

Site Allocations Plan

Revised Submission Draft Amendments

Leeds Local Plan
Development Plan Document
January 2018



This document provides an extract of the amendments proposed for re-submission of the Plan. It relates only to those parts of the Site Allocations Plan subject to change at this time and therefore sections unrelated to proposed amendments are not included within this illustrative document (unless they are considered to be important to context). Please see CD1/1 for those parts of the Plan which remain unchanged.

Those wishing to make comments on the proposed amendments should refer to the table of amendments and the relevant **reference number for the proposed amendment** NOT para and page numbers within this document.

Please note that the Council's intention is for a Revised Submission Draft Plan to replace CD1/1 and this will, at submission to the Inspectors, constitute the whole plan.

SECTION 1: INTRODUCTION

1.0 OVERVIEW

- 1.1 Planning for the homes, jobs and other development that the District needs, whilst seeking to protect the environment and the distinctiveness of communities, presents major opportunities and challenges for Leeds in its ambition to become the 'Best City' in the UK. In taking these priorities forward, the Local Development Framework or Local Plan has a key role to play in providing a framework for sustainable development.

THE CORE STRATEGY

- 1.2 Reflecting the Vision for Leeds and City Growth Strategy, the Council's Core Strategy was adopted in November 2014. It sets out the general scale and location of new development for housing and employment, the role of the District's settlements in delivering growth, the approach to focussing development on brownfield land, and considers complementary infrastructure, such as schools and homes for an ageing population, to create liveable and distinctive communities. It provides a basis for the regeneration and growth of Leeds to 2028.
- 1.3 With the adoption of the Core Strategy, key issues such as the overall requirements for housing and employment have been examined in public and concluded upon. The Site Allocations Plan takes forward these and other aspects of the Core Strategy, reflecting its principles and priorities. The Site Allocations Plan cannot re-open the debate about the scale and distribution of growth agreed through the adopted Core Strategy.
- 1.4 One of the key objectives of the Core Strategy is to meet the needs of a growing population. As the residential, economic, cultural and transport centre of the Leeds City Region the City has a responsibility to deliver the housing its current and future population needs. The Core Strategy evidence base established a challenging housing requirement of 70,000 (net) homes between 2012 and 2028.
- 1.5 The evidence base of the Core Strategy is continually monitored and as subsequent demographic projections are released it will be important to evaluate whether they have an impact on the full objectively assessed needs of the City. Whilst the most recent post-Census projections suggest that a lower housing requirement may be needed in Leeds ~~it is too early to tell whether these are structural and long term changes to the Leeds population or simply as a result of the recent recession.~~ The Site Allocations Plan aims to support the full Core Strategy requirement but contains policies such as those on **phasing Broad Locations for Growth (Broad Locations)** and the identification of Safeguarded Land to ensure that all sites are not immediately released for development and to enable flexibility for the Plan as a whole to respond to any potential changes to the overall housing requirement.

THE SITE ALLOCATIONS PLAN

- 1.6 The Site Allocations Plan (the Plan) provides site allocations and requirements that will help to deliver the Core Strategy policies, ensuring that sufficient land is available in appropriate locations to meet the targets set out in the Core Strategy and achieve the Council's ambitions. It is therefore a key document in the Local Development

Framework or Local Plan for Leeds in identifying specific allocations for development between 1st April 2012 and 31st March 2028 (the Plan Period).

WHAT DOES THE SITE ALLOCATIONS PLAN COVER?

- 1.7 On 16th May 2012 the Council's Executive Board approved the scope or content of the plan. It covers **Housing, Employment, Retail and Green space allocations for the whole of Leeds district (except for the area within the Aire Valley Leeds Area Action Plan (AVLAAP))**. (See Map 1 showing area covered by the AVLAAP). The Aire Valley Leeds Area Action Plan and the Site Allocations Plan provide a comprehensive coverage of the whole of Leeds Metropolitan District.

... (indicates section from Submission SAP remains unchanged and is therefore not included within this document)

SECTION 2: RETAIL, HOUSING, EMPLOYMENT AND GREENSPACE OVERVIEW

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HOUSING OVERVIEW

- 2.26 The Core Strategy Policy SP6 identifies the need for the provision of 74,000 (gross) homes between 2012 and 2028. Policy H1 clarifies that at least 500 dwellings per year are anticipated to be delivered on smaller windfall sites – totalling 8,000 homes during the plan period. This leaves a residual gross requirement of 66,000 homes which is to be allocated in the Site Allocations Plan. The Core Strategy policies which affect site allocations for housing directly are: Spatial Policies 1, 6, 7, and 10 and Policies H1, H2, H3, H4, H7 and H8. In terms of the overall housing target and spatial approach, Core Strategy Spatial Policies 6, 7 and 10 apply.
- 2.27 In allocating sites for Housing, the Site Allocations Plan needs to meet the Core Strategy housing target, deliver the ambitious level of growth required as well as meeting the need for specialist accommodation (for independent living, gypsies and travellers and travelling show-people) and the focus on accommodating development within the identified settlement hierarchy. The scale of the housing target means that a Green Belt review has been necessary. The Background Paper – Green Belt Review explains this process. See also paragraph 2.33 below.
- 2.27a In line with Policy SP6 of the Core Strategy and the NPPF the Plan makes provision for 66,000 dwellings through:
- Specific Identified sites (see paragraph 2.29)
 - Specific Housing Allocations (see paragraphs 2.30 to 2.55)
 - Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)

The Site Allocations Plan needs to identify land to accommodate 66,000 dwellings
Core Strategy Policy SP7 further breaks down the total housing target for Leeds as follows (columns 2 and 3 in Table 1):

Table 1: Housing Distribution by Housing Market Characteristic Area (HMCA)

Housing Market Characteristic Area	Core Strategy Housing target	Percentage	Existing supply ('Identified sites')	Proposed allocations	Broad Locations	Total housing supply	+/- Target
Aireborough	2,300	3%	965	1,049 552	497	2,014	-286
City Centre	10,200	15.5%	5,264	6,645	0	11,909	+1,709
East Leeds	11,400	17%	6,133	3,553	0	9,686	-1,714
Inner Area	10,000	15%	8,970	4,072	0	13,042	+3,042
North Leeds	6,000	9%	4,126	1,832 1,025	807	5,958	-42
Outer North East	5,000	8%	1,482	3,518 2,436	1082	5,000	0
Outer North West	2,000	3%	1,146	609 544	65	1,755	-245
Outer South	2,600	4%	618	1,816 940	876	2,434	-166

Housing Market Characteristic Area	Core Strategy Housing target	Percentage	Existing supply ('Identified sites')	Proposed allocations	Broad Locations	Total housing supply	+/- Target
Outer South East	4,600	7%	1,352	3,026 1,604	1422	4,378	-222
Outer South West	7,200	11%	2,648	4,321 2,984	1337	6,969	-231
Outer West	4,700	7%	2,670	2,002 1,634	368	4,672	-28
Total	66,000	100%	35,374	32,443 25,989	6,454	67,817	1,817

- 2.28 There is a clear need for new housing in the District and a significant requirement is established in the Core Strategy. Therefore, over the plan period, the strategy and the benefits of building new homes in Leeds would be undermined if either the stock of existing housing were to reduce (except for regeneration schemes where housing may be redesigned to a better overall quality design) or sites allocated for housing were to be taken up by other uses. Therefore the Council's starting point is to protect existing housing in the District and to ensure that allocated housing sites are utilised prior to the release of other land.

Existing supply of sites, and new allocations and broad locations

- 2.29 New allocations are not needed to accommodate all of the 66,000 target. The Council already has an existing supply of 35,374 dwellings (previous UDP housing allocations not developed, planning permissions with units still remaining to be built as at 1.4.16 and sites with a recently expired permission (this includes sites covered by the Aire Valley Area Action Plan) which can be deducted from the total, as shown in column 4, Existing Supply, in Table 1 above). This is not of course spread evenly across the housing market characteristic areas. These sites are listed in Section 3, Policy HG1 for each area. This leaves a residual target for each area. The overall residual target is 30,626 (the overall target minus existing supply). New housing allocations and broad locations are proposed to meet the residual target consistent with Core Strategy policy. The distribution by HMCA and the other characteristics set out in Core Strategy Policy SP7 provide the starting point for the provision of allocations and broad locations. In identifying these suitable sites other aspects of the Core Strategy have been taken into account, such as: the concentration in the main urban areas and major settlements; regeneration priorities; the impact on the Green Belt; accessibility and greenfield/brownfield split. In some instances these considerations have made it difficult to translate strategic policy into specific sites, whilst in the City Centre and Inner area it has been possible to identify more land than originally envisaged that is entirely consistent with the Core Strategy approach. The distribution set out in Table 1 is considered to properly reflect the guidance set out in Policy SP7 and the wider ambitions of the Core Strategy.

Policy HG1 applies to identified housing sites. For purpose of ease and reference this is repeated for each HMCA in Section 3, with the relevant list of sites which form part of the policy.

Section 3 Policy HG2 covers housing allocations for the specific areas.

Section 3 Policy BL1 covers Broad Locations for the specific areas.

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.**

THESE ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.

Housing Allocations

The Assessment Process

- 2.30 The assessment process has considered the Core Strategy approach; the relationship of the site to the settlement hierarchy, whether brownfield or greenfield, the more preferable sites to release in Green Belt review terms – (those having least effect on the five Green Belt purposes), site attributes – whether it can be developed physically, considering comments from infrastructure providers, local views from the representations received through public consultation and ward members, as well as the findings of the sustainability assessment of sites. **In addition the assessment has considered sequential preference of the release of Green Belt sites so that in most cases those with the least impact on Green Belt purposes have been released, with the remainder being designated as Broad Locations pending a further review of the Plan.** It is a combination of all these factors that have led to the suite of allocations in each area.

Settlement Hierarchy

- 2.31 As well as setting the target for each Housing Market Characteristic Area (HMCA), Core Strategy Policy SP7 plans the distribution of housing land by settlement hierarchy. Areas with the highest potential include the City Centre, Inner area, North Leeds and East Leeds where opportunities for development of previously developed land and regeneration are greatest. Less development is planned for Smaller Settlements and Rural Settlements, which are 'lower down' the settlement hierarchy. The Core Strategy policy is a guide for the Site Allocations Plan which aims to reflect the local distribution as far as possible, consistent with a site's assessment. Table 2 demonstrates that the **identified sites, allocations and broad locations** broadly accord with this aspect of Policy SP7 and the Core Strategy approach. It again illustrates the role of the Main Urban Area consistent with the settlement hierarchy. The reduced contributions from extensions to Major and Smaller Settlements in part arises from the allocation of a new settlement at Parlington, in Outer North East HMCA, reflecting the option to depart from the hierarchy included in Core Strategy Policy SP10.

Table 2: Comparison of Housing Allocations against Core Strategy Policy SP7

Level	Type	No. of sites	Capacity	Core Strategy Target	+/- target	% difference
City Centre	Infill	119	12,211	10,200	+2,011	20
Main Urban Area	Infill	388	31,173	30,000	+1,173	4
Main Urban Area	Extension	36	4,383	3,300	+1,083	33
Major Settlement	Infill	87	4,023	4,000	23	1
Major Settlement	Extension	23	7,254	10,300	-3,046	-30
Smaller Settlement	Infill	73	2,506	2,300	+206	9
Smaller Settlement	Extension	32	3,429	5,200	-1,771	-34
Other Rural	Infill	18	422	100	+322	322
Other Rural	Extension	5	195	600	-405	-68
Other	Other	5	2,221	0	- 2,221	-

Brownfield/Greenfield Mix

- 2.32 Government policy does not insist that previously developed land, known as brownfield land, has to be developed and exhausted before any development on greenfield land can take place. Furthermore, the capacity of allocated sites on brownfield land totals 36,540 (see Table 3), which falls short of the 66,000 required, so we need to allocate greenfield sites for housing as well. However, the NPPF sets out 12 core planning principles of which one is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value, and Core Strategy Policy H1 includes previously developed land and buildings within the Main Urban Area or settlement as a priority for identifying land for development. As indicated in paragraph 2.26 the Core Strategy also includes a windfall allowance of 8,000 dwellings over the plan period. It is anticipated that the great majority, if not all windfall sites will be on brownfield land. When this is taken into account the overall balance for development is 59% brownfield and 41% greenfield, which is within the range established in the Core Strategy. Sites on brownfield land are within Phase 1 – see paragraph 2.36 – 2.39 on phasing. Core Strategy policy H1 sets a target of 65% of development on previously developed land for the first 5 years of the plan (2012 – 2017) and 55% thereafter.

Table 3: Greenfield/brownfield split across HMCAs

HMCA	Greenfield capacity	Brownfield capacity	% greenfield	% brownfield
Aireborough	1,148	866	57	43
City Centre	195	11,714	2	98
East Leeds	8,006	1,680	83	17
Inner Area	1,451	11,591	11	89
North Leeds	2,193	3,765	37	63
Outer North East	4,524	476	90	10
Outer North West	1,266	489	72	28
Outer South	2,046	388	84	16
Outer South East	3,476	902	79	21
Outer South West	4,918	2,051	71	29
Outer West	2,054	2,618	44	56
Total	31,277	36,540	46	54

Green Belt Review

- 2.33 Consistent with national guidance, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Core Strategy sets the context for a Green Belt review in Spatial Policy SP10. An assessment of sites against the purposes of Green Belts as set out in the NPPF has been carried out on all sites within the previous Green Belt (i.e. as identified in the UDP). See the Background Paper on Green Belt Review for the assessment process used. This assessment of sites has enabled those sites with the least harm on Green Belt purposes to be proposed for allocation, although this inevitably varies to reflect the needs and characteristics of the area concerned. The aim has been to make the minimum changes to Green Belt boundaries necessary to deliver the Core Strategy targets (including the need for safeguarded land and approach to broad locations for growth). The level of deliverable non-Green Belt land helps ensure that the Plan can establish a trajectory of housing growth which has: limited need for Green Belt release in years 1 to 5, exceptional need for limited release of Green Belt land in years 6 to 10 and release of Green Belt land in years 11 to 16 depending on future review of the Plan. However, the Green Belt Review is just one factor in the overall allocation assessment process, as outlined in paragraph 2.30 above.

Rural Land

- 2.34 Within the context of Spatial Policy SP10 and the Green Belt Review described above, consideration has been given to the UDP designation of “Rural Land” (located in the NE corner of the District). This area was initially identified as Rural Land, on the basis that the general extent of the West Yorkshire Green Belt, did not extend to most of the area North of the River Wharf, to the West and East of Wetherby. At the time, it was considered that as the character of the area was essentially ‘rural’, a rural land policy would be adequate to safeguard this character through the UDP plan period.
- 2.35 Following the introduction of the Local Development Framework, the adoption of the Leeds Core Strategy and the preparation of this Site Allocations Plan, these planning circumstances have now changed. As part of the Outer North East Housing Market

Characteristic Area, it has been necessary to identify housing allocations from a range of choices. This has taken into account the overall scale of housing growth required within the HMCA and the settlement pattern within Outer North East (and the associated opportunities and constraints). As part of this wider strategic context, overall approach and the housing allocations subsequently proposed, consideration has been given to the role of the Rural Land designation. Arising from this, in planning for housing growth, whilst reflecting the desire to maintain the distinctive pattern and character of settlements within the HMCA, the Site Allocations Plan designates the majority of the UDP area of Rural Land as Green Belt, as part of the Review process.

Phasing of Site Development

2.36 Policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations in order to ensure a 5 year supply of housing land is maintained and to ensure a balance of brownfield and greenfield sites coming forward. ~~All identified, and allocated sites which best address the Core Strategy, are within phase 1 for immediate release, to ensure the Council has sufficient land supply to deliver the Plan's housing trajectory up until year 11 and establishes and maintains a 5 year housing land supply. For years 12 to 16 the housing trajectory shows that additional land release will be needed in order to meet the housing requirements in Policy SP6 of the Adopted Core Strategy. Following an exhaustive process of identifying suitable brownfield land and assessing the contribution from existing UDP Protected Areas of Search, such additional land can only be released from the Green Belt. In light of the Government's approach to maintaining up to date evidence on housing needs and exceptional circumstances for release of land from the Green Belt, such additional land (for years 12 to 16) is designated as Broad Locations for growth and contributes to future phases of the Plan as and when required by the need to maintain a 5 year land supply and when tested against any future revised Core Strategy housing requirement. Broad Locations therefore constitute a future phase of development in line with Policy H1 of the Core Strategy.~~

2.37 ~~Three phases are identified for the managed release of sites for the Site Allocations Plan and Aire Valley Area Action Plan. These phases are linked to the spatial strategy of the Plans, and focus development primarily in regeneration areas and in relation to the settlement hierarchy. The phases are comprised of categories of sites based upon their planning status, location, their designation as brownfield or greenfield, scale and infrastructure considerations. Table 4 below illustrates each phase, together with the anticipated quantum for each category in meeting the overall requirement. Phase 1 identifies a substantial pool (over two thirds of the requirement for the plan period). This is to give a sufficient range and choice of sites, together with a sufficient quantum to meet 5 year supply requirements.~~

Table 4— Phasing Approach

Phase	Type	No. of sites	Capacity
1	Identified sites with extant or expired permission	370	21,668
1	Identified sites – UDP	59	10,901
1	Brownfield allocations in Main urban area	63	5,369
1	Brownfield allocations in Major settlements	14	826
1	Brownfield allocations in Regen areas	14	2,899
1	Greenfield allocations in Regen areas	42	5,252
1	City Centre Infill	25	3,831
1	All sites over 750 units	4	6,041

1	Greenfield allocations in Main Urban Area	14	487
1	Greenfield allocations in Major settlements	5	231
1	Brownfield allocations in smaller settlements	6	246
-1	Phase 1 other	4	221
—	Phase 1 total	620	57,972

Phase	Type	No. of sites	Capacity
2	Greenfield allocations MUA extension	12	1,198
2	Greenfield allocations Major Settlement extension	14	2,302
2	Phase 2 other	4	1,117
-	Phase 2 total	30	4,617

Phase	Type	No. of sites	Capacity
3	Greenfield allocations in smaller settlements	4	101
3	Smaller settlement extensions	25	2,924
3	Rural allocations	2	182
-	Phase 3 total	31	3,207

NB 'Phase 1/Phase 2 Other': In certain circumstances it has been necessary to alter the phase of a site given factors such as highway infrastructure, the spread of an individual settlement's sites across the phases and the ability of some sites, in policy terms, to be developed at any time in spite of being theoretically phased later. Details of these individual phasing decisions are available within the Housing Background Paper.

- 2.38 The Issues and Options consultation asked for views as to whether sites should come forward in the short (0-5 years), medium (5-10 years) or long (10-15 years) term. The Core Strategy Policy H1 clarified that phasing should be driven by the sufficiency of supply of land rather than fixed time periods. Hence, Phase 1 is identified as commencing from the base date of the Core Strategy (April 2012), and Phases 2 and 3, should follow on sequentially to allow additional land to be brought forward so as to maintain a five year supply and relevant buffer, as and when necessary, rather than being linked to a specific timescale. In effectively managing the release of sites, the 3 phases will operate as 'pools of supply', from which the 5 year supply is maintained.
- 2.39 To facilitate the implementation of the phasing approach throughout the life of the Core Strategy and Site Allocations Plans (this Plan and Aire Valley Leeds Area Action Plan) the Strategic Housing Land Availability Assessment (SHLAA) and 5 Year Supply will be updated annually to identify a sufficient pool of deliverable sites, to reflect the contribution that smaller windfall, empty homes and larger windfall make to the housing land supply in Leeds.

Policy HG2 applies to housing allocations. For purpose of ease and reference this is repeated for each HMCA in Section 3, with the relevant list of sites which form part of the policy.

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 ~~IN PHASE 1 PHASED FOR RELEASE~~ IN ACCORDANCE WITH CORE STRATEGY POLICY H1.**
- 3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN SECTION 3.**

HOUSING ALLOCATIONS ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.

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School Provision

- 2.47 Leeds City Council's Childrens' Services have been involved throughout in the consideration and evaluation of sites for housing. The Background Paper – Infrastructure includes a section on school provision. Where necessary, housing allocations will need to set aside land for provision of a school or schools, to ensure that there are sufficient school places to meet the needs of an expanded population. Such sites are identified on the site specific plans in Section 3.

Where part of a housing allocation is needed to be retained for provision of a new school (or extension to an adjacent school) this is detailed under the site specific requirements in Section 3. Section 3 also lists all sites (identified and allocated) where school provision is required. Some sites that are not allocated for housing also need to be reserved for future school use. Policy HG5 applies to these sites (see page 36).

The Broad Locations policy BL1 allows for consideration of future school needs and sites to be reserved for school use following a review of the Plan.

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Broad Locations

- 2.55a For years 1 to 11 the Plan identifies a supply of specific deliverable sites to ensure that the housing trajectory can be delivered. For years 12 to 16 the Plan identifies both a supply of specific deliverable sites and a supply of specific developable broad locations. This ensures that upon adoption, land released from the Green Belt is only that which is exceptionally needed for the supply of housing for years 1 to 11 of the Plan. Broad Locations are a pool of sites, which remain within the Green Belt, and contribute towards the overall housing requirement of 66,000 in accordance with the Core Strategy. They will remain as Broad Locations for Growth, potentially needed to contribute to future phases, until subsequent Plan review.

- 2.55b Policy BL1 applies to sites that are designated as a Broad Location:

POLICY BL1: BROAD LOCATIONS

- 1. THE SITE ALLOCATIONS PLAN IDENTIFIES SITES AS BROAD LOCATIONS FOR HOUSING AND/OR MIXED USE TO CONTRIBUTE TO THE CORE STRATEGY HOUSING REQUIREMENT IN POLICY SP6**
- 2. BROAD LOCATIONS WILL REMAIN WITHIN THE GREEN BELT UNTIL THEY ARE REQUIRED FOR HOUSING AND/OR MIXED USE FOLLOWING A FUTURE REVIEW OF THE PLAN**
- 3. UPON REVIEW BROAD LOCATIONS WILL BE EITHER:**
 - A) ALLOCATED FOR HOUSING (OR MIXED USE), UNDER POLICY HG2, OR**
 - B) ALLOCATED FOR SCHOOL PROVISION, UNDER POLICY HG5, OR**
 - C) DESIGNATED AS SAFEGUARDED LAND, UNDER POLICY HG3, OR**
 - D) DELETED AS A BROAD LOCATION**

BROAD LOCATIONS ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.

2.55c Sites within Broad Locations have been assessed as developable and current site assessment conclusions will help determine sequentially preferable allocations and designations for safeguarded land in the implementation of Policy BL1(3).

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Sites not Proposed for Housing Allocation

2.59 Any sites considered for housing at earlier stages of the Plan preparation and not considered suitable for allocation are detailed in the Background Paper – Housing.

Safeguarded Land

2.60 Core Strategy Spatial Policy 10 identifies the need to create areas of safeguarded land (called Protected Areas of Search (PAS) in the previous Unitary Development Plan) to ensure the long term endurance of the Green Belt and provide a reserve of potential sites for longer term development needs beyond the plan period (2028). The National Planning Policy Framework, paragraph 85, defines safeguarded land as land between the urban area and the Green Belt, identified to meet longer term development needs. This could include both housing and employment. This equates to sites with a total housing capacity of 6,600 to meet the **current Adopted** Core Strategy requirement. Hence, in addition to the housing requirement, additional land is identified as safeguarded land. Section 3, policy HG3 designates sites to be protected as safeguarded land (for both housing and employment). The distribution of safeguarded land is not even across HMCAs because some areas cannot provide any as they have no Green Belt boundary – the City Centre and Inner HMCAs, or otherwise have tight boundaries offering little or no opportunity - East and North HMCAs. The table below illustrates the distribution of Safeguarded sites across Leeds. **The Plan makes provision for the 6,600 capacity through:**

- **Safeguarded Land designations (formerly UDP Protected Areas of Search)**
- **Broad Locations (from land in the UDP Green Belt)**

Table 4: The Distribution of Safeguarded Land designations across Leeds

HMCA	Total capacity of Safeguarded Land sites	Total capacity of Broad Location sites (that were previously safeguarded land in the Submission Draft Plan)	% of HMCA target as Safeguarded Land & Broad Location (sites previously safeguarded in Submission Draft)	% of 6,600 total Safeguarded Land target
Aireborough	360 0	360	16	5
City Centre	0	0	0	0
East Leeds	0	0	0	0
Inner Area	0	0	0	0
North Leeds	0	0	0	0
Outer North East	1,359	0	27	21
Outer North West	540 260	280	27	8
Outer South	220 115	105	8	3
Outer South East	1,616	0	35	24
Outer South West	1,753 1,438	315	24	27
Outer West	945 595	320	19	14
Total	6,763 5,383	1,380	-	-

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 AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.

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Sites Reserved for Future School Use

- 2.64 As detailed in paragraph 2.47 above, where land is needed for provision of a school or schools or extension to a school these sites are identified on the site specific plans in Section 3. Where part of a housing allocation is needed to be retained for provision of a new school (or extension to an adjacent school) this is detailed under the site specific requirements in Section 3. Section 3 also lists all sites (identified and allocated) where school provision is required. Some sites that are not allocated for housing also need to be reserved for future school use. Policy HG5 applies to these sites.
- 2.65 The policies map shows proposed school allocations with yellow hatched lines. There are two sites: ~~which fall~~ **one** falls within existing Green Belt and **one** within a proposed safeguarded land designation respectively, which are proposed for school use only and do not form part of a housing allocation (~~HG5-7 Robin Hood West and HG5-9 Land north west of Birchfield Primary School, Gildersome and~~ HG5-8 Bradford Road, East Ardsley). The proposed boundaries of the Green Belt and Safeguarded Land respectively for these sites reflect the school requirements. If these schemes are progressed, more detailed

feasibility work may be necessary. A third site HG5-1 at Victoria Avenue in Horsforth is proposed to allow for potential future extension of Newlaithes Primary School. This site, together with the existing school, is washed over by Green Belt and it would not be appropriate to draw a site boundary for the school allocation, which would create an island site within the Green Belt. The site is therefore shown using an asterisk.

POLICY HG5:

THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR SCHOOL USE. THESE ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

1. AIREBOROUGH

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HOUSING PROPOSALS FOR AIREBOROUGH

- 3.1.4 See Section 2, paragraphs 2.26 – 2.71 for the Housing overview which explains the context for the housing allocations in this area.
- 3.1.5 **Total housing target for Aireborough** (set out in the Core Strategy) = 2,300 units (3% of District wide total). **This is to be met through:**
- Identified sites (see paragraph 2.29)
 - Housing allocations (see paragraphs 2.30 to 2.55)
 - Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)
- Identified Sites Total Number of Dwellings/Capacity to be allocated:**
- 3.1.6 ~~The target of 2,300 residential units does not mean that land for 2,300 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.
- 3.1.7 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 **or identified broad location**.

So, the residual target is $2,300 - 965 = 1,335$ 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 **IN PHASE 1 PHASED FOR RELEASE** IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

IN AIREBOROUGH THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-6	Silverdale Avenue (land at), Guiseley	2	32	Greenfield
HG2-7	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	0.4	7	Mix:20:80
HG2-8	Kirkland House, Queensway, Yeadon	0.5	17	Mix 20:80
HG2-11	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	0.5	6	Mix 80:20
HG2-229	The Old Mill, Miry Lane, Yeadon	0.4	15	Mix 40:60
-Phase 1 total:-			77	
Phase 2				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-1	New Birks Farm, Ings Lane, Guiseley	10.8	160	Greenfield
HG2-2	Wills Gill, Guiseley	5.1	133	Greenfield
HG2-3	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	8.9	234	Greenfield
HG2-4	Hollins Hill and Hawkstone Avenue, Guiseley	3	80	Greenfield
HG2-5	Land at Coach Road, Guiseley	4.1	83	Greenfield
HG2-9	Land at Victoria Avenue, Leeds	3.9	102	Greenfield
HG2-10	Gill Lane, Yeadon LS19	5.9	155	Greenfield
HG2-12	Woodlands Drive, Rawdon	0.96	25	Greenfield
Phase 2 total:			-972	
Housing allocation total:			1,049 552	

- 3.1.8 Sites **specifically** allocated for housing in Aireborough have a total capacity of **1049 552**. ~~which is under the target by 286. 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 Reference: ~~HG2-3 (1255B)~~

(Site deleted and identified as a Broad Location in HMCA
Plan at end of section)

Site Address: Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon

Housing allocation

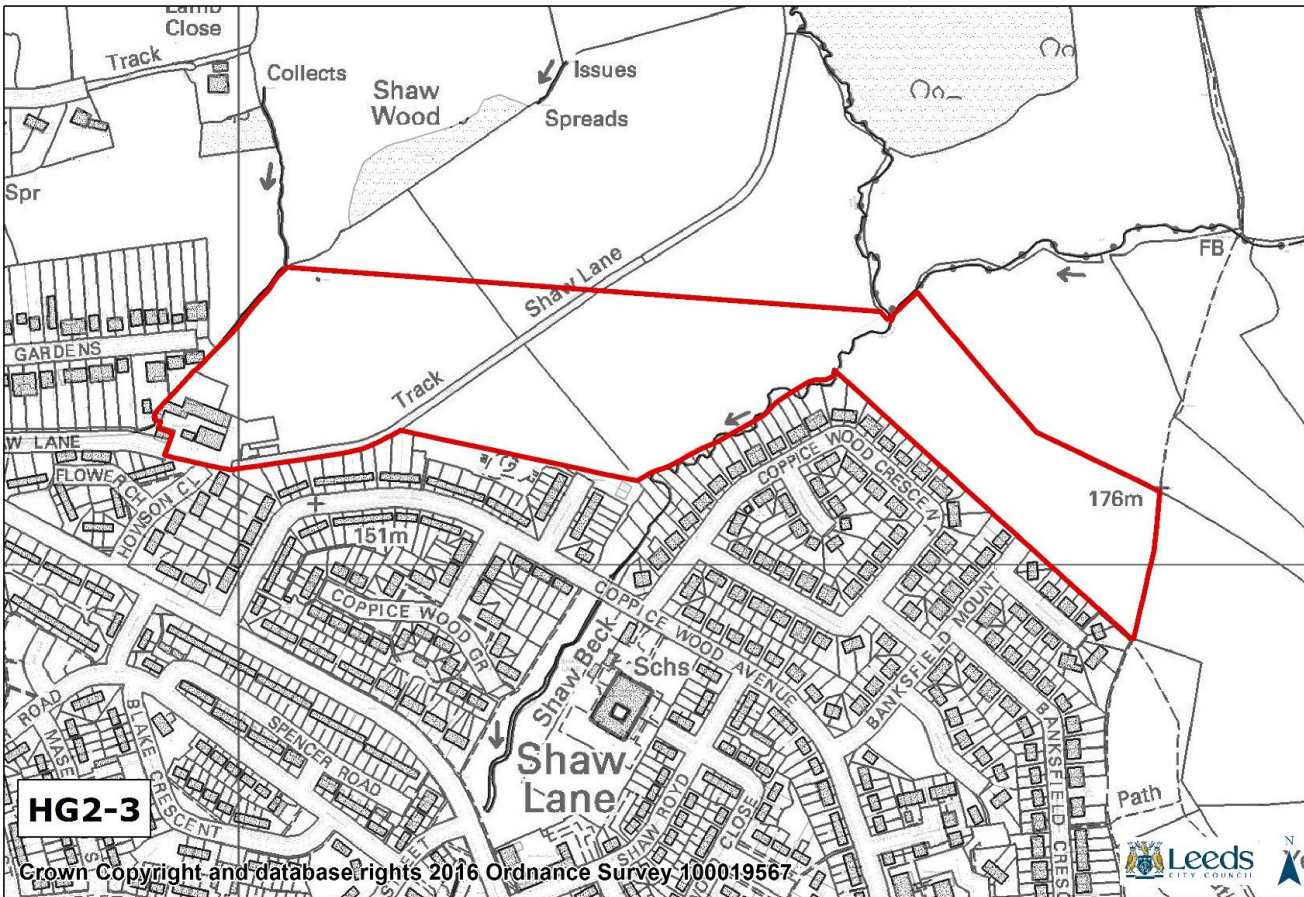
Site Capacity: 234 units

Site Area: 8.92 hectares

Ward: Guiseley and Rawdon/Otley and Yeadon

HMCA: Aireborough

Phase: 2



Site Requirements - ~~HG2-3~~: Plan at end of section)

- **Highway Access to Site:**

Access should be taken from Banksfield Mount, Coppice Wood Close or Howson Close. Shaw Lane is unsuitable due to the junction with Queensway. Provision should be made for a vehicular and pedestrian link to site HG2-2 to provide further access options.

