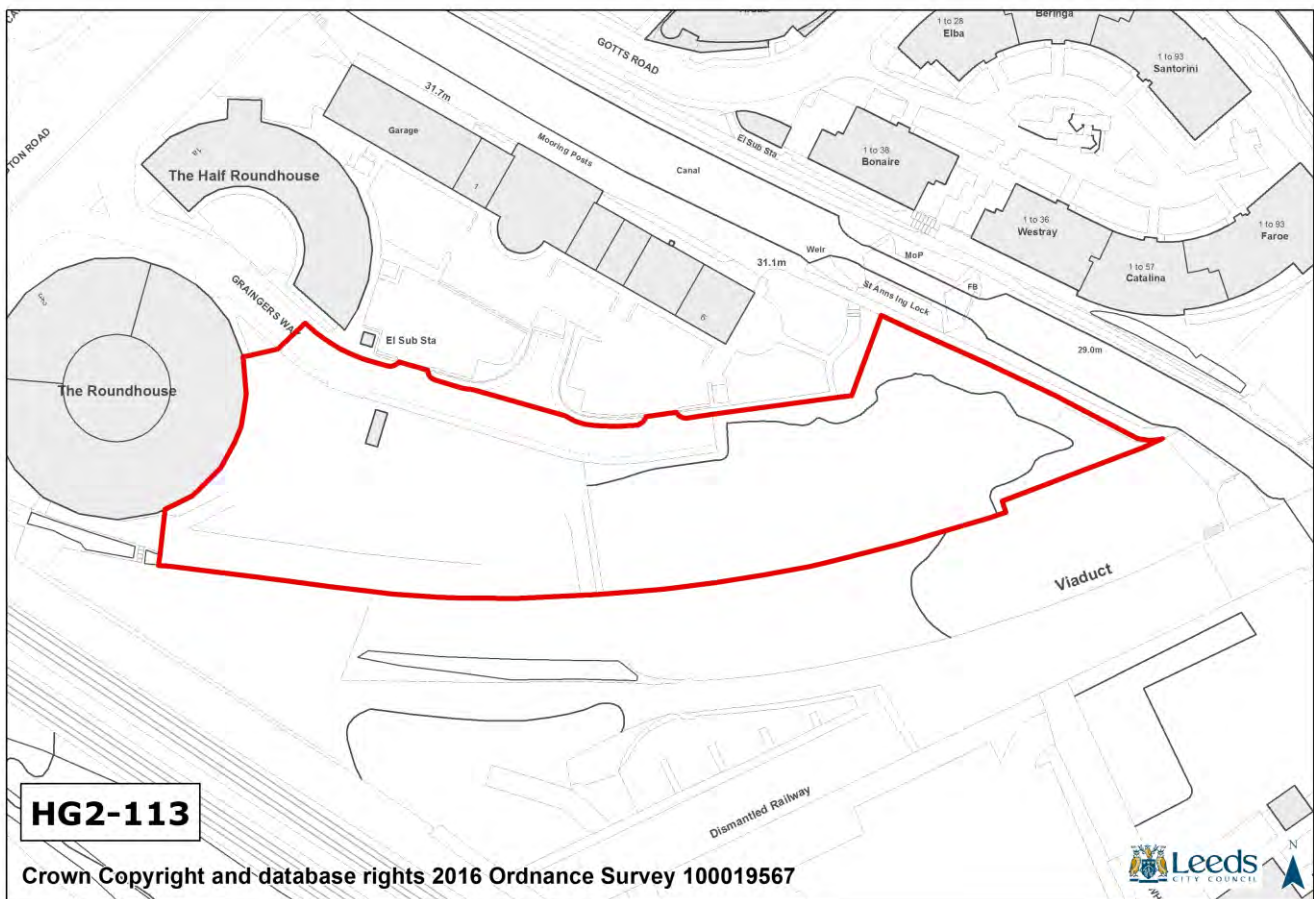
Site Capacity: 310 units

Site Area: 0.99 hectares

Ward: City and Hunslet

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-113:

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

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

- **Highway Access to Site:**

- **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.

- **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. Consideration needs to be given to the importance of the new development continuing to facilitating the active use of the associated listed buildings.

Site Reference: HG2-114 (3143)

Site Address: Cambrian Street, Beeston

Housing allocation

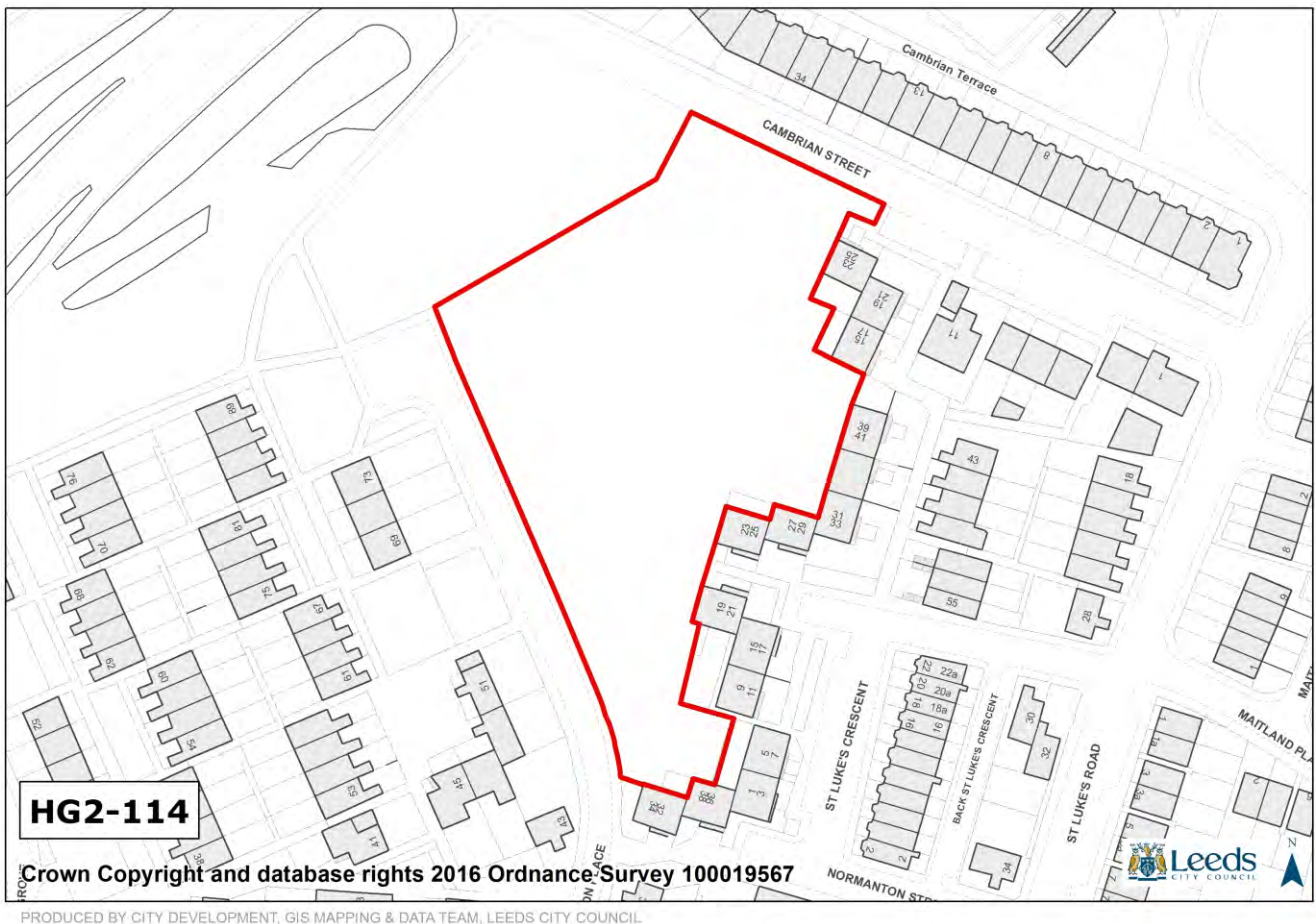
Site Capacity: 37 units

Site Area: 0.64 hectares

Ward: Beeston and Holbeck

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-114:

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

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

Site Reference: HG2-116 (4125)

Site Address: Winrose Drive, Middleton

Housing allocation

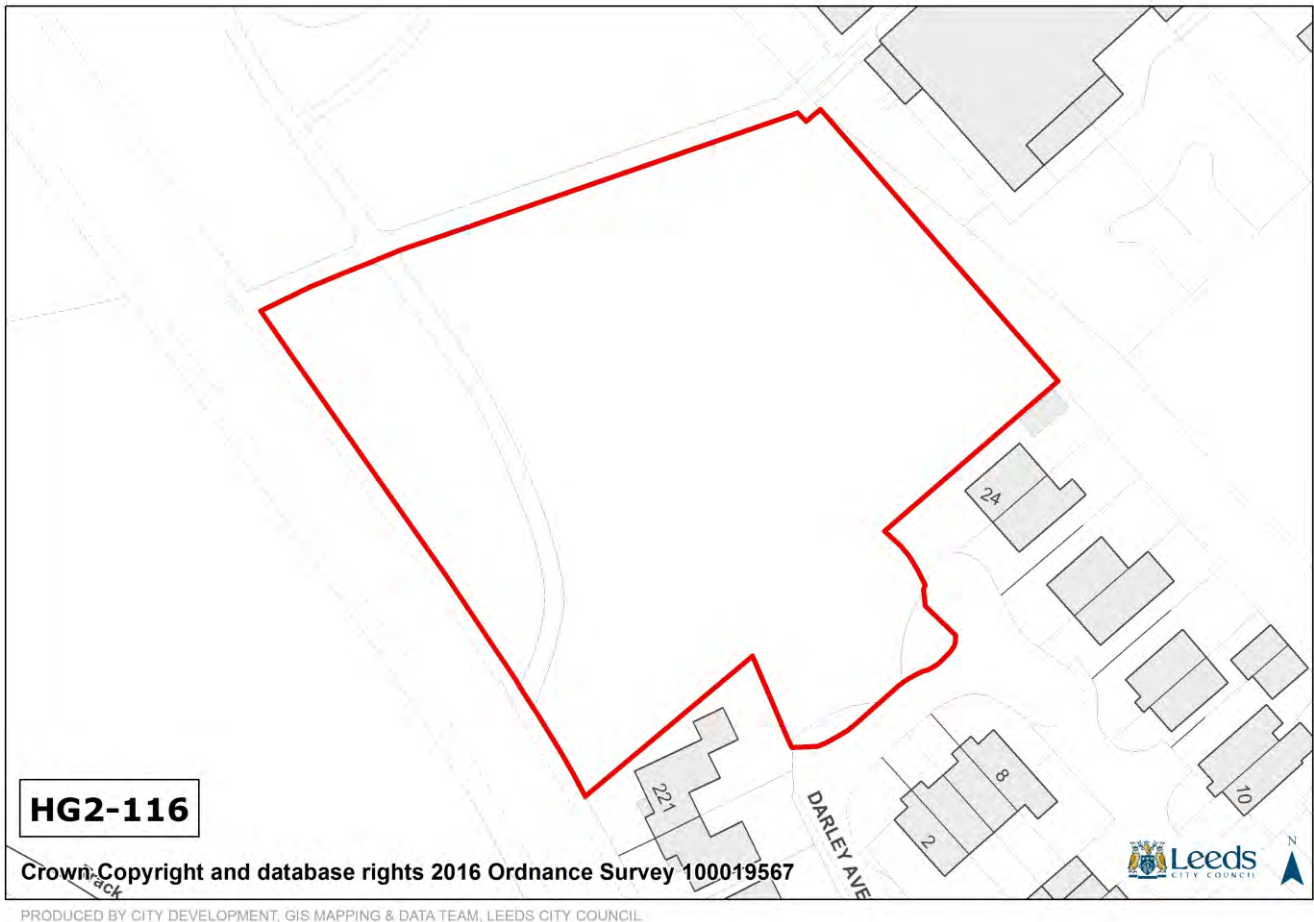
Site Capacity: 13 units

Site Area: 0.41 hectares

Ward: Middleton Park

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-116:

- **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: HG2-201 (1146)

Site Address: York Road (land south of), East of Pontefract lane, Richmond Hill LS9

Housing allocation

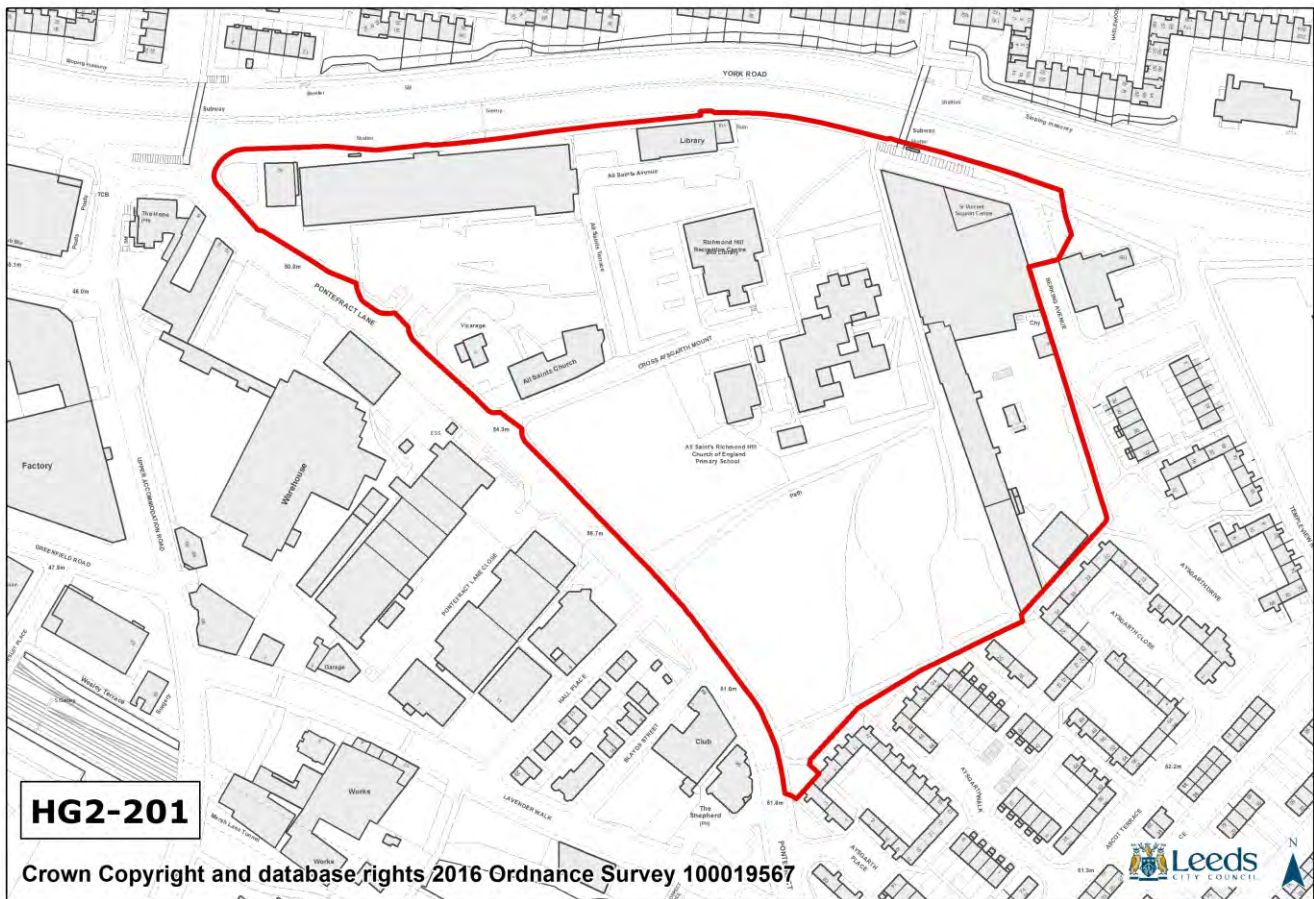
Site Capacity: 121 units

Site Area: 5.55 hectares

Ward: Burmantofts and Richmond Hill

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-201:

Site suitable for mixed use development.

- **Greenspace:**

Existing greenspace within the site to be retained or reprovided

- **Listed Buildings:**

The site includes, or is in the setting of, a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site includes a Listed Building At Risk - the former York Road Library. Any development here should facilitate the repair and reuse of the building.

