

Site Allocations Plan

Section 3: Proposals For The 11 Housing Market Characteristic Areas 6.Outer North East

Leeds Local Plan
Development Plan Document
Adopted July 2019



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

6. OUTER NORTH EAST

- 3.6. The Outer North East area is characterised by a collection of freestanding mainly small towns and villages located within an attractive rural setting. The area is bounded by the main urban area of Leeds to the south-west and the administrative boundaries of the neighbouring Harrogate Borough Council and Selby District Council to the north and east respectively. Wetherby is the largest settlement within the area and provides a wide range of local services and facilities. The smaller settlements of Boston Spa, Bardsey, Bramham and Collingham further help to supplement the local community needs. The majority of the towns and villages within the area contain significant heritage value which is demonstrated by their numerous conservation areas and listed buildings. The River Wharfe meanders around the northern part of area passing through several settlements, adding to the attractive character and providing a valuable ecological resource. The A61, A58 and A64 are the main roads linking the areas towns and villages and connecting residents to the City Centre. The A1(M) also runs north/south across the area providing good regional connections for people and local businesses. Lotherton Hall, Bramham Park, Eccup reservoir and Harewood House provide the major leisure and cultural attractions within the area.

Overall, the socio-economic profile shows that of working households in North East Leeds 20% earn less than £20000 p.a. whilst 49% 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 NORTH EAST:

- 3.6.1 The main centre for Outer North East is Wetherby Town Centre. This is supported by the Local Centres of Boston Spa, Collingham and Slaid Hill. The full list of centres for the Outer North East HMCA is as follows:
- Boston Spa
 - Collingham
 - Slaid Hill
 - Wetherby
- 3.6.2 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).
- 3.6.3 For policies and guidance referring to centre boundaries, Primary Shopping Areas and proposals within protected shopping frontages, please refer to Section 2 of this document. These policies must also be read in conjunction with the Retail and Town centres section of the Core Strategy.

HOUSING PROPOSALS FOR OUTER NORTH EAST

3.6.4 See Section 2, paragraphs 2.26 – 2.72 for the Housing overview which explains the context for the housing allocations in this area.

3.6.5 **Total housing target for Outer North East** (set out in the Core Strategy) = 5,000 units (8% of District wide total).

Total number of dwellings/capacity to be allocated:

3.6.6 The target of 5,000 residential units does not mean that land for 5,000 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 since 31.3.12 (the base date of the Plan) have been deducted. Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.

POLICY HG1: IDENTIFIED HOUSING SITES

THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:

- 1) **SITES THAT HAVE EXISTING PLANNING PERMISSION; AND**
- 2) **EXPIRED PLANNING PERMISSIONS FOR HOUSING OR MIXED USE INCLUDING HOUSING THAT ARE STILL DEEMED TO BE APPROPRIATE FOR HOUSING DELIVERY; AND**
- 3) **ARE ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN.**

THESE CATEGORIES OF IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY POLICY SP7.

THE UDP SITES ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA, WHERE APPLICABLE.

IN OUTER NORTH EAST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity
HG1-37	H3-3A.25	Churchfields, Boston Spa	153
HG1-41	H3-3A.22	Harewood Village Farm	8
HG1-44	H3-3A.24	Woodacre Green and Bankfield (land to south), Bardsey	14
HG1-47	H3-3A.15	Syke Lane/Moses Syke, Scarcroft	11
HG1-48	H3-3A.26	Wetherby Road (land to east at Castle Mona Lodge), Scarcroft	11
HG1-51	H3-1A.33	Bowcliffe Road - Bramham House, Bramham	30
HG1-288	H3-3A.33	East Leeds Extension	675
Identified housing total:			902

LIST OF SITES WITH PLANNING PERMISSION/EXPIRED PLANNING PERMISSION CURRENTLY INCLUDED IN THIS CATEGORY ARE LISTED IN ANNEX 1.

3.6.7 The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target to leave a residual for allocation for housing.

So, the residual target is $5,000 - 1,711 = 3,289$ 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) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

IN OUTER NORTH EAST THE SITES ALLOCATED FOR HOUSING ARE:

Plan ref	Address	Area ha	Capacity	Green/Brown
HG2-19	Land at Sandbeck Lane Wetherby	6.3	165	Greenfield
HG2-20	Mercure Hotel, Wetherby Road, Wetherby	2.4	86	Mix 20:80
HG2-22	Church Street, Boston Spa	1.7	36	Greenfield
HG2-26	Wetherby Road - Scarcroft Lodge, Scarcroft	5.8	100	Brownfield
HG2-28	Land to the east of Belle Vue Avenue	0.6	15	Greenfield
HG2-226	Land to the east of Wetherby	55.4	1,100	Greenfield
HG2-227	Land to the north of HMP Wealston	6.3	142	Mix 80:20
Housing Allocation Total			1,644	

3.6.8 Sites allocated for housing in Outer North East have a total capacity of 1644.

Site Specific Requirements For Sites Allocated For Housing In Outer North East

3.6.9 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 2.42 – 2.53 for generic technical considerations and existing planning policy.

Site Reference: HG2-19 (5166)

Site Address: Land at Sandbeck Lane Wetherby

Housing allocation

Site Capacity: 165 units

Site Area: 6.28 hectares

Ward: Wetherby

HMCA: Outer North East



Site Requirements - HG2-19:

- **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. The southernmost triangular field may have locally valuable grassland that may need to be retained as part of POS or a biodiversity buffer.

- **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: HG2-20 (4075)

Site Address: Mercure Hotel, Wetherby Road, Wetherby

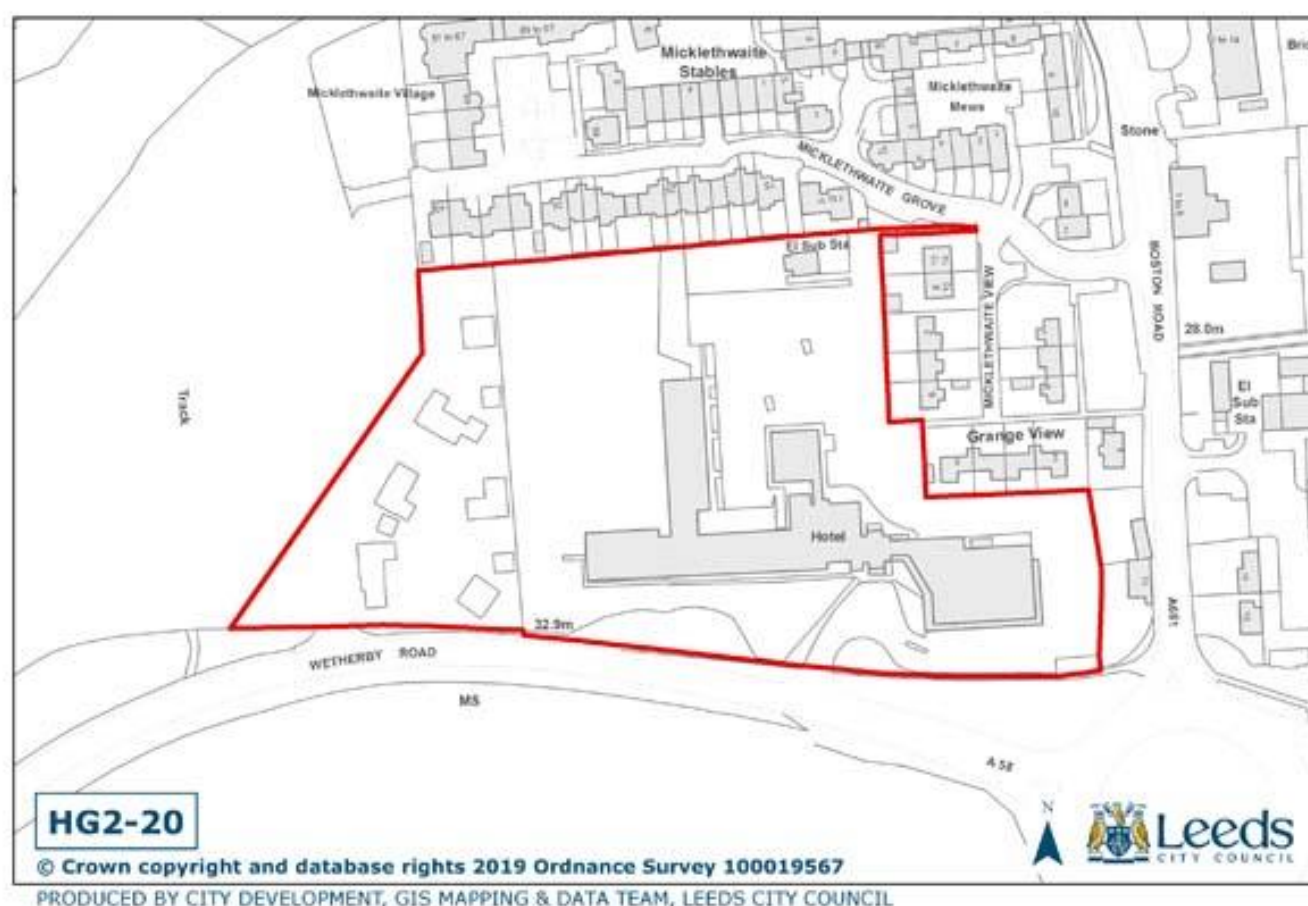
Housing allocation

Site Capacity: 86 units

Site Area: 2.39 hectares

Ward: Wetherby

HMCA: Outer North East



Site Requirements - HG2-20:

- **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 within 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 the Wetherby Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-22 (1154_3132)

Site Address: Church Street, Boston Spa

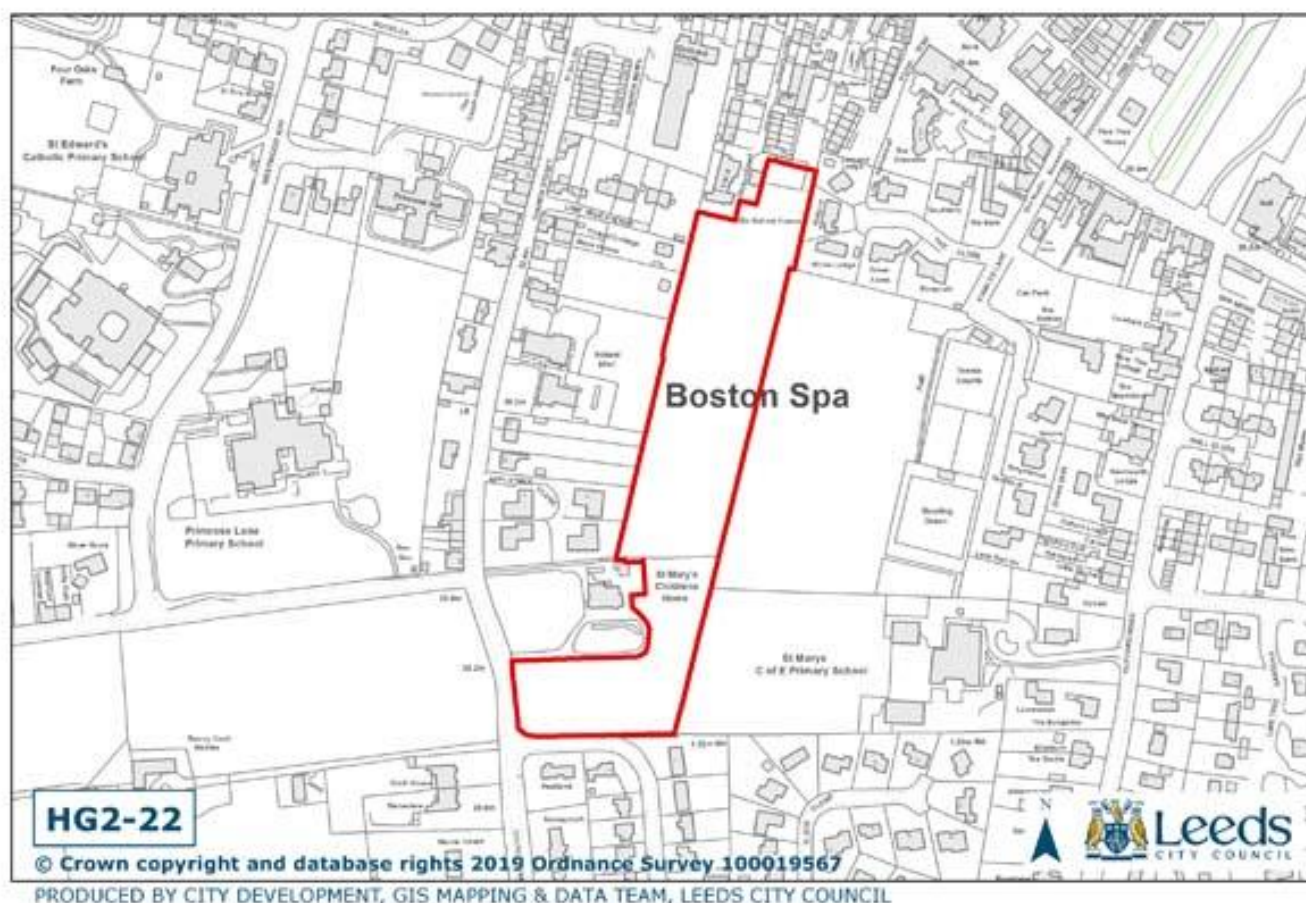
Housing allocation

Site Capacity: 36 units

Site Area: 1.69 hectares

Ward: Wetherby

HMCA: Outer North East



Site Requirements - HG2-22:

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

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

- **Highway Access to Site:**

Preference for access to be achieved through adjacent site to the west (HG1-39).

- **Greenspace:**

Provide a pedestrian link to the adjacent Green Space at Stables Lane from Church Street and Lonsdale Meadows.

- **Conservation Area:**

The site is within the Boston Spa Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The openness of the southern part of the site has an important role in contributing to the significance of the Conservation Area, and so no built development should take place on this part of the site. Development should also seek to preserve historic field boundaries. Areas of potential archaeological sensitivity are also present within the site. An archaeological evaluation of the site needs to be undertaken prior to the development of the site. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

Site Reference: HG2-26 (15)

Site Address: Wetherby Road - Scarcroft Lodge, Scarcroft

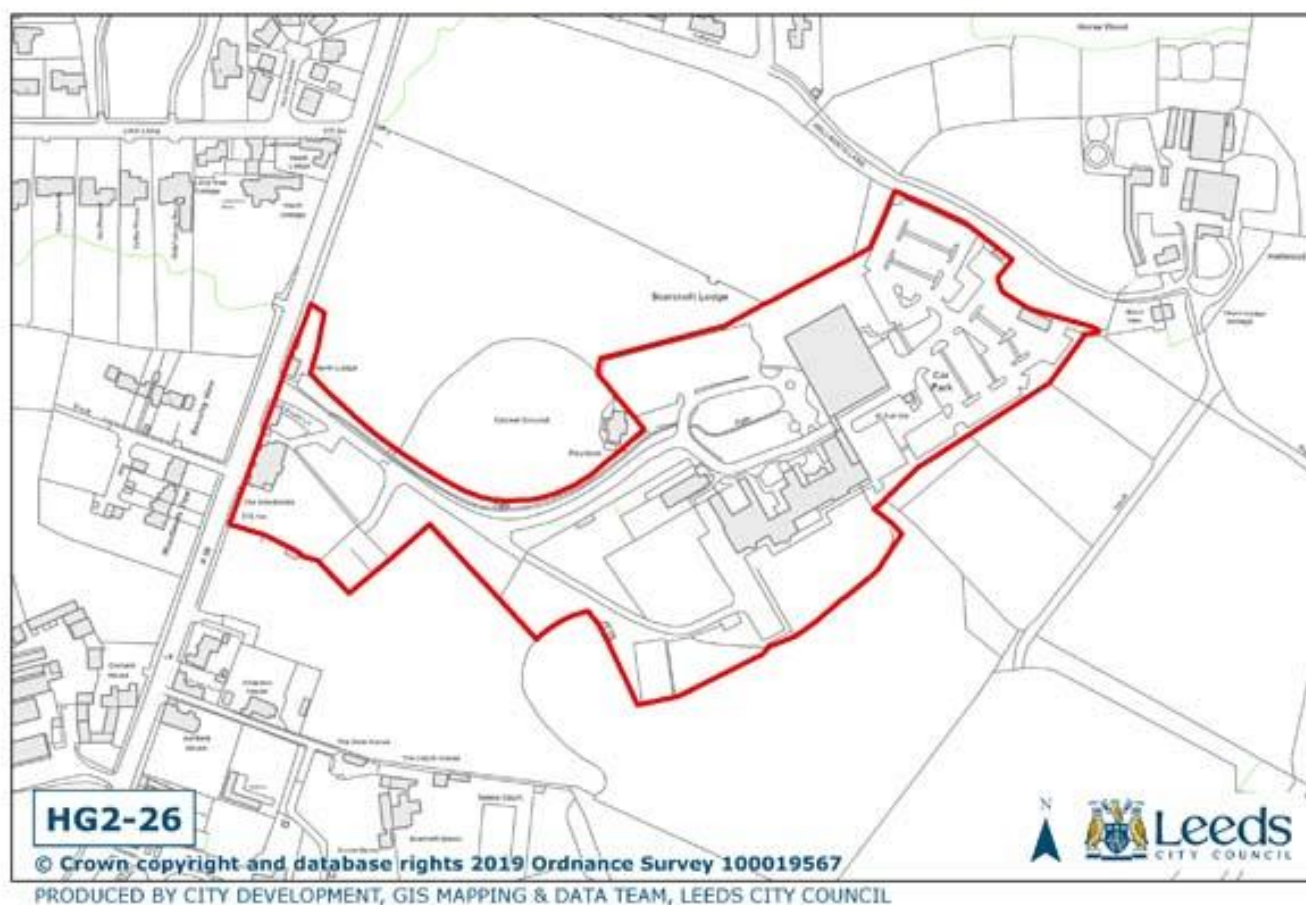
Housing allocation

Site Capacity: 100 units

Site Area: 5.79 hectares

Ward: Harewood

HMCA: Outer North East



Site Requirements - HG2-26:

Major developed site within the Green Belt: Development to have no greater impact on the openness of the Green Belt than the existing development. No major increase in the developed proportion of the site. Requirement for the derelict listed buildings to be brought back into use and incorporated into the scheme. Development brief to be agreed prior to development.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. This includes retention of the woodland area along the western part of the site.

- **Listed Buildings:**

The site includes Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site contains a Listed Building that is considered to be a Building At Risk. Any new development here should facilitate the conservation, repair and reuse of the property. To protect the setting of the Listed Building, areas of new development are likely to be restricted - eg to the areas already laid to hard-standing to the east of the Listed Building.

- **Conservation Area:**

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

Site Reference: HG2-28 (4068)

Site Address: Land to the East of Belle Vue Avenue, Scholes

Housing allocation

Site Capacity: 15 units

Site Area: 0.57 hectares

Ward: Harewood

HMCA: Outer North East



No site specific requirements

Site Reference: HG2-226 (1233_2158_3125)

Site Address: Land to the east of Wetherby

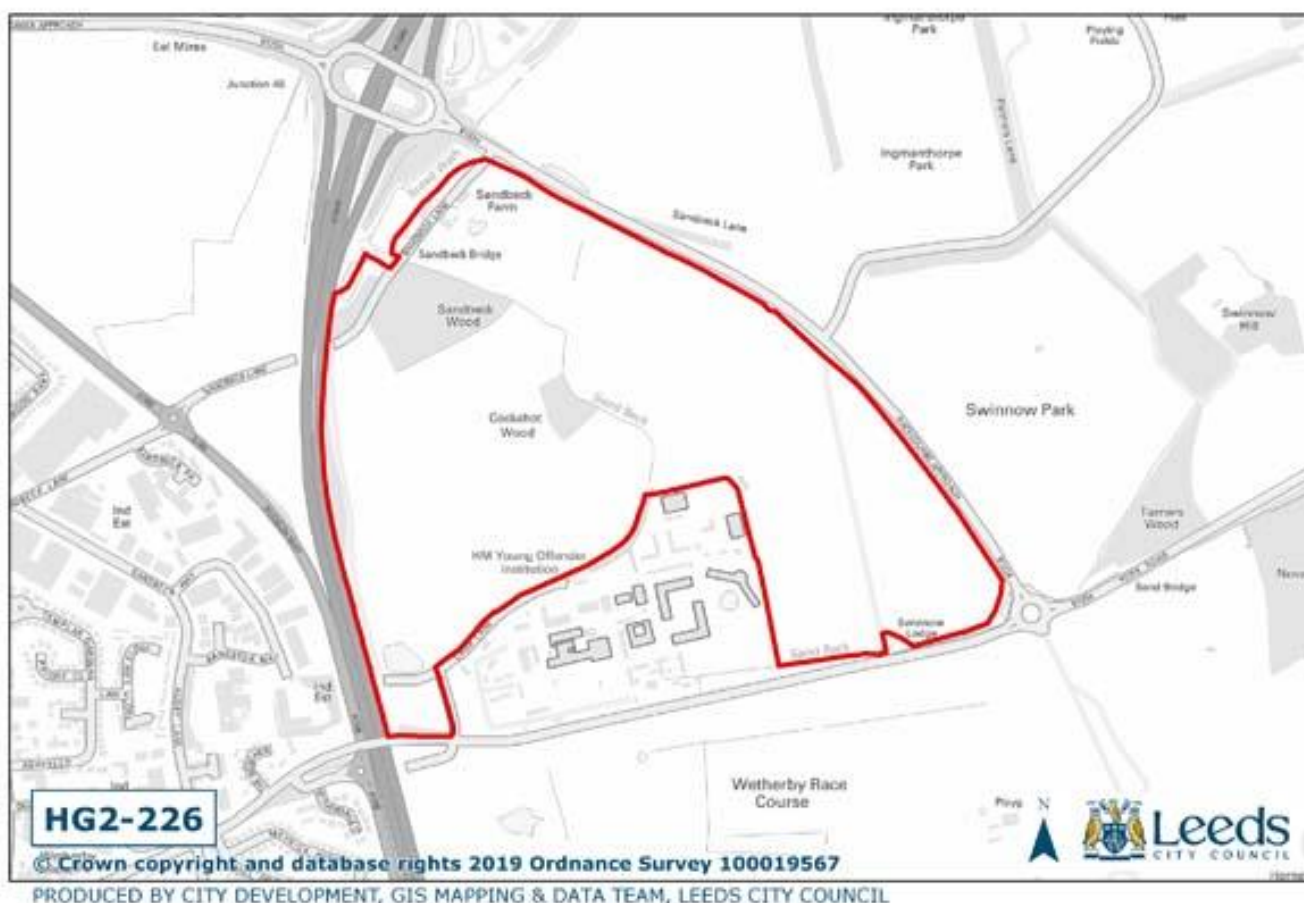
Housing allocation

Site Capacity: 1100 units

Site Area: 55.43 hectares

Ward: Wetherby

HMCA: Outer North East



Site Requirements - HG2-226:

A comprehensive design brief for the development needs to be agreed prior to the development of the site. The design brief should show the retention of key landscape features such as the avenue of trees and areas of woodland within the site as well as positively address all of the individual site requirements listed below.

- **Highway Access to Site:**

Access points must be created onto York Road and Racecourse Approach B1224, possibly requiring widening for ghost island junctions. The access points will need to be linked within the site. Highway quality pedestrian and cycle routes are to be provided within the site. A pedestrian and cycle link to York Road shall be provided to the south-west of the site, providing safe, practical all year round links to Wetherby town centre from the new housing. These links should involve improvements to Bridleway No.7 and Footpath No.8. In addition, a link to the public right of way and A1(M) junction 46 to the north-west of the site should also be provided and along the northern flank of York Road between Racecourse Approach and Bridleway No.7.

- **Local Highway Network:**

This site will have a significant impact on the surrounding strategic and local road network. A comprehensive transport planning exercise will need to confirm the details of the road network and public transport enhancements required. Mitigation works should be carried out in accordance with the findings of the assessment work. In addition, development of the site will have a cumulative impact upon junctions within Wetherby and a contribution will be required towards mitigation works at the Linton Road and Crossley St junctions with the A661.

- **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. These are likely to include the provision of a biodiversity buffer (not private garden space) adjacent to the A1 providing a north-south connection for the Leeds Habitat Network, together with retention and positive management of woodland blocks and the water course. Open span bridge structures should also be provided over the water course to keep a natural channel bed and bankside vegetation beneath any crossing points.

- **Listed Buildings:**

The site is in the setting of Listed Buildings at Ingmanthorpe Hall. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. There is likely to be a requirement for a buffer to the B1224 within the site to preserve the setting of the listed building. Areas of potential archaeological sensitivity are also present within the site. An archaeological evaluation of the site needs to be undertaken prior to the development of the site.

- **Education Provision:**

Primary school provision to the equivalent of 2 forms of entry shall be provided on the site.

Site Reference: HG2-227 (5300)

Site Address: Land to the north of HMP Wealstun Prison

Housing allocation

Site Capacity: 142 units

Site Area: 6.33 hectares

Ward: Wetherby

HMCA: Outer North East



Site Requirements - HG2-227:

- **Local Highway Network:**

The traffic impacts of this site in Walton and Boston Spa will need to be addressed.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. This includes a biodiversity buffer to be provided to the south-eastern boundary with the land not be transferred to private ownership

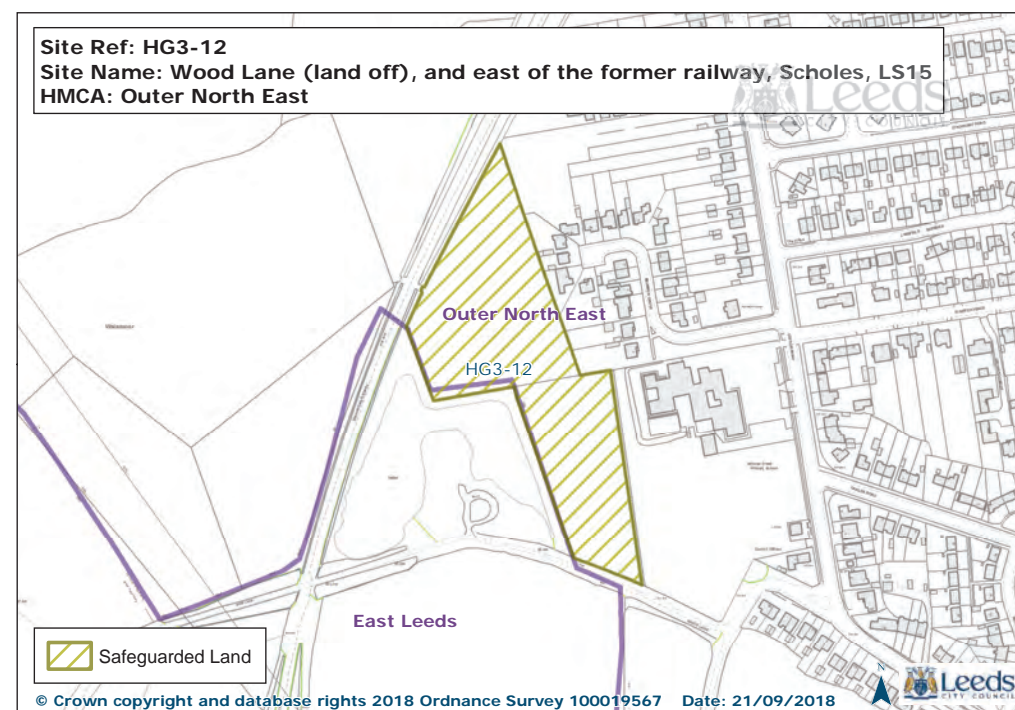
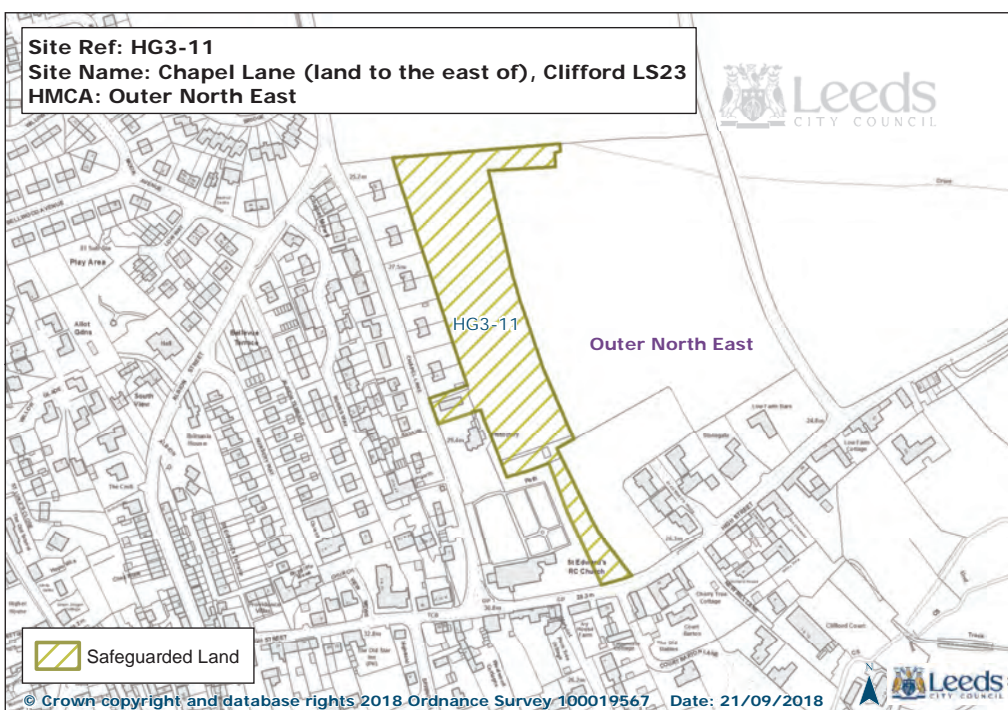
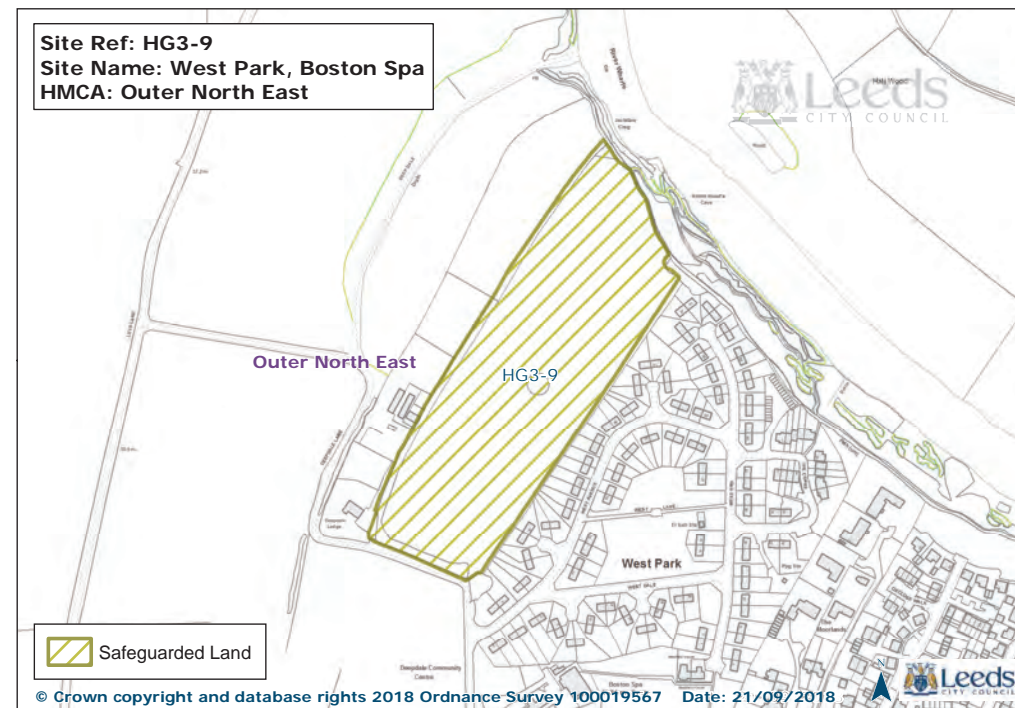
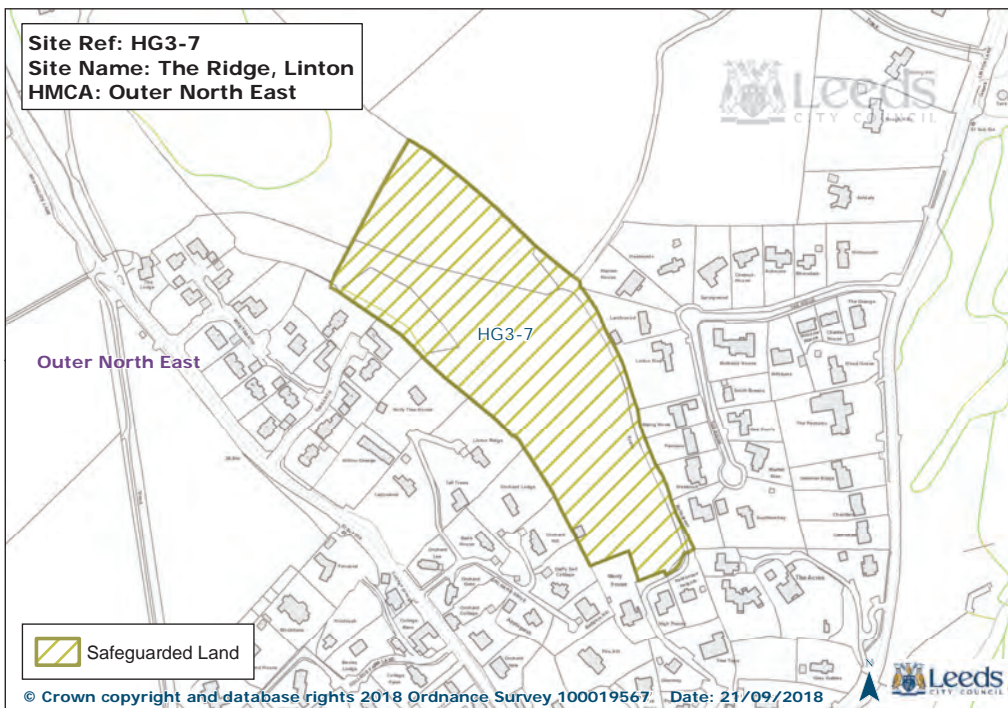
Safeguarded Land

3.6.10 Section 2, paragraph 2.58 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 NORTH EAST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	Address	Area ha	Capacity
HG3-7	The Ridge, Linton	4.1	100
HG3-9	West Park, Boston Spa	4.1	110
HG3-11	Chapel Lane (land to the east of), Clifford LS23	1.6	36
HG3-12	Wood Lane (land off), and east of the former railway, Scholes, LS15	1.9	60
HG3-13	Scholes (east of)	32.1	850
Safeguarded land total:			1,156



Site Ref: HG3-13
Site Name: Scholes (east of)
HMCA: Outer North East

Leeds
CITY COUNCIL
BARWICK IN ELMET AND SCHOLES CP

Outer North East

HG3-13
Scholes

East Leeds



Safeguarded Land

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Sites for Older Persons Housing/Independent Living

- 3.6.11 Two housing allocations have easy access to Local Centres in Outer North East and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans. In addition, as paragraph 2.61 details, further local centres may be delivered as part of large housing allocations such as HG2-226 Land to the East of Wetherby.

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 NORTH EAST THESE SITES ARE:

- **HG2-20 MERCURE HOTEL, WETHERBY ROAD, WETHERBY**
- **HG2-22 CHURCH STREET, BOSTON SPA**

Sites reserved for Future School Use

- 3.6.12 Section 2 paragraph 2.62 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 North East there is one site where part of the site is to be retained for a school. This is:
- **HG2-226 Land to the East of Wetherby**

Sites for Gypsies and Travellers

- 3.6.13 Section 2, paragraphs 2.64 to 2.71 explain the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in Outer North East.

Sites for Travelling Showpeople

- 3.6.14 Paragraph 2.72 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in Outer North East.

EMPLOYMENT PROPOSALS FOR OUTER NORTH EAST

Offices

- 3.6.15 The sites in Outer North East have been assessed to determine their total contribution towards an overall district requirement of 1,000,000sqm 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.

POLICY EO1: IDENTIFIED SITES FOR OFFICE USE

THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:

- 1) SITES THAT HAVE EXISTING PLANNING PERMISSION, AND**
- 2) EXPIRED PLANNING PERMISONS FOR OFFICE THAT ARE STILL DEEMED TO BE APPROPRIATE FOR OFFICE DELIVERY; AND**
- 3) ARE ALLOCATED FOR USES INCLUDING OFFICE IN THE UNITARY DEVELOPMENT PLAN,**

THESE CATEGORIES OF IDENTIFIED OFFICE SITES CONTRIBUTE TO THE TARGET FOR OFFICE USE SET OUT IN CORE STRATEGY POLICY SP9.

THERE ARE NO UDP SITES IN THIS HOUSING MARKET CHARACTERISTIC AREA.

A LIST OF SITES WITH PLANNING PERMISSION / EXPIRED PLANNING PERMISSION CURRENTLY INCLUDED IN THIS CATEGORY ARE LISTED IN ANNEX 2.

- 3.6.16 There are no proposed allocations for office development in Outer North East.

General Employment

- 3.6.17 The sites in Outer North 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. (For information the extent of the existing Thorp Arch Trading Estate is shown on the Plan).

POLICY EG1: IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE

THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:

- 1) SITES THAT HAVE EXISTING PLANNING PERMISSION, AND**
- 2) EXPIRED PLANNING PERMISISSONS FOR USES INCLUDING GENERAL EMPLOYMENT THAT ARE STILL DEEMED TO BE APPROPRIATE FOR GENERAL EMPLOYMENT DELIVERY; AND**
- 3) ARE ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT IN THE UNITARY DEVELOPMENT PLAN,**

THESE CATEGORIES OF IDENTIFIED GENERAL EMPLOYMENT SITES CONTRIBUTE TO THE TARGET FOR GENERAL EMPLOYMENT USE SET OUT IN CORE STRATEGY POLICY SP9.

THE UDP SITES ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.