- **Local Highway Network:**

There is a cumulative impact from this development upon the A658/Bayton Lane junction. The development will be required to contribute to measures to mitigate the impact of this. There is also a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout.

- **Ecology:**

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

Site Reference: ~~HG2-5 (1311)~~ (Site deleted and identified as a Broad Location in HMCA Plan at end of section)

Site Address: Land at Coach Road, Guiseley

Housing allocation

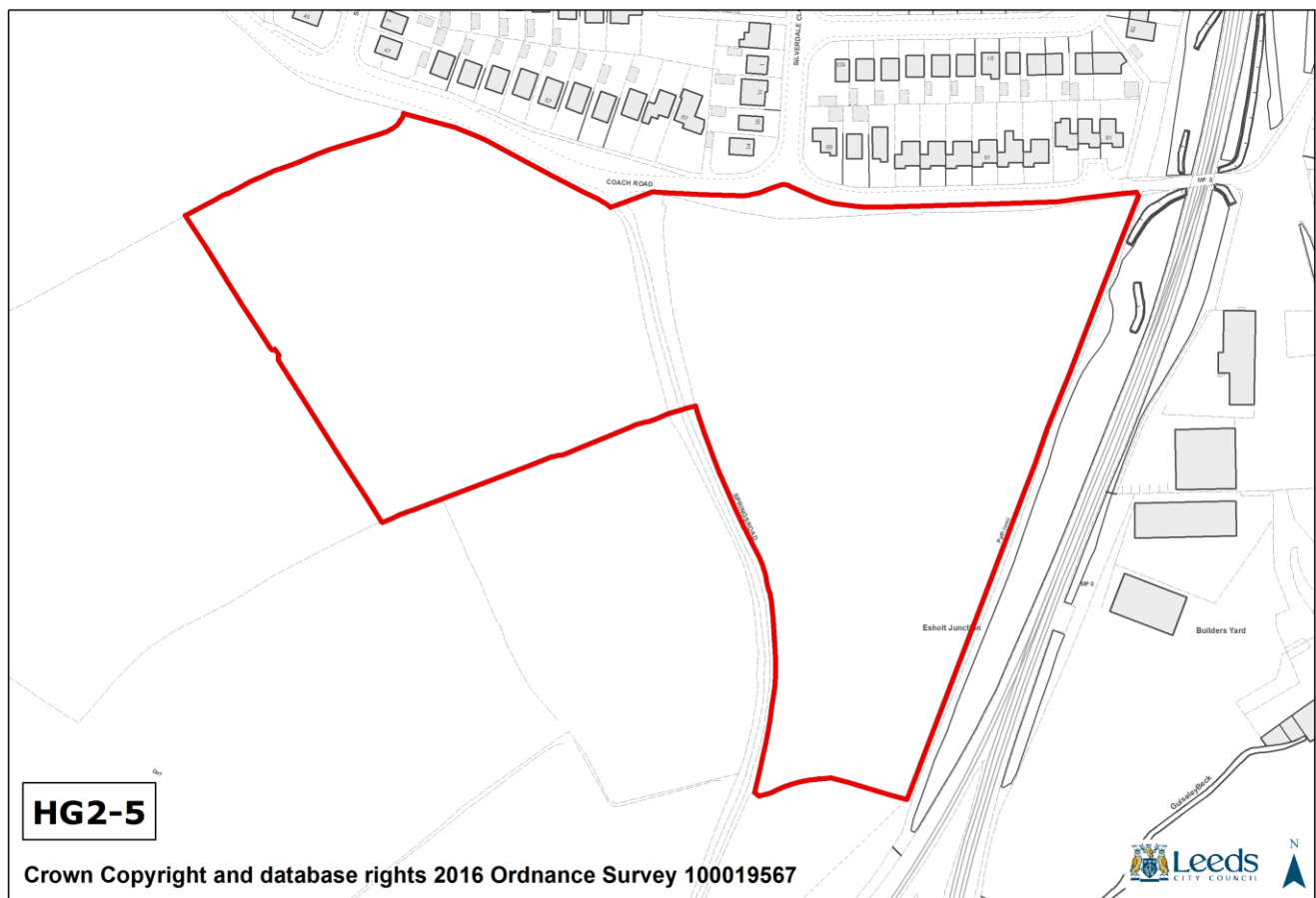
Site Capacity: 83 units

Site Area: 4.14 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 2



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

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

- **Highway Access to Site:**

Coach Road from Park Road to Silverdale Mount should be reconstructed to a suitable standard to serve as vehicular and pedestrian access to the site and offered for adoption.

- **Local Highway Network:**

There is a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout.

- **Public Transport Access:**

Measures are required to improve access to public transport and local facilities.

- **Conservation Area:**

The site affects the setting of Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Development should retain and reinforce existing field boundaries. The eastern part of the site is least sensitive to development, and so should be the focus for the majority of residential development. The school should be located to the west of the site, and this part of the site should be sensitively designed to maximise the sense of openness and respond to the local character and parkland setting of the Conservation Area to the west of the site. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Education Provision:**

Part of the site should be retained to allow for the the extension of Pudsey Tyersal Primary School.

Site Reference: ~~HG2-10 (1221)~~ (Site deleted and identified as a Broad Location in HMCA Plan at end of section)

Site Address: Gill Lane, Yeadon LS19

Housing allocation

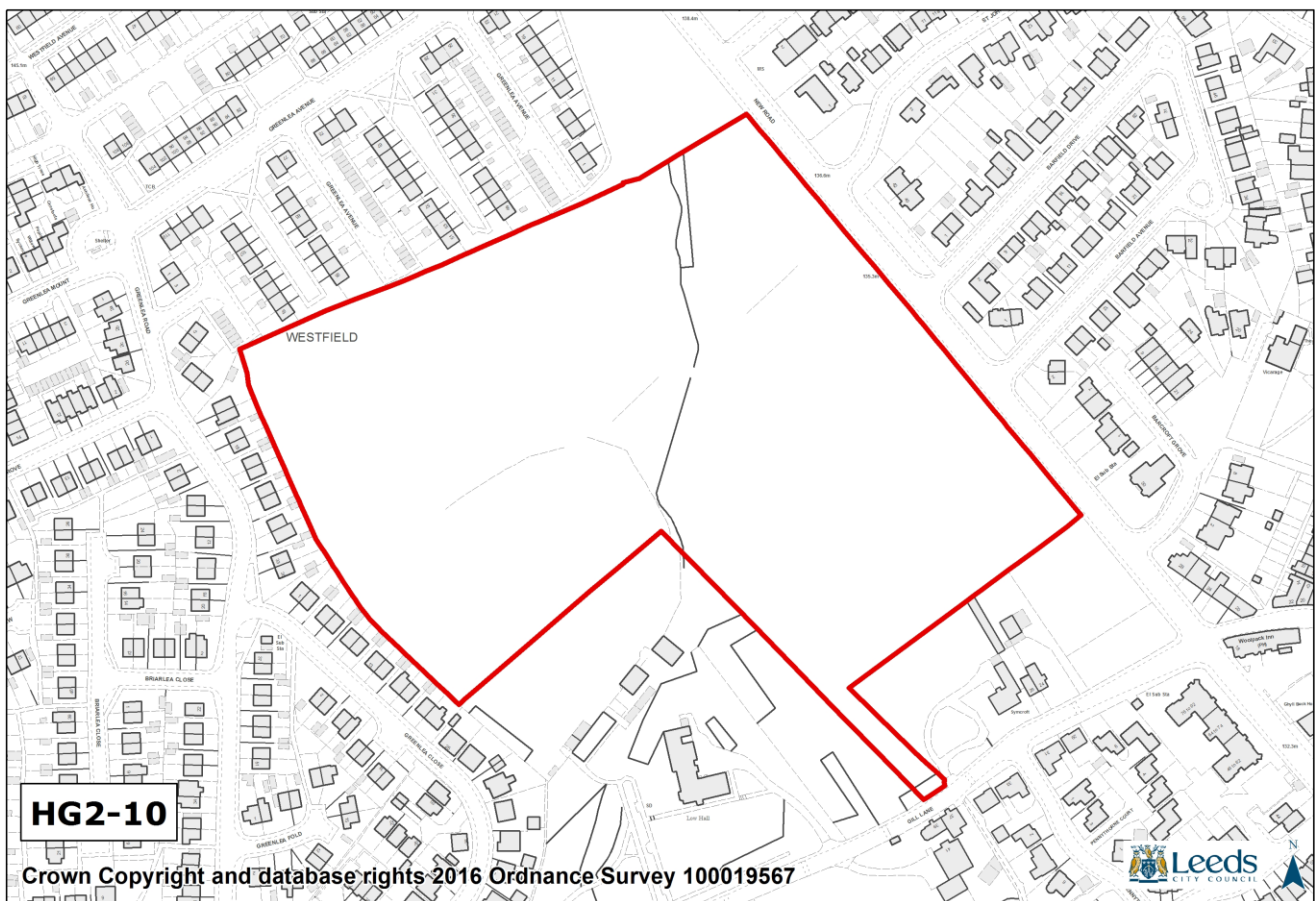
Site Capacity: 155 units

Site Area: 5.91 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 2



- **Local Highway Network:**

There is a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout. This site also has a cumulative impact upon the congested Micklefield Lane/A658 junction. The development will be required to contribute to measures to mitigate the impact of this.

- **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, including through providing enhanced landscaping and planting along the southern site boundary. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Conservation Area:**

The site affects the setting of Nether Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The majority of development should be focussed on the western part of the site, with green space and sensitively designed lower density development in the east to maintain a sense of openness. Further guidance on these requirements is provided in the Heritage Background Paper.

Site Reference: ~~HG2-12 (4254)~~ (Site deleted and identified as a Broad Location in HMCA Plan at end of section)

Site Address: Woodlands Drive, Rawdon

Housing allocation

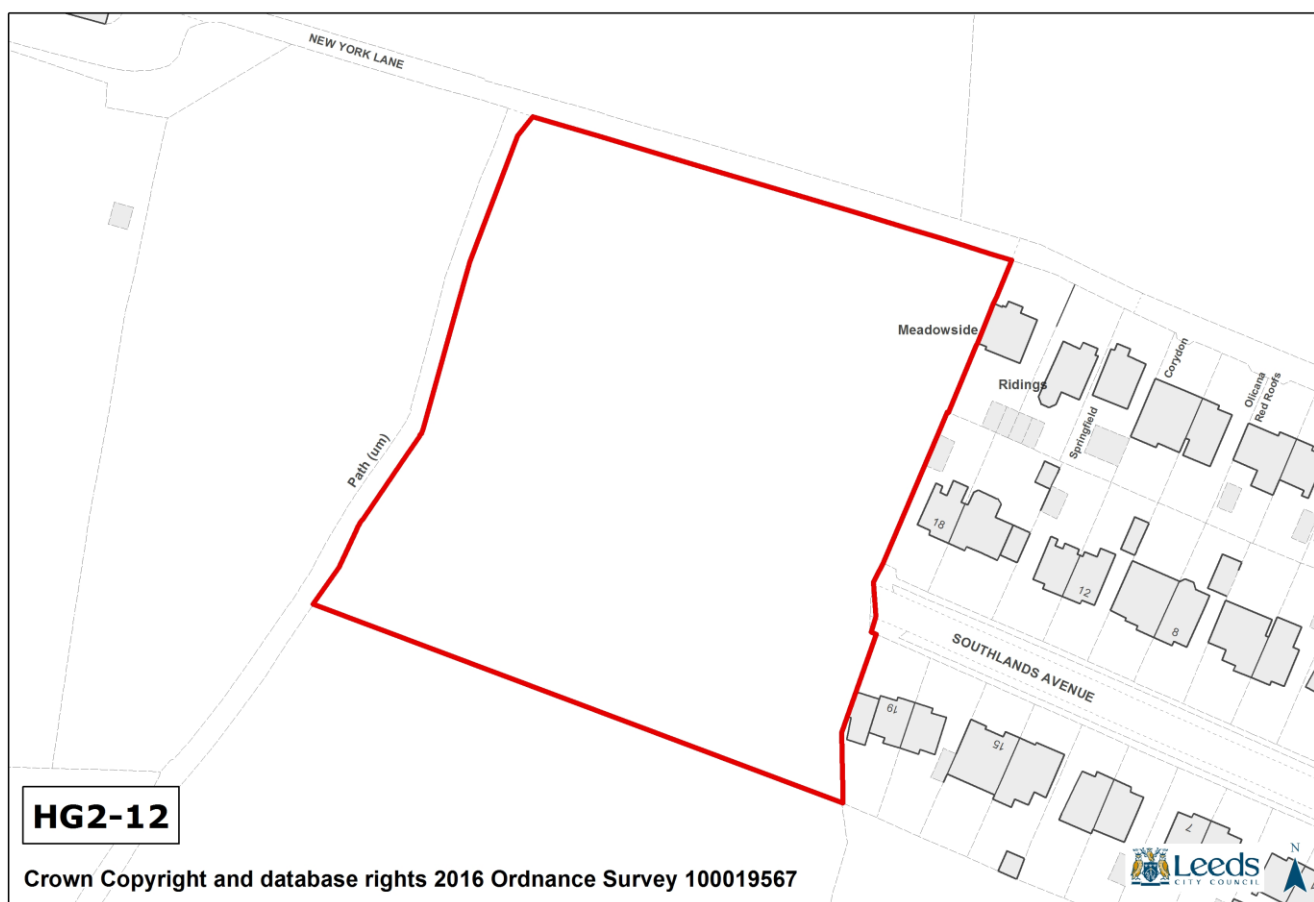
Site Capacity: 25 units

Site Area: 0.96 hectares

Ward: Horsforth

HMCA: Aireborough

Phase: 2



- **Highway Access to Site:**

Access possible from Southlands Avenue, subject to realignment of junction with Knott Lane. Access could be taken via New York Lane subject to land ownership and widening to the north.

- **Ecology:**

An ecological assessment of the site is required. Provide Biodiversity Buffer to western boundary (not private garden space).

- **Culverts and Canalised Water Courses:**

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

- **Listed Buildings:**

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

- **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.

3.1.9a Broad Locations

In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 2,300 (which comprises specific Identified sites, specific Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review.

POLICY BL1: BROAD LOCATIONS

- 1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES AS BROAD LOCATIONS FOR HOUSING AND/OR MIXED USE TO CONTRIBUTE TO THE CORE STRATEGY HOUSING REQUIREMENT IN POLICY SP6.**
- 2) BROAD LOCATIONS WILL REMAIN WITHIN THE GREEN BELT UNTIL THEY ARE REQUIRED FOR HOUSING AND/OR MIXED USE FOLLOWING A FUTURE REVIEW OF THE PLAN**
- 3) UPON REVIEW BROAD LOCATIONS WILL BE EITHER:**
 - A) ALLOCATED FOR HOUSING (OR MIXED USE), UNDER POLICY HG2, OR**
 - B) ALLOCATED FOR SCHOOL PROVISION, UNDER POLICY HG5, OR**
 - C) DESIGNATED AS SAFEGUARDED LAND, UNDER POLICY HG3 OR**
 - D) DELETED AS A BROAD LOCATION.**

BROAD LOCATIONS ARE SHOWN ON THE POLICIES MAP.

IN AIREBOROUGH, SITES THAT ARE IDENTIFIED AS BROAD LOCATIONS ARE:

Broad Locations ref	Previous ref in Submission Draft Plan	Address	Area	Capacity
BL1-6	HG3-1	Ings Lane, Guiseley	4.3	114
BL1-7	HG2-3	Shaw Lane (land at) and Banksfield Mount	8.9	234
BL1-8	HG2-5	Land at Coach Road, Guiseley	4.1	83
BL1-9	HG2-10	Gill Lane, Yeadon LS19	5.9	155
BL1-10	HG3-4	Layton Wood Rawdon	4.7	130
BL1-11	HG3-2	Land to west of Knott Lane, Rawdon	3.1	81
BL1-12	HG2-12	Woodlands Drive, Rawdon	0.96	25
BL1-13	HG3-3	Land at Rawdon, Leeds	1	35
Total capacity				857
Total capacity previous HG2 sites				497
Total capacity previous HG3 sites				360

3.1.9b The housing target in Aireborough is 2,300. This is made up of specific identified sites, which total 965, specific allocated sites which total 552 and identified broad locations which total 497, so Aireborough is under the overall 2014 Core Strategy target by 286.

Safeguarded Land

- 3.1.10 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 Aireborough. Land identified as broad locations can meet the need for safeguarded land upon review of the Plan.~~

~~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 AIREBOROUGH THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:—~~

Plan Ref	Address	Area-ha	Capacity
HG3-1	Ings Lane, Guiseley	4.3	114
HG3-2	Land to west of Knott Lane, Rawdon	3.1	81
HG3-3	Land at Rawdon, Leeds	1	35
HG3-4	Layton Wood Rawdon	4.7	130
Safeguarded land total:			360

Sites for Older Persons Housing/Independent Living

- 3.1.11 ~~Six~~ **Five** housing allocations have easy access to Local Centres in Aireborough 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 AIREBOROUGH THESE SITES ARE:

HG2-2 Wills Gill, Guiseley

~~**HG2-5** Coach Road/Park Road, Guiseley~~

HG2-6 Land at Silverdale Avenue, Guiseley

HG2-7 Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon

HG2-11 Adjacent Ivy House, off Larkfield Drive, Rawdon

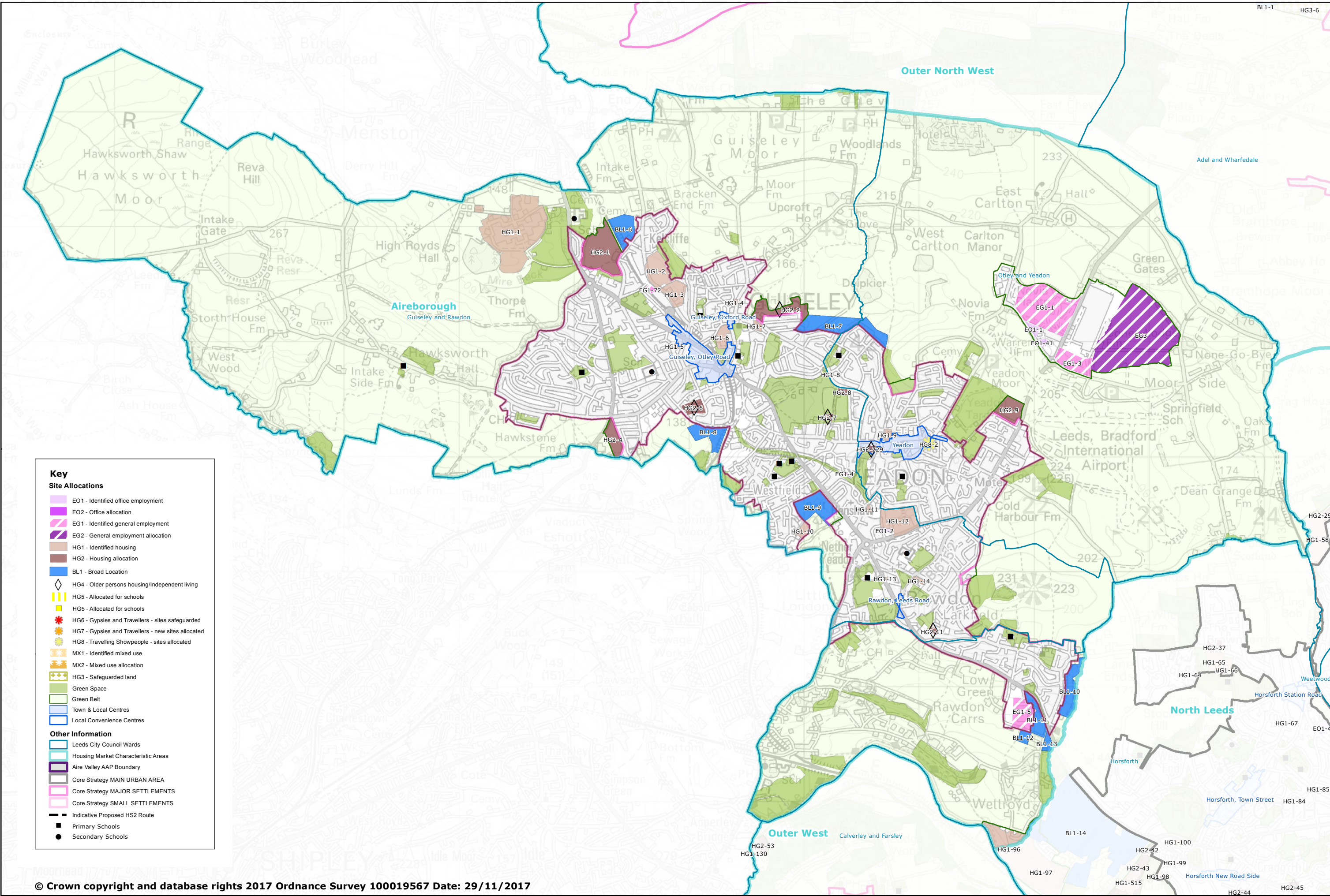
HG2-229 The Old Mill, Miry Lane, Yeadon

Sites reserved for Future School Use

- 3.1.12 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 Aireborough there ~~is one~~ **are no** sites where part of the site is to be retained for a school. ~~This site is:~~

~~**HG2-5** Coach Road/Park Road, Guiseley~~

...



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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS June 2017 Site Allocations and Broad Locations A3_HMCA x10.mxd

HMCA AREA
Aireborough



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

2. CITY CENTRE

HOUSING PROPOSALS FOR CITY CENTRE:

...

3.2.5 **Total housing target for City Centre** (set out in the Core Strategy) = 10,200 units (15.5% of District wide total). ~~This is to be met through:~~

- ~~- Identified sites (see paragraph 2.29)~~
- ~~- Housing allocations (see paragraphs 2.30 to 2.55)~~
- ~~- Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)~~

3.2.6 ~~**Identified Sites Total Number of Dwellings/Capacity to be allocated:**~~

~~The target of 10,200 residential units does not mean that land for 10,200 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.

...

3.2.8 Sites ~~specifically~~ allocated for housing in City Centre have a total capacity of 3833. ~~which is over the target by 1,709. 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.~~

...

3.2.9a **Broad Locations**

~~In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 10,200 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review. There are no Broad Locations in the City Centre HMCA because it has no Green Belt boundaries.~~

3.2.9b ~~The housing target in City Centre HMCA is 10,200. This is made up of (including the contribution from Aire Valley AAP); specific identified sites, which total 5,264, specific allocated sites which total 6,645 and identified broad locations which total 0, so City Centre is over the overall 2014 Core Strategy target by 1,709.~~

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

3. EAST LEEDS

HOUSING PROPOSALS FOR EAST LEEDS

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

3.3.5 **Total housing target for East Leeds** (set out in the Core Strategy) = 11,400 units (17% of District wide total).). **This is to be met through:**

- Identified sites (see paragraph 2.29)
- Housing allocations (see paragraphs 2.30 to 2.55)
- Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)

3.3.6 **Identified Sites** ~~Total Number of Dwellings/Capacity to be allocated:~~
~~The target of 11,400 residential units does not mean that land for 11,400 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 HG2 – HOUSING ALLOCATIONS

- 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7. HOUSING ALLOCATIONS ARE **IN PHASE 1 PHASED FOR RELEASE** IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

IN EAST LEEDS THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-104	York Road / Selby Road	0.9	12	Brownfield
HG2-119	Red Hall Offices & Playing Field LS17	13.9	50	Greenfield
HG2-120	Manston Lane - former Vickers Tank Factory Site, Cross Gates	21.5	450	Brownfield
HG2-121	Killingbeck Bridge - Wykebridge Depot Killingbeck	0.6	23	Brownfield
HG2-122	Cartmell Drive, Halton Moor	5.7	170	Greenfield
HG2-210	St Gregory's Primary School, Stanks Gardens, Swarcliffe	1.8	33	Mix 50:50
Phase 1 total:			738	

Phase 2				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-123	Colton Road East, Colton LS15	0.52	14	Greenfield
HG2-174	Wood Lane - Rothwell Garden Centre LS26	3.2	31	Mix 50:50
MX2-38	Barrowby Lane, Manston LS15	21.17	150	Greenfield
Phase 2 total:			195	
Housing allocation total:			933	

3.3.8 Sites specifically allocated for housing in East Leeds have a total capacity of 933. which is under the target by 1714. 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.

...

3.3.9a Broad Locations

In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 11,400 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review. There are no Broad Locations in the East HMCA.

3.3.9b The housing target in East is 11,400. This is made up of (including the contribution from Aire Valley AAP); specific identified sites, which total 6,133, specific allocated sites which total 3,553 and identified broad locations which total 0, so East is under the overall 2014 Core Strategy target by 1,714.

...

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

4. INNER AREA

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). ~~This is to be met through:~~
- ~~- Identified sites (see paragraph 2.29)~~
 - ~~- Housing allocations (see paragraphs 2.30 to 2.55)~~
 - ~~- Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)~~
- 3.4.6 **Identified Sites** ~~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.
- ...
- 3.4.8 Sites ~~specifically~~ 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.~~
- ...
- 3.4.9a **Broad Locations**
In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 10,000 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review. There are no Broad Locations in the Inner HMCA.
- 3.4.9b The housing target in Inner is 10,000. This is made up of (including the contribution from Aire Valley AAP); specific identified sites, which total 8,970, specific allocated sites which total 4,072 and identified broad locations which total 0, so Inner is over the overall 2014 Core Strategy target by 3,042.

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

5 NORTH LEEDS

HOUSING PROPOSALS FOR NORTH

- 3.5.4 See Section 2, paragraphs 2.26 – 2.71 for the Housing overview which explains the context for the housing allocations in this area.
- 3.5.5 **Total housing target for North** (set out in the Core Strategy) = 6,000 units (9% of District wide total). **This is to be met through:**
- Identified sites (see paragraph 2.29)
 - Housing allocations (see paragraphs 2.30 to 2.55)
 - Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)
- 3.5.6 **Identified Sites ~~Total Number of Dwellings/Capacity to be allocated:~~**
~~The target of 6,000 residential units does not mean that land for 6,000 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.
- ...
- 3.5.7 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 **or identified broad location.**

So, the residual target is $6,000 - 4126 = 1,874$ 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 **IN PHASE 1 PHASED FOR RELEASE** IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

IN NORTH THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
Plan Ref	Address	Area	Capacity	Green/Brown
HG2-30	Eyrie Public House, Holtdale Approach, Cookridge	0.4	14	Brownfield
HG2-31	Ralph Thoresby (Site F) Holt Park, Leeds	0.4	15	Greenfield
HG2-32	Cookridge Fire Station	0.4	15	Brownfield
HG2-33	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	0.8	28	Brownfield
HG2-34	Farrar Lane, Adel	0.9	16	Brownfield

HG2-37	Brownberrie Lane	0.8	12	Greenfield
HG2-40	High Moor Court (land at rear), High Moor Avenue, Moor Allerton	0.9	20	Greenfield
HG2-41	South of A65 from Horsforth & Rawdon RA to crematorium	42	777	Greenfield
HG2-44	Clarence Road (land at) - Horsforth LS18 4LB	0.7	25	Brownfield
HG2-45	St Joseph's, Outwood Lane, Horsforth	0.8	30	Mix 50:50
HG2-46	Horsforth (former waste water treatment works)	3.2	53	Greenfield
HG2-47	Vesper Road (land at), Kirkstall LS5 3NU	0.5	17	Brownfield
HG2-48	Weetwood Manor	0.9	32	Greenfield
HG2-51	Carr Manor, Meanwood LS6	4.3	15	Mix 70:30
HG2-87	Amberton Terrace	1.6	14	Brownfield
HG2-217	Land at former Eastmoor Regional Secure Unit, Adel, Leeds	1.5	27	Mix 20:80

Plan Ref	Address	Area ha	Capacity	Green/Brow
HG2-234	Land at Kirkstall Forge, Kirkstall Road, Leeds	2.9	0	Greenfield
HG2-236	West Park Centre LS16	2.3	69	Brownfield
MX2-4	Kirkstall District Centre	3.6	55	Brownfield
Phase 1 total:			1,234	

Phase 2				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-29	Moseley Wood Gardens (land off), Cookridge LS16	2.6	63	Greenfield
HG2-36	Alwoodley Lane, Alwoodley LS17	13.4	285	Greenfield
HG2-38	Dunstarn Lane (land south), Adel LS16	2.2	68	Greenfield
HG2-42	Broadway and Calverley Lane, Horsforth	0.6	18	Greenfield
HG2-43	Horsforth Campus	5.3	134	Greenfield
HG2-49	Off Weetwood Avenue, Headingley, Leeds	4	30	Greenfield
Phase 2 total:			598	
Housing allocation total:			1,832 1,025	

3.5.8 Sites **specifically** allocated for housing in North have a total capacity of **1,832 1,025**. ~~which is under the target by 42. 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 Reference: ~~HG2-41 (4240)~~ (Site deleted and identified as a Broad Location in HMCA Plan at end of section)

Site Address: South of A65 from Horsforth & Rawdon RA to crematorium

Housing allocation

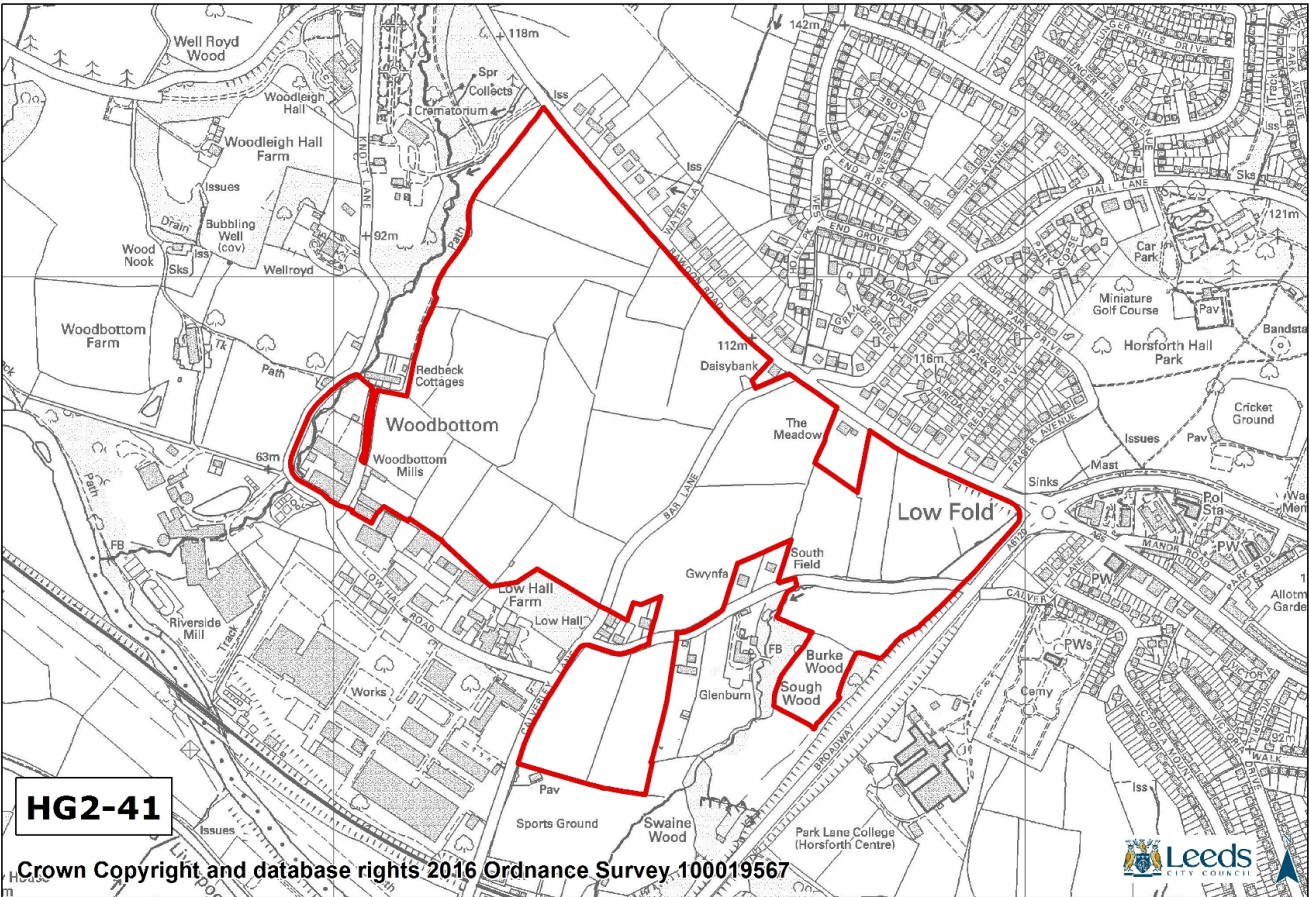
Site Capacity: 777 units

Site Area: 41.95 hectares

Ward: Horsforth

HMCA: North Leeds

Phase: 1



Site Requirements - ~~HG2-41~~: Plan at end of section)

A comprehensive development brief for the site needs to be agreed prior to the development of the site.