- **Education Provision:**

Part of the site should be retained to allow for the extension of All Saints Church of England Primary School

Site Reference: HG2-211 (5307)

Site Address: Burley Liberal Club, Burley Road/Willow Road

Housing allocation

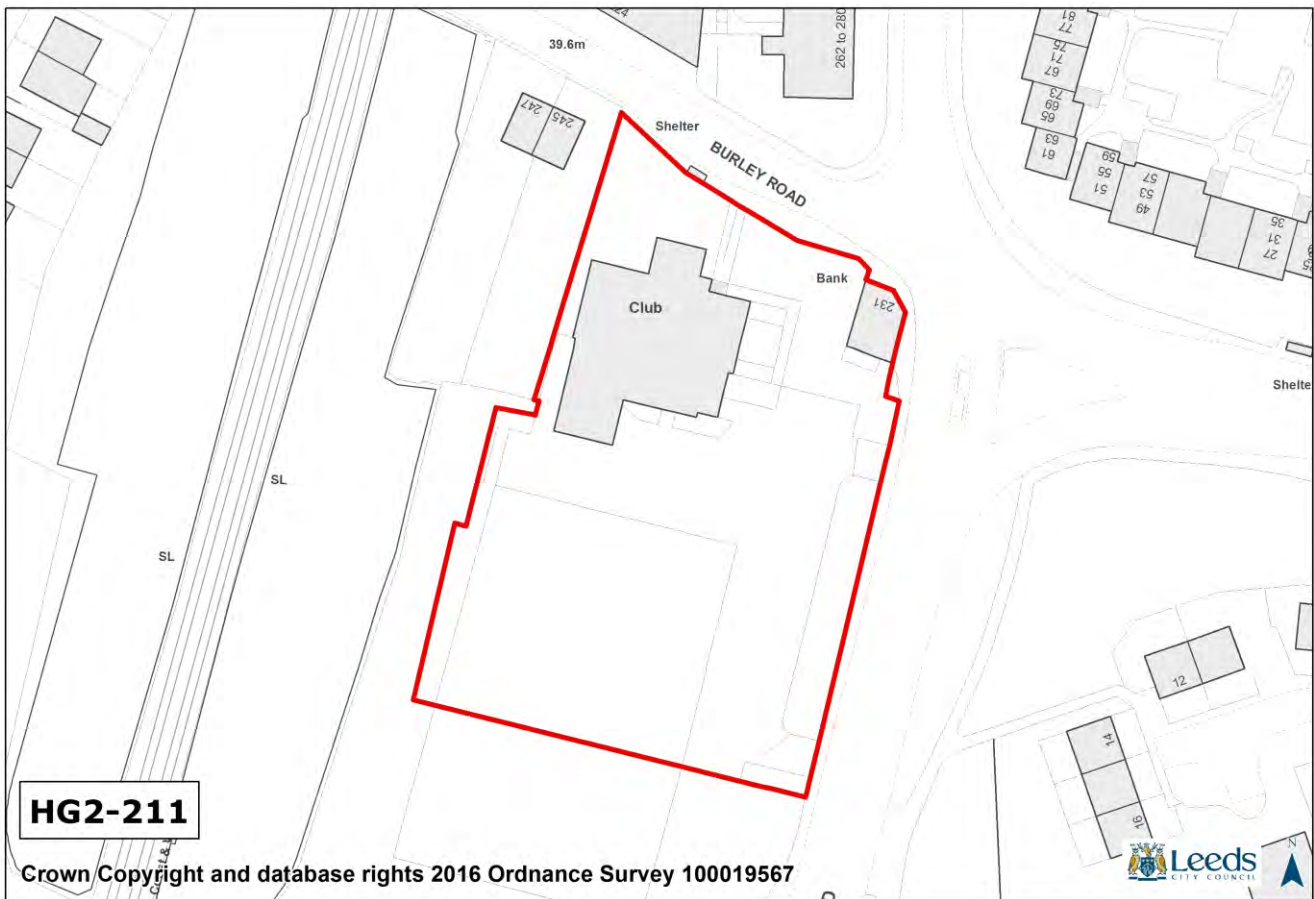
Site Capacity: 50 units

Site Area: 0.57 hectares

Ward: Hyde Park and Woodhouse

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-211:

- **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: HG2-212 (5331)

Site Address: Seacroft Crescent, Seacroft

Housing allocation

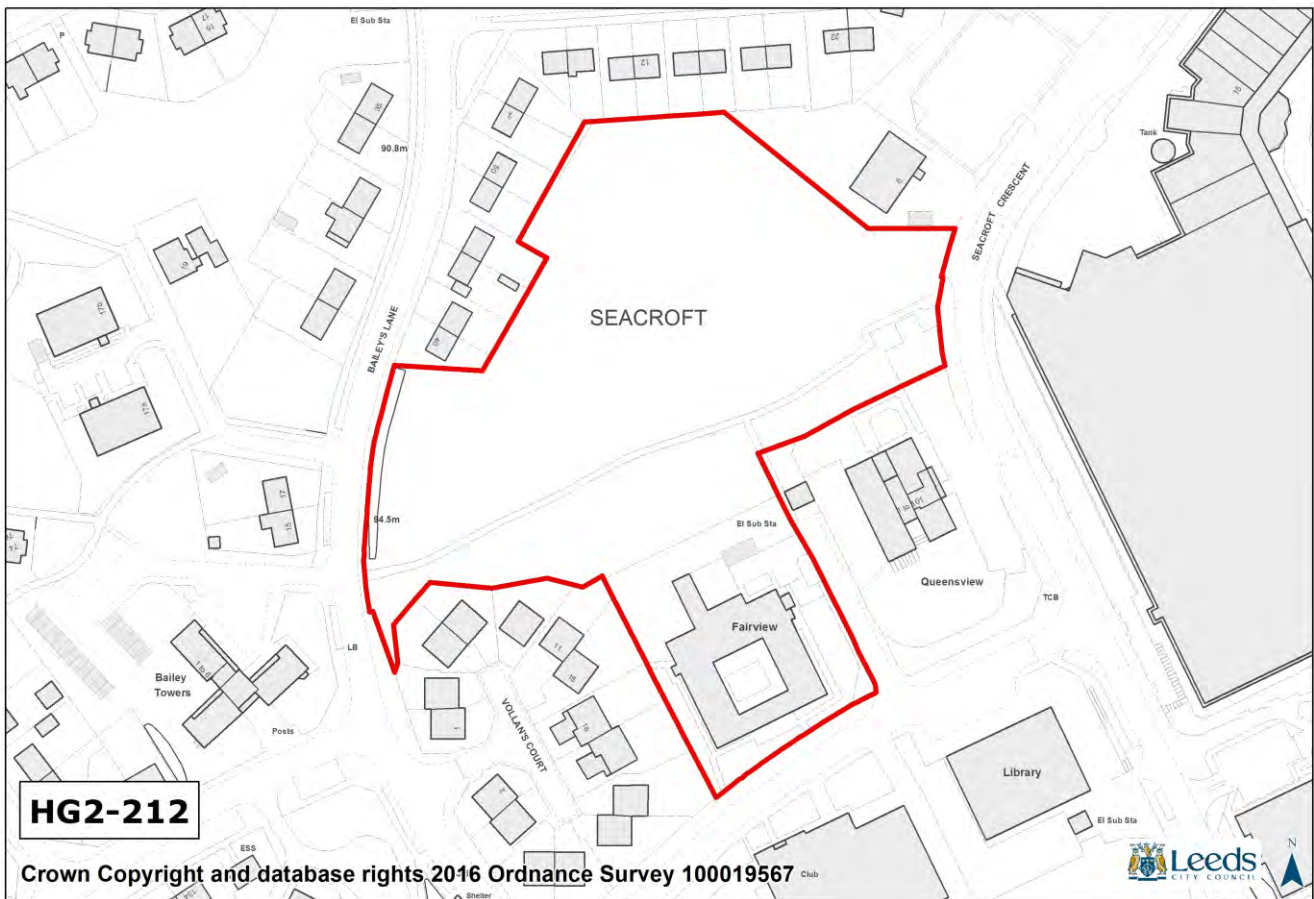
Site Capacity: 50 units

Site Area: 1.55 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-212:

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

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

Site Reference: HG2-213 (5332)

Site Address: Bishops Way, LS14

Housing allocation

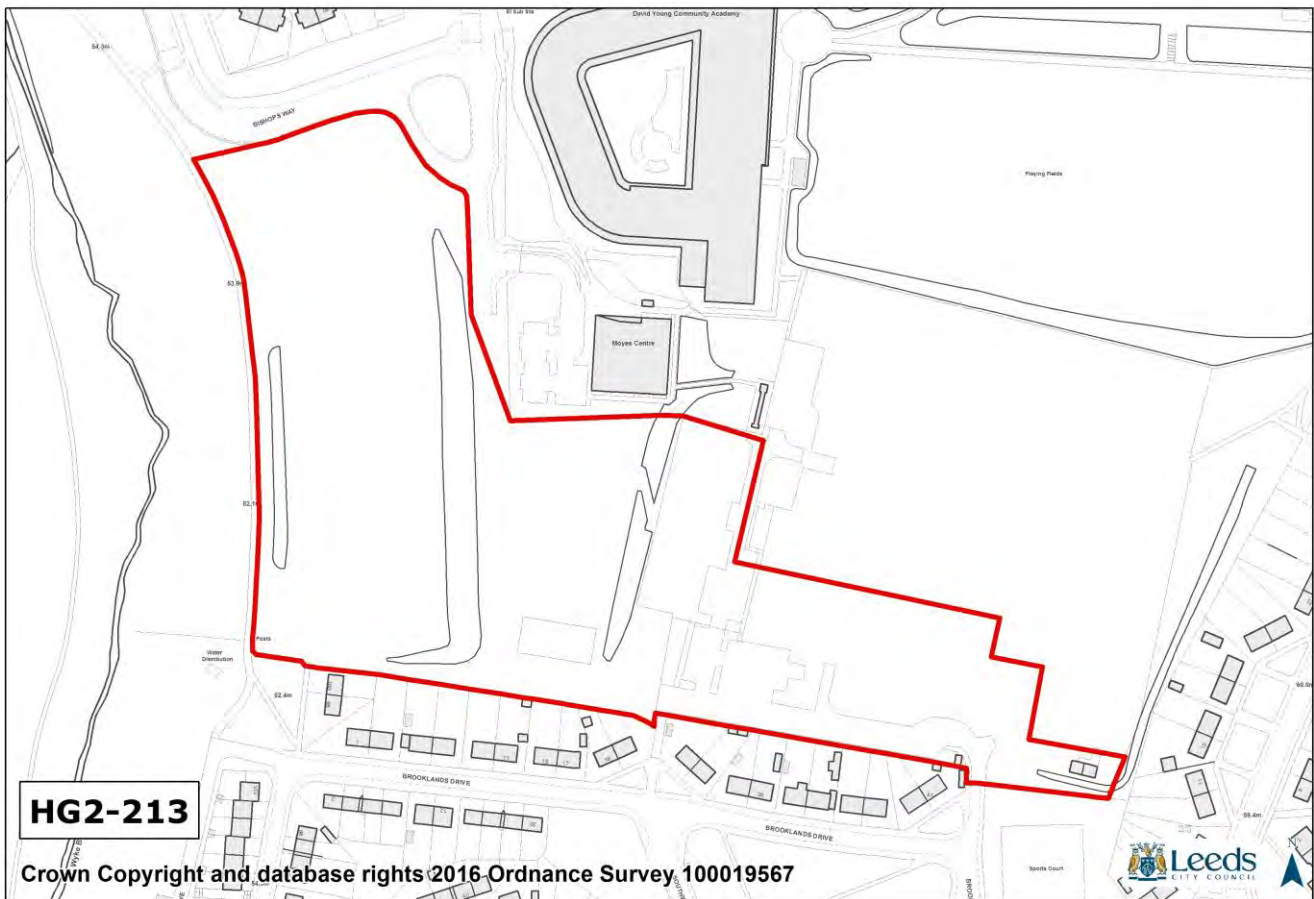
Site Capacity: 62 units

Site Area: 3.74 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-214 (5333)

Site Address: York road/ South Parkway, Seacroft

Housing allocation

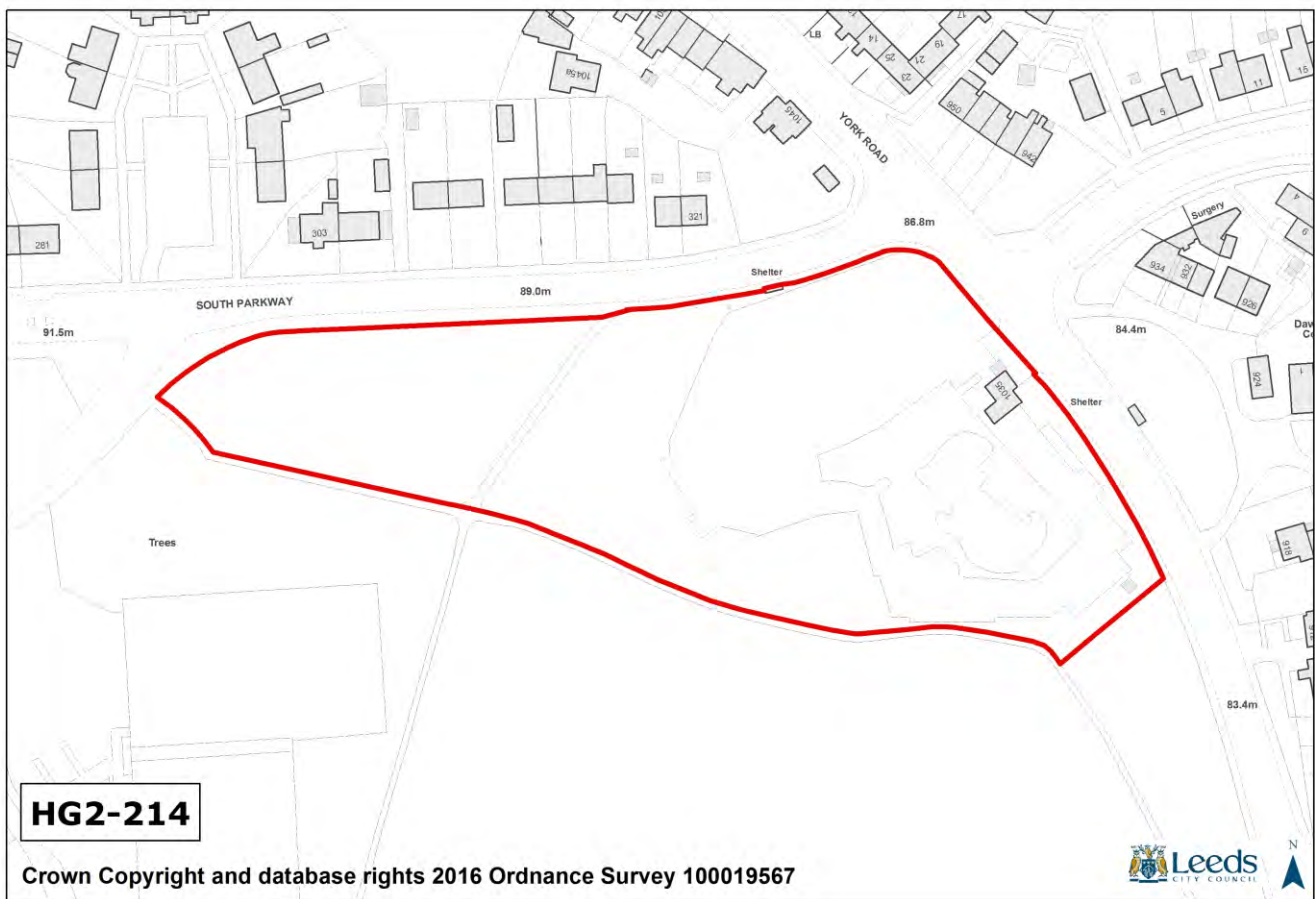
Site Capacity: 30 units

Site Area: 1.22 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-214:

- **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

- **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: HG2-215 (5334)

Site Address: The Halton Moor PH, Halton Moor

Housing allocation

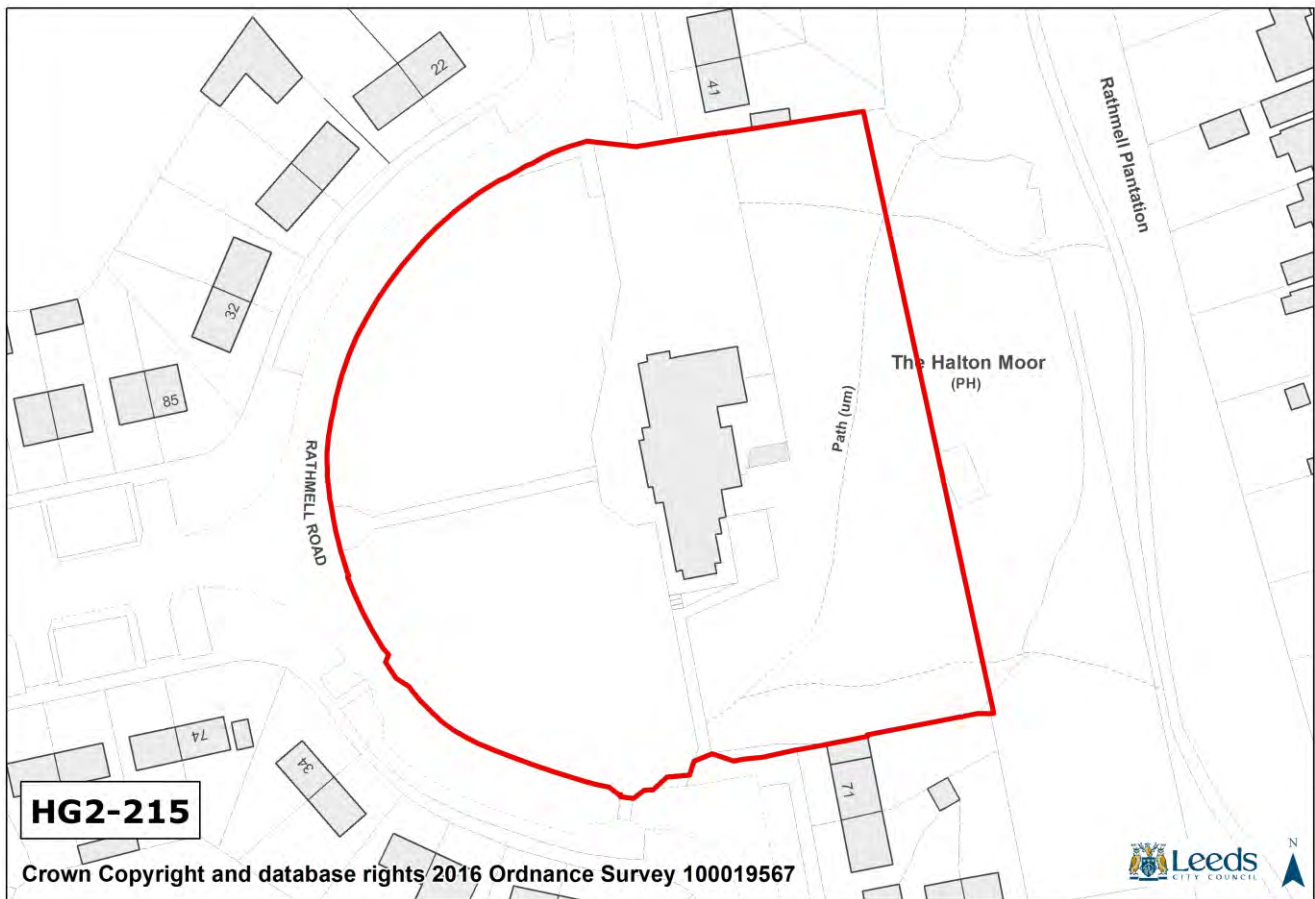
Site Capacity: 30 units

Site Area: 0.72 hectares

Ward: Temple Newsam

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-215:

