

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

### **5 NORTH LEEDS**

- 3.5. The North Area covers the northern wedge of the main urban area of Leeds. It extends from Horsforth in the west to Roundhay in the east and from Burley in the south to Alwoodley in the north. The Area is densely populated and includes a number of distinct communities, most of which are served by a local centre. The housing stock is varied and contains a mix of old and new properties of differing types. Although extensively built up, there are areas of Green Belt along the northern boundary. Interspersed throughout the North Area are pockets of green space. Notable examples include Roundhay Park, Becketts Park and Meanwood Park. There is a high student population with two universities (Leeds Beckett University and Leeds Trinity University) based in Headingley and Horsforth respectively. The Area is served by a number of roads including the A65, A660, A61 and A6120 and public transport with good links into the City Centre.

Overall, the socio-economic profile shows that of working households in North Leeds 26% earn less than £20000 p.a. whilst 30% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 2% in 2014 (claimants of working population). A number of Neighbourhood Plans are also being prepared within this area.

### **RETAIL PROPOSALS FOR NORTH:**

- 3.5.1 The North HMCA is a large, densely populated area and as such is characterised by a large number of centres. The main designated centres of the North HMCA are the town centres of Chapel Allerton, Headingley, Holt Park, Horsforth Town Street, Kirkstall, Meanwood, Moor Allerton and Oakwood. These town centres are supported by a number of Local Centres. The full list of centres for the North HMCA is as follows:

- Chapel Allerton
- Headingley
- Holt Park
- Horsforth - Town Street
- Kirkstall
- Meanwood
- Moor Allerton
- Oakwood
- Harehills Corner
- Hollins Park
- Horsforth - New Road Side
- Kirkstall Road
- Montreal - Harrogate Road
- Moortown Corner
- Street Lane – Roundhay
- Butcher Hill
- Cardigan Road
- Hawksworth Estates Centre

- Horsforth – Station Road
- Slaid Hill
- Weetwood – Far Headingley

3.5.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. The Council is not allocating sites for retail in these centres but has made boundary changes which may provide scope to accommodate additional retailing. The survey of uses has been used to determine the Primary Shopping Area and frontages (primary and secondary).

3.5.3 For policies and guidance referring to centre boundaries, Primary Shopping Areas and proposals within protected shopping frontages, please refer to Section 2 of this document. These policies must also be read in conjunction with the Retail and Town Centres section of the Core Strategy.



# HOUSING PROPOSALS FOR 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

From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the Plan) and 1.4.16 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the Plan.

### POLICY HG1 – IDENTIFIED HOUSING SITES

#### THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

- 1) HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION FOR HOUSING OR MIXED USE INCLUDING HOUSING, OR
- 2) WERE PREVIOUSLY ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED HOUSING SITES.
- 3) ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE, IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 4) IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY POLICY SP7.

#### IN NORTH THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-58	n/a	Moseley Wood Gardens (land off), Cookridge LS16	135	0	0	135
HG1-59	n/a	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	52	0	0	52
HG1-60	H3-1A.35	Tile Lane - Eastmoor, Adel, LS16	40	0	0	40
HG1-61	n/a	505 Harrogate Road LS17	6	6	0	0
HG1-62	n/a	Former Squirrel Way Children's Home, Squirrel Way, Leeds, LS17 8FQ	60	60	0	0
HG1-63	n/a	Rear 268-274 Shadwell Lane, LS17	8	5	0	3
HG1-64	n/a	Leeds Trinity University College, Brownberrie Lane, Horsforth, Leeds, LS18 5HD	29	0	0	29
HG1-65	H3-3A.19	Westbrook Lane, Horsforth	75	0	0	75
HG1-66	n/a	Westbrook Lane, Horsforth	15	0	0	15
HG1-67	n/a	Long Row Horsforth	7	0	0	7
HG1-68	H3-3A.6	Silk Mill Drive LS16	20	0	0	20
HG1-69*	n/a	Low Lane - Woodside Mill, Horsforth	59	0	0	59