- **Highway Access to Site:**

An access strategy will need to be developed with main vehicular points of access from the A65 and Ring Road, pedestrian, cycle and possible bus and secondary vehicular route on to Calverley Lane.

- **Local Highway Network:**

The development will have a significant impact on the operation of the A65 / Outer Ring Road 'Horsforth roundabout' and implementation of the proposed Airport Link Road. Contributions will be sought towards: improvements at Horsforth roundabout; widening of the A65 along the full site frontage to facilitate additional capacity and bus priority measures, and provision of land and detailing of design to a A65 / Airport Link road junction. The details of the above, including timescales and phasing, shall be submitted and agreed prior to any planning approval. There will also be a direct impact upon the A657 / A6120 Rodley junction and contributions towards mitigating measures will also be required.

- **Ecology:**

An ecological assessment of the site is required. Biodiversity Buffer along west, south and east boundaries (not part of private garden space).

- **Culverts and Canalised Water Courses:**

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

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. Development should be set back from the northern curtilage of Low Hall, with a substantial landscaped buffer to maintain its setting. Development should also be sensitively designed around Bar Lane to preserve the rural character of the approach towards Low Hall, and crossing points over the lane should be minimised. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Conservation Area:**

The site affects the setting of three Conservation Areas. Rawdon - Crag Wood CA to the west, Horsforth CA to the north and Calverley CA to the south. Any development should preserve or enhance the character or appearance of the Conservation Areas. Built development should be set back from the northern site boundary and western boundaries to enable views over the landscape and to Cragg Wood to be maintained. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Education Provision:**

Part of the site should be retained for provision of a school. This should contain a through school with 2 form entry primary and 4 form entry secondary.

Site Reference: ~~HG2-49 (3376)~~ (Site deleted and identified as a Broad Location in HMCA Plan at end of section)

Site Address: Off Weetwood Avenue, Headingley, Leeds

Housing allocation

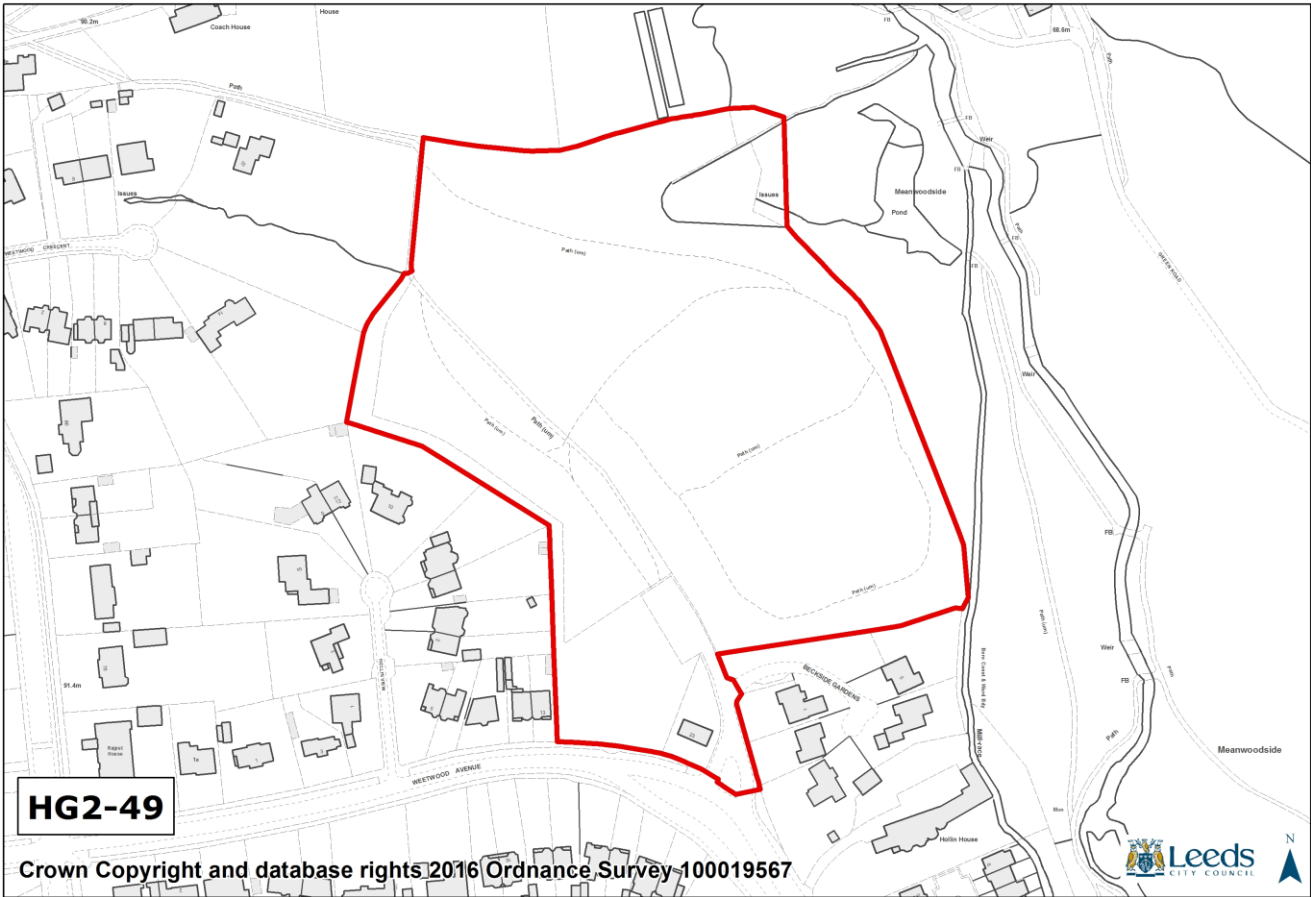
Site Capacity: 30 units

Site Area: 3.97 hectares

Ward: Weetwood

HMCA: North Leeds

Phase: 2



- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. Consideration of Meanwood Valley is required. A small portion of the Meanwood Valley SEGI lies in the north east corner of the site. Provide a biodiversity buffer (not private garden space) along the eastern and northern boundaries.

- **Culverts and Canalised Water Courses:**

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

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. Existing trees to the site boundary should be retained and reinforced with additional planting to help screen the development. Development should also be set back from the eastern and northern boundaries, and directed to the southern part of the site. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Conservation Area:**

The site is within Weetwood Conservation Area and in the setting of the Meanwood Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The green space makes a positive contribution to the Conservation Area and development here is likely to be harmful. Some development of a low density may be possible to achieve sensitively, particularly to the south of the site. Existing trees to the site boundary should be retained and reinforced with additional planting to help screen the development. Development should also be set back from the eastern and northern boundaries. Further guidance on these requirements is provided in the Heritage Background Paper.

3.5.9a Broad Locations

In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 6,000 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review.

POLICY BL1: BROAD LOCATIONS

- 1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES AS BROAD LOCATIONS FOR HOUSING AND/OR MIXED USE TO CONTRIBUTE TO THE CORE STRATEGY HOUSING REQUIREMENT IN POLICY SP6.**
- 2) BROAD LOCATIONS WILL REMAIN WITHIN THE GREEN BELT UNTIL THEY ARE REQUIRED FOR HOUSING AND/OR MIXED USE FOLLOWING A FUTURE REVIEW OF THE PLAN**
- 3) UPON REVIEW BROAD LOCATIONS WILL BE EITHER:**
 - A) ALLOCATED FOR HOUSING (OR MIXED USE), UNDER POLICY HG2, OR**
 - B) ALLOCATED FOR SCHOOL PROVISION, UNDER POLICY HG5, OR**
 - C) DESIGNATED AS SAFEGUARDED LAND, UNDER POLICY HG3 OR**
 - D) DELETED AS A BROAD LOCATION.**

BROAD LOCATIONS ARE SHOWN ON THE POLICIES MAP.

IN NORTH, SITES THAT ARE IDENTIFIED AS BROAD LOCATIONS ARE:

Broad Locations ref	Previous ref in Submission Draft Plan	Address	Area	Capacity
BL1-14	HG2-41	South of A65 from Horsforth & Rawdon RA to crematorium	42	777
BL1-15	HG2-49	Off Weetwood Avenue, Headingley, Leeds	4	30
Total capacity:				807
Total capacity from HG2 sites:				807
Total capacity from HG3 sites:				0

3.5.9b The housing target in North is 6,000. This is made up of identified sites, which total 4,126, housing allocations which total 1,025 and sites in broad locations which total 807, so North is under the overall 2014 Core Strategy target by 42.

Safeguarded Land

3.5.10 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 designated safeguarded land sites in the North HMCA. **Land identified as broad locations can meet the need for safeguarded land upon review of the Plan.**

...

Sites reserved for Future School Use

3.5.12 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 North HMCA there are ~~three~~ **two** sites where part of a housing site is to be retained for a school. These sites are:

MX1-3 Abbey Road - Kirkstall Forge

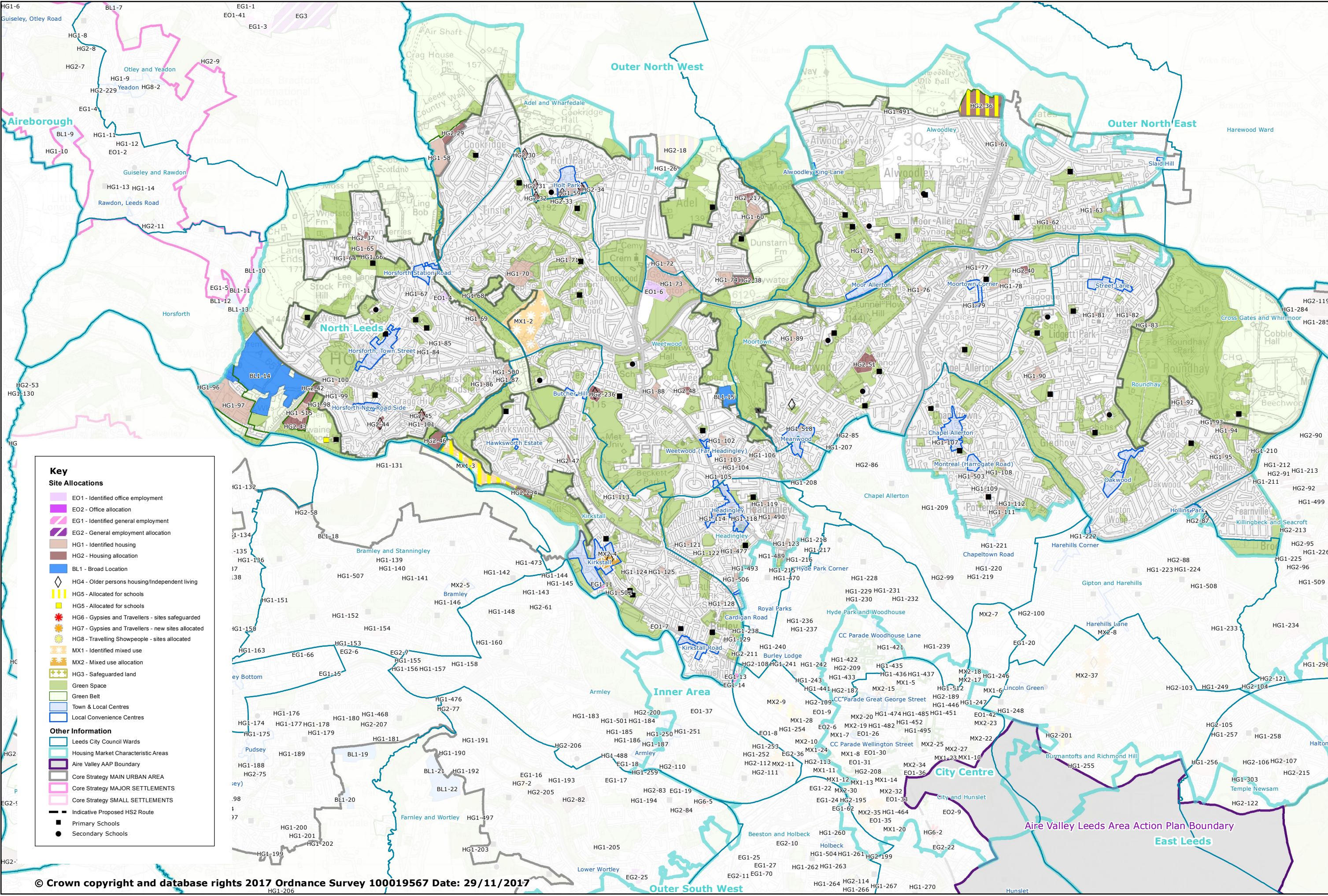
HG2-36 Alwoodley Lane, Alwoodley

~~HG2-41 South of A65 from Horsforth & Rawdon roundabout to crematorium~~

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

POLICY HG5:
THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR SCHOOL USE. THESE ARE SHOWN ON THE POLICIES MAP. IN THE NORTH HMCA THESE SITES ARE:
HG5-1 Victoria Avenue, extension to Newlaithes School

...



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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS June 2017 Site Allocations and Broad Locations A3_HMCA x10.mxd

HMCA AREA
North Leeds



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

6. OUTER NORTH EAST

HOUSING PROPOSALS FOR OUTER NORTH EAST

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

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

- Identified sites (see paragraph 2.29)
- Housing allocations (see paragraphs 2.30 to 2.55)
- Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)

Identified Sites ~~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 and planning permissions with units still remaining to be built between (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.

...

3.6.7 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 **or identified broad location**.

So, the residual target is $5,000 - 1482 = 3,518$ 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 **IN PHASE 1 PHASED FOR RELEASE** IN ACCORDANCE WITH CORE STRATEGY POLICY H1.

3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

IN OUTER NORTH EAST THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
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
HG2-26	Wetherby Road - Scarcroft Lodge, Scarcroft	5.8	100	Brownfield
HG2-226	Land to the east of Wetherby	55.4	1,100	Greenfield
MX2-39	Parlington Estate, Aberford	114.5 52.3	1,850 792	Greenfield
Phase 1 Total:			3,304	
Phase 3				
HG2-22	Church Street, Boston Spa	1.7	36	Greenfield
HG2-24	Keswick Lane (land to north of), Bardsey site of the Blessed Sacrament Church	0.4	-10	Brownfield
HG2-25	Farfield House, Bramham	0.5	-14	Mix 30:70
HG2-28	Land to the East of Belle Vue Avenue,	0.6	15	Greenfield
HG2-227	Land to the north of HMP Wealstun Prison	6.3	142	Mix 80:20
Phase 3 Total:			217	
Housing allocation Total :			3,518 2,436	

3.6.8 Sites **specifically** allocated for housing in Outer North East have a total capacity of ~~3518~~ 2,436. ~~which meets the target. 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 Reference: ~~HG2-24 (1153)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church

Housing allocation

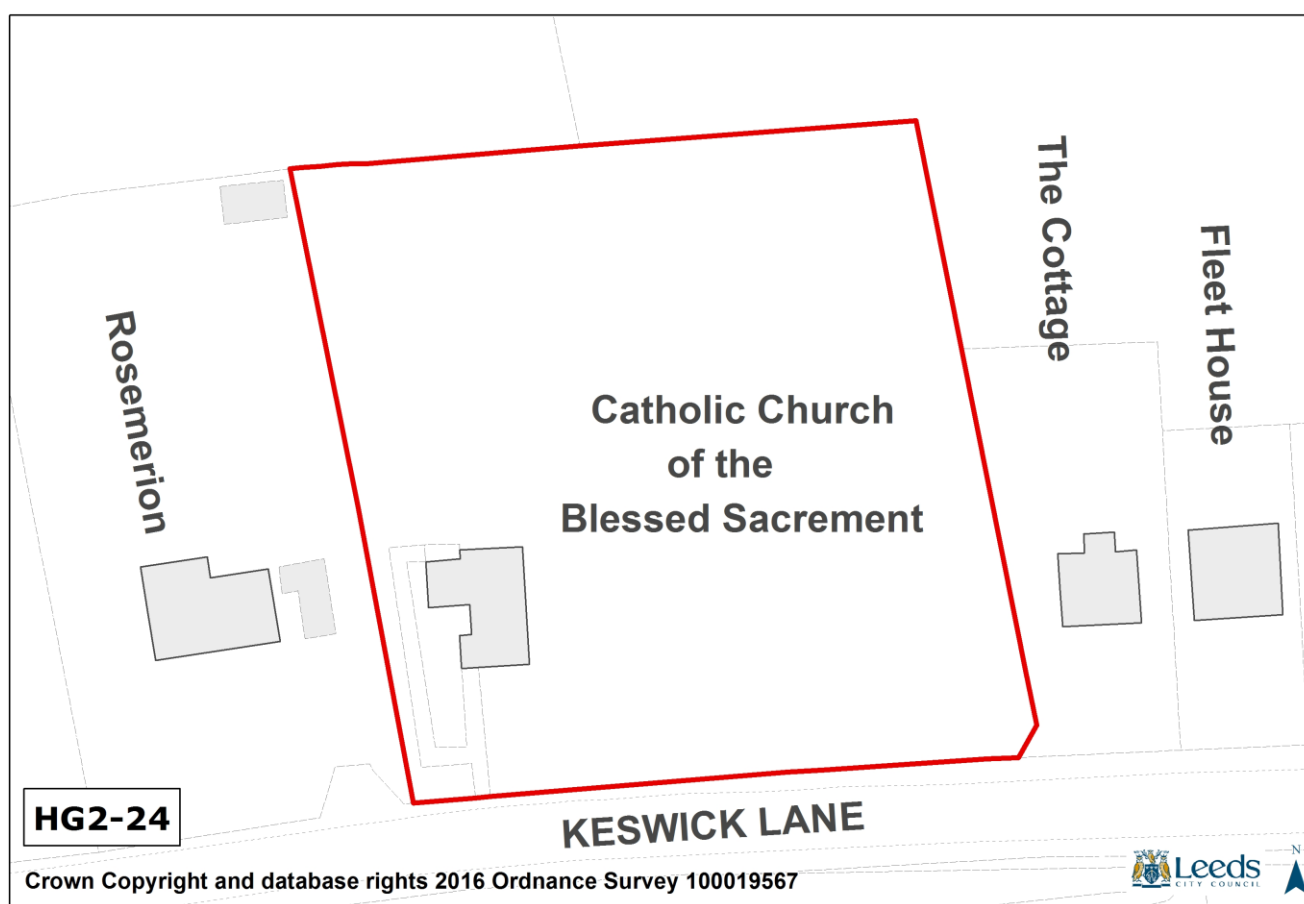
Site Capacity: 10 units

Site Area: 0.41 hectares

Ward: Harewood

HMCA: Outer North East

Phase: 3



No site specific requirements

Site Reference: ~~HG2-25 (4150)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Farfield House, Bramham

Housing allocation

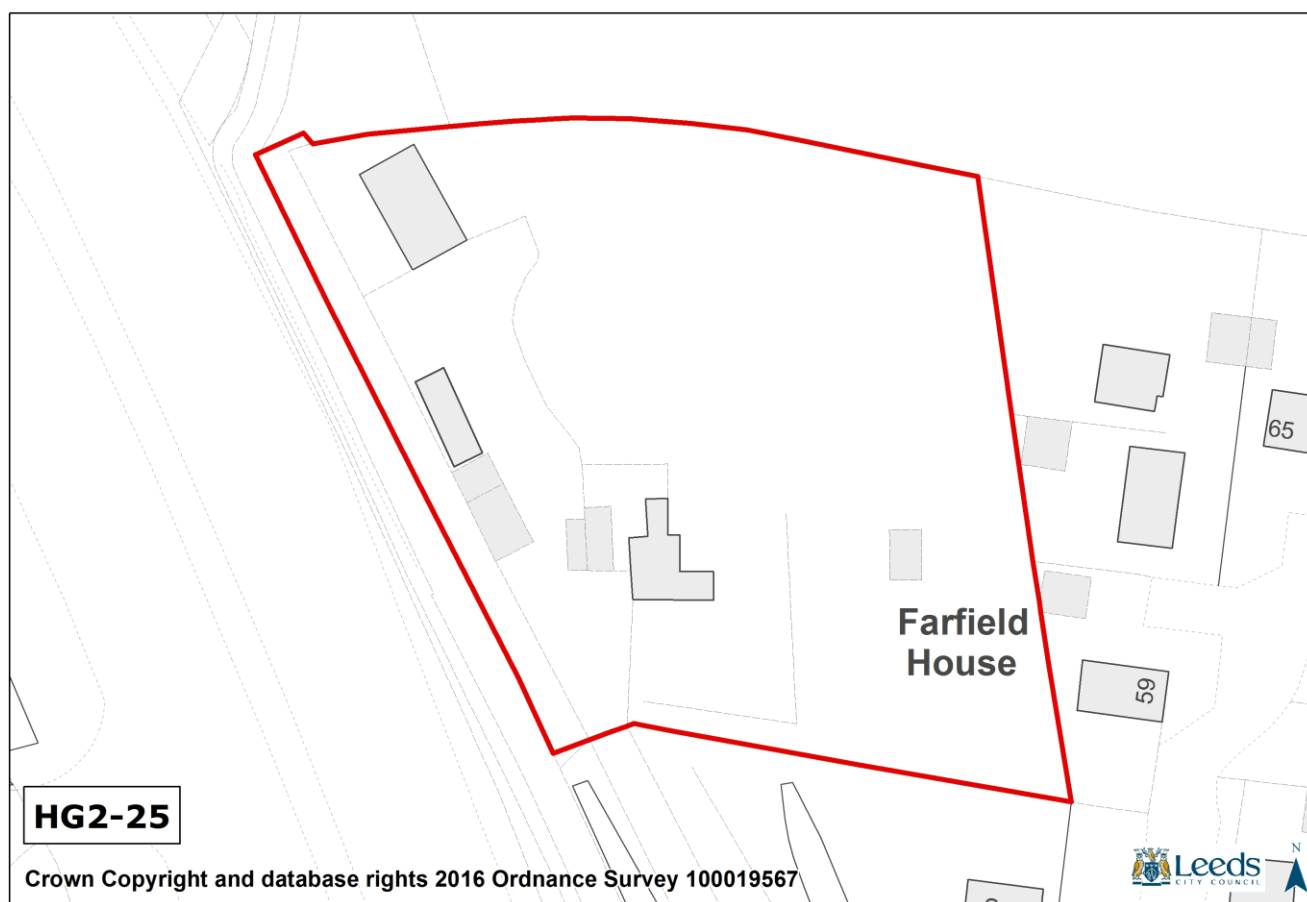
Site Capacity: 14 units

Site Area: 0.53 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 3



No site specific requirements

Site Address: Parlington Estate, Aberford (Phase 1)

Mixed use allocation

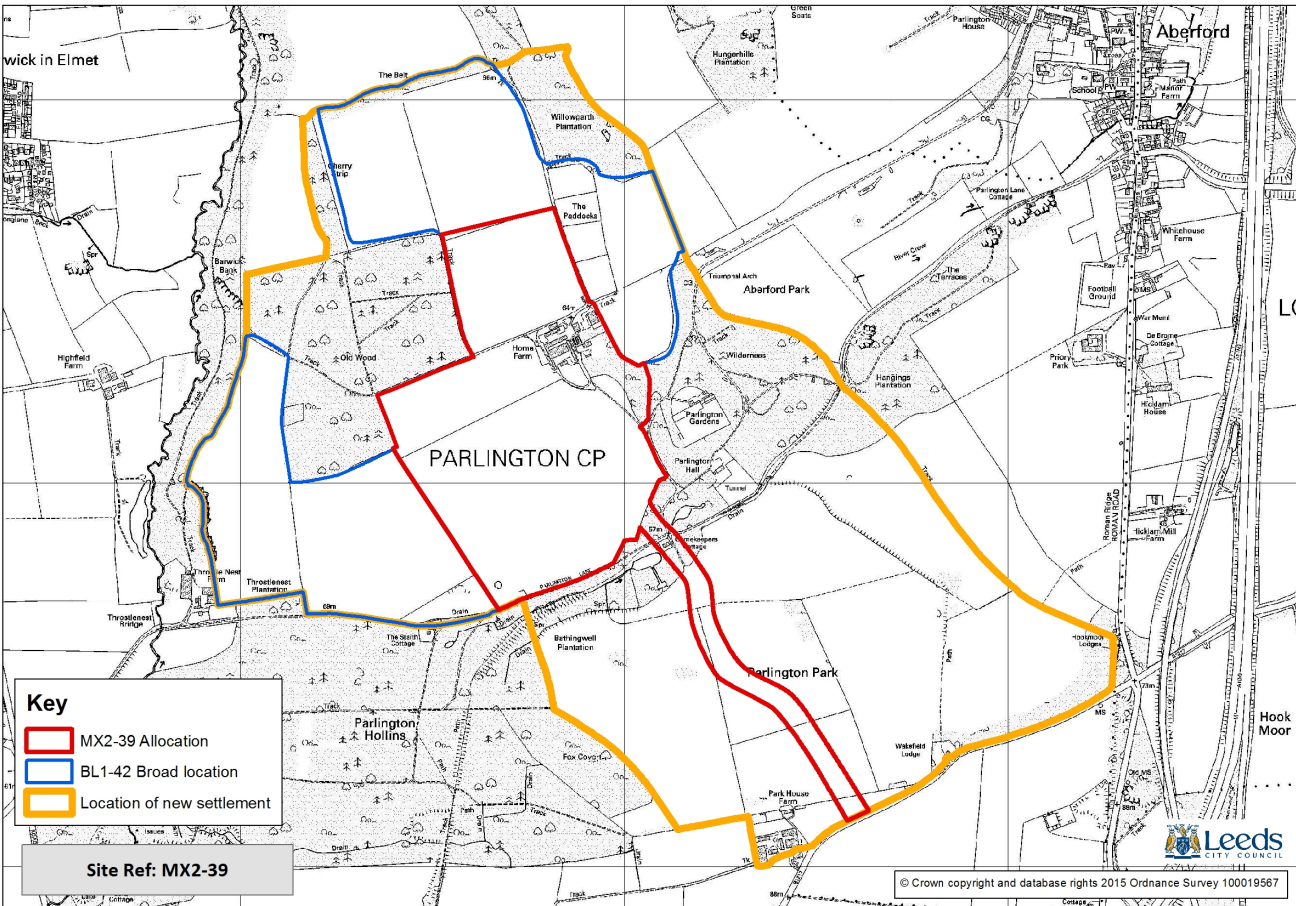
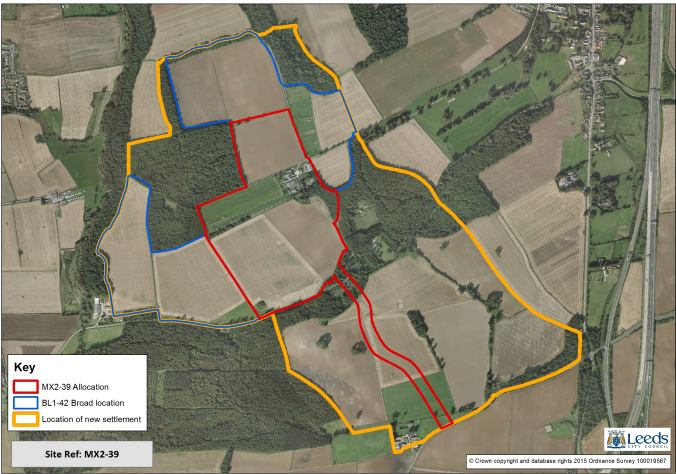
Site Capacity: ~~1850~~ 792 units & 5 ha employment

Site Area: ~~114.52~~ 52.34
hectares

Ward: Harewood

HMCA: Outer North East

Phase: 1



Site Requirements - MX2-39:

1) An Area Of Land For A New Sustainable Settlement Has Been Identified At Parlington (See Plan Edged Orange (Providing For Up To 5,000 Homes)). Within The Plan Period, That Part Of The Site Edged Red (MX2-39) Is Allocated For The First Phase Of The New Sustainable Settlement (~~C 1,850 for 792 Dwellings~~) (~~114ha~~) And 5ha Of General Employment Land. A wider area of land surrounding the allocation (outlined in blue) has been designated as a Broad Location for Growth (BL42) and will potentially supplement the initial allocation subject to a further review of the Plan.

2) Land For Subsequent Phases Of The New Sustainable Settlement Remains In The Green Belt Unless And Until A Future Review Of The Plan Provides For Its Release.

3) The Planning Application For The Development Of The First Phase Of The New Sustainable Settlement Will Be Accompanied By:

A) A Comprehensive Development Brief and Concept Masterplan, providing the Detailed Guidance for Phase One, Together With

B) The context of the comprehensive development of the Broad Location of Growth designation (BL42) and the land within the wider land edged orange.

To be approved by the Local Planning Authority as part of this application process

4) Such application shall also be accompanied by

A) A Masterplan,

B) An Outline Design Code And

C) An Infrastructure Delivery Plan in Respect to Phase 1.

These Documents Will Address The Site Requirements Identified For Mx2-39 ~~Within This Policy~~ below:

5) Subsequent Planning Applications (Including Reserved Matters), In Relation To Phase 1, Shall Be Informed By:

A) The Documents Approved As Part Of The Planning Application For Phase 1.

B) Detailed Design Codes Will Be Prepared As Necessary For Detailed Applications /Reserved Matters.

Phase 1 Of The New Sustainable Settlement Should Successfully Combine The Built Environment And The Natural Environments And Develop A High Quality Of Place In Line With Garden Village Principles. Provision For A School, New Centre (Delivered In Accordance With Policy P7 Of The Core Strategy), Offering A Range Of Supporting Retail And Commercial Uses/Services (In Line With Policy P2), New Community Greenspaces, Enhanced Public Transport And Footpath And Cycle Links And Appropriate Supporting Infrastructure And Services Should All Be Integral To Phase 1.

In Accordance With Core Strategy Spatial Policy Sp9 And Policy E1, Provision Of Approximately 5ha Of General Employment Land Is Anticipated To Support Phase 1.

- **Highway Access To Phase 1:**

Two Points Of Access Should Be Provided, With The Primary Access Being From Aberford Road.

- **Local Highway Network:**

Impacts Are Predicted On Strategic And Local Road Networks. A Comprehensive Masterplanning And Transport Planning Exercise Will Be Needed To Confirm The Details Of The Road Network And Public Transport Enhancements Needed. Mitigation Works Should Be Carried Out In Accordance With The Findings Of The Assessment Work.

- **Public Transport Access:**

The Site Layout Should Enable Public Transport Services To Be Diverted Through The Phase 1. The Development Should Provide Improved Links To Garforth Train Station(S). This Includes Enhanced Cycle Links And A Frequent Shuttle Bus Service (To Meet Core Strategy Accessibility Standards).

- **Ecology:**

Ecological Impacts Of The Development Will Require Appropriate Mitigation And An Ecological Assessment Will Be Required. Biodiversity Buffers (Not Private Garden Space) ~~Will maybe Be Provided~~ required Along The Boundaries Of The Site, as a result of the assessment. The Existing Areas Of Trees And Woodland Along The Site Boundaries Should Be Maintained As Far As Possible And Enhanced Where Necessary To Screen The Development And Integrate It Into The Surrounding Landscape.

- **Greenspace:**

Provision of a Wide Range of New Community Green Spaces/Typologies Will Be Provided On the Site. These Greenspaces Are To Be Identified Through A Comprehensive Development Brief And Masterplan For Phase 1.

- **Listed Buildings:**

Parts Of Phase 1 Are In The Setting Of Listed Building(S). Any Development In Those Parts Should Preserve The Special Architectural Or Historic Interest Of Listed Buildings And Their Setting. Whilst Lying Outside Of The Site Boundary, The Rural Character Of The Approach Towards The Grade II* Triumphal Arch Is Important To Its Setting And Will Need To Be Respected As Part Of Any Development Proposals. The Setting Of Park House Farm House, And The Woodland Setting To Gardens House, Are Also Important To Their Significance And Will Need To Be Responded To Through Measures To Be Incorporated In The Development Brief And Masterplan Relating To Phase 1.