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

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

- **Highway Access to Site:**

A footway should be provided around the perimeter of the site on Rathmell Road and a north South public pedestrian route through the site

Site Reference: HG2-216 (5338)

Site Address: Ramshead Approach, Seacroft

Housing allocation

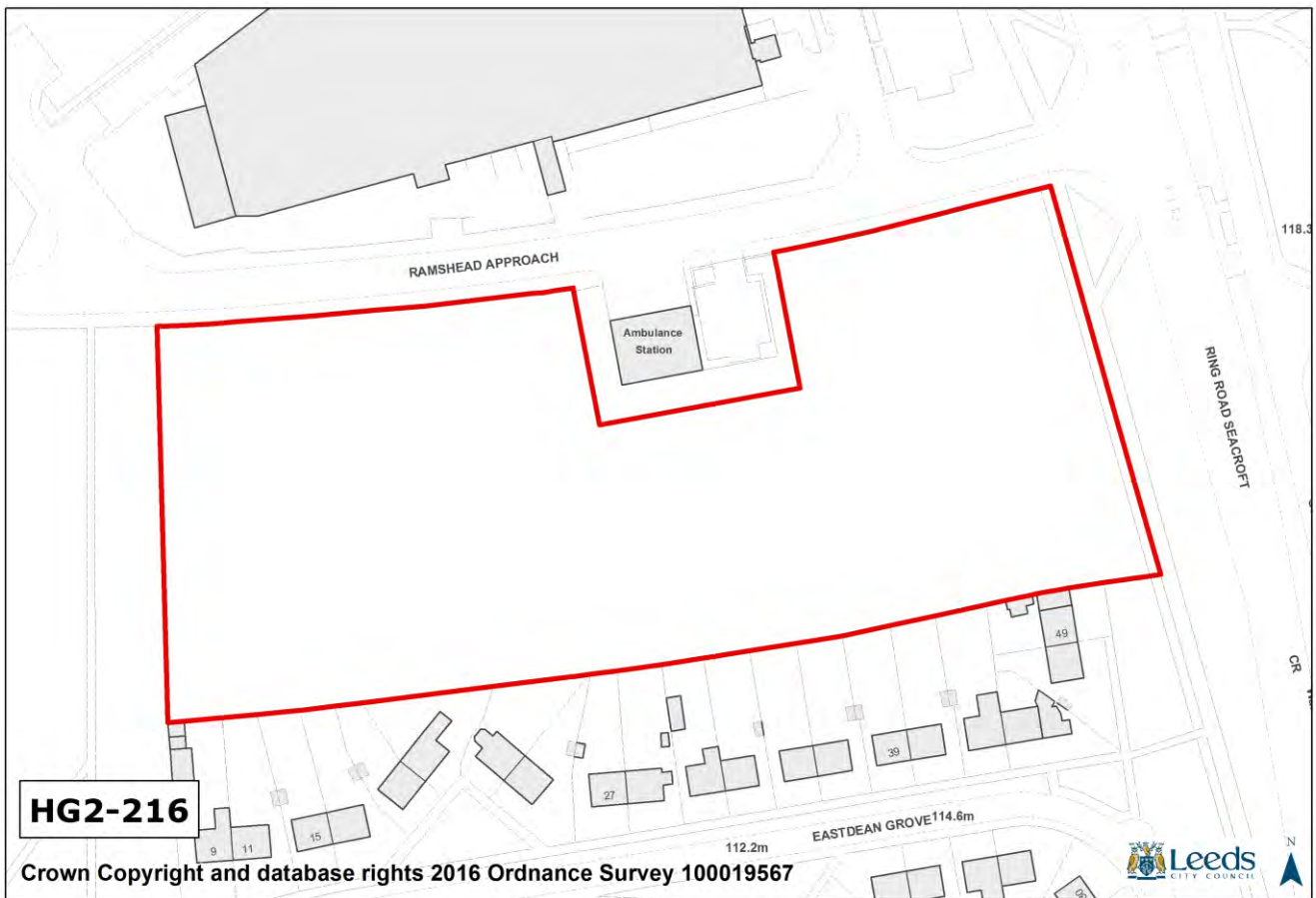
Site Capacity: 48 units

Site Area: 1.33 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-216:

The site is part of Killingbeck and Seacroft Neighbourhood Framework and the location/boundaries of housing and green space to the west could vary once more detailed investigation work is carried out.

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

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

Site Reference: MX2-7 (CFSM049)

Site Address: Thomas Danby College, Roundhay Road, Leeds

Mixed use allocation

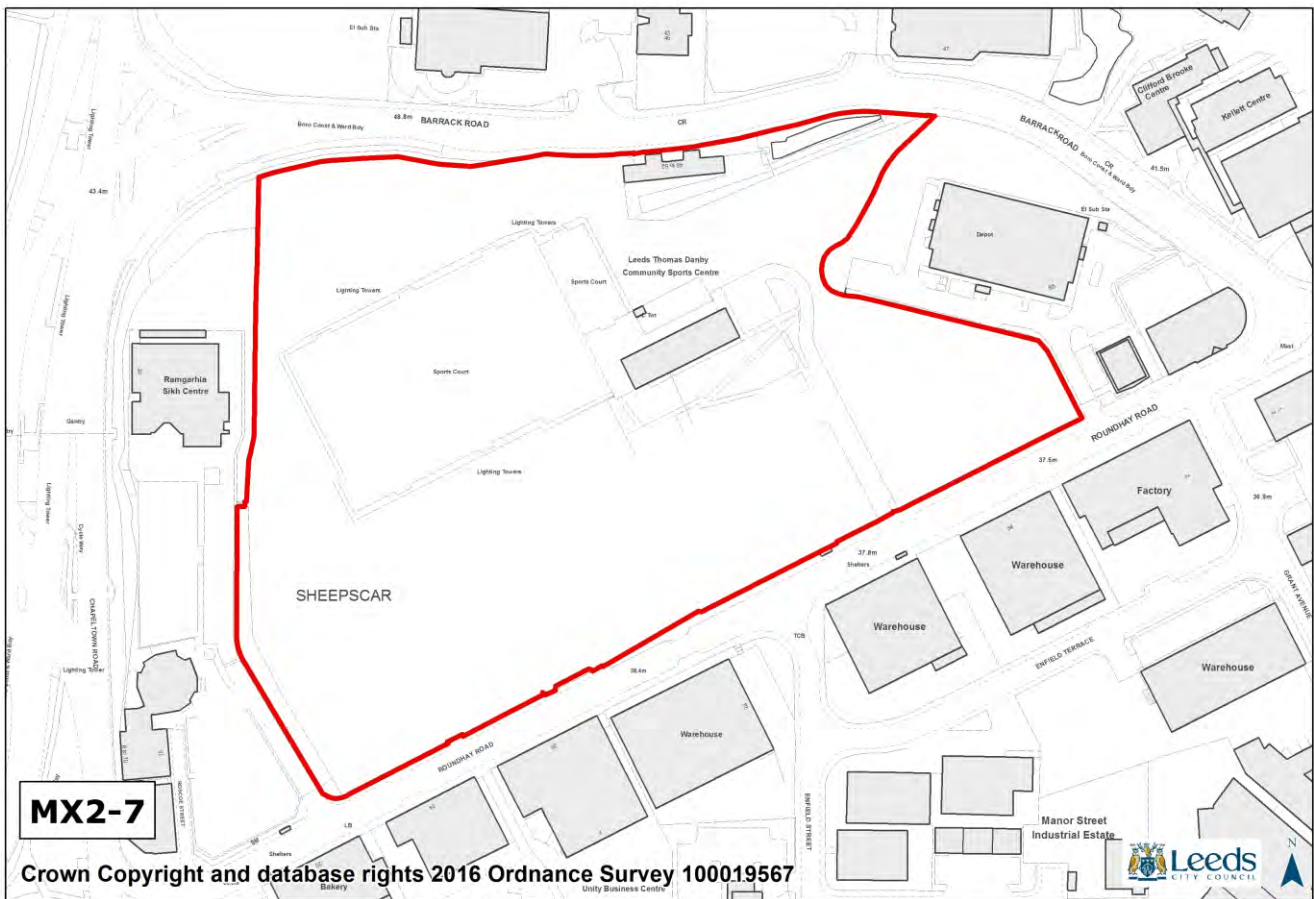
Site Capacity: 118 units & 1 ha employment

Site Area: 4.82 hectares

Ward: City and Hunslet

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-7:

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

- **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: MX2-8 (278)

Site Address: Compton Road - Compton Arms, Burmantofts LS9 7B

Mixed use allocation

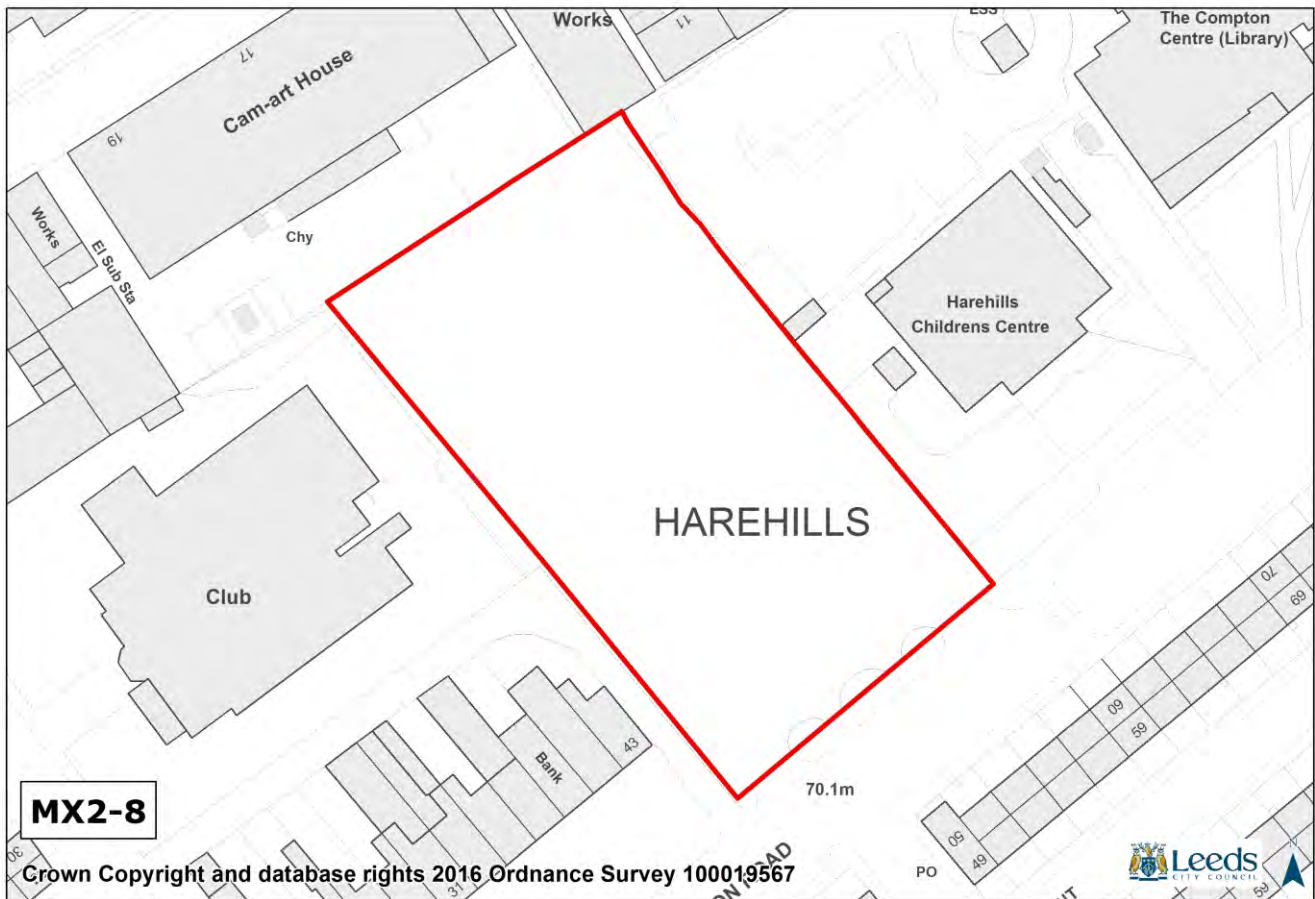
Site Capacity: 50 units

Site Area: 0.45 hectares

Ward: Gipton and Harehills

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-8:

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

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

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

Site Reference: MX2-9 (3390_3393)

Site Address: Kirkstall Road, Leeds

Mixed use allocation

Site Capacity: 553 units & 41000 sqm office

Site Area: 5.16 hectares

Ward: City and Hunslet

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-9:

This site is suitable for a mixed use development, mainly housing and office but other uses acceptable subject to policy. A development brief for the area is being prepared.

- **Highway Access to Site:**

Suitable primary accesses should be provided onto the A65 that minimises delay to public transport.

- **Local Highway Network:**

The development will have a direct impact on the congested Willow Road junction and A65 / A58 / Wellington Street gyratory. A contribution towards mitigation measures at these locations will be required. There will also be a cumulative impact at Armley Gyratory and at M621 Junction 2. A contribution towards improvement schemes at these locations in the form of a contribution towards the Leeds City Centre Package scheme and the Highways England RIS scheme will also be required. There is also likely to be a cumulative impact at the junction of Willow Rd / Burley Rd, and a contribution will be required towards mitigation works. The existing footbridge over the River Aire should be refurbished or replaced to provide a pedestrian and cycle link to the development to the south of the canal.

- **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. Biodiversity Buffer (not private garden space) alongside the River Aire.

- **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.

- **Education Provision:**

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

Site Reference: MX2-10 (3408)

Site Address: Wellington Road, Leeds

Mixed use allocation

Site Capacity: 325 units & 5000 sqm office

Site Area: 2.48 hectares

Ward: City and Hunslet

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-10:

This site is suitable for a mixed use development, mainly housing and office but other uses acceptable subject to policy. A development brief for the area is being prepared.

- **Highway Access to Site:**

The access road parallel to the canal should be widened and footways provided on the north side of the road.

- **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.

- **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) alongside the River Aire.

- **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 and the river and canal setting.

Site Reference: MX2-11 (1265)

Site Address: Armley Gyratory - former Gas Works

Mixed use allocation

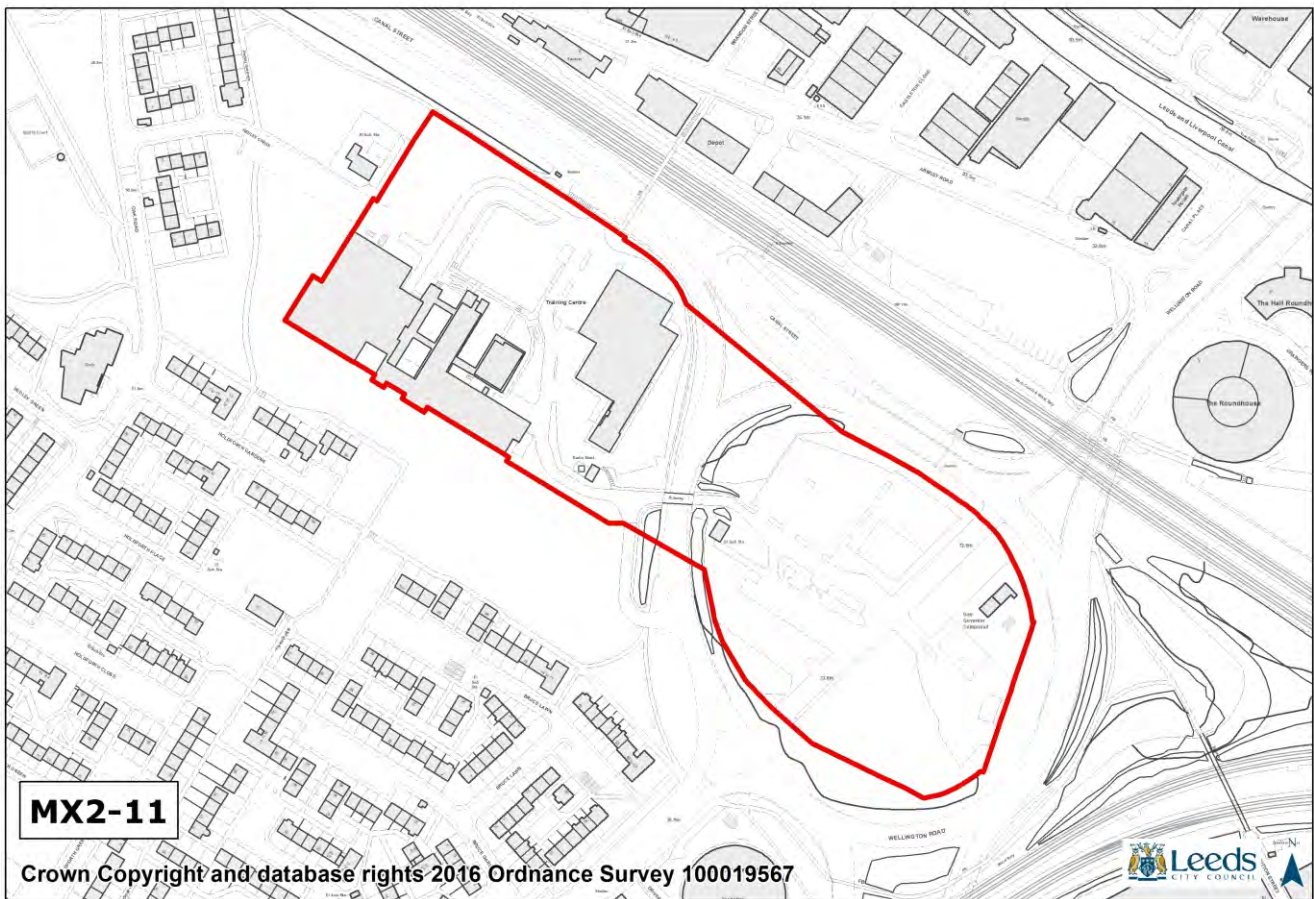
Site Capacity: 122 units & 2.5 ha employment

Site Area: 5.42 hectares

Ward: Armley

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-11:

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

- **Local Highway Network:**

The development of the site will make a direct impact on the congested Armley Gyratory junction. Land is required to be reserved for the planned improvement works to the Armley Gyratory. A contribution will also be required to fund the improvement works.