IN OUTER NORTH EAST THESE SITES ARE:

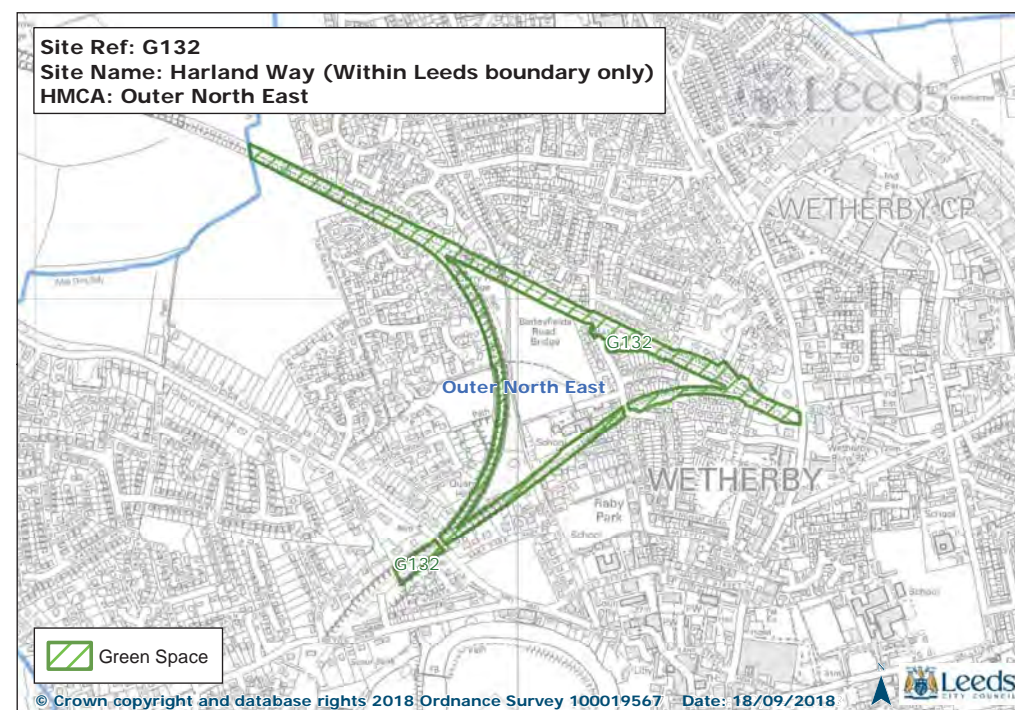
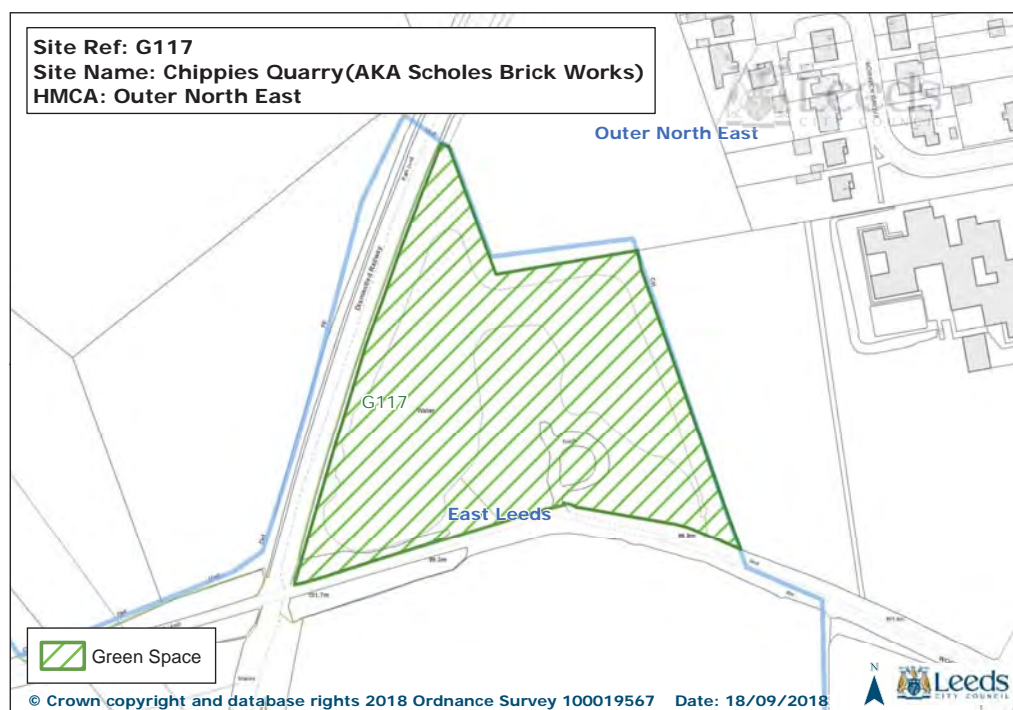
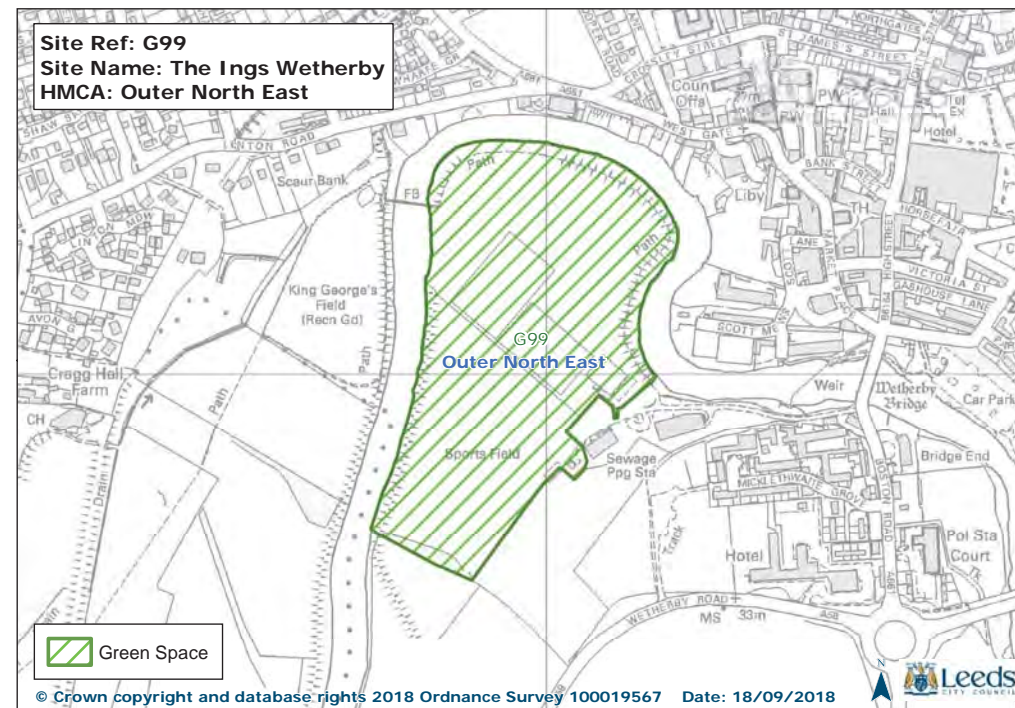
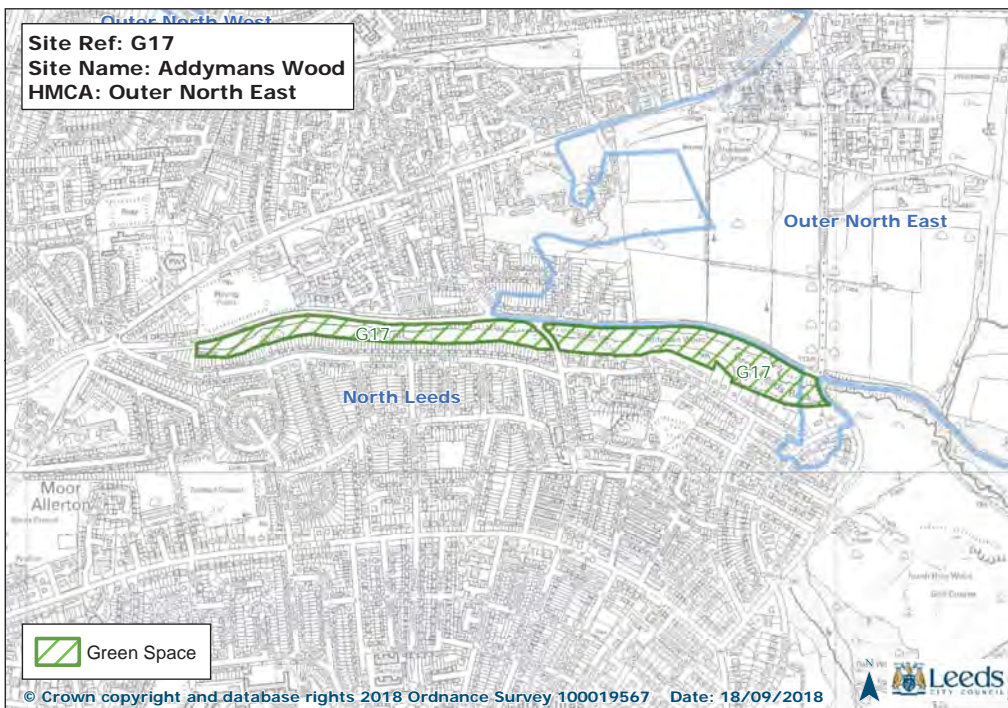
Plan Ref	Saved UDP Ref	Address	Area	Capacity
EG1-63	E3B:22	Avenue D Thorp Arch Trading Estate	4.3	4.32
EG1-64	E3A:31	Wighill Lane & Rudgate, Thorp Arch Ind Estate	3.5	3.49
EG1-65	E3B:21	Avenue D & E Thorp Arch Estate	8.1	8.06
Identified general employment total (ha)				15.87

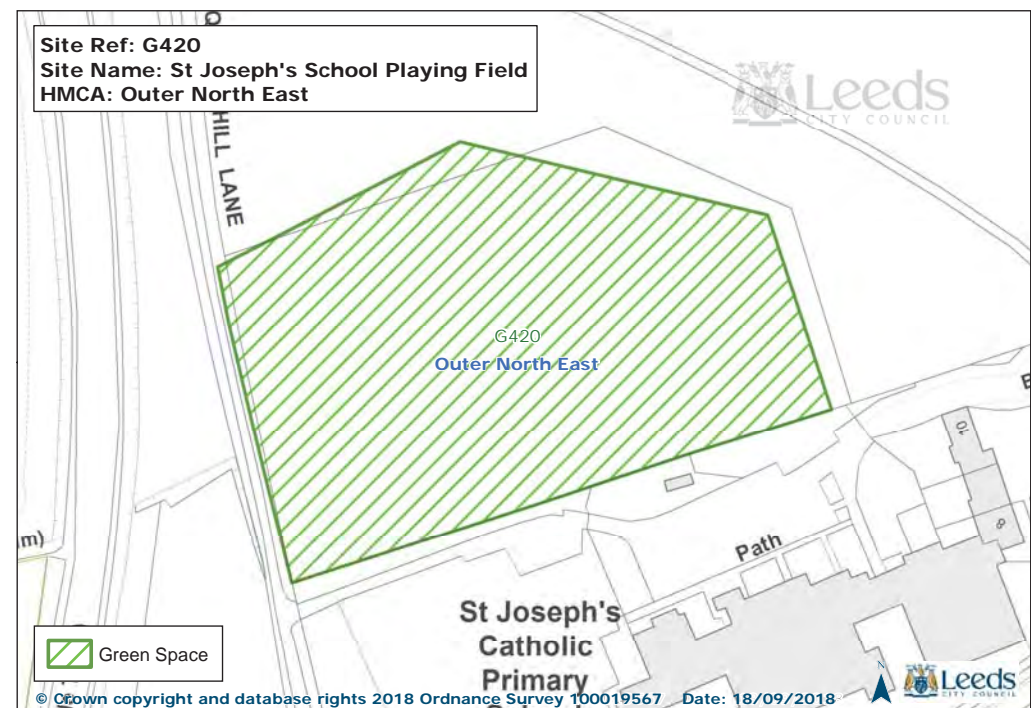
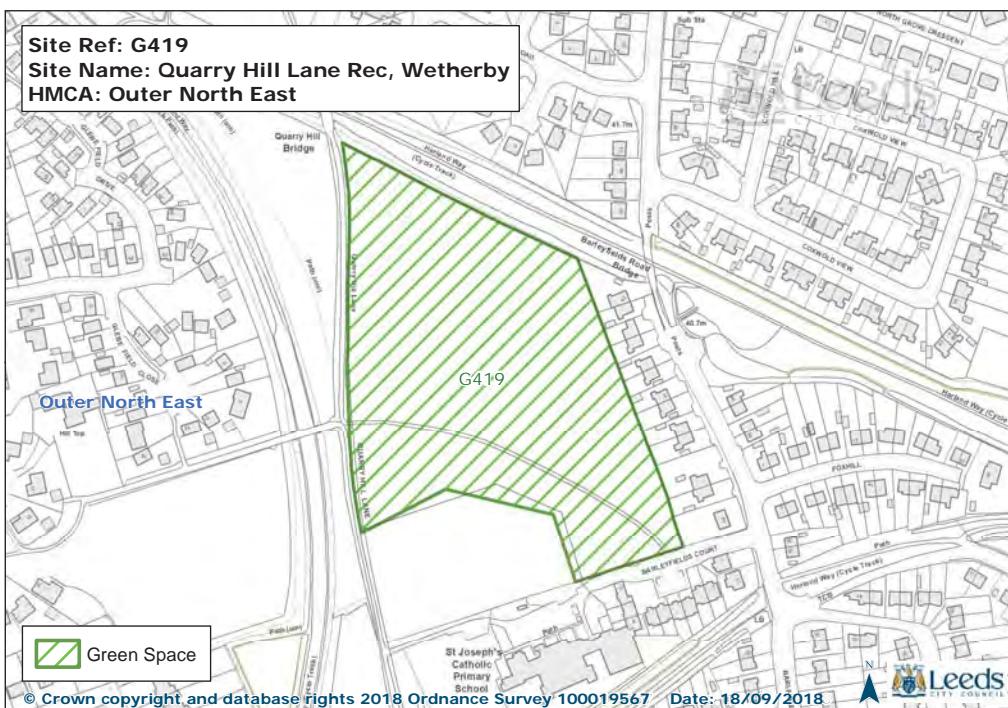
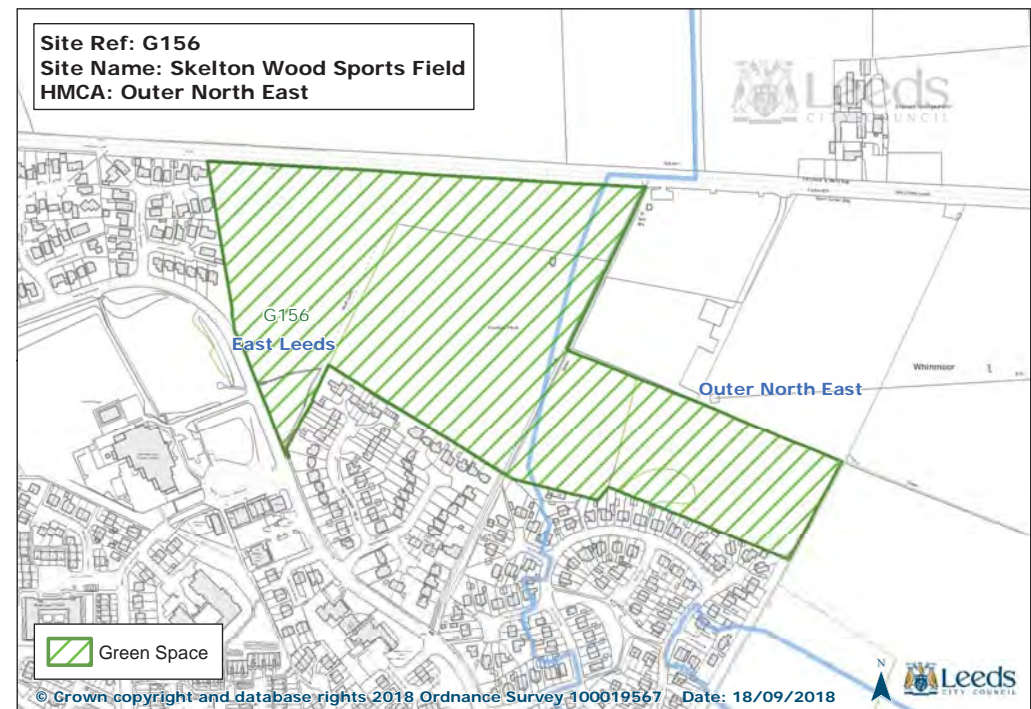
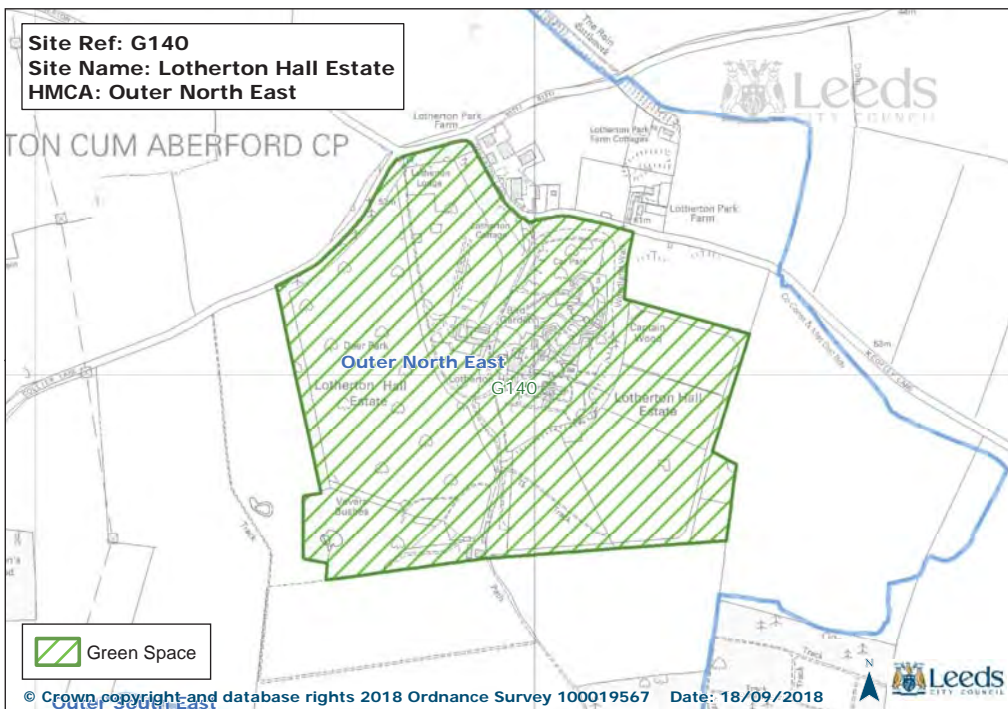
A LIST OF SITES WITH PLANNING PERMISSION / EXPIRED PLANNING PERMISSION CURRENTLY INCLUDED IN THIS CATEGORY ARE LISTED IN ANNEX 3.

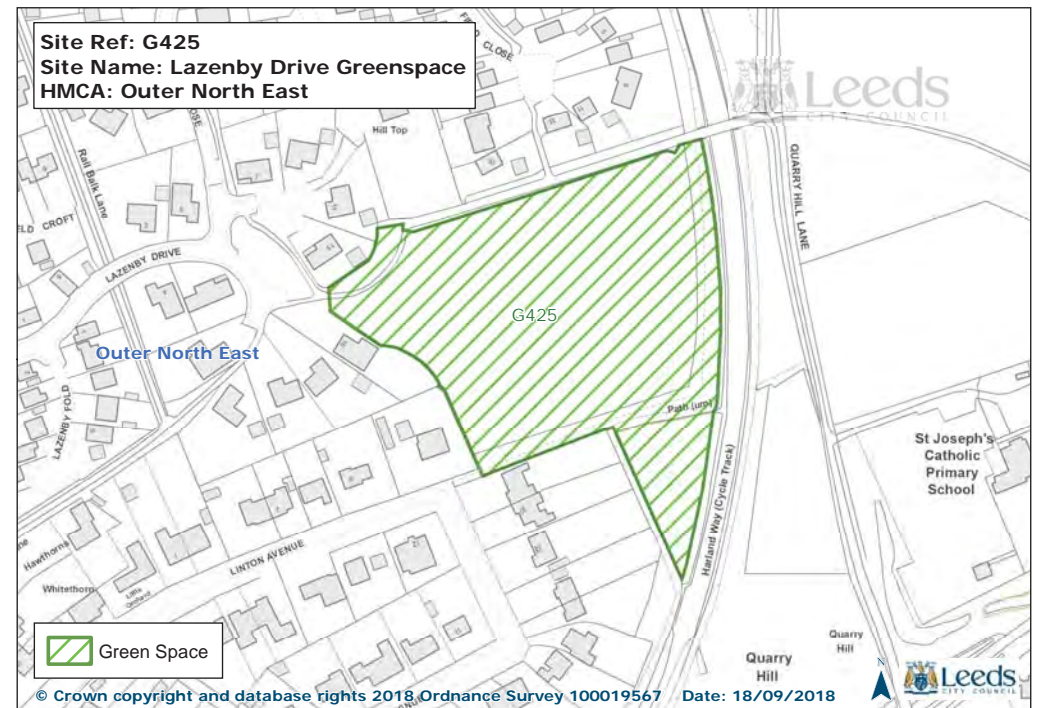
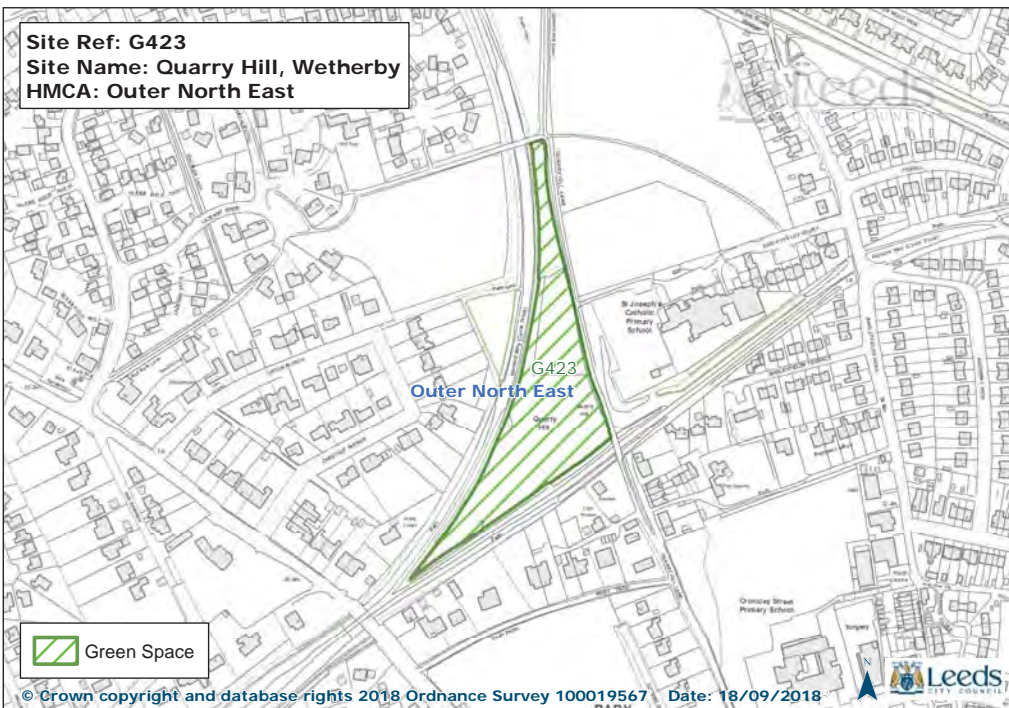
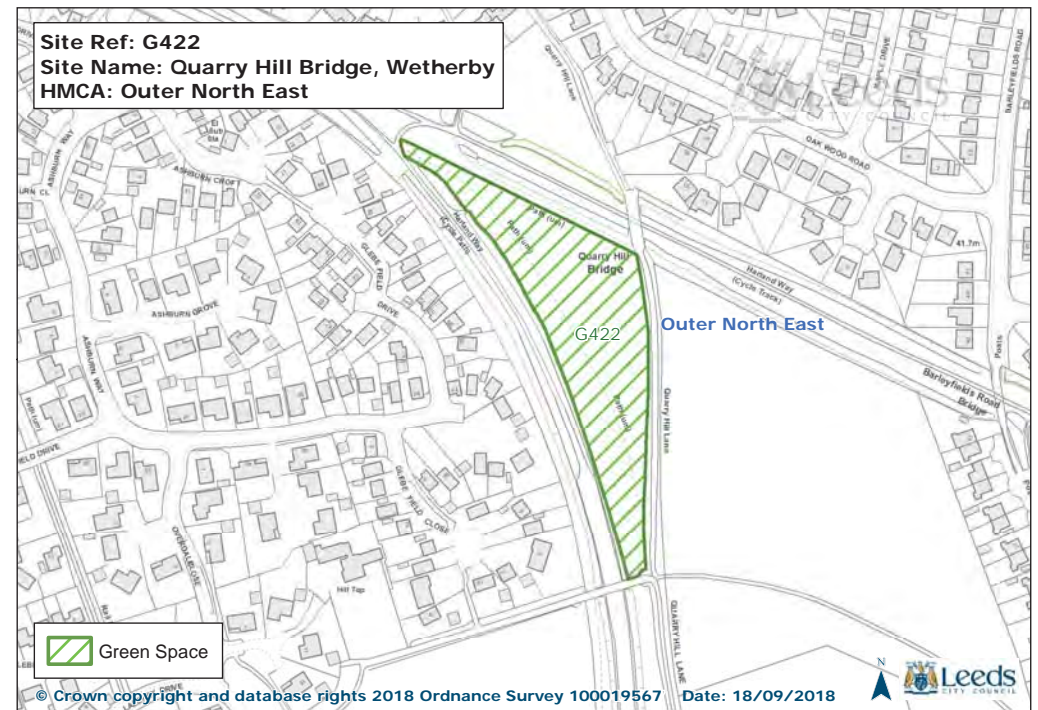
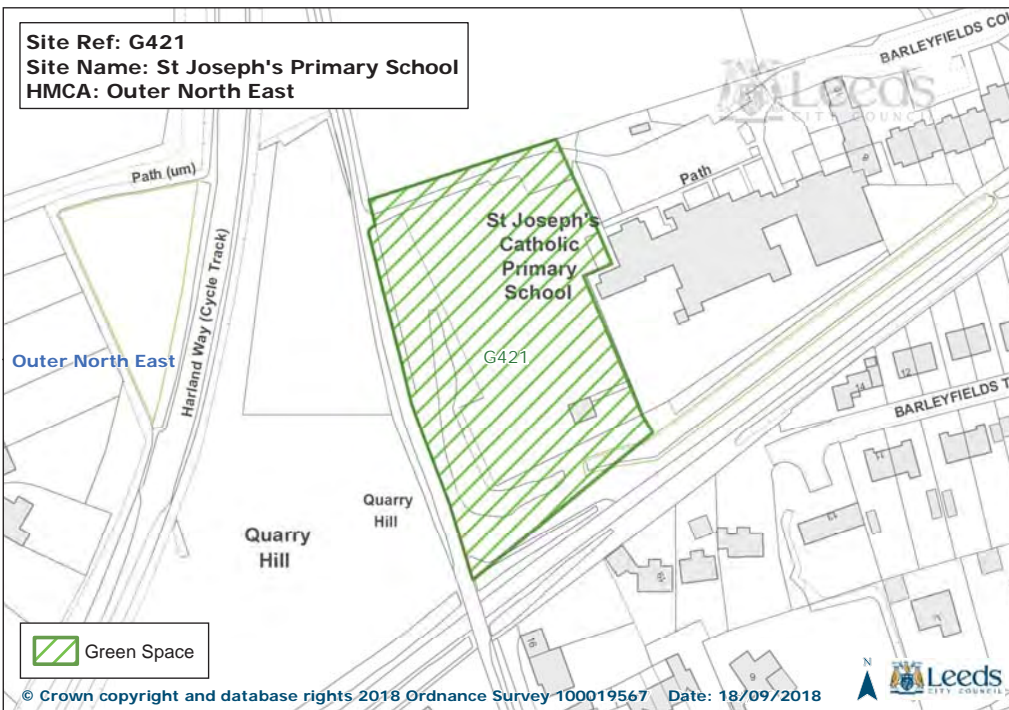
3.6.18 There are no proposed allocations for general employment in Outer North East.

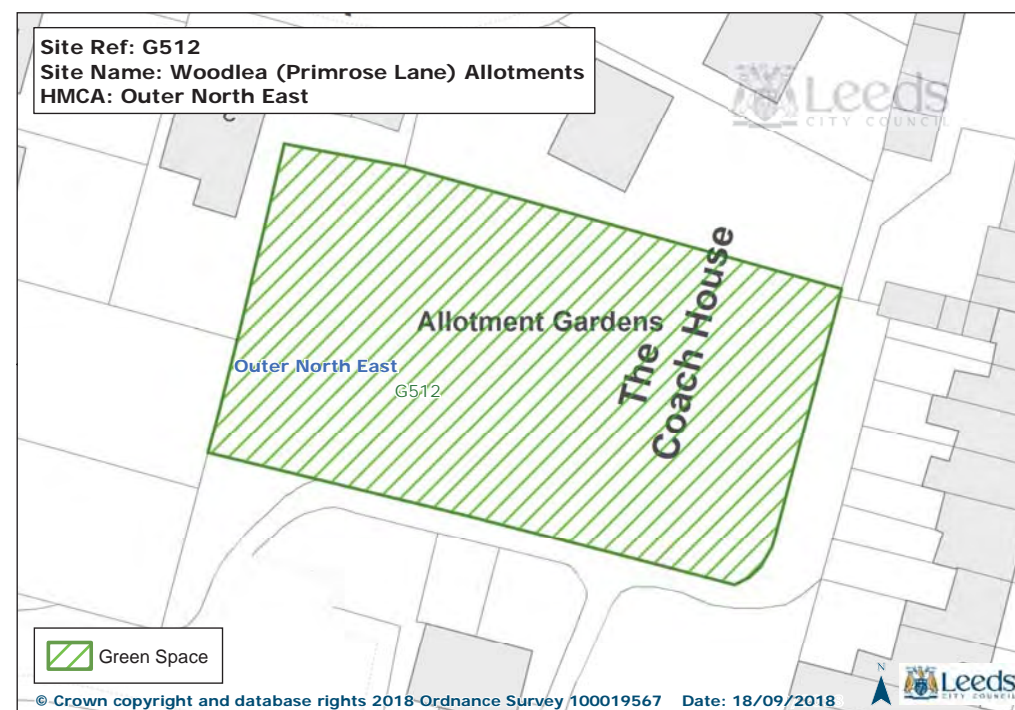
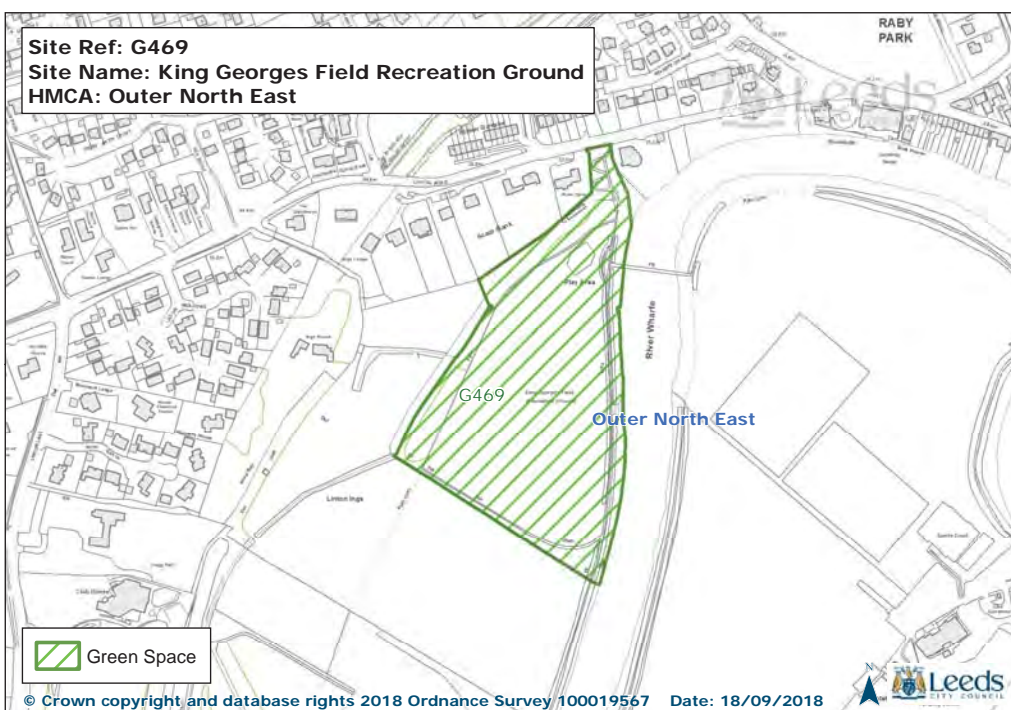
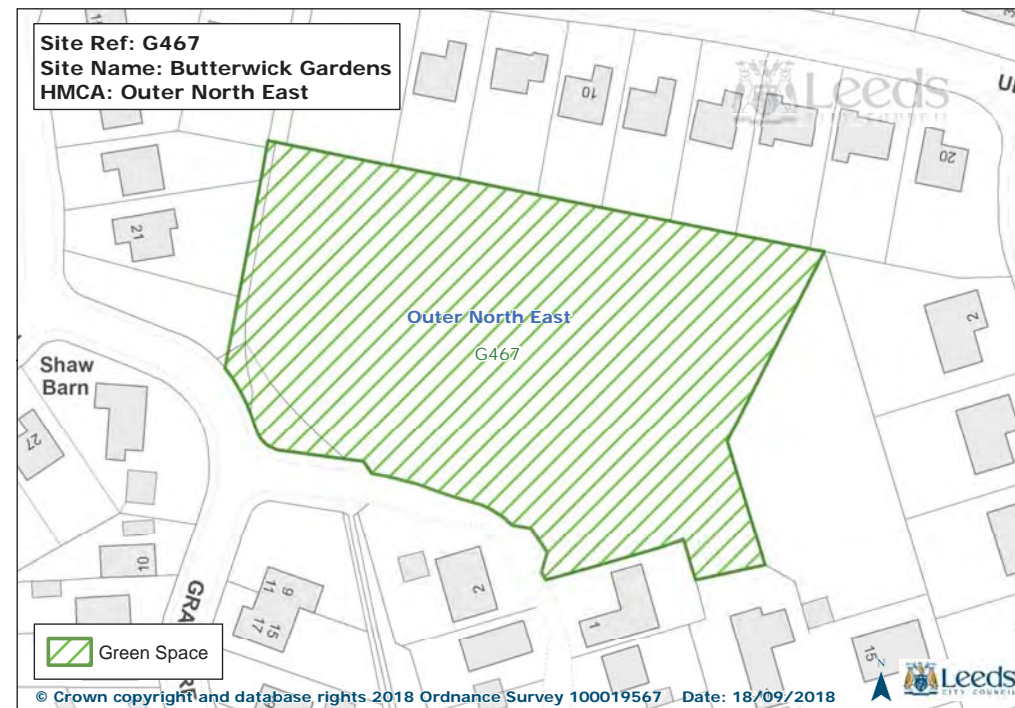
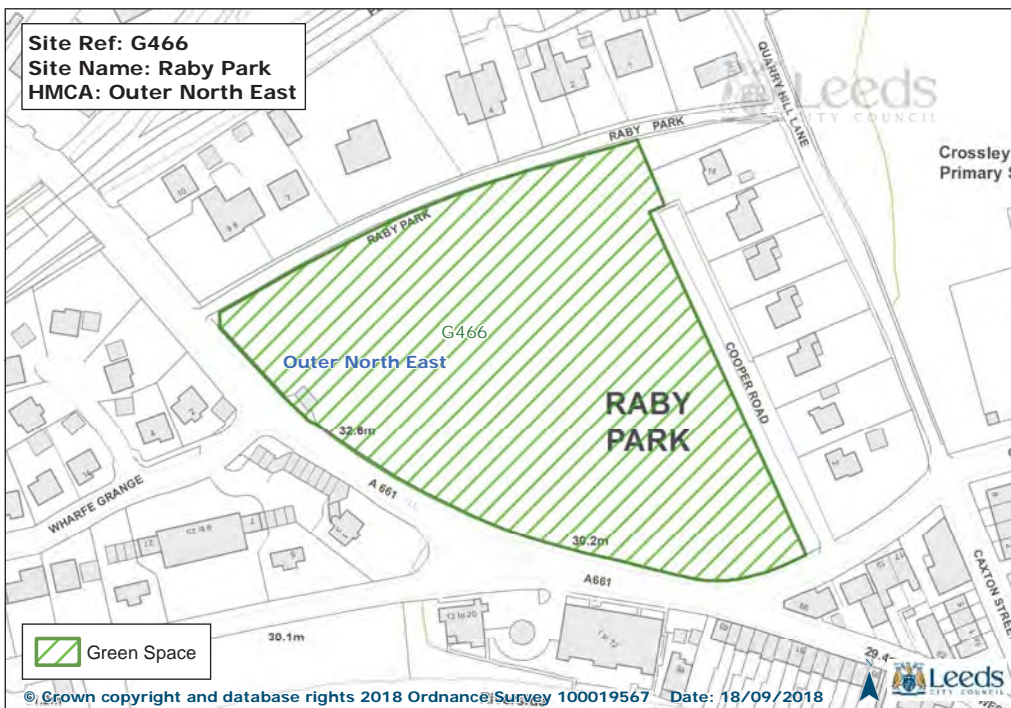
GREEN SPACE PROPOSALS FOR OUTER NORTH EAST

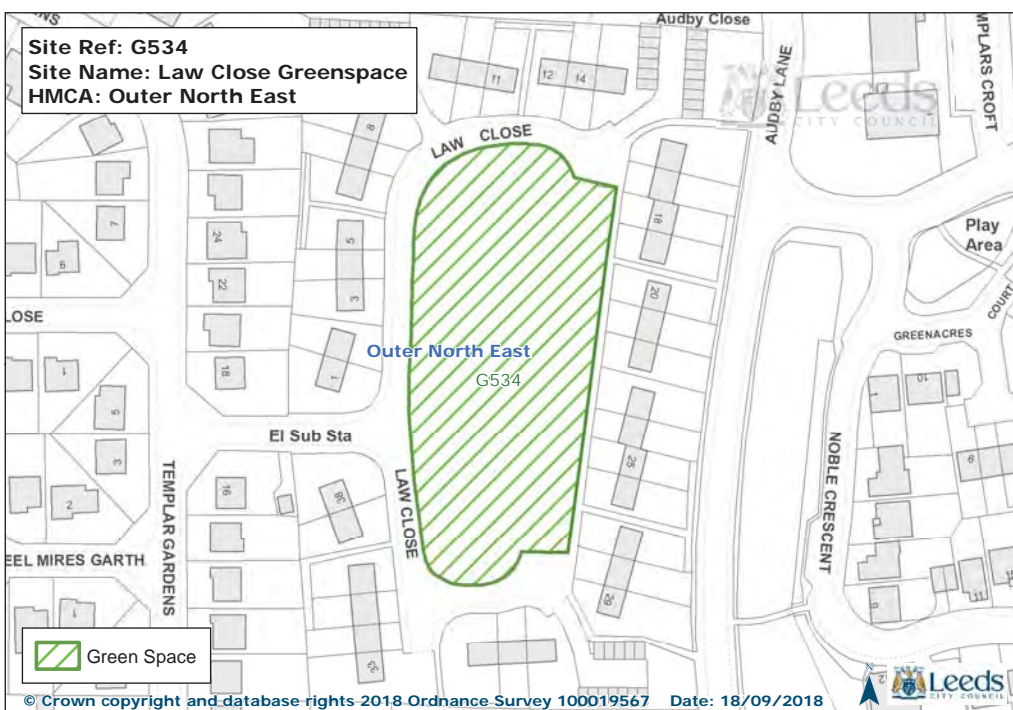
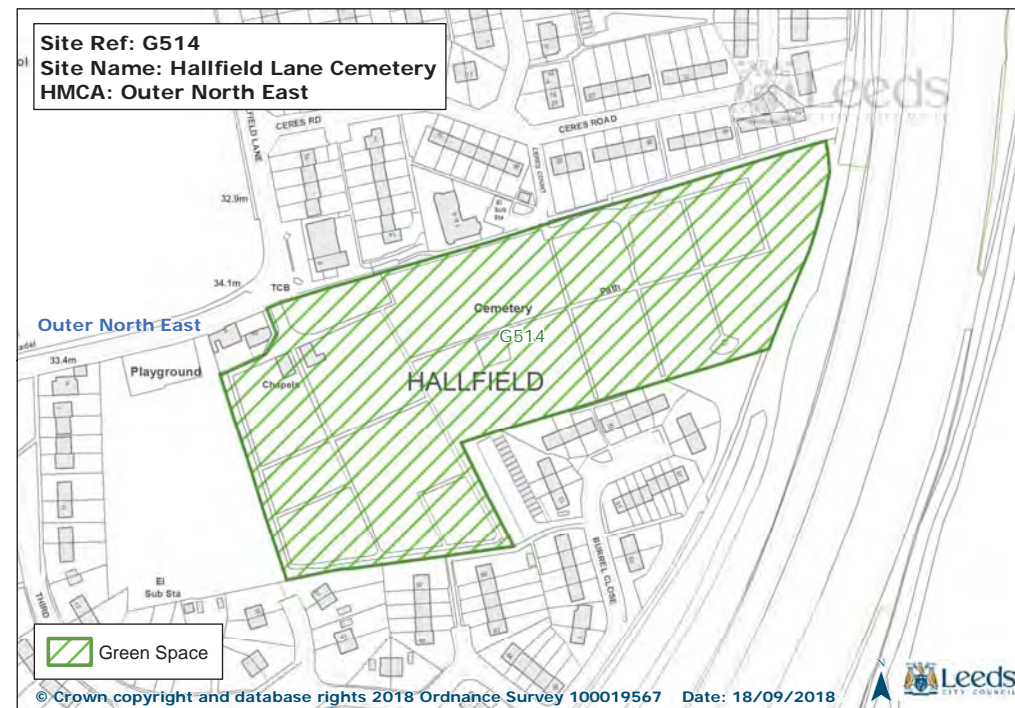
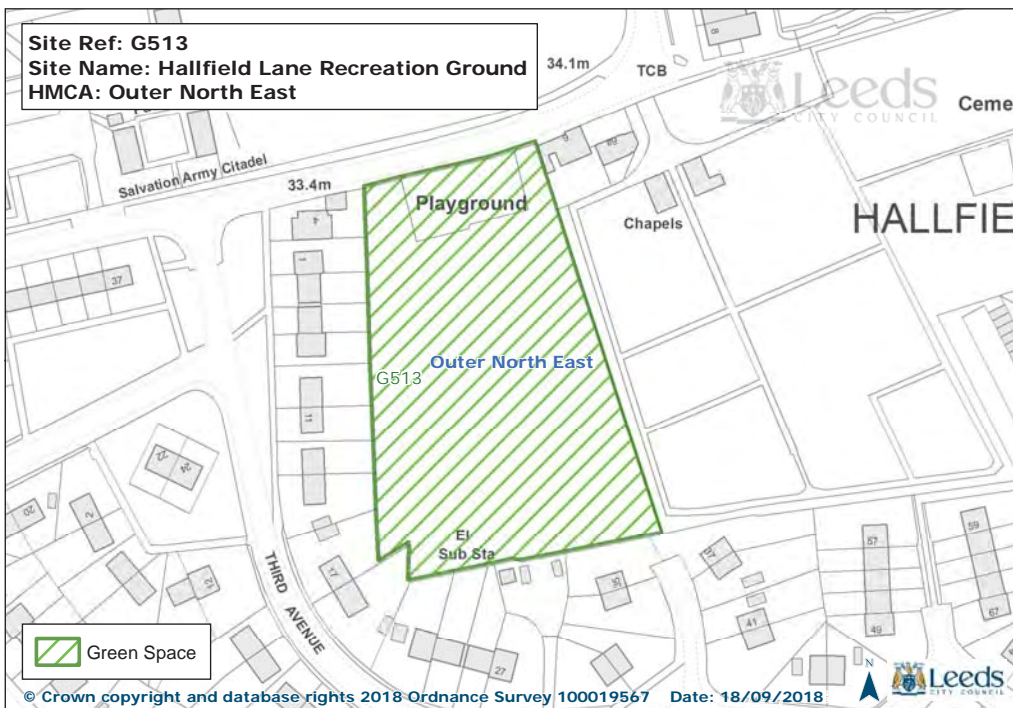
- 3.6.19 The Plan shows the green space sites proposed for designation within the Outer North East HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the Open Space, Sport and Recreation Assessment (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 be 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.
- 3.6.20 The key areas of green space within the Outer North East area are Lotherton Hall (57.1ha) (to the south east of Aberford) and Harewood House Estate (39.6ha). Harewood House is unusual as part of the estate is open to the public but for a fee. There are various smaller green spaces within or adjacent to the villages and towns of the Outer North East including some stretches of old railway lines in Wetherby and running south from Bardsey. There are large areas of predominantly woodland to the west of the A1 which are not specifically protected as green space however they lie within green belt and are therefore protected from future development. 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 North East HMCA will be updated and monitored by the Council.