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-70	n/a	Cookridge Hospital LS16	326	76	18	232
HG1-71	n/a	Ireland Wood Social Club, Iveson Drive, Lawnswood, Leeds, LS16 6NG	20	0	20	0
HG1-72	n/a	Otley Road, Government Buildings LS16 5PU	130	0	0	130
HG1-73	n/a	Otley Road - Bodington Hall, Lawnswood LS16	126	46	27	53
HG1-74	n/a	Dunstarn Lane, Adel, LS16	28	0	0	28
HG1-75	n/a	Cranmer Gardens - Moorhaven Residential Home LS17	14	14	0	0
HG1-76	n/a	Queenshill Court, Moortown	6	6	0	0
HG1-77	n/a	468 Harrogate Road LS17	10	0	0	10
HG1-78	n/a	Yorkshire Bank Sports Ground (former), LS17	29	0	29	0
HG1-79	n/a	Former Grosvenor Casino, Harrogate Rd and Street Lane	13	0	13	0
HG1-80	n/a	467 Street Lane, Roundhay, Leeds	6	0	0	6
HG1-81	n/a	Sutherland Avenue LS8	8	8	0	0
HG1-82	n/a	3 Park Crescent, Roundhay, Leeds	5	5	0	0
HG1-83	n/a	Park Cottages, Leeds 8	5	5	0	0
HG1-84	n/a	Salmon Crescent / Stanhope Drive, Horsforth	7	0	0	7
HG1-85	n/a	85 Broadgate Lane, Horsforth, Leeds, LS18	5	5	0	0
HG1-86	n/a	Summerfield Hoout wood Ln Horsforth	7	7	0	0
HG1-87*	n/a	Site of Horsforth Mills, Low Lane, Horsforth, Leeds	89	0	0	89
HG1-88	n/a	Otley Road, Spenfield House LS16	13	0	0	13
HG1-89	n/a	Woodlea Drive - The Mansion LS6	25	8	0	17
HG1-90	n/a	Chandos Avenue LS8	1	1	0	0
HG1-91	n/a	Land off Park Avenue, Roundhay LS8 2JJ	5	0	5	0
HG1-92	n/a	Park Avenue (1) - Beech Lodge, Roundhay	4	4	0	0
HG1-93	n/a	128 Wetherby Road, Roundhay, Leeds, LS8 2JZ	5	4	0	1
HG1-94	n/a	Land At Lakestream House, 142 Wetherby Road, Leeds, LS8 2LF	7	0	0	7
HG1-95	n/a	The Grove, North Lane, LS8	6	6	0	0
HG1-96*	n/a	Low Hall Road -Riverside Mill, Horsforth LS19	79	0	0	79
HG1-97	n/a	Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP	331	114	75	142
HG1-98	H3-3A.1	Victoria Avenue, Horsforth	6	0	0	6
HG1-99	n/a	Low Fold Garage, New Road Side, Horsforth, Leeds	5	0	0	5
HG1-100	n/a	Former Police Station, Broadway, Horsforth	12	12	0	0
HG1-101	n/a	Throstle Nest Villa, New Road Side	8	0	0	8
HG1-102	n/a	29 - 31 Moor Road, Headingley, Leeds, LS6 4BG	32	0	0	32
HG1-103	n/a	Moor Road (40/42) - University of Leeds, Tetley Hal	68	0	13	55
HG1-104	n/a	13 -17 Shaw Lane, Meanwood, Leeds, LS6 4DH	31	0	0	31
HG1-105	n/a	8 Holly Bank, Otley Road, Headingley, Leeds, LS6 4DJ	7	7	0	0
HG1-106	n/a	Monk Bridge Road (3) LS6	9	0	0	9