Site Reference: MX2-13 (3015)

Site Address: Benyon House

Mixed use allocation

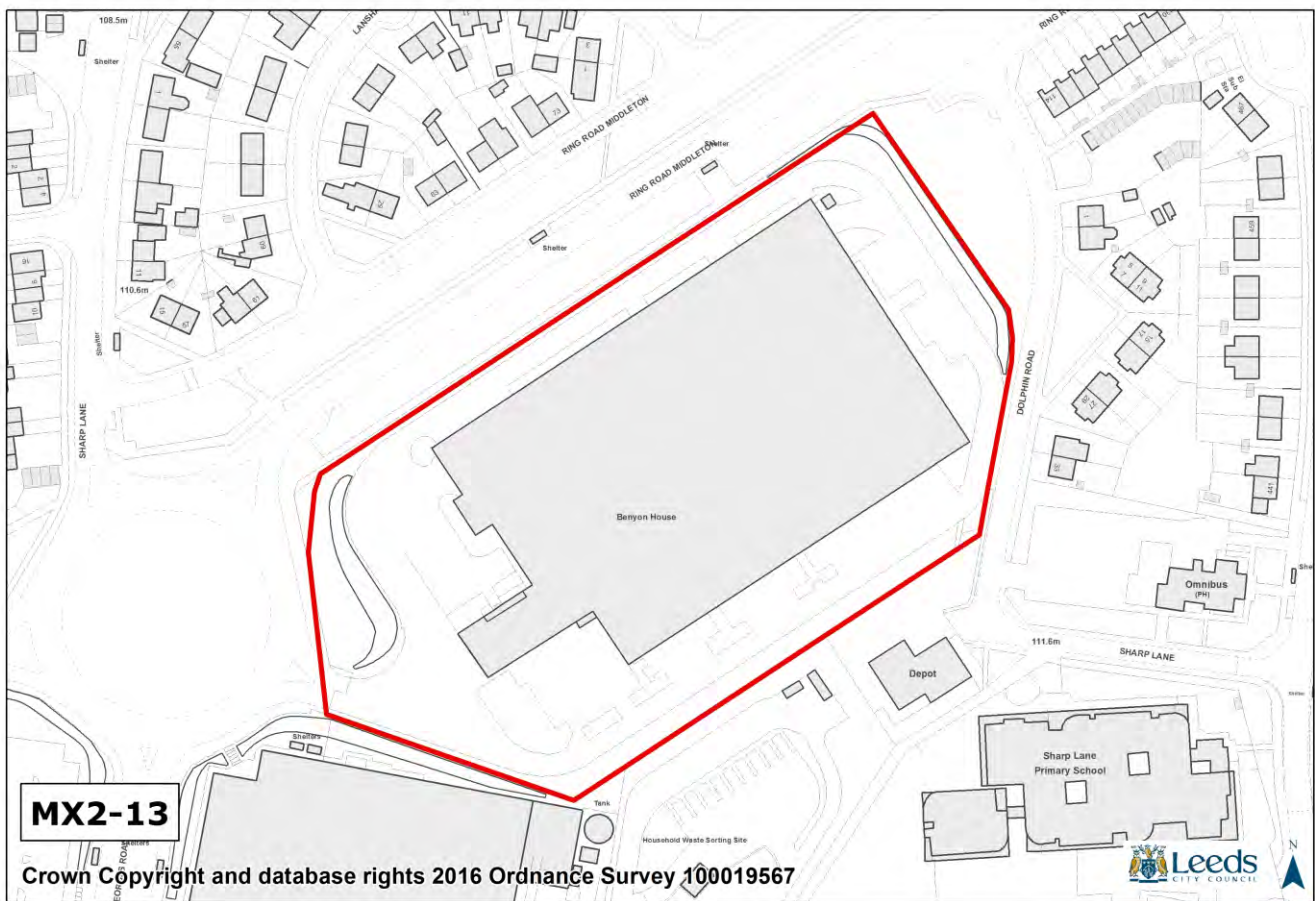
Site Capacity: 37 units & 1.24 ha employment

Site Area: 2.48 hectares

Ward: Middleton Park

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-13:

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

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

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

- **Natural Resources and Waste DPD:**

The site is adjacent to a Minerals/Waste allocation at Highmoor Quarry to the north east, which is allocated for a safeguarded minerals extraction site and a preferred area for minerals extraction.

Site Reference: MX2-37 (1145A)

Site Address: Hudson Road, Hudson Mill (Arcadia), Burmantofts

Mixed use allocation

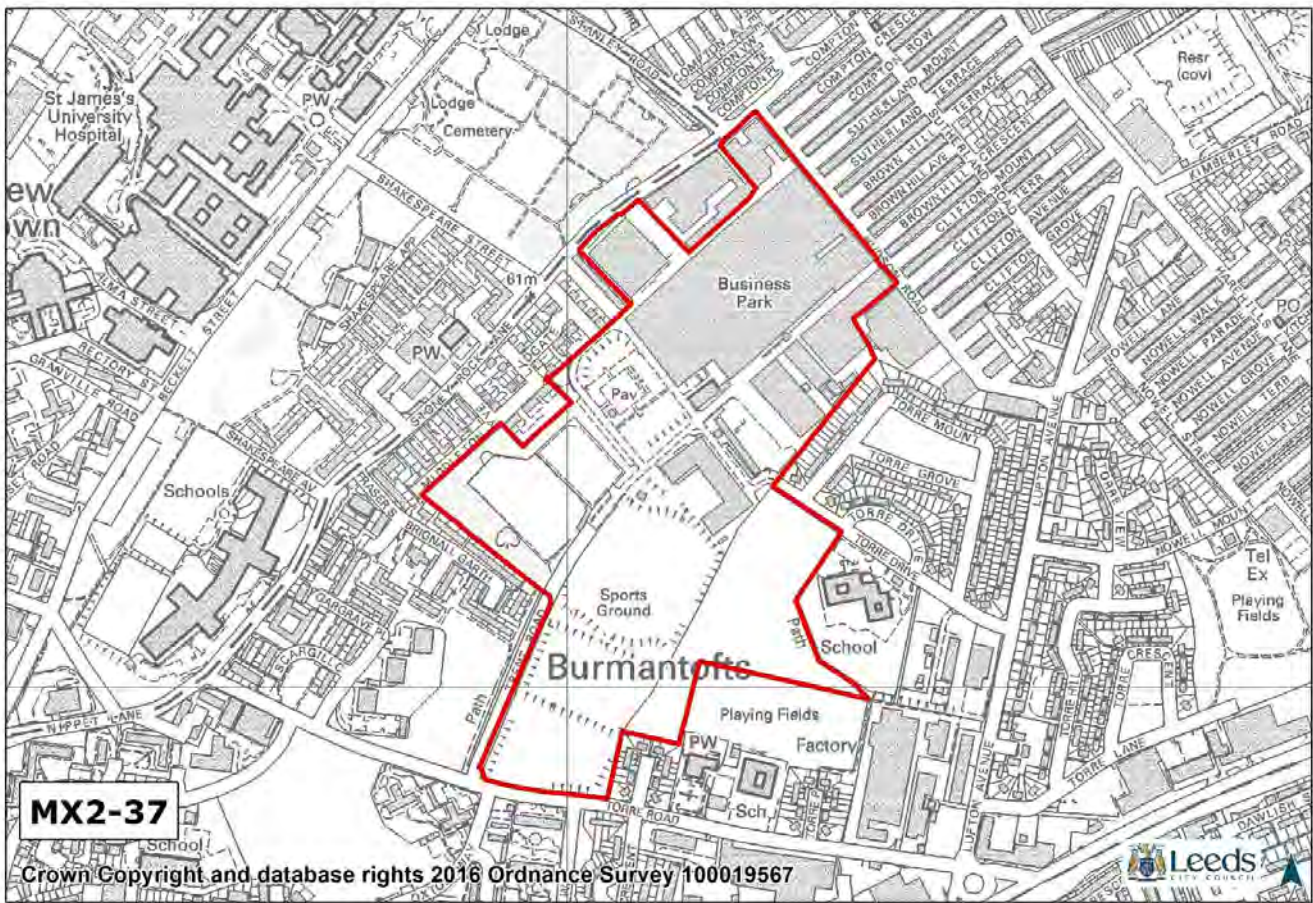
Site Capacity: 470 units & 4.3 ha employment

Site Area: 20.2 hectares

Ward: Burmantofts and Richmond Hill

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-37:

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

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

- **Local Highway Network:**

This site will have an impact upon the congested Beckett Street / Burmantofts Street corridor and the Torre Road / Lupton Avenue / A64 junctions. There will be a cumulative impact on the A64 / Burmantofts St junction. Works or a contribution towards mitigation measures such as capacity or bus priority improvements will be required.

- **Ecology:**

An ecological assessment of the site is required. Biodiversity Buffer required to south-west and east boundaries of the site.

- **Registered Parks and Gardens:**

The site is in the setting of a Registered Historic Park and Garden. Any development should preserve the significance of the designated heritage asset and its setting.

Safeguarded Land

- 3.4.10 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 Inner HMCA.

Sites for Older Persons Housing/Independent Living

- 3.4.11 Eighteen housing allocations have easy access to Local Centres in the Inner HMCA 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 INNER AREA THESE SITES ARE:

HG2-85 Beckhill Approach, Miles Hill Primary School, Meanwood

HG2-87 (partly in Inner, partly in North HMCA) Amberton Terrace

HG2-93 Brooklands Avenue

HG2-94 York Road Depot/South Parkway

HG2-99 Buslingthorpe Tannery/Hill Top Works Sheepscar

HG2-107 Neville Road, Halton Moor

HG2-108 Burley Willows Care Home, Willow Garth, Burley

HG2-110 Wesley Road (west of), Tong Road (north of), Armley

HG2-113 Round House (rear of)

HG2-114 Cambrian Street

HG2-211 Burley Liberal Club, Burley Road

HG2-212 Seacroft Crescent, Seacroft

HG2-214 South Parkway, Seacroft

HG2-215 The Halton Moor PH, Halton Moor

HG2-216 Ramshead Approach, Seacroft

MX2-8 Compton Road - Compton Arms, Burmantofts

MX2-13 Benyon House

MX2-37 Hudson Mill (Arcadia), Hudson Road, Burmantofts

Sites reserved for Future School Use

- 3.4.12 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 Inner HMCA there are two sites where part of a housing site is to be retained for a school. These sites are:

HG2-201 York Road (land south of), East of Pontefract lane, Richmond Hill

MX2-9 Kirkstall Road, Kirkstall

Sites for Gypsies and Travellers

- 3.4.13 Section 2, paragraph 2.66 to 2.73 explain the approach to allocating and safeguarding land for Gypsies and Travellers. In Inner an existing Gypsy and Travellers site is safeguarded at Urn Farm, Middleton Road under Policy HG6 and a proposed replacement site for Kidacre Street is proposed at Tulip Street.

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 INNER ARE AS FOLLOWS:

NEW PUBLICLY MANAGED SITE FOLLOWING LOSS OF SITE HG6-2 KIDACRE STREET

- **HG6-3 – FORMER MOOREND TRAINING CENTRE, TULIP STREET, HUNSLET**

EXISTING PRIVATE SITES

- **HG6-13 – URN FARM, MIDDLETON ROAD, MIDDLETON**

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

Sites for Travelling Showpeople

3.4.14 Paragraph 2.74 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in Inner.

HG6-3: FORMER MOOREND TRAINING CENTRE, TULIP STREET, HUNSLET

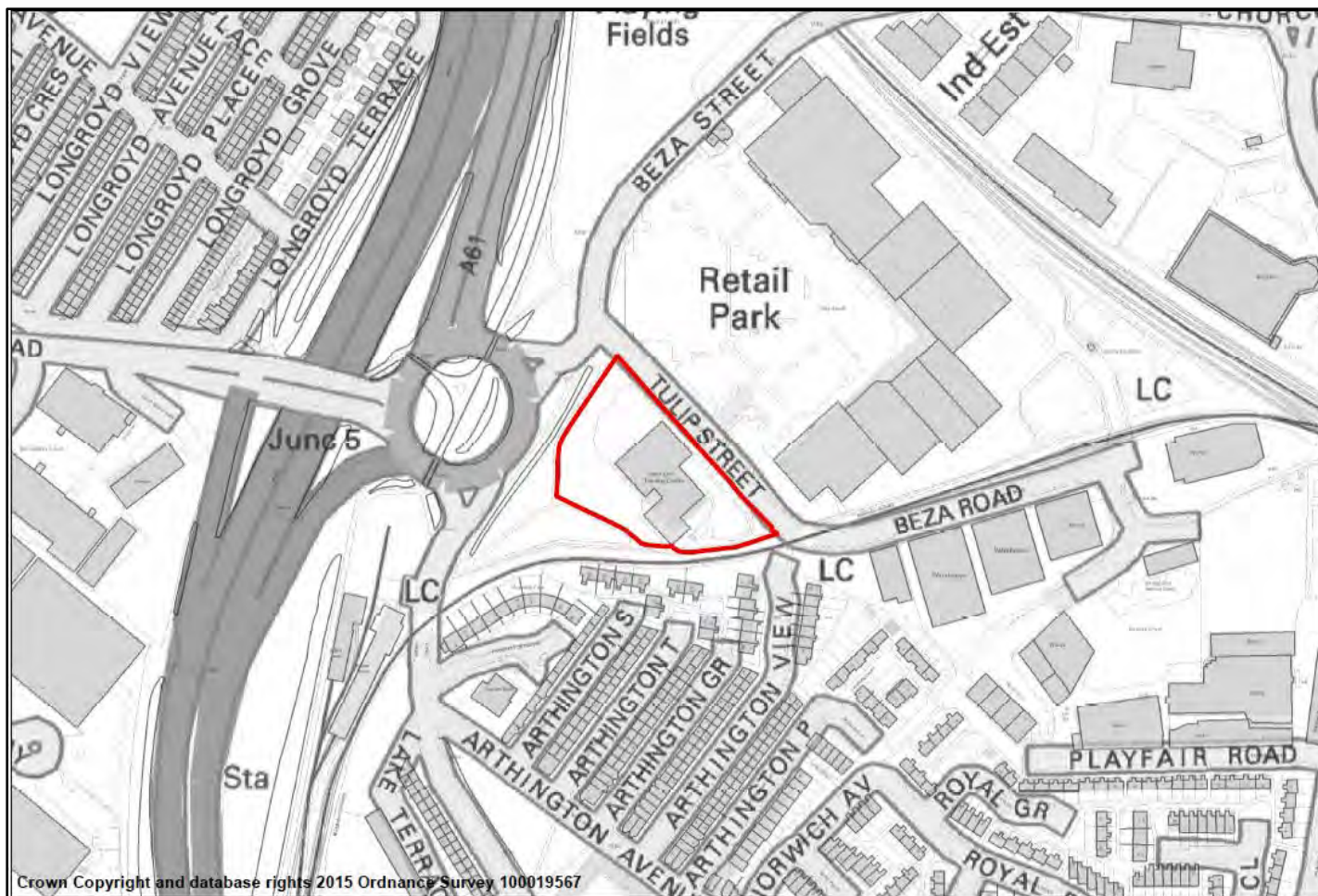
Site Type: Gypsy & Travellers

Site Area: 0.72 ha

Number of Pitches: 8

Ward: City and Hunslet

HMCA: Inner Area



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HG6-13: URN FARM, MIDDLETON ROAD, MIDDLETON