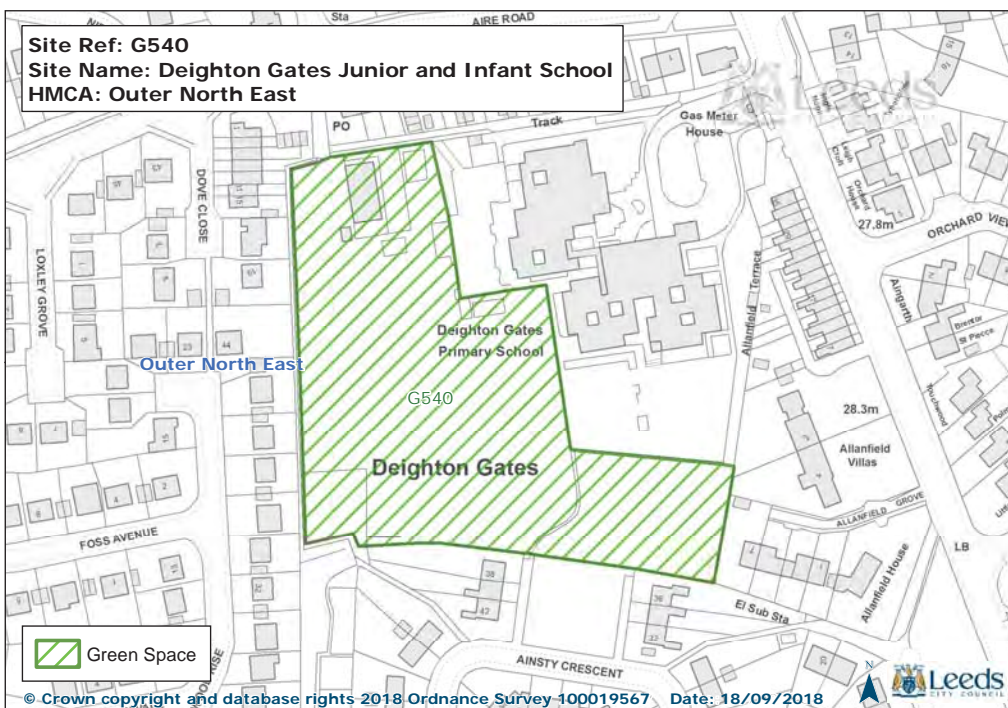
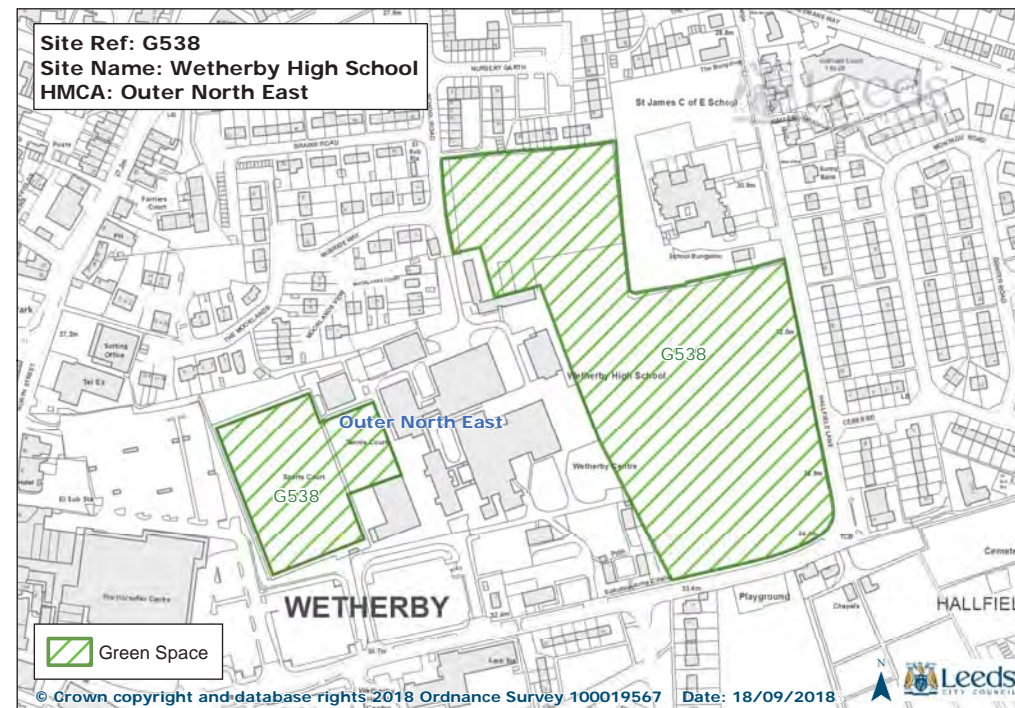
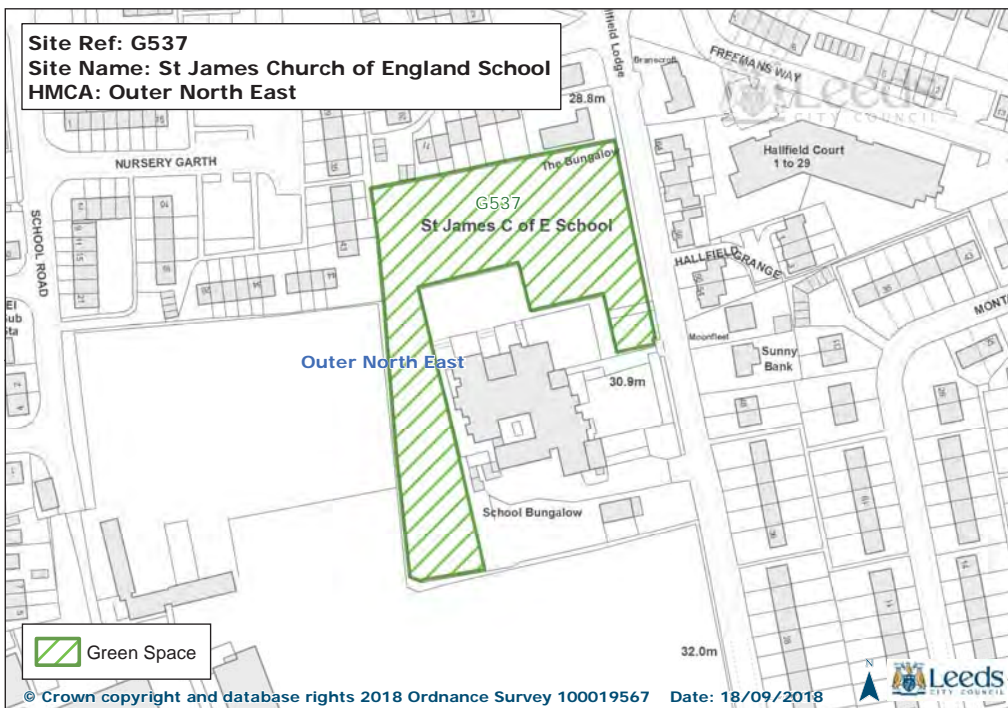


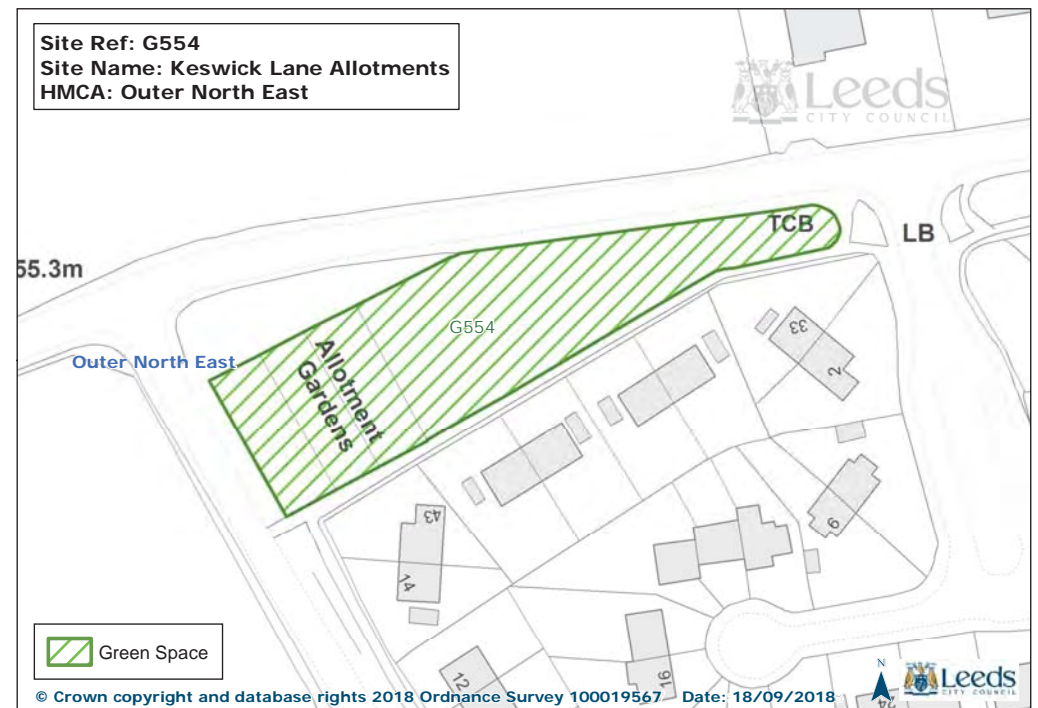
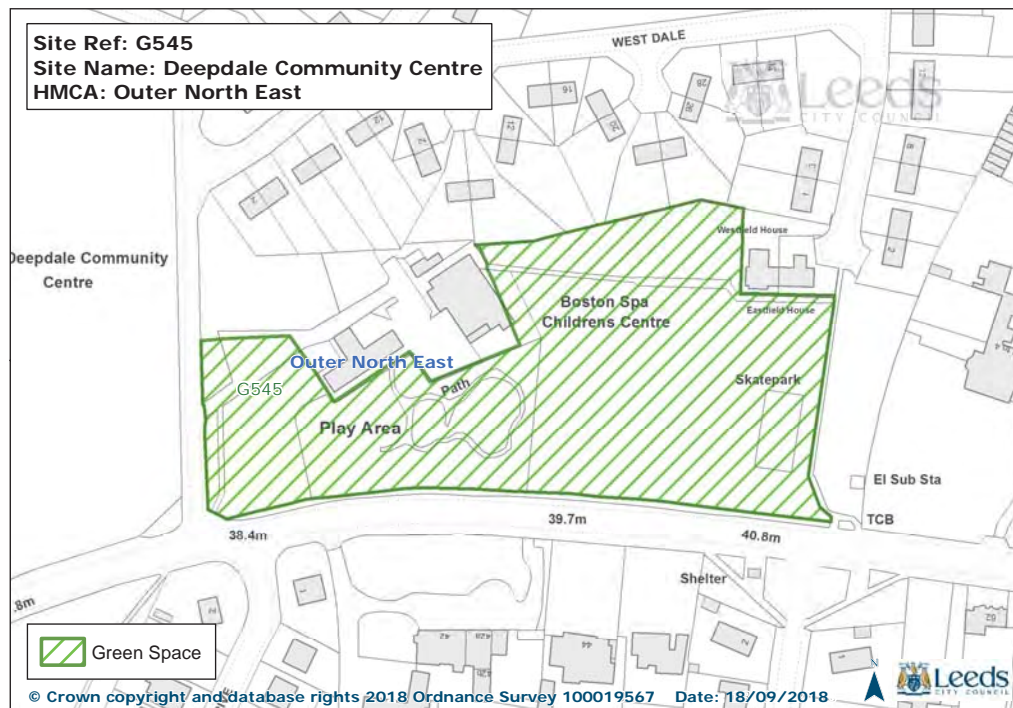
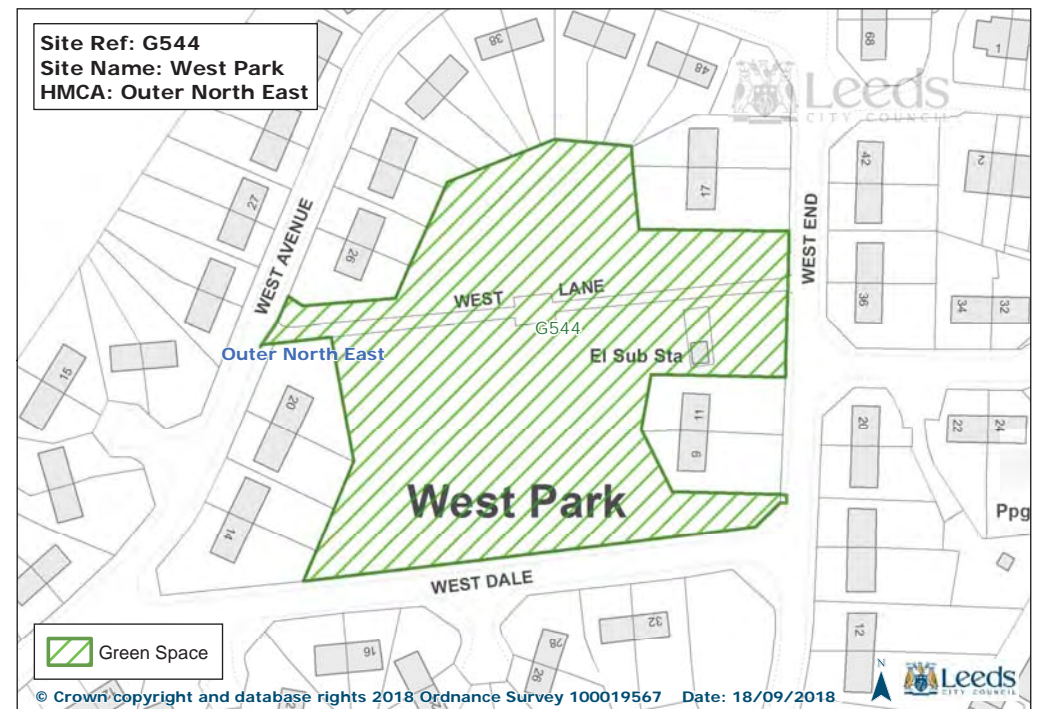
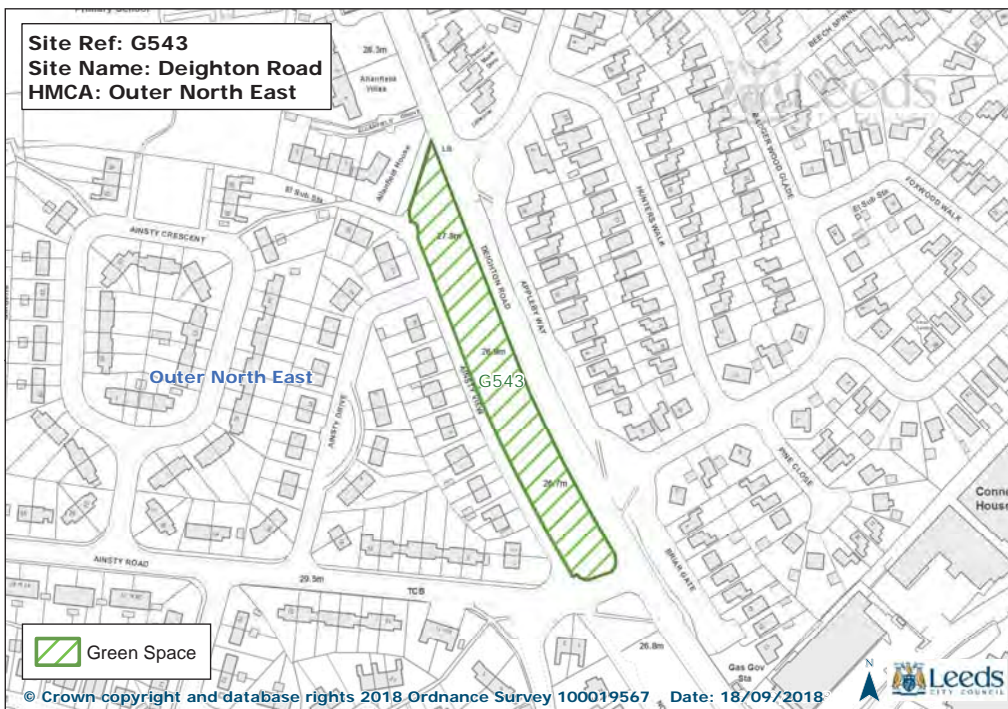


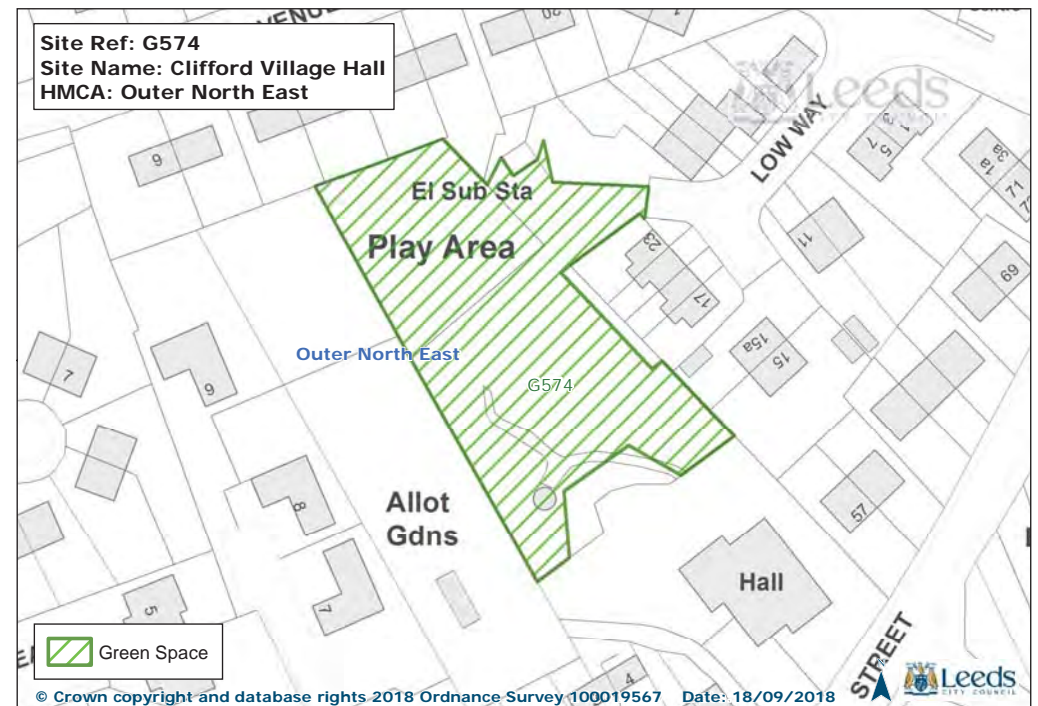
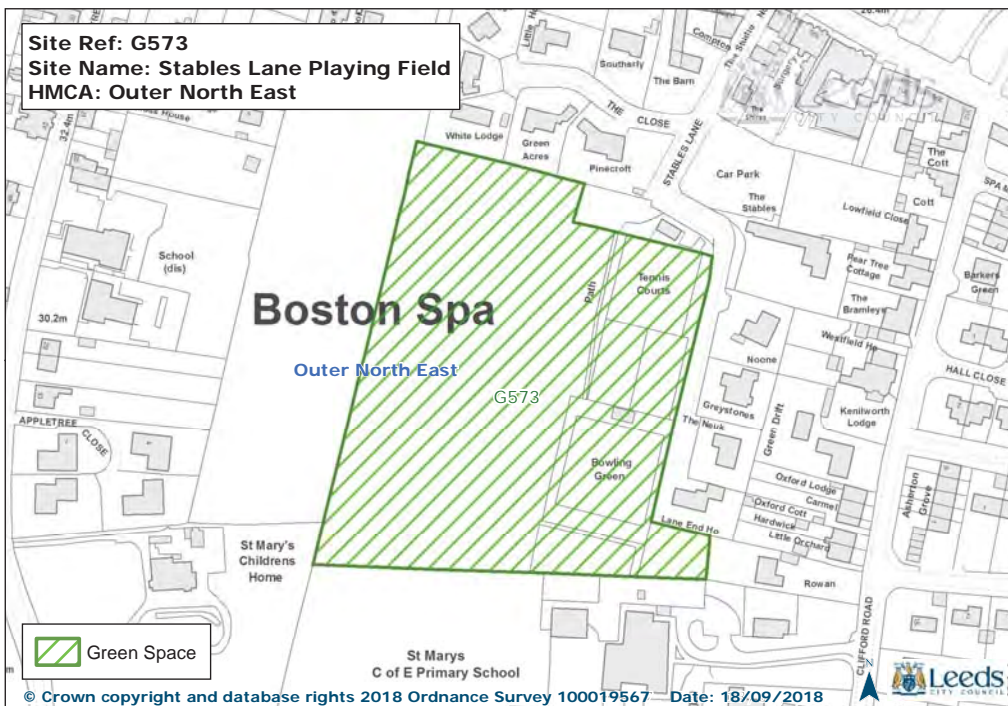
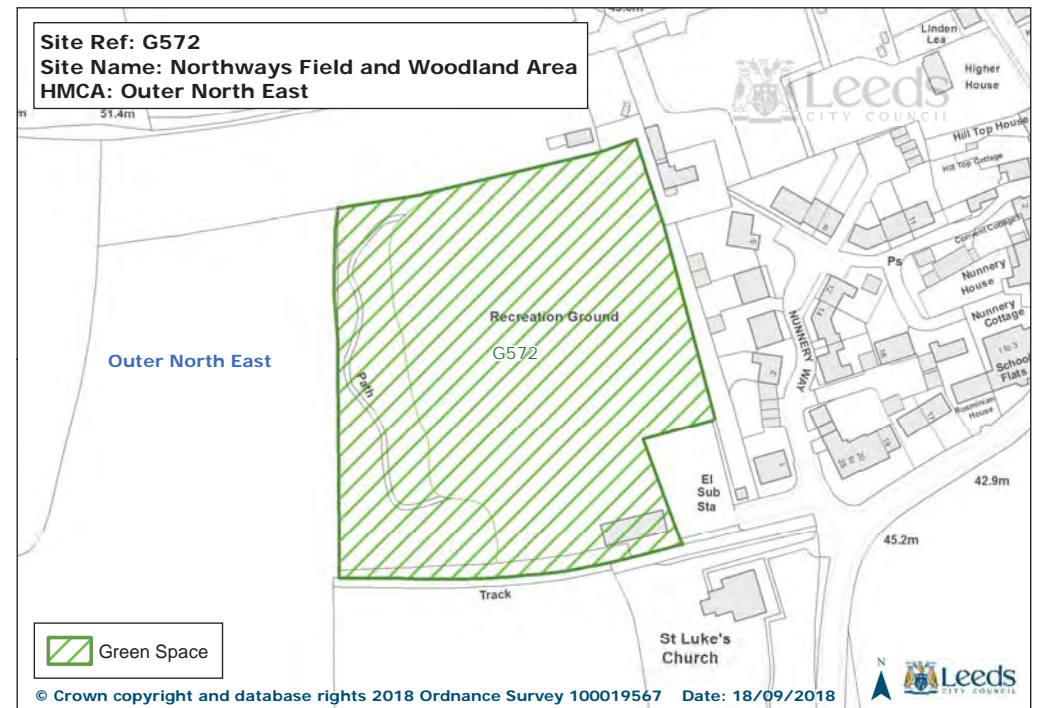
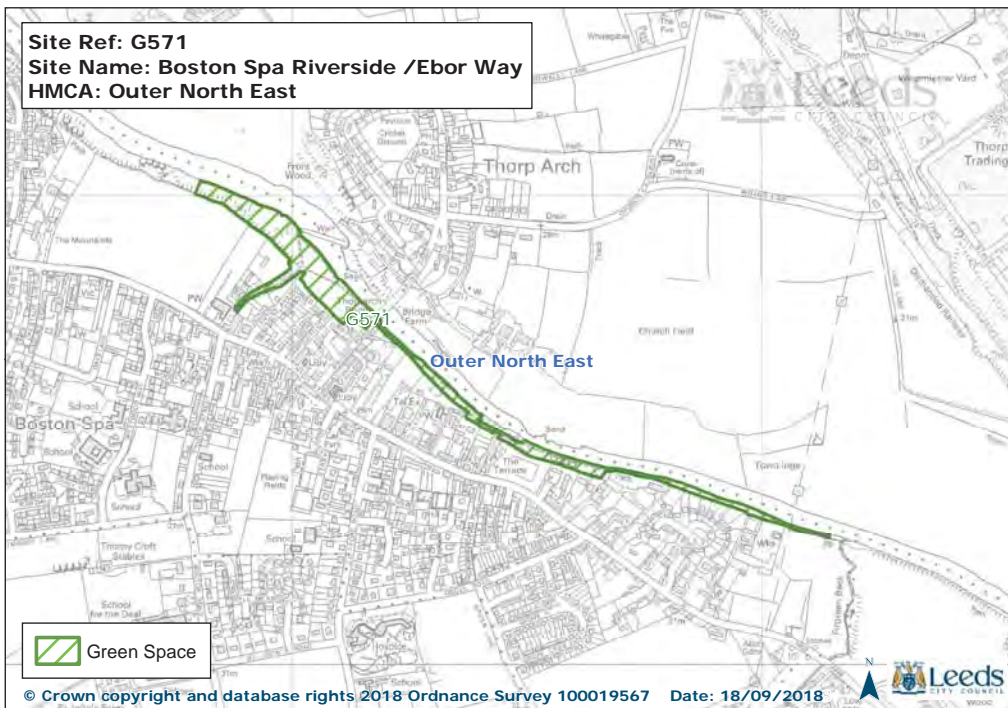


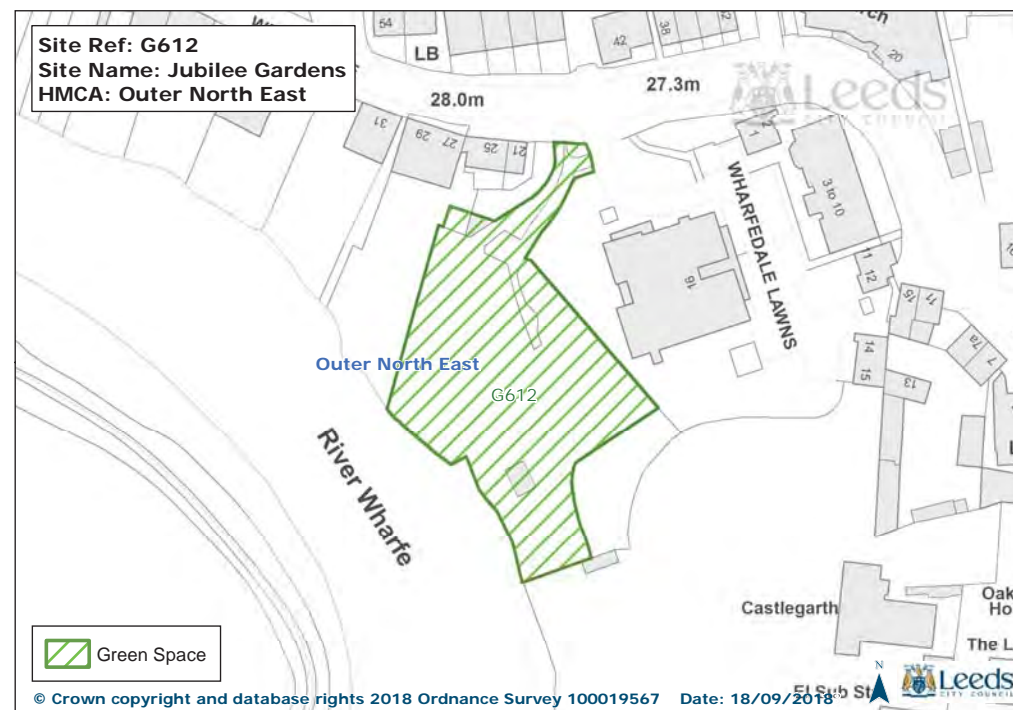
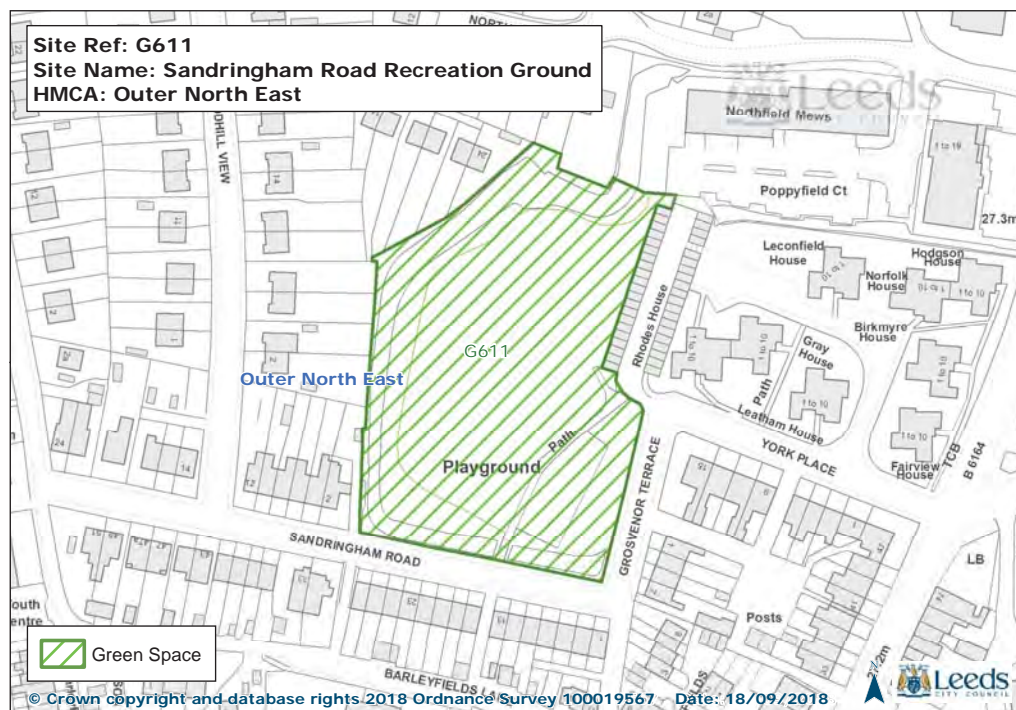
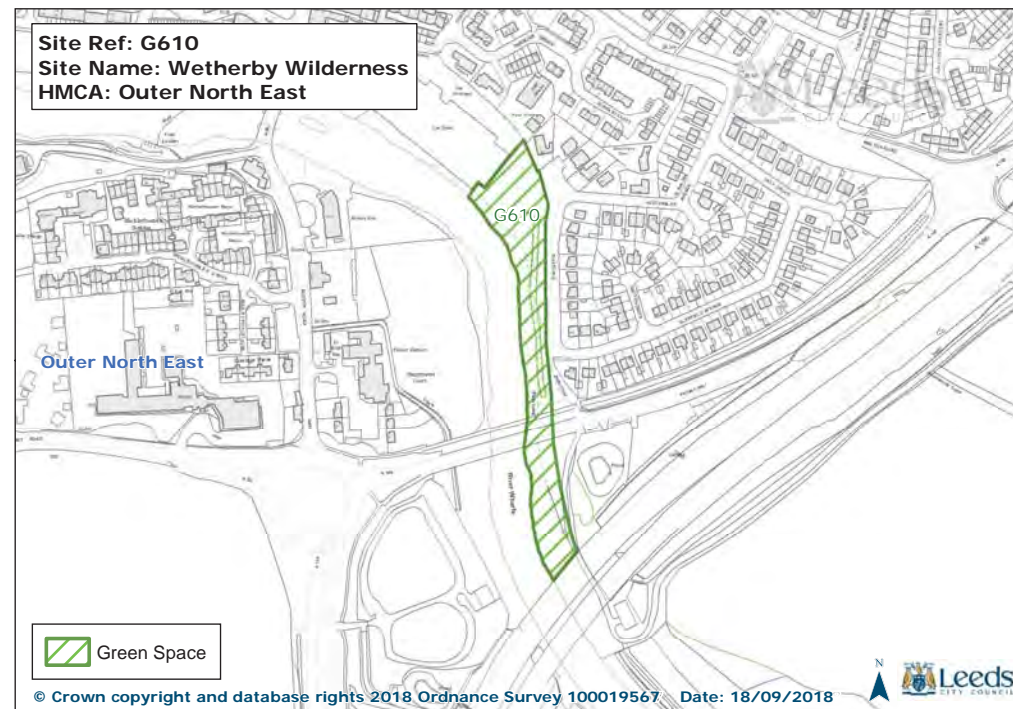
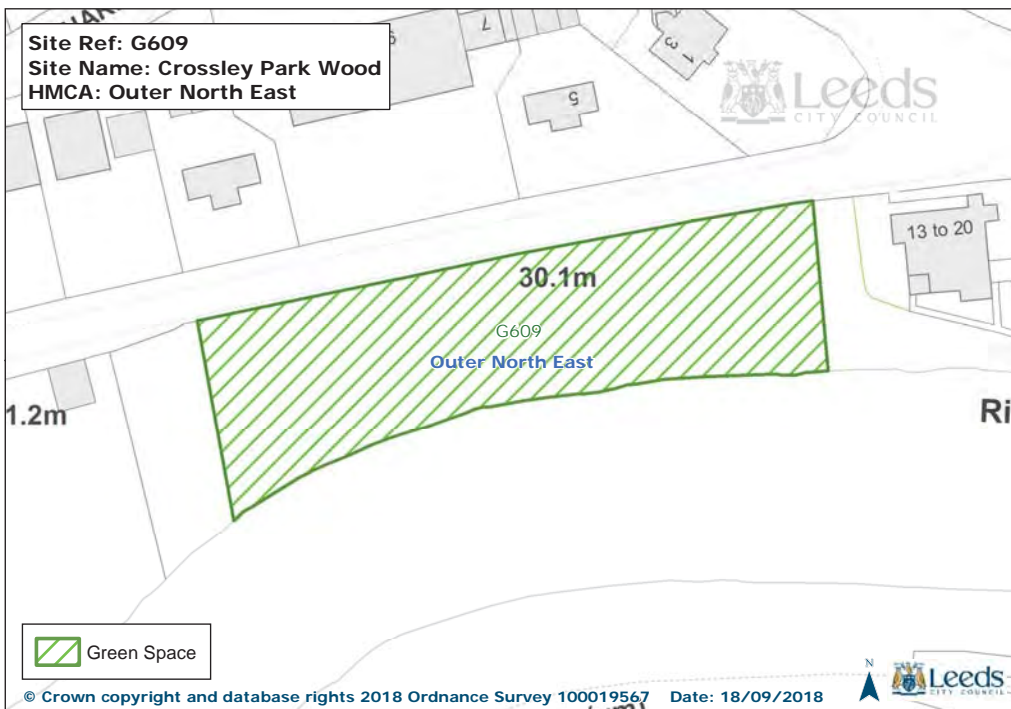




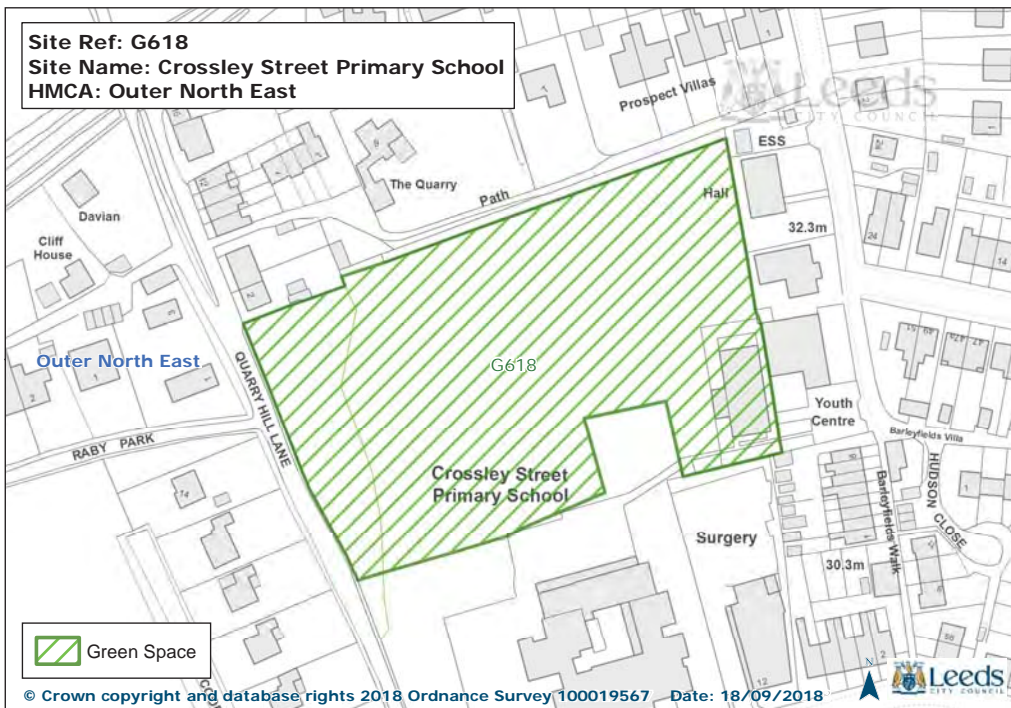




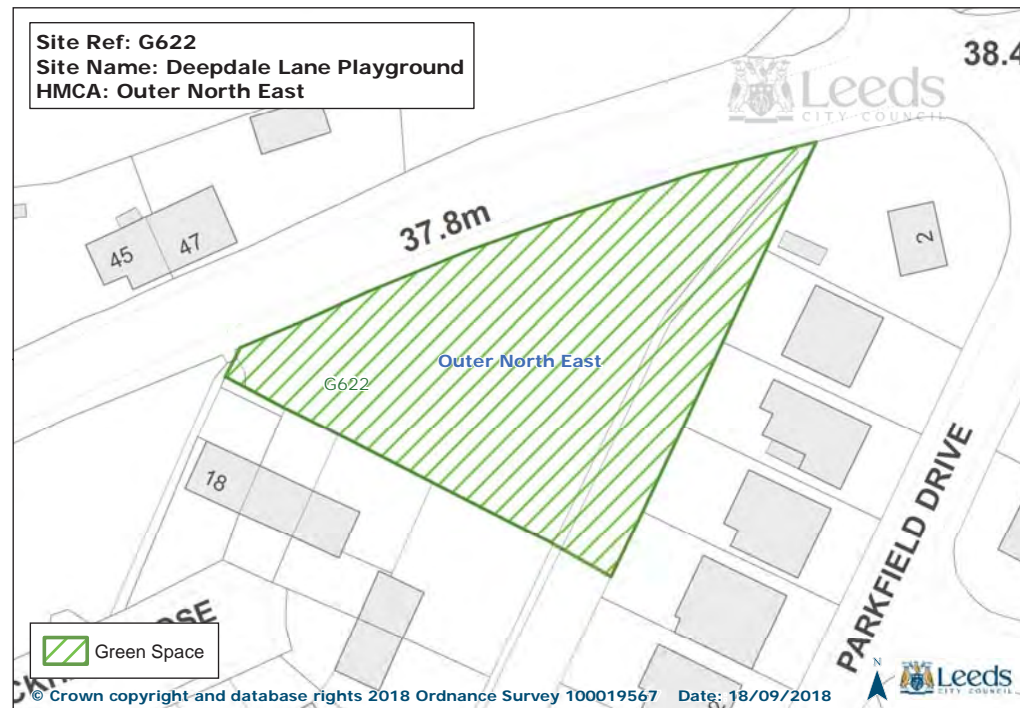




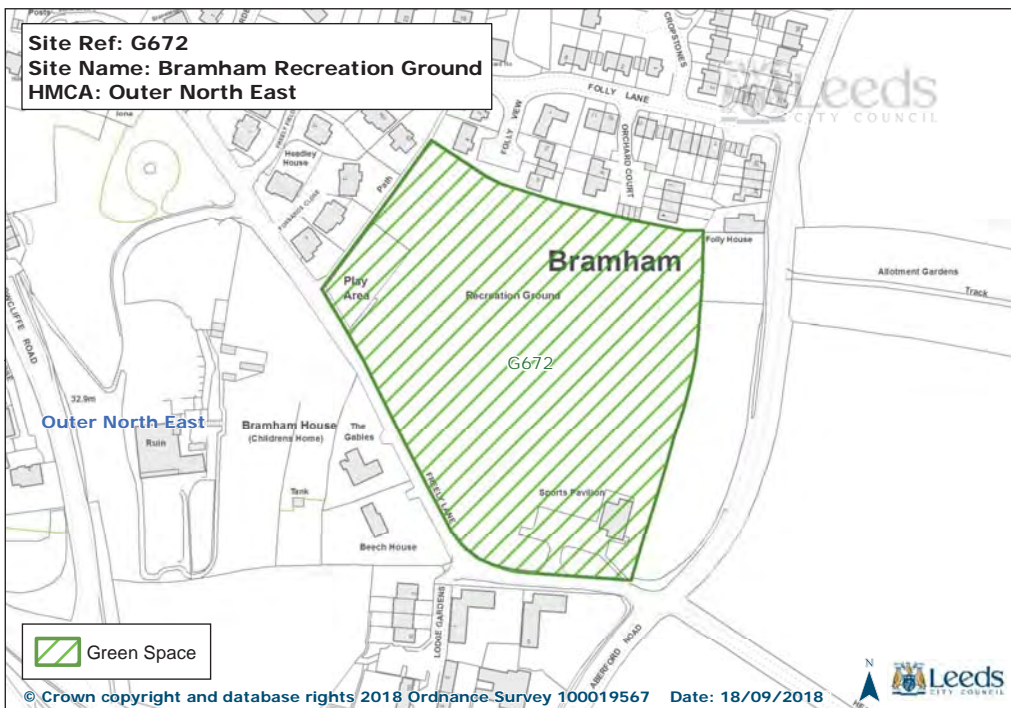
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Site Name: Crossley Street Primary School
HMCA: Outer North East



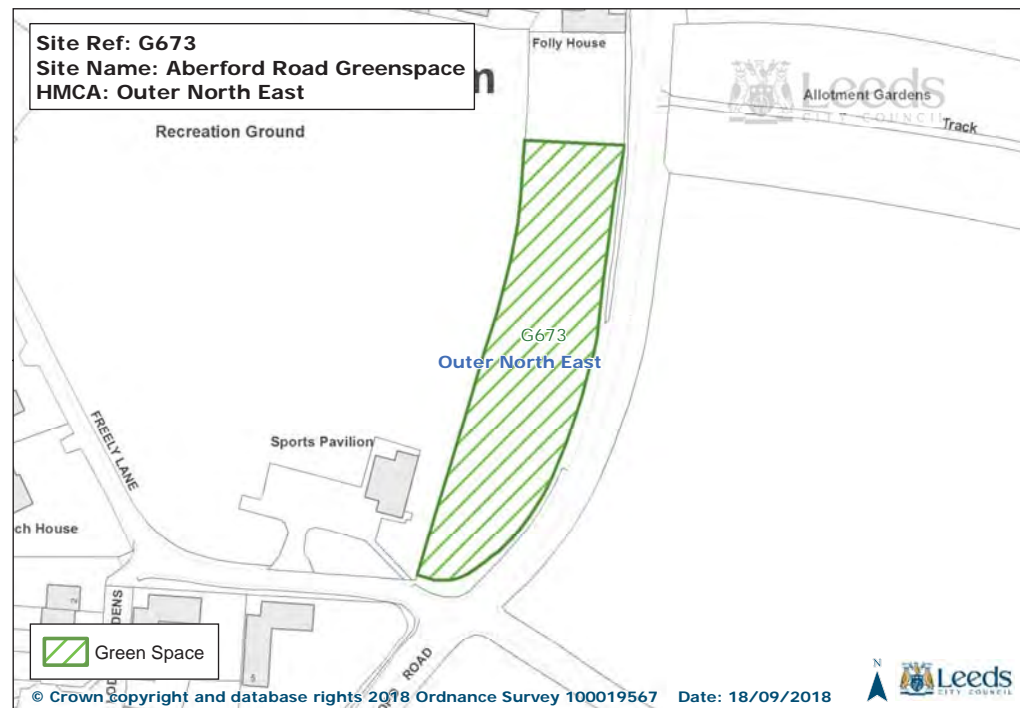
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Site Name: Deepdale Lane Playground
HMCA: Outer North East