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-107	n/a	Stratford Court, School Lane, Chapel Allerton	28	28	0	0
HG1-108	n/a	Mansion Gate Drive - Mansion House LS7	18	0	0	18
HG1-109	n/a	321 Chapeltown Road, Chapeltown, Leeds, LS7 3LL	6	6	0	0
HG1-110	n/a	2 ST Martins Road Leeds, LS7 3LX	5	0	0	5
HG1-111	n/a	Newton Green - former Civil Service Sports Association Ground	74	0	0	74
HG1-112	n/a	Elton Lodge, Newton Road	9	0	0	9
HG1-113	n/a	Former Dutton Arms (PH), Queenswood Drive	9	8	0	1
HG1-114	n/a	The Former Lounge Cinema, North Lane, Headingley	12	12	0	0
HG1-115	n/a	25-7 Bennett Road LS6	8	8	0	0
HG1-116	n/a	51 - 61 Otley Road And 3 - 9 North Lane, LS6	14	0	0	4
HG1-117	n/a	Granby Street, Headingley, Leeds, LS6	5	0	0	5
HG1-118	n/a	19 Shire Oak Road, LS6	6	6	0	0
HG1-119	n/a	Belmont House, Wood Lane, LS6	6	0	0	6
HG1-120	n/a	1 North Grange Mount LS6	11	0	0	11
HG1-121	n/a	Kirkstall Lane, Victoria Home LS6	50	50	0	0
HG1-122	n/a	45 St Michael's Lane LS6	44	44	0	0
HG1-123	n/a	Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP	39	39	0	0
HG1-124	n/a	Eden Mount LS4	17	0	0	17
HG1-125	n/a	St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE	12	12	0	0
HG1-126	n/a	St Anns Lane, LS4 2SE	13	13	0	0
HG1-127	n/a	Land at 116 Cardigan Road, Headingley	14	0	0	14
HG1-129	n/a	232 Burley Road, LS4	7	7	0	0
HG1-471	n/a	22 Shire Oak Road, Headingley, Leeds, LS6 2DE	9	0	0	9
HG1-477	n/a	80 Cardigan Road, Headingley, Leeds, LS6 3BJ	16	0	0	16
HG1-490	n/a	Mary Morris House, 24 Shire Oak Road, Headingley, Leeds, LS6 2DE	10	0	0	10
HG1-491	n/a	135 Alwoodley Lane, Alwoodley, Leeds, LS17 7PG	5	0	0	5
HG1-493	n/a	Oak Villa Hotel, 55 Cardigan Road, Headingley, Leeds LS6 1DW	10	0	0	10
HG1-500	n/a	Corn Mill Fold, Low Lane, Horsforth, Leeds, LS18 5NJ	13	0	0	13
HG1-502	n/a	101 Commercial Road, Kirkstall, Leeds, LS5 3AD	36	0	0	36
HG1-503	n/a	Land Rear Of Shoulder Of Mutton Public House, Garmont Road, Leeds, LS7 3LW	7	0	0	7
HG1-506	n/a	Land at Cockcroft House, Cardigan Road, Headingley	16	0	0	16
HG1-515	n/a	Site of Leeds City College, Calverley Lane, Horsforth, Leeds	72	0	0	72
HG1-518	n/a	Meanwood Road Working Mens Club, Meanwood Road	54	0	0	54
MX1-2	n/a	Ring Road West Park, Silk Mill Way and Iveson Drive	485	0	0	485

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
MX1-3*	n/a	Abbey Road - Kirkstall Forge LS5	970	0	0	970
<b>Identified housing total:</b>			<b>4,126</b>	<b>632</b>	<b>216</b>	<b>3,278</b>

\*No further flood risk exception test would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a further exception test will be required.

3.5.7 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 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:

Plan Ref	Address	Area ha	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
HG2-44	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
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
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
<b>Housing allocation total:</b>			<b>1,025</b>	

3.5.8 Sites specifically allocated for housing in North have a total capacity of 1,025.

### **Site Specific Requirements for Sites Allocated For Housing In North**

- 3.5.9 The Site Allocations Plan housing allocations mean that should a planning application for housing on an allocated site be submitted to the Council, it is acceptable in principle by virtue of it being allocated for that use in the Local Plan. However, each planning application is judged on its individual merits and where there are specific requirements that will need to be applied, these are listed against each site below. Some planning requirements apply equally to all sites and so are not detailed for each site specifically. See Section 2, paragraphs 2.43 – 2.54 for generic site requirements.