Site Type: Gypsy & Travellers

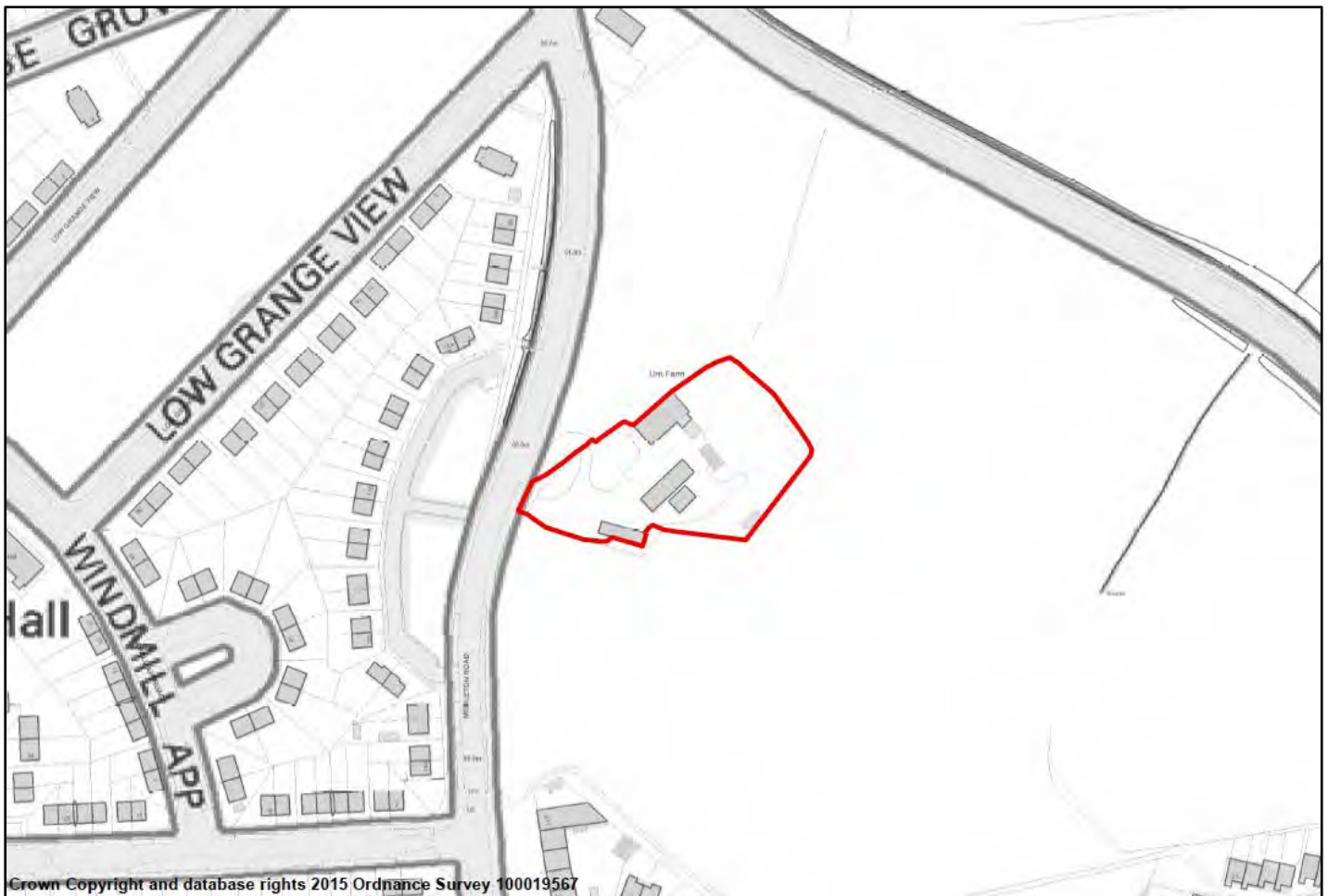
Site Area: 0.40 ha

Number of Pitches: 4

(2 existing pitches + 2 additional pitches)

Ward: Middleton Park

HMCA: Inner Area



Other

The site shall only be occupied by those persons who meet the legal definition of Gypsies and Travellers.

EMPLOYMENT PROPOSALS FOR INNER

Offices

3.4.15 The sites in Inner 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 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 Inner Areas HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own office allocations. These total 6290sqm in identified sites and 8850sqm 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 INNER LEEDS THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
MX1-6	n/a	Mabgate, Macaulay Street, Argyll Road (land between)	1.2	3,670
MX1-11	n/a	Whitehall Road - Doncasters LS12	3.5	50,380
MX1-12	n/a	Globe Road - Doncasters/Lattitude LS11	2	3,220
MX1-28	n/a	Kirkstall Road - Yorkshire Chemicals Plc	2.1	750
EO1-8	n/a	Former John Peters Armley Road	0.7	2,245
EO1-9	n/a	Kirkstall Road - Maxis Restaurant site	0.3	7,330
EO1-10	E3C:18	Tristram Centre Brown Lane West LS12	0.1	650
EO1-11	E4:29	City West Office Park Gelderd Road Leeds 12	1.4	4,160
EO1-37	n/a	Ph2 Arlington Mills, Armley Road, Pickering Street LS12	0.5	1,780
Identified office employment total (sqm):				74,185

New office allocations

3.4.16 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 INNER THESE ALLOCATIONS ARE:

Plan Ref	Address	Area ha	Capacity sqm
MX2-9	Kirkstall Road, Leeds	5.2	41,000
MX2-10	Wellington Road, Leeds	2.5	5,000
EO2-2	Office Scheme Wellington Road & Gotts Road Leeds 12	0.5	20,370
Allocated for office employment total (sqm):			66,370

General Employment

3.4.17 The sites in Inner 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. These are Identified General Employment Sites. Part of the Inner Areas HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own general employment allocations. These total 1.21ha in identified sites and 0ha in proposed allocations.

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 INNER THESE SITES ARE

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-20	n/a	Long Close Industrial Estate Dolly Lane Burmantofts	0.2	0.2
EG1-22	n/a	S/o 30 Springwell Road Holbeck Leeds 12	0.4	0.39
EG1-23	n/a	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	0.1	0.11
EG1-24	n/a	48-52 Springwell Road Holbeck LS12 1AW	0.2	0.15
EG1-25	n/a	139 Gelderd Road Leeds 12	0.2	0.23
EG1-26	E3C:18	Land Inc Plot 7 The Piggeries Brown Lane West LS12	0.1	0.13
EG1-27	E3C:18	Brown Lane LS 12	1	0.99
EG1-28	E3C:18	Brown Lane LS 12	0.2	0.18
EG1-31	n/a	Holme Well Road Middleton LS10 4SL	0.2	0.18
EG1-70	n/a	Scattergood and Johnson Ltd, Lowfields Road	1.2	1.24
Identified general employment total:				3.8

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 IN SECTION 3.

THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP.

IN INNER THESE ALLOCATIONS ARE:

Plan Ref	Address	Area ha	Capacity (ha)
MX2-7	Thomas Danby College, Roundahay Road, Leeds	4.8	1
MX2-11	Armley Gyratory - former Gas Works	5.4	2.5
MX2-13	Benyon House Ring Road Middleton, Middleton, Leeds	2.5	1.24
MX2-37	Site of Burton Business Park and bounded by Trent Road, Hudson Road, Burmantofts, Leeds	20.2	4.3
EG2-10	Land at Brown Lane West Holbeck	1.5	1.46
EG2-11	Former Co-op Dairy Depot Gelderd Road Ls12	1.6	1.62
EG2-12	Gelderd Road Leeds 12	1	0.99
EG2-13	Tulip Street Beza Street Ls10	0.5	0.46
EG2-36	Land at Armley Road/Wellington Road, Leeds	0.8	0.82
Allocated for general employment total (ha):			14.39

Site Reference: EO2-2 (2004069)

Site Address: Office Scheme Wellington Road & Gotts Road Leeds 12

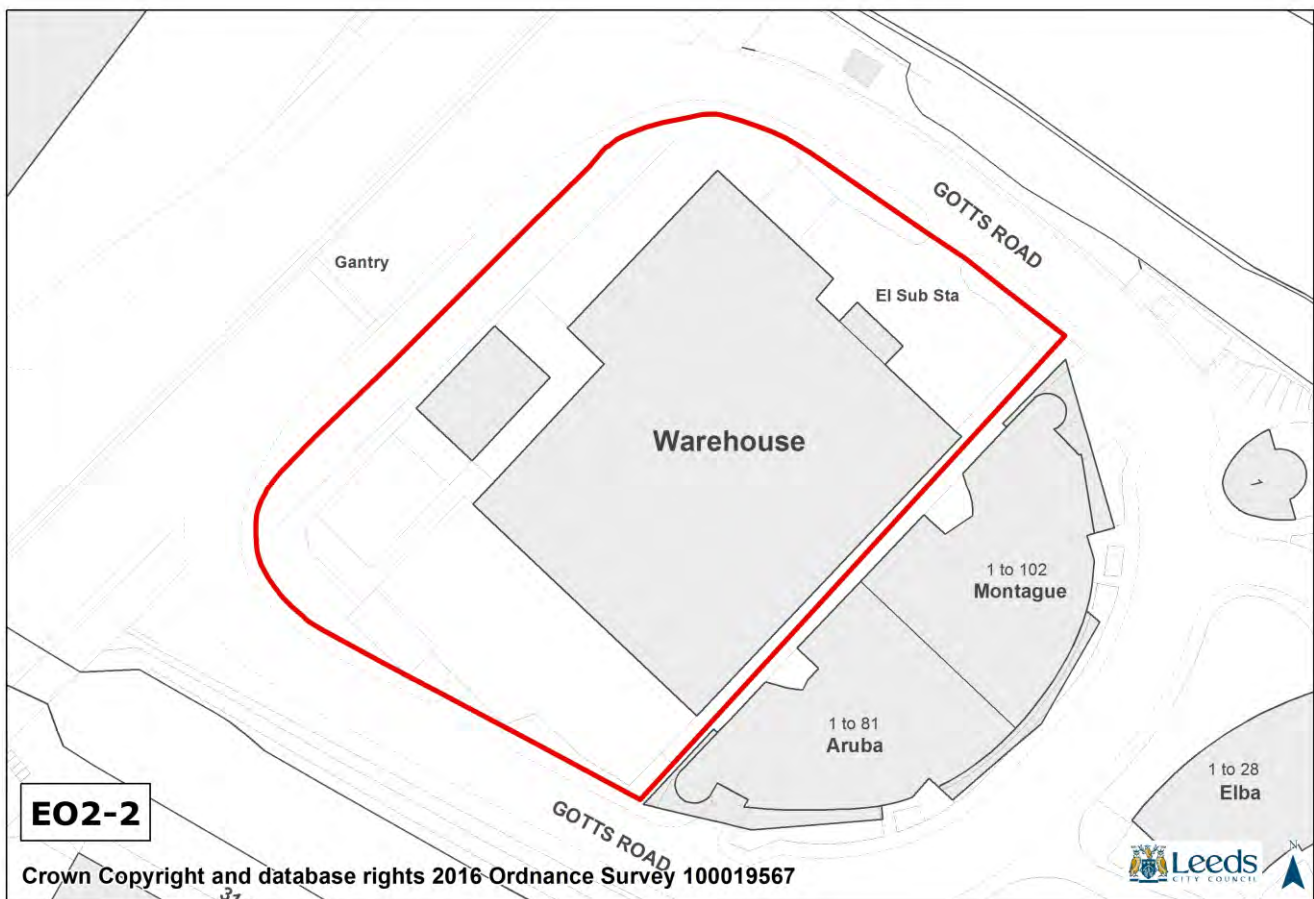
Office allocation

Site Capacity: 20370 sq metres

Site Area: 0.49 hectares

Ward: City and Hunslet

HMCA: Inner Area



Site Requirements - EO2-2:

- **Local Highway Network:**

The development will make a direct impact on the congested Armley Gyrotory. There will also be a cumulative impact on the A65 / A58 / Wellington Street gyratory and M621 junction 2. A contribution towards mitigation measures at these locations will be required as agreed with Leeds City Council and Highways England.

- **Listed Buildings:**

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

Site Reference: EG2-10 (2105050)

Site Address: Land at Brown Lane West Holbeck

General employment allocation

Site Capacity: 1.46 hectares

Site Area: 1.46 hectares

Ward: Beeston and Holbeck

HMCA: Inner Area



No site specific requirements

Site Reference: EG2-11 (2104230)

Site Address: Former Co-op Dairy Depot Gelderd Road Ls12

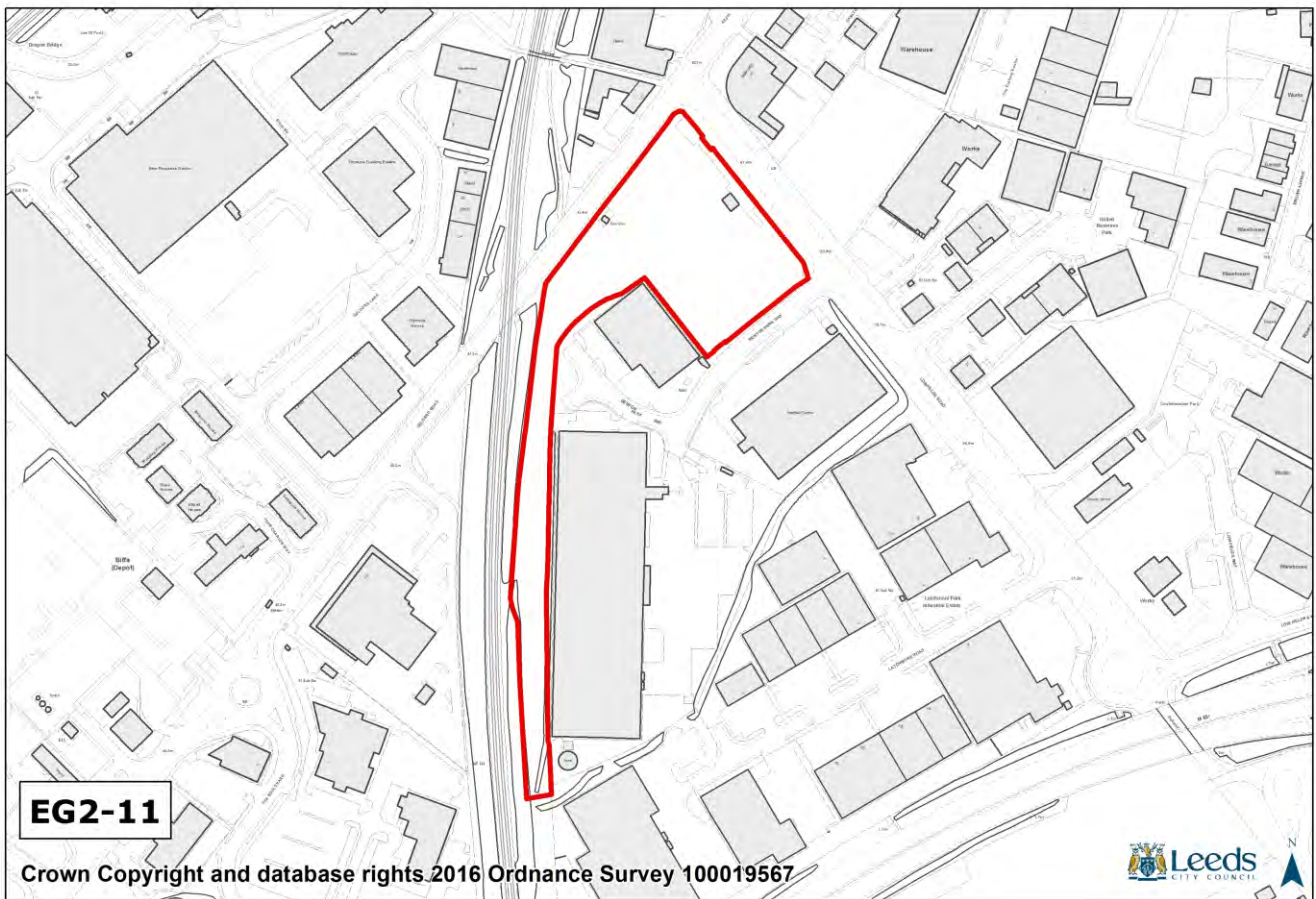
General employment allocation

Site Capacity: 1.62 hectares

Site Area: 1.62 hectares

Ward: Beeston and Holbeck

HMCA: Inner Area



No site specific requirements

Site Reference: EG2-12 (2103385)

Site Address: Gelderd Road Leeds 12

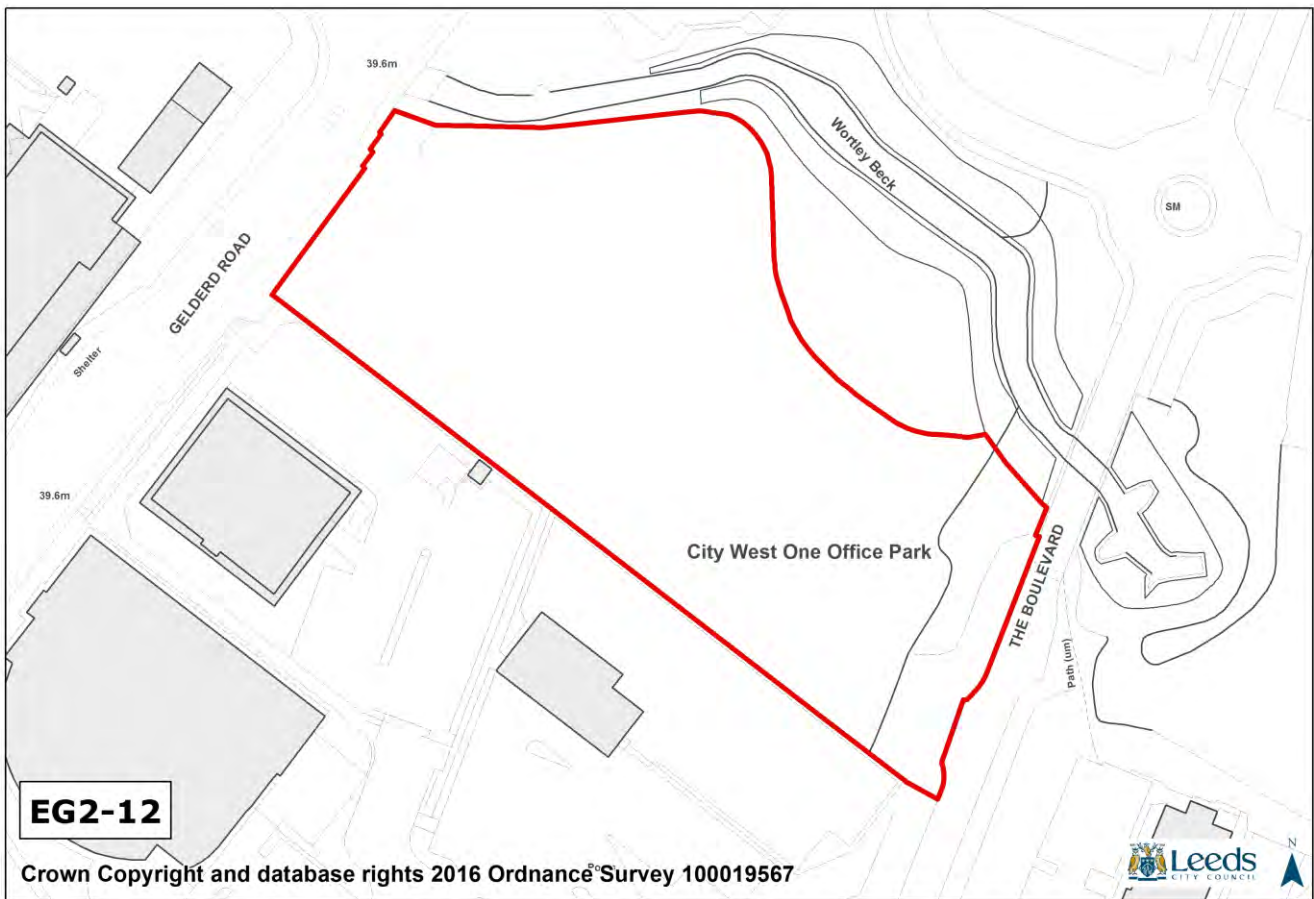
General employment allocation

Site Capacity: 0.99 hectares

Site Area: 0.99 hectares

Ward: Beeston and Holbeck

HMCA: Inner Area



Site Requirements - EG2-12:

- **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 along the north-eastern boundary.