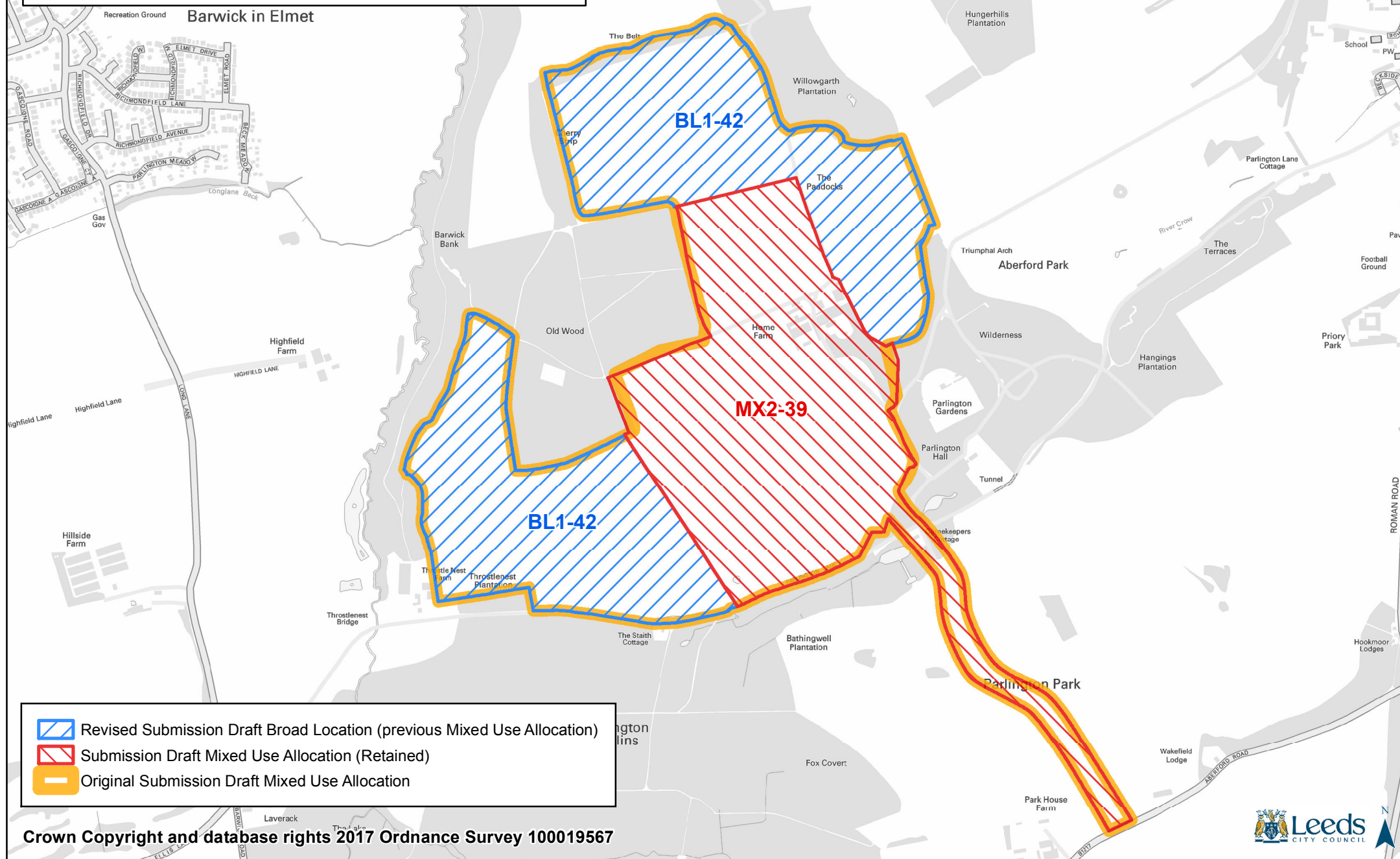
- **Conservation Area:**

Parts Of Phase 1 May Affect The Setting Of The Aberford Conservation Area. Any Development Should Preserve Or Enhance The Character Or Appearance Of The Conservation Area. Separation Must Be Maintained Between Phase 1 And The Conservation Area To Maintain Its Special Linear Character And Rural Setting.

- **Education Provision:**

School Provision Will Need To Be Provided On Site At An Early Stage Of The Development To Be Approved By The Local Planning Authority As Part Of The Infrastructure Delivery Plan Supporting Phase 1.

Site Address: Parlinton Estate, Aberford



3.6.9a Broad Locations

In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 5,000 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review.

POLICY BL1: BROAD LOCATIONS

- 1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES AS BROAD LOCATIONS FOR HOUSING AND/OR MIXED USE TO CONTRIBUTE TO THE CORE STRATEGY HOUSING REQUIREMENT IN POLICY SP6.**
- 2) BROAD LOCATIONS WILL REMAIN WITHIN THE GREEN BELT UNTIL THEY ARE REQUIRED FOR HOUSING AND/OR MIXED USE FOLLOWING A FUTURE REVIEW OF THE PLAN**
- 3) UPON REVIEW BROAD LOCATIONS WILL BE EITHER:**
 - A) ALLOCATED FOR HOUSING (OR MIXED USE), UNDER POLICY HG2, OR**
 - B) ALLOCATED FOR SCHOOL PROVISION, UNDER POLICY HG5, OR**
 - C) DESIGNATED AS SAFEGUARDED LAND, UNDER POLICY HG3 OR**
 - D) DELETED AS A BROAD LOCATION.**

BROAD LOCATIONS ARE SHOWN ON THE POLICIES MAP.

IN OUTER NORTH EAST, SITES THAT ARE IDENTIFIED AS BROAD LOCATIONS ARE:

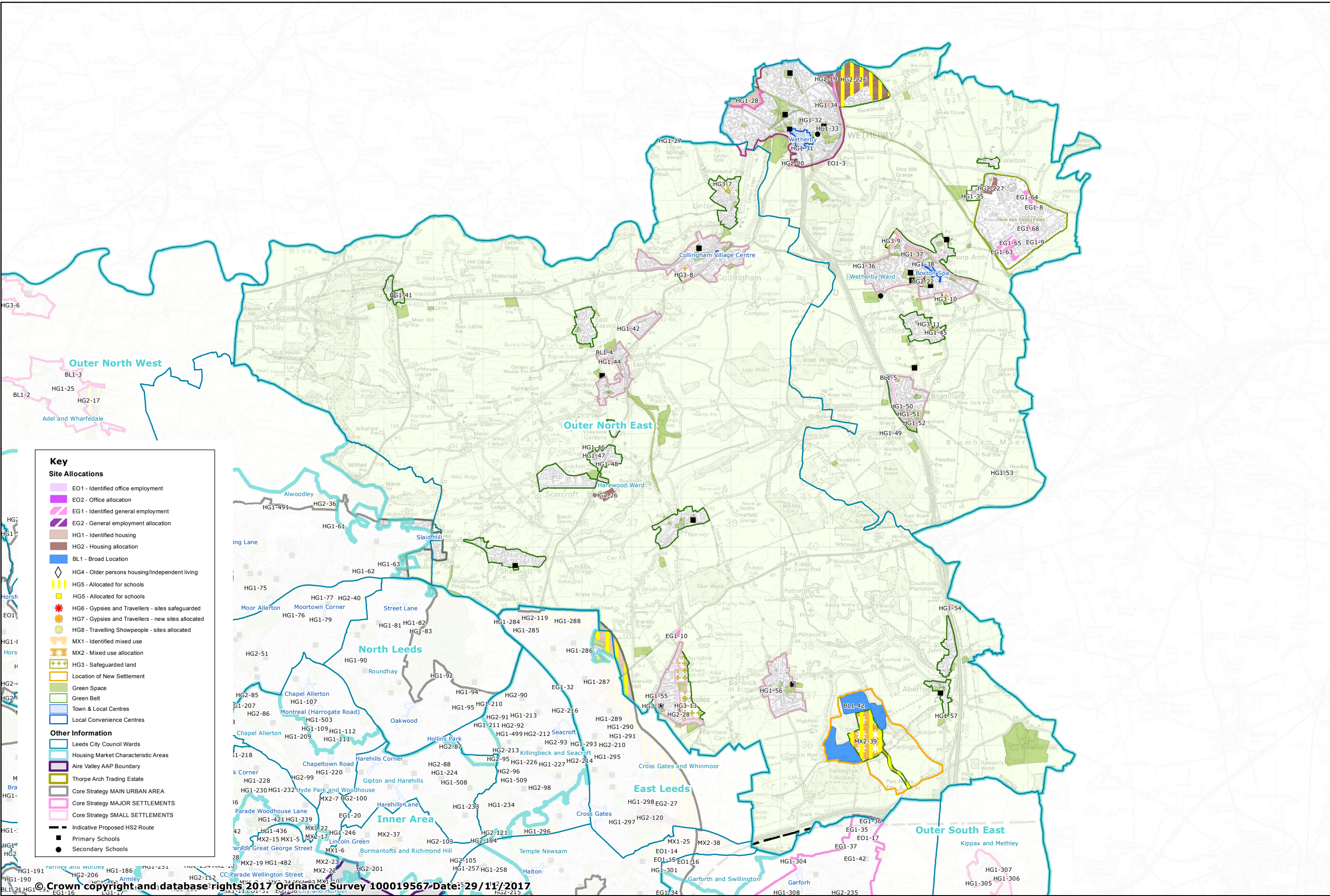
Broad Locations ref	Previous ref in Submission Draft Plan	Address	Area	Capacity
BL1-4	HG2-24	Keswick Lane (land to north of), Bardsey – site of the Blessed Sacrament Church	0.4	10
BL1-5	HG2-25	Farfield House, Bramham	0.5	14
BL1-42	MX2-39	Parlington Estate, Aberford	62.4	1,058
Total capacity:				1,082
Total capacity from HG2 sites:				1,082
Total capacity from HG3 sites:				0

3.6.9b The housing target in Outer North East is 5,000. This is made up of identified sites, which total 1,482 housing allocations which total 2,436 and sites in broad locations which total 1082, so Outer NE meets the overall 2014 Core Strategy target.

Safeguarded Land

3.6.10 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. Land identified as broad locations can meet the need for safeguarded land upon review of the Plan.

...



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

7. OUTER NORTH WEST

HOUSING PROPOSALS FOR OUTER NORTH WEST

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

3.7.5 **Total housing target for Outer North West** (set out in the Core Strategy) = 2,000 units (3% of District wide total). **This is to be met through:**

- Identified sites (see paragraph 2.29)
- Housing allocations (see paragraphs 2.30 to 2.55)
- Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)

3.7.6 **Identified Sites** ~~Total Number of Dwellings/Capacity to be allocated:~~
~~The target of 2,000 residential units does not mean that land for 2,000 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.

...

3.7.7 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 **or identified broad location**.

So, the residual target is $2,000 - 1,146 = 854$ **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 **IN PHASE 1 PHASED FOR RELEASE** IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN OUTER NORTH WEST THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-13	Former Inglewood Children's Home, White Croft Garth, Otley	0.4	16	Mix 50:50
MX2-1	Westgate - Ashfield Works, Otley	1.9	50	Brownfield
MX2-2	Westgate, Otley	0.8	15	Brownfield
Phase 1 total:			81	
Phase 2				
HG2-18	Church Lane, Adel	14.7	87	Greenfield
Phase 2 total:			87	
Phase 3				
HG2-15	Green Acres and Equestrian Centre Moor Road, Bramhope	1.5	42	Mix 80:20
HG2-16	Creskeld Lane, Bramhope – land to rear of no. 45	1.5	23	Greenfield
HG2-17	Breary Lane East, Bramhope, LS16	19.3	376	Greenfield
Phase 3 total:			441	
Housing allocation total:			609 544	

3.7.8 Sites **specifically** allocated for housing in Outer North West have a total capacity of **609 544**. ~~which is under the target by 245. 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.~~

...

3.7.9a Broad Locations

In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 2,000 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review.

POLICY BL1: BROAD LOCATIONS

1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES AS BROAD LOCATIONS FOR HOUSING AND/OR MIXED USE TO CONTRIBUTE TO THE CORE STRATEGY HOUSING REQUIREMENT IN POLICY SP6.

2) BROAD LOCATIONS WILL REMAIN WITHIN THE GREEN BELT UNTIL THEY ARE REQUIRED FOR HOUSING AND/OR MIXED USE FOLLOWING A FUTURE REVIEW OF THE PLAN

3) UPON REVIEW BROAD LOCATIONS WILL BE EITHER:

- A) ALLOCATED FOR HOUSING (OR MIXED USE), UNDER POLICY HG2, OR**
- B) ALLOCATED FOR SCHOOL PROVISION, UNDER POLICY HG5, OR**
- C) DESIGNATED AS SAFEGUARDED LAND, UNDER POLICY HG3 OR**
- D) DELETED AS A BROAD LOCATION.**

BROAD LOCATIONS ARE SHOWN ON THE POLICIES MAP.

IN OUTER NORTH WEST, SITES THAT ARE IDENTIFIED AS BROAD LOCATIONS ARE:

Broad Locations ref	Previous ref in Submission Draft Plan	Address	Area	Capacity	Green/Brown
BL1-1	HG3-5	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	23.1	280	Greenfield
BL1-2	HG2-15	Green Acres and Equestrian Centre Moor Road, Bramhope	1.5	42	Mix 80:20
BL1-3	HG2-16	Creskeld Lane, Bramhope - land to rear of no. 45	1.5	23	Greenfield
Total capacity:				345	
Total capacity from HG2 sites:				65	
Total capacity from HG3 sites:				280	

3.7.9b The housing target in Outer North West is 2,000. This is made up of identified sites, which total 1,146, housing allocations which total 544 and sites in broad locations which total 65, so Outer North West is under the overall 2014 Core Strategy target by 245.

Safeguarded Land

3.7.10 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. Land identified as broad locations can meet the need for safeguarded land upon review of the Plan.

Site Reference: ~~HG2-15 (3400)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Green Acres & Equestrian Centre, Moor Road, Bramhope

Housing allocation

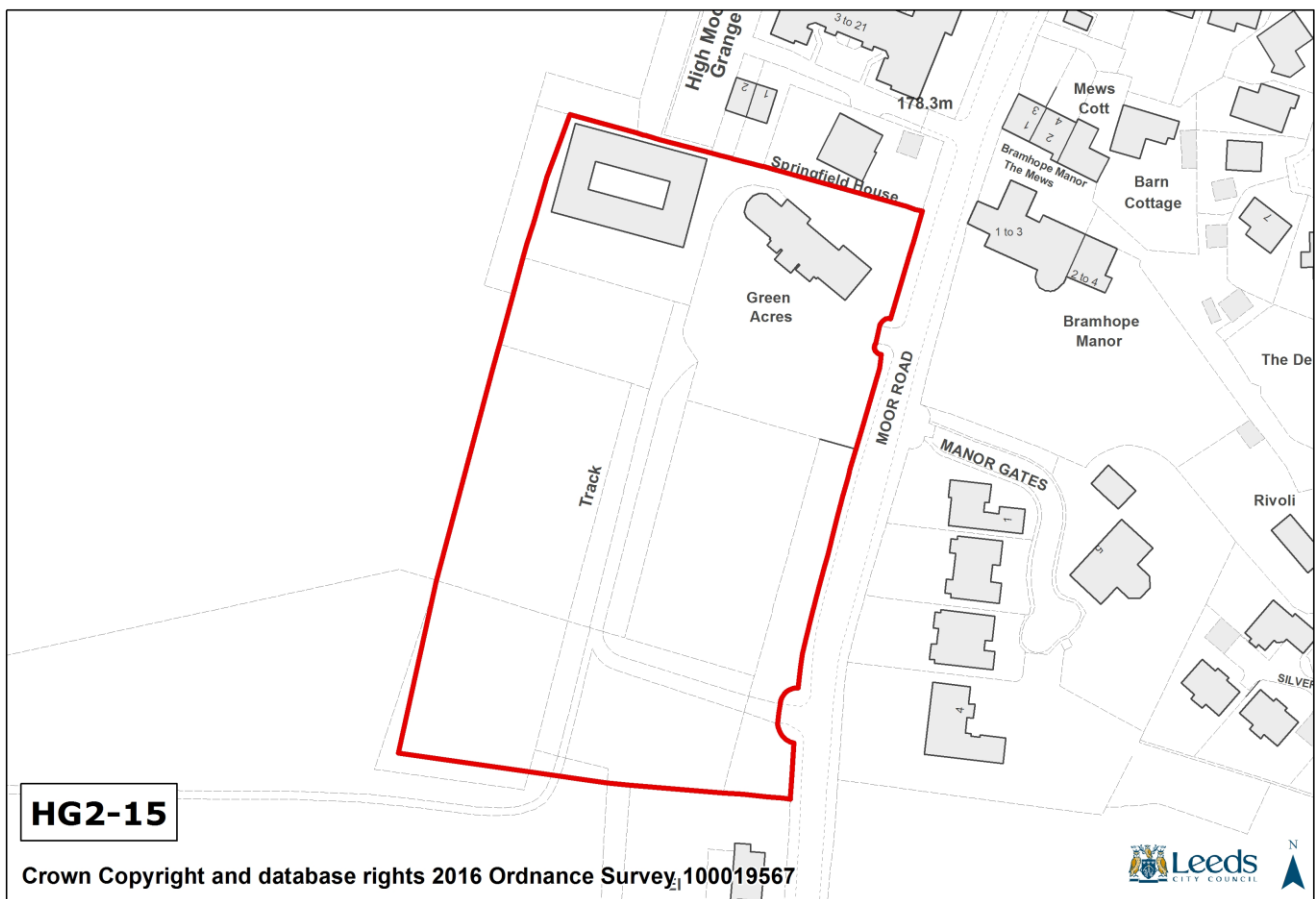
Site Capacity: 42 units

Site Area: 1.54 hectares

Ward: Adel and Wharfedale

HMCA: Outer North West

Phase: 3



- **Conservation Area:**

The site affects the setting of Bramhope Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Address: Creskeld Lane, Bramhope - land to rear of no. 45

Housing allocation

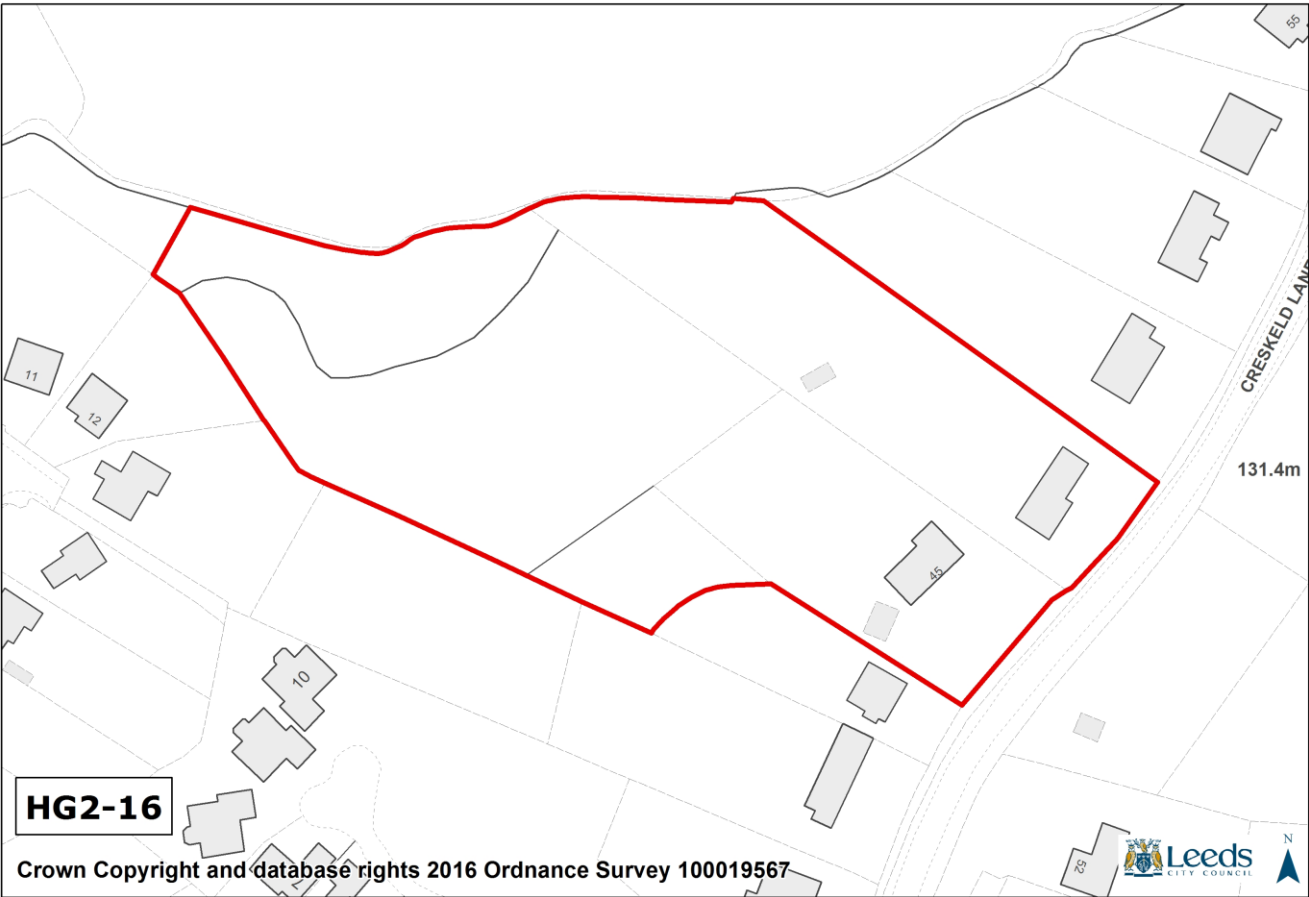
Site Capacity: 23 units

Site Area: 1.49 hectares

Ward: Adel and Wharfedale

HMCA: Outer North West

Phase: 3



- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided including a Biodiversity Buffer (not private garden space) to the beck and woodland along the north boundary

- **Conservation Area:**

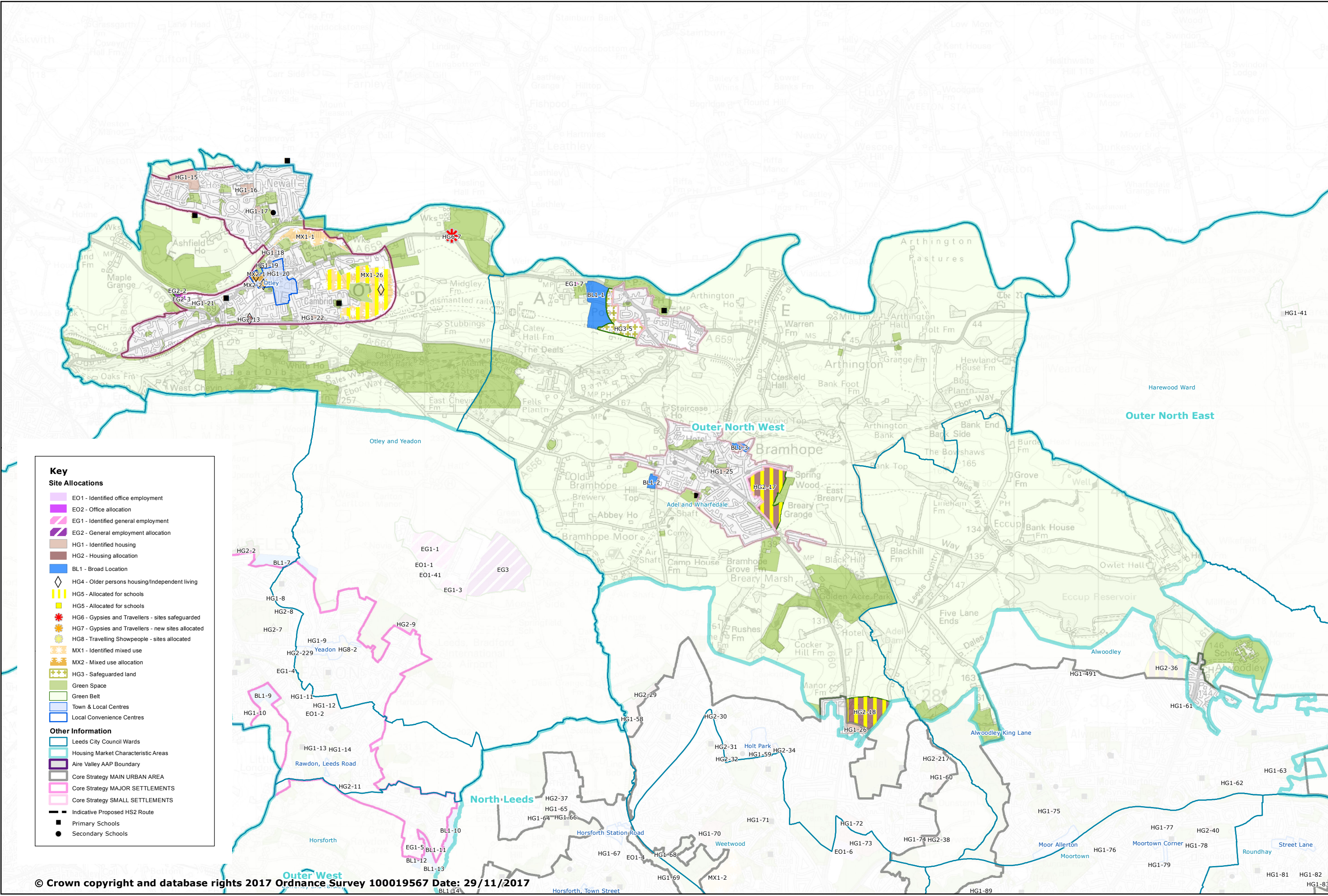
The site is within Bramhope Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

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 WEST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	Address	Area ha	Capacity
HG3-5	Old Pool Bank (land at), Pool in W harfedale, Otley LS21	23.1 11.07	540 260
Safeguarded land total:			540 <u>260</u>

...



Key

Site Allocations

EO1 - Identified office employment

EO2 - Office allocation

EG1 - Identified general employment

EG2 - General employment allocation

HG1 - Identified housing

HG2 - Housing allocation

BL1 - Broad Location

HG4 - Older persons housing/independent living

HG5 - Allocated for schools

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
Outer North West



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

8. OUTER SOUTH

HOUSING PROPOSALS FOR OUTER SOUTH

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

3.8.5 **Total housing target for Outer South** (set out in the Core Strategy) = 2,600 units (4% of District wide total). **This is to be met through:**

- Identified sites (see paragraph 2.29)
- Housing allocations (see paragraphs 2.30 to 2.55)
- Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)

Identified Sites Total Number of Dwellings/Capacity to be allocated:

3.8.6 ~~The target of 2,600 residential units does not mean that land for 2,600 new units is newly allocated for housing.~~ From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the Plan) and 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.

...

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

So, the residual target is $2,600 - 618 = 1,982$ 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 **IN PHASE 1 PHASED FOR RELEASE** IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

IN OUTER SOUTH THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-176	Windlesford Green Hostel, Woodlesford	0.7	26	Brownfield
HG2-177	Alma Villas (site at), Woodlesford LS26 8PW	0.7	12	Mix 80:20
HG2-178	Aberford Road - site of Glenoit and Minerva Mills, Oulton	2.3	70	Brownfield
HG2-182	Main Street and Pitfield Road, Carlton	1.1	36	Brownfield
MX2-14	Aberford Road (77/79), Oulton LS26 8HS	1.3	50	Brownfield
Phase 1 total:			194	
Phase 2				
HG2-173	Haighside Rothwell	22.1	578	Greenfield
HG2-174	Wood Lane - Rothwell Garden Centre LS26	3.2	52	Mix 50:50
HG2-175	Bullough Lane - Haigh Farm (land adjacent to), Rothwell	8.1	222	Greenfield
HG2-179	Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT	1.3	40	Greenfield
HG2-180	Land between Fleet Lane & Methley Lane Oulton	14.9	322	Greenfield
HG2-183	Swithens Lane, Rothwell, Leeds LS26 0BS	3.2	85	Greenfield
Phase 2 total:			1,299	
Phase 3				
HG2-181	Land at Leadwell Lane, Robin Hood	2.3	60	Greenfield
HG2-184	Westgate Lane, Lofthouse	2	50	Greenfield
HG2-185	Church Farm Lofthouse	8.9	188	Mix 80:20
HG2-186	Main Street, Hunts Farm, Methley	1.2	25	Greenfield
Phase 3 total:			323	
Housing allocation total:			1,816 940	

3.8.8 Sites **specifically** allocated for housing in Outer South have a total capacity of **1816 940**. ~~which is under the target by 166. Section 2, paragraph 2.29 explains the overall approach to achieving the targets for each HMCA. Paragraphs 2.36 – 2.39 explain the phasing of sites.~~

...