# Site Reference: HG2-29 (1199B)

**Site Address:** Moseley Wood Gardens (land off), Cookridge LS16

## Housing allocation

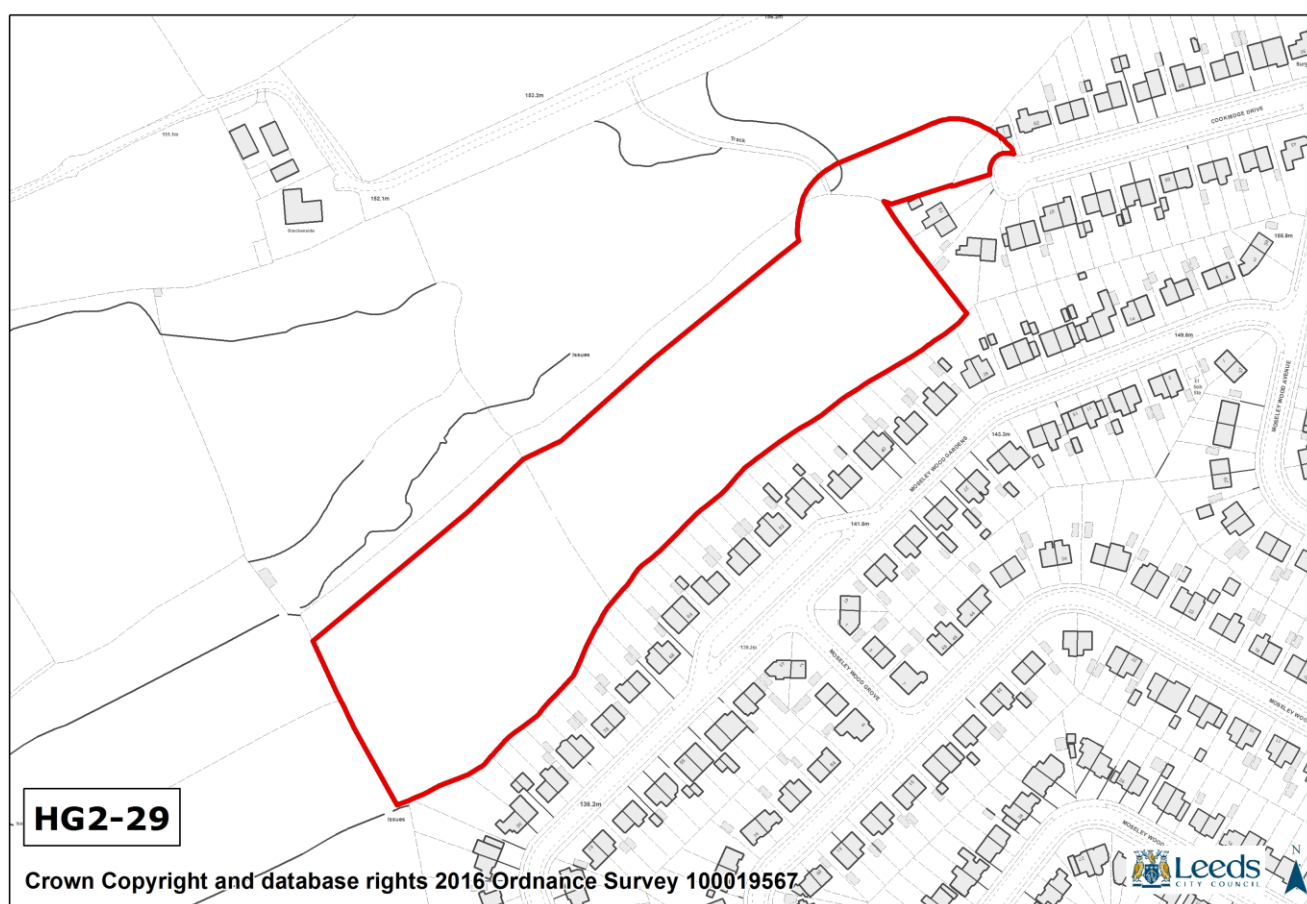
**Site Capacity:** 63 units

**Site Area:** 2.6 hectares

**Ward:** Adel and Wharfedale

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-29:

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- **Ecology:**

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

- **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. There is a potential impact on the setting of the Moseley Wood Farm complex to the north. This impact should be mitigated, for example, through landscape screening within the site.

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

The site is in the setting of a Scheduled Monument. Any development should preserve the significance of the Monument and its setting. To achieve this a significant buffer zone would be required to protect the rural setting of two scheduled cup-and-ring marked boulders to the north.

