

## **SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS**

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

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

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

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

- 3.9.1 The main retail centres within Outer South East are the Town Centre of Garforth and the higher order Local Centre of Kippax.
- 3.9.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. The Council is not allocating sites for retail in these centres but has made boundary changes which may provide scope to accommodate additional retailing. The survey of uses has been used to determine the Primary Shopping Area and frontages (primary and secondary).
- 3.9.3 For policies and guidance referring to centre boundaries, Primary Shopping Areas and proposals within protected shopping frontages, please refer to Section 2 of this document. These policies must also be read in conjunction with the Retail and Town Centres section of the Core Strategy. In addition to the designated centres outlined above, the site requirements for the housing site at Stourton Grange (HG2-124) set out that a new centre should be delivered as part of this development.

## HOUSING PROPOSALS FOR OUTER SOUTH EAST:

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

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

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

3.9.6 The target of 4,600 residential units does not mean that land for 4,600 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the Plan) and 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.

### **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 EAST THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:**

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
<b>HG1-304</b>	H3-3A.29	Barrowby Lane, Garforth	33	33	0	0
<b>HG1-305</b>	H3-3A.31	Micklefield (south of)	150	0	0	150
<b>HG1-306</b>	H3-3A.32	Manor Farm buildings, Micklefield	14	0	0	14
<b>HG1-307</b>	H3-3A.32	Church Lane and Manor Farm (existing phase 3 housing allocations). Micklefield	400	10	0	390
<b>HG1-308</b>	n/a	Barleyhill Road, Garforth	30	17	13	0
<b>HG1-309</b>	n/a	Beech Grove Avenue Garforth	9	0	0	9
<b>HG1-310</b>	n/a	Grange Court, Garforth	58	0	0	58
<b>HG1-311</b>	n/a	Bullerthorpe Lane (Temple Point), Colton	69	69	0	0

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-312	H3-3A.27	Selby Road, Garforth	68	68	0	0
HG1-313	n/a	Land Off Birch Grove, Kippax, Leeds	6	6	0	0
HG1-314	n/a	Church Lane Swillington	14	6	0	8
HG1-315	n/a	51 Westfield Lane Kippax	6	0	0	6
HG1-316	n/a	Royal Oak, Cross Hills, Kippax	11	6 7	5 4	0
HG1-317	n/a	2 Brigshaw Lane, Allerton Bywater	8	0	0	8
HG1-318	n/a	Queens Court, Queen St Allerton Bywater	9	0	0	9
HG1-319	n/a	Queen Street - Hollinshurst Depot, Allerton Bywater	76	0	29	47
HG1-320	H3-3A.20	Queen Street, (land south of Leeds Road), Allerton Bywater	114	114	0	0
HG1-321	n/a	Land Adjacent To West Court, Park Lane, Allerton Bywater, Castleford, WF10 2AJ	5	0	0	5
HG1-472	n/a	Ledston Hall, Hall Lane, Ledston, Leeds, WF10 2BB	10	0	0	10
MX1-27	n/a	Station Road, Allerton Bywater	262	109	18	135
<b>Identified housing total:</b>			<b>1,352</b>	<b>439</b>	<b>64</b>	<b>849</b>

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

So, the residual target is  $4,600 - 1352 = 3,248$  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 EAST THE SITES ALLOCATED FOR HOUSING ARE:**

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-124	Stourton Grange Farm South, Selby Road - Ridge Road, Garforth	147.3	2,314	Greenfield
HG2-129	Ash Tree Primary School, Kippax	0.5	22	Brownfield
HG2-130	Land at 25 - 29 High Street, Kippax	0.4	16	Brownfield
HG2-135	Barnsdale Road, Allerton Bywater	1.8	49	Brownfield
HG2-235	Stocks Blocks site, Ninelands Lane, Garforth	8	240	Brownfield
<b>Phase 1 total:</b>			<b>2,641</b>	

Phase 3				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-125	Pit Lane (land to south of), Micklefield LS25	4.3	79	Greenfield
HG2-126	Micklefield Railway Station Car Park (land to north of), Micklefield, LS25	0.7	18	Greenfield
HG2-127	Newtown Farm, Micklefield	1.6	42	Greenfield
HG2-128	Selby Road/Leeds Road, Kippax	1.5	40	Greenfield
HG2-131	Whitehouse Lane, Great Preston	1.2	40	Greenfield
HG2-132	Brigshaw Lane (land to east of), Kippax	3	76	Greenfield
HG2-133	Ninevah Lane, Allerton Bywater	2.9	65	Mix 50:50
HG2-134	Carlton View, Allerton Bywater	0.9	25	Greenfield
<b>Phase 3 total:</b>			<b>385</b>	
<b>Housing allocation total:</b>			<b>3,026</b>	

3.9.8 Sites allocated for housing in Outer South East have a total capacity of 3026 which is under the target by 222. Section 2, paragraph 2.29 explains the overall approach to achieving the targets for each HMCA. Paragraphs 2.36 – 2.39 explain the phasing of sites.

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

3.9.9 The Site Allocations Plan housing allocations mean that should a planning application for housing 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: HG2-124 (1232B)

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

## Housing allocation

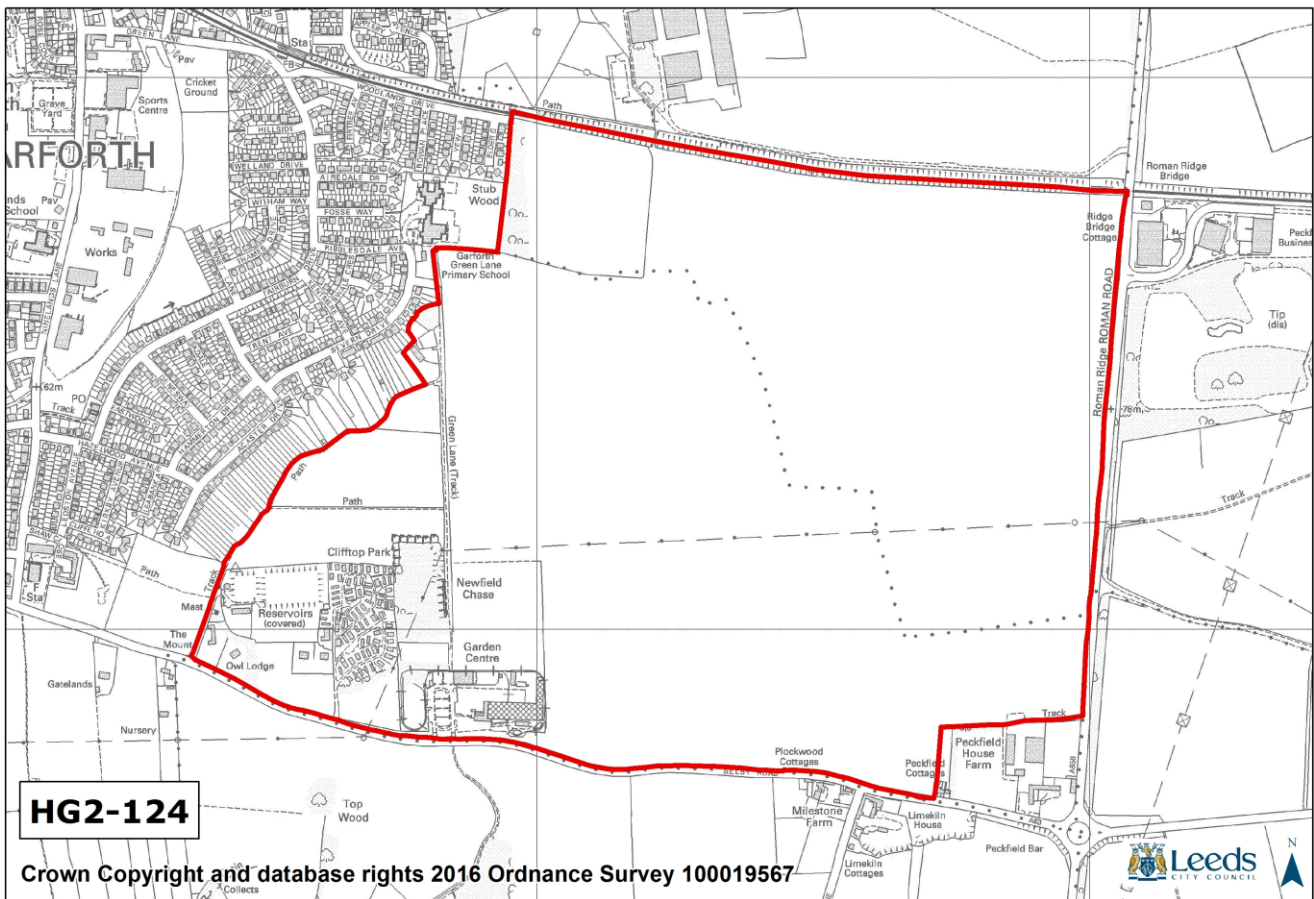
**Site Capacity:** 2314 units

**Site Area:** 147.31 hectares

**Ward:** Garforth and Swillington

**HMCA:** Outer South East

**Phase:** 1



## Site Requirements - HG2-124:

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A comprehensive development brief for the development of a new sustainable community needs to be provided, including consideration of the laying out of a new community park and substantial landscaping/planting along the western boundary of the site. The masterplan should also consider a landscape buffer to the east to help retain physical separation of Garforth and Micklefield. Provision for schools, a local centre, new community park and pedestrian and cycle access to East Garforth train station, and supporting infrastructure and services are necessary, but not exhaustive, site requirements. In recognition of drainage capacity issues in the Garforth area, the development will have to demonstrate that there will be no negative cumulative impact on the wider drainage system in the Garforth area. A 15 metre strip of land following the line of the water mains should be protected from development.

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

- **Highway Access to Site:**

Public Transport Access: Pedestrian access to East Garforth Station should be provided

- **Local Highway Network:**

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

- **Public Transport Access:**

Pedestrian access to East Garforth Station should be provided

- **Ecology:**

An Ecological Assessment of the site is required and liaison with Natural England. Provide Biodiversity Buffer to western boundary and also to woodland blocks within the site (not to be used for private garden space). Mitigation measures will need to be provided in relation to the SSSI to minimise recreational impacts. Substantial on-site greenspace (formal and informal) should be provided to minimise the desire to travel on foot to similar sites nearby. Off-site contribution to be provided for positive management of Roach Lime Hills SSSI, to be agreed with Natural England.