Site Reference: EG2-13 (2104710)

Site Address: Tulip Street Beza Street Ls10

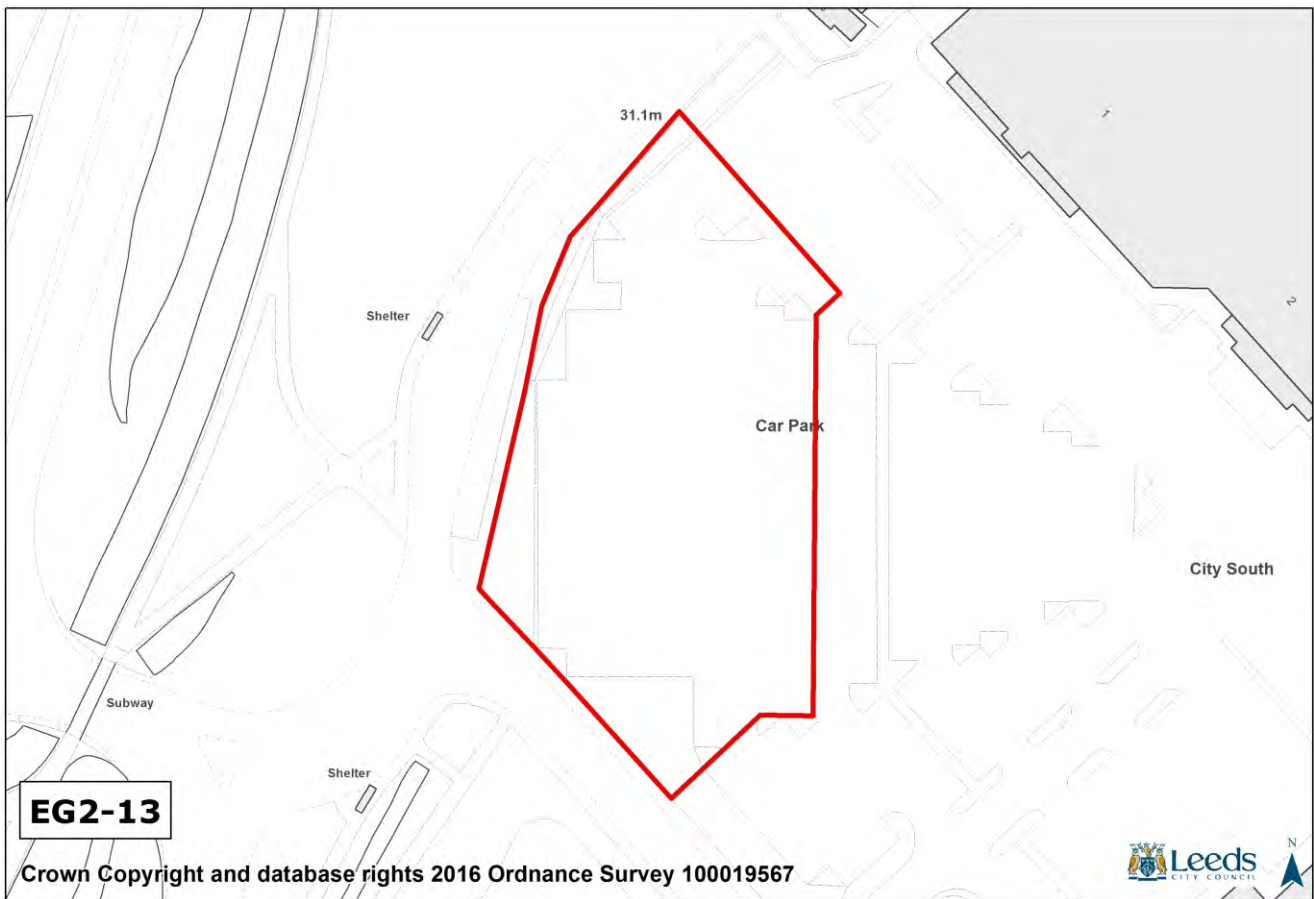
General employment allocation

Site Capacity: 0.46 hectares

Site Area: 0.46 hectares

Ward: City and Hunslet

HMCA: Inner Area



No site specific requirements

Site Reference: EG2-36 (EMP00354)

Site Address: Land at Armley Road/Wellington Road, Leeds

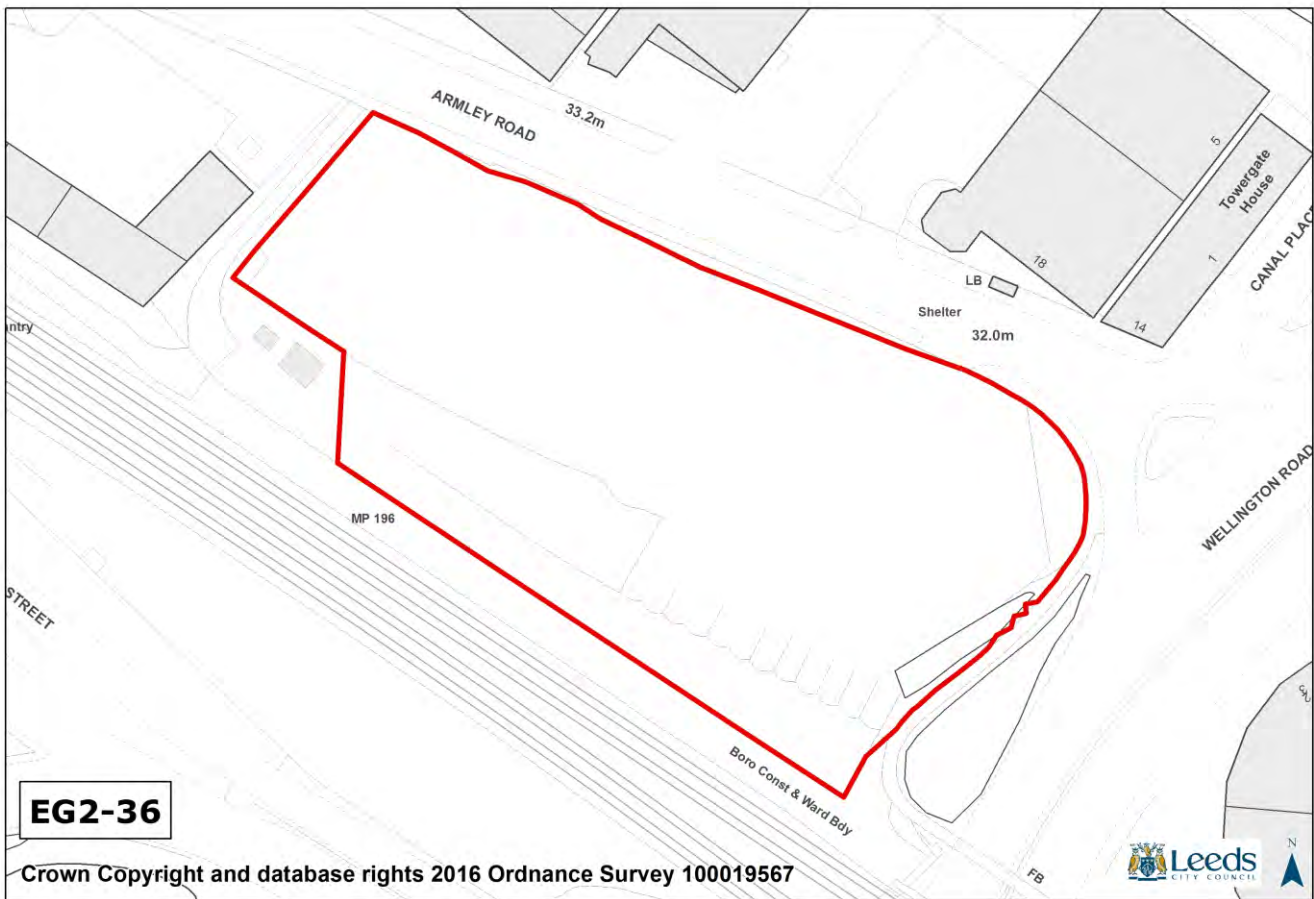
General employment allocation

Site Capacity: 0.82 hectares

Site Area: 0.82 hectares

Ward: City and Hunslet

HMCA: Inner Area



Site Requirements - EG2-36:

- **Highway Access to Site:**

Access should be taken towards the eastern end of the site avoiding the cycle track along the frontage, the north east corner of the site will need to be kept clear to provide sufficient visibility to the junction with Wellington Road

- **Local Highway Network:**

This site will have a direct impact upon Armley Gyratory and to mitigate this a contribution will be required towards works to improve capacity at Armley Gyratory and approach routes. This may take the form of a contribution towards the Leeds City Centre Package scheme.

- **Listed Buildings:**

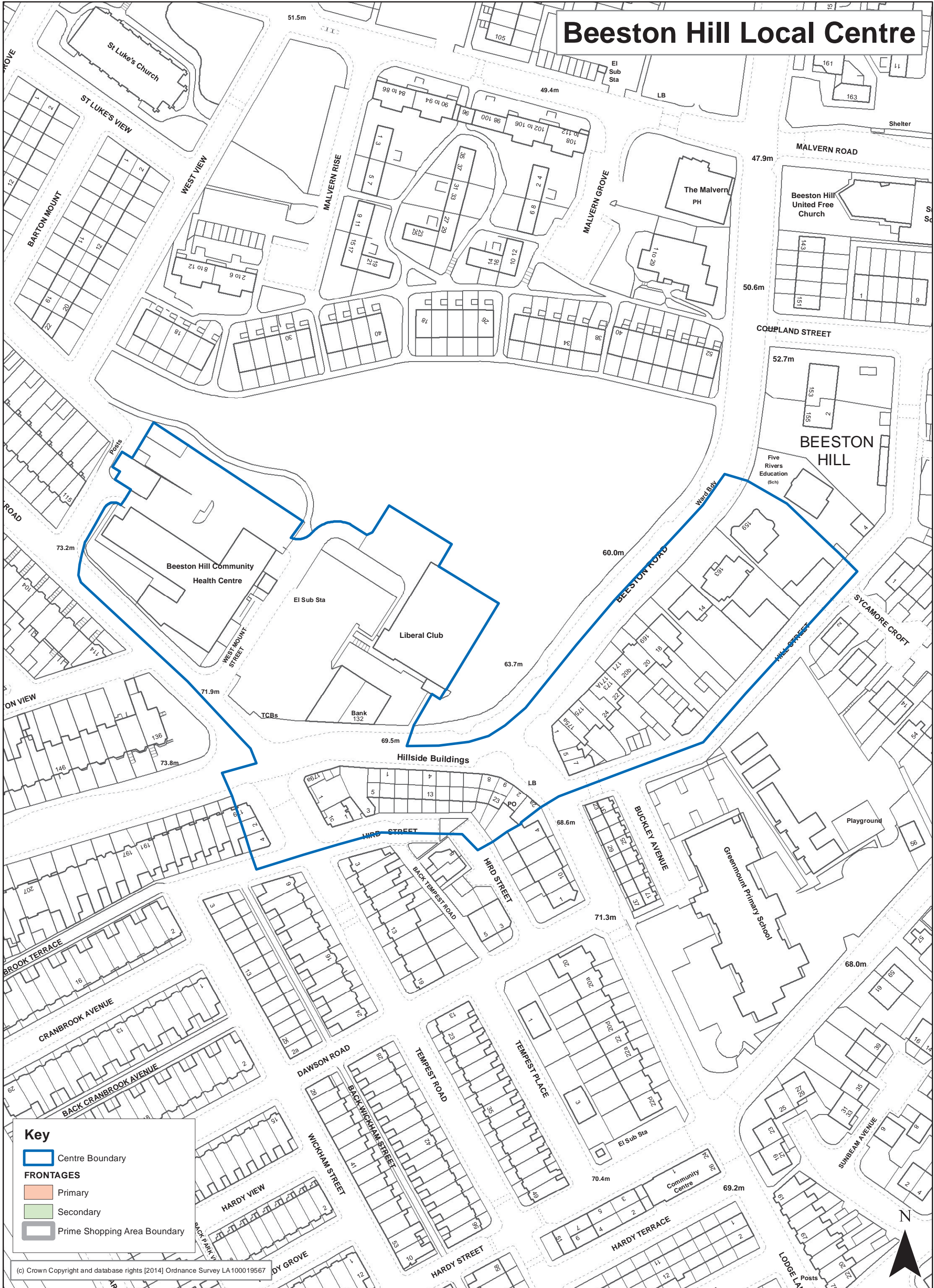
The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

GREEN SPACE PROPOSALS FOR INNER

- 3.4.18 The plan shows the green space sites proposed for designation within the Inner 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 is also a site requirement in some cases contained 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.
- 3.4.19 The Inner area is highly built up and very 'urban' in character therefore there are not the large areas of green space that are found in other areas of the city. Woodhouse Moor (19.8ha) and Woodhouse Ridge (16ha) provide opportunities for a variety of recreation in the inner north west whilst the Wykebeck Valley corridor is a 'green divide' between the high density areas of Gipton and Seacroft. There are a number of smaller open spaces such as Harehills Park (11.2ha), Holbeck Moor (4.7ha), part of Armley Park (8.9ha) and Sharp Lane (12.6ha) which are very valuable in giving people in such highly built up areas access to open spaces and opportunities to take part in outdoor recreational activities. Provision is still in need of improvement in terms of quantity, quality and accessibility. Surpluses and deficiencies by typology for the wards that fall completely or partially within the Inner HMCA are contained in the Green Space Background Paper.

Inner Area Retail and Site Allocations Plans

Beeston Hill Local Centre



Key

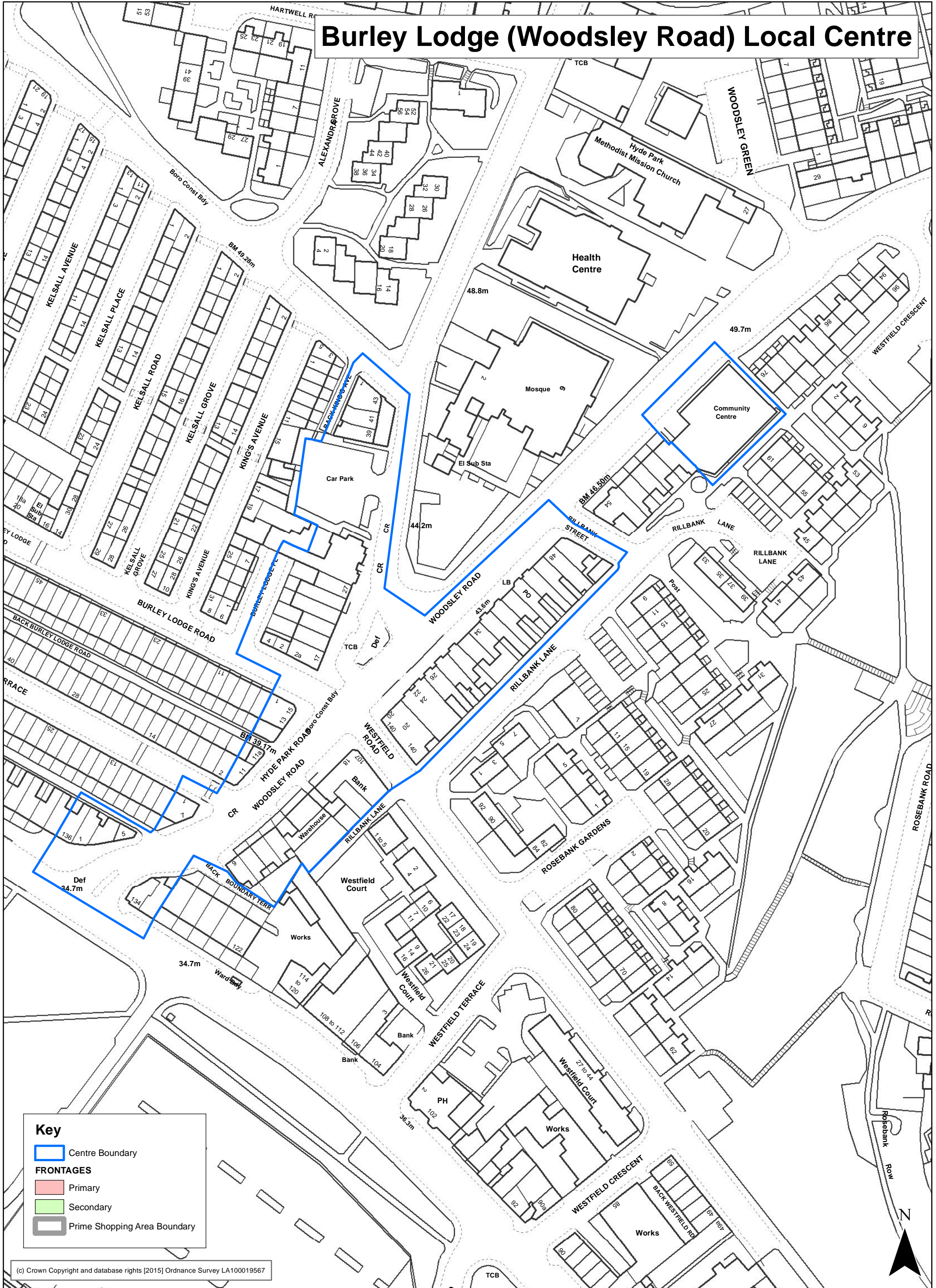
- Centre Boundary

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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Burley Lodge (Woodsley Road) Local Centre