Site Reference: ~~HG2-173 (1049_1058)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Haighside Rothwell

Housing allocation

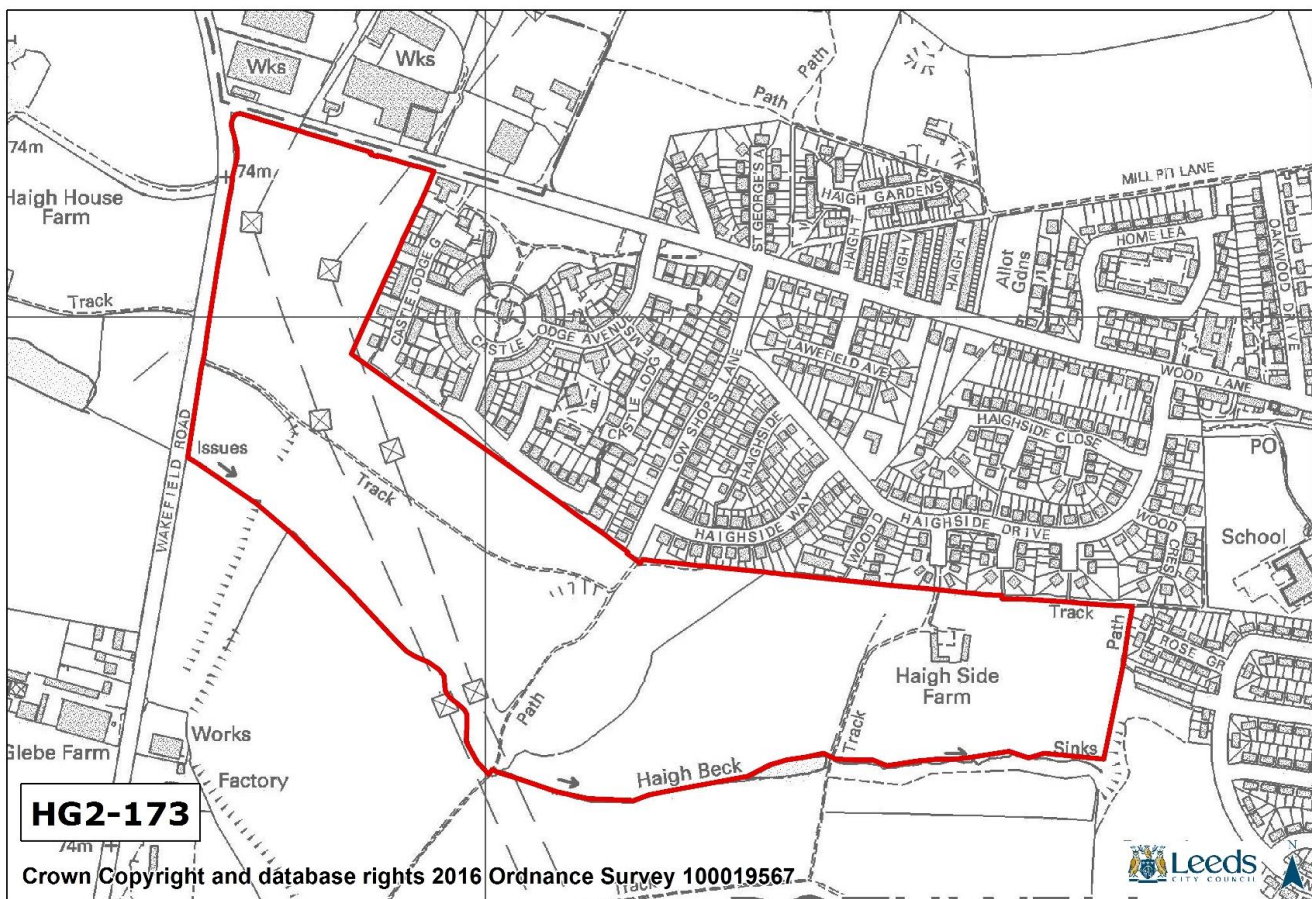
Site Capacity: 578 units

Site Area: 22.1 hectares

Ward: Rothwell

HMCA: Outer South

Phase: 2



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

- **Highway Access to Site:**

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

- **Local Highway Network:**

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

- **Ecology:**

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

Site Reference: ~~HG2-181 (3445A)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Land at Leadwell Lane, Robin Hood

Housing allocation

Site Capacity: 60 units

Site Area: 2.3 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South

Phase: 3



- **Local Highway Network:**

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

Site Reference: ~~HG2-184 (3088)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Westgate Lane, Lofthouse

Housing allocation

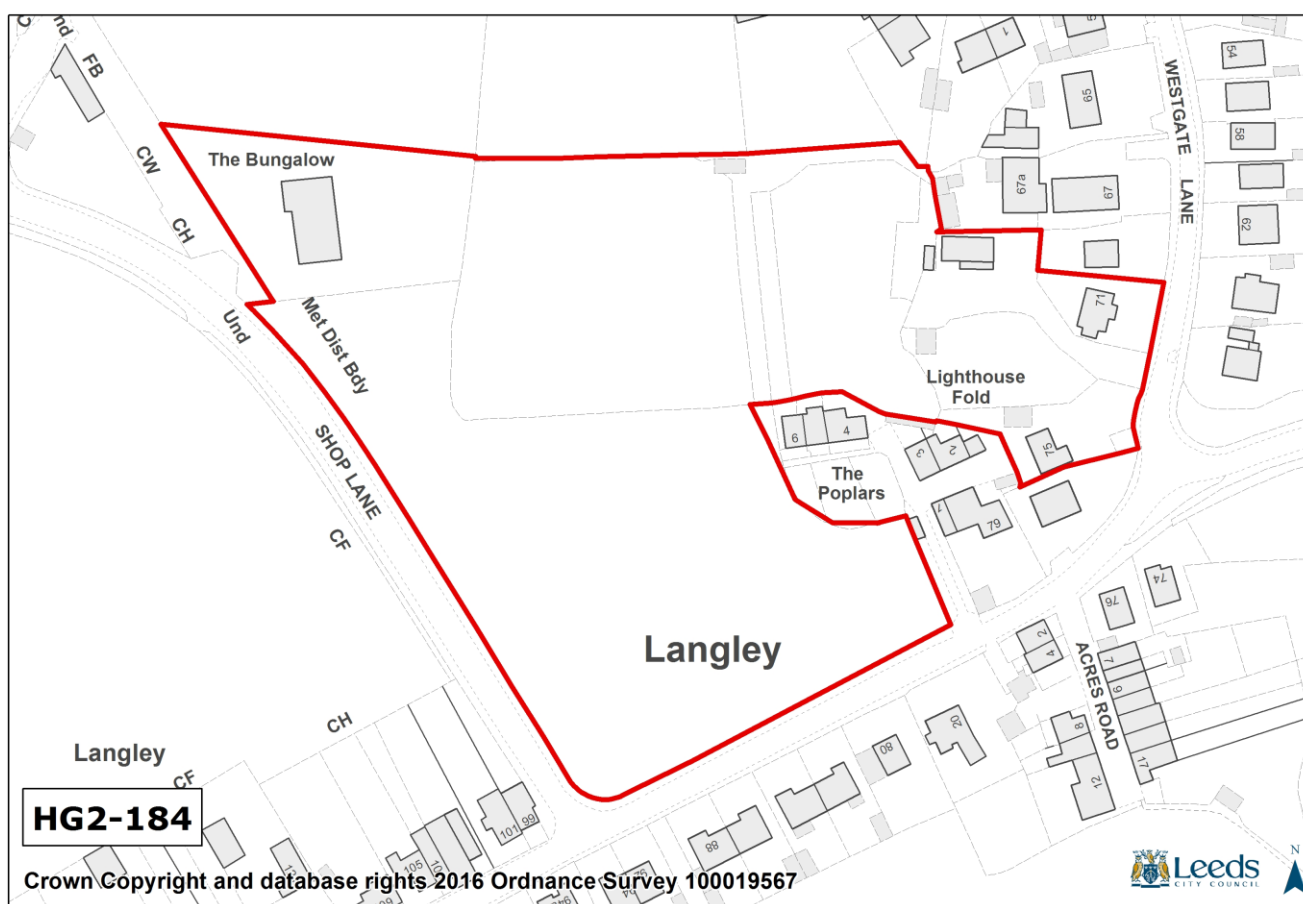
Site Capacity: 50 units

Site Area: 1.96 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South

Phase: 3



No site specific requirements

Site Reference: ~~HG2-185 (1261_4220)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Church Farm Lofthouse

Housing allocation

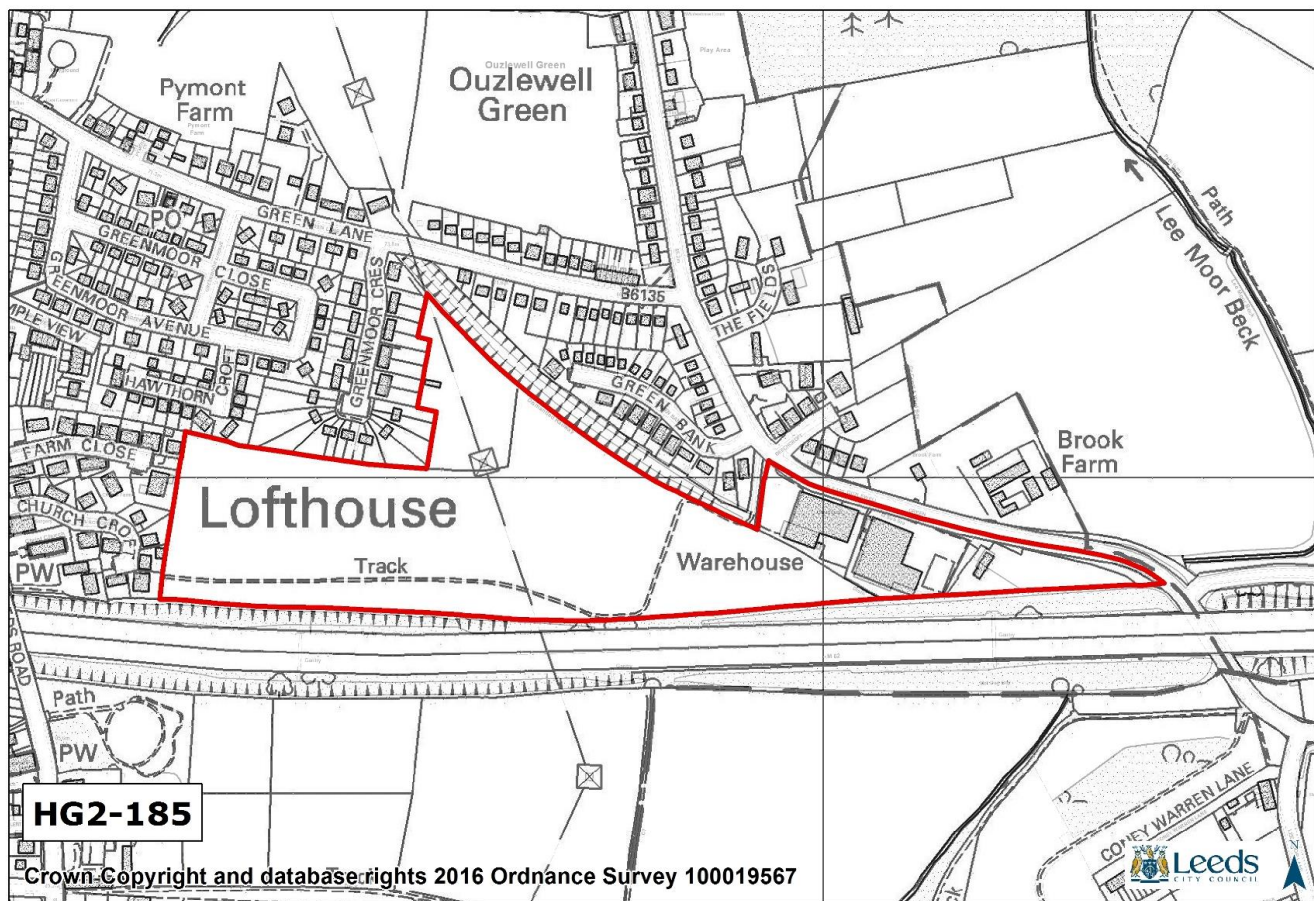
Site Capacity: 188 units

Site Area: 8.9 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South

Phase: 3



- **Highway Access to Site:**

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

- **Local Highway Network:**

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

- **Culverts and Canalised Water Courses:**

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

- **Gas Pipelines:**

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

3.8.9a Broad Locations

In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 2,600 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review.

POLICY BL1: BROAD LOCATIONS

1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES AS BROAD LOCATIONS FOR HOUSING AND/OR MIXED USE TO CONTRIBUTE TO THE CORE STRATEGY HOUSING REQUIREMENT IN POLICY SP6.

2) BROAD LOCATIONS WILL REMAIN WITHIN THE GREEN BELT UNTIL THEY ARE REQUIRED FOR HOUSING AND/OR MIXED USE FOLLOWING A FUTURE REVIEW OF THE PLAN

3) UPON REVIEW BROAD LOCATIONS WILL BE EITHER:

A) ALLOCATED FOR HOUSING (OR MIXED USE), UNDER POLICY HG2, OR

B) ALLOCATED FOR SCHOOL PROVISION, UNDER POLICY HG5, OR

C) DESIGNATED AS SAFEGUARDED LAND, UNDER POLICY HG3 OR

D) DELETED AS A BROAD LOCATION.

BROAD LOCATIONS ARE SHOWN ON THE POLICIES MAP.

IN OUTER SOUTH, SITES THAT ARE IDENTIFIED AS BROAD LOCATIONS ARE:

Broad Locations ref	Previous ref in Submission Draft Plan	Address	Area	Capacity
BL1-31	HG2-173	Haighside Rothwell	22.1	578
BL1-32	HG2-181	Land at Leadwell Lane, Robin Hood	2.3	60
BL1-33	HG2-184	Westgate Lane, Lofthouse	2	50
BL1-34	HG2-185	Church Farm Lofthouse	8.9	188
BL1-35	HG3-27	Church Lane (land south of), Mickletown	2.5	55
BL1-36	HG3-28	Pinfold Lane (land west of), Mickletown	2.2	50
Total capacity:				981
Total capacity from HG2 sites:				876
Total capacity from HG3 sites:				105

3.8.9b The housing target in Outer South is 2,600. This is made up of identified sites, which total 618, housing allocations which total 940 and sites in broad locations which total 876, so Outer South is under the overall 2014 Core Strategy target by 166.

Safeguarded Land

- 3.8.10 Section 2, paragraph 2.60 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028. **Land identified as broad locations can meet the need for safeguarded land upon review of the Plan.**

POLICY HG3 – SAFEGUARDED LAND

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

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

...

Sites Reserved for Future School Use

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

HG2-180 Land between Fleet Lane & Methley Lane Oulton

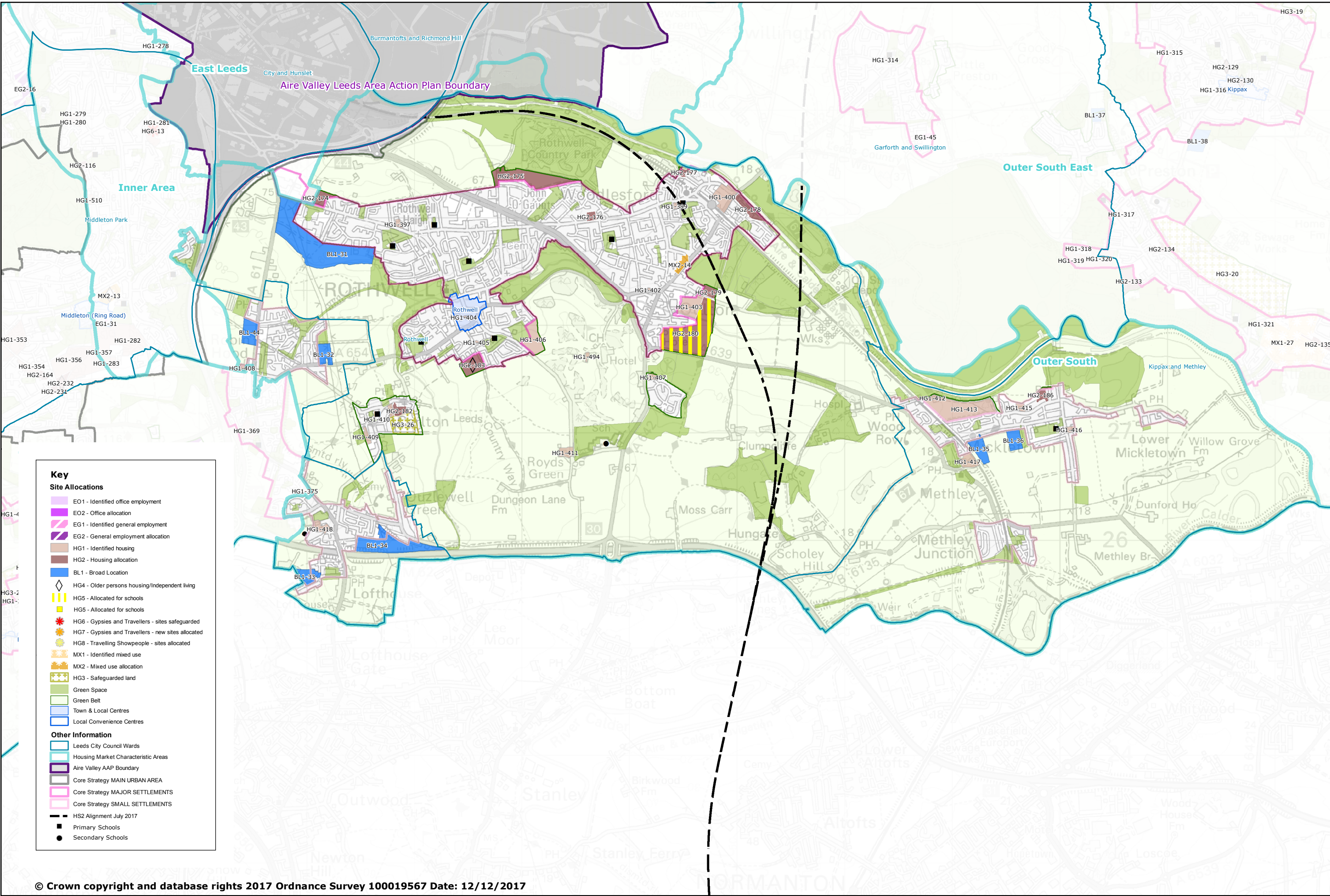
~~In addition some sites that are not allocated for housing also need to be reserved for future school use. Policy HG5 applies to these sites:~~

~~POLICY HG5:~~

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

~~HG5-7 Hope Farm, Wakefield Road, Robin Hood~~

...



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HMCA AREA
Outer South



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

9. OUTER SOUTH EAST

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). **This is to be met through:**

- Identified sites (see paragraph 2.29)
- Housing allocations (see paragraphs 2.30 to 2.55)
- Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)

Identified Sites ~~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.

...

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 **or identified broad location**.

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 **IN PHASE 1 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 58.9	2,314 1090	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
Phase 1 total:			2,641	
Phase 3				
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
Phase 3 total:			385	
Housing allocation total:			3,026 1,604	

3.9.8 Sites allocated for housing in Outer South East have a total capacity of ~~3026~~ 1,604. ~~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 Reference: HG2-124 (1232B) Boundary amended, see subsequent Plan

Site Reference: HG2-124 (1232B) Boundary amended, see subsequent Plan

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

Housing allocation

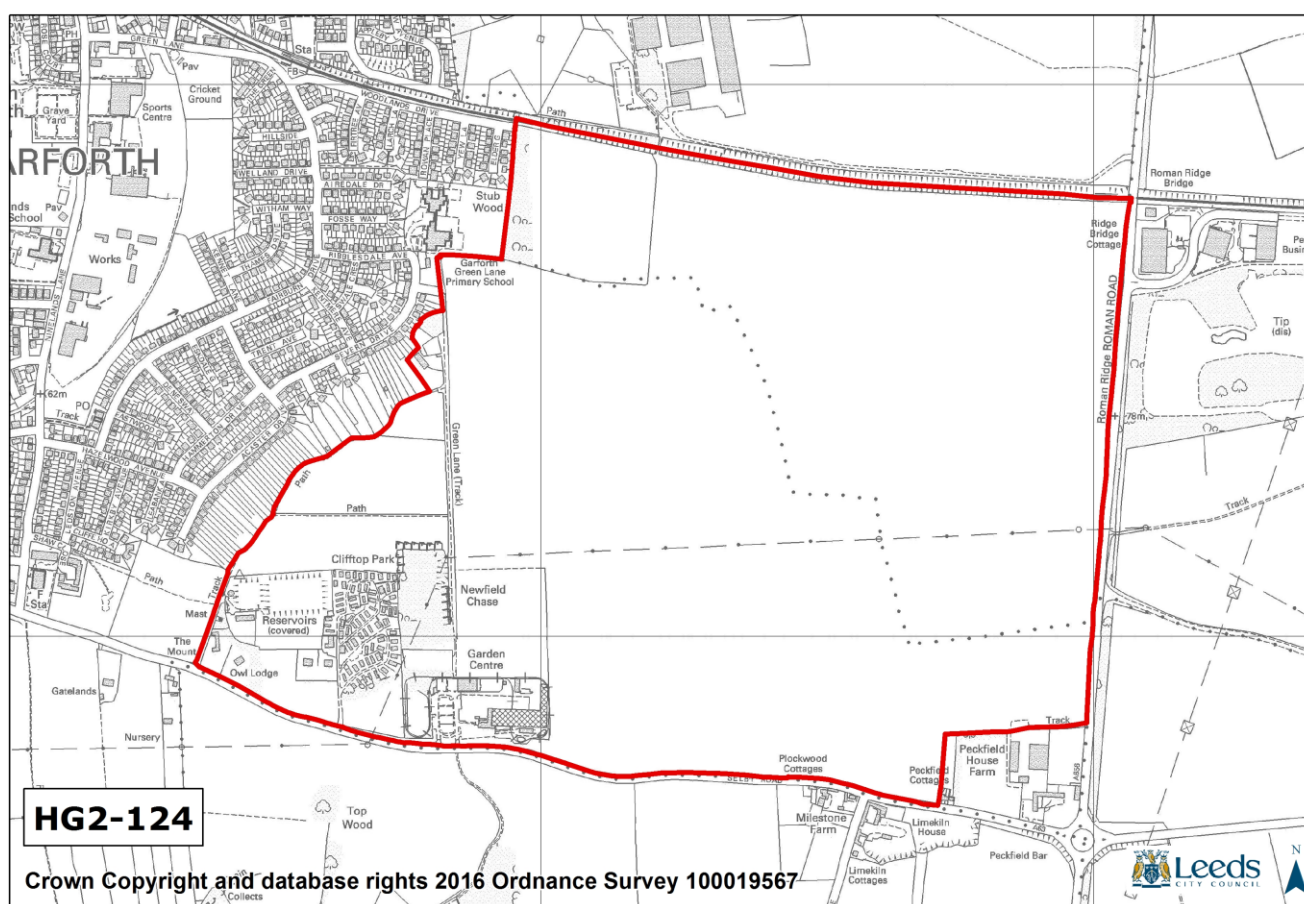
Site Capacity: ~~2314~~ 1090 units

Site Area: ~~147.31~~ 58.87 hectares

Ward: Garforth and Swillington

HMCA: Outer South East

Phase: 1



Site Requirements - HG2-124:

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.~~

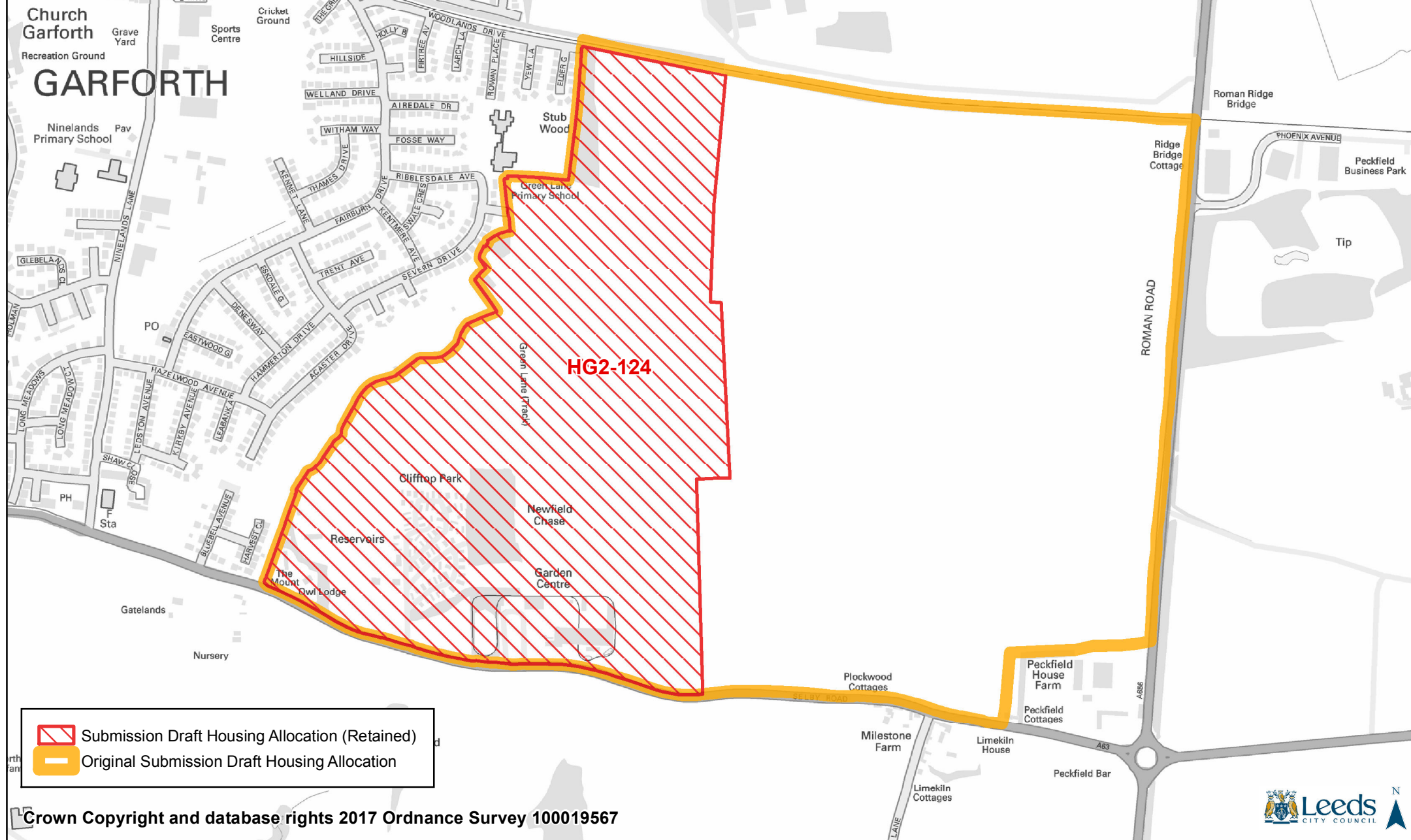
• **Gas Pipelines:**

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.

Proposed change to Submission Draft Housing Allocation

Site Ref: HG2-124

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



Site Reference: ~~HG2-127 (4200B)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Newtown Farm, Micklefield

Housing allocation

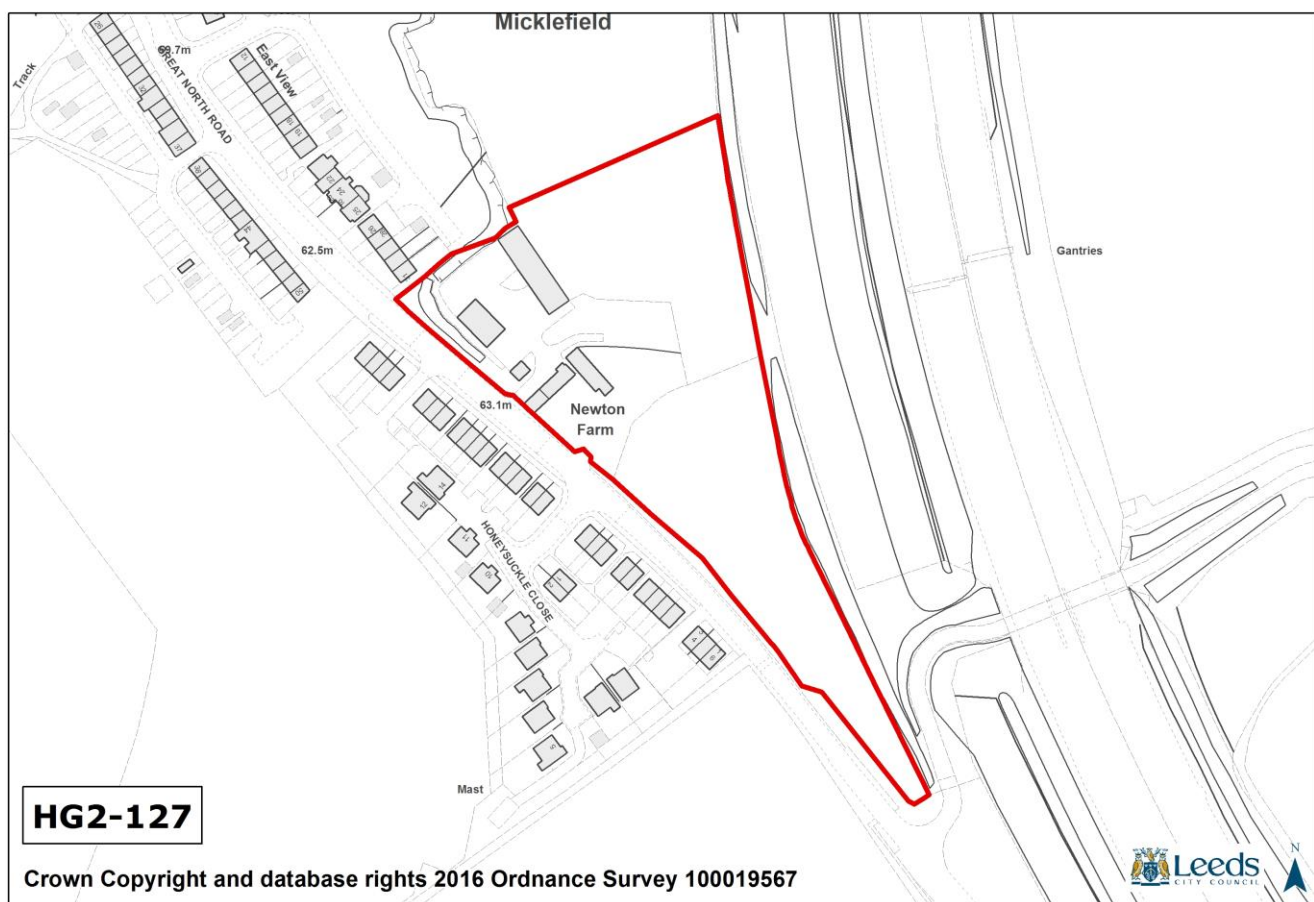
Site Capacity: 42 units

Site Area: 1.57 hectares

Ward: Kippax and Methley

HMCA: Outer South East

Phase: 3



- **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 deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Selby Road/Leeds Road, Kippax

Housing allocation

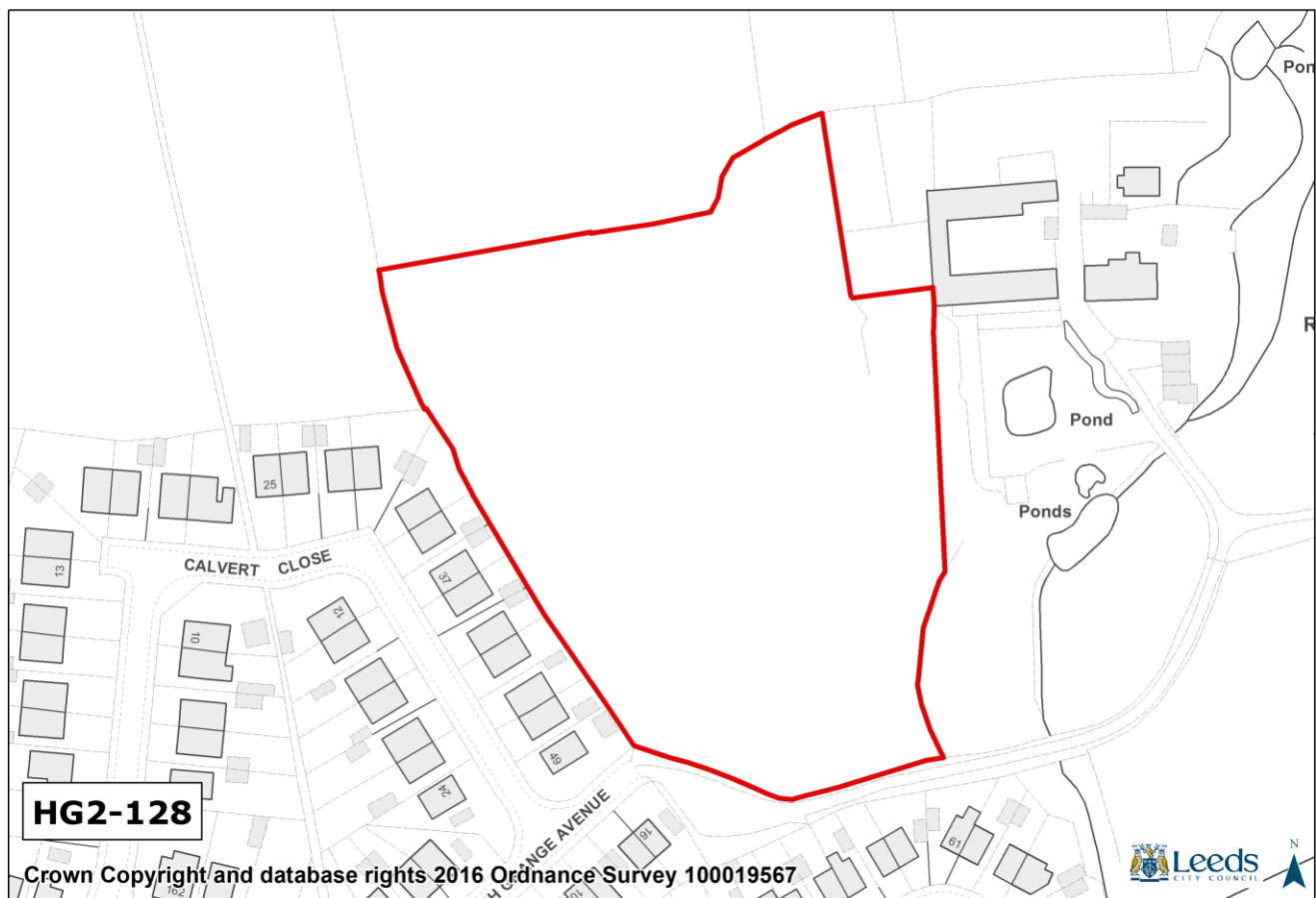
Site Capacity: 40 units

Site Area: 1.47 hectares

Ward: Kippax and Methley

HMCA: Outer South East

Phase: 3



- **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: ~~HG2-131 (3100B)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Whitehouse Lane, Great Preston