# Site Reference: HG2-30 (4216)

**Site Address:** Eyrie Public House, Holtdale Approach, Cookridge

**Housing allocation**

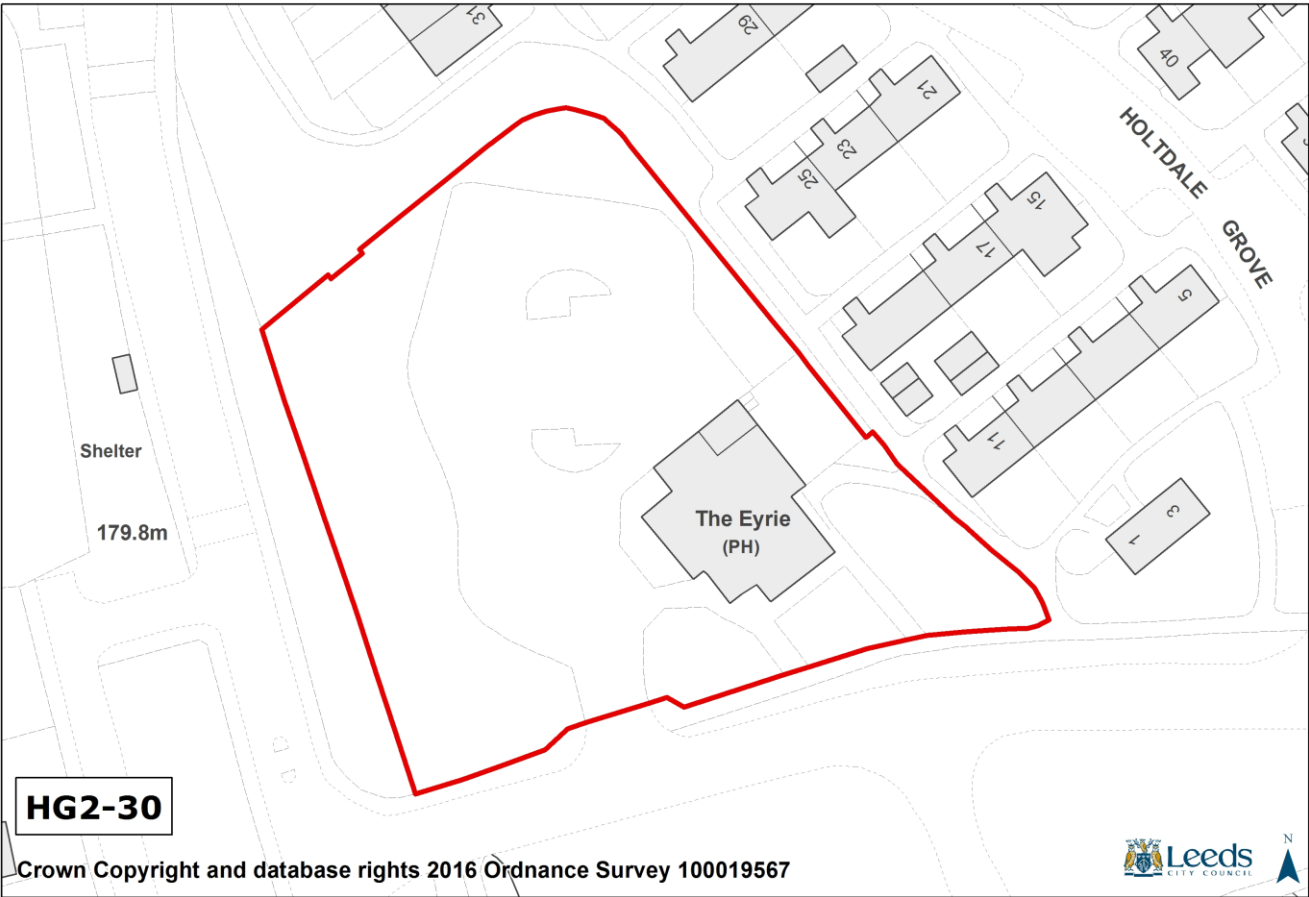
**Site Capacity:** 14 units

**Site Area:** 0.4 hectares

**Ward:** Adel and Wharfedale

**HMCA:** North Leeds

**Phase:** 1





## Site Requirements - HG2-30:

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

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

- **Ecology:**