- **Culverts and Canalised Water Courses:**

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

- **Greenspace:**

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

- **Education Provision:**

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

- **Gas Pipelines:**

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

# Site Reference: HG2-125 (1176)

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

## Housing allocation

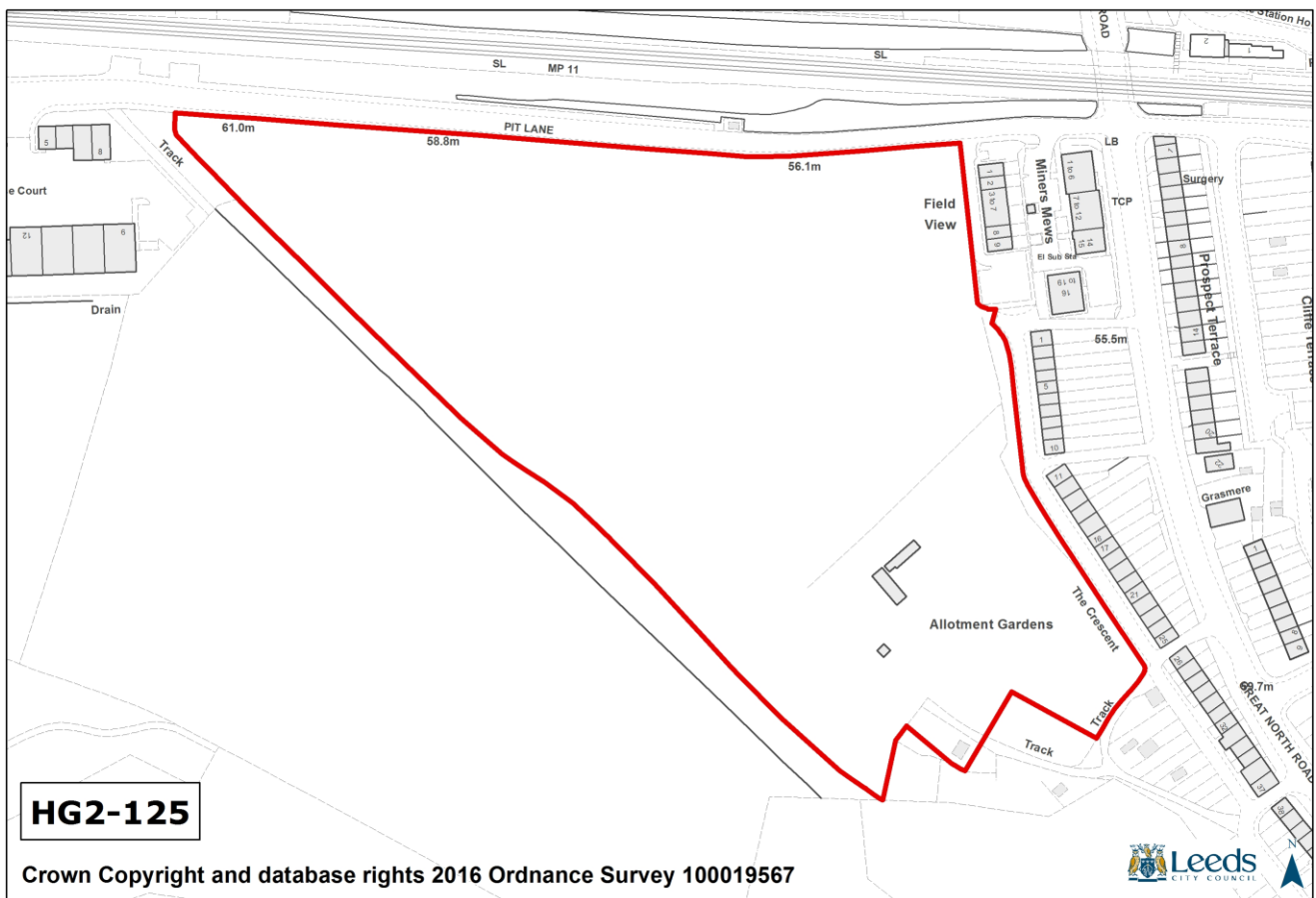
**Site Capacity:** 79 units

**Site Area:** 4.3 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3





## Site Requirements - HG2-125:

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- **Local Highway Network:**