Housing allocation

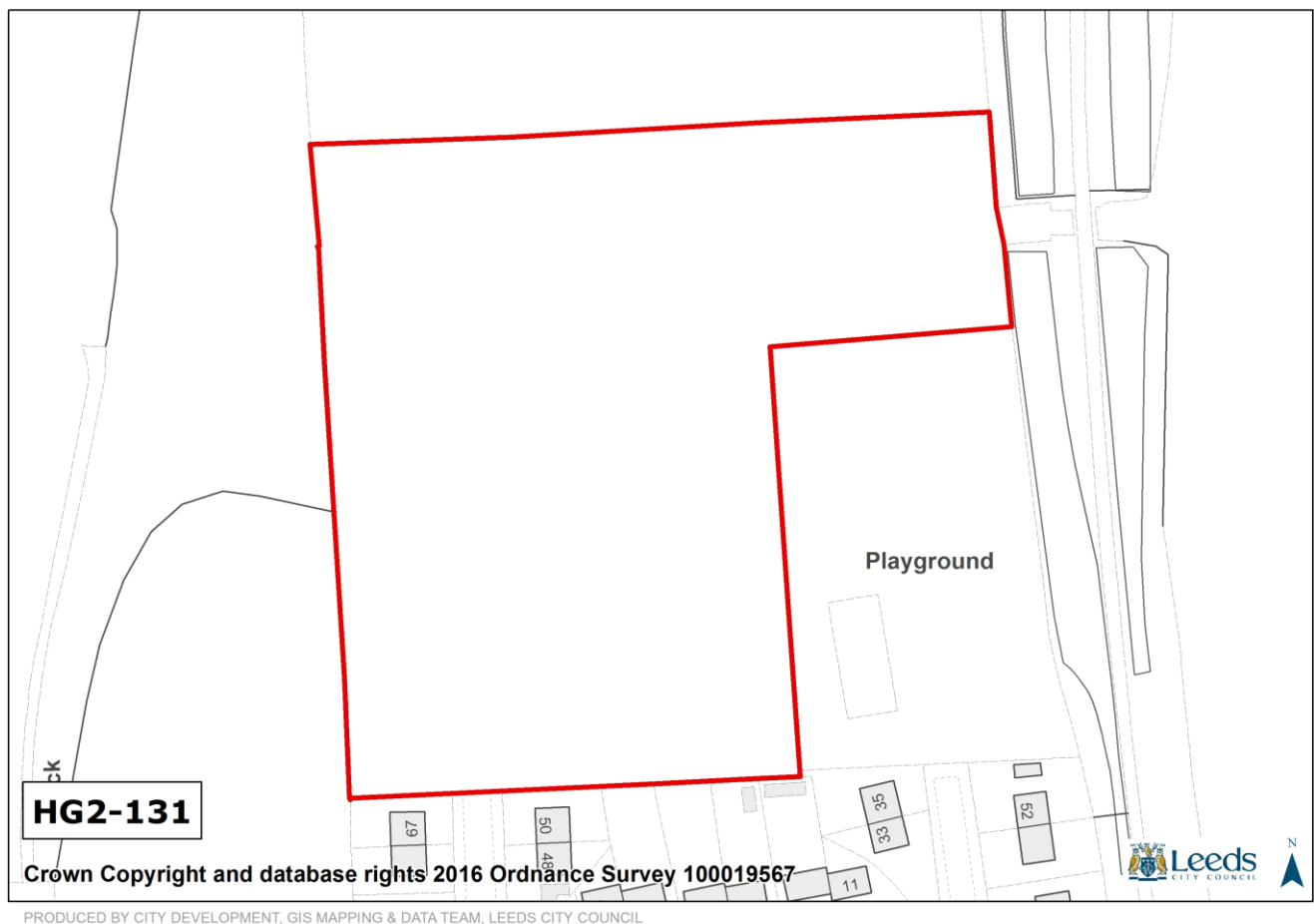
Site Capacity: 40 units

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 deleted and identified as a Broad Location on HMCA plan at end of section

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

Housing allocation

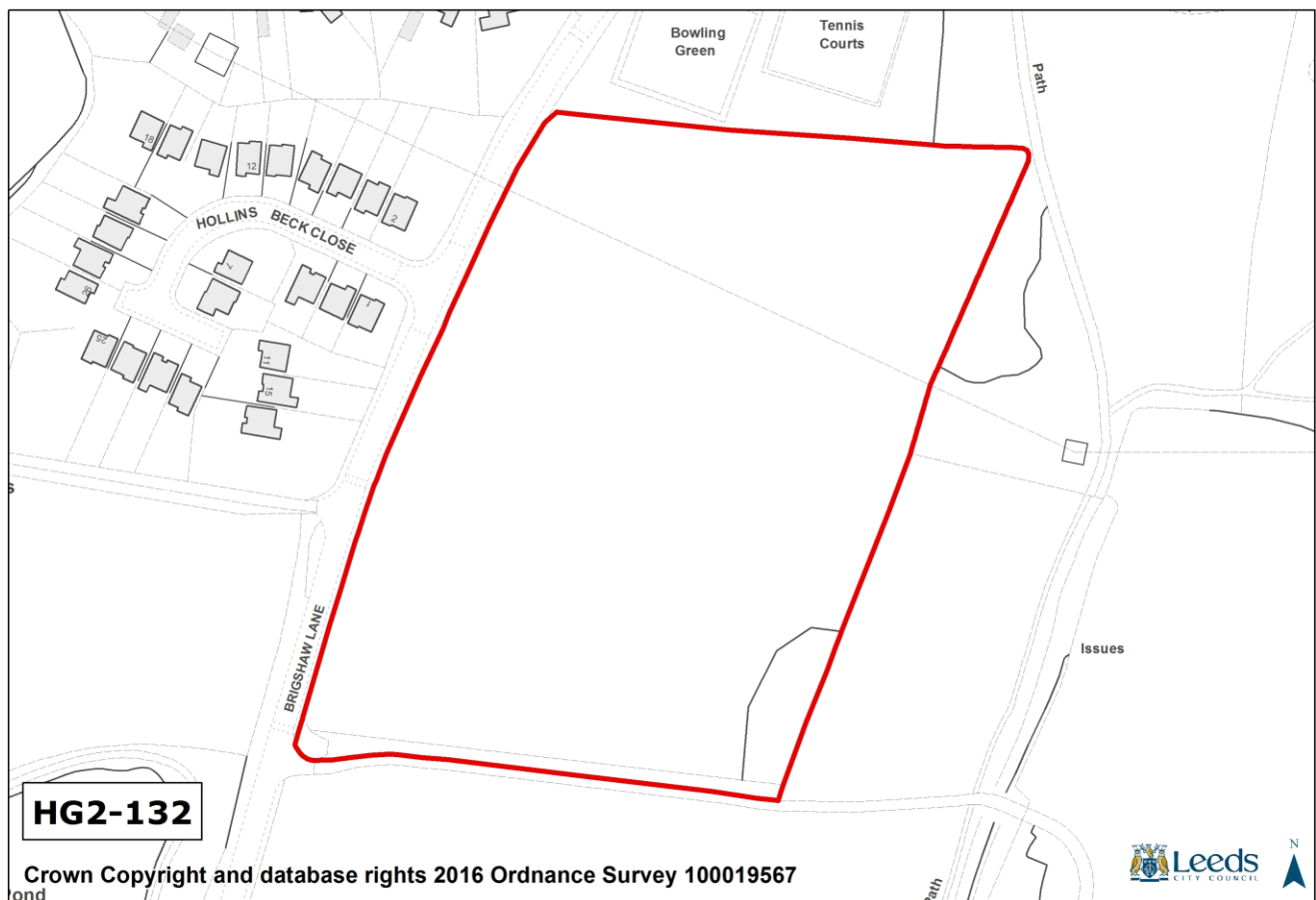
Site Capacity: 76 units

Site Area: 3.03 hectares

Ward: Kippax and Methley

HMCA: Outer South East

Phase: 3



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

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

3.9.9a Broad Locations

In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 4,600 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review.

POLICY BL1: BROAD LOCATIONS

- 1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES AS BROAD LOCATIONS FOR HOUSING AND/OR MIXED USE TO CONTRIBUTE TO THE CORE STRATEGY HOUSING REQUIREMENT IN POLICY SP6.
- 2) BROAD LOCATIONS WILL REMAIN WITHIN THE GREEN BELT UNTIL THEY ARE REQUIRED FOR HOUSING AND/OR MIXED USE FOLLOWING A FUTURE REVIEW OF THE PLAN
- 3) UPON REVIEW BROAD LOCATIONS WILL BE EITHER:
 - A) ALLOCATED FOR HOUSING (OR MIXED USE), UNDER POLICY HG2, OR
 - B) ALLOCATED FOR SCHOOL PROVISION, UNDER POLICY HG5, OR
 - C) DESIGNATED AS SAFEGUARDED LAND, UNDER POLICY HG3 OR
 - D) DELETED AS A BROAD LOCATION.

BROAD LOCATIONS ARE SHOWN ON THE POLICIES MAP.

IN OUTER SOUTH EAST, SITES THAT ARE IDENTIFIED AS BROAD LOCATIONS ARE:

Broad Locations ref	Previous ref in Submission Draft Plan	Address	Area	Capacity
BL1-37	HG2-131	Whitehouse Lane, Great Preston	1.2	40
BL1-38	HG2-132	Brigshaw Lane (land to east of), Kippax	3	76
BL1-39	HG2-128	Selby Road/Leeds Road, Kippax	1.5	40
BL1-40	HG2-124	Stourton Grange Farm South, Selby Road – Ridge Road, Garforth	88.2	1224
BL1-41	HG2-127	Newtown Farm, Micklefield	1.6	42
Total capacity:				1422
Total capacity from HG2 sites:				1422
Total capacity from HG3 sites:				0

3.9.9b The housing target in Outer South East is 4,600. This is made up of identified sites, which total 1,352, housing allocations which total 1,604 and sites in broad locations which total 1,422, so Outer South East is under the overall 2014 Core Strategy target by 222.

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. Land identified as broad locations can meet the need for safeguarded land upon review of the Plan.

...

Sites for Older Persons Housing/Independent Living

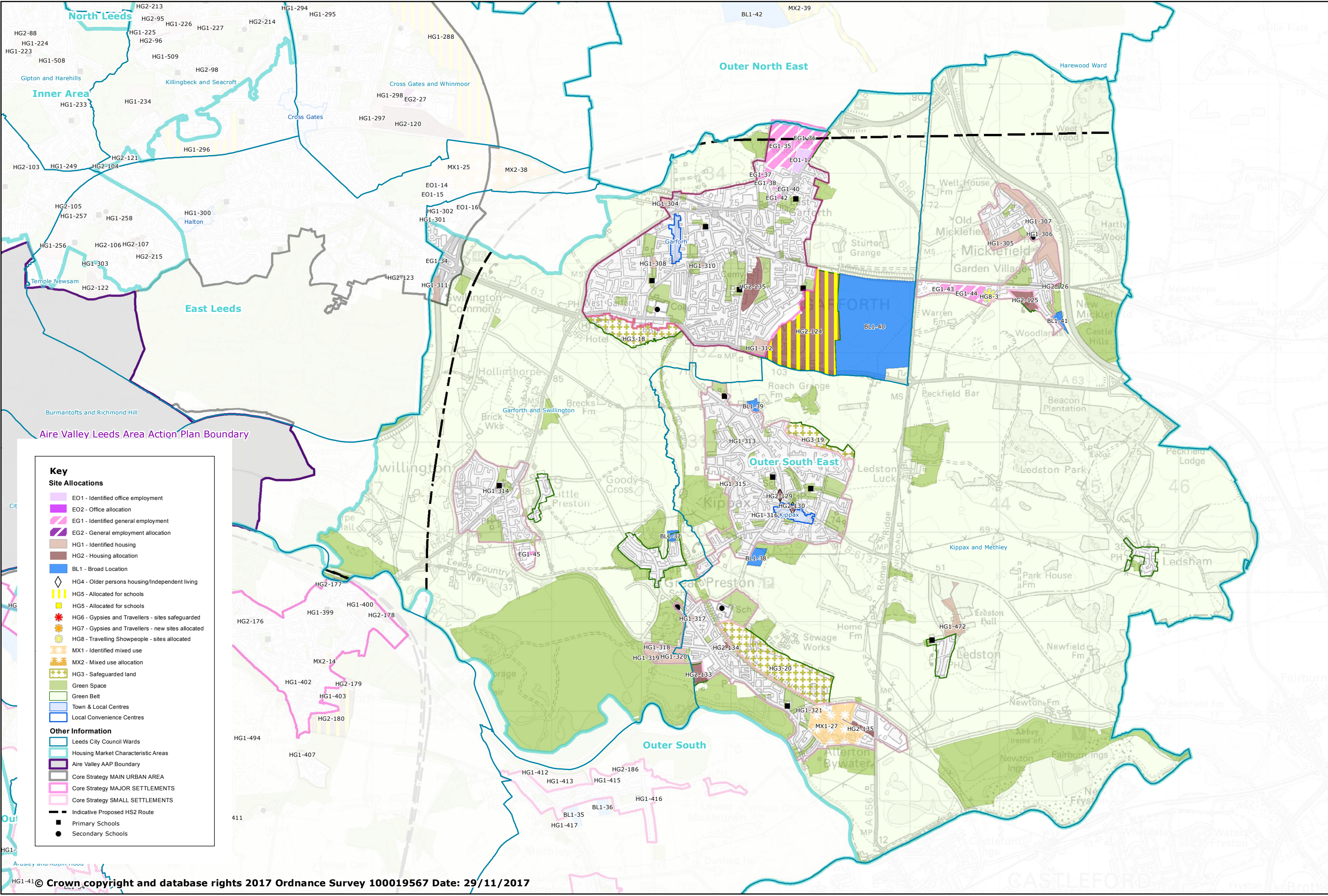
3.9.11 ~~Three~~ **Two** housing allocations have easy access to Local Centres in Outer South East and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans

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~~



Key

Site Allocations

EO1 - Identified office employment

EO2 - Office allocation

EG1 - Identified general employment

EG2 - General employment allocation

HG1 - Identified housing

HG2 - Housing allocation

BL1 - Broad Location

HG4 - Older persons housing/independent living

HG5 - Allocated for schools

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
Outer South East



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

10. OUTER SOUTH WEST

HOUSING PROPOSALS FOR OUTER SOUTH WEST

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

3.10.5 **Total housing target for Outer South West** (set out in the Core Strategy) = 7,200 units (11% of District wide total). **This is to be met through:**

- Identified sites (see paragraph 2.29)
- Housing allocations (see paragraphs 2.30 to 2.55)
- Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)

Identified Sites ~~Total Number of Dwellings/Capacity to be allocated:~~

3.10.6 ~~The target of 7,200 residential units does not mean that land for 7,200 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.

...

3.10.7 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 **or identified broad location.**

So, the residual target is $7,200 - 2648 = 4,552$ 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 **IN PHASE 1** ~~PHASED FOR RELEASE~~ IN ACCORDANCE WITH CORE STRATEGY POLICY H1.

3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

IN OUTER SOUTH WEST THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-137	Royds Lane, Wortley, Leeds	3.6	111	Brownfield
HG2-138	Park Lees site, St Anthony's Road, Beeston	0.5	18	Brownfield
HG2-139	Old Lane - Jubilee Works, Beeston	1.2	44	Brownfield
HG2-140	Dewsbury Road, Leeds, LS11 7DF	1.8	60	Brownfield
HG2-142	Whitehall Road (off), Drighlington BD11 1BX	1.6	49	Brownfield
HG2-146	Geldered Road, Leeds	3.8	85	Brownfield
HG2-151	Land at Parkwood Road Beeston	0.5	19	Brownfield
HG2-153	Albert Drive Morley	4.6	121	Mix 30:70
HG2-155	Joseph Priestly College	0.4	14	Brownfield
HG2-156	Rod Mills Lane, High Street, Morley	1.8	15	Brownfield
HG2-157	Britannia Road, Morley	1.7	63	Greenfield
HG2-158	Tingley Mills, Tingley Common, Morley	1	100	Brownfield
HG2-159	Sissons Farm, Middleton LS10	8.2	222	Greenfield
HG2-160	Acre Road, Sissons Drive, Middleton	0.4	14	Brownfield
HG2-161	Throstle Mount, Middleton	0.4	15	Brownfield
HG2-164	Thorpe Road, Thorpe Square, Middleton	0.7	26	Brownfield
HG2-165	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	2.2	57	Brownfield
HG2-166	Long Thorpe Lane (land off), Thorpe, Wakefield, WF3 3BZ	0.6	17	Greenfield
HG2-172	Fall Lane - East Ardsley PS	0.8	25	Brownfield
HG2-231	Land at Throstle Terrace, Middleton	0.6	20	Greenfield
HG2-232	Land at Towcester Avenue, Middleton	1.41	44	Greenfield
Phase 1 total:			1,120	
Phase 2				
HG2-136	Whitehall Road (south of) - Harpers Farm	10.7	279	Greenfield
HG2-149	Lane Side Farm, PAS Morley	20.6	542	Greenfield
HG2-150	Churwell (land to the east of) LS27	10.4	205	Greenfield
HG2-168	Haigh Wood, Ardsley (North)	4.8	108	Greenfield
HG2-169	Haigh Wood, Ardsley (South)	11.7	262	Greenfield
Phase 2 total:			1,396	

Phase 3				
HG2-143	King Street/Spring Gardens Drighlington	10.8	250	Greenfield
HG2-144	Westfield Farm, Drighlington BD44	0.6	17	Greenfield
HG2-145	Bradford Road/Wakefield Road Gildersome	19.0	393	Greenfield
HG2-147	Highfield Drive/Harthill Lane (land off), Gildersome LS27	3.4	76	Greenfield
HG2-148	Gelderd Road/M621, Gildersome	7.9	203	Greenfield
HG2-167	Old Thorpe Lane (land at), Tingley WF3	28.0 9.21	619 207	Greenfield
HG2-170	Land off Haigh Moor Road	1.6	41	Mix 80:20
HG2-171	Westerton Road, East Ardsley	8.7	195	Greenfield
HG2-233	Land at Moor Knoll Lane East Ardsley	0.36	11	Brownfield
Phase 3 total:			1,805	
Housing allocation total:			4,321 2,984	

3.10.8 Sites ~~specifically~~ allocated for housing in Outer South West have a total capacity of ~~4321~~ 2,984. ~~which is under the target by 231. 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 Reference: ~~HG2-144 (1344)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Westfield Farm, Drighlington

Housing allocation

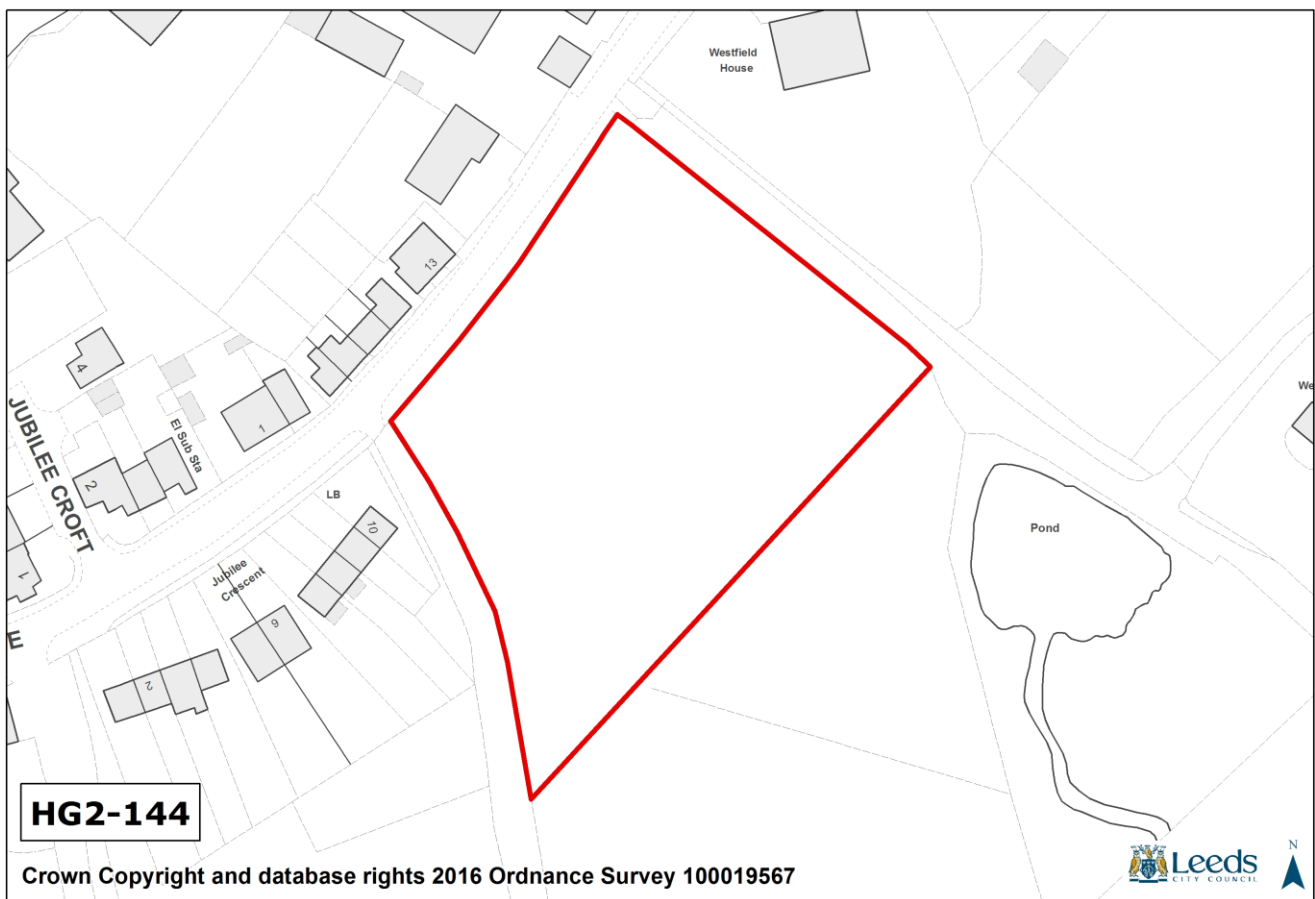
Site Capacity: 17 units

Site Area: 0.57 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 3



- **Highway Access to Site:**

Old Lane requires widening within the highway and site boundary to provide a suitable carriageway and footway width.

- **Listed Buildings:**

The site is adjacent to a listed building where consideration to the setting of the listed building is required.

Site Reference: ~~HG2-145 (3000_3064)~~ Site deleted and identified as a Broad Location and site reserved for school
See subsequent plan

Site Address: Bradford Road/Wakefield Road Gildersome

Housing allocation

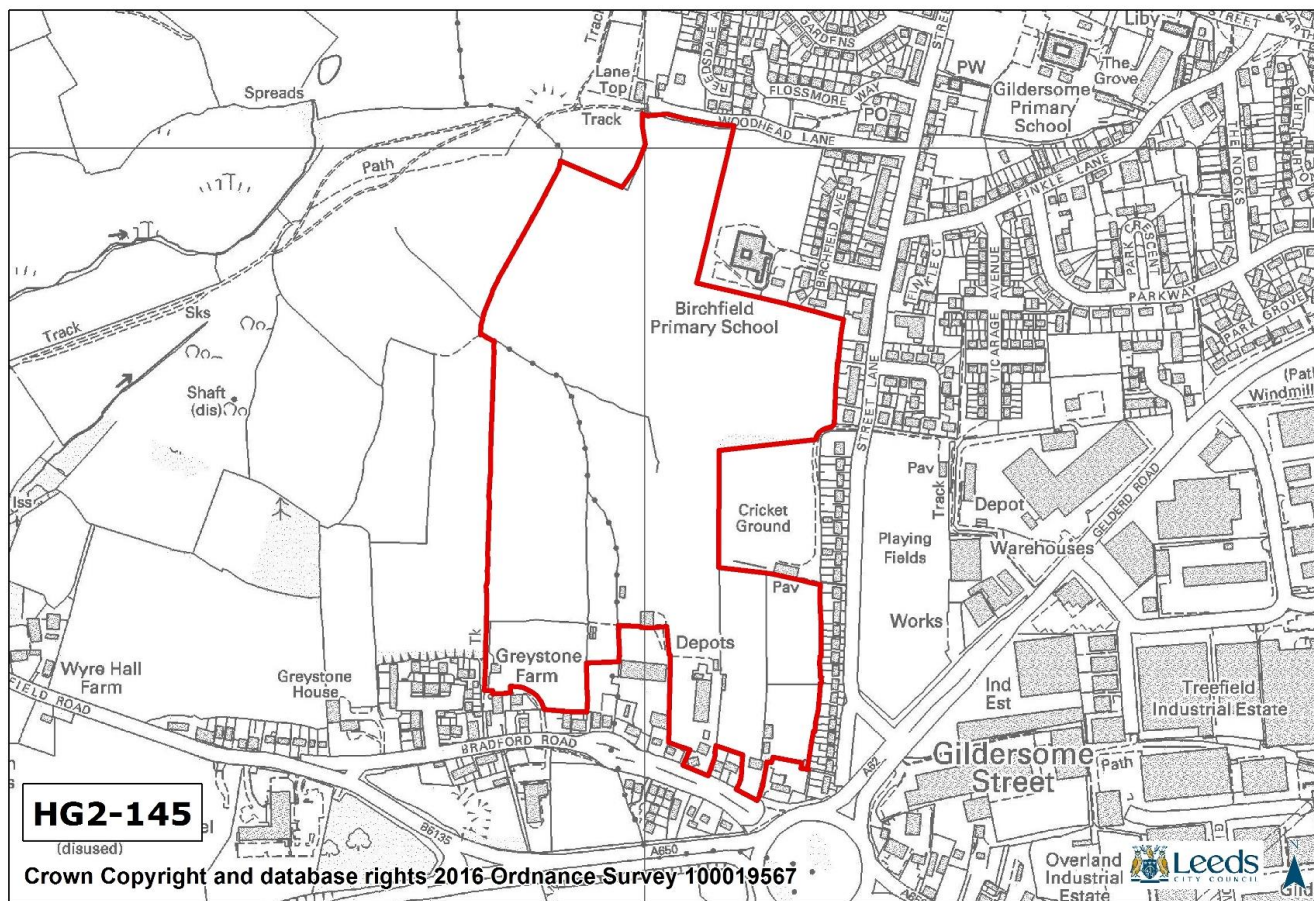
Site Capacity: 393 units

Site Area: 19 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 3



Site Requirements - ~~HG2-145:~~

- **Highway Access to Site:**

Two points of vehicular access are required.

- **Local Highway Network:**

There is a direct impact upon the congested A62/A650 junction at Gildersome. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England. There is also likely to be a direct impact on the A62/Asquith Ave and A62/A6110 junctions and contributions will be required towards mitigating measures.

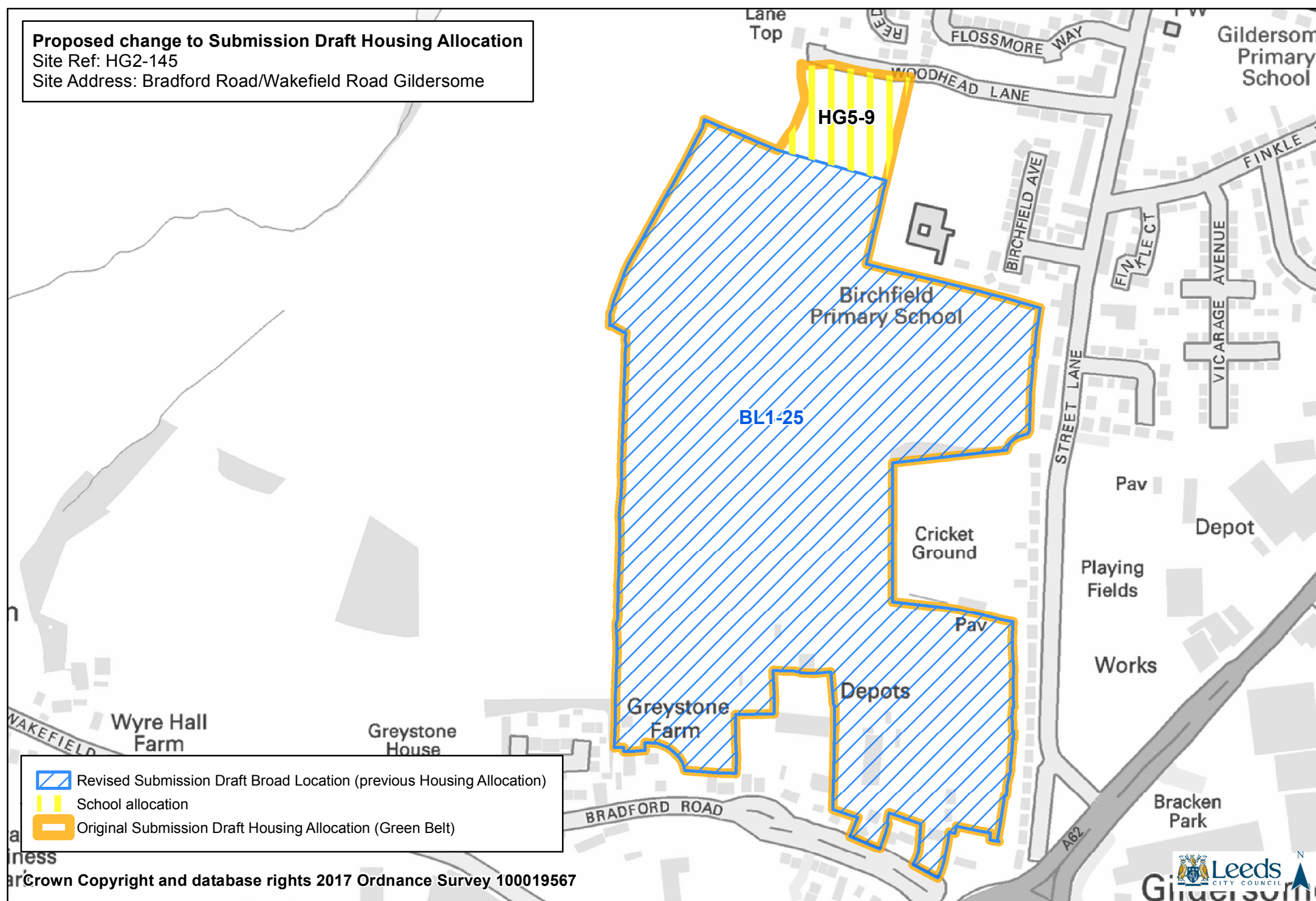
- **Education Provision:**

Part of the site should be retained to allow for the extension of Birchfield Primary School.