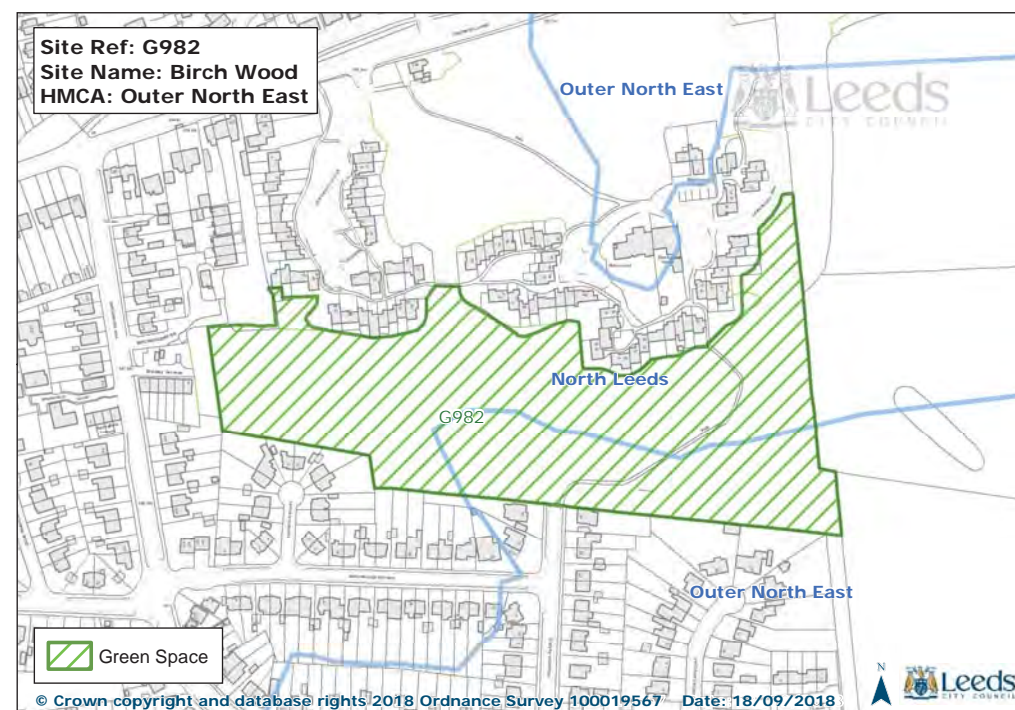
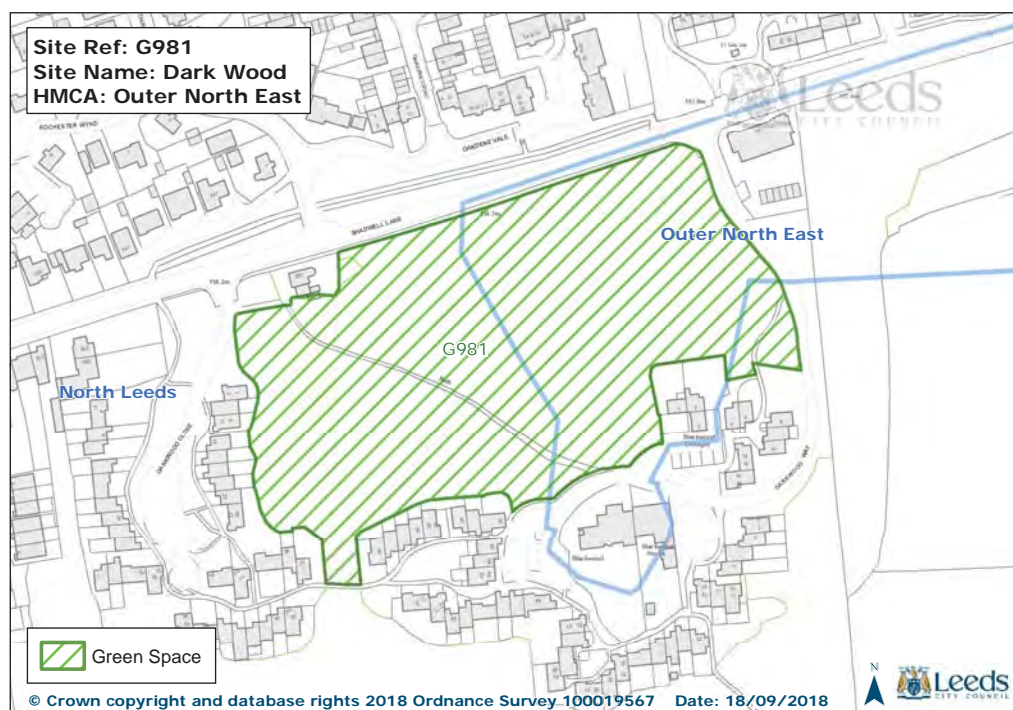
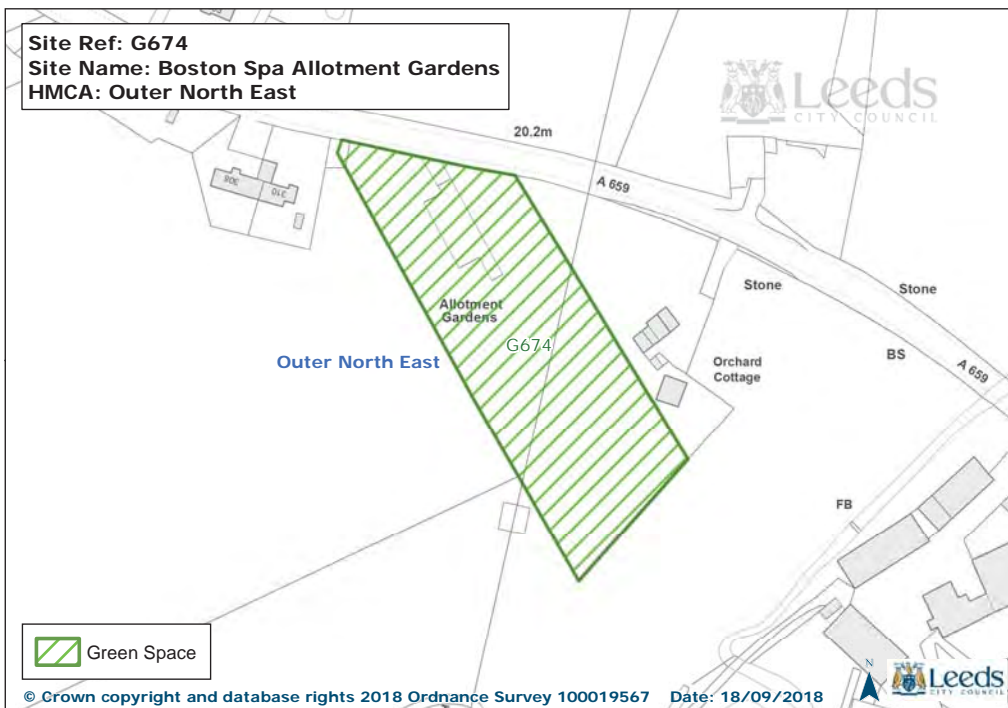


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Site Name: Bramham Recreation Ground
HMCA: Outer North East



Site Ref: G673
Site Name: Aberford Road Greenspace
HMCA: Outer North East





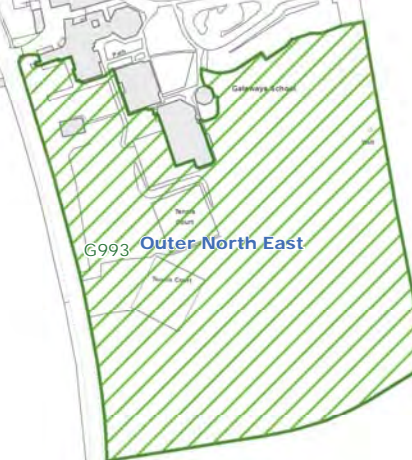
Site Ref: G992
Site Name: Harewood Cricket Club
HMCA: Outer North East



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Site Ref: G993
Site Name: Gateways School
HMCA: Outer North East



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Site Ref: G1208
Site Name: St Peters Churchyard
HMCA: Outer North East



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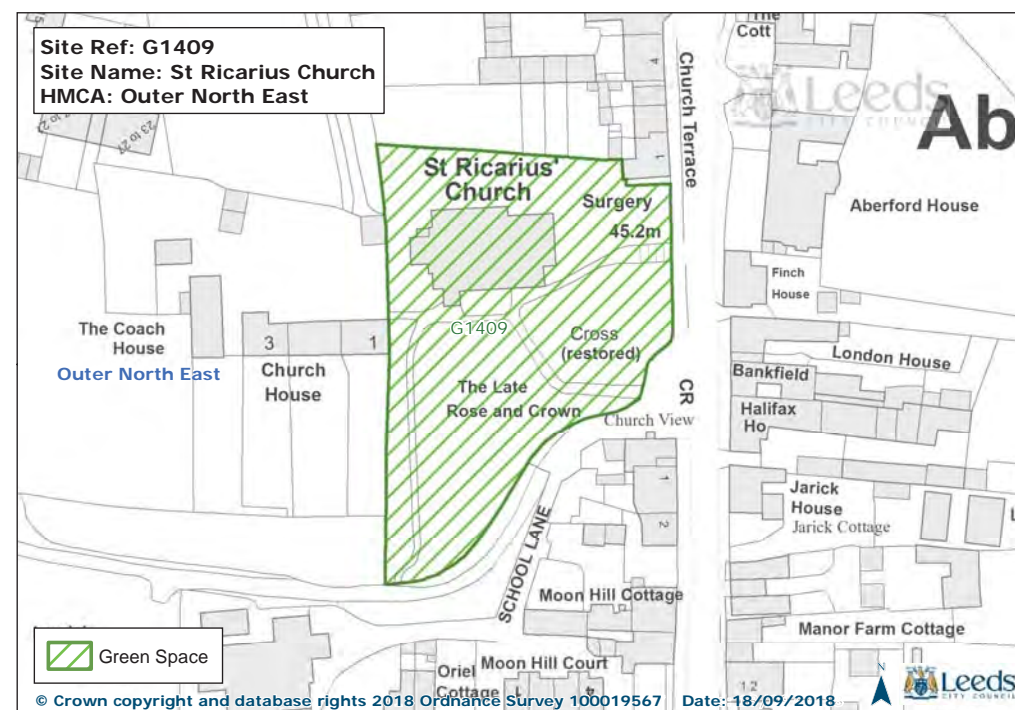
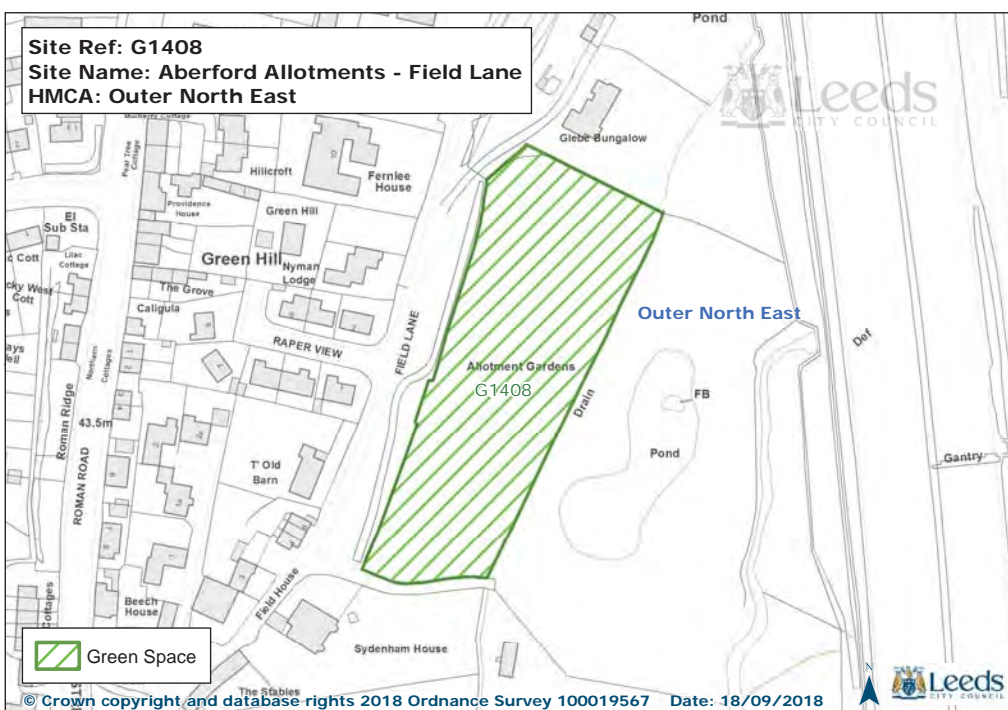
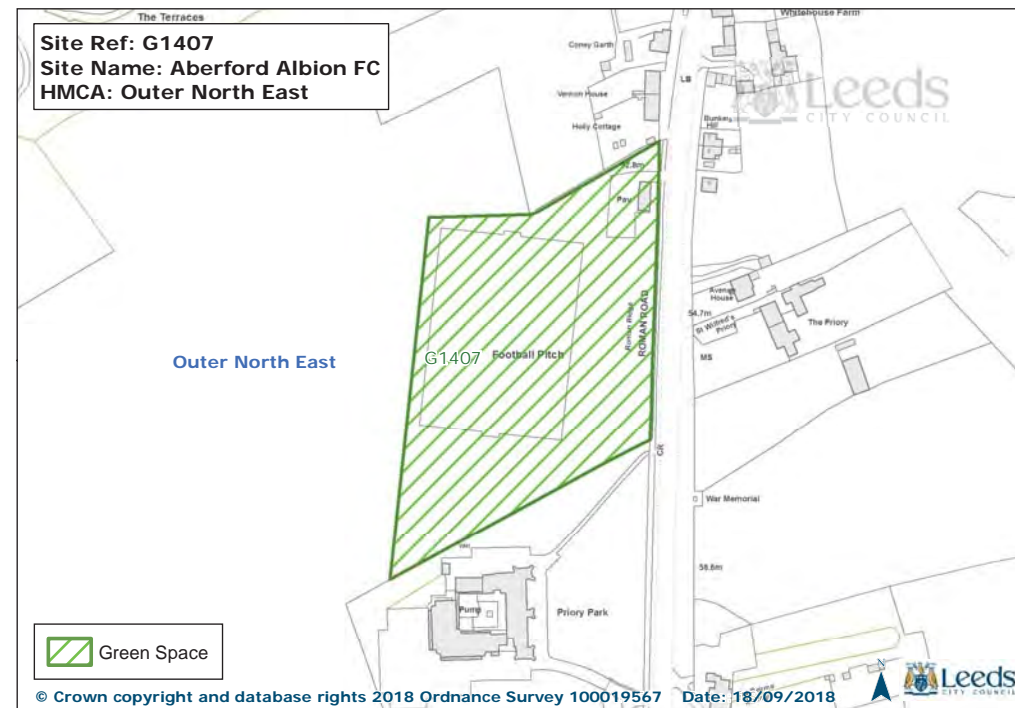
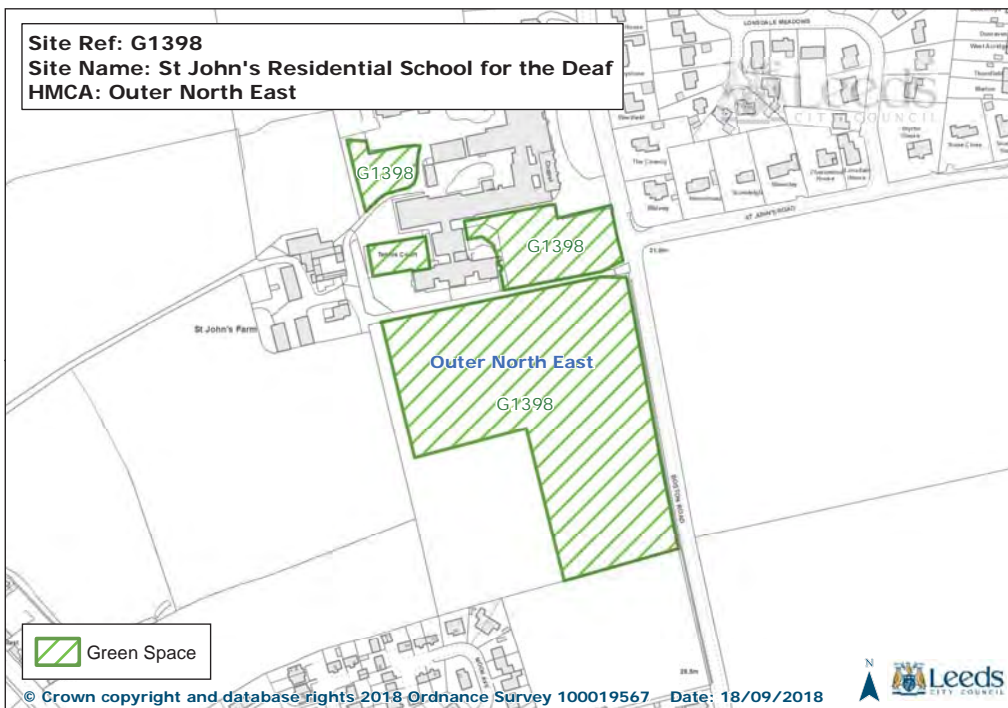


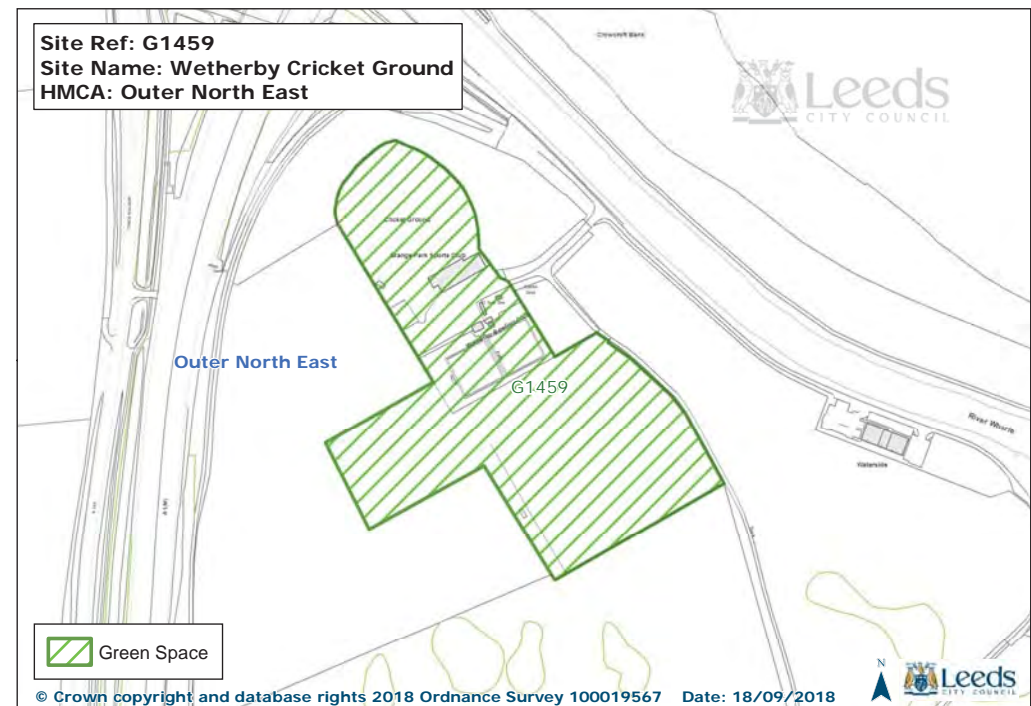
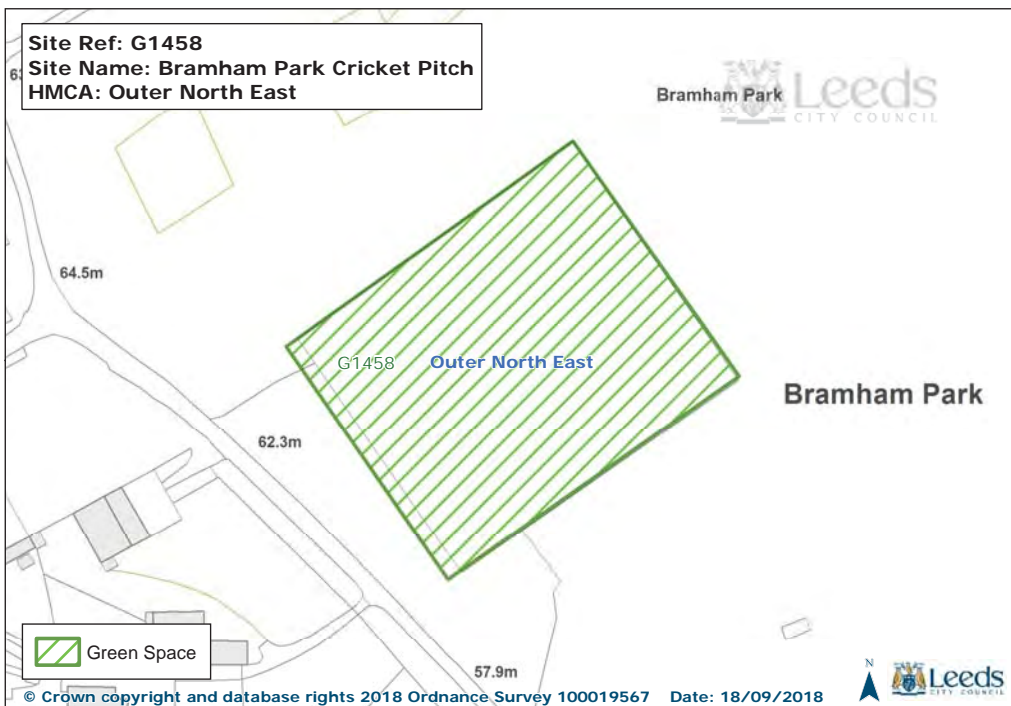
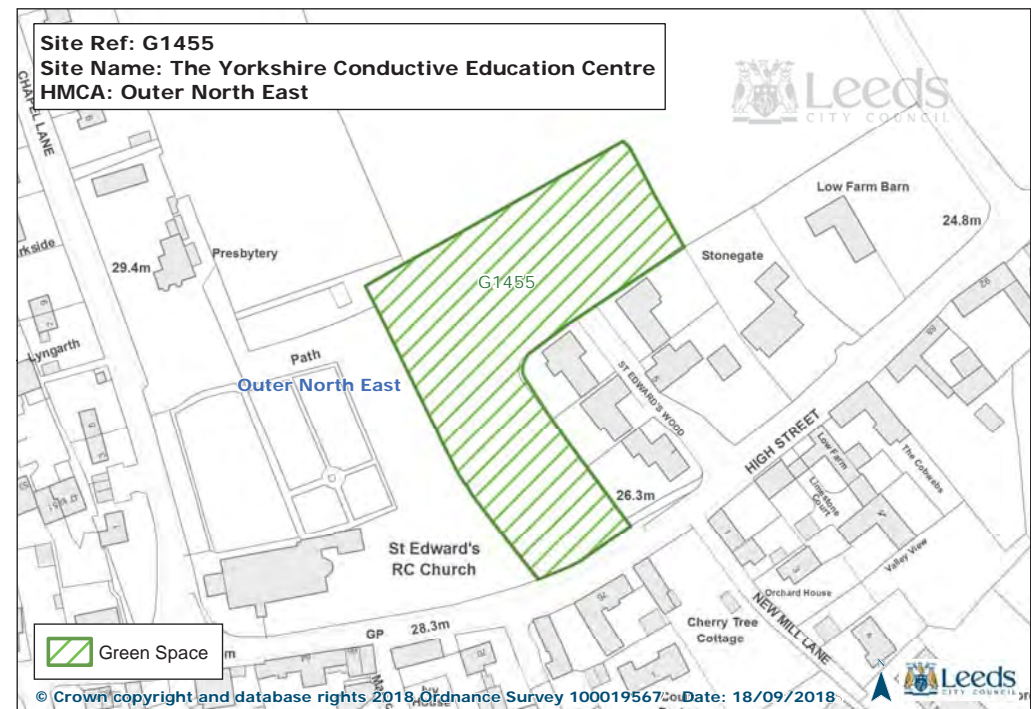
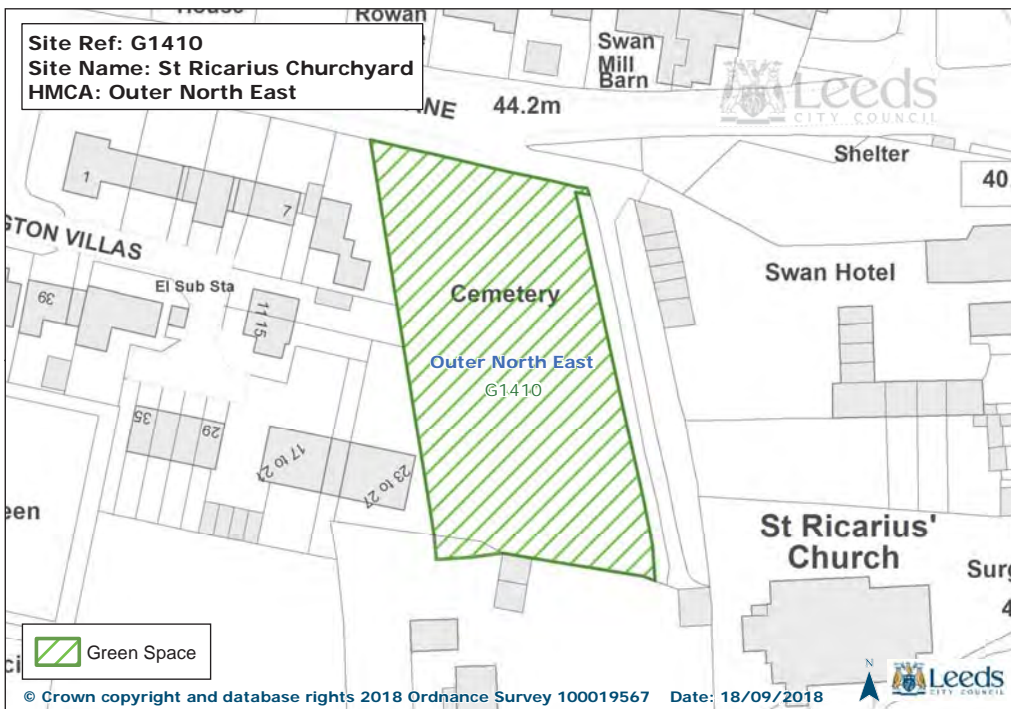
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Site Name: Moat End (rear of)
HMCA: Outer North East

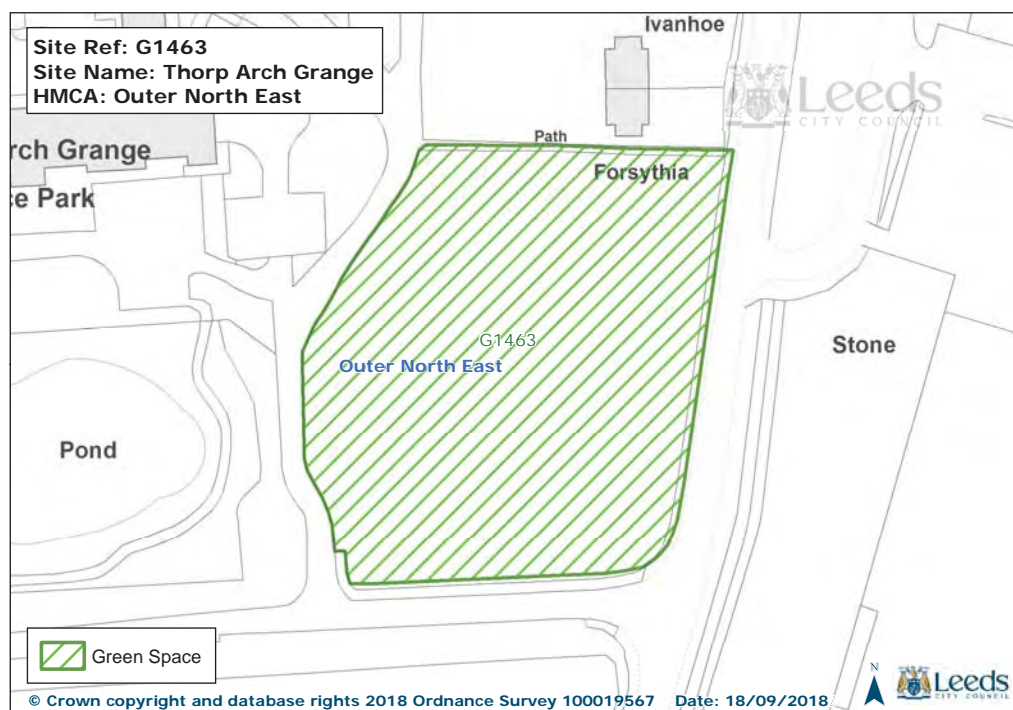
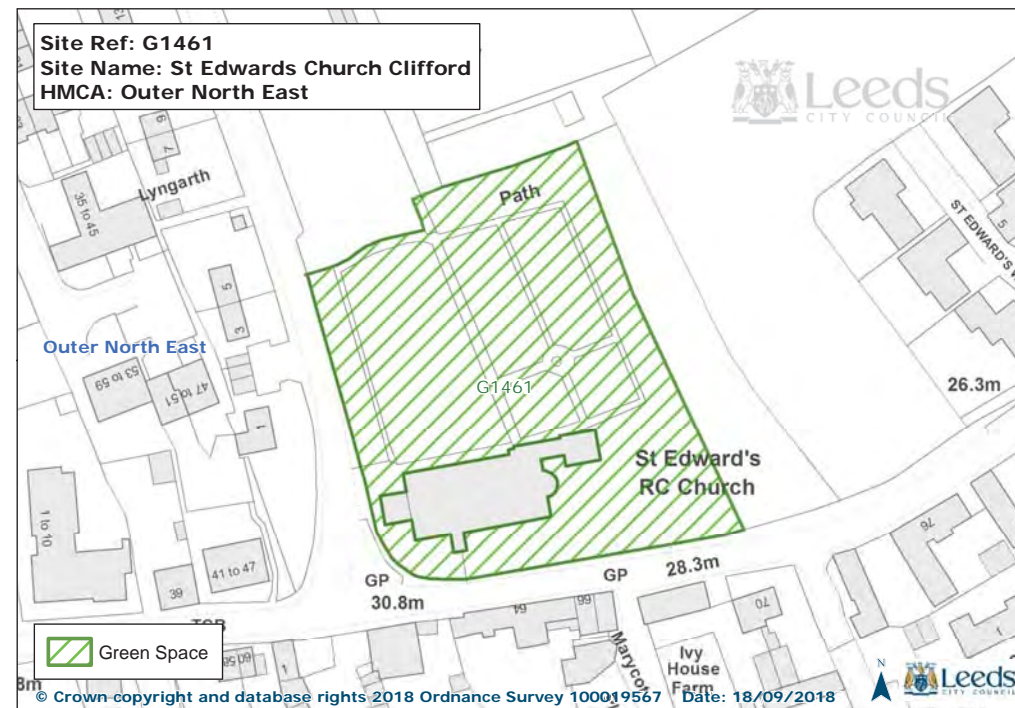
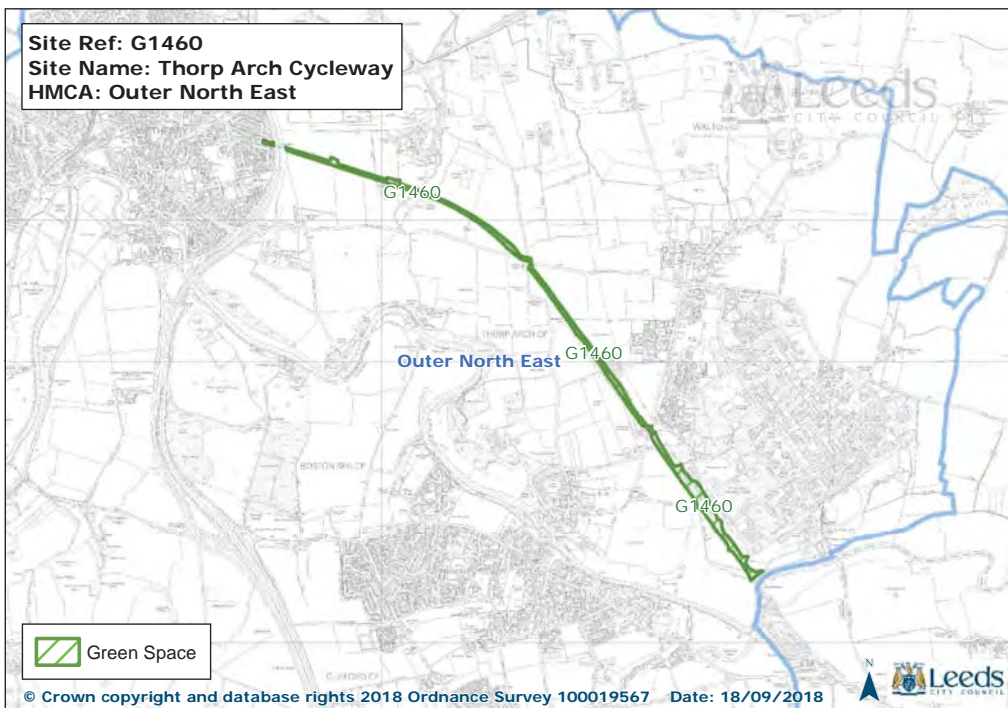