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

# Site Reference: HG2-31 (4000)

**Site Address:** Ralph Thoresby (Site F) Holt Park, Leeds

## Housing allocation

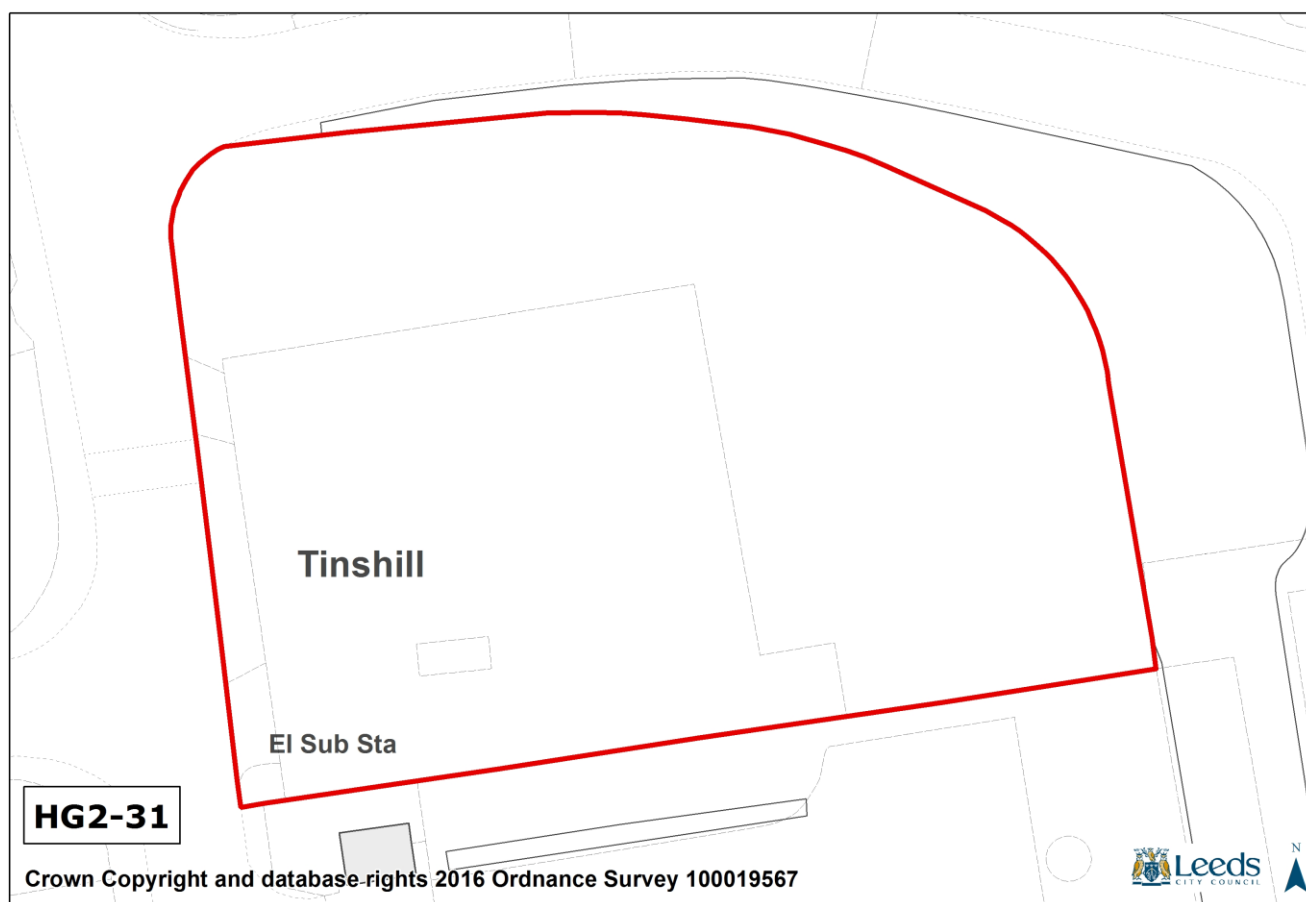
**Site Capacity:** 15 units

**Site Area:** 0.37 hectares

**Ward:** Adel and Wharfedale

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-31:

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This site is included in the Holt Park Planning Framework.