Proposed change to Submission Draft Housing Allocation

Site Ref: HG2-145

Site Address: Bradford Road/Wakefield Road Gildersome



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Site Reference: ~~HG2-147 (1200A)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Highfield Drive/Harthill Lane (land off), Gildersome

Housing allocation

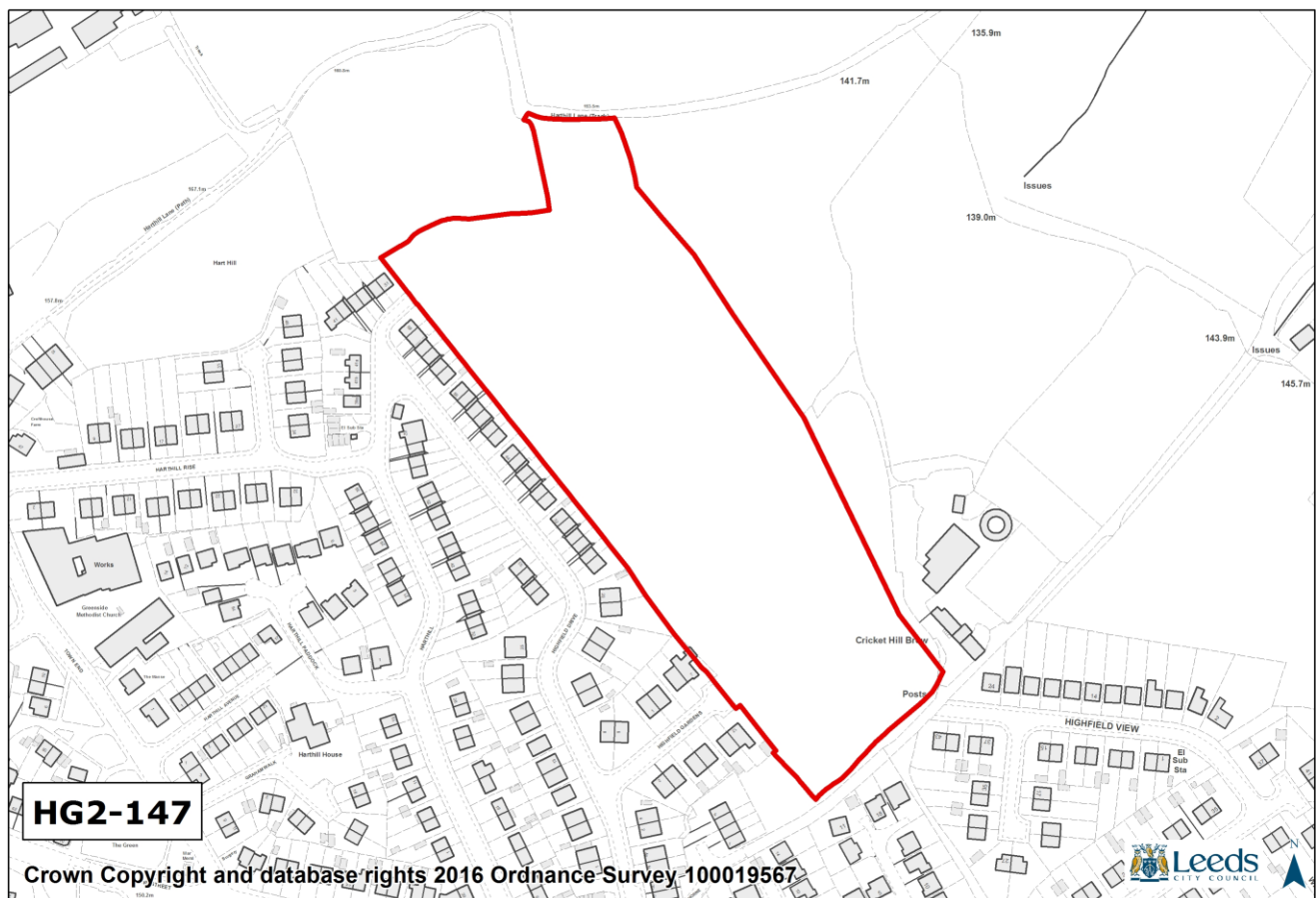
Site Capacity: 76 units

Site Area: 3.42 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 3



Site Requirements - HG2-147:

- **Local Highway Network:**

There is a cumulative impact upon the congested A62/Asquith Avenue junction. To mitigate this impact the development will be required to contribute towards an improvement scheme.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided

Site Reference: ~~HG2-148 (3060A)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Gelderd Road/M621, Gildersome

Housing allocation

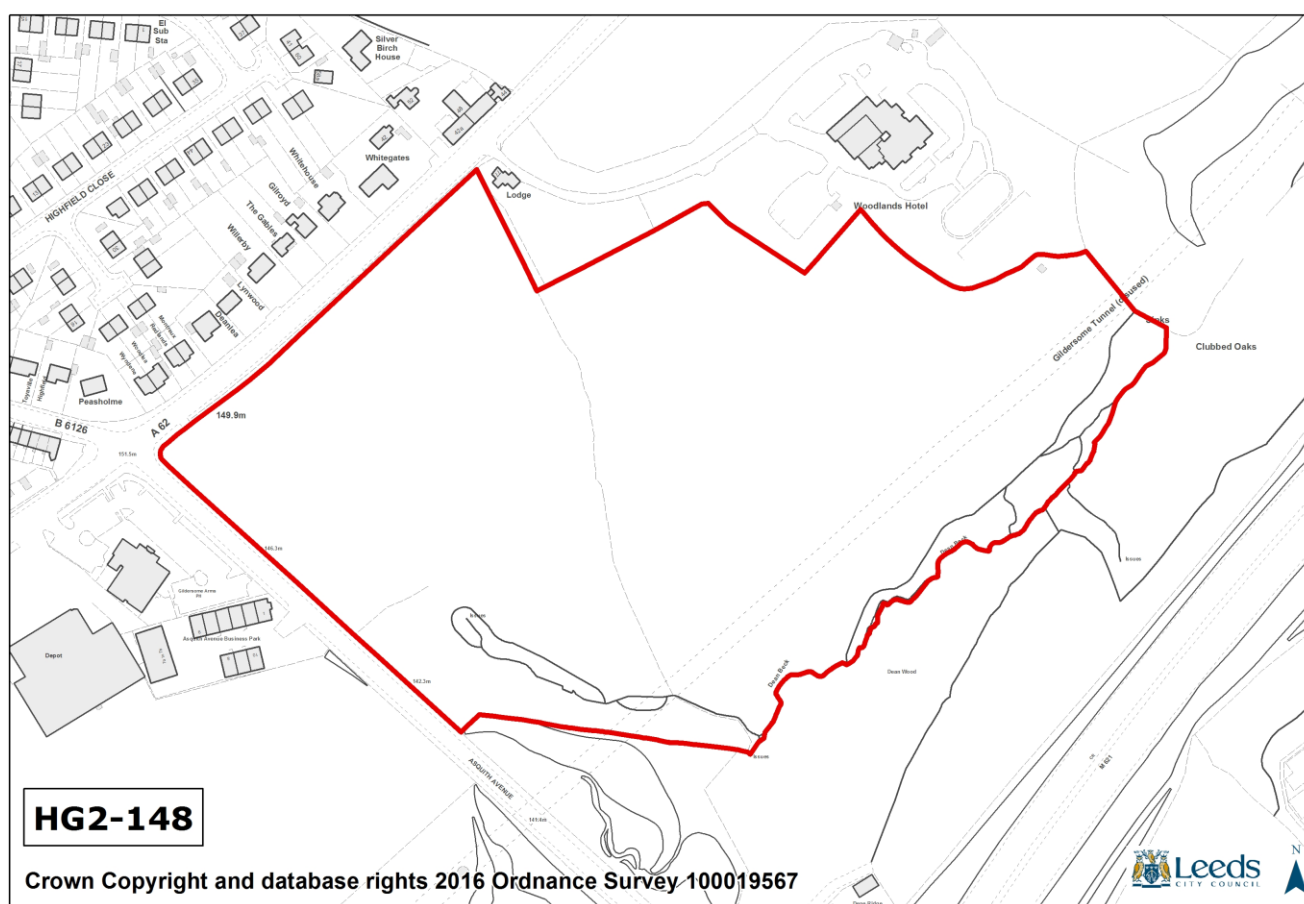
Site Capacity: 203 units

Site Area: 7.86 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 3



- **Highway Access to Site:**

The A62 Gelderd Road / Asquith Avenue / Branch End junction will require a capacity improvement. Footway and pedestrian crossing improvements will also be required on Asquith Avenue and Gelderd Road.

- **Local Highway Network:**

There is a direct impact upon the congested A62/Asquith Avenue and A62/A6110 junctions. To mitigate this impact the development will be required to contribute towards improvement schemes.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including a biodiversity buffer (not private garden space) to the south and east boundaries to protect the woodland and beck.

- **Culverts and Canalised Water Courses:**

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

Boundary amended, see subsequent Plan

Site Address: Old Thorpe Lane (land at), Tingley WF3

Housing allocation

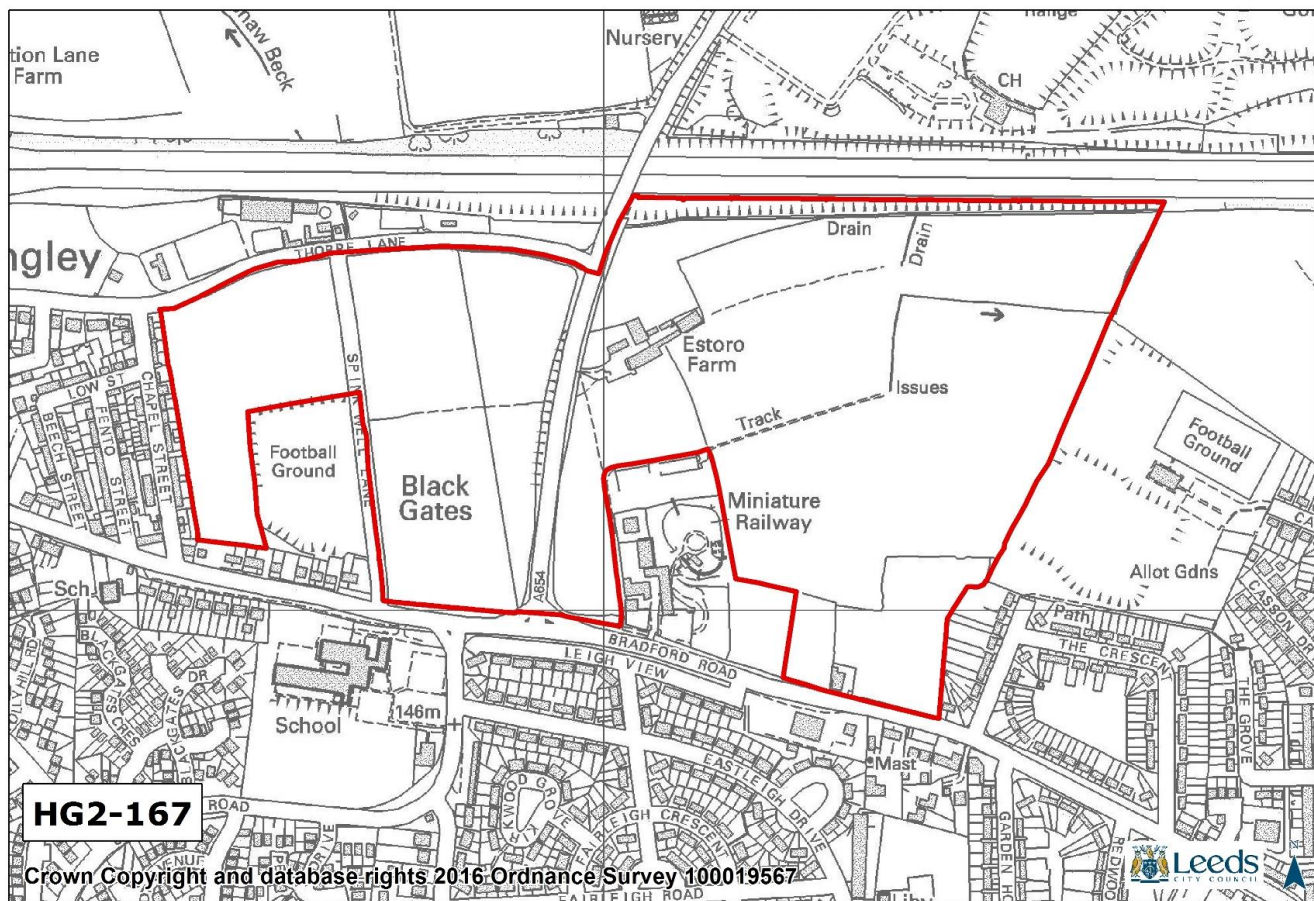
Site Capacity: ~~619~~ 207 units

Site Area: ~~28~~ 9.21 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West

Phase: 1 ~~3~~



Site Requirements - HG2-167:

~~New Local Centre: 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 use/services will be supported in line with Policy P2.~~

- **Local Highway Network:**

The proposed development will directly impact on the congested junction of the A650 with Thorpe Lane and Smithy Lane. The development will be required to fund appropriate mitigation measures in the form of a realigned junction ~~or new link road~~. There is also a significant cumulative impact upon Tingley roundabout. To mitigate this impact a contribution will be required towards any improvements as agreed with the Highways England, taking into account the cumulative impact of other allocated sites in the area. In addition there will be a cumulative impact upon the A650 / Common La junction and funding will be required towards mitigating measures. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **Culverts and Canalised Water Courses:**

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

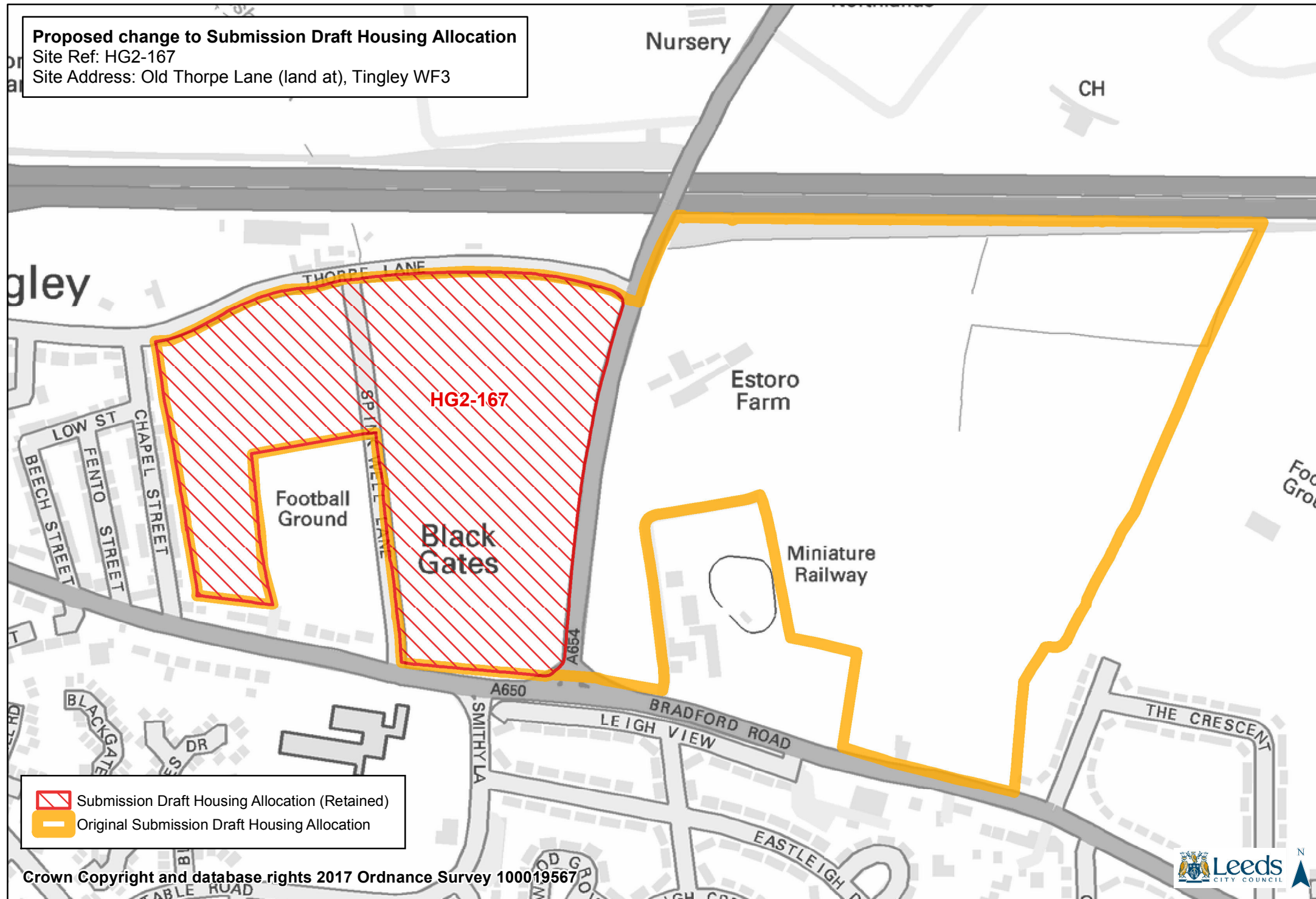
- ~~Listed Buildings:~~

~~The site is in the setting of, a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. This is likely to require a buffer, particularly in the field to the west of the farm complex, to protect the setting if these buildings are curtilage listed and therefore also protected.~~

Proposed change to Submission Draft Housing Allocation

Site Ref: HG2-167

Site Address: Old Thorpe Lane (land at), Tingley WF3



Site Reference: ~~HG2-170 (3456A)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Land off Haigh Moor Road, Tingley

Housing allocation

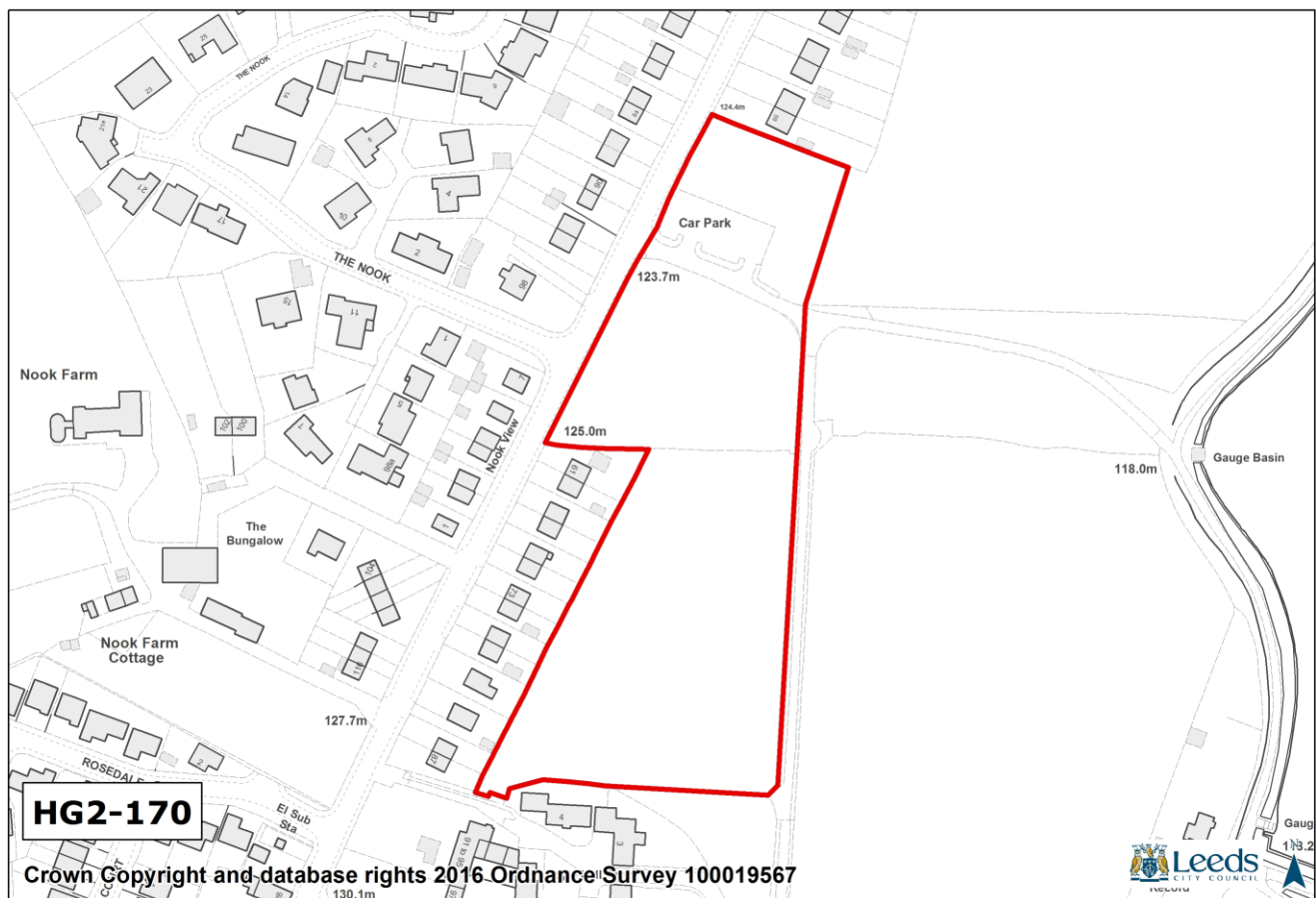
Site Capacity: 41 units

Site Area: 1.55 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West

Phase: 3



The public car park should be retained or reprovided within the site.

- **Greenspace:**

Detailed site layout should include siting of green space to provide long distance views to the east.

- **Listed Buildings:**

The site is adjacent to a Listed Building - Boyle Hall and its curtilage listed buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

Site Reference: ~~HG2-171 (1258_2105_3365_5144)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Westerton Road East Ardsley

Housing allocation

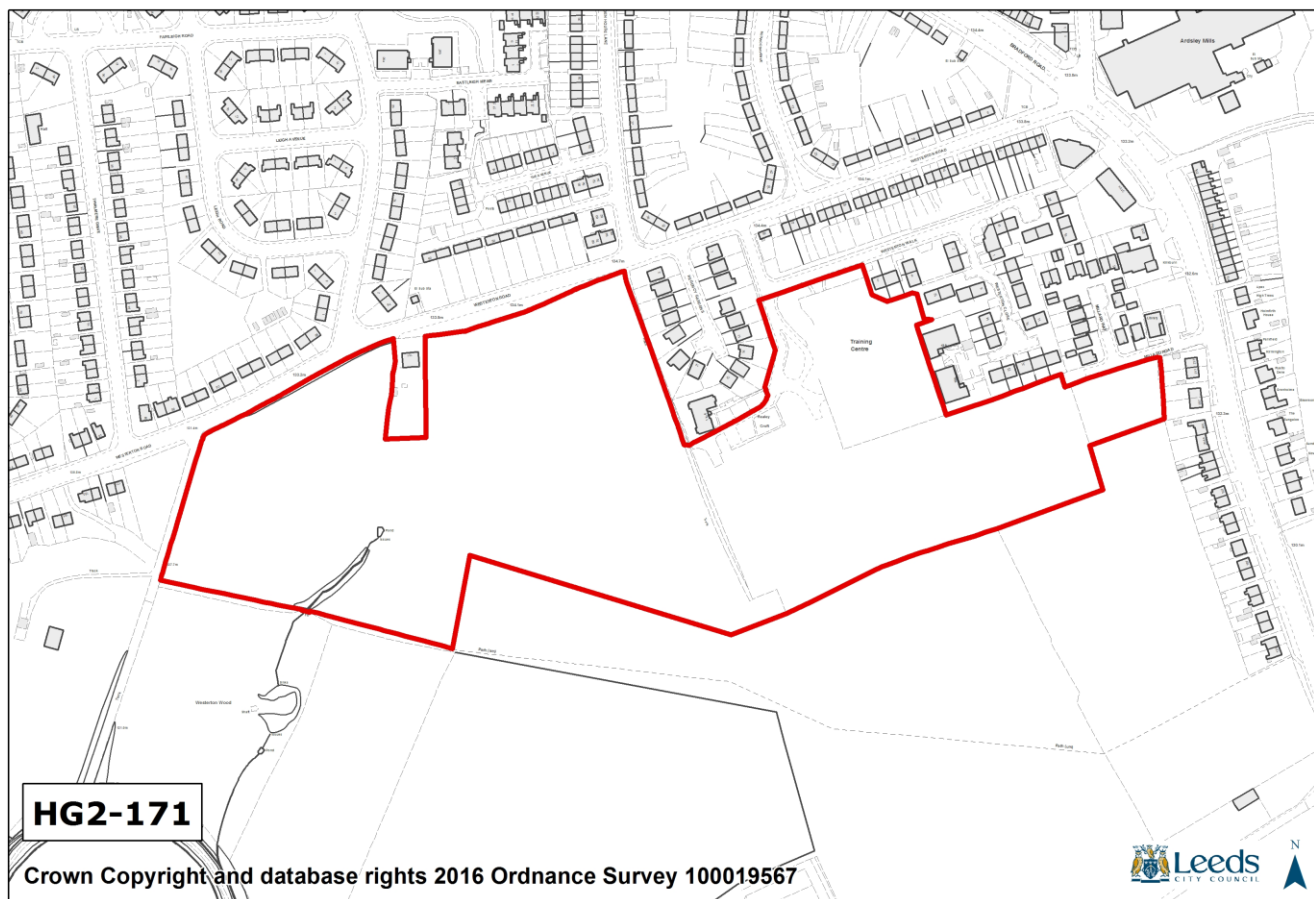
Site Capacity: 195 units

Site Area: 8.68 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West

Phase: 3



Site Requirements - HG2-171:

- **Local Highway Network:**

The proposed development will have a direct impact on the junction of the A650 with Common Lane. The development will be required to contribute to appropriate mitigation measures in the form of junction capacity improvements. There is also likely to be cumulative impacts at M62 Junction 28 Tingley and M1 Junction 41. To mitigate these impacts a contribution will be required towards any improvements as agreed with Highways England.

3.10.9a Broad Locations

In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 7,200 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review.

POLICY BL1: BROAD LOCATIONS

- 1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES AS BROAD LOCATIONS FOR HOUSING AND/OR MIXED USE TO CONTRIBUTE TO THE CORE STRATEGY HOUSING REQUIREMENT IN POLICY SP6.**
- 2) BROAD LOCATIONS WILL REMAIN WITHIN THE GREEN BELT UNTIL THEY ARE REQUIRED FOR HOUSING AND/OR MIXED USE FOLLOWING A FUTURE REVIEW OF THE PLAN**
- 3) UPON REVIEW BROAD LOCATIONS WILL BE EITHER:**
 - A) ALLOCATED FOR HOUSING (OR MIXED USE), UNDER POLICY HG2, OR**
 - B) ALLOCATED FOR SCHOOL PROVISION, UNDER POLICY HG5, OR**
 - C) DESIGNATED AS SAFEGUARDED LAND, UNDER POLICY HG3 OR**
 - D) DELETED AS A BROAD LOCATION.**

BROAD LOCATIONS ARE SHOWN ON THE POLICIES MAP.

IN OUTER SOUTH WEST, SITES THAT ARE IDENTIFIED AS BROAD LOCATIONS ARE:

Broad Locations ref	Previous ref in Submission Draft Plan	Address	Area	Capacity
BL1-23	HG3-21	Gelderd Road (land to the north of), Wortley LS12	11.6	315
BL1-24	HG2-144	Westfield Farm, Drighlington BD11	0.6	17
BL1-25	HG2-145	Bradford Road/Wakefield Road, Gildersome	18.1	393
BL1-26	HG2-147	Highfield Drive /Harthill Lane (land off), Gildersome LS27	3.4	76
BL1-27	HG2-148	Gelderd Road/M621, Gildersome	7.9	203
BL1-28	HG2-167	Old Thorpe Lane (land at), Tingley W F3	18.3	412
BL1-29	HG2-171	Westerton Road, East Ardsley	8.7	195
BL1-30	HG2-170	Land off Haigh Moor Road	1.6	41
Total capacity:				1652
Total capacity from HG2 sites:				1337
Total capacity from HG3 sites:				315

- 3.10.9b The housing target in Outer South West is 7,200. This is made up of identified sites, which total 2,648, housing allocations which total 2,984 and sites in broad locations which total 1,337, so Outer South West is under the overall 2014 Core Strategy target by 231.

Safeguarded Land

3.10.10 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. **Land identified as broad locations can meet the need for safeguarded land upon review of the Plan.**

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 WEST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	Address	Area ha	Capacity
HG3-21	Gelderd Road (land to the north of), Wortley LS12	11.6	315
HG3-22	Manor House Farm, Churwell	2.9	80
HG3-23	Tingley Station	43.1	1,050
HG3-24	Bradford Road (land off) , East Ardsley WF3	9.7	218
HG3-25	New Lane, East Ardsley	3.8	90
Safeguarded land total:			1,753 1,438

Sites reserved for Future School Use

3.10.12 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 West there ~~are two~~ **is one sites** where part of a housing site is to be retained for a school. ~~These~~ **This sites are is:**
~~HG2-145 Bradford Road/Wakefield Road Gildersome~~
HG2-150 Churwell (land to the east of)

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

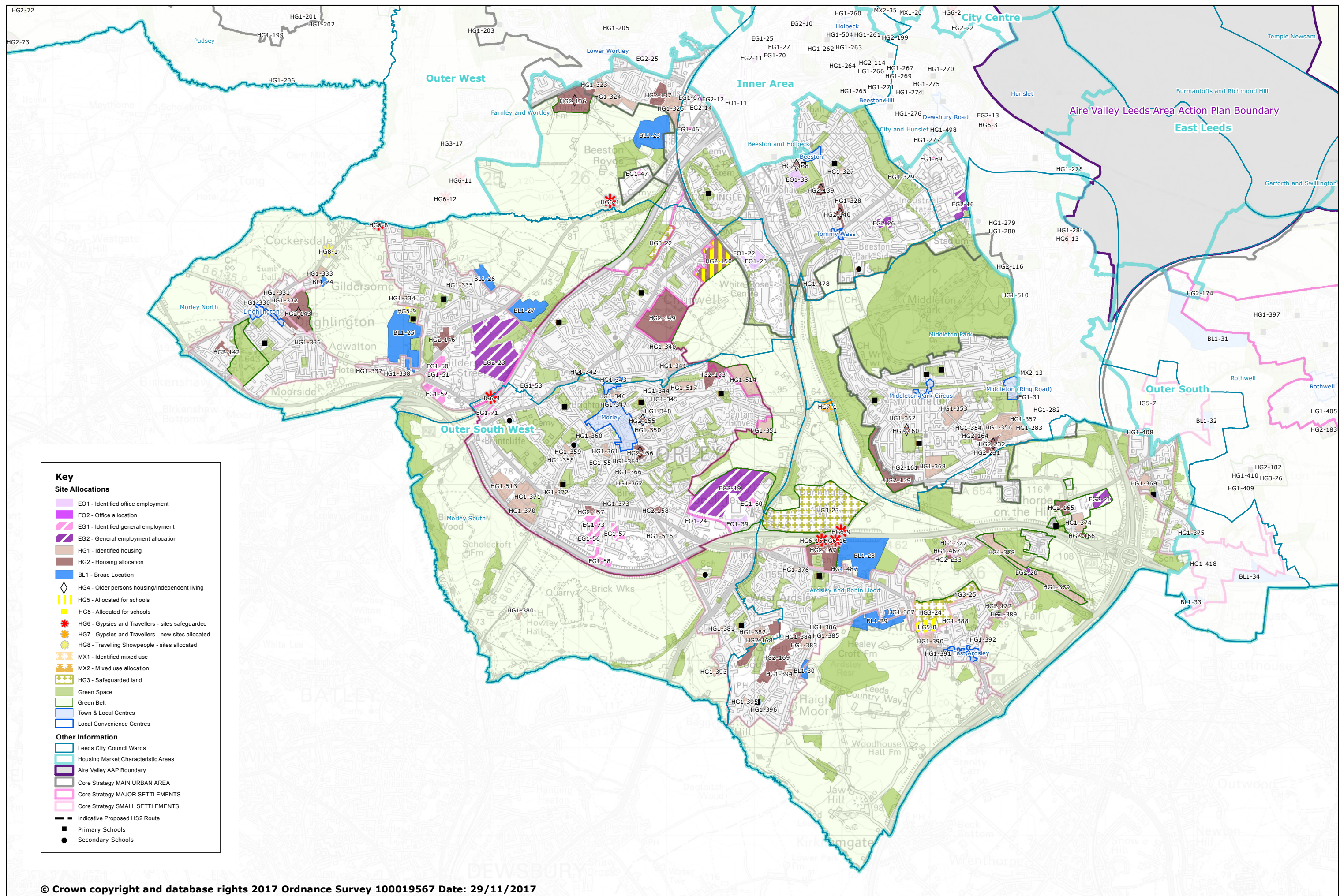
POLICY HG5:

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

HG5-8 Bradford Road, East Ardsley

HG5-9 Land north west of Birchfield Primary School, Gildersome

...



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

11. OUTER WEST

HOUSING PROPOSALS FOR OUTER WEST

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

3.11.5 **Total housing target for Outer West** (set out in the Core Strategy) = 4,700 units (7% of District wide total). **This is to be met through:**

- Identified sites (see paragraph 2.29)
- Housing allocations (see paragraphs 2.30 to 2.55)
- Sites identified as Broad Locations (see paragraphs 2.55a to 2.55c)

3.11.6 **Identified Sites** ~~Total Number of Dwellings/Capacity to be allocated:~~

~~The target of 4,700 residential units does not mean that land for 4,700 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.

...

3.11.7 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 **or identified broad location**.