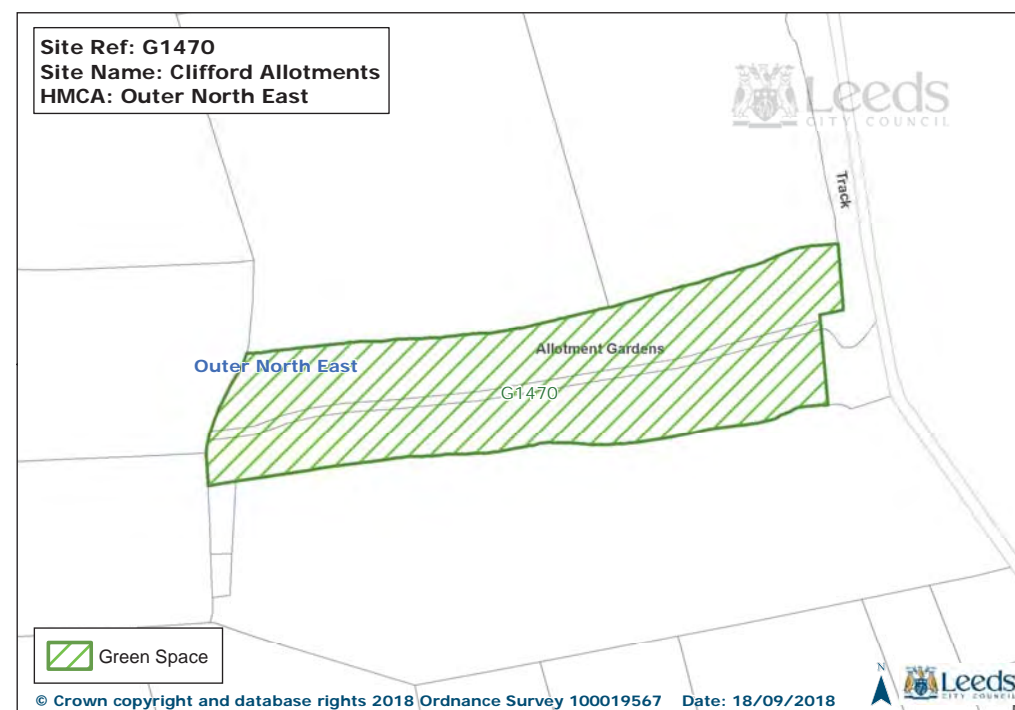
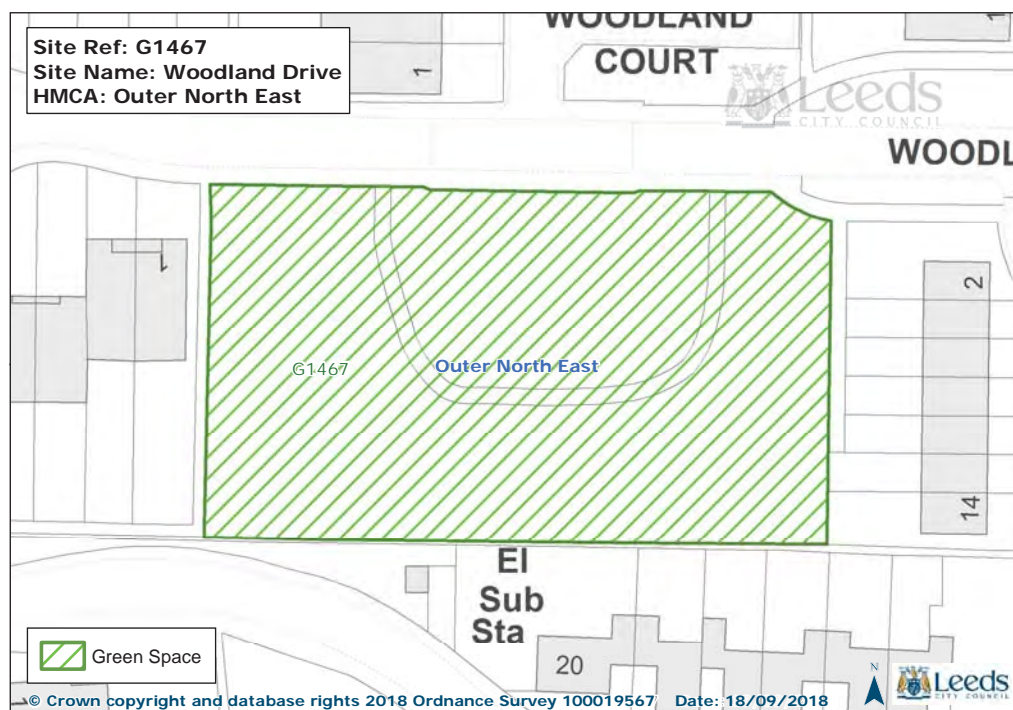
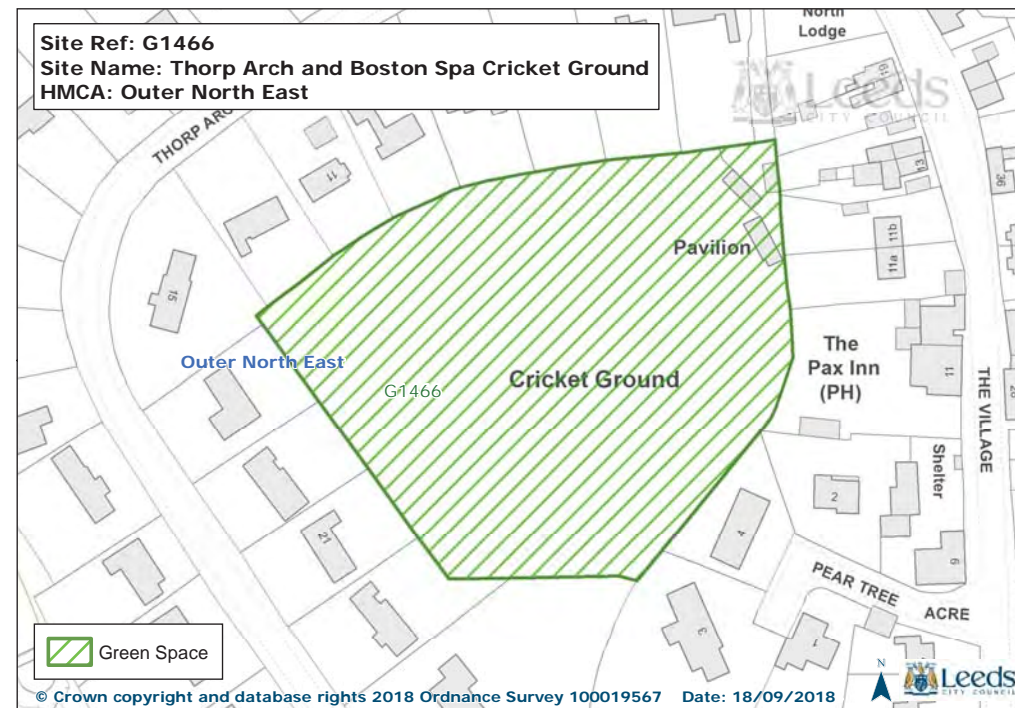
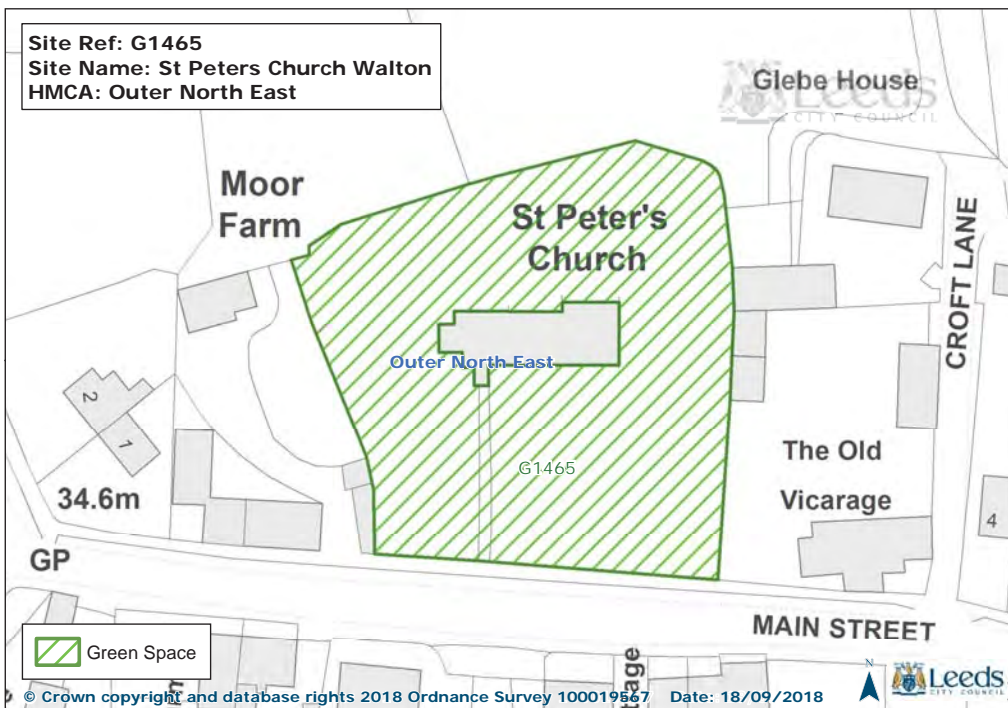
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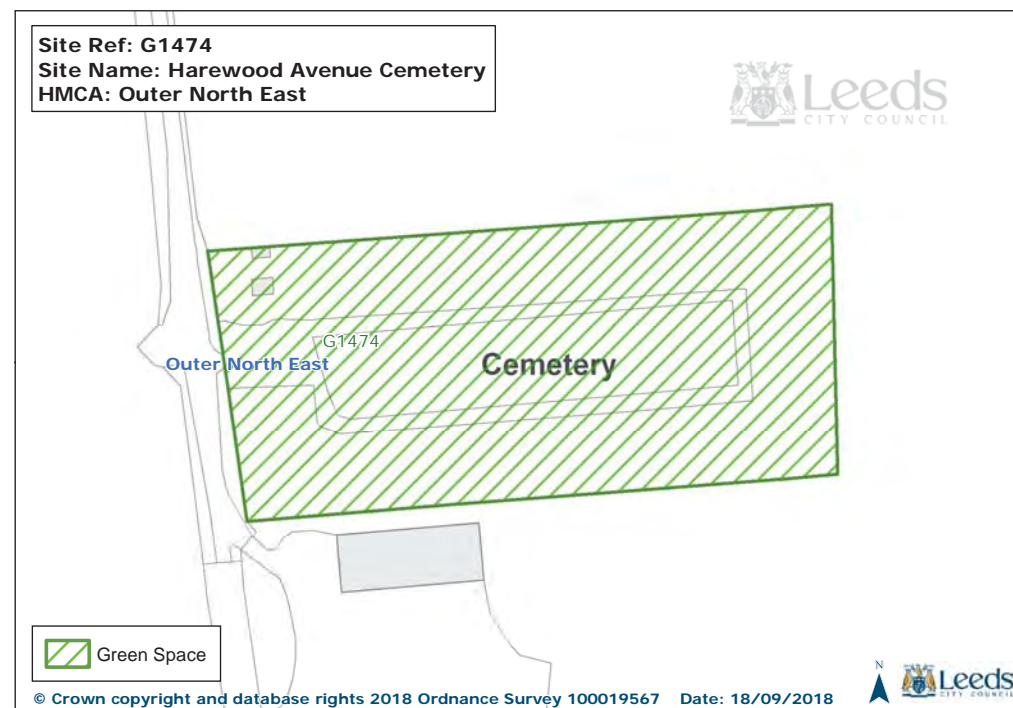
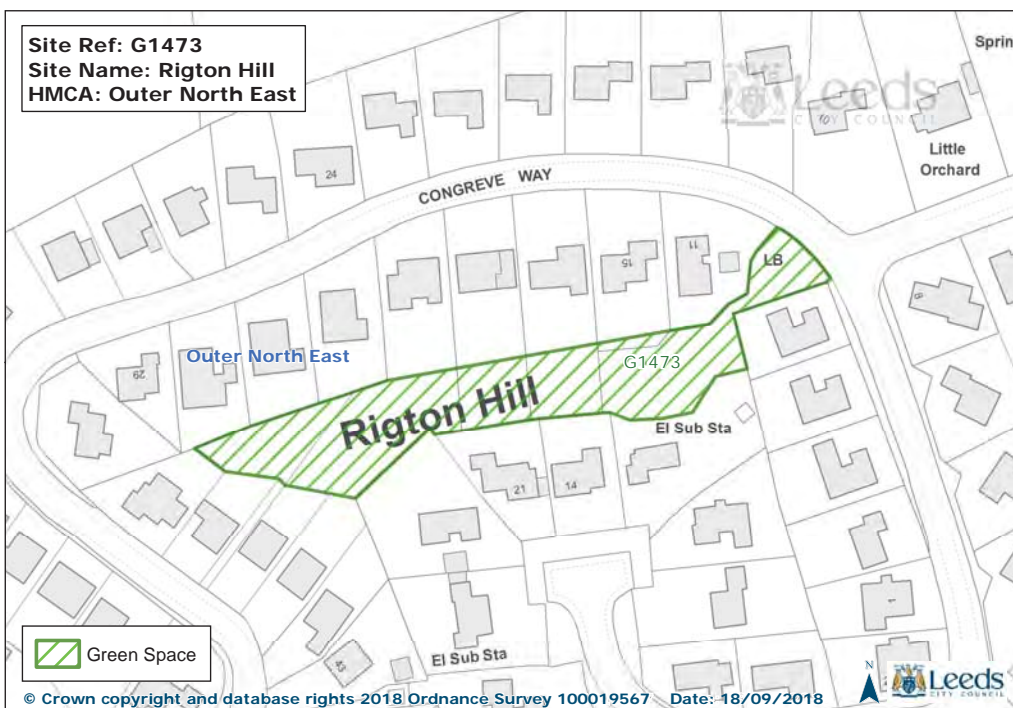
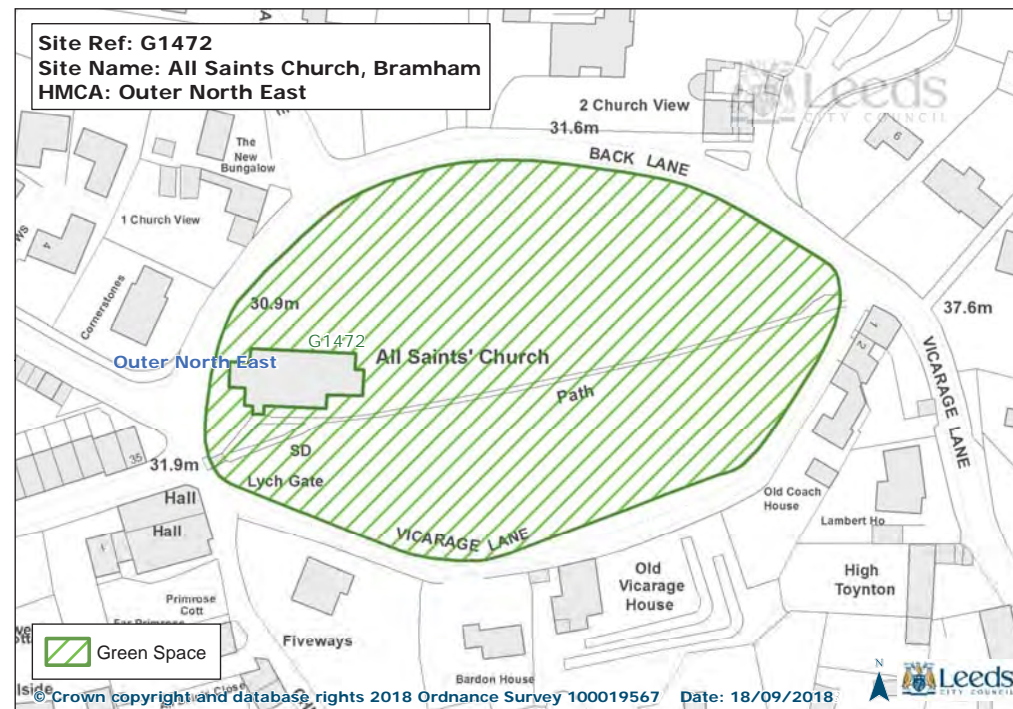
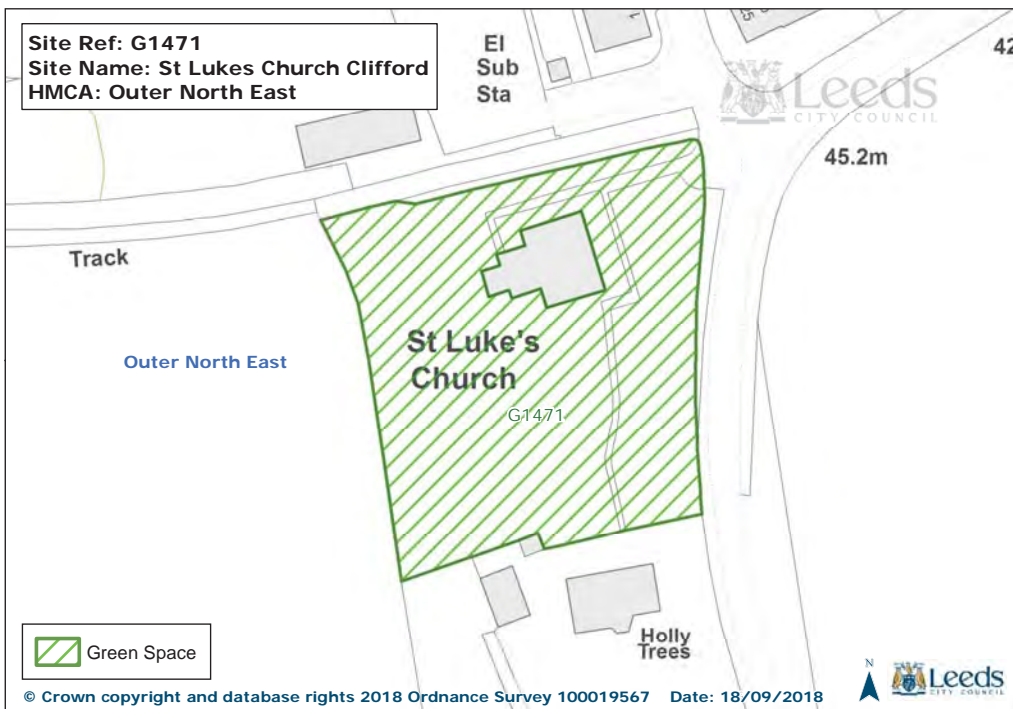




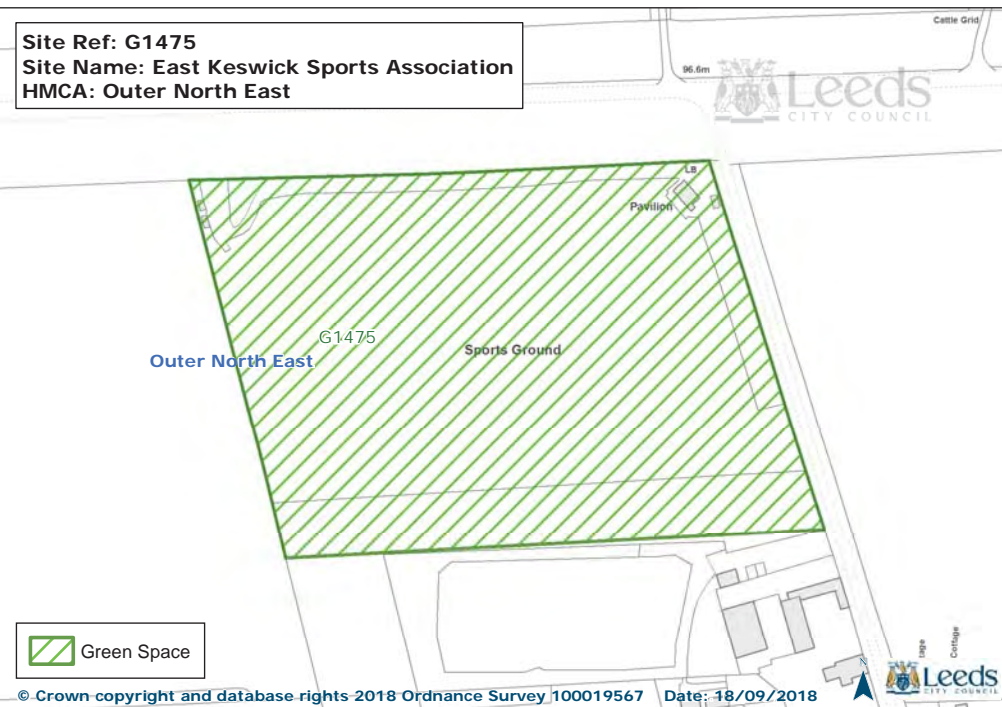




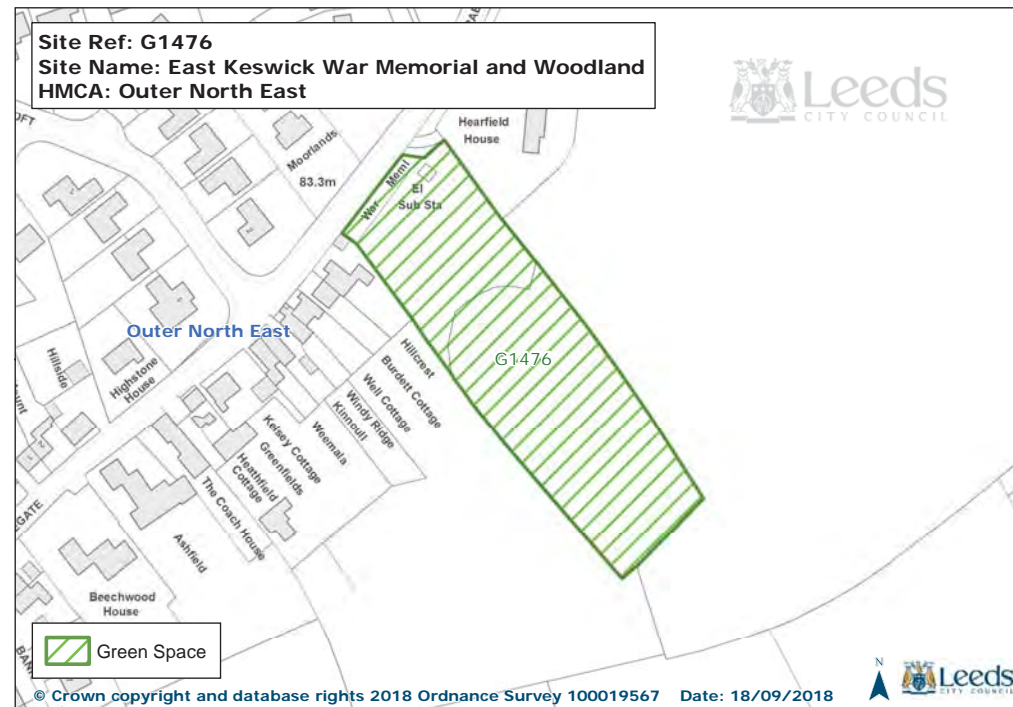




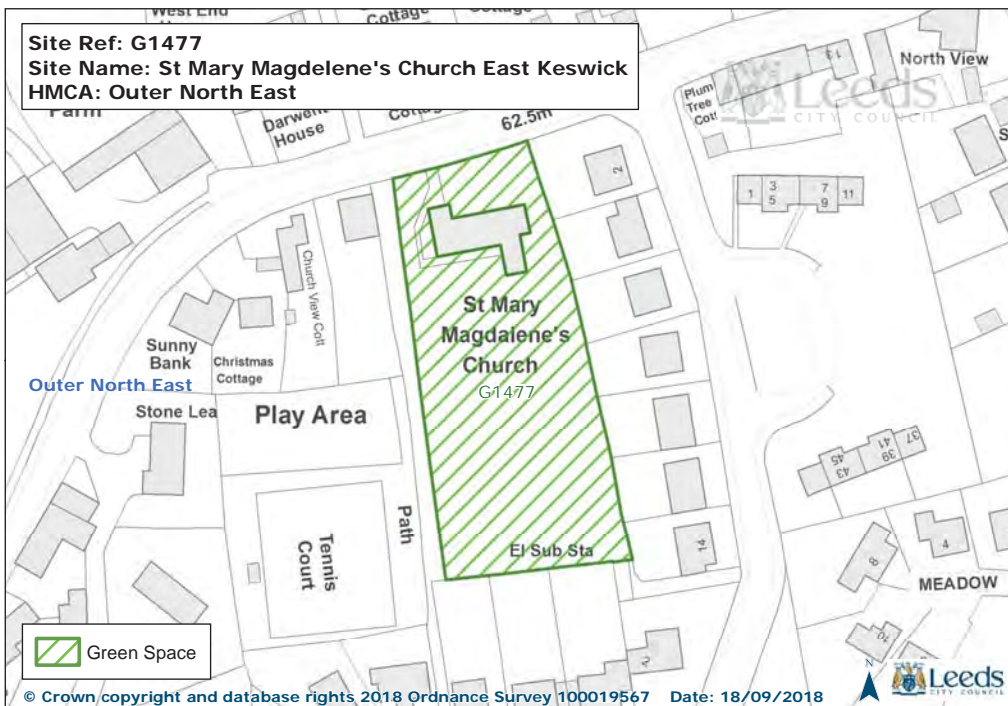
Site Ref: G1475
Site Name: East Keswick Sports Association
HMCA: Outer North East



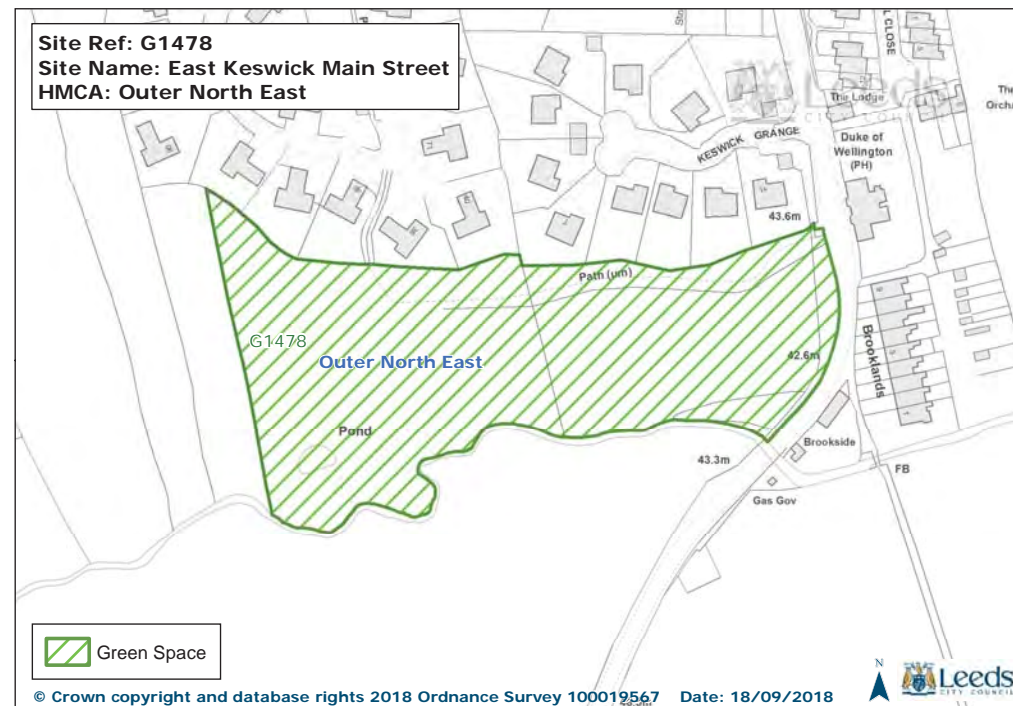
Site Ref: G1476
Site Name: East Keswick War Memorial and Woodland
HMCA: Outer North East

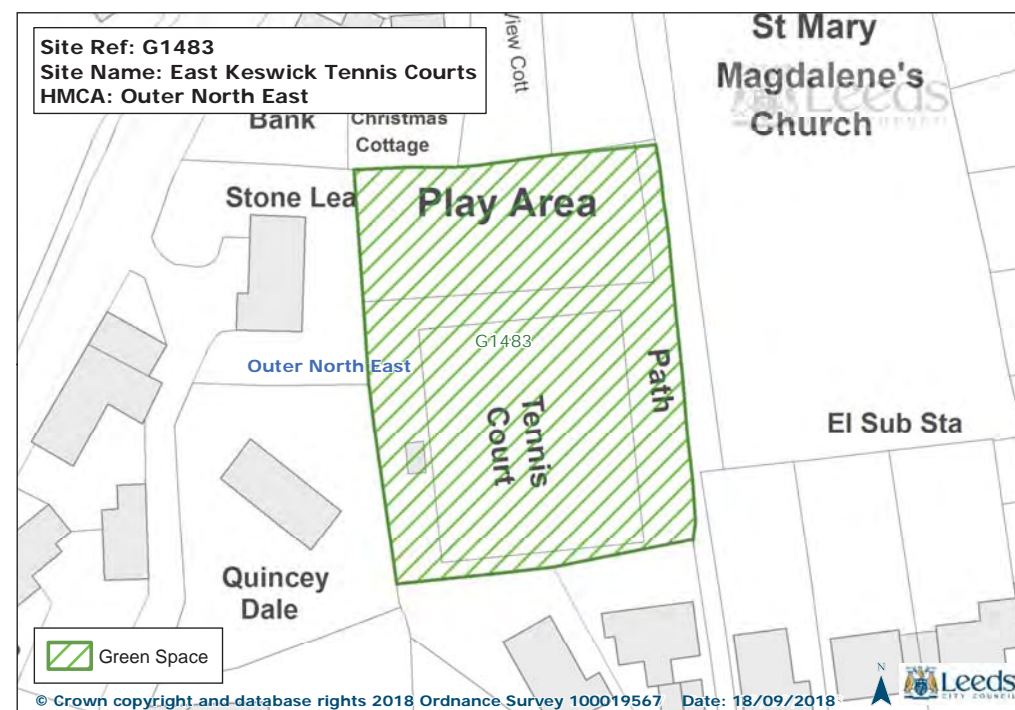
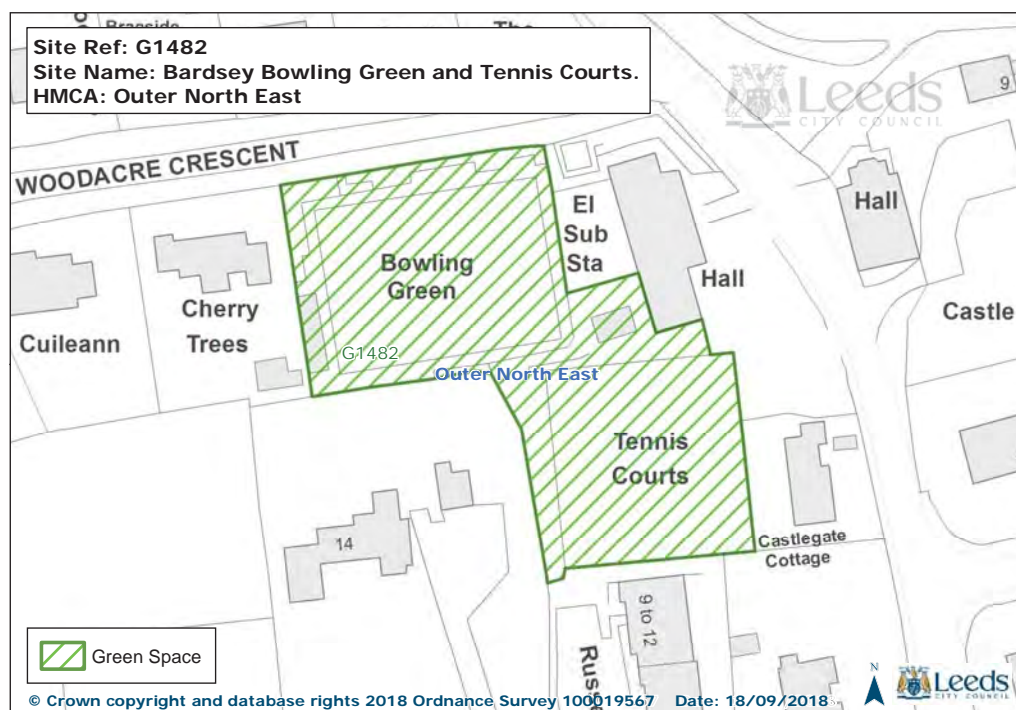
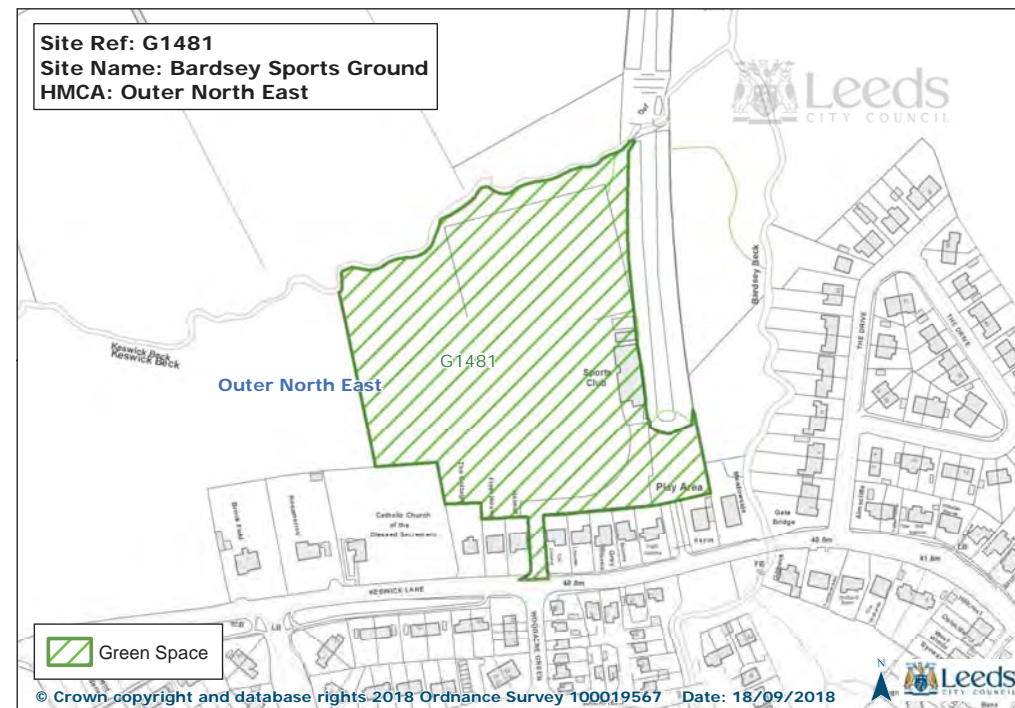
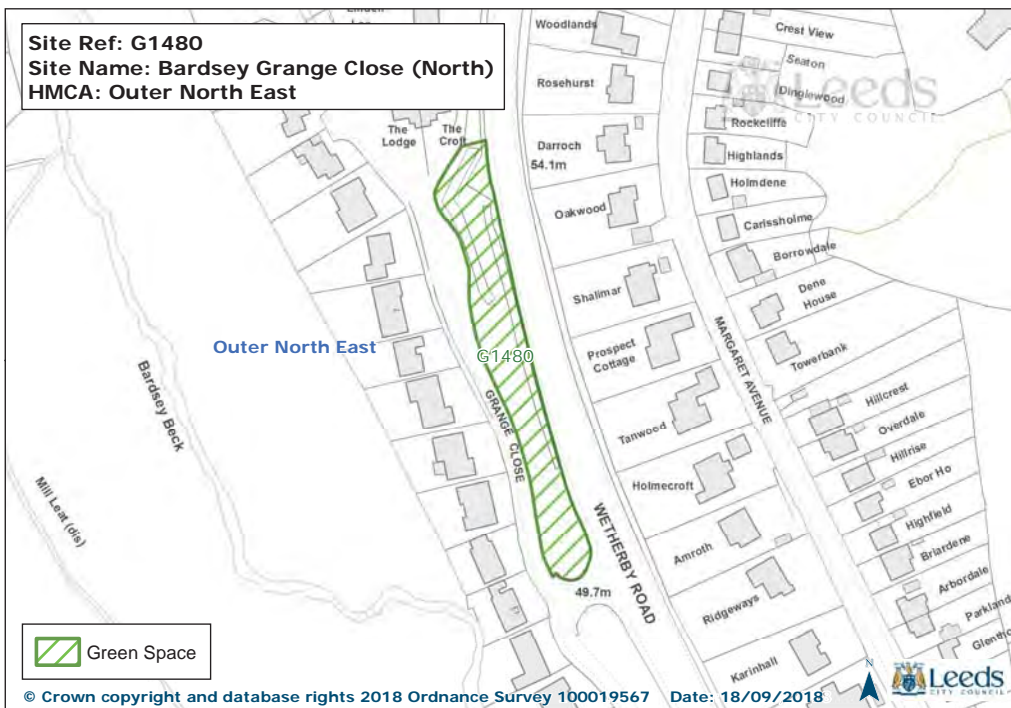


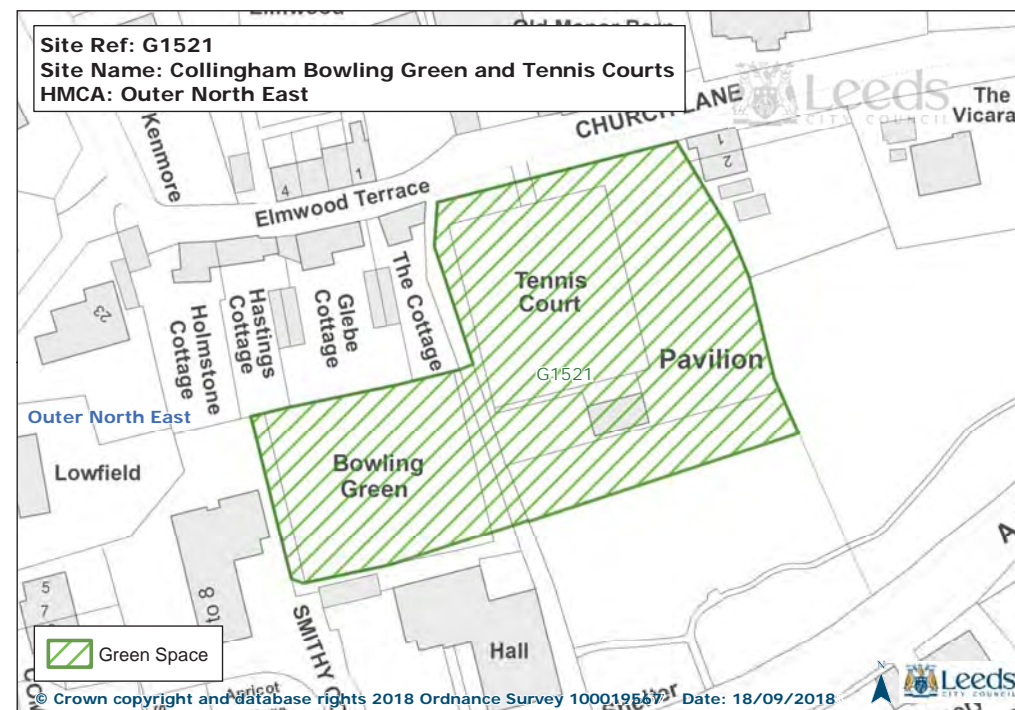
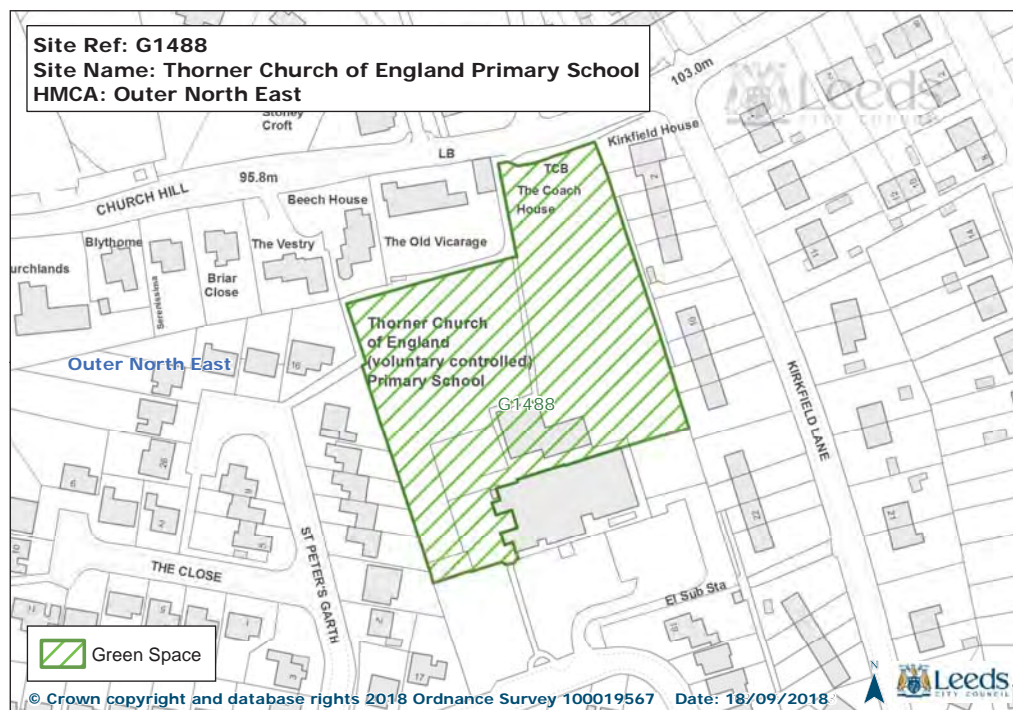
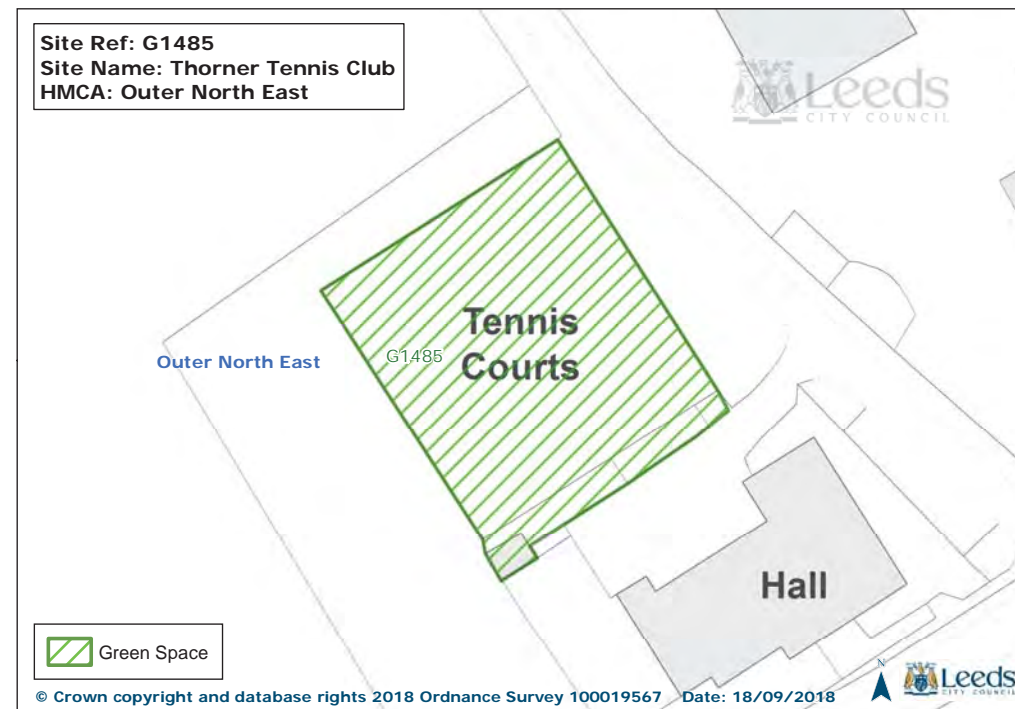
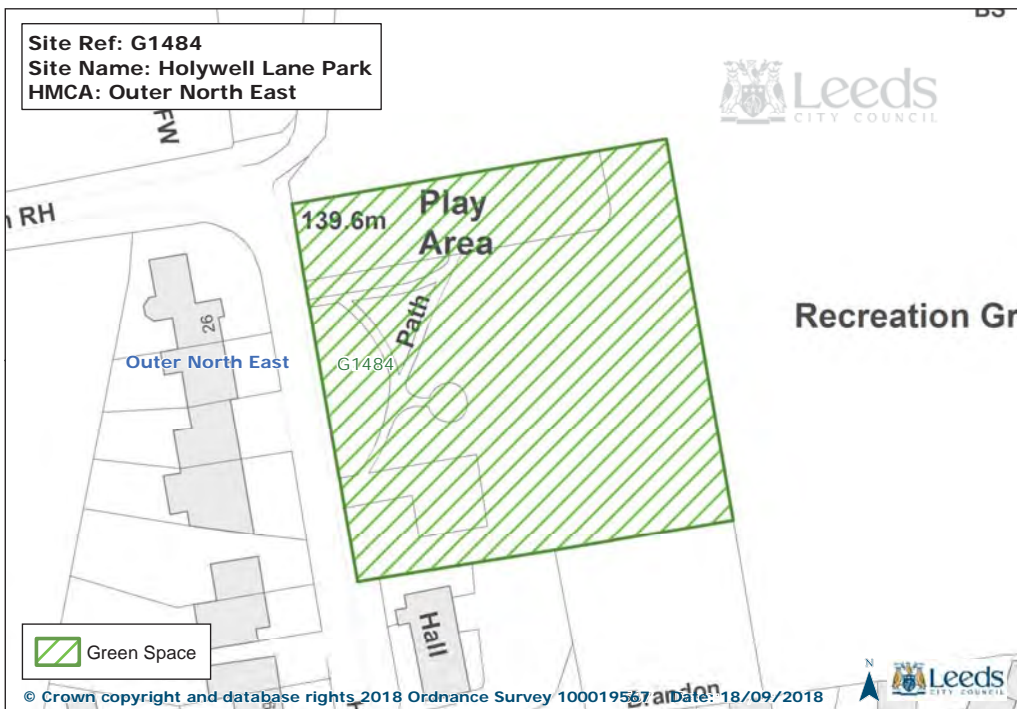
Site Ref: G1477
Site Name: St Mary Magdalene's Church East Keswick
HMCA: Outer North East



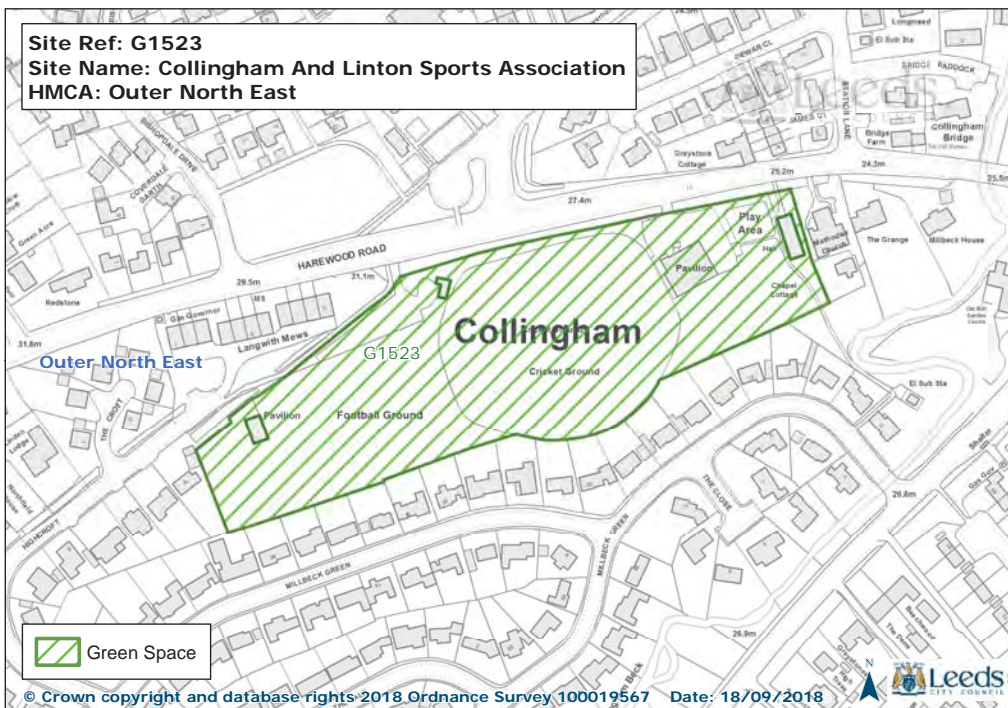
Site Ref: G1478
Site Name: East Keswick Main Street
HMCA: Outer North East



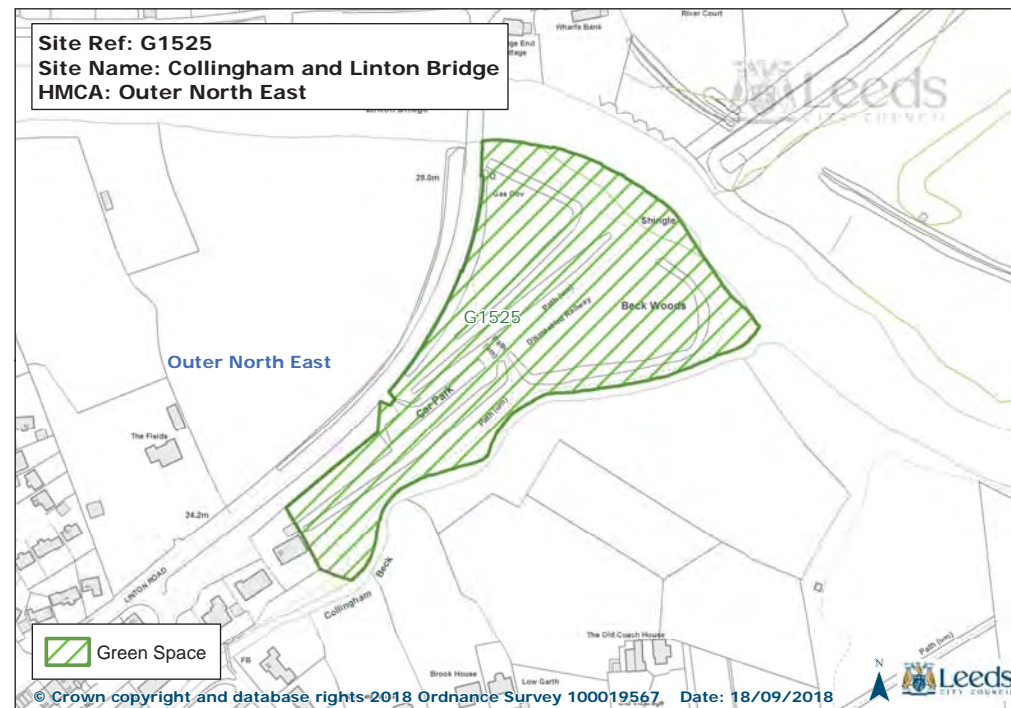




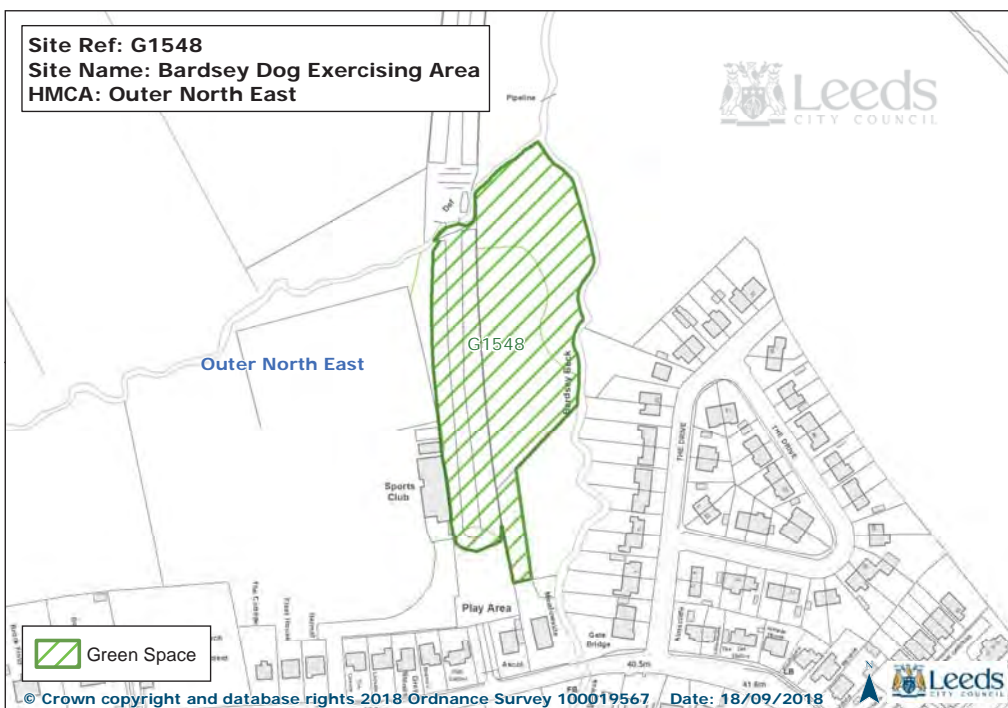
Site Ref: G1523
 Site Name: Collingham And Linton Sports Association
 HMCA: Outer North East