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

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

# Site Reference: HG2-32 (4217)

Site Address: Cookridge Fire Station

## Housing allocation

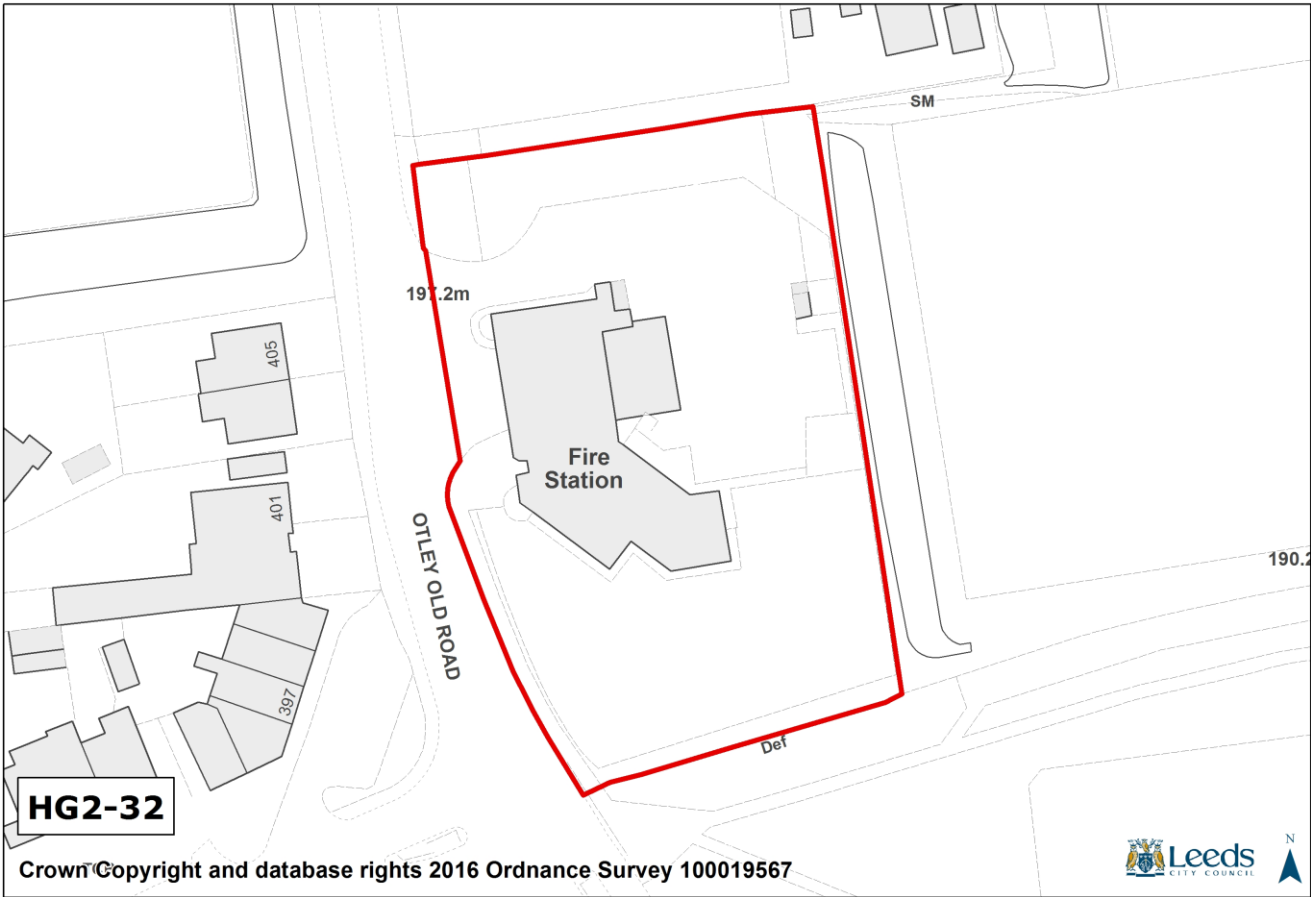
Site Capacity: 15 units

Site Area: 0.42 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds

Phase: 1



## Site Requirements - HG2-32:

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This site is included in the Holt Park Planning Framework.