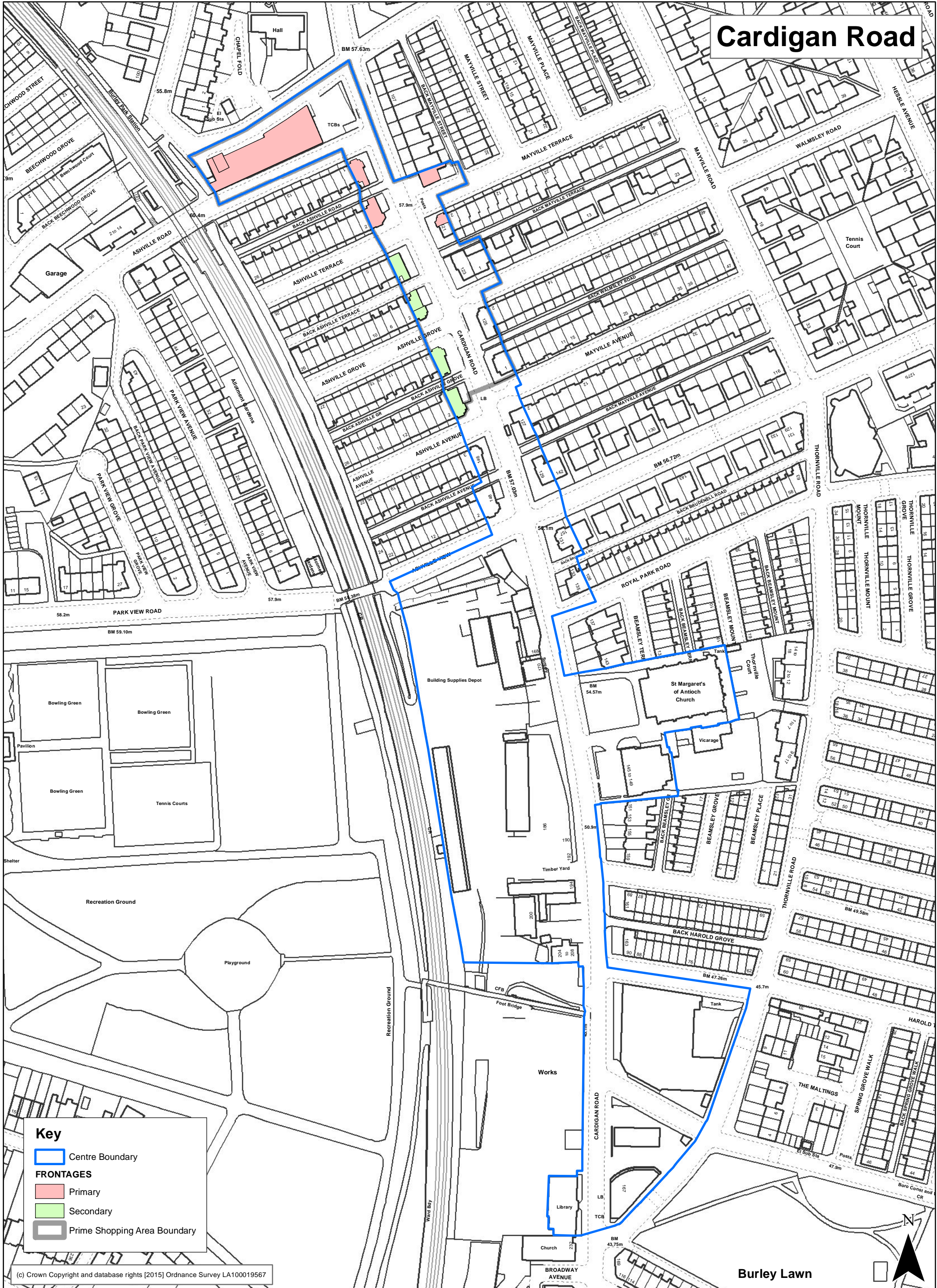


Key

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Cardigan Road



Key

- Centre Boundary
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- Prime Shopping Area Boundary

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Burley Lawn

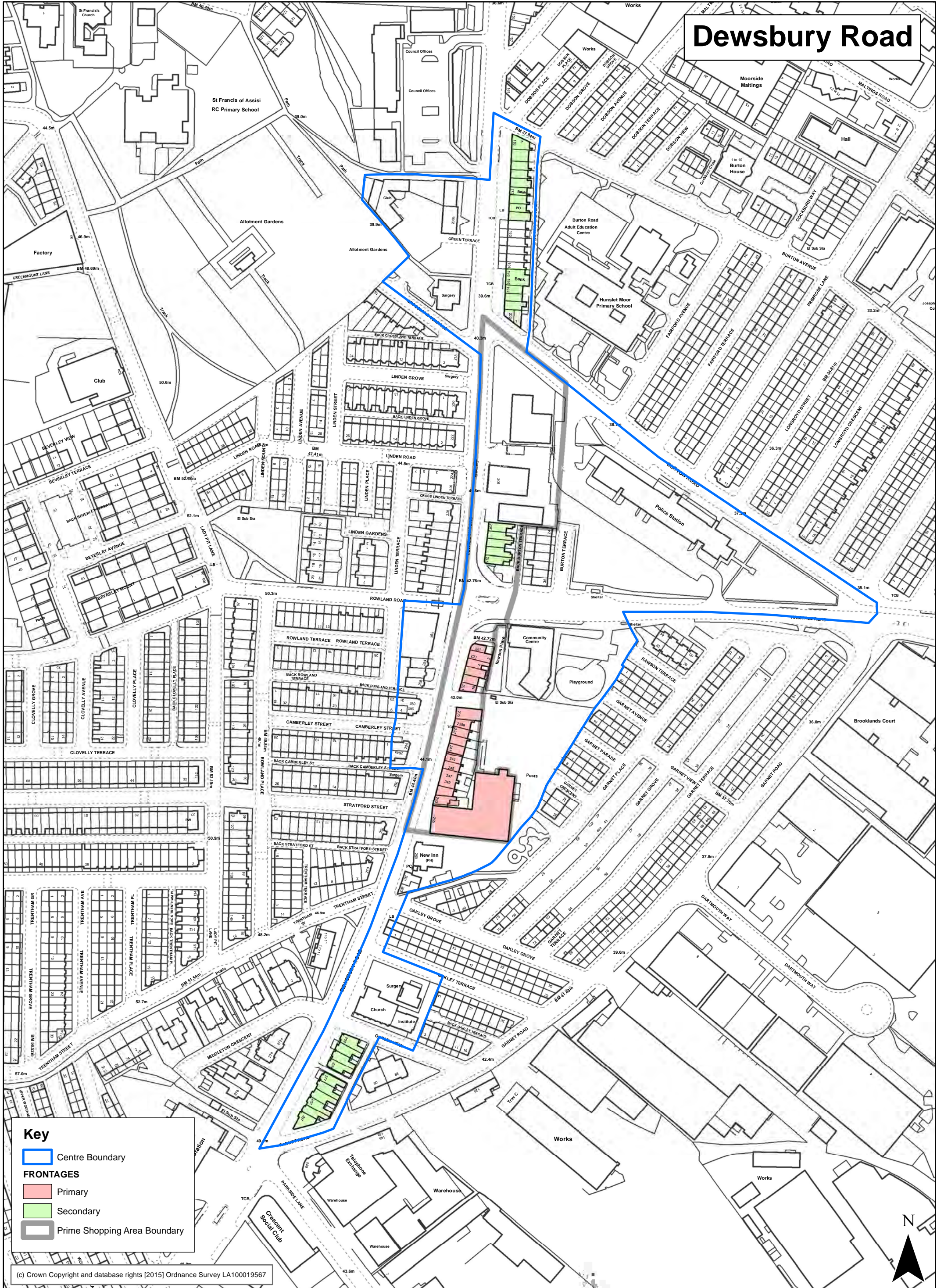


Chapeltown Road Local Centre



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Dewsbury Road



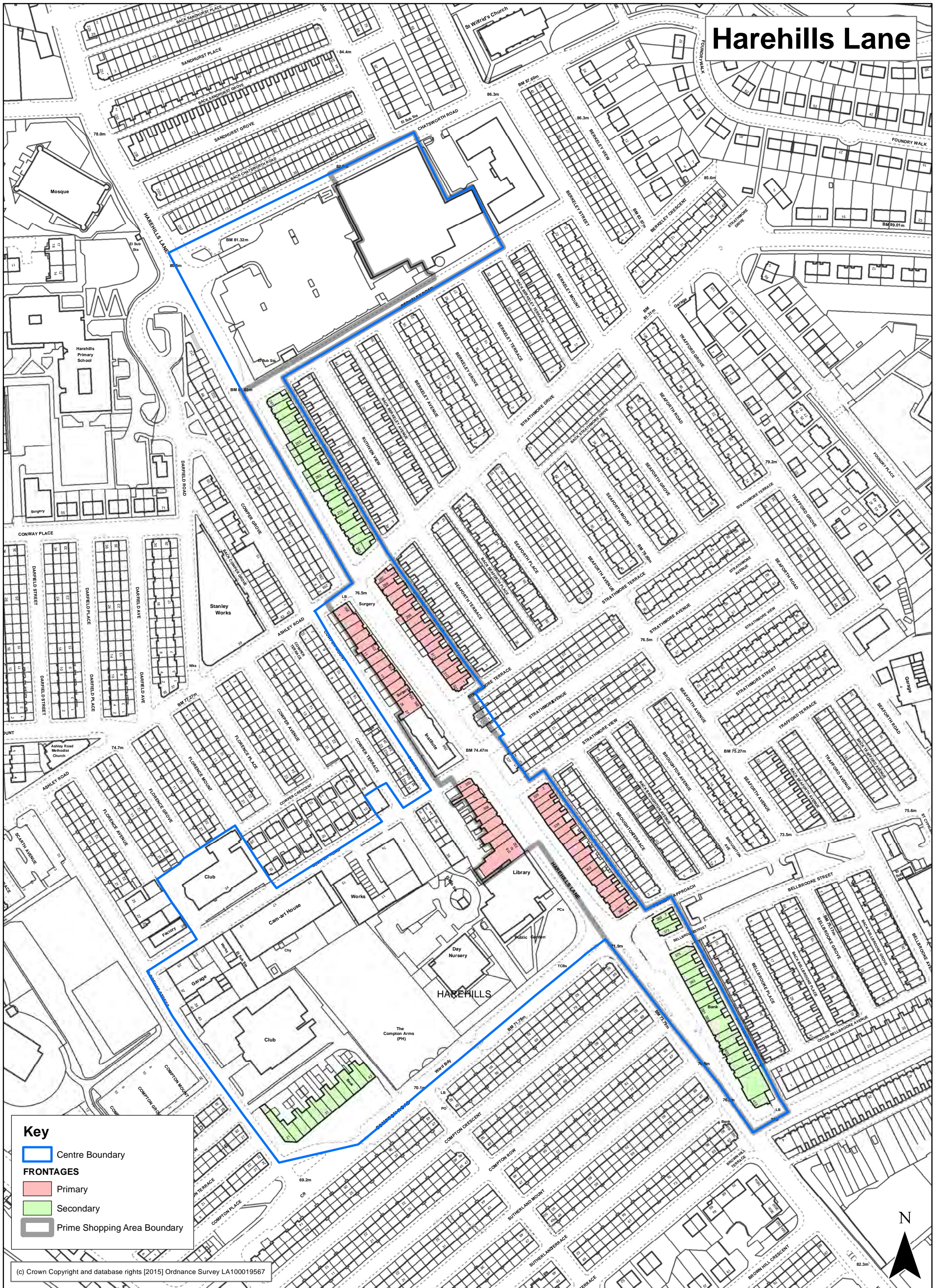
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Harehills Lane



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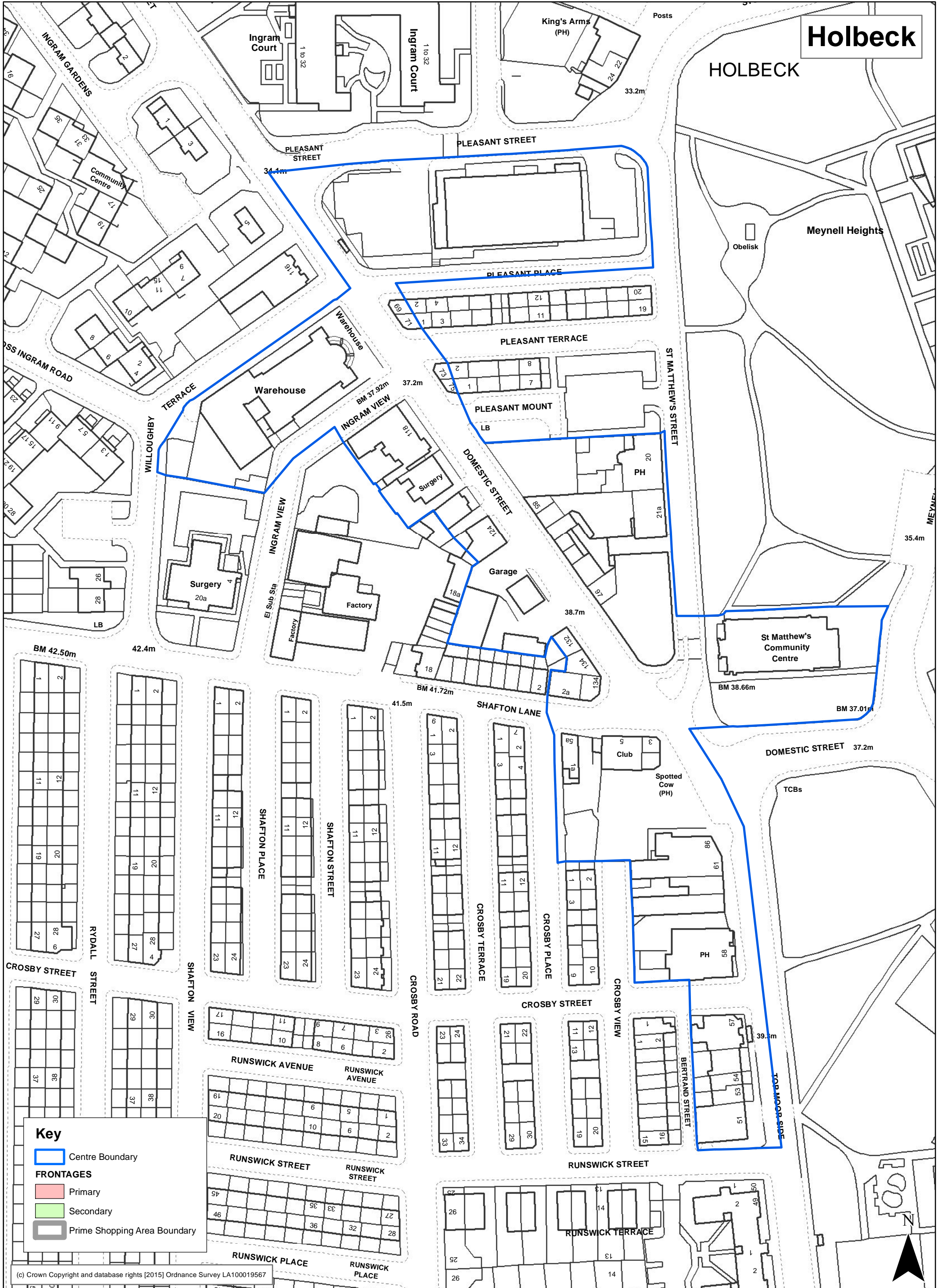
- Centre Boundary

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Holbeck



Key

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Hollin Park (Easterley Road) Local Centre