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

- **Greenspace:**

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

# Site Reference: HG2-126 (1174)

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

## Housing allocation

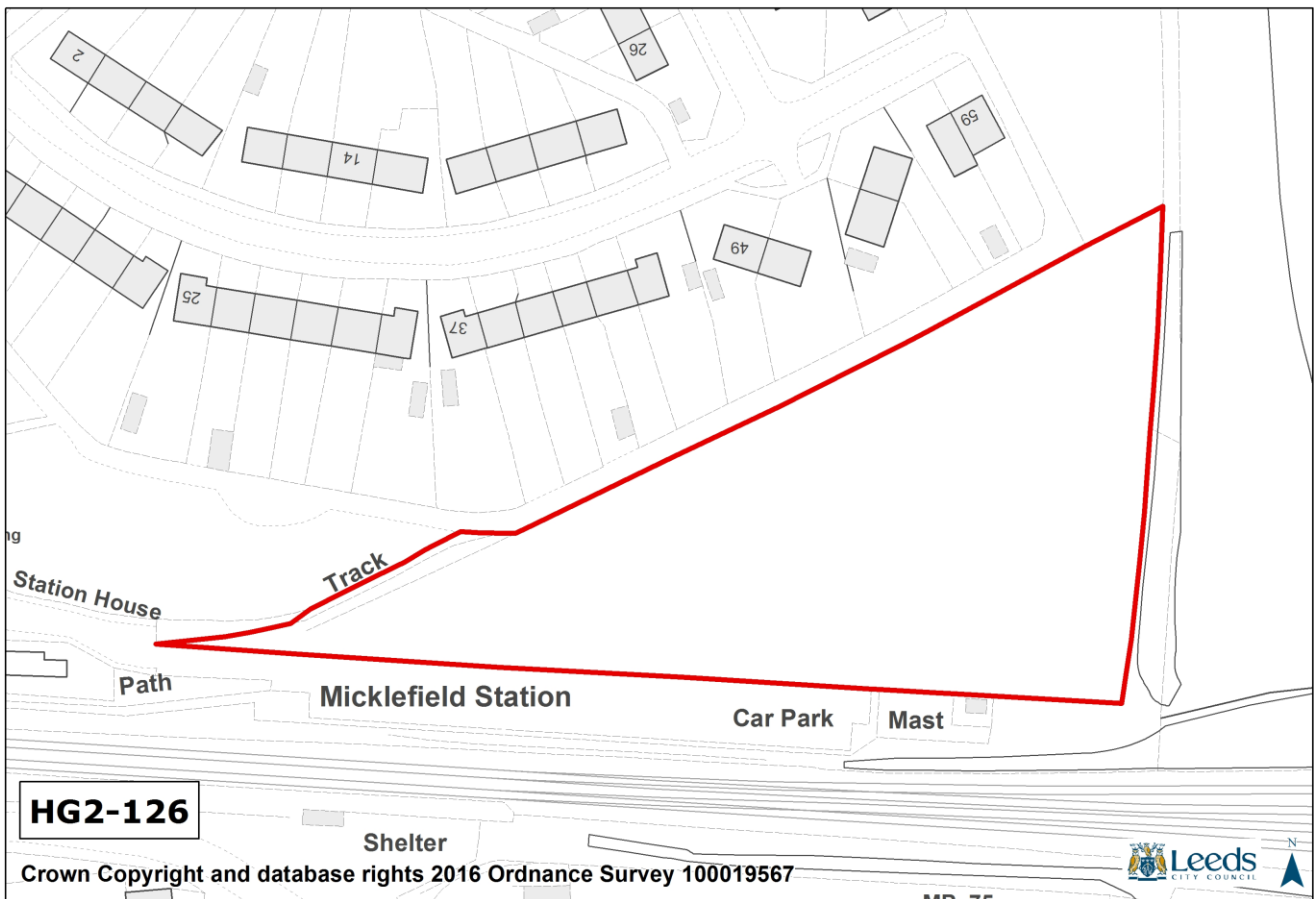
**Site Capacity:** 18 units

**Site Area:** 0.66 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



No site specific requirements

# Site Reference: HG2-127 (4200B)

**Site Address:** Newtown Farm, Micklefield

## Housing allocation

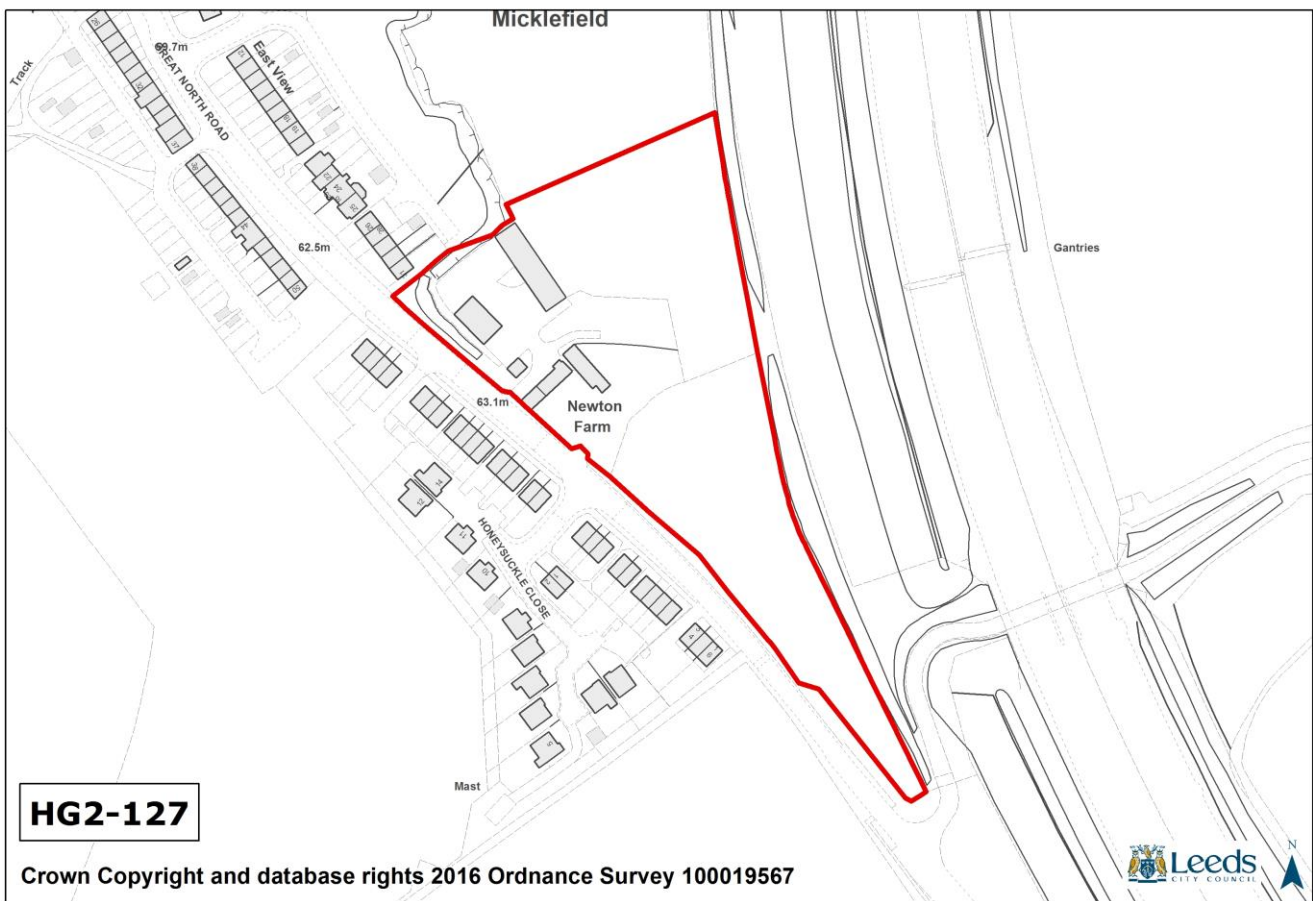
**Site Capacity:** 42 units

**Site Area:** 1.57 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



## Site Requirements - HG2-127:

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- **Ecology:**

Provide a biodiversity buffer (not private garden space) from the boundary of Micklefield Quarry SSSI at the north-west part of the site. This buffer should not form part of public open space, and access to the public prevented with appropriate fencing – to be agreed with Natural England. The buffer zone should be enhanced to create Magnesian Limestone grassland and put into positive management.

# Site Reference: HG2-128 (3109C)

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

## Housing allocation

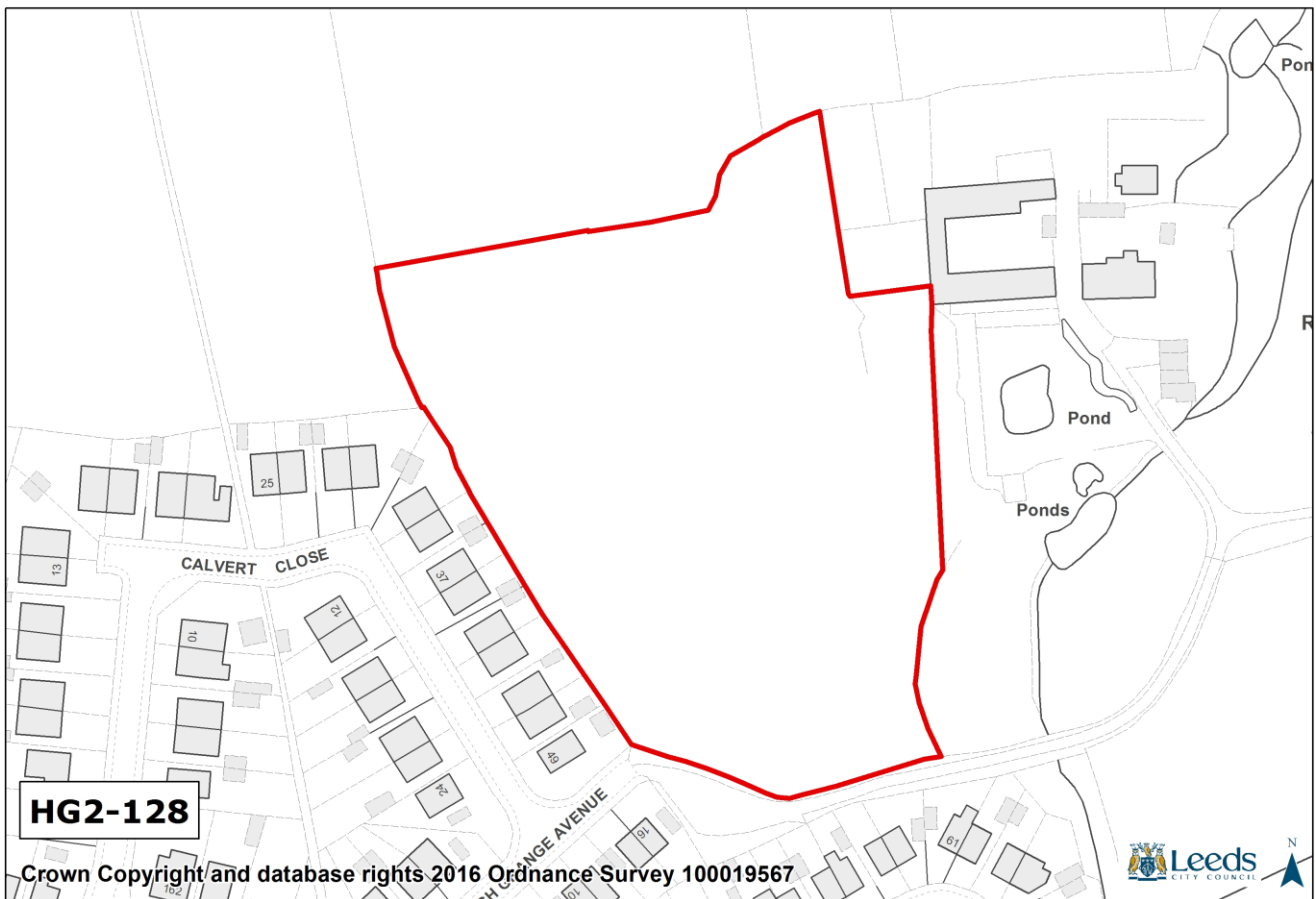
**Site Capacity:** 40 units

**Site Area:** 1.47 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



## Site Requirements - HG2-128:

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- **Ecology:**

An Ecological Assessment of the site is required and liaison with Natural England. Mitigation measures will need to be provided in relation to the SSSI to minimise recreational impacts. Appropriate on-site greenspace (formal and informal) should be provided to minimise the desire to travel on foot to similar sites nearby, and an off-site contribution to be agreed and provided for positive management of Roach Lime Hills SSSI, to be agreed with Natural England.