Site Ref: G1525
 Site Name: Collingham and Linton Bridge
 HMCA: Outer North East

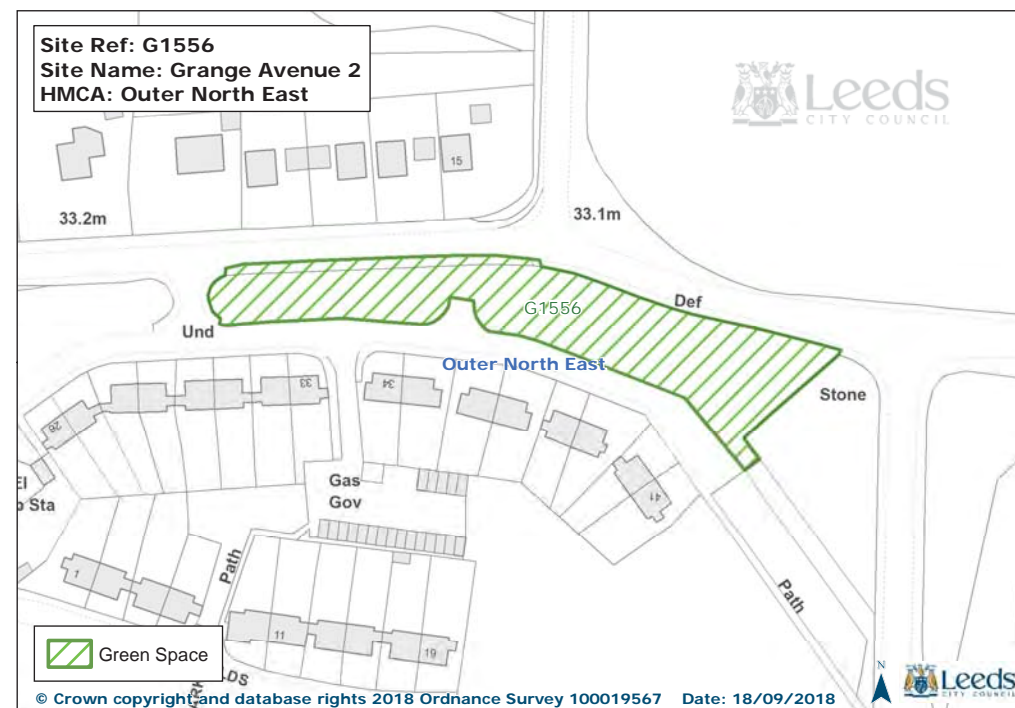
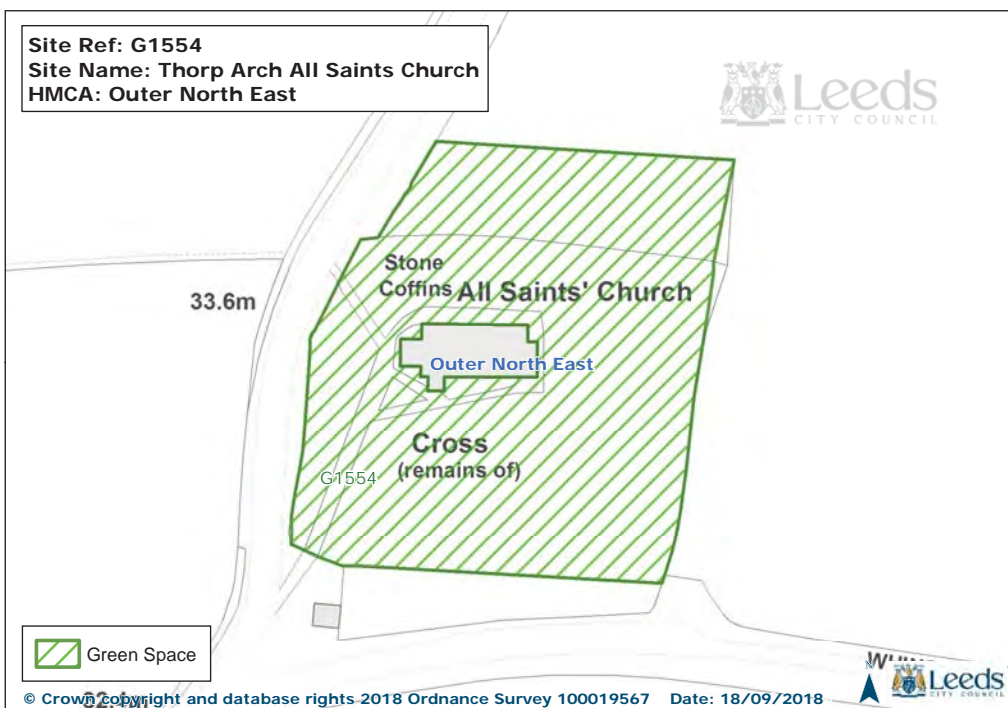
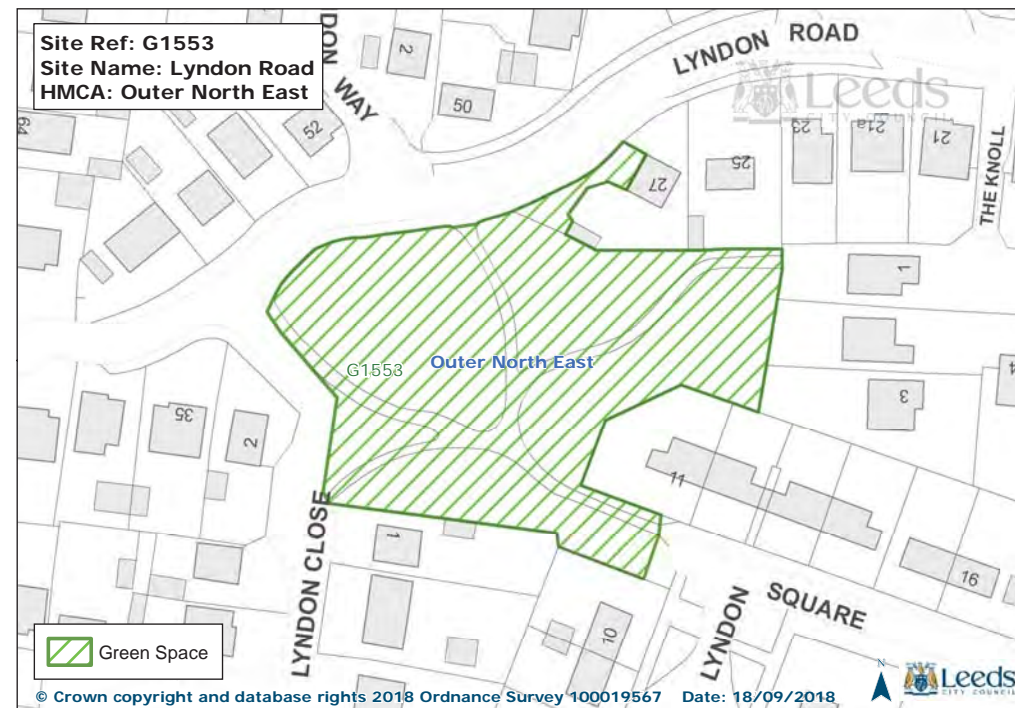
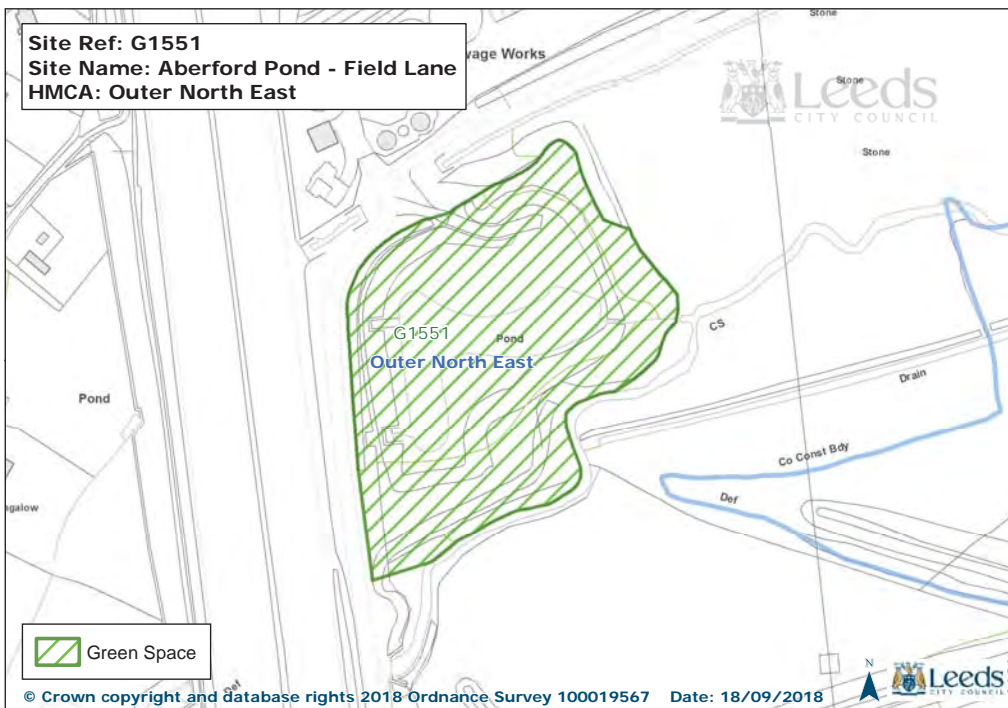


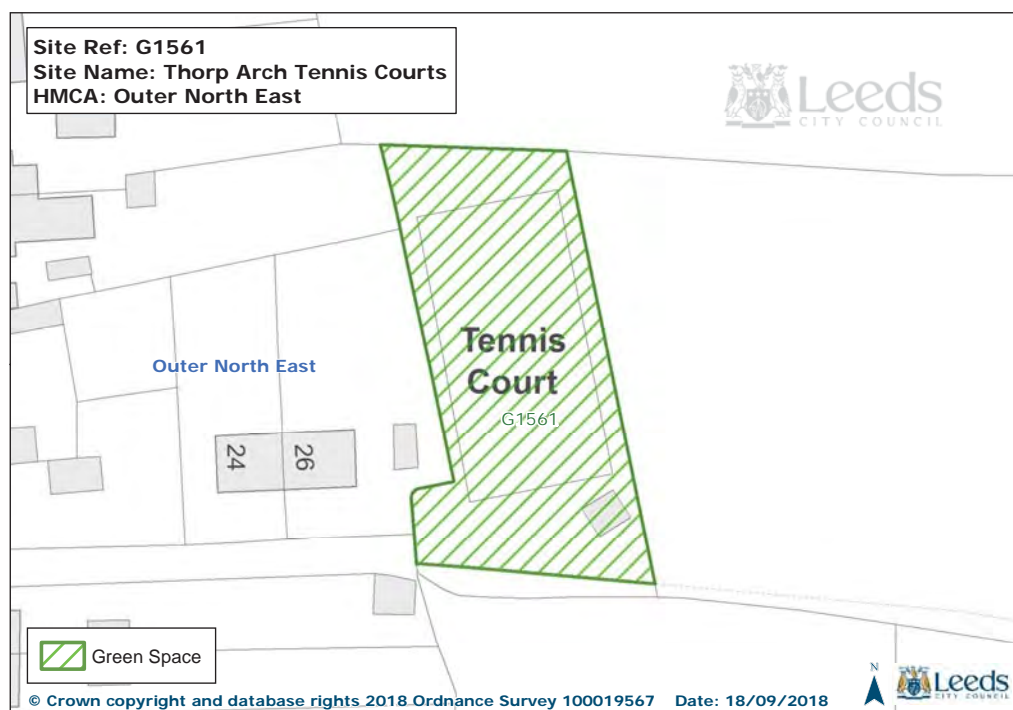
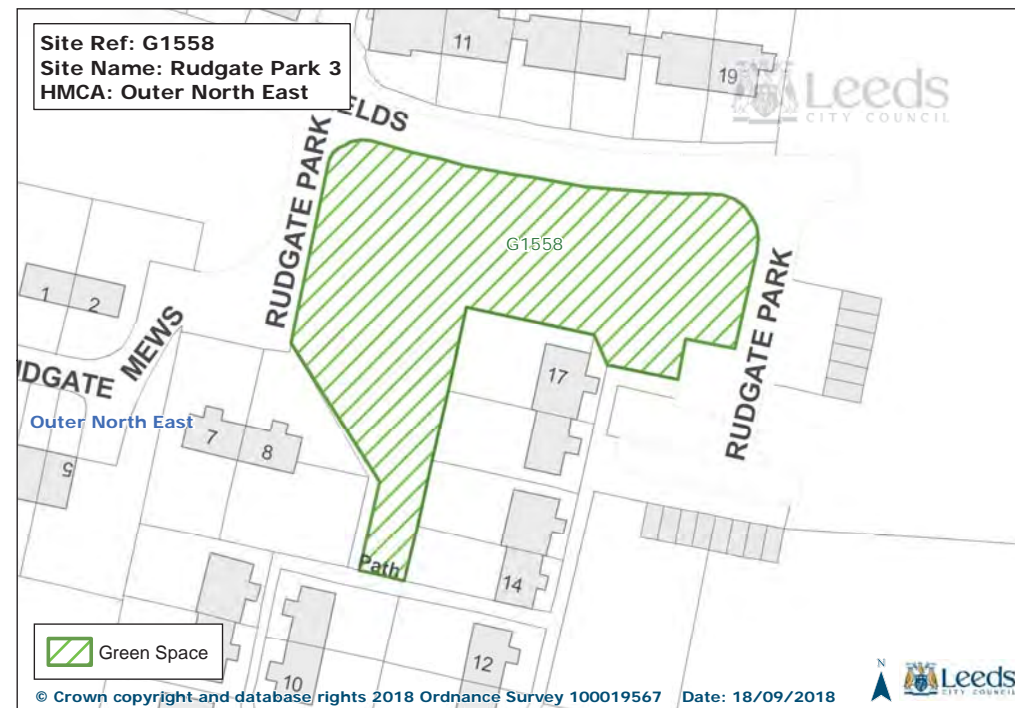
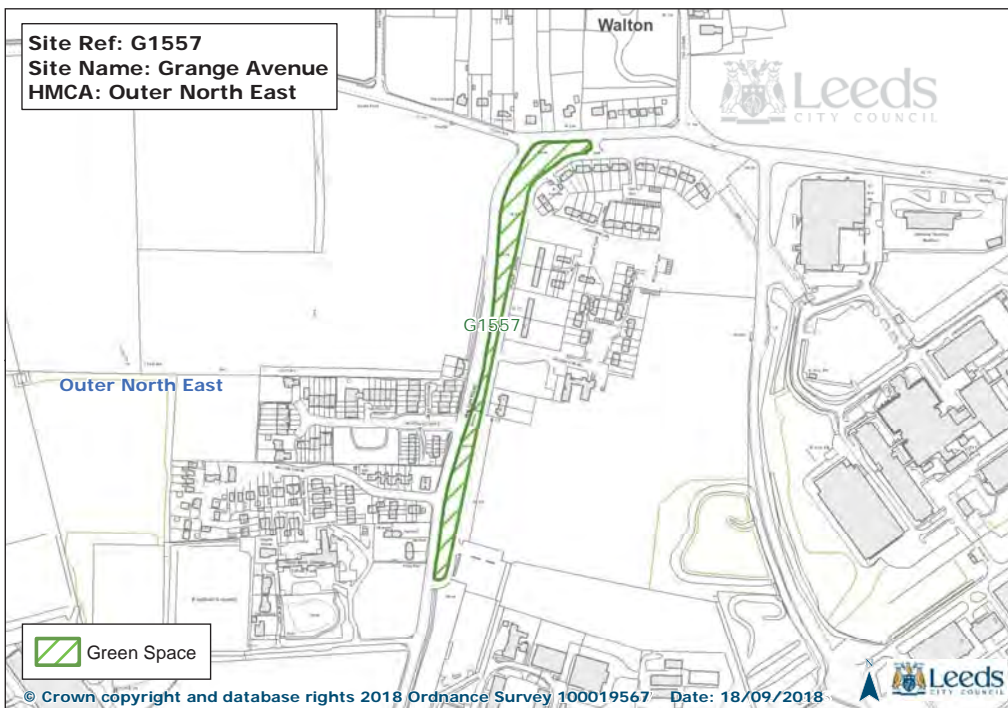
Site Ref: G1548
 Site Name: Bardsey Dog Exercising Area
 HMCA: Outer North East

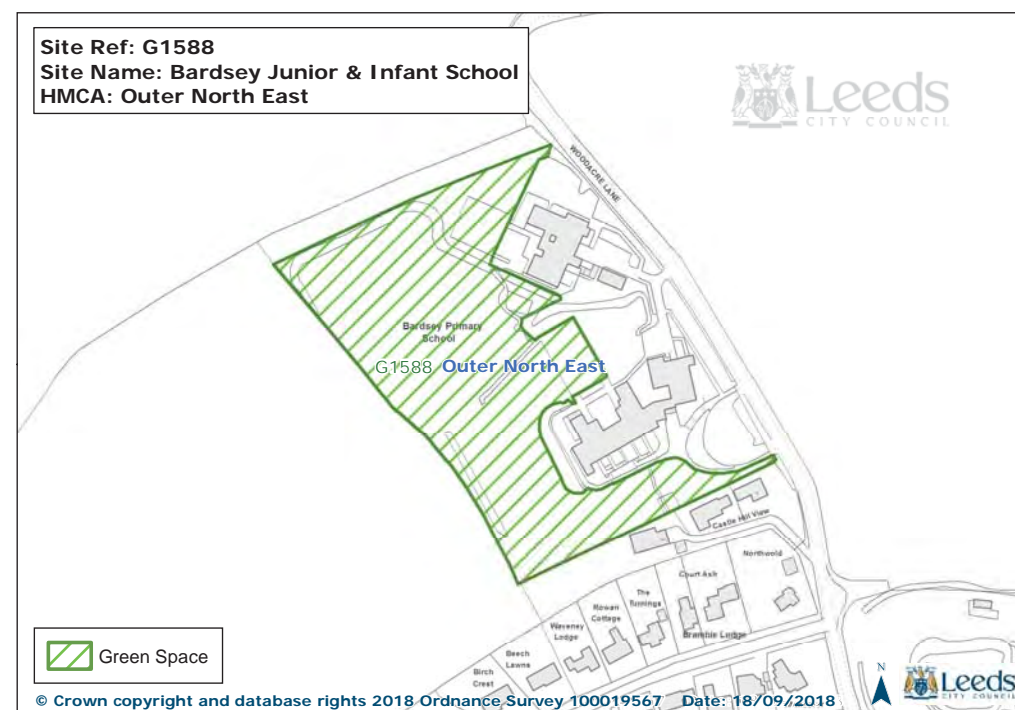
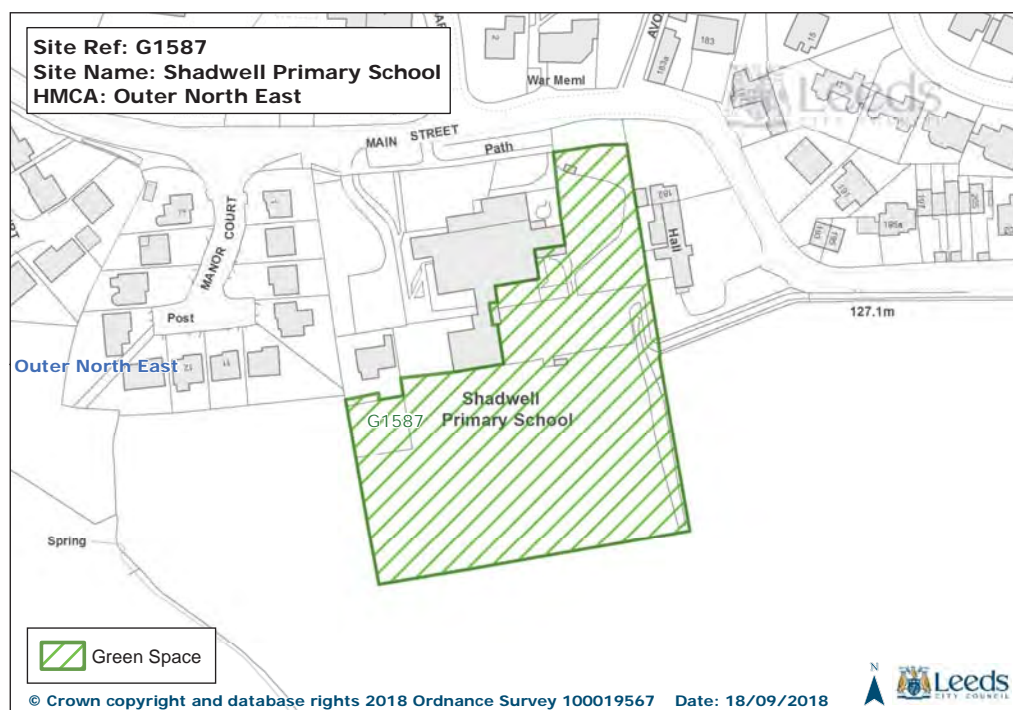
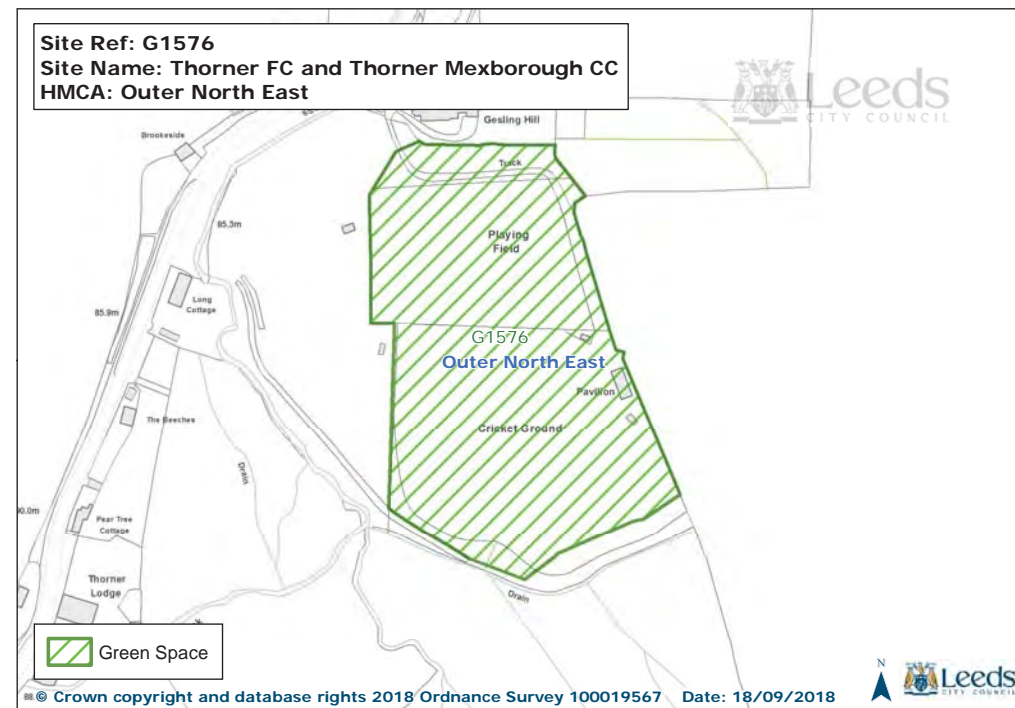
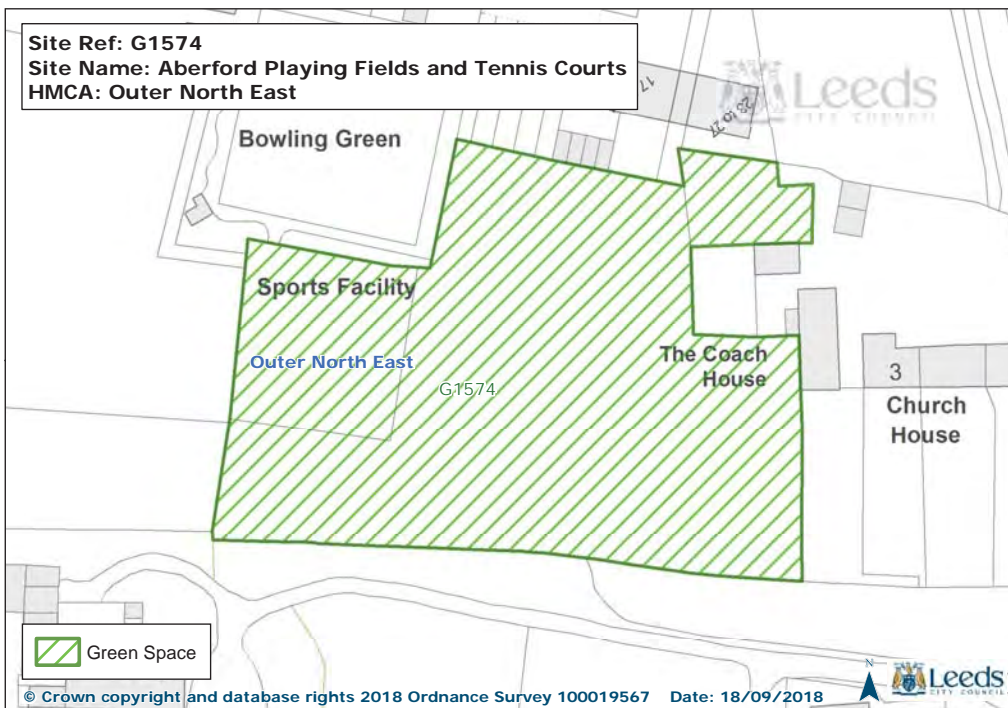


Site Ref: G1549
 Site Name: Sand Bridge Sports Ground
 HMCA: Outer North East

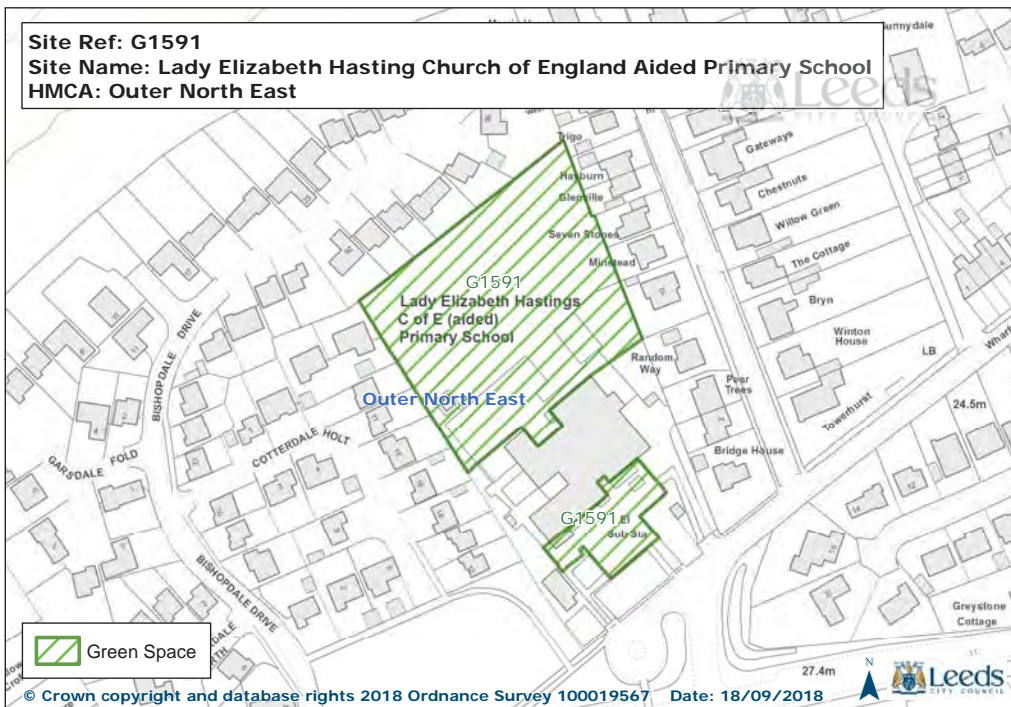




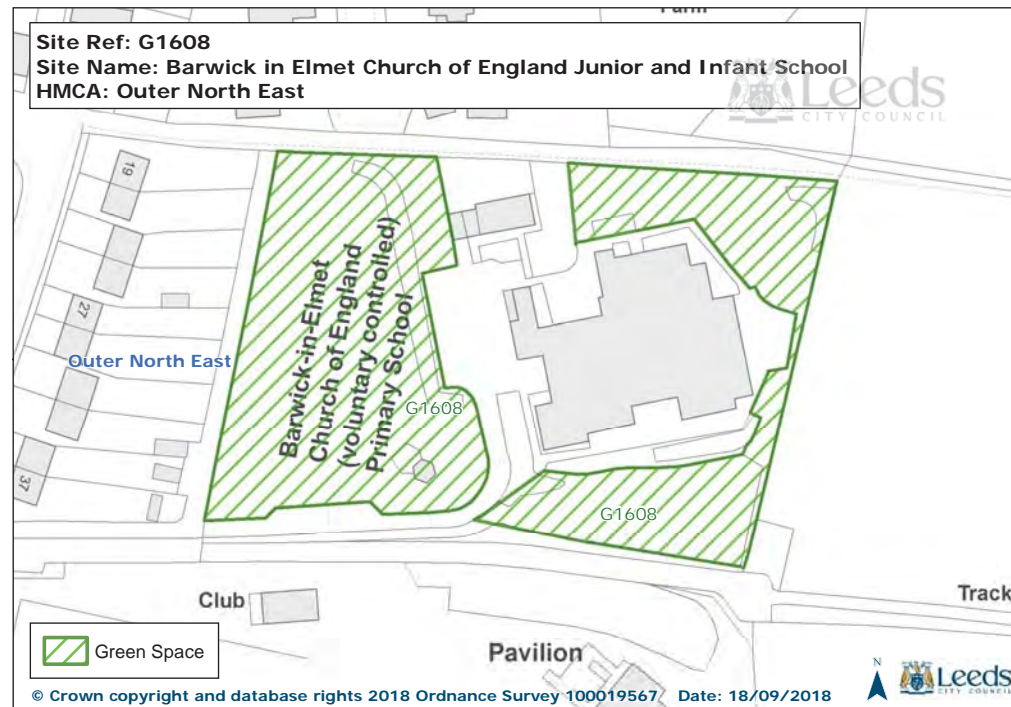




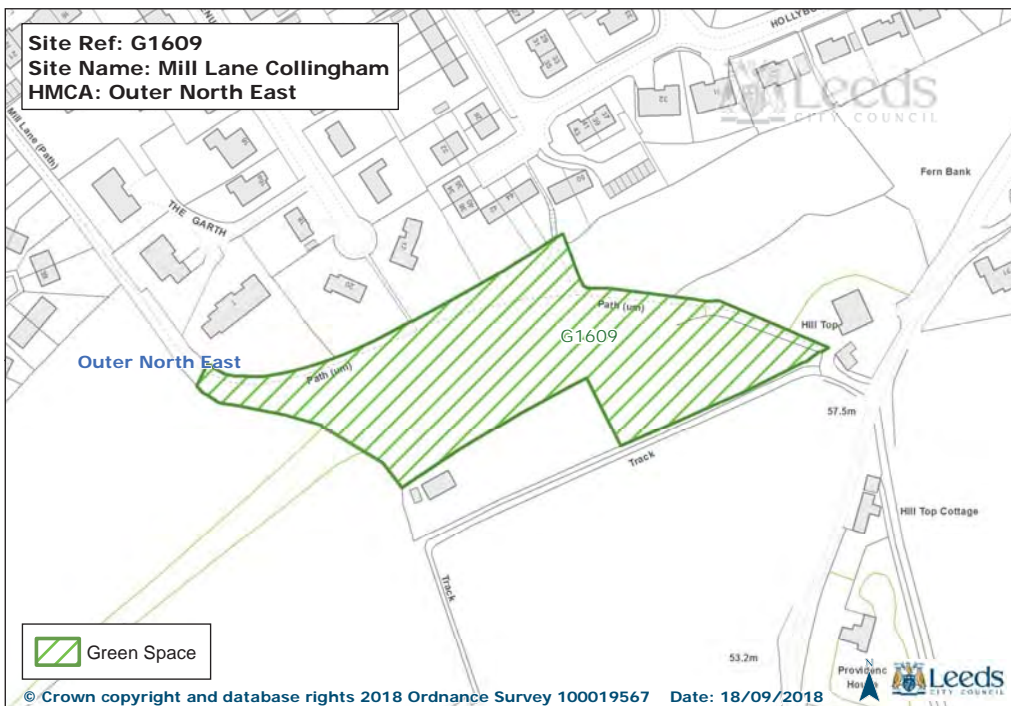
Site Ref: G1591
 Site Name: Lady Elizabeth Hasting Church of England Aided Primary School
 HMCA: Outer North East



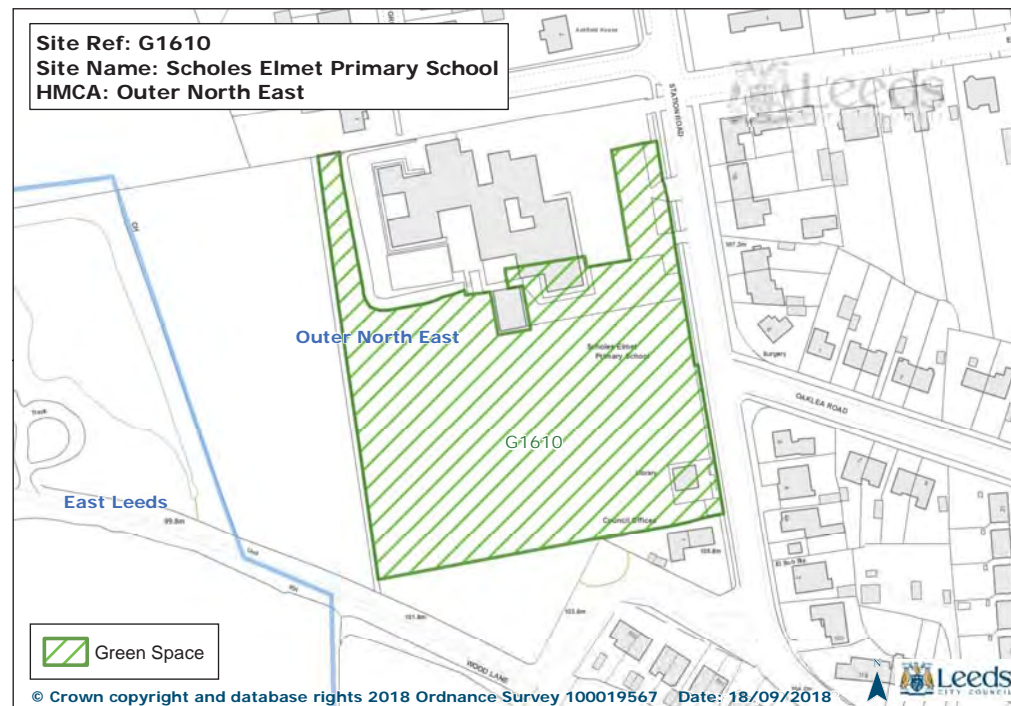
Site Ref: G1608
 Site Name: Barwick in Elmet Church of England Junior and Infant School
 HMCA: Outer North East

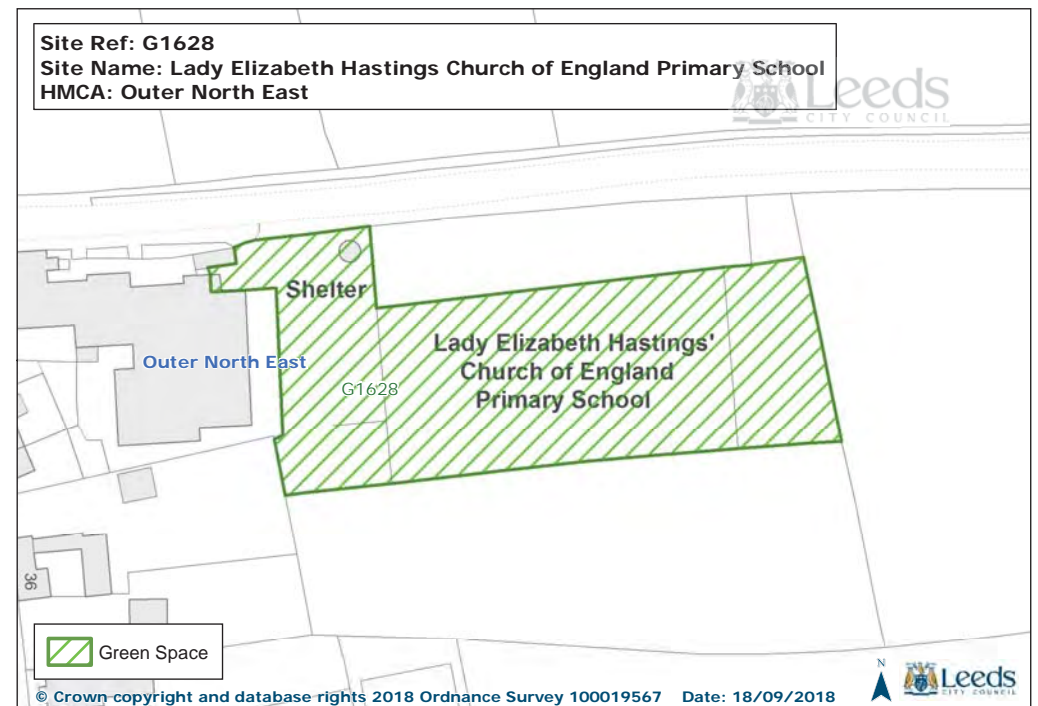
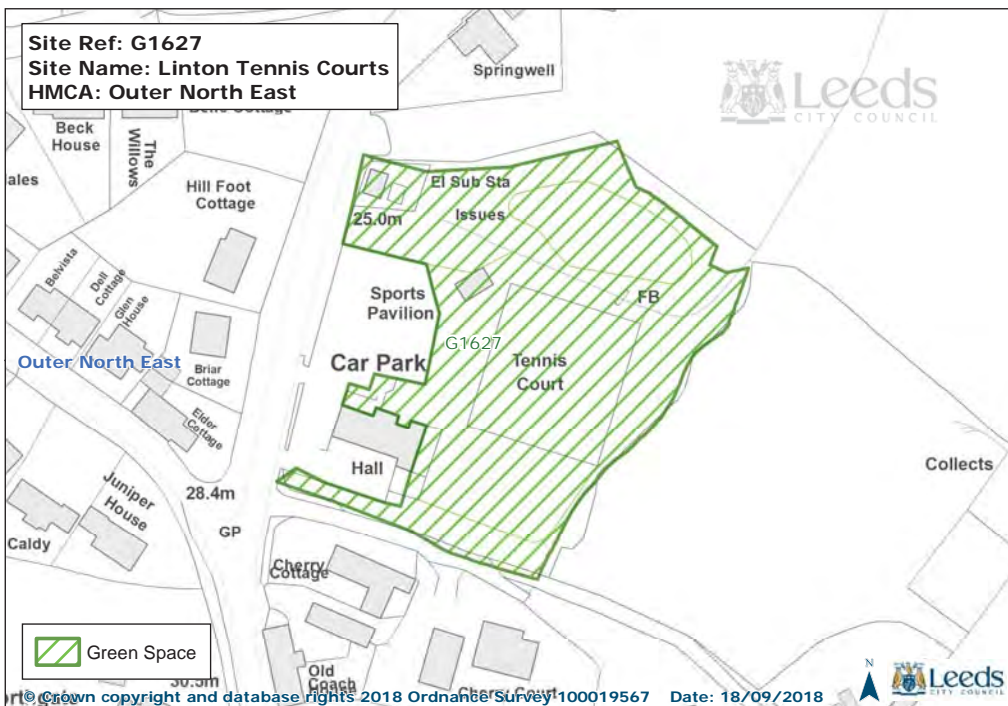
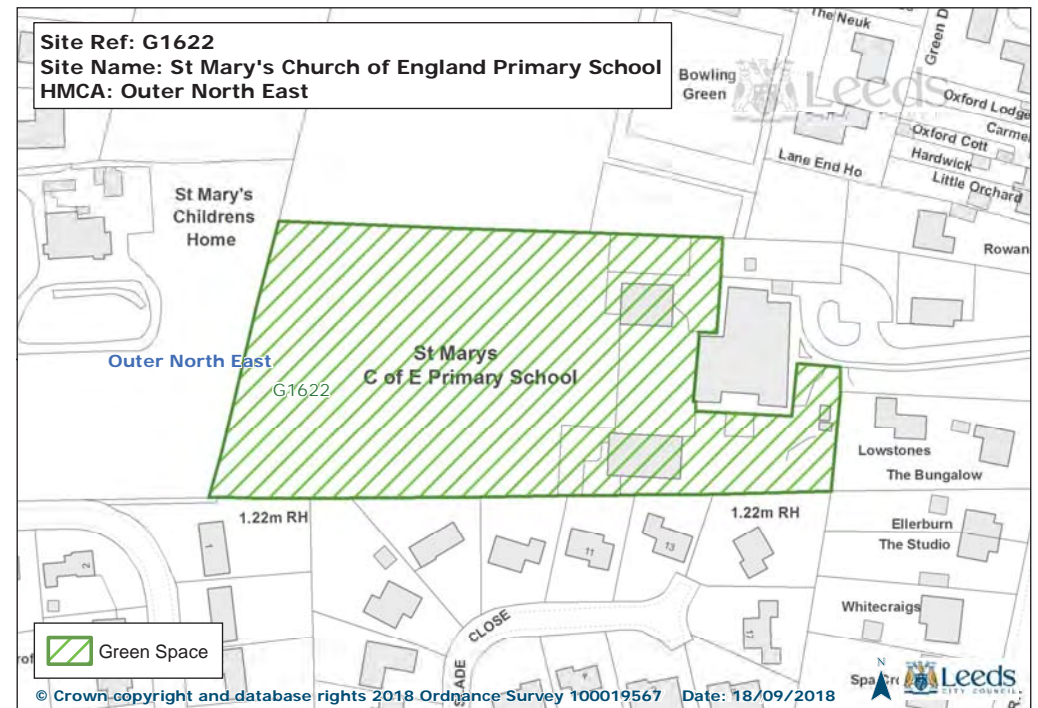
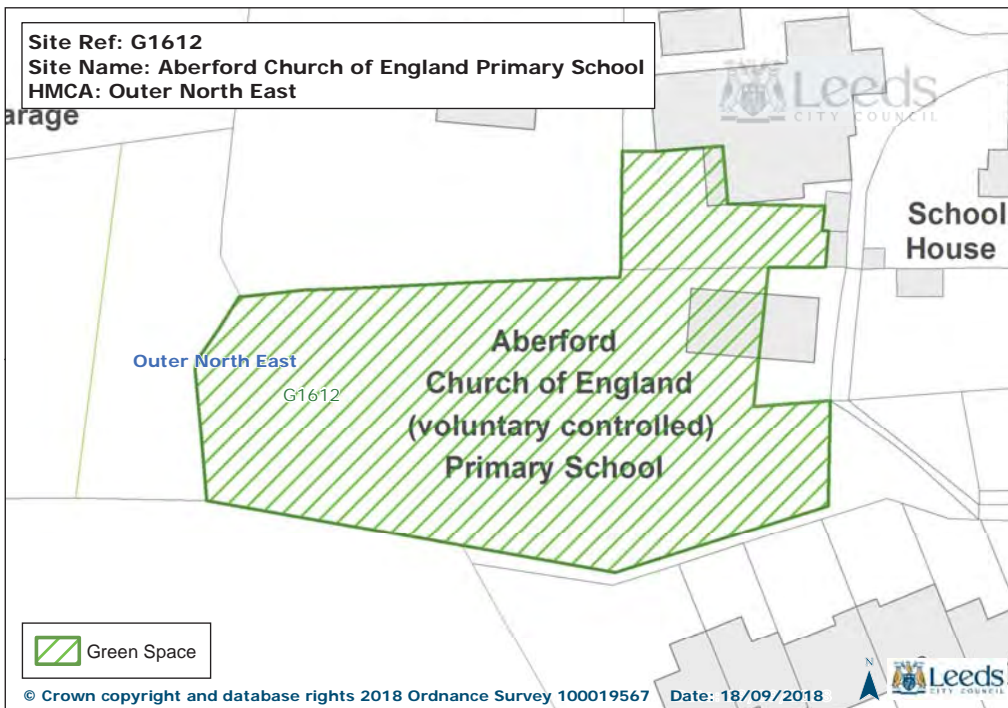