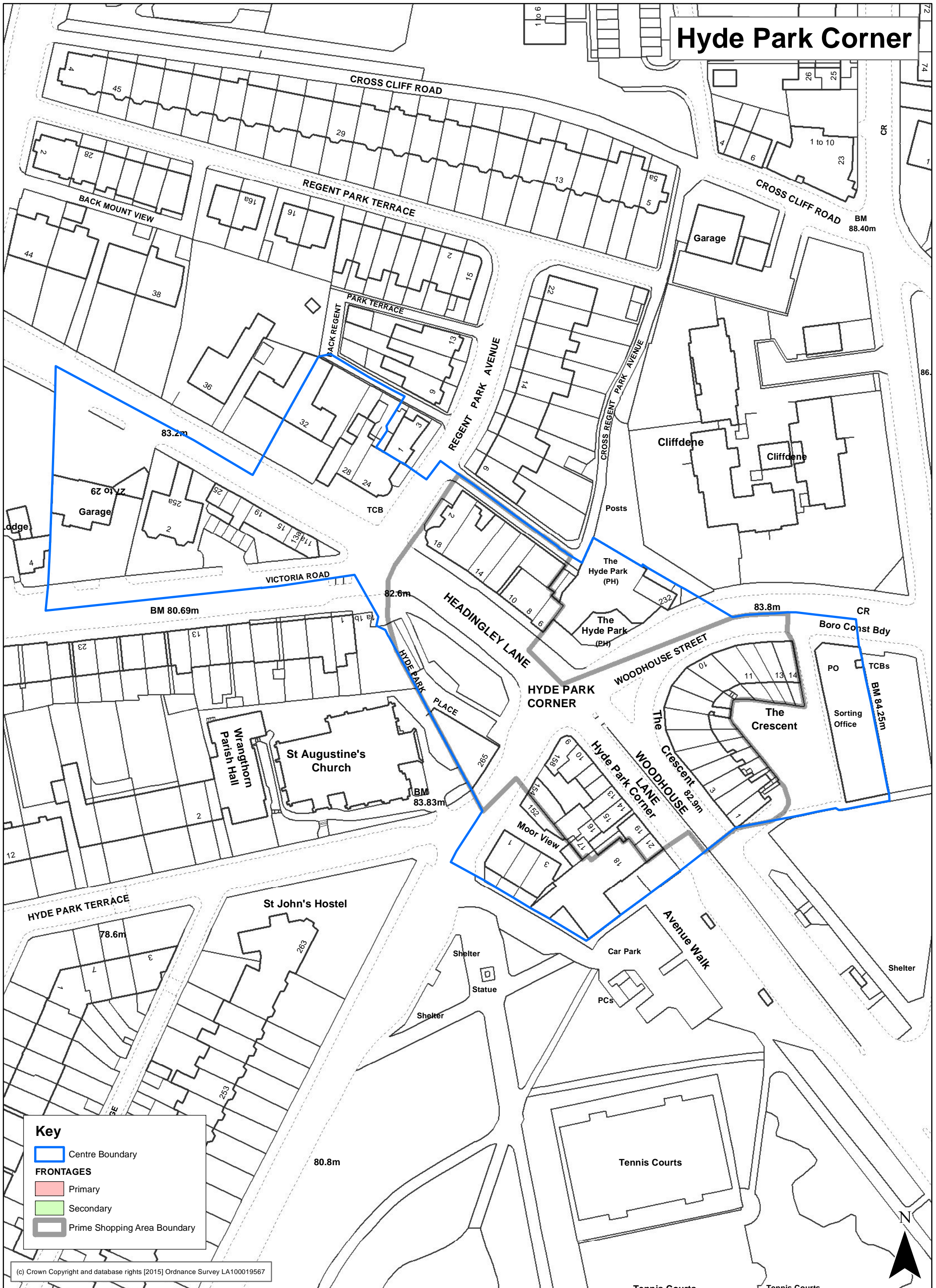


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Hyde Park Corner

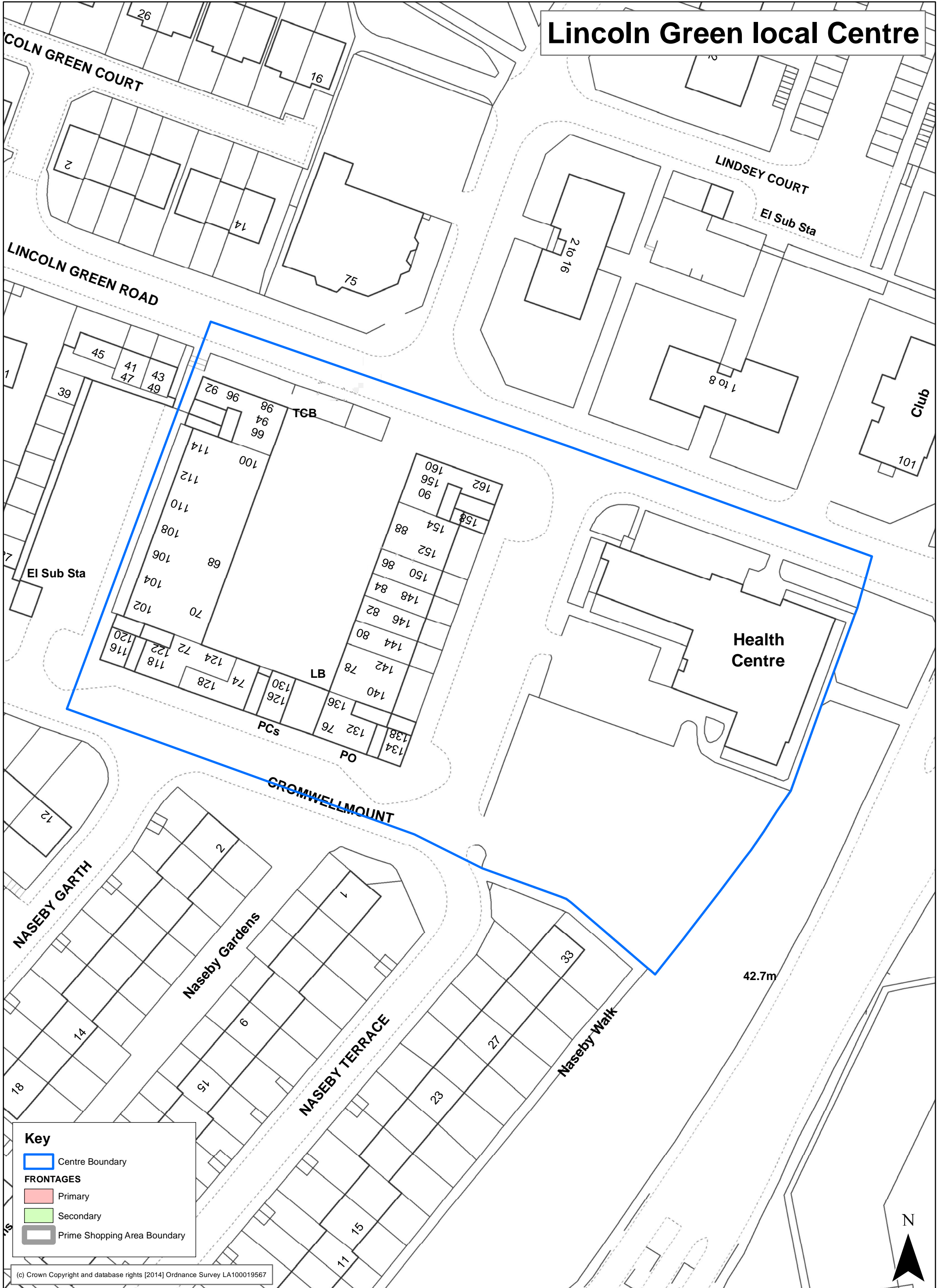


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Lincoln Green local Centre



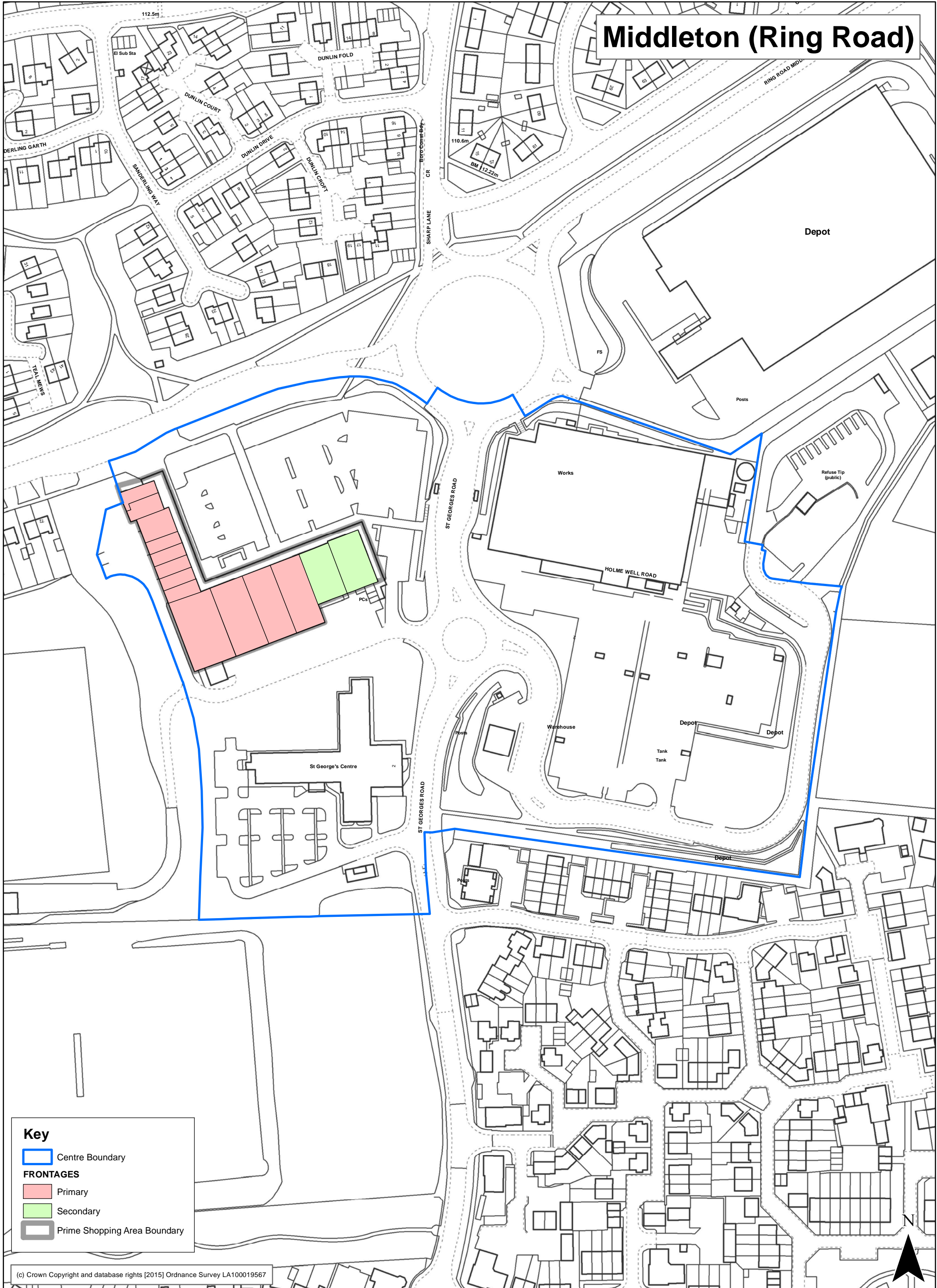
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Middleton (Ring Road)



Key

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Royal Parks Local Centre

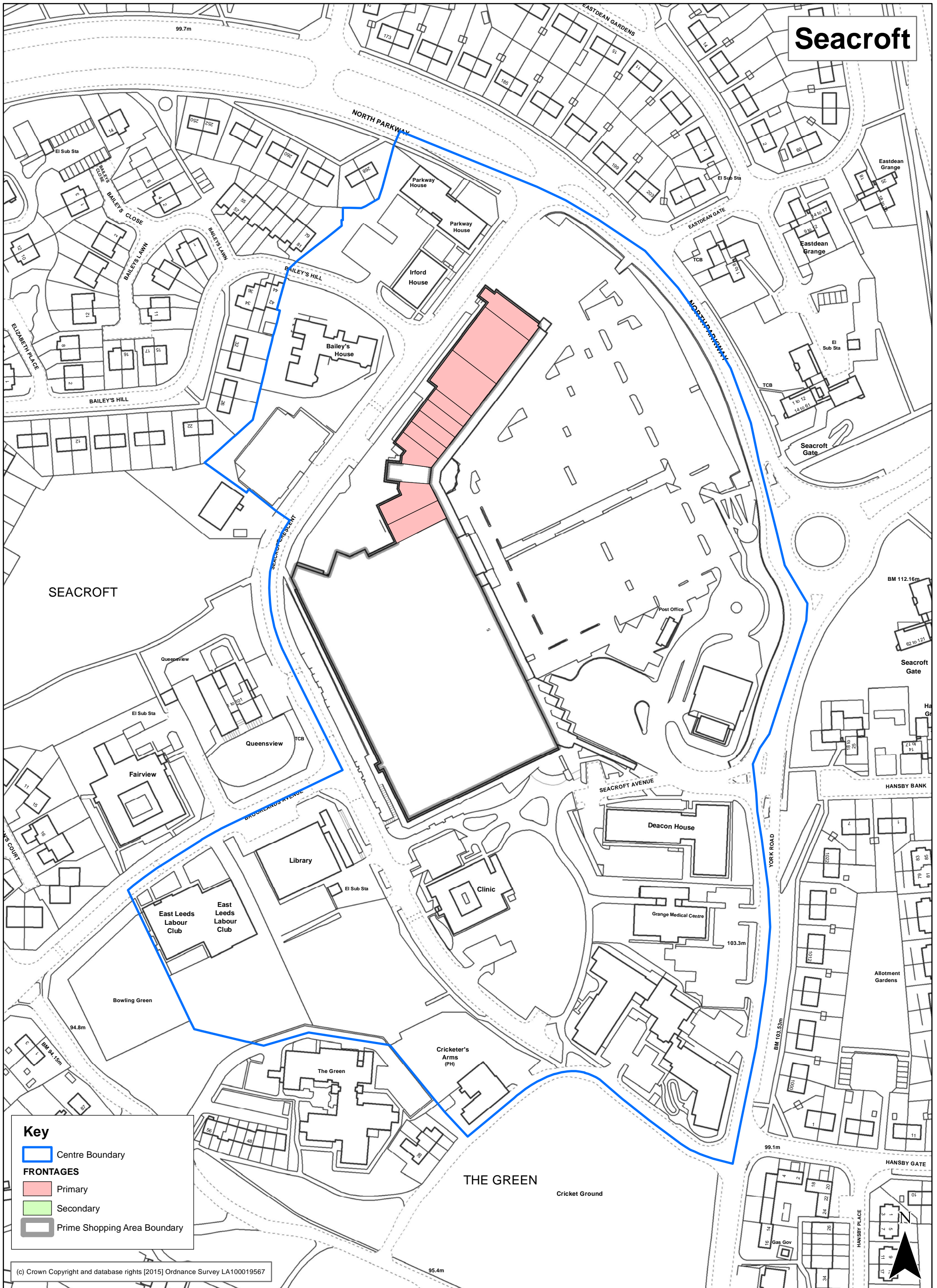


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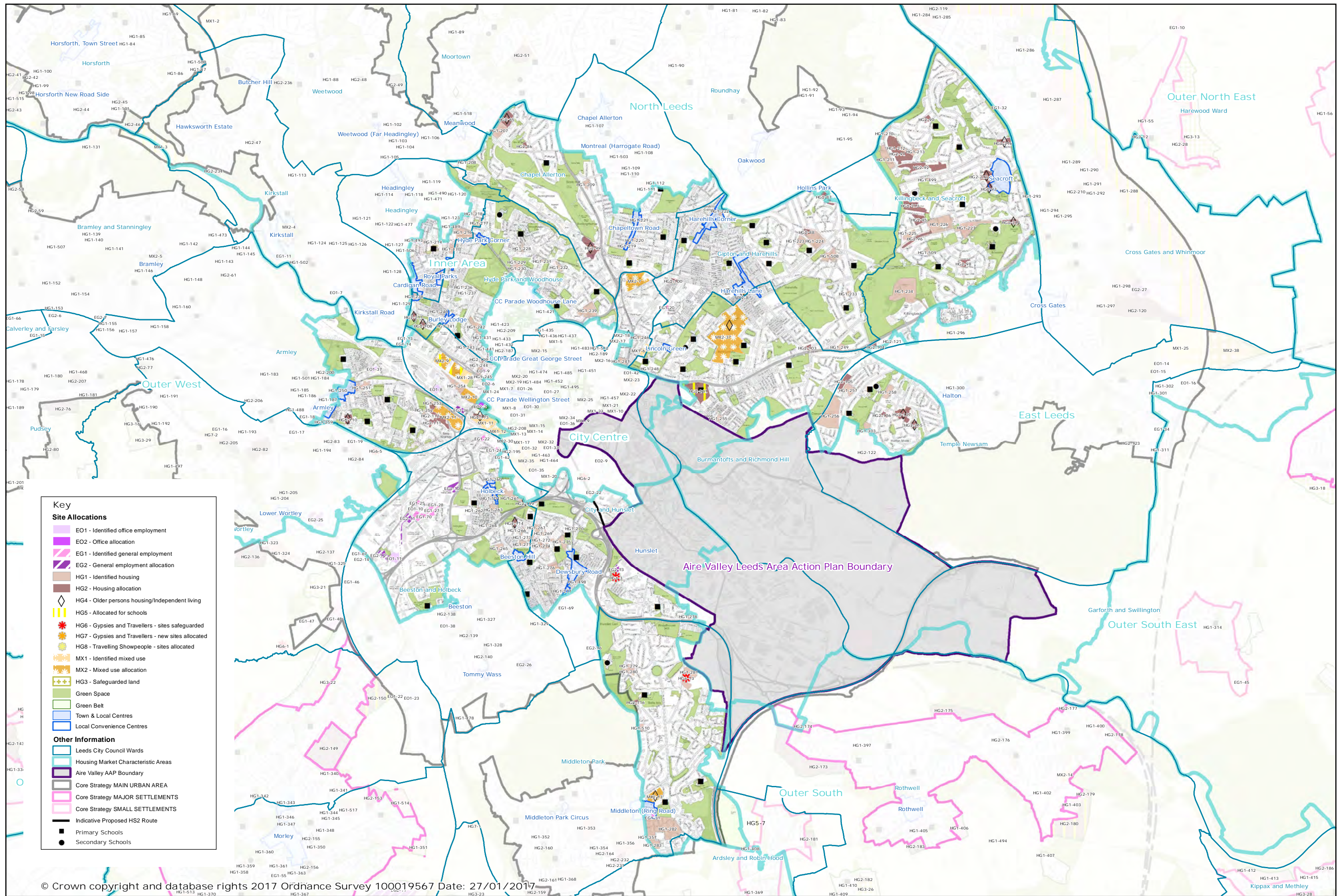
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Seacroft



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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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HMCA AREA
Inner Area