# Site Reference: HG2-129 (265)

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

## Housing allocation

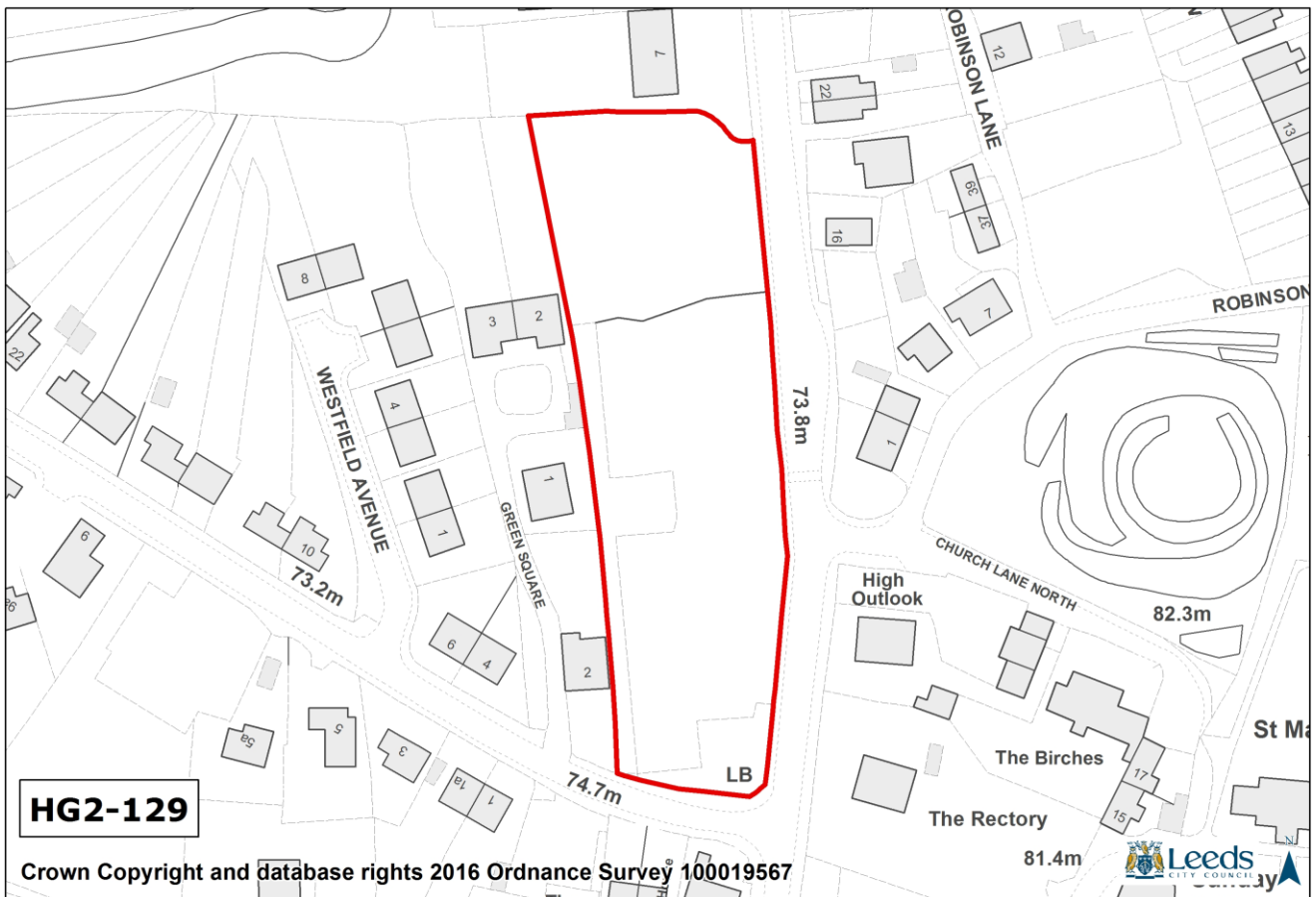
**Site Capacity:** 22 units

**Site Area:** 0.55 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 1



## Site Requirements - HG2-129:

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

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

- **Conservation Area:**

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

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

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



# Site Reference: HG2-130 (5013)

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

## Housing allocation

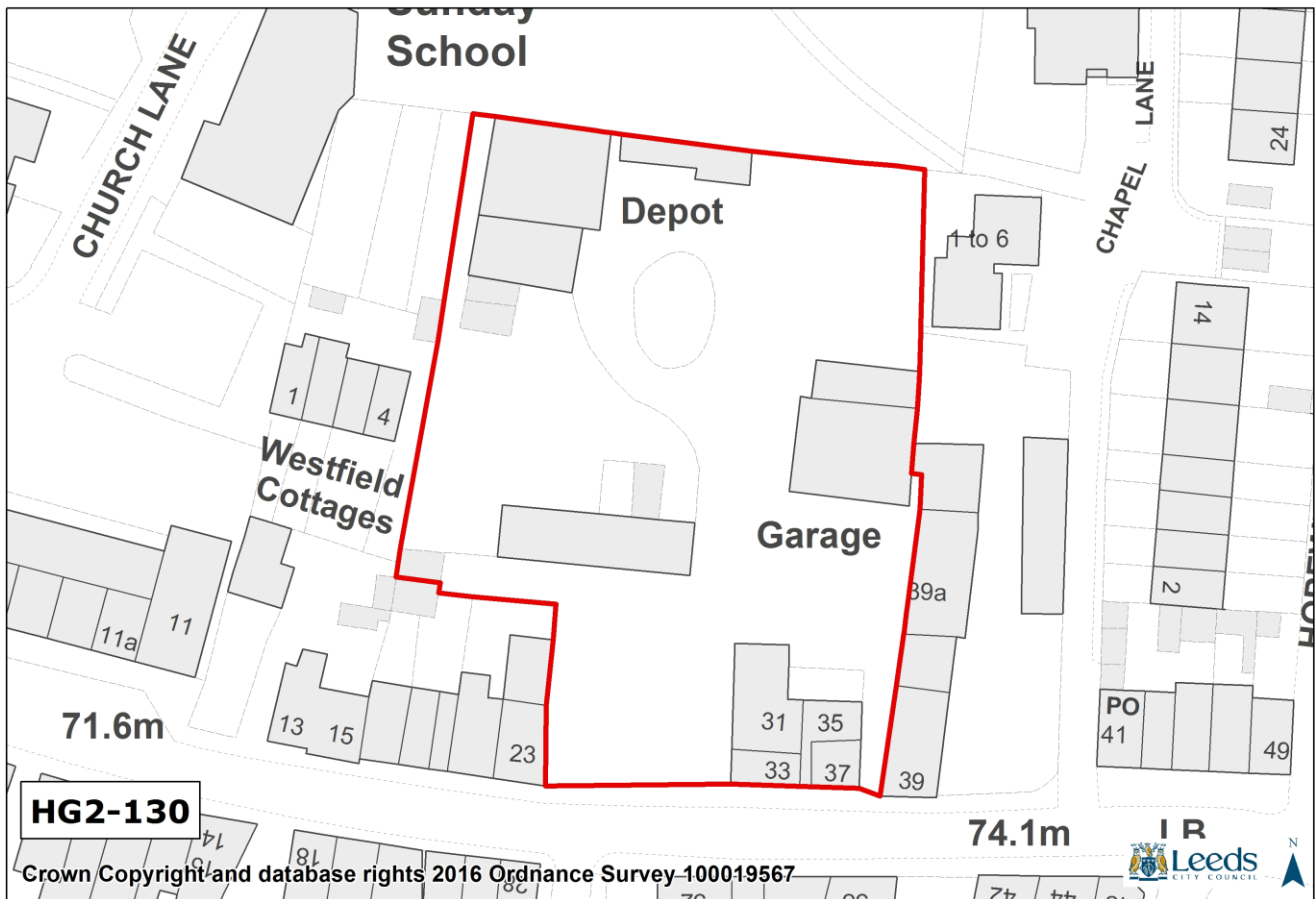
**Site Capacity:** 16 units

**Site Area:** 0.4 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 1



## Site Requirements - HG2-130:

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

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

- **Listed Buildings:**

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

# Site Reference: HG2-131 (3100B)

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

## Housing allocation

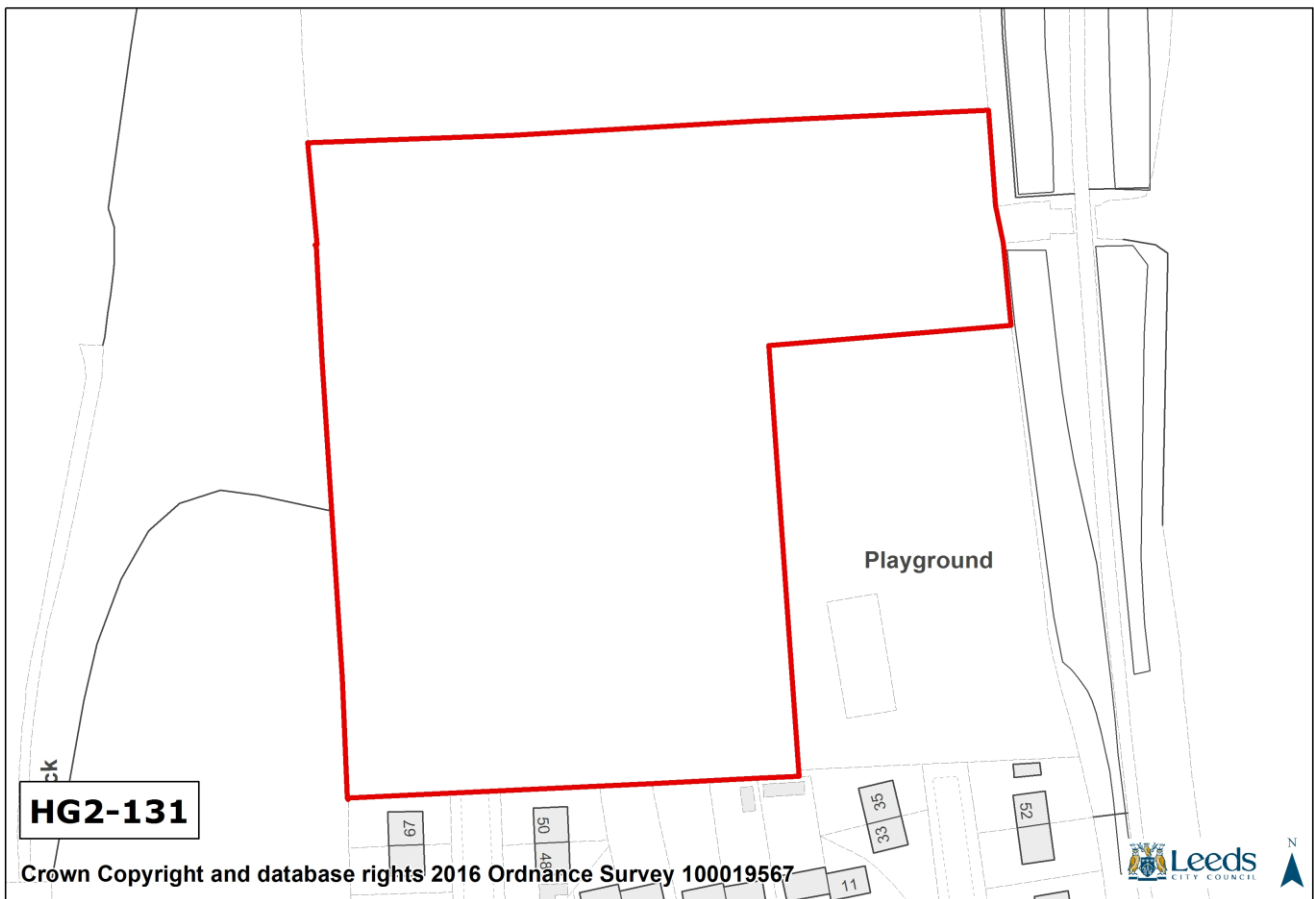