Site Ref: G1609
 Site Name: Mill Lane Collingham
 HMCA: Outer North East



Site Ref: G1610
 Site Name: Scholes Elmet Primary School
 HMCA: Outer North East





Site Ref: G1629
Site Name: Boston Spa Comprehensive School
HMCA: Outer North East



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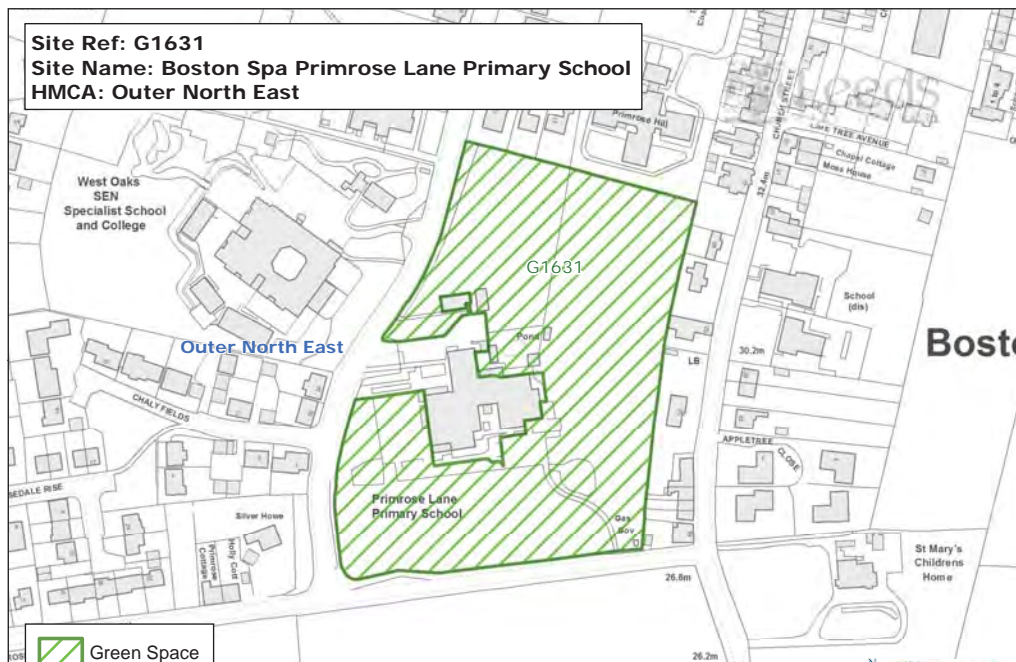
Site Ref: G1630
Site Name: Collingham Community Hall
HMCA: Outer North East



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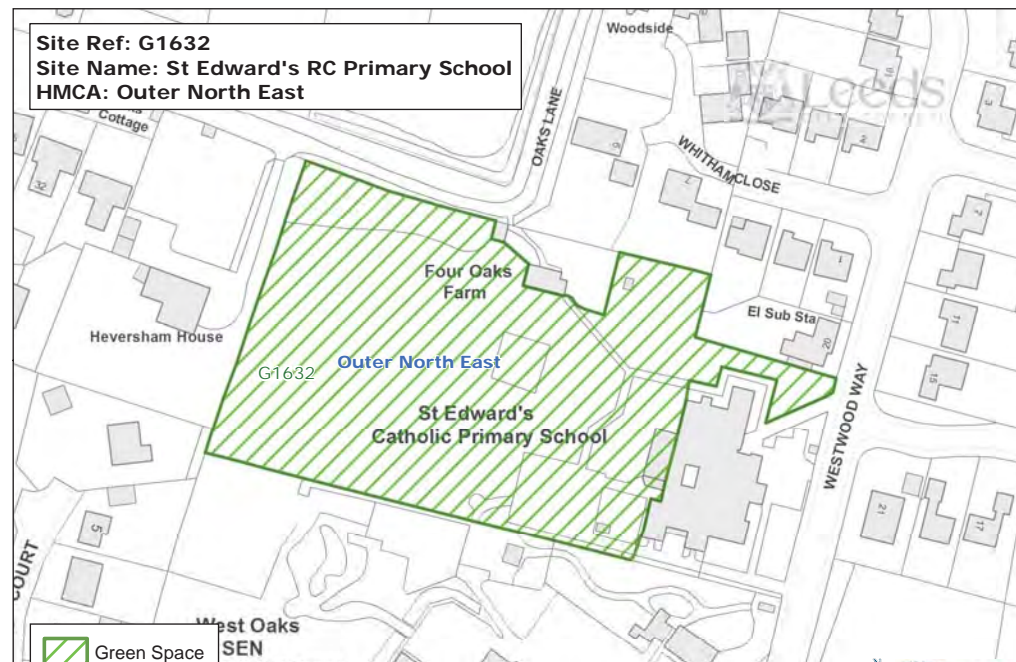
Site Ref: G1631
Site Name: Boston Spa Primrose Lane Primary School
HMCA: Outer North East



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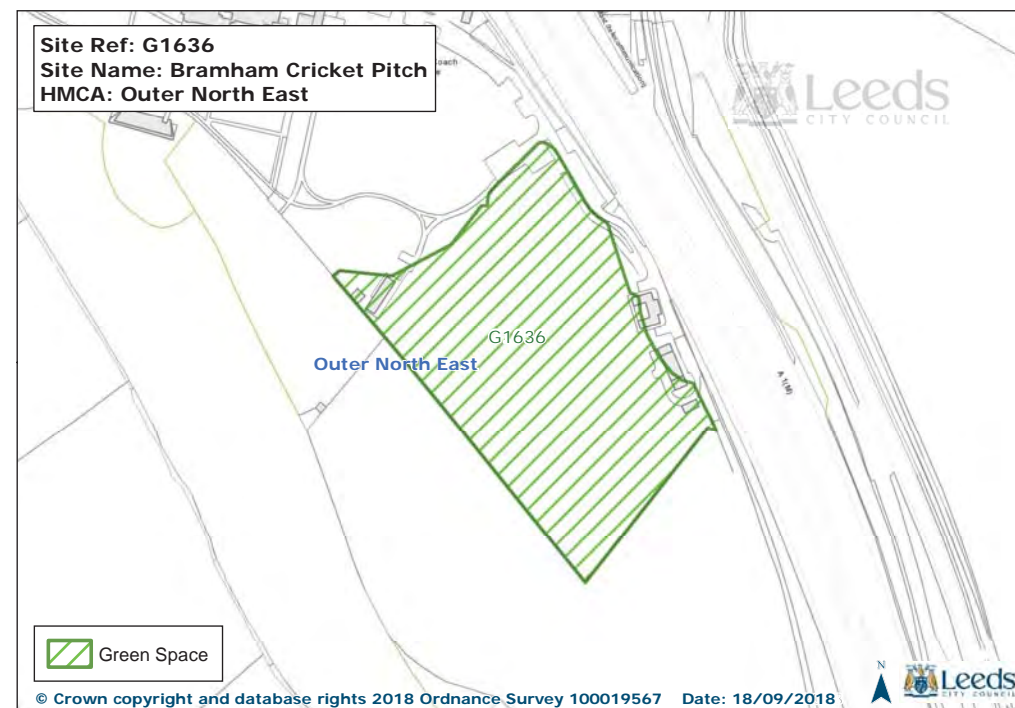
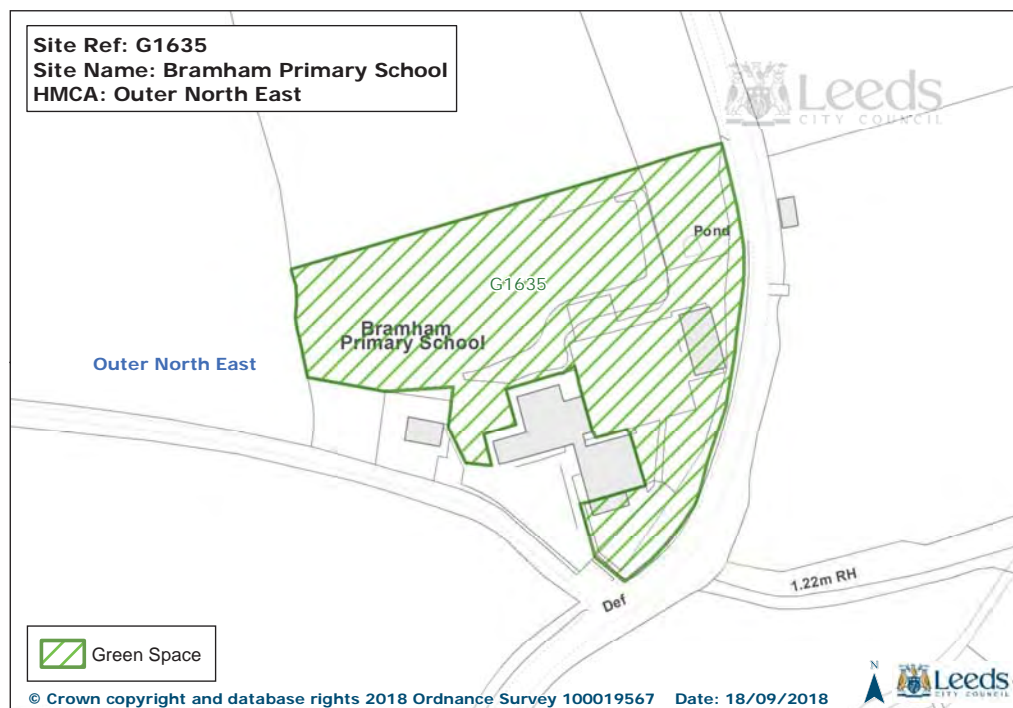
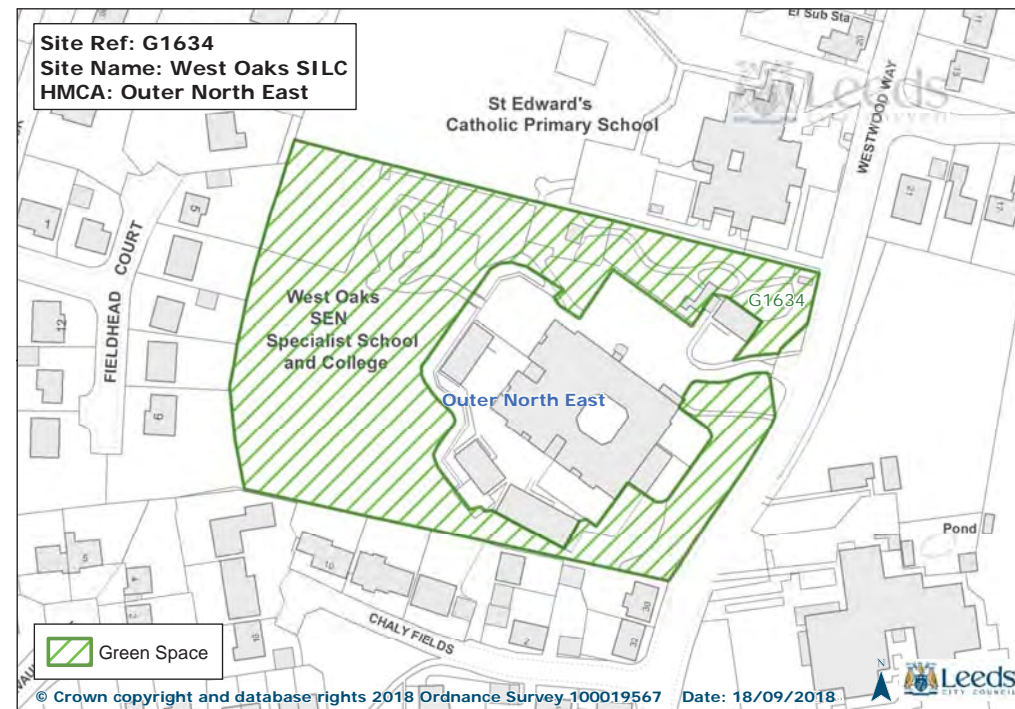


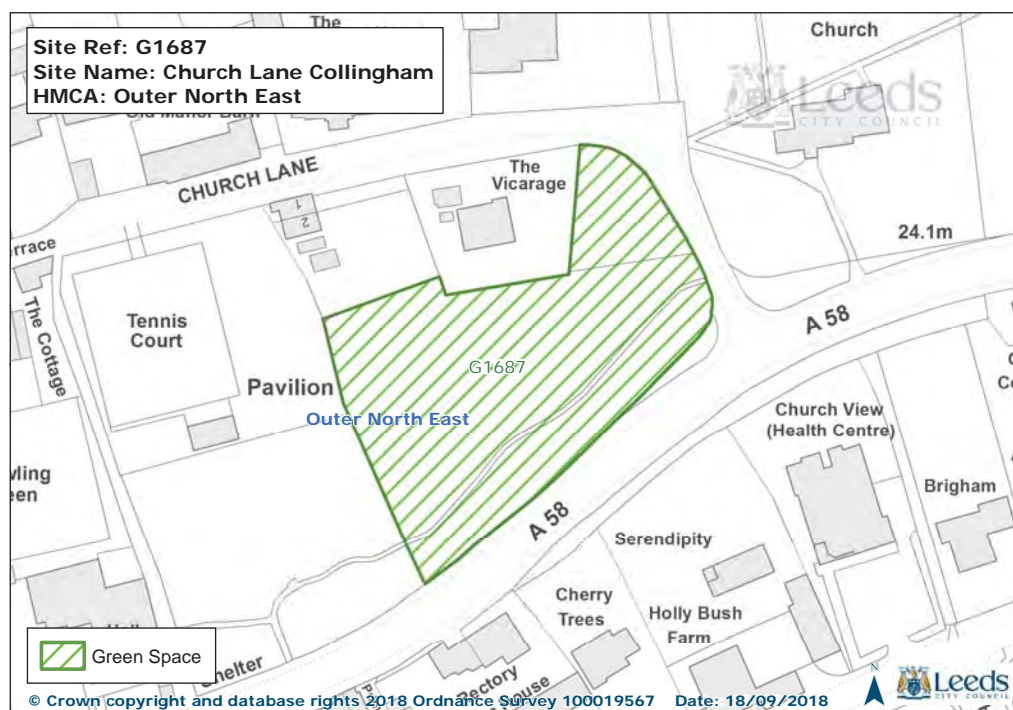
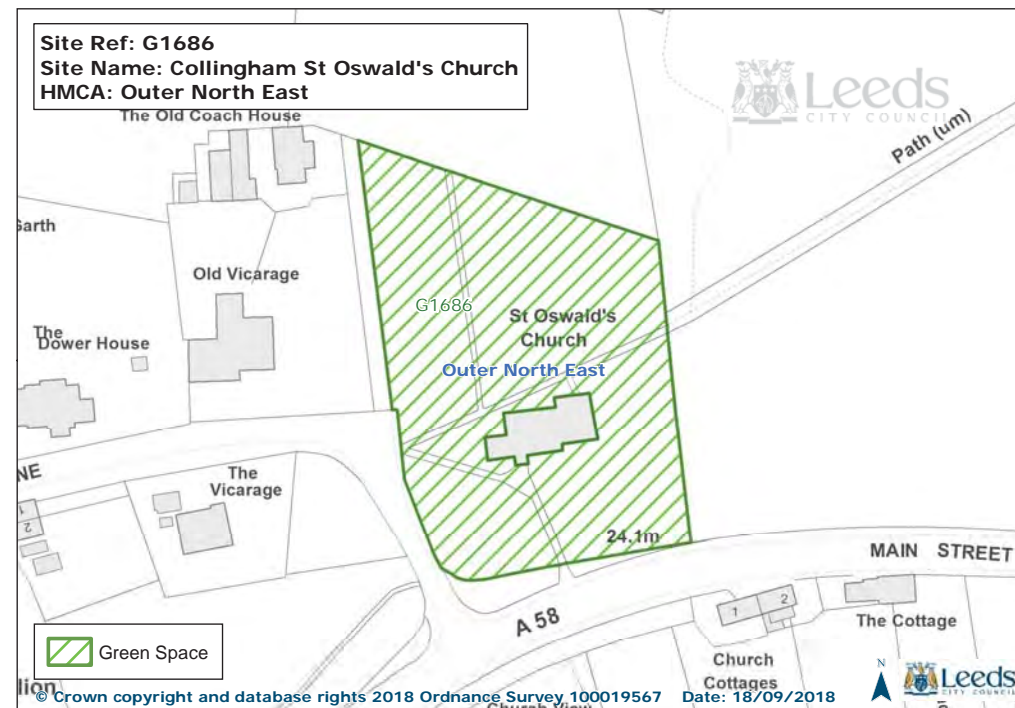
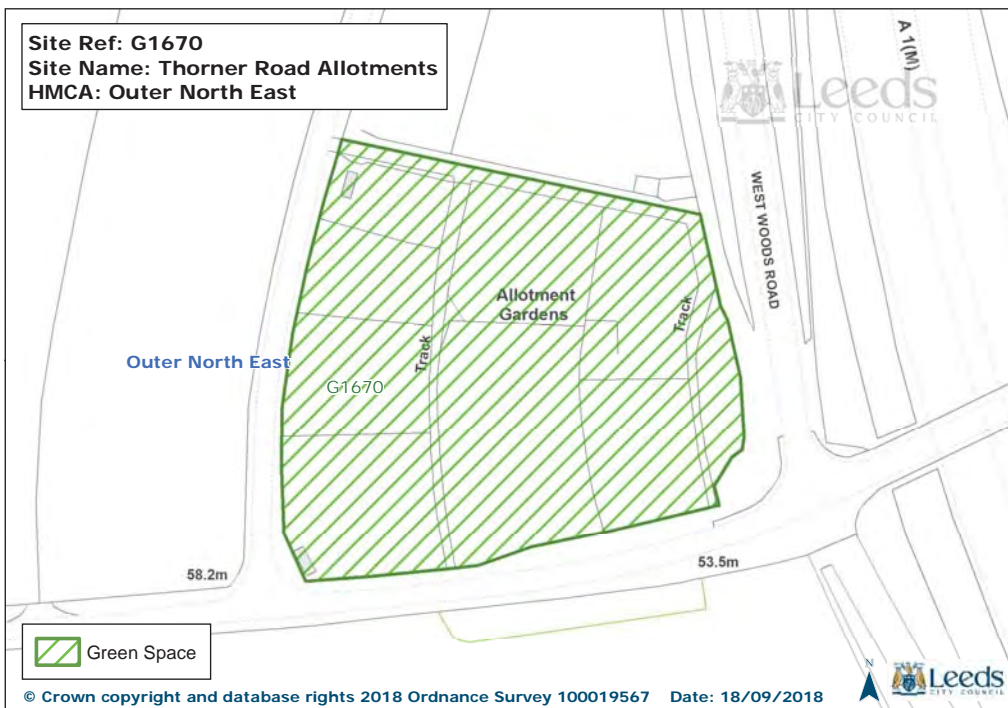
Site Ref: G1632
Site Name: St Edward's RC Primary School
HMCA: Outer North East

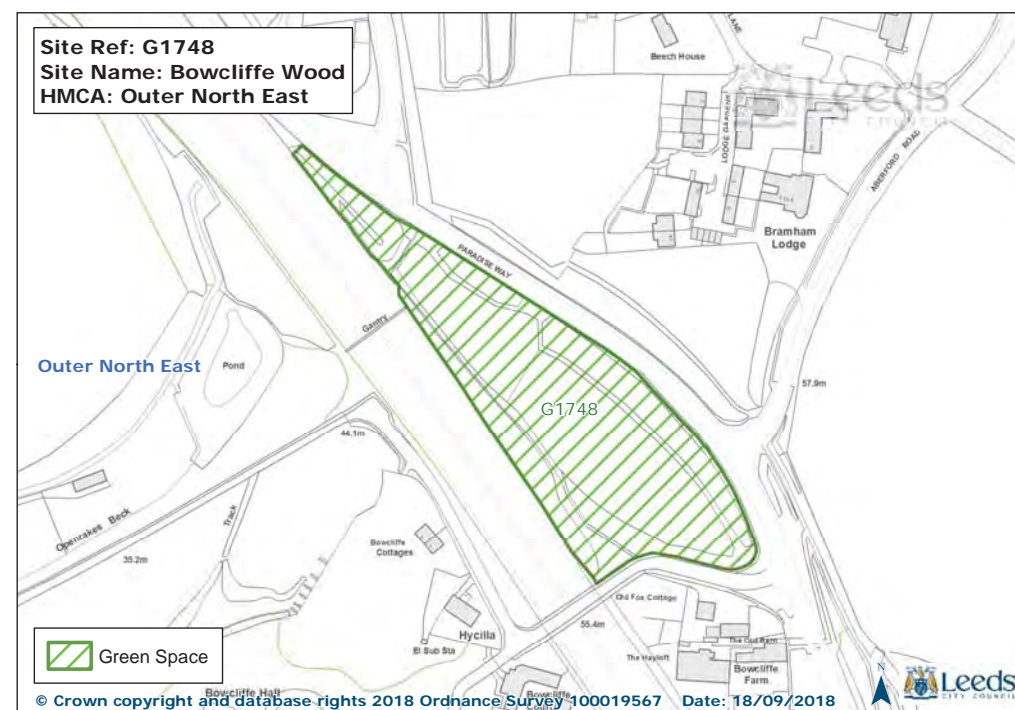
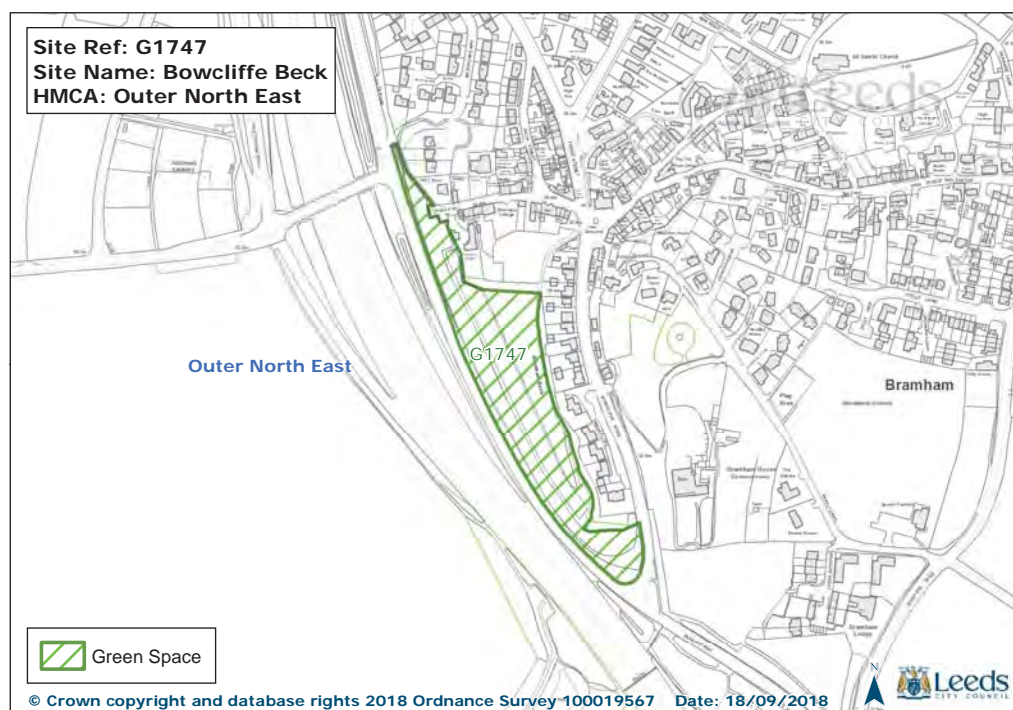
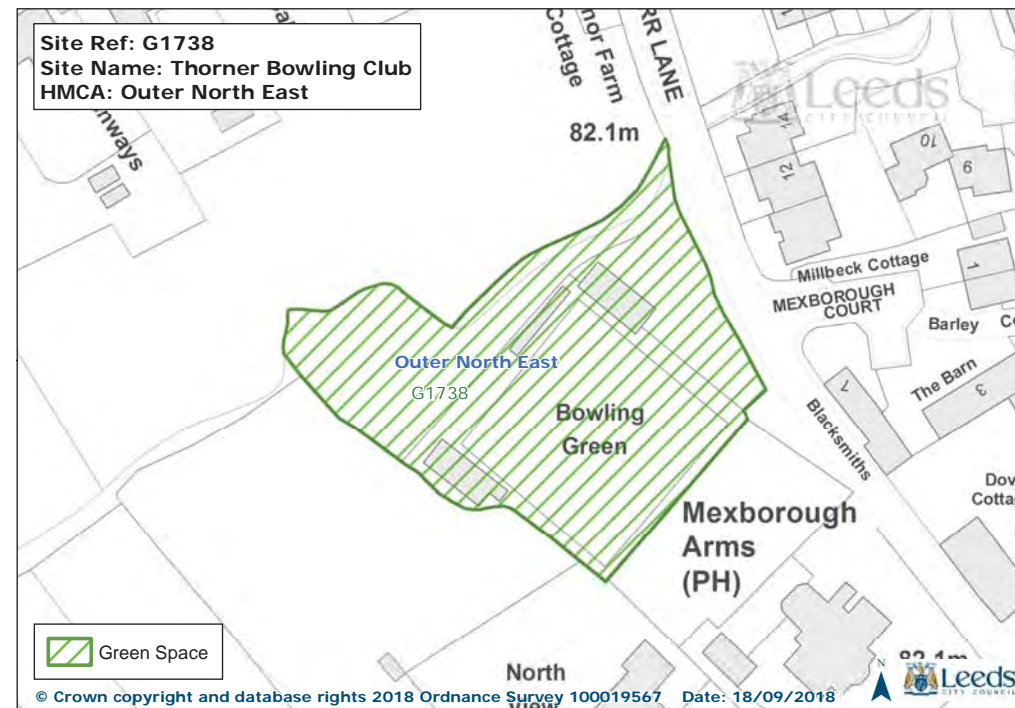
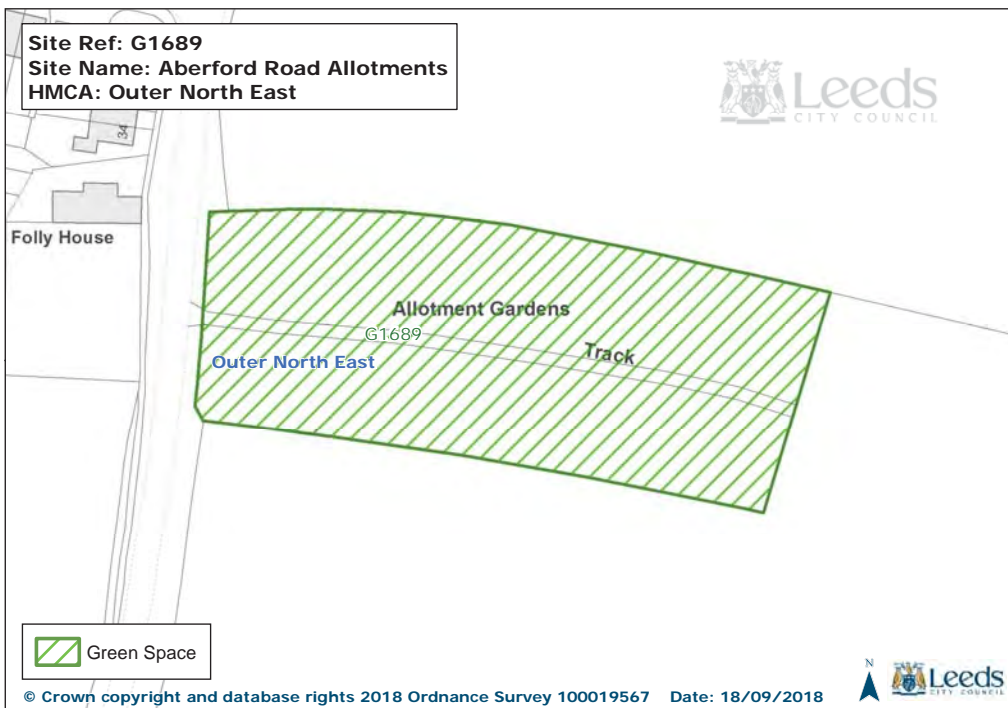


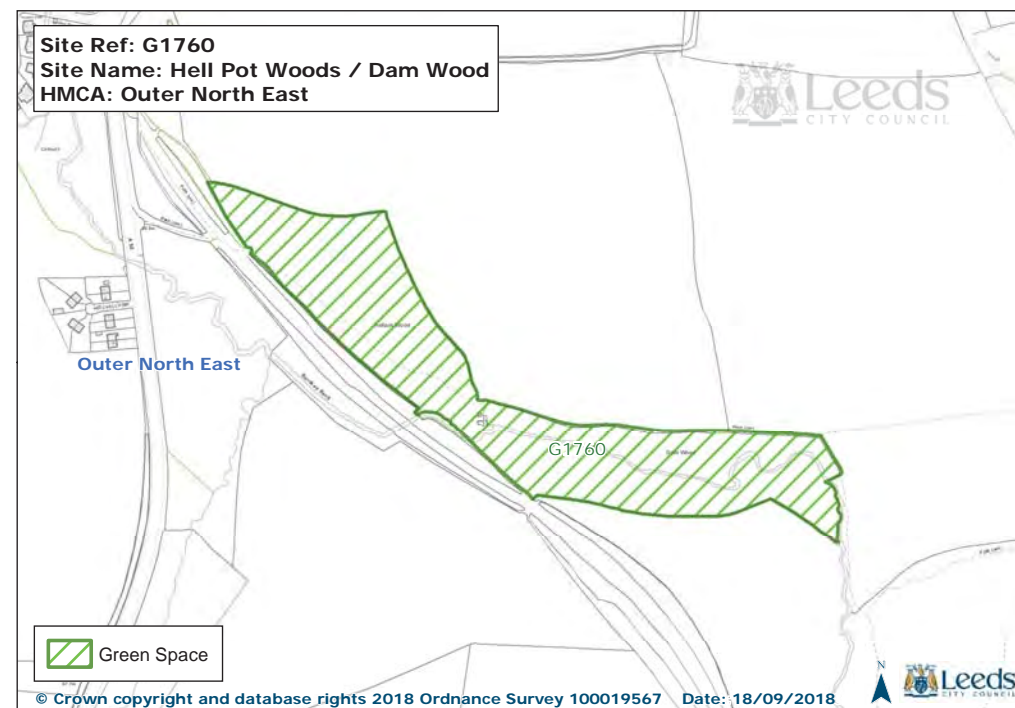
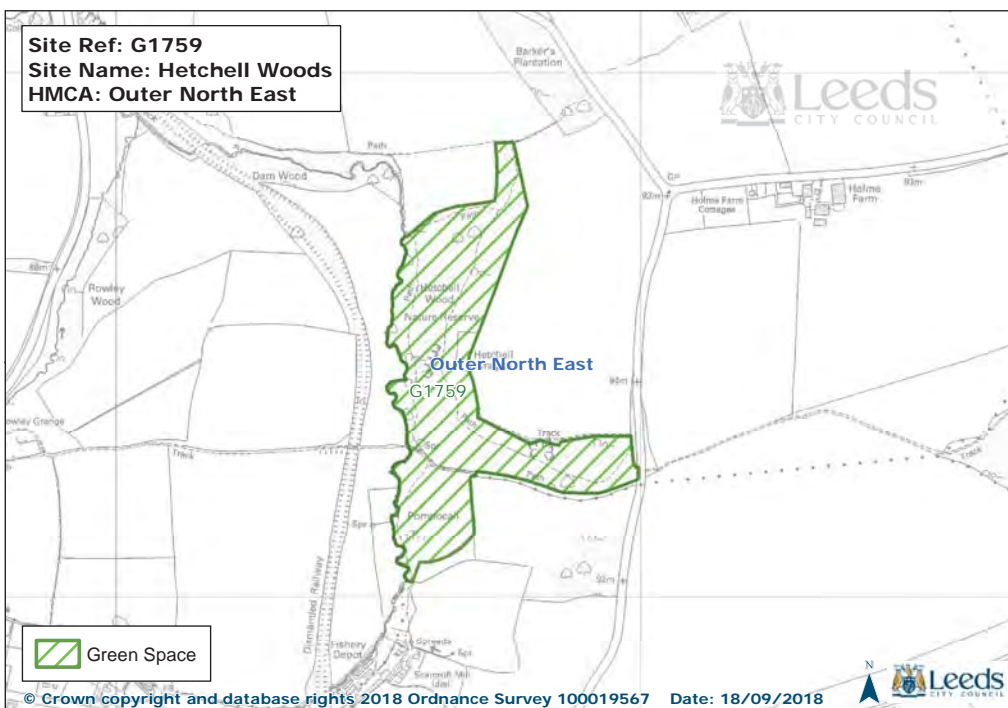
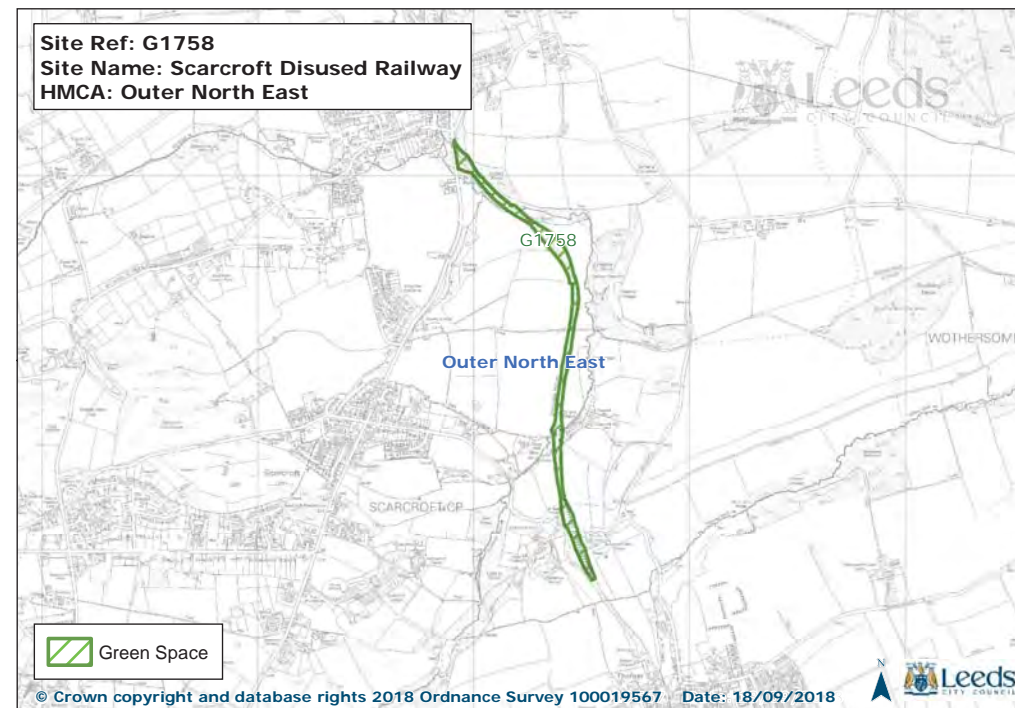
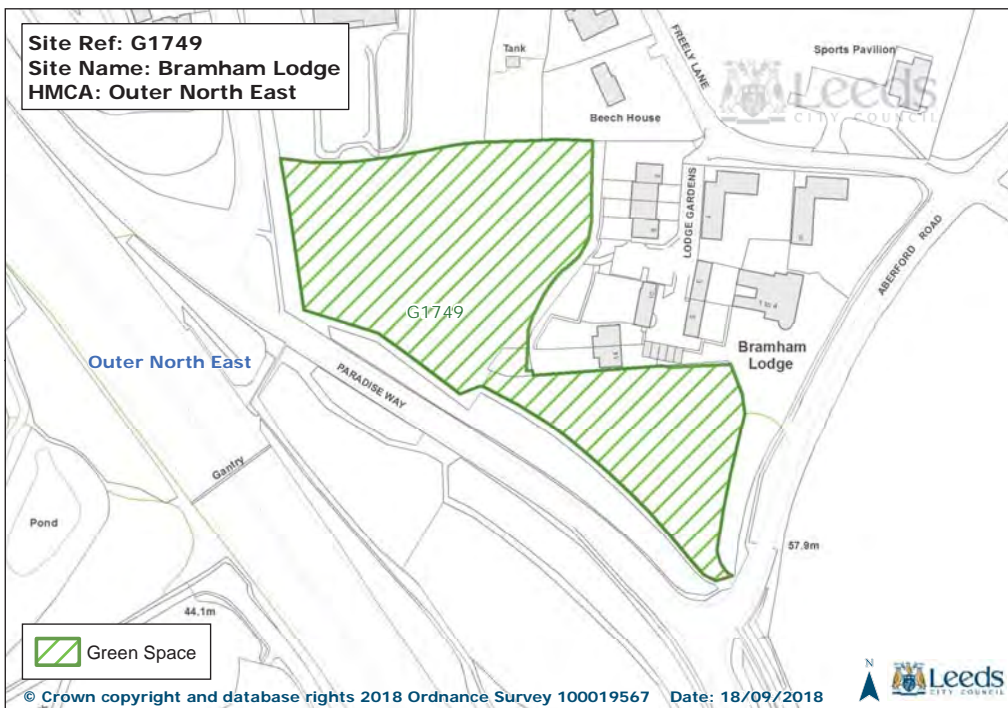
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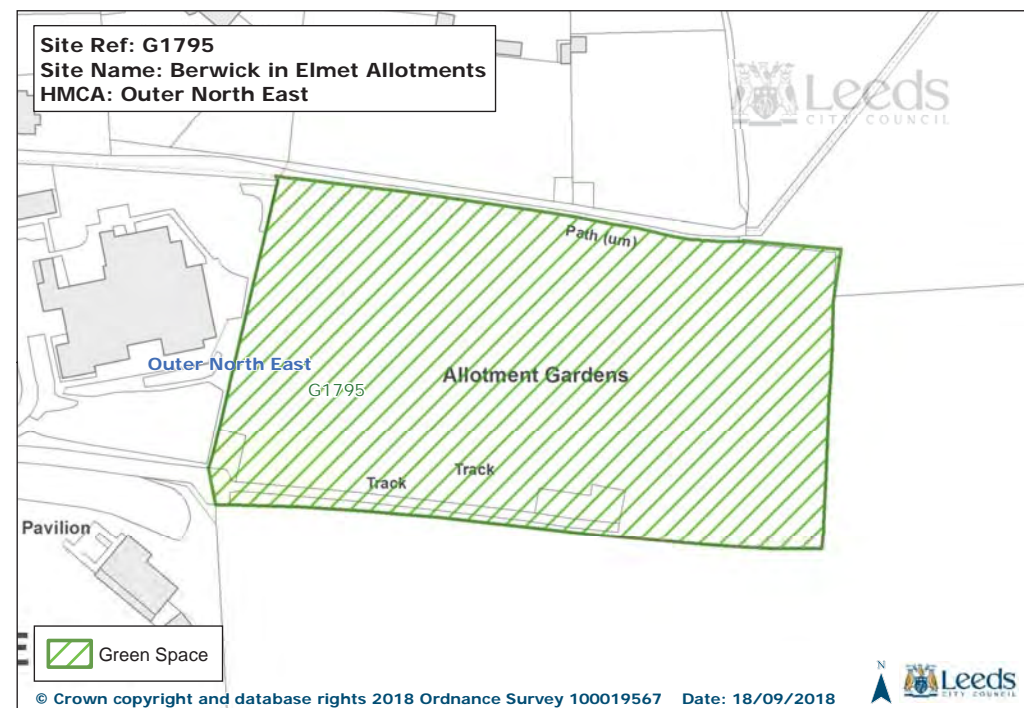
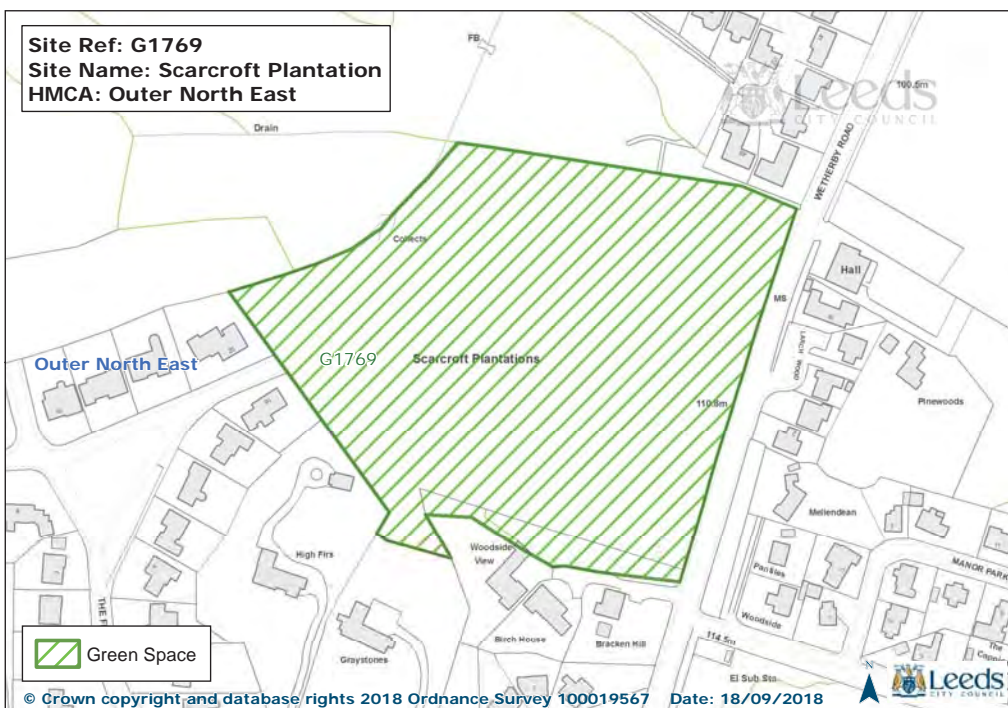
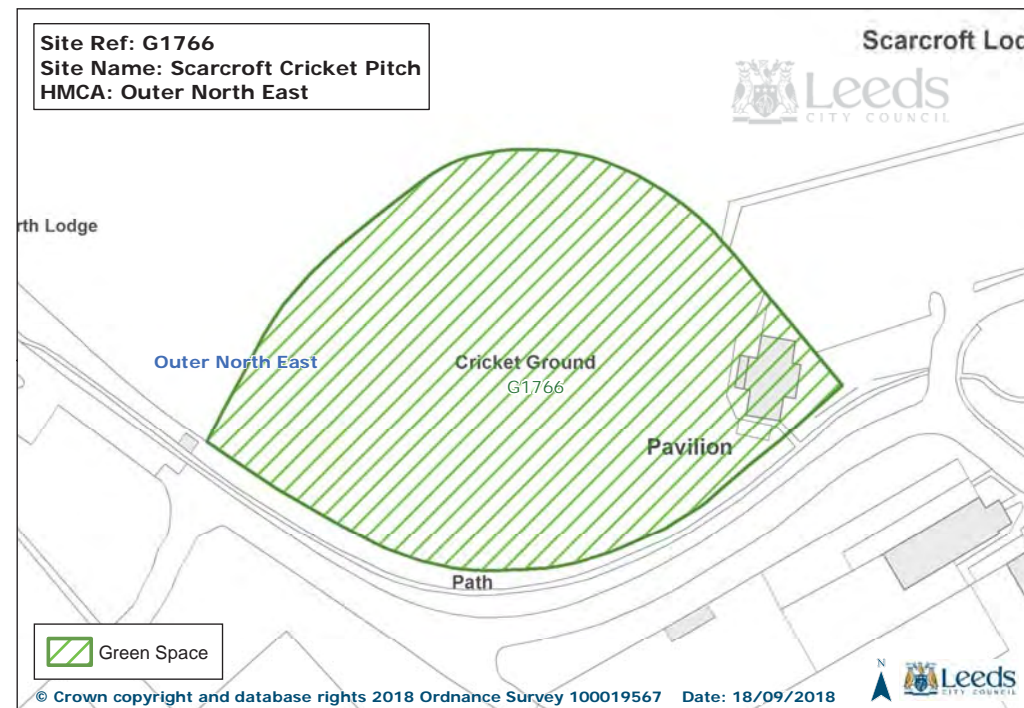
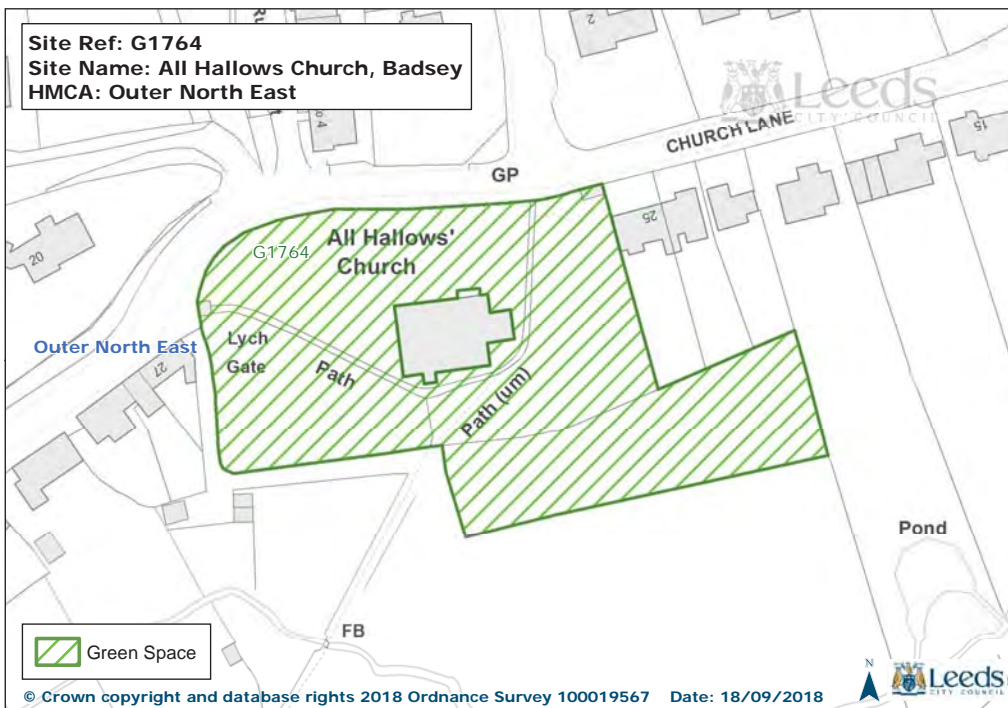