So, the residual target is $4,700 - 2670 = 2,030$ 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 **IN PHASE 1** ~~PHASED FOR RELEASE~~ IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

IN OUTER WEST THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-53	Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge	1.1	32	Greenfield
HG2-58	Airedale Mills, Rodley	1.9	5	Brownfield
HG2-61	Raynville Road/Raynville Crescent, Bramley (East)	0.5	15	Mix 70:30
HG2-63	Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3	7.4	196	Greenfield
HG2-64	Bradford Road, Sunnybank Lane, Pudsey	0.6	22	Brownfield
HG2-65	Daleside Road, Thornbury, North	3.4	89	Greenfield
HG2-66	Hill Foot Farm, Pudsey	2.7	60	Greenfield
HG2-67	Owlcotes Farm/Owlcotes Gardens Pudsey	3.3	100	Mix 70:30
HG2-68	Waterloo Road (land at), Pudsey LS28	1.1	28	Greenfield
HG2-69	Dick Lane Thornbury	7.5	206	Mix 80:20
HG2-70	Tyresal Lane	0.9	27	Greenfield
HG2-71	Land off Tyersal Road, Pudsey	1.1	33	Greenfield
HG2-72	Land off Tyersal Court, Tyersal	2.9	40	Greenfield
HG2-73	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	11.2	283	Greenfield
HG2-74	Station Street, Pudsey	0.5	20	Greenfield
HG2-75	Musgrave House Crawshaw Road Pudsey	0.4	14	Brownfield
HG2-76	Hough Side Road Pudsey	7.62	200	Greenfield
HG2-77	Regina House, Ring Road Bramley	1.8	64	Brownfield
HG2-80	Acres Hall Avenue Pudsey	2.5	62	Greenfield
HG2-82	Wortley High School	6.6	40	Mix 60:40
HG2-83	Upper Wortley Road, Thornhill Road, Wortley	0.5	18	Mix 30:70
HG2-84	Oldfield Lane - Leeds City Boy's pitch, LS12	1.7	61	Greenfield
HG2-200	Stanningley Road, Leeds	0.6	22	Brownfield
HG2-204	Wood Nook, North of the B6155, Pudsey	5.4	60	Greenfield
HG2-205	Stonebridge Mills, Farnley	3.6	75	Mix 50:50
HG2-206	Heights Lane, Armley	0.8	28	Mix 80:20
HG2-207	Hough Top Court, Hough Top, Pudsey	2.5	76	Mix 20:80
MX2-5	Waterloo Lane, Leeds	1.2	20	Brownfield
Phase 1 total:			1896	

Phase 2				
HG2-56	Redley Lane (land at) - Calverley Lane,	2	53	Greenfield
HG2-59	Land at Rodley lane	0.6	17	Greenfield
Phase 2 total:			70	

Phase 3				
HG2-54	Upper Carr Lane (land off), Calverley	0.9	18	Greenfield
HG2-55	Calverley Lane, Calverley	0.6	18	Greenfield
Phase 3 total:			36	
Housing allocation total:			2,002 1,634	

3.11.8 Sites specifically allocated for housing in Outer West have a total capacity of ~~2,002~~ 1,634. which is under the target by 28. 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 Reference: ~~HG2-54 (1124)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Upper Carr Lane (land off), Calverley

Housing allocation

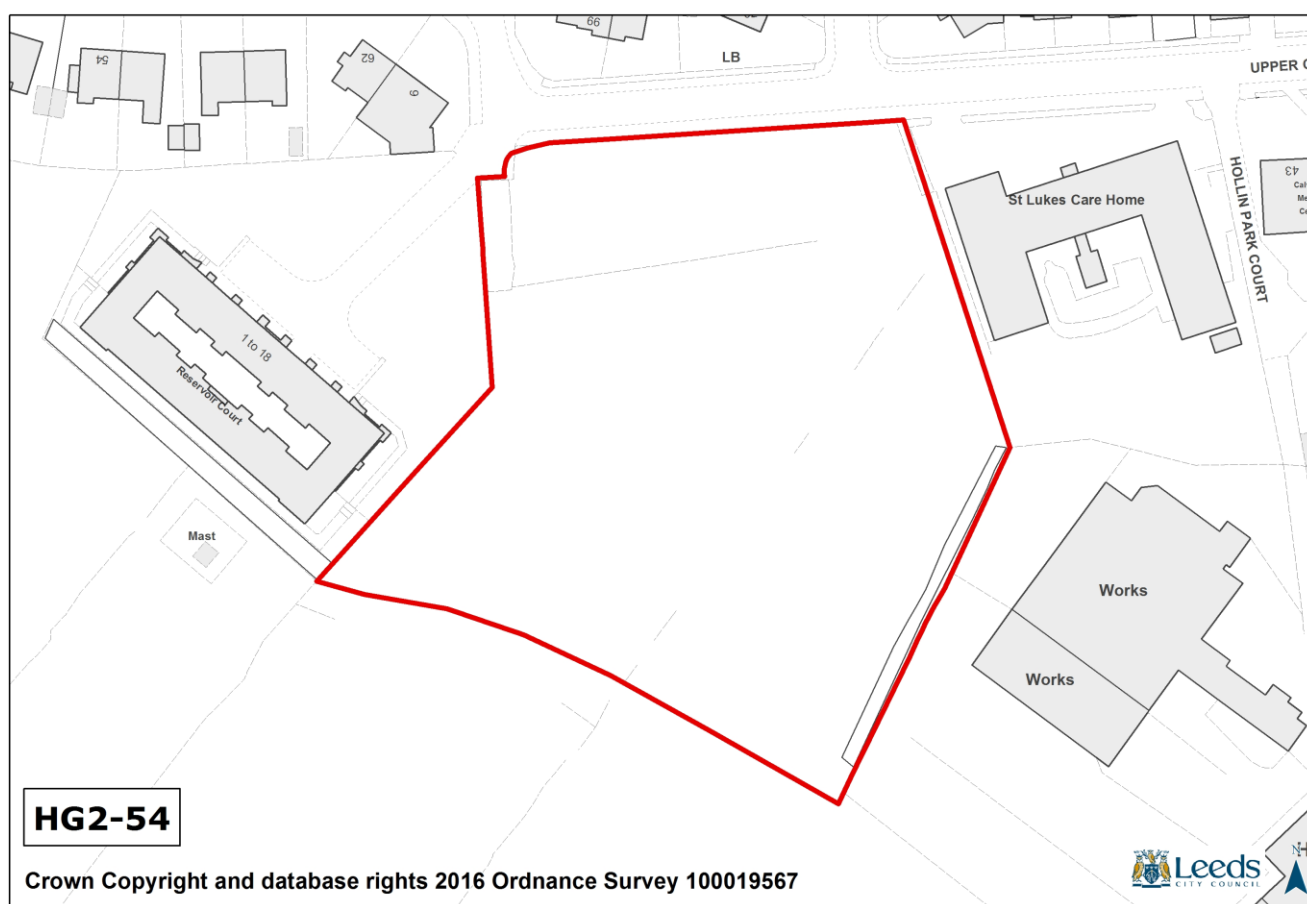
Site Capacity: 18 units

Site Area: 0.93 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 3



No site specific requirements

Site Reference: ~~HG2-55 (1049)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Calverley Lane, Calverley

Housing allocation

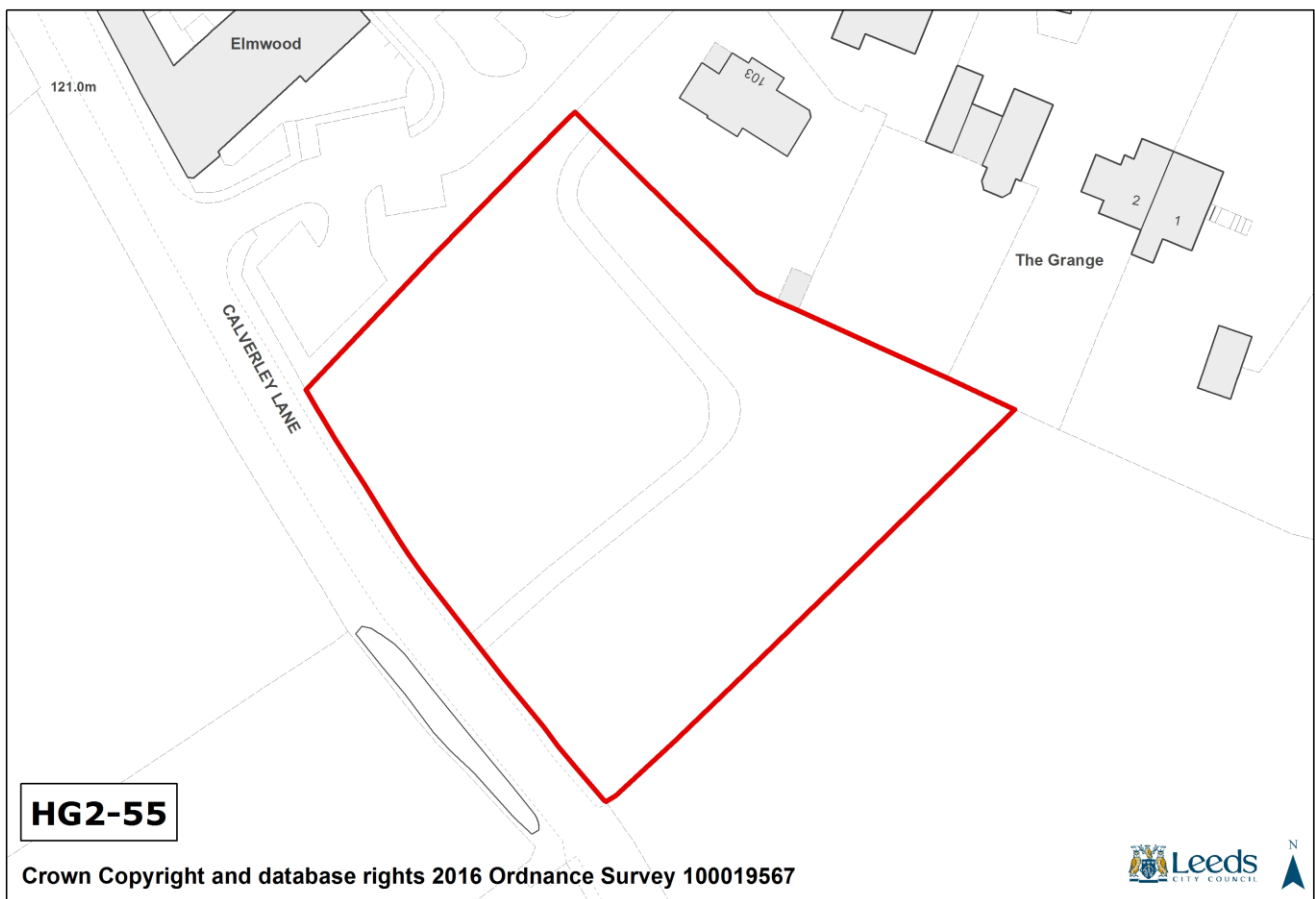
Site Capacity: 18 units

Site Area: 0.59 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 3



- **Highway Access to Site:**

To achieve a safe means of access, the speed limit and visibility splays need to be commensurate with guidance.

- **Listed Buildings:**

Listed Building. 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. The existing boundary planting and stone walls should be retained and reinforced as part of any development proposal. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Conservation Area:**

The site affects the setting of Calverley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The existing boundary planting and stone walls should be retained and reinforced as part of any development proposal. Further guidance on these requirements is provided in the Heritage Background Paper.

- **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: ~~HG2-56 (1193A)~~

Site Address: Rodley Lane (land at) - Calverley Lane, Calverley LS19

Housing allocation

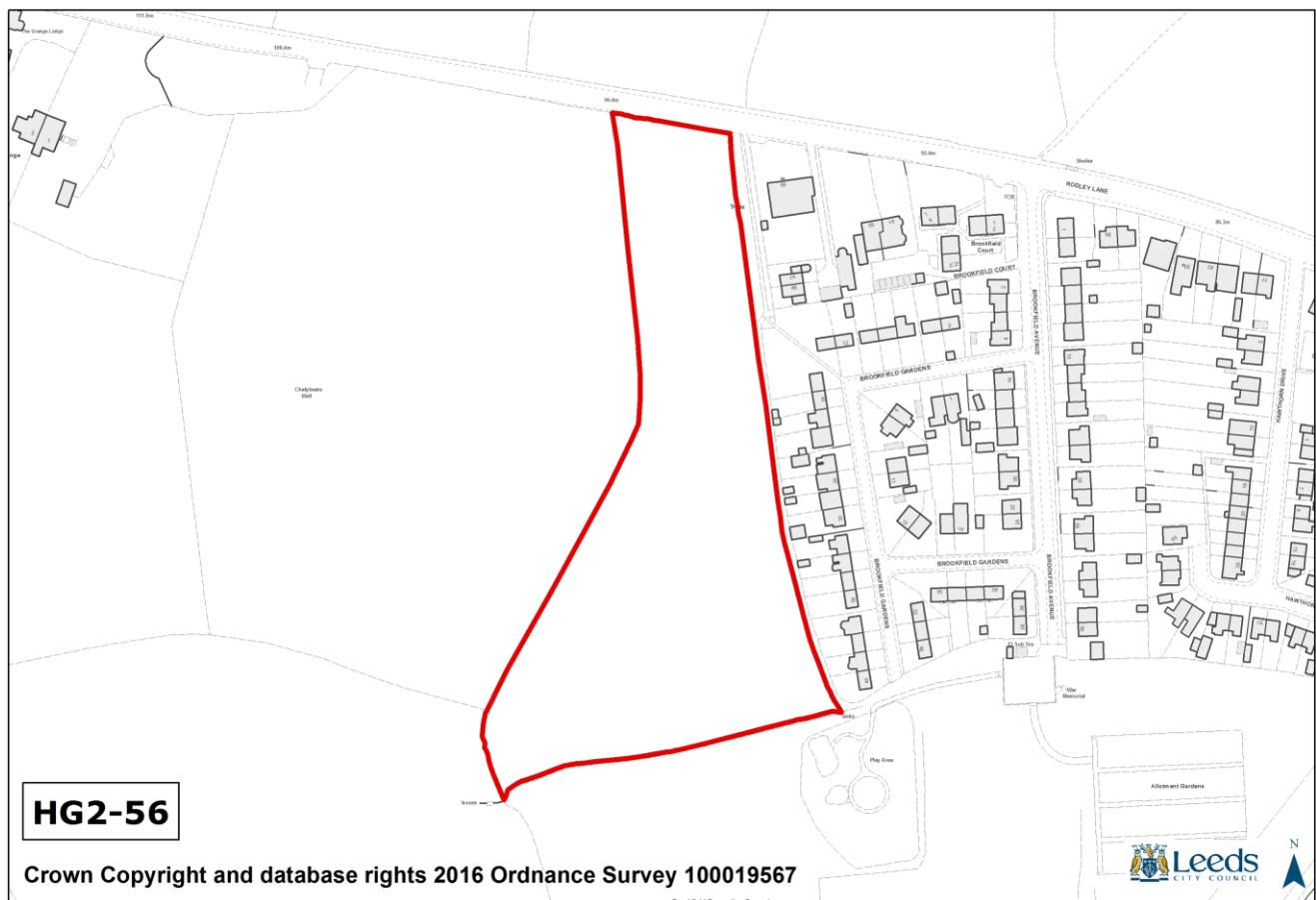
Site Capacity: 53 units

Site Area: 2.03 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 2



Site Requirements - ~~HG2-56:~~

- **Local Highway Network:**

This site will have a cumulative impact upon the A657/A6120 junction. A contribution towards mitigating measures will be required.

- **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 Calverley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Landscaping to the site boundaries should be retained and enhanced, and highways access should be sensitively designed. Further guidance on these requirements is provided in the Heritage Background Paper.

Site Reference: ~~HG2-59 (4213)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Land at Rodley lane

Housing allocation

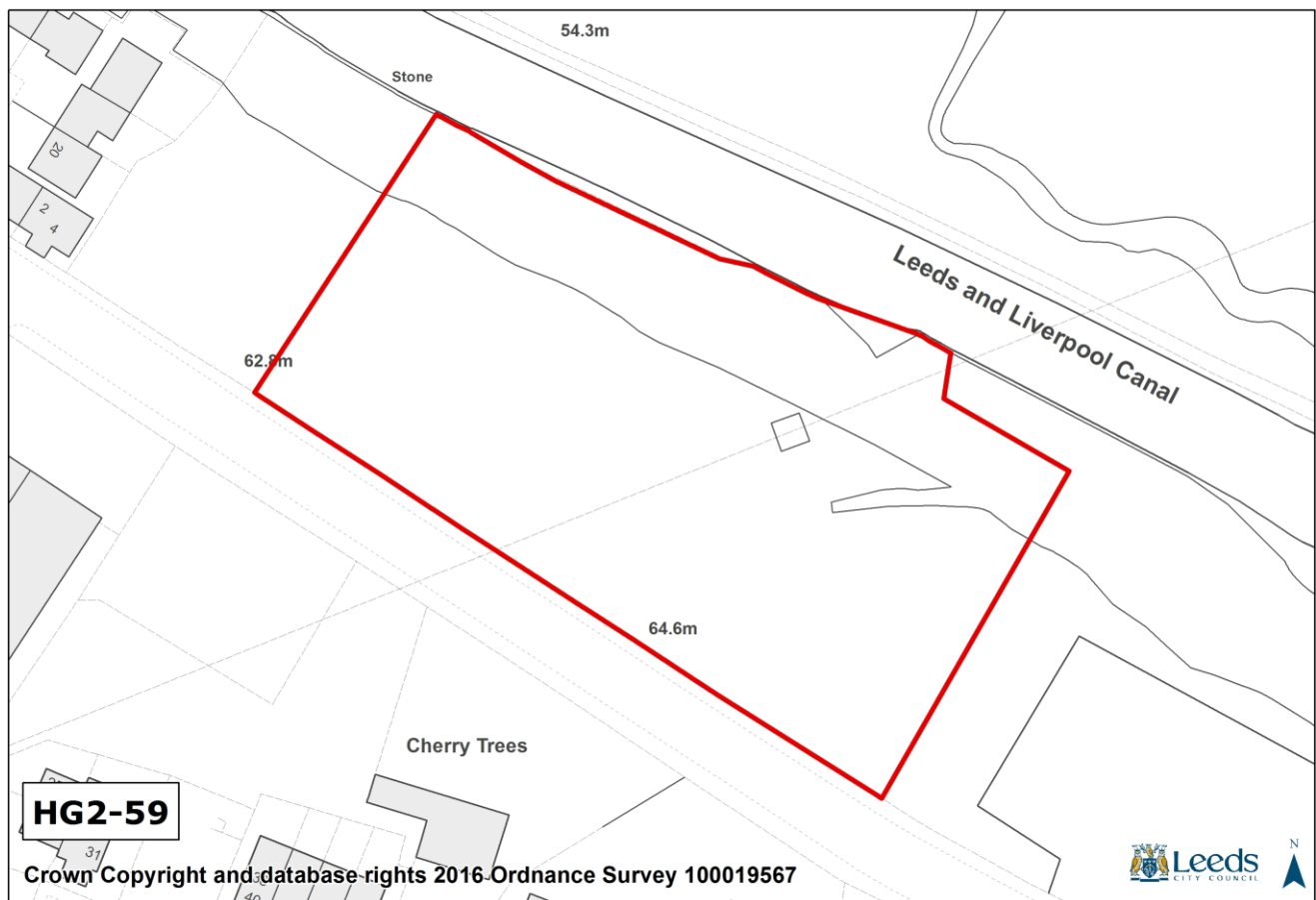
Site Capacity: 17 units

Site Area: 0.56 hectares

Ward: Bramley and Stanningley

HMCA: Outer West

Phase: 2



- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided due to the proximity of the Leeds Liverpool Canal SSSI including a biodiversity buffer to the canal.

Site Address: Hough Side Road Pudsey

Housing allocation

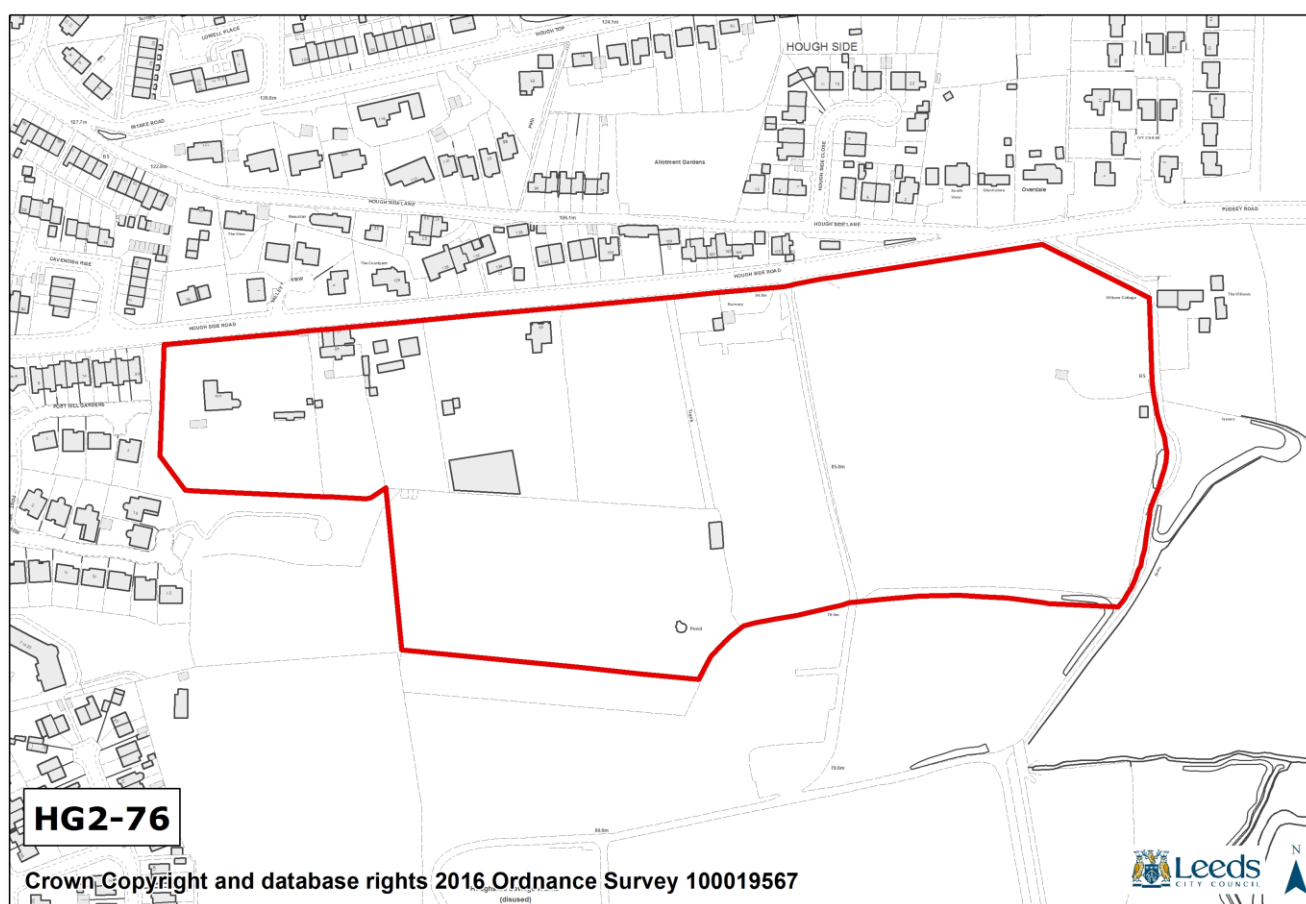
Site Capacity: 200 units

Site Area: 7.63 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



Site Requirements - ~~HG2-76:~~

- **Local Highway Network:**

The site will have a direct impact at the Pudsey Road / A6110 Ring Road junction. The development will be required to contribute to measures to mitigate the impact of this. It will also have a cumulative impact at the A6110 junctions with Tong Rd and Branch Rd and will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting these junctions.

Site Reference: ~~HG2-80 (1184_3050)~~ Site deleted and identified as a Broad Location on HMCA plan at end of section

Site Address: Acres Hall Avenue Pudsey

Housing allocation

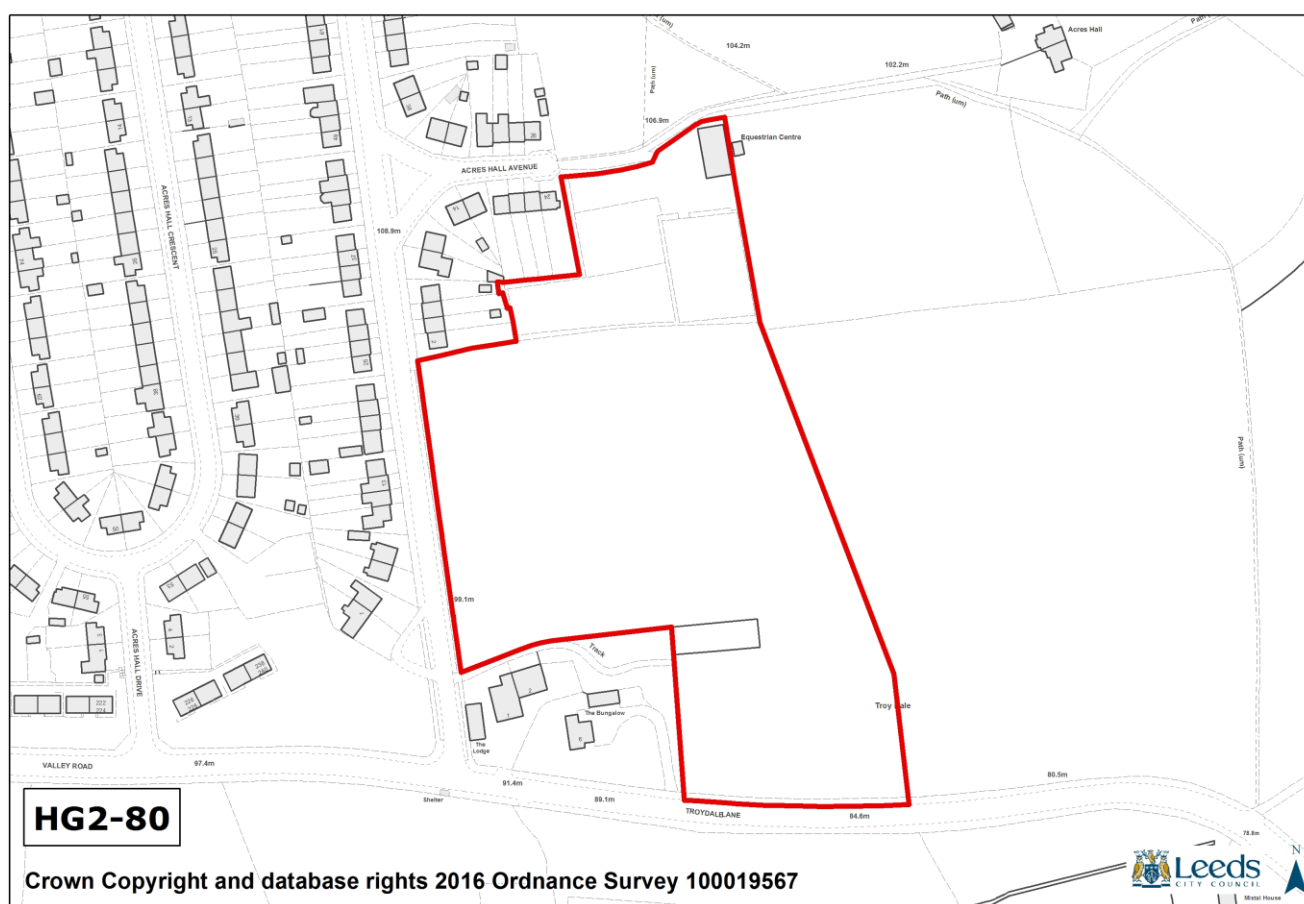
Site Capacity: 62 units

Site Area: 2.45 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



- **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.

3.11.9a Broad Locations

In accordance with paragraph 2.55a above, sites identified as Broad Locations are a pool of sites within the Green Belt, which contribute towards the HMCA housing requirement of 4,700 (which comprises Identified sites, Allocations and Broad Locations) but remain unallocated and within Green Belt until subsequent Plan review.

POLICY BL1: BROAD LOCATIONS

- 1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES AS BROAD LOCATIONS FOR HOUSING AND/OR MIXED USE TO CONTRIBUTE TO THE CORE STRATEGY HOUSING REQUIREMENT IN POLICY SP6.**
- 2) BROAD LOCATIONS WILL REMAIN WITHIN THE GREEN BELT UNTIL THEY ARE REQUIRED FOR HOUSING AND/OR MIXED USE FOLLOWING A FUTURE REVIEW OF THE PLAN**
- 3) UPON REVIEW BROAD LOCATIONS WILL BE EITHER:**
 - A) ALLOCATED FOR HOUSING (OR MIXED USE), UNDER POLICY HG2, OR**
 - B) ALLOCATED FOR SCHOOL PROVISION, UNDER POLICY HG5, OR**
 - C) DESIGNATED AS SAFEGUARDED LAND, UNDER POLICY HG3 OR**
 - D) DELETED AS A BROAD LOCATION.**

BROAD LOCATIONS ARE SHOWN ON THE POLICIES MAP.

IN OUTER WEST, SITES THAT ARE IDENTIFIED AS BROAD LOCATIONS ARE:

Broad Locations ref	Previous ref in Submission Draft Plan	Address	Area	Capacity
BL1-16	HG2-54	Upper Carr Lane (land off), Calverley	0.9	18
BL1-17	HG2-56	Rodley Lane (land at) - Calverley Lane, Calverley LS19	2	53
BL1-18	HG2-59	Land at Rodley lane	0.6	17
BL1-19	HG2-76	Hough Side Road Pudsey	7.62	200
BL1-20	HG2-80	Acres Hall Avenue Pudsey	2.5	62
BL1-21	HG3-16	Land off Gamble Lane	4.5	120
BL1-22	HG3-29	Land off Gamble Lane	7.6	200
BL1-43	HG2-55	Calverley Lane, Calverley	0.6	18
Total capacity:				688
Total capacity from HG2 sites:				368
Total capacity from HG3 sites:				320

3.11.9b The housing target in Outer West is 4,700. This is made up of identified sites, which total 2,670, housing allocations which total 1,634 and sites in broad locations which total 368, so Outer West is under the overall 2014 Core Strategy target by 28.

Safeguarded Land

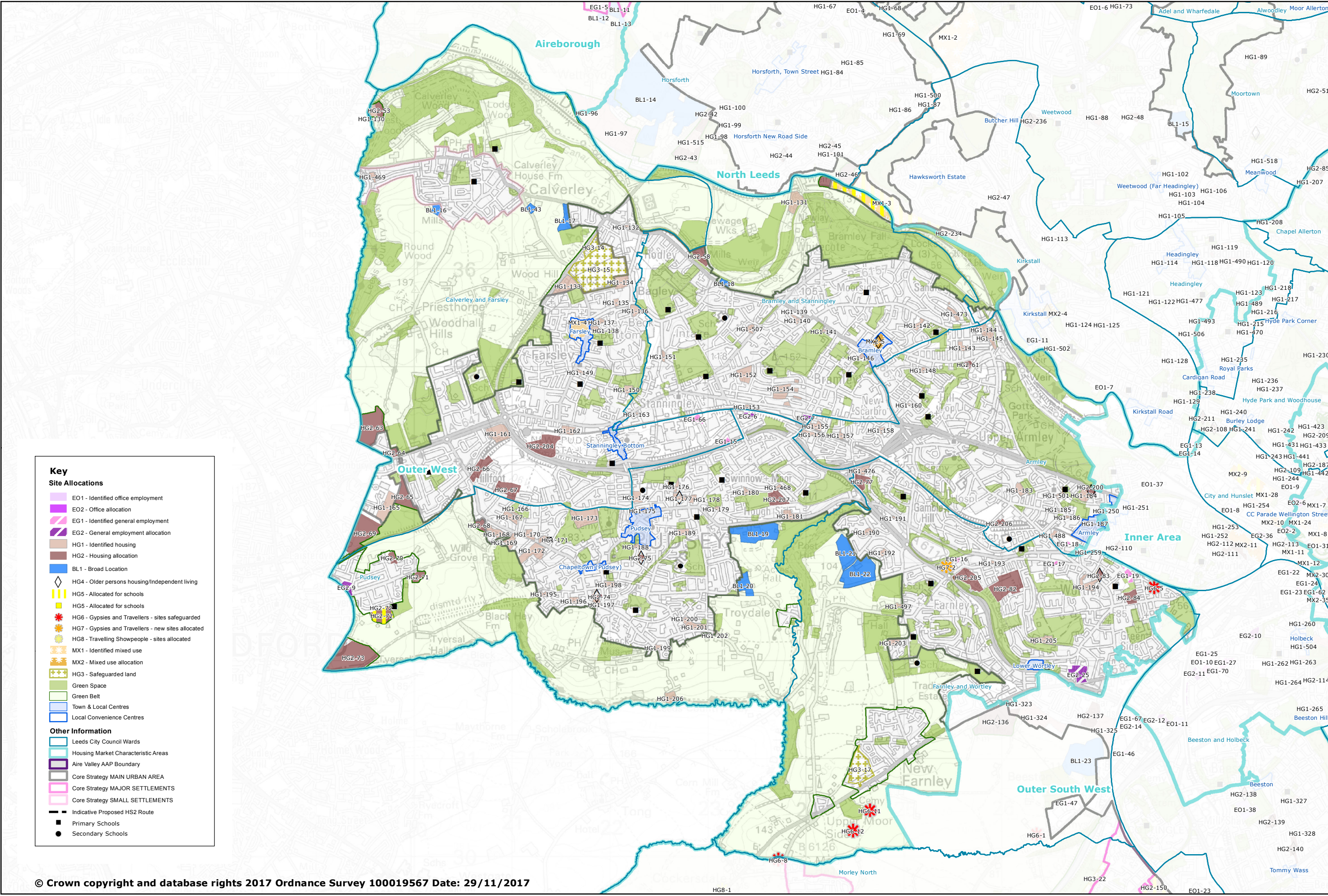
3.11.10 Section 2, paragraph 2.60 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028. Land identified as broad locations can meet the need for safeguarded land upon review of the Plan.

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 WEST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	Address	Area ha	Capacity
HG3-14	Rodley (land at), Leeds LS13	1.6	50
HG3-15	Kirklees Knowl (land at), Bagley Lane, Bagley	17.8	415
HG3-16	Land off Gamble Lane	4.5	120
HG3-17	Low Moor Side, New Farnley	5.7	130
HG3-29	Land off Gamble Lane	7.6	200
Safeguarded land total:			945 595

...



Key

Site Allocations

EO1 - Identified office employment

EO2 - Office allocation

EG1 - Identified general employment

EG2 - General employment allocation

HG1 - Identified housing

HG2 - Housing allocation

BL1 - Broad Location

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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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS June 2017 Site Allocations and Broad Locations A3_HMCA x10.mxd

HMCA AREA
Outer West



For more information, please contact:

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Web: www.leeds.gov.uk/yourcity



Site Allocations Plan

**Revised Submission Draft
Amendments**

Leeds Local Plan
Development Plan Document

January 2018