**Site Capacity:** 40 units

**Site Area:** 1.16 hectares

**Ward:** Garforth and Swillington

**HMCA:** Outer South East

**Phase:** 3



No site specific requirements

# Site Reference: HG2-132 (1175A)

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

## Housing allocation

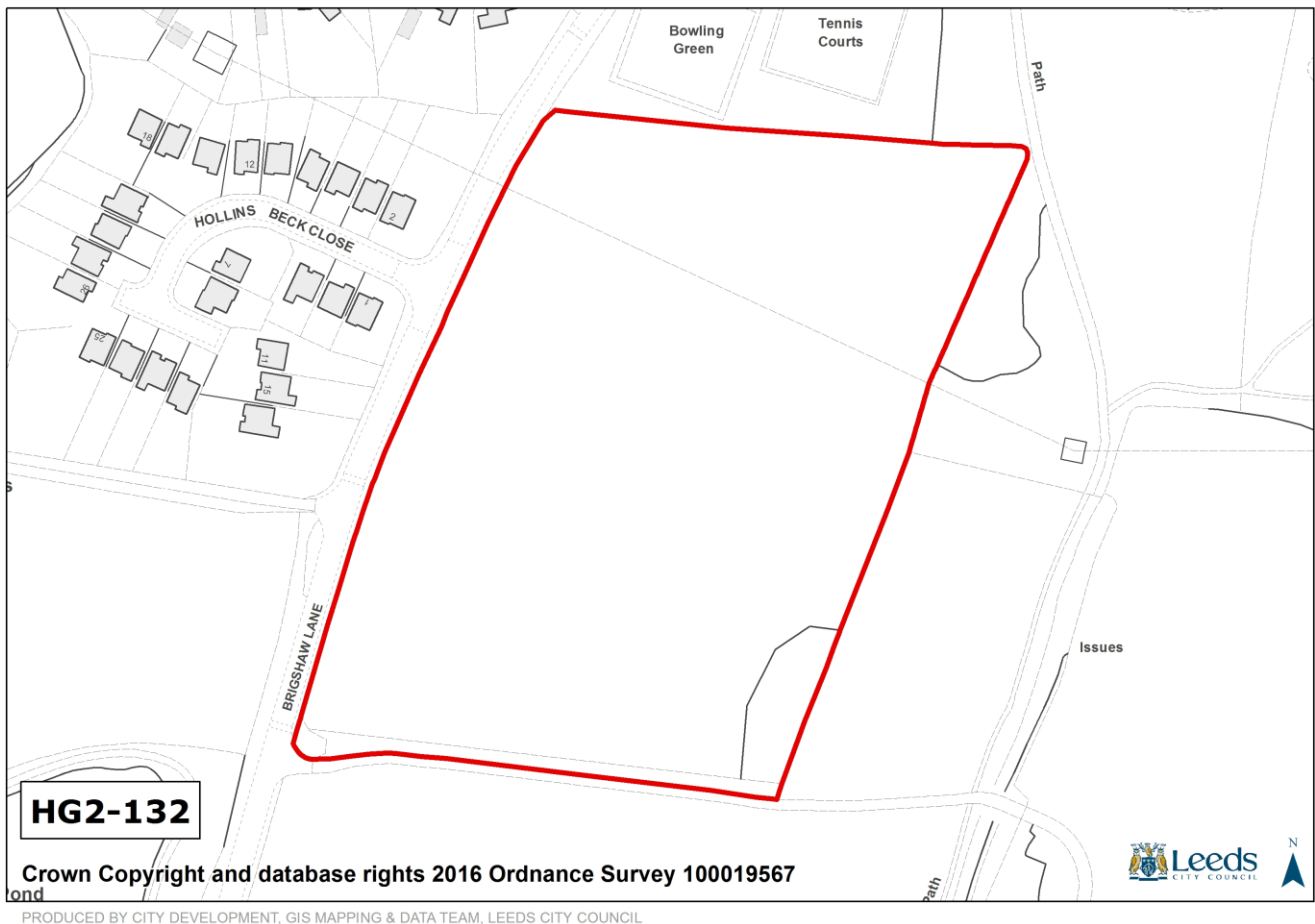
**Site Capacity:** 76 units

**Site Area:** 3.03 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



## Site Requirements - HG2-132:

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

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

# Site Reference: HG2-133 (1357)

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

## Housing allocation

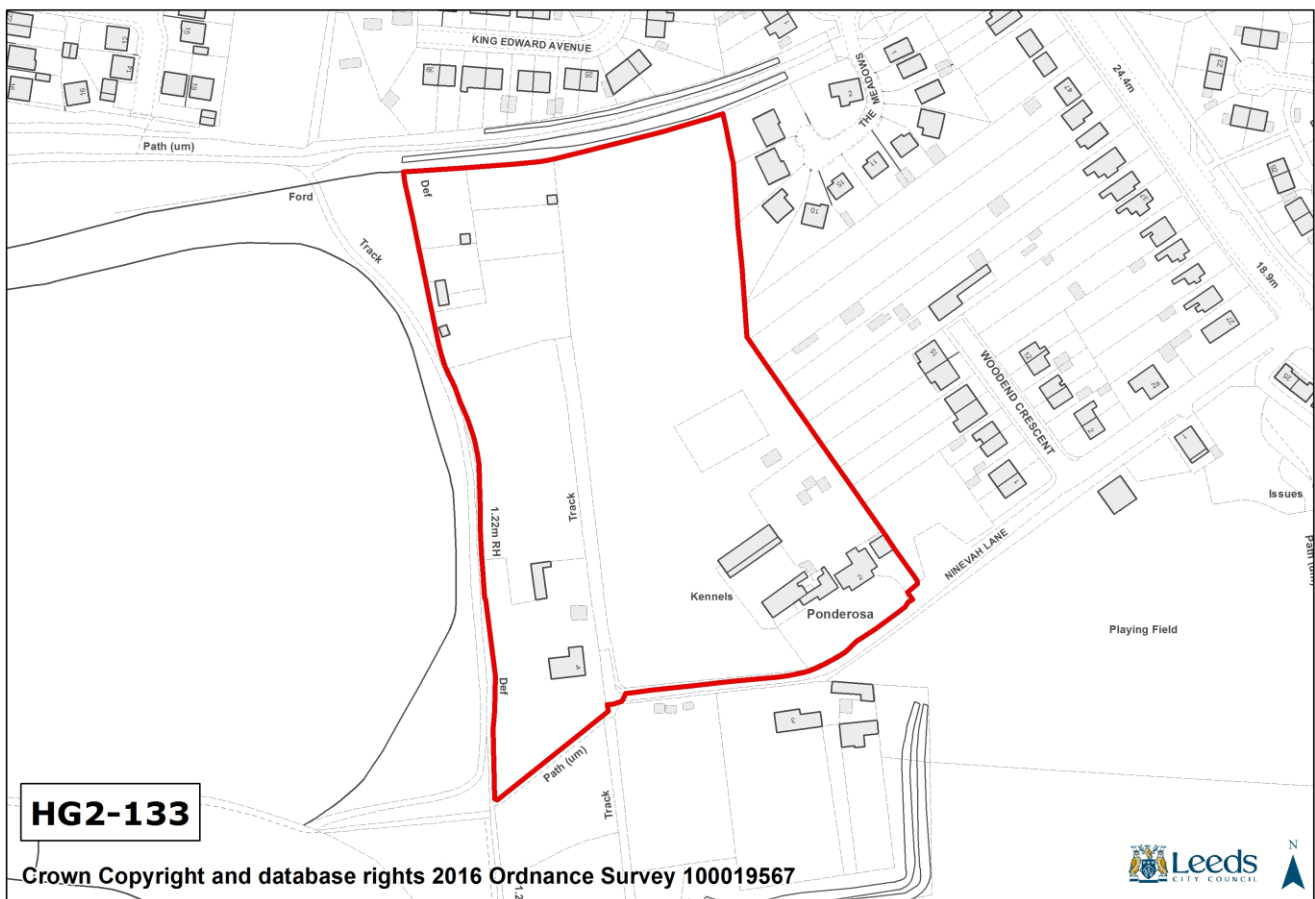
**Site Capacity:** 65 units

**Site Area:** 2.92 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3



## Site Requirements - HG2-133:

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- **Highway Access to Site:**

Ninevah Lane will need widening within the site to provide a footway and 5.5m carriageay.

- **Ecology:**

An ecological assessment of the site is required. Provision of native hedgerow and scrub planting in the south western corner, and a biodiversity buffer (not private garden space) along the western boundary