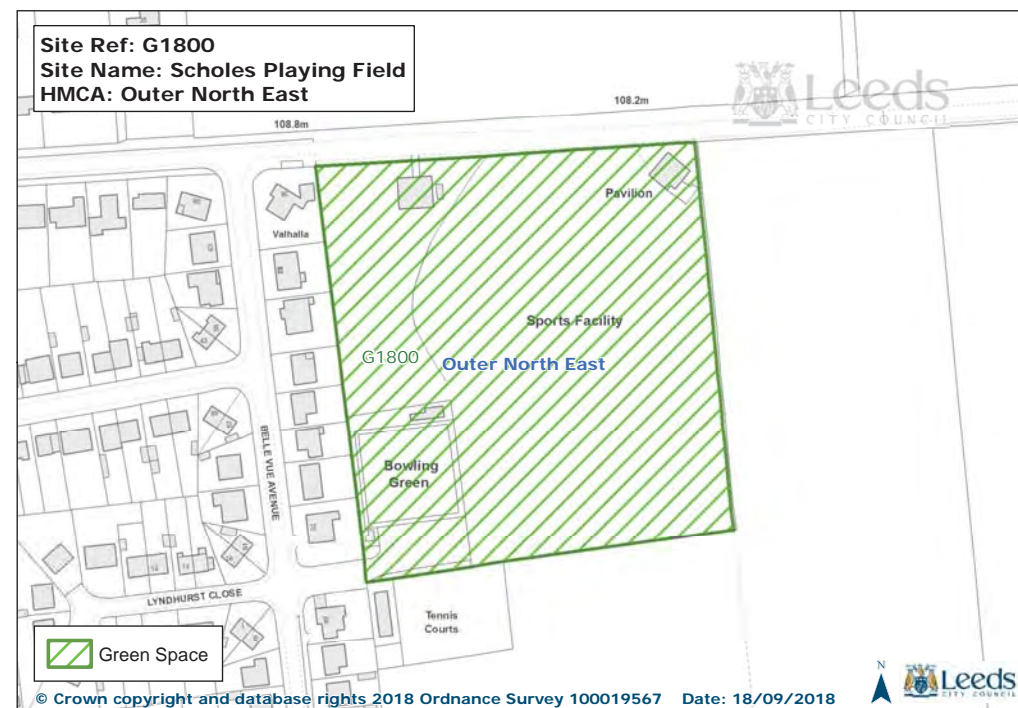
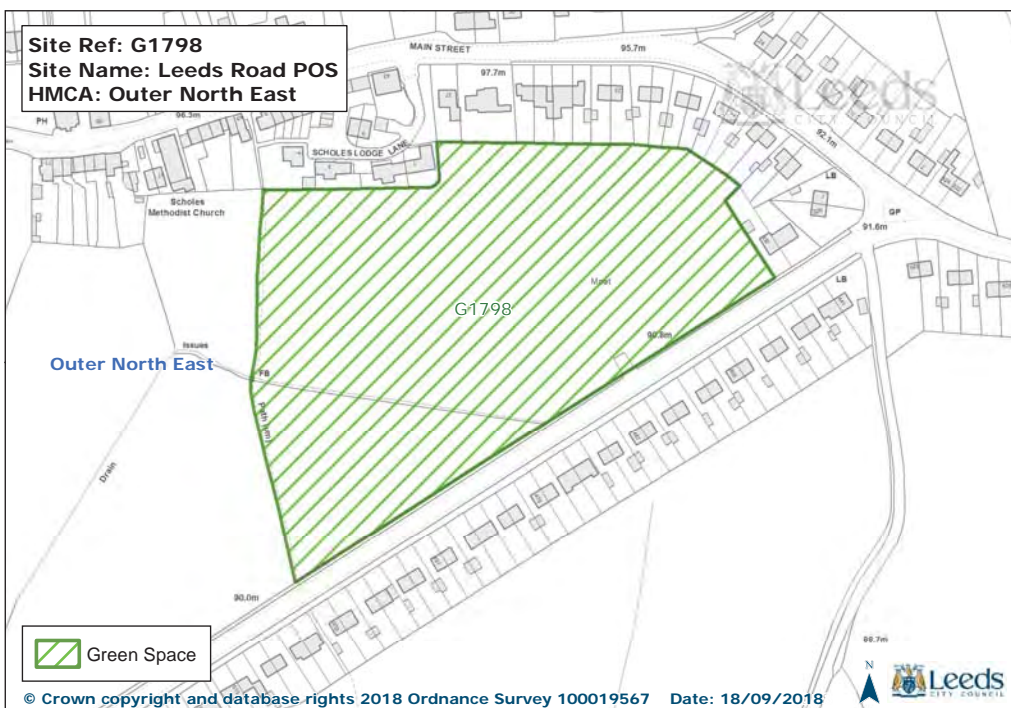
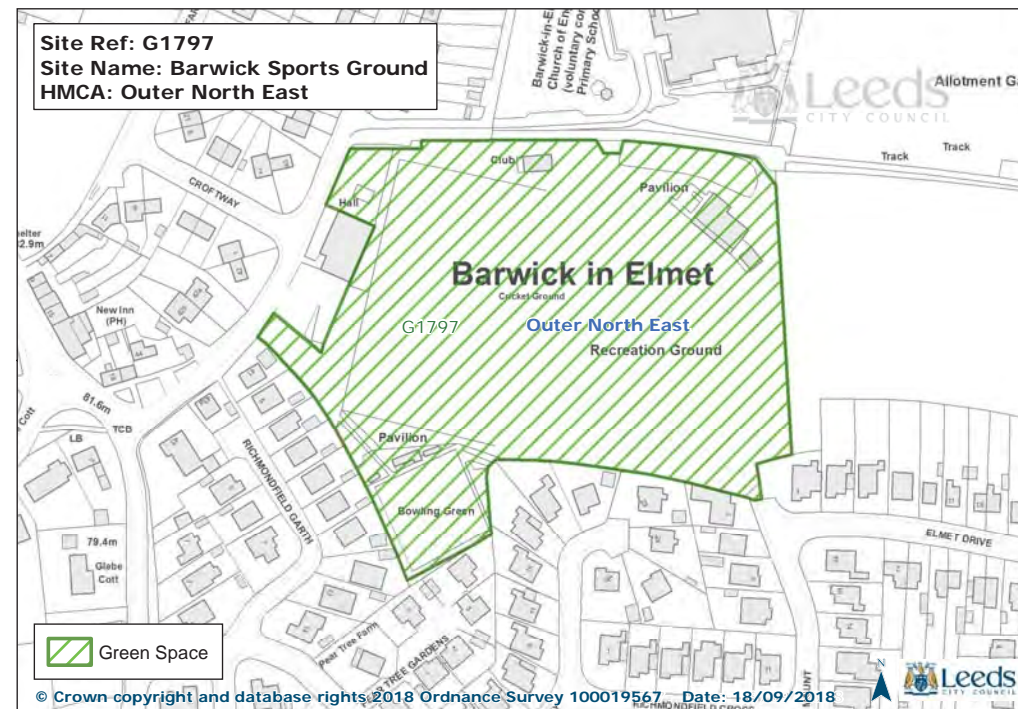
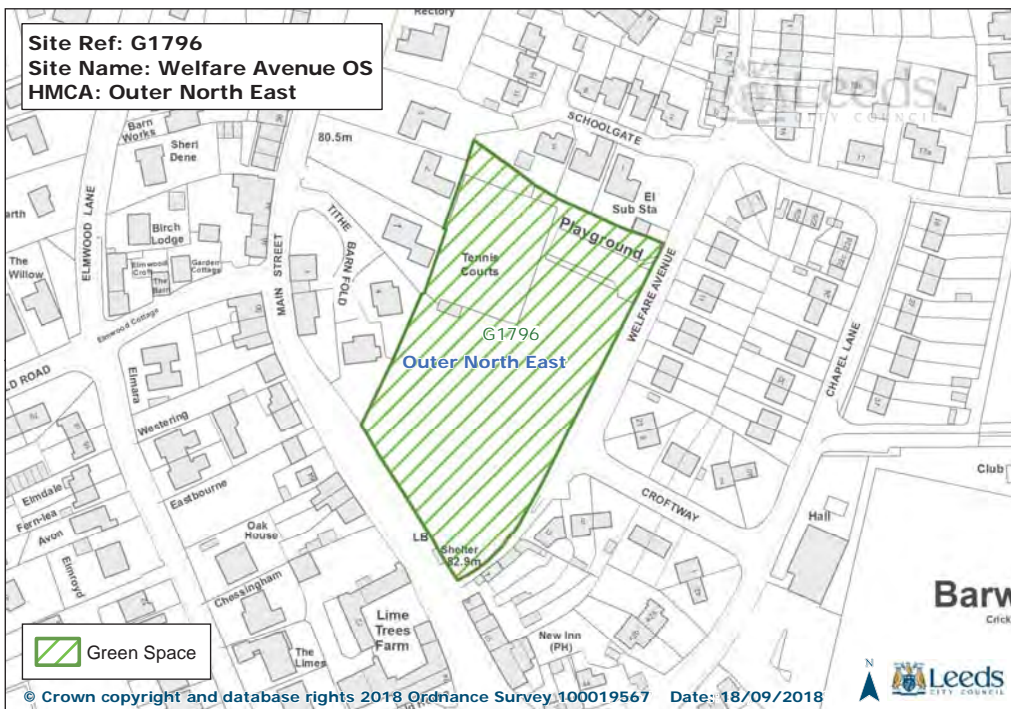












Site Ref: G1801
Site Name: St Philips Church
HMCA: Outer North East

Outer North East

G1801

St Philip's Church



Green Space

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Site Ref: G1866
Site Name: Beckside Play Area
HMCA: Outer North East

Outer North East

G1866

Play
Area



Green Space

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Site Ref: G1880
Site Name: Woodhouse Farm/Oakhill Woods
HMCA: Outer North East

Outer North East

G1880

Woodhouse Farm

SHADWELL CP

North Leeds



Green Space

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Site Ref: G1881
Site Name: High Trees Nursery School
HMCA: Outer North East

Outer North East

G1881

HIGH TREES GARDENS

Day
Nursery



Green Space

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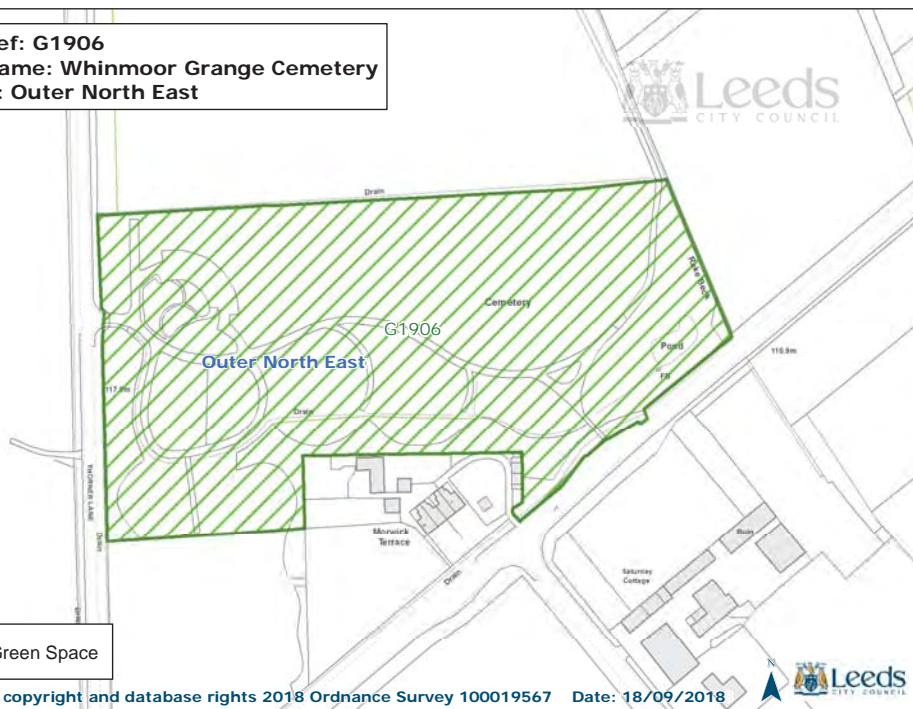


Site Ref: G1906
Site Name: Whinmoor Grange Cemetery
HMCA: Outer North East

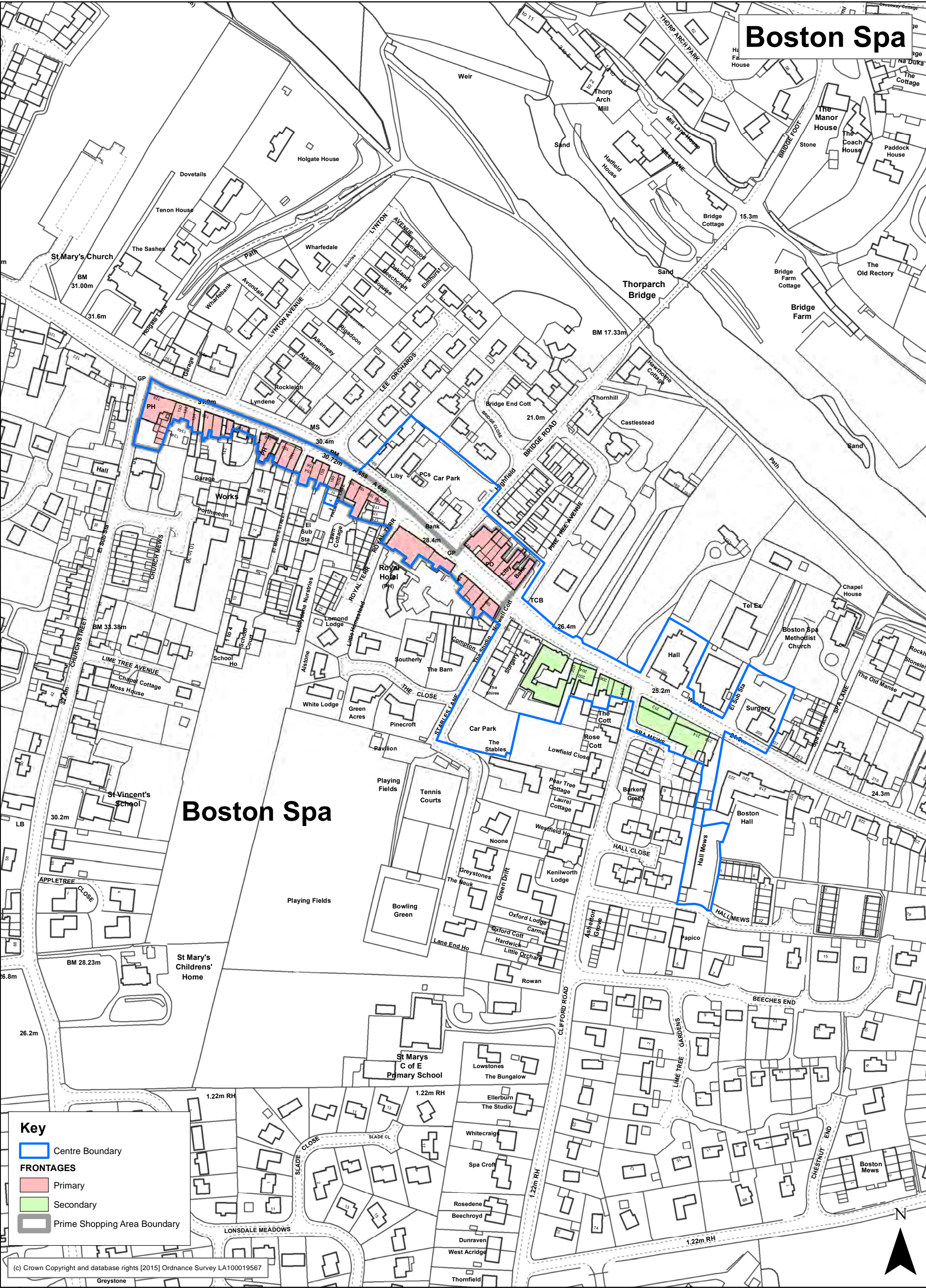


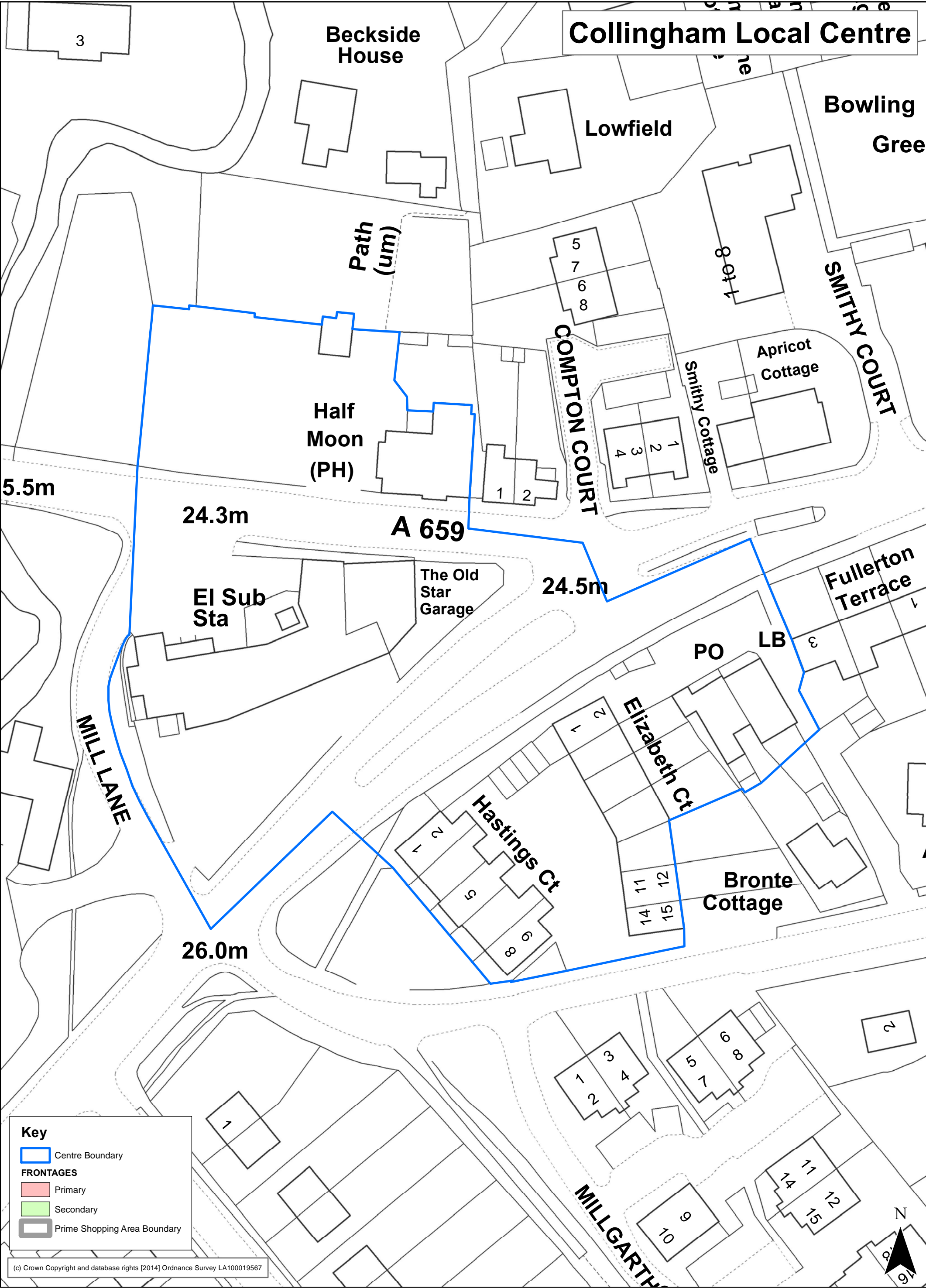
Green Space

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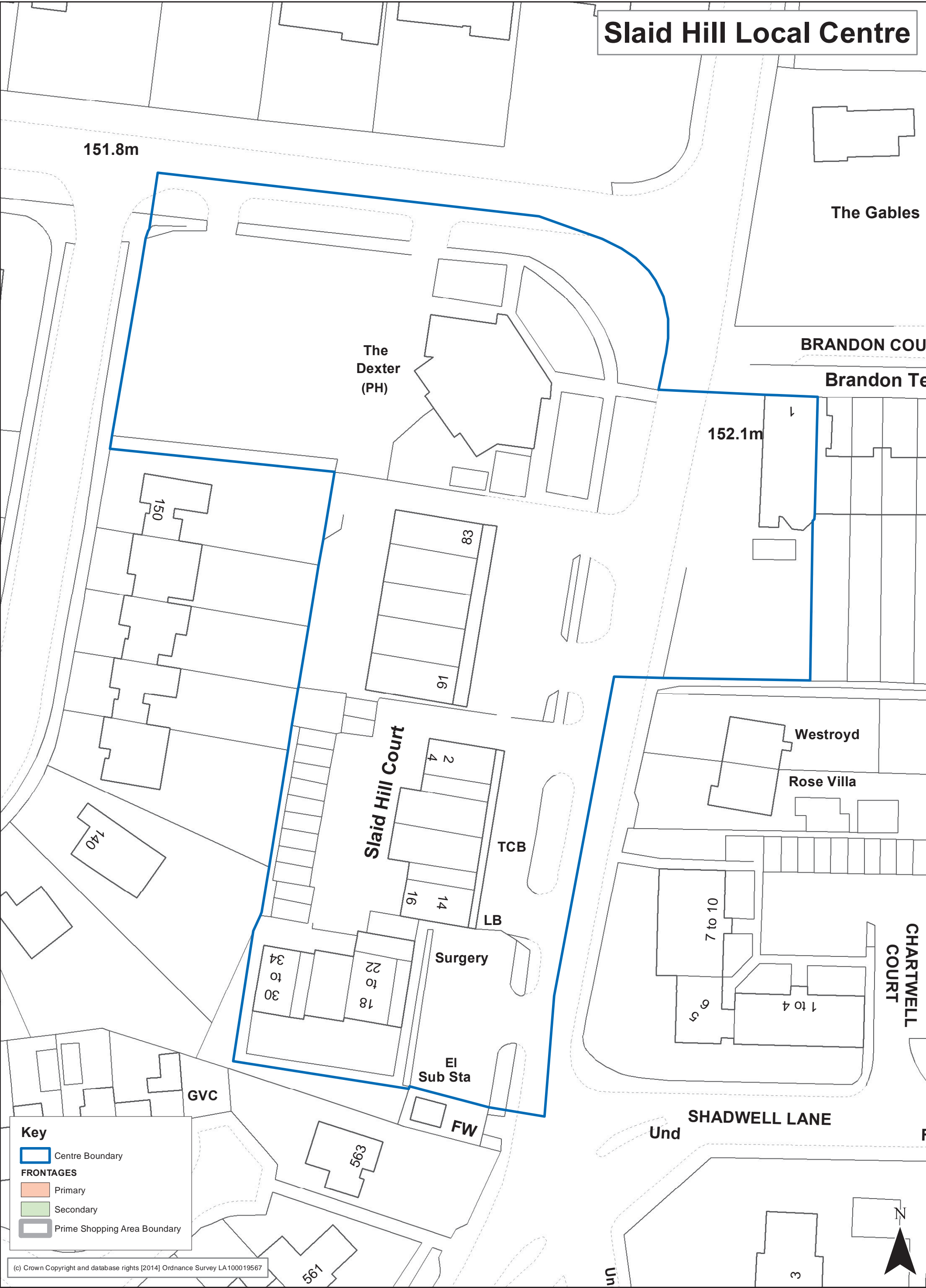


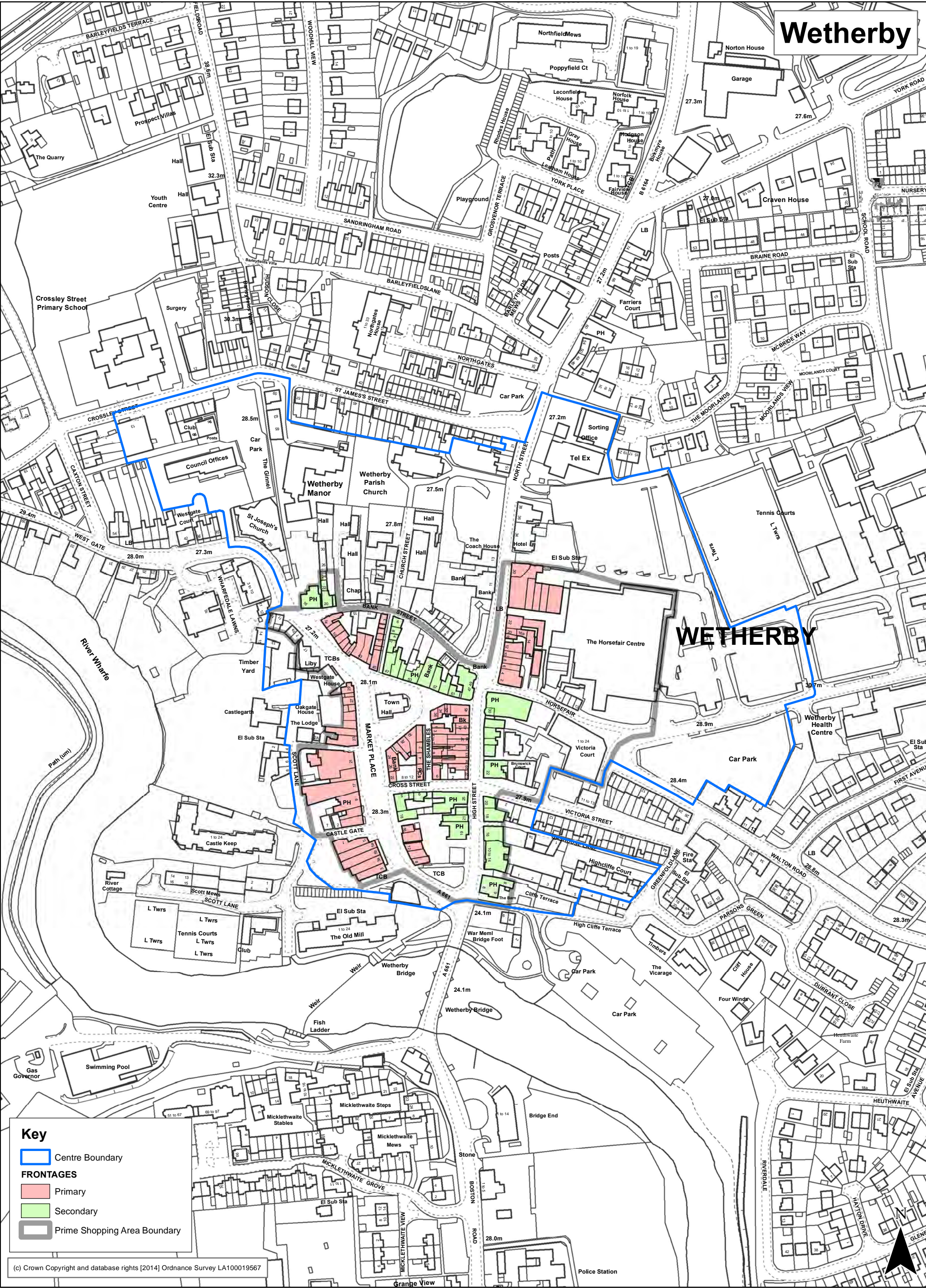
Outer North East Retail and Site Allocations Plans

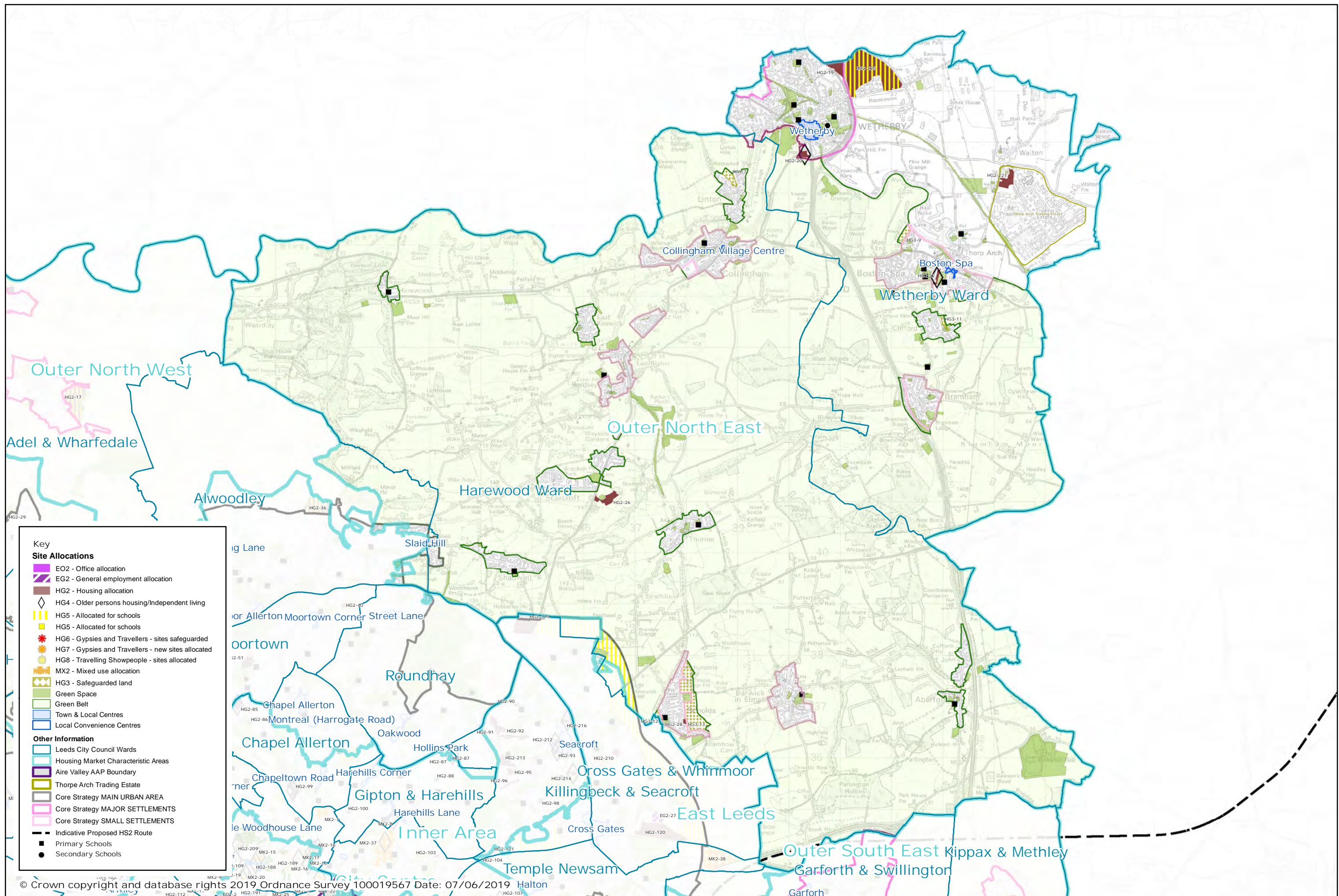




Slaid Hill Local Centre







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Path: L:\FP\GIS Team\01 Policy and Plans Group\Site Allocations Plan\SAP Post EIP Mods\SAP MINUS IDENTIFIED JULY 2019.mxd

HMCA AREA
Outer North East

ANNEX 1 – IDENTIFIED HOUSING (HG1) SITES WITH PLANNING PERMISSION/EXPIRED PLANNING PERMISSION

OUTER NORTH EAST

Plan Ref	Address	Capacity
HG1-27	Linton Springs, Sicklinghall Road, Linton	7
HG1-28	Spofforth Hill, Wetherby	325
HG1-31	Former George & Dragon, High Street, Wetherby, LS22 6LT	2
HG1-32	Site of Benfield Motors, Deighton Road, Wetherby	56
HG1-33	Hallfield Lane Wetherby	9
HG1-34	Site of Forensic Science Services, Sandbeck Way, Wetherby	57
HG1-35	Thorp Arch Grange, Walton Road, Thorp Arch	14
HG1-38	Rear Of 134-140 High Street, Boston Spa, Wetherby, LS23 6BW	6
HG1-39	Church Lane (27) - St Vincent's School, Boston Spa	13
HG1-40	201 High Street Boston Spa	10
HG1-42*	First Avenue, Bardsey	5
HG1-45	High Street, Clifford	5
HG1-46	Land To Rear Of 20-30 Syke Lane, Scarcroft, Leeds	9
HG1-49	The Biggin, Great North Road, Bramham	7
HG1-50	Bowcliffe Road Timber Yard, Bramham	14
HG1-52	Aberford Road - Bramham Lodge	11
HG1-53	Spen Common Lane, Bramham	9
HG1-54	Black Horse Farm, South Approach, Aberford	5
HG1-55	Station Road (37-51), Scholes	1
HG1-56	Elmhurst, Elmwood Lane, Barwick In Elmet	1
HG1-57	White House Farm, Bunkers Hill, Aberford, LS25	5
HG1-519	Leeds Road, Collingham	150
HG1-520	Grove Road, Boston Spa	88
	TOTAL	809

*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.

ANNEX 2 – IDENTIFIED OFFICE (EO1) SITES WITH PLANNING PERMISSION/EXPIRED PLANNING PERMISSION

OUTER NORTH EAST

Plan Ref	Address	Area ha	Capacity sqm
EO1-3	Park Hill Farm Park Hill Studio Walton Road, Wetherby	0.5	579
EO1-40	Bldgs B Park Hill Farm, Walton Road, Wetherby	0.1	1,050
	Total (sqm)		1,629

**ANNEX 3 – IDENTIFIED GENERAL EMPLOYMENT (EG1) SITES WITH PLANNING
PERMISSION/EXPIRED PLANNING PERMISSION**

OUTER NORTH EAST

Plan Ref	Address	Area ha	Capacity (ha)
EG1-8	Land at Rudgate Walton Wetherby	0.7	0.37
EG1-9	Units 512 & 515 Thorp Arch Trading Estate Wetherby LS23 7BJ	1.6	1.9
EG1-10	Holmecroft York Road LS13 4	2.3	2.29
EG1-68	Unit 204 Avenue C Thorp Arch Estate, Wetherby	1.1	1.12
		Total (ha)	5.68

For more information, please contact:

Policy and Plans Group
Merrion House
110 Merrion Centre
Leeds, LS2 8BB

Email: sap@leeds.gov.uk

Web: www.leeds.gov.uk/localplan



Site Allocations Plan

**Section 3: Proposals For The 11 Housing Market
Characteristic Areas 6.Outer North East**

Leeds Local Plan
Development Plan Document

Adopted July 2019