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

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

# Site Reference: HG2-33 (3010B)

**Site Address:** Land south east of Holt Park Leisure Centre, Holt Park, Leeds

## Housing allocation

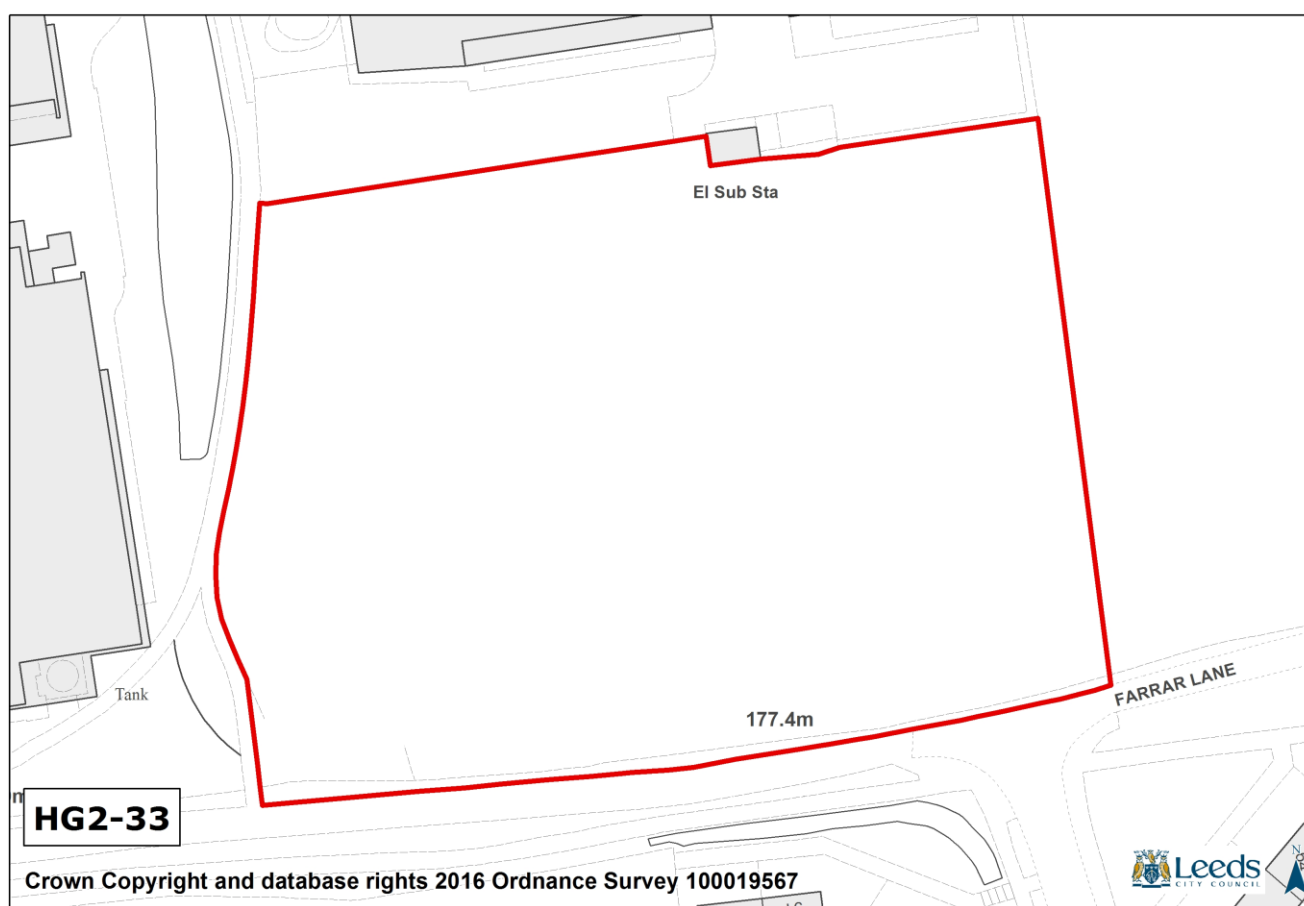
**Site Capacity:** 28 units

**Site Area:** 0.78 hectares

**Ward:** Adel and Wharfedale

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-33:

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This site is included in the Holt Park Planning Framework.

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

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

- **Listed Buildings:**

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

# Site Reference: HG2-34 (4233)

Site Address: Farrar Lane, Adel

## Housing allocation