# Site Reference: HG2-134 (827)

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

## Housing allocation

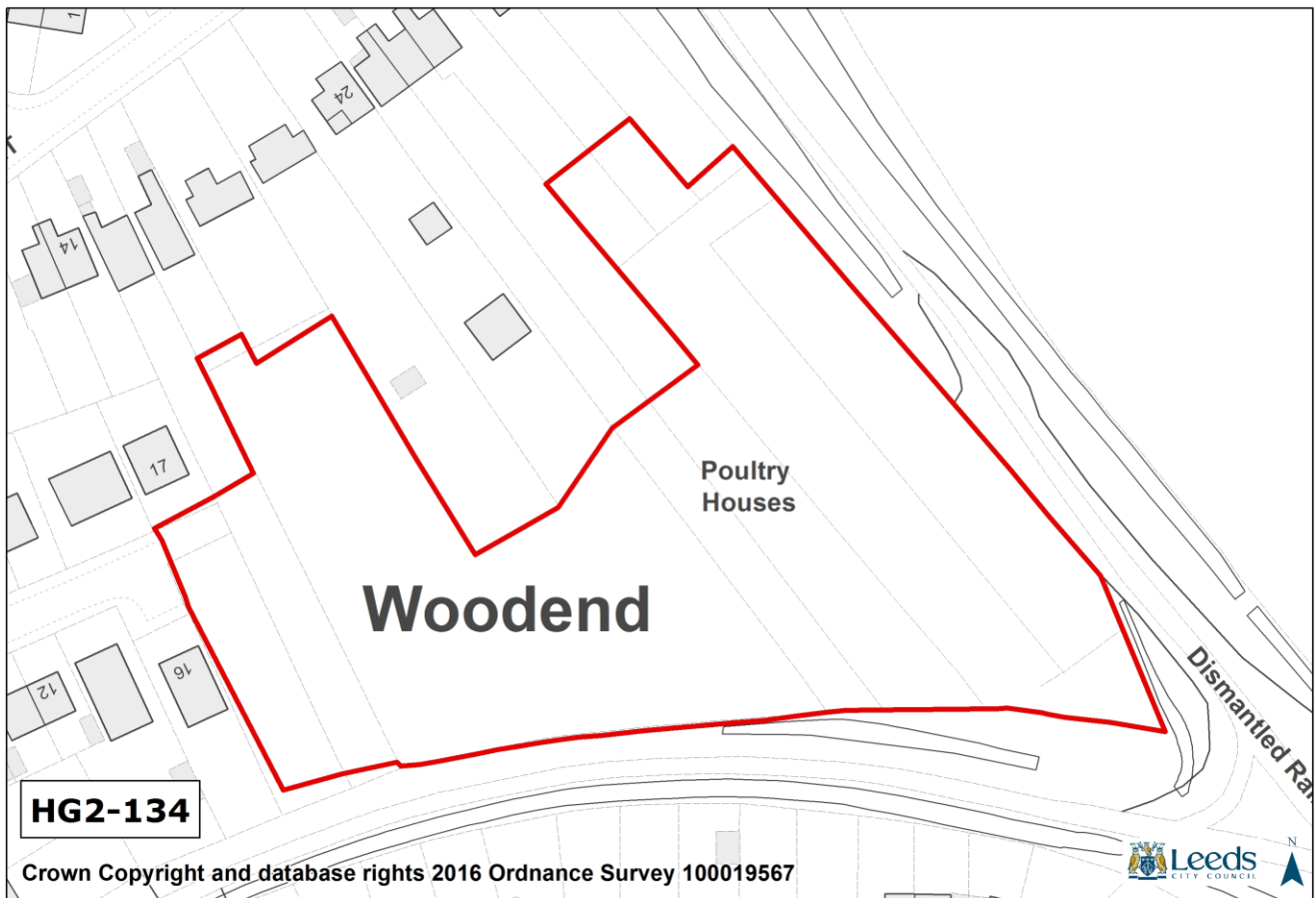
**Site Capacity:** 25 units

**Site Area:** 0.89 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 3





## Site Requirements - HG2-134:

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- **Ecology:**

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

# Site Reference: HG2-135 (310)

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

## Housing allocation

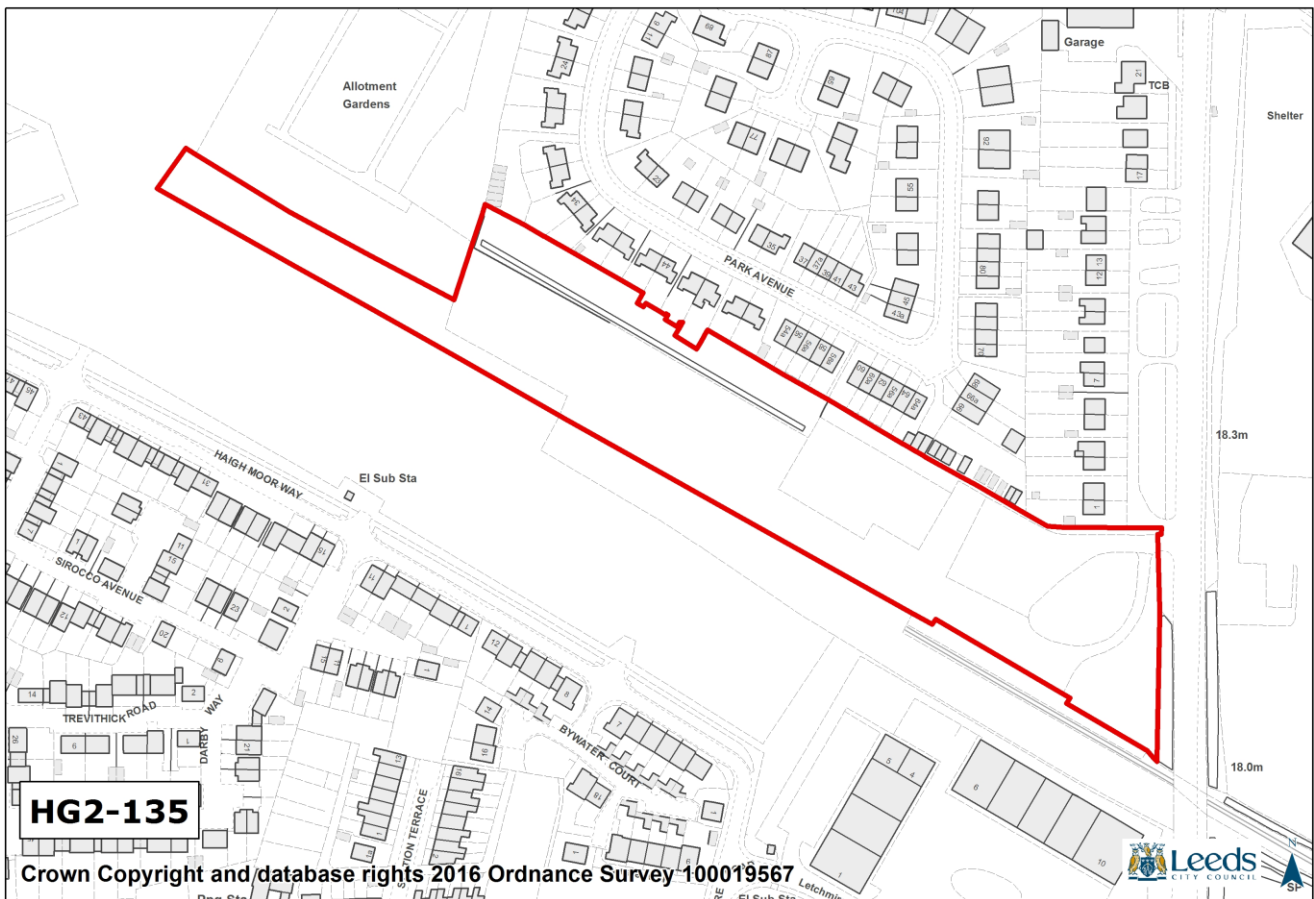
**Site Capacity:** 49 units

**Site Area:** 1.8 hectares

**Ward:** Kippax and Methley

**HMCA:** Outer South East

**Phase:** 1



## Site Requirements - HG2-135:

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- **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 a biodiversity buffer adjacent to the southern boundary (not for private garden space) to strengthen the adjacent Leeds Habitat Network's east-west link.

# Site Reference: HG2-235 (5268)

**Site Address:** Stocks Blocks site, Ninelands Lane, Garforth

## Housing allocation

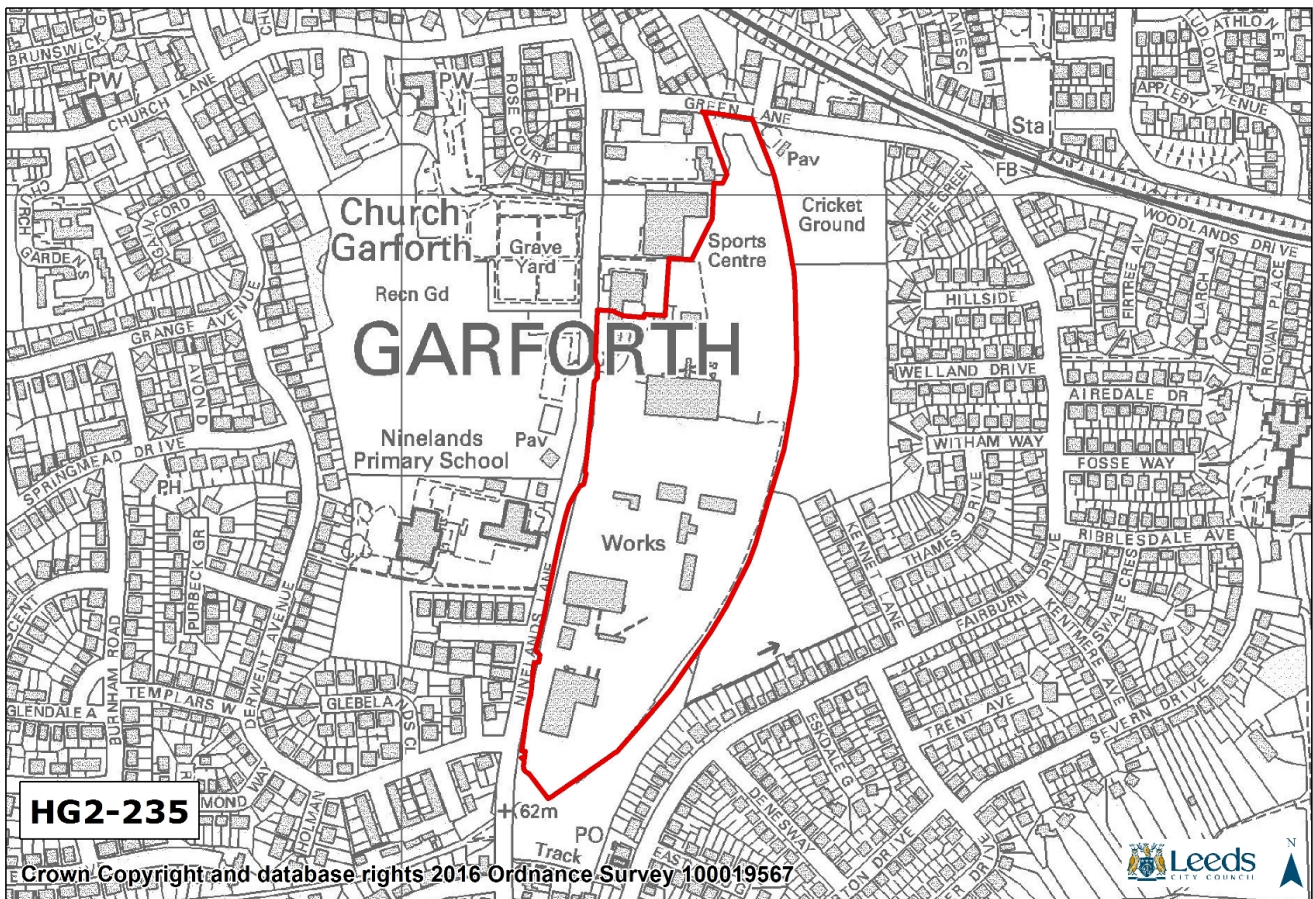
**Site Capacity:** 240 units

**Site Area:** 7.99 hectares

**Ward:** Garforth and Swillington

**HMCA:** Outer South East

**Phase:** 1



## Site Requirements - HG2-235:

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- **Highway Access to Site:**

A footway is required along the site frontage to Ninelands Lane, traffic management measures will also be required.

- **Local Highway Network:**

This site will have a cumulative impact upon the A63 south of Garforth. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this length of the Selby Rd. This may include a contribution towards the proposed Garforth Southern Bypass.

- **Ecology:**

An ecological assessment of the site is required. Provide a biodiversity buffer adjacent to the eastern boundary (Leeds Habitat Network), not to be transferred to private ownership.

- **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

### **Safeguarded Land**

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

#### **POLICY HG3 – SAFEGUARDED LAND**

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

<b>Plan Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>
HG3-18	Selby Road Garforth	18	<b>500</b>
HG3-19	Moorgate Kippax	10.4	<b>166</b>
HG3-20	Park Lane / Doctor's Lane (land off), Allerton Bywater	40.6	<b>950</b>
<b>Safeguarded land total:</b>			<b>1,616</b>

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

3.9.11 Three housing allocations have easy access to Local Centres in Outer South East and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans

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

**HG2-129 Ash Tree Primary School, Kippax**

**HG2-130 Land at 25 - 29 High Street, Kippax**

**HG2-132 Brigshaw Lane (land to east of), Kippax**

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

3.9.12 Section 2 paragraph 2.64 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In Outer South East there is one site where part of the site is to be retained for a school. This site is:

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

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

3.9.13 Section 2, paragraphs 2.66 to 2.73 explain the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in Outer South East.

#### **Sites for Travelling Showpeople**

3.9.14 Paragraph 2.74 explains the approach to allocating sites for Travelling Showpeople. A new site for Travelling Showpeople is proposed At land off Pheonix Avenue, Micklefield under Policy HG8.

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

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

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

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

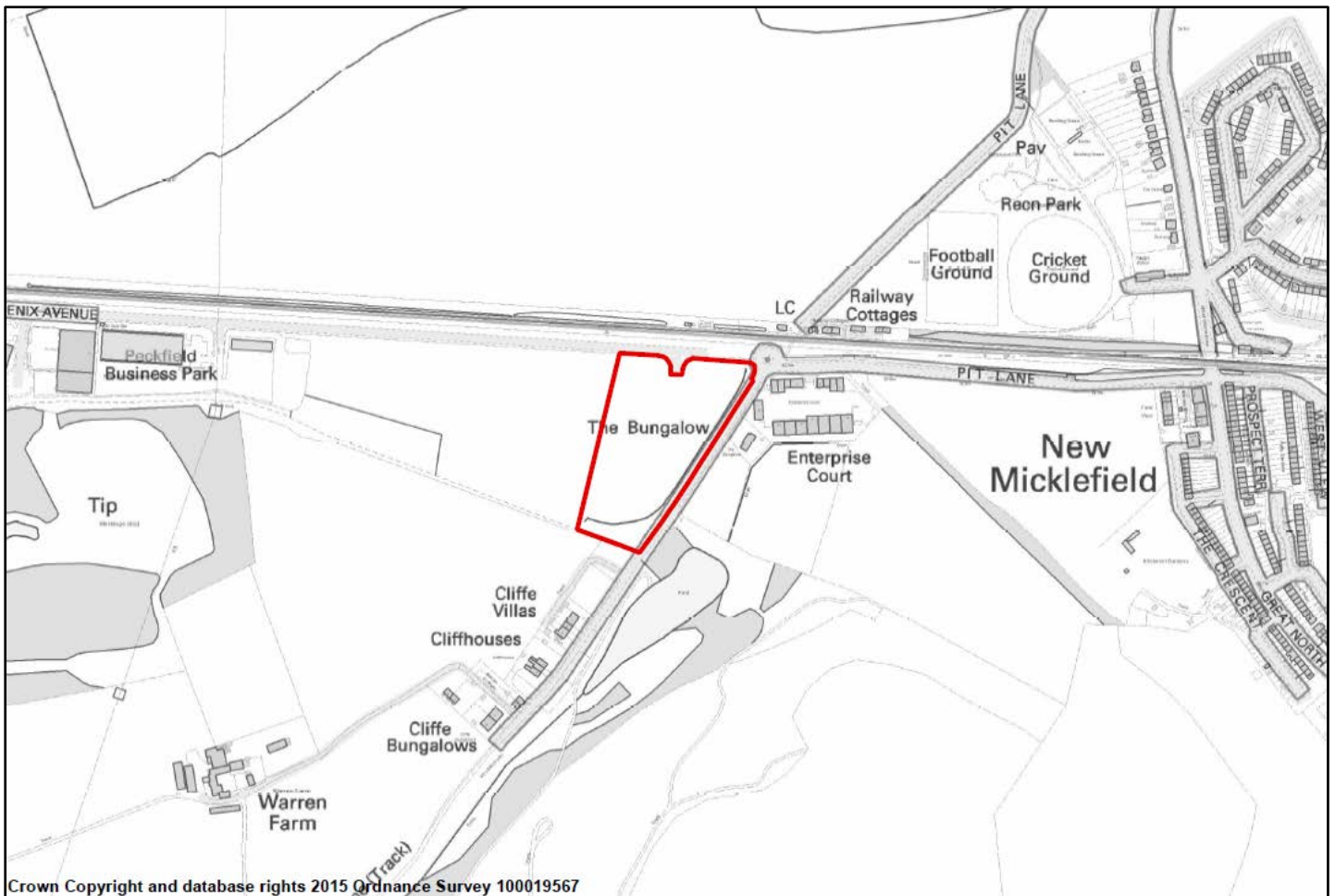
**Site Type:** Travelling Showpeople

**Site Area:** 1.99 ha

**Number of Plots:** 6

**Ward:** Kippax & Methley

**HMCA:** Outer South East



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## **Site Requirements**

### Highways

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

### Trees

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

### Ecology

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

### Contaminated Land:

A contaminated land assessment should accompany any subsequent planning application.

### Other

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

# EMPLOYMENT PROPOSALS FOR OUTER SOUTH EAST

## Offices

3.9.15 The sites in Outer South East have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development. Sites which either have planning permission for office use (as at 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 employment requirement.

### **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 OUTER SOUTH EAST THESE SITES ARE:**

<b>Plan Ref</b>	<b>Saved UDP Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity sqm</b>
EO1-17	E4:13	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	3.8	<b>1,860</b>
MX1-27	E4:12	Station Road Allerton Bywater	21.2	<b>6,950</b>
<b>Identified office employment total:</b>				<b>8,810</b>

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

## General Employment

3.9.17 The sites in Outer South East have been assessed to determine their total contribution towards an overall district requirement of 493 hectares of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 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.

## 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 OUTER SOUTH EAST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-35	n/a	Ph2 Hawks Park North Newhold Aberford Road Garforth	16.6	<b>12.99</b>
EG1-36	E4:13	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	7.2	<b>4.08</b>
EG1-37	E3B:4	Proctors Site New Hold Garforth	1.1	<b>1.11</b>
EG1-38	E3B:4	Ash Lane Procter Bros Site	0.44	<b>0.44</b>
EG1-39	E3B:4	Existing Works At Proctors Site New Hold Garforth	0.2	<b>0.2</b>
EG1-40	E3B:4	New Hold Est Garforth Plot 17	0.32	<b>0.32</b>
EG1-41	E3B:4	New Hold Est Garforth Plot 9	0.2	<b>0.15</b>
EG1-42	E3B:4	New Hold Est Garforth Plot 3-5	0.6	<b>0.58</b>
EG1-43	E3B:6	Unit3 Peckfield Business Park Micklefield	1.54	<b>1.54</b>
EG1-44	E3B:6	Peckfield Business Park Micklefield	5.01	<b>5.01</b>
EG1-45	n/a	6A & 7 Astley Way Swillington	0.7	<b>0.68</b>
<b>Identified general employment total:</b>				<b>27.1</b>

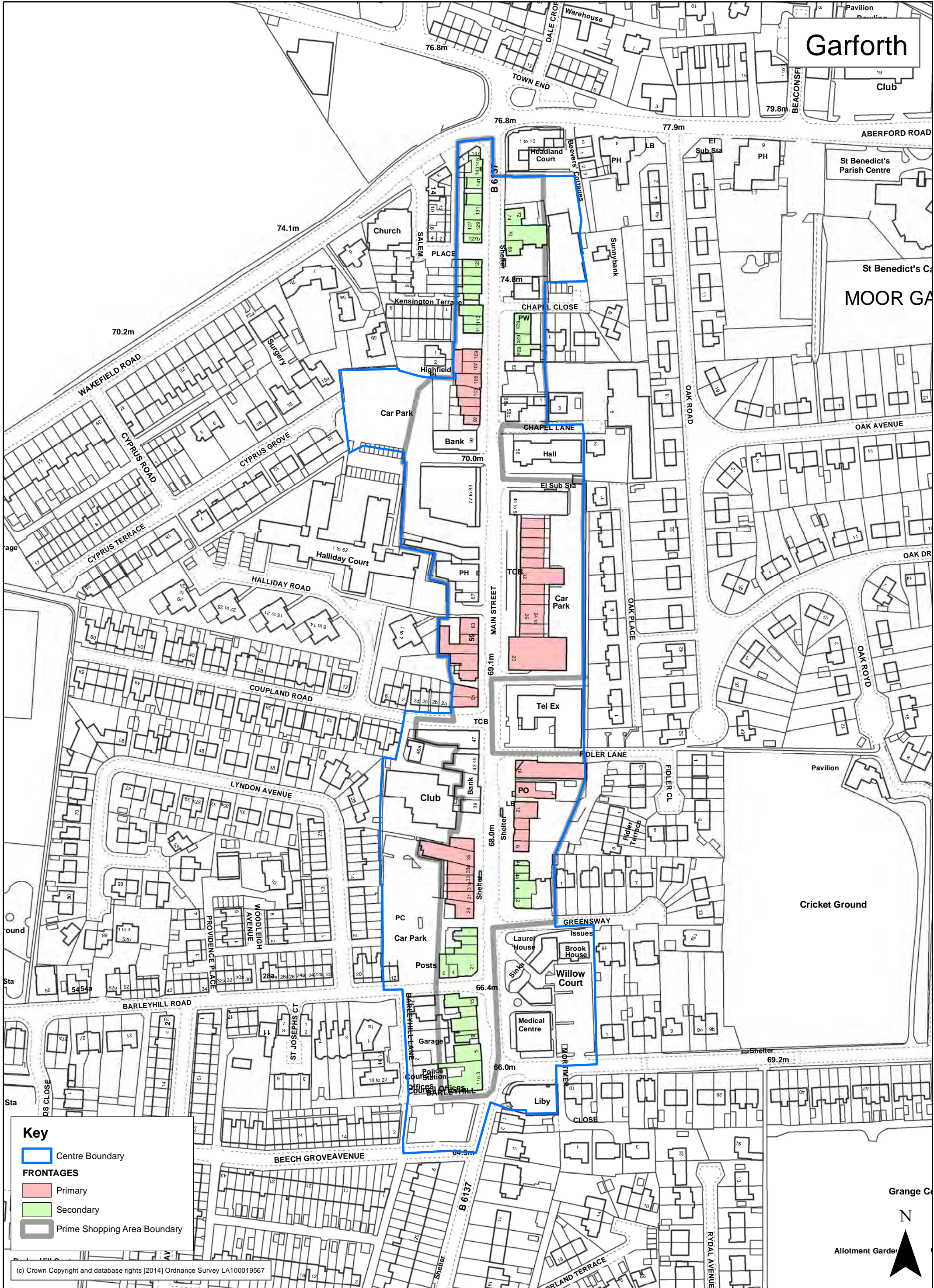
3.9.18 There are no proposed allocations for general employment in Outer South East (Policy EG2).

## **GREEN SPACE PROPOSALS FOR OUTER SOUTH EAST**

- 3.9.19 The Plan shows the green space sites proposed for designation within the Outer South East HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the Open Space, Sport and Recreation Assessment (OSSRA July 2011) . Existing green space located within housing or employment allocations is not identified for designation however green space provision within any housing proposal will be addressed through the planning application process and the application of Policy G4 (New Green Space Provision) of the Core Strategy. The provision of green space is also a site requirement in some cases in the housing section. Any UDP green space sites that are not shown are proposed for deletion mainly because they are no longer in an open space use or are below the 0.2ha threshold.
- 3.9.20 The new St Aidan's Country Park (334.3ha) has been created on the old St Aiden's open cast site, managed by the RSPB. It is a haven for birds and animals and provides a variety of informal recreational opportunities. The RSPB also manages Fairburn Ings Nature Reserve (near Allerton Bywater)(102ha) which contains lakes, wet grassland and woodland habitats and allows visitors to bird watch and discover about the range of habitats. There are a number of smaller wooded areas such as Castlehill Woods (23.1ha) and Hollinhurst Wood (13.2ha) as well as Town Close Hills (25.2ha) in Kippax which is partly woodland. There are a number of smaller green spaces, many within the villages and towns within the area. These allow residents to access a variety of green spaces for recreation. Nevertheless, provision is still in need of improvement in terms of quantity, quality and accessibility. Surpluses and deficiencies by typology for the wards that fall completely or partially within the Outer South East HMCA are contained in the Green Space Background Paper.

# Outer South East Retail and Site Allocations Plans

# Garforth

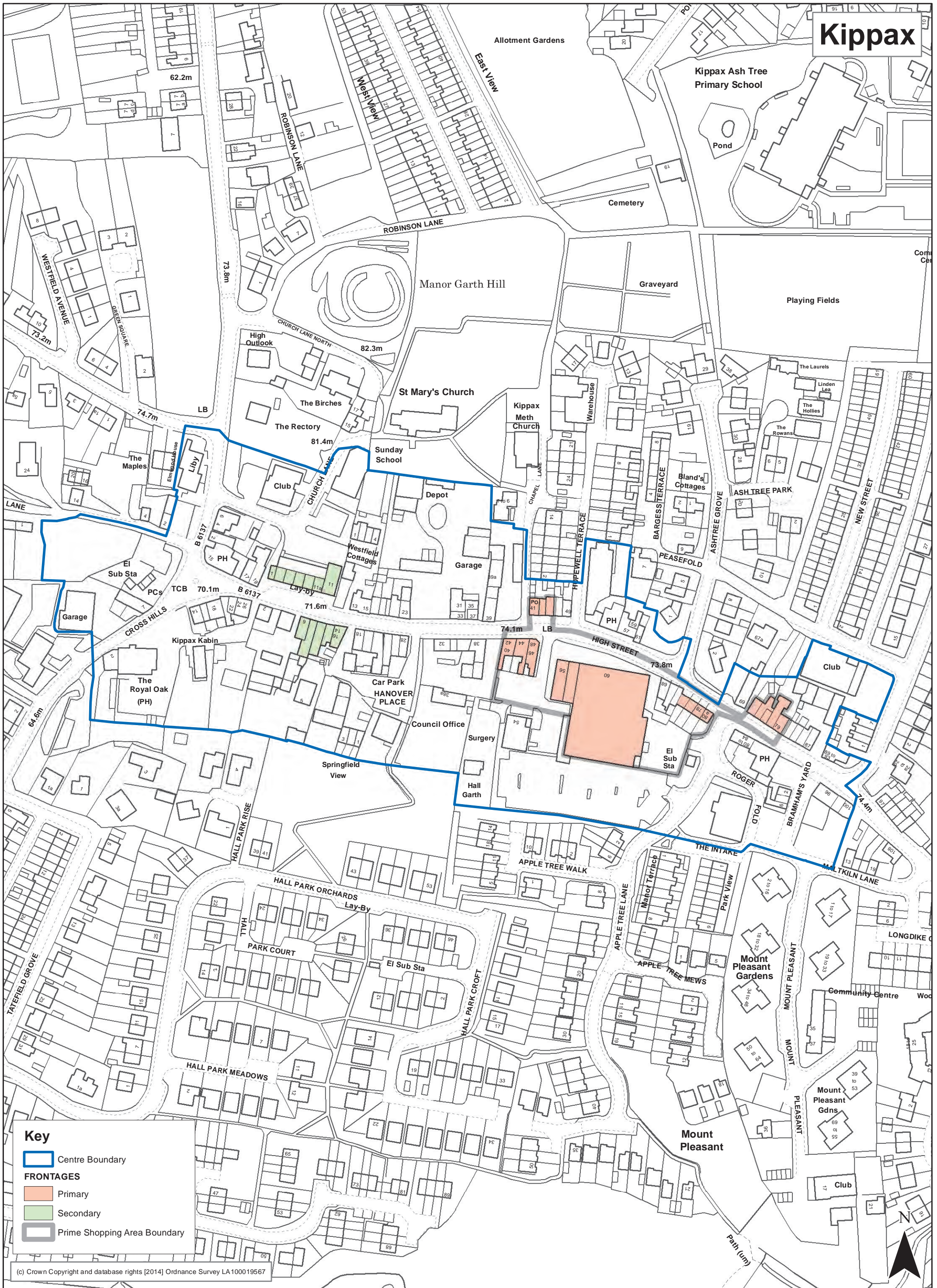


**Key**

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

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# Kippax



**Key**

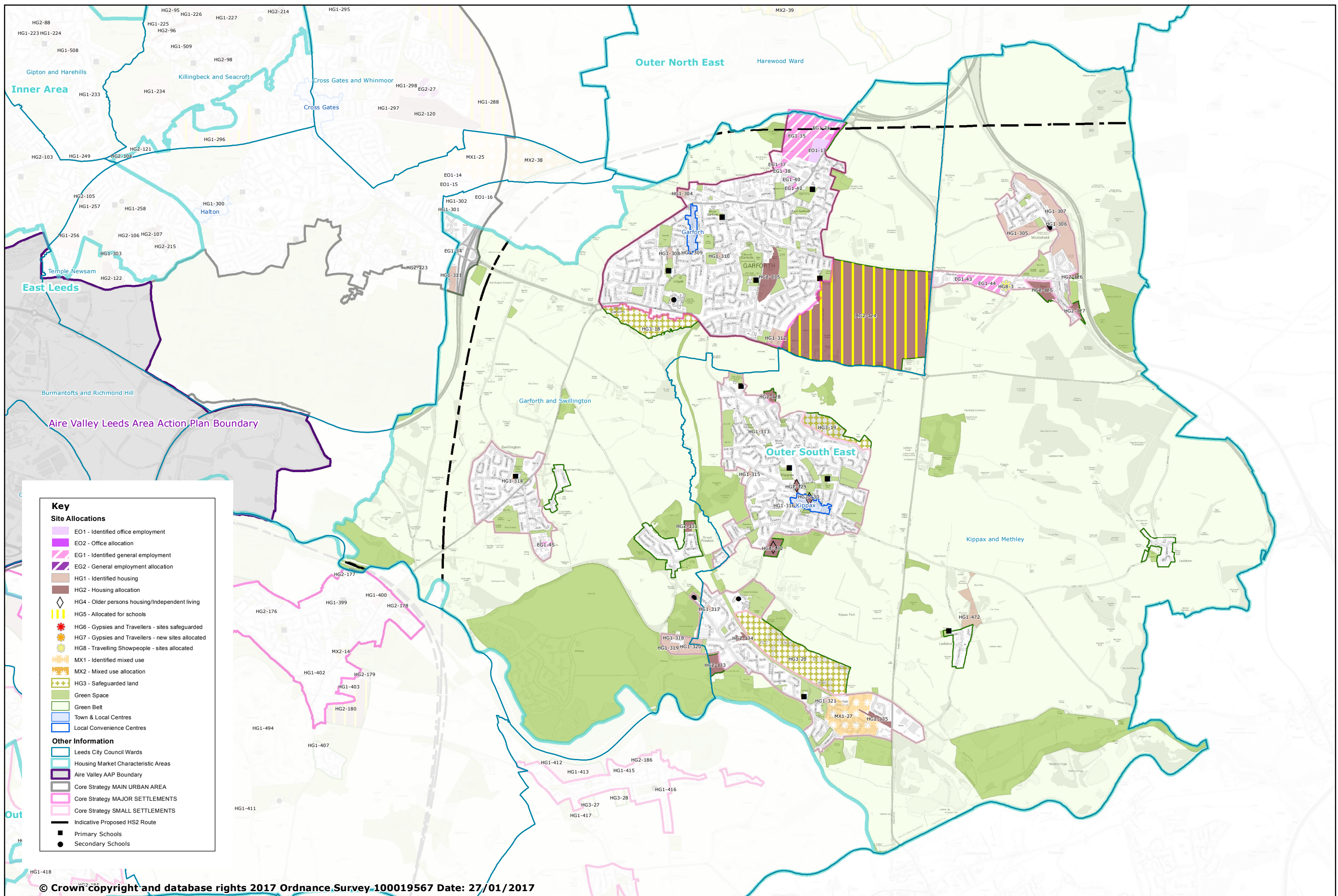
- Centre Boundary

**FRONTAGES**

- Primary
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**HMCA AREA**  
**Outer South East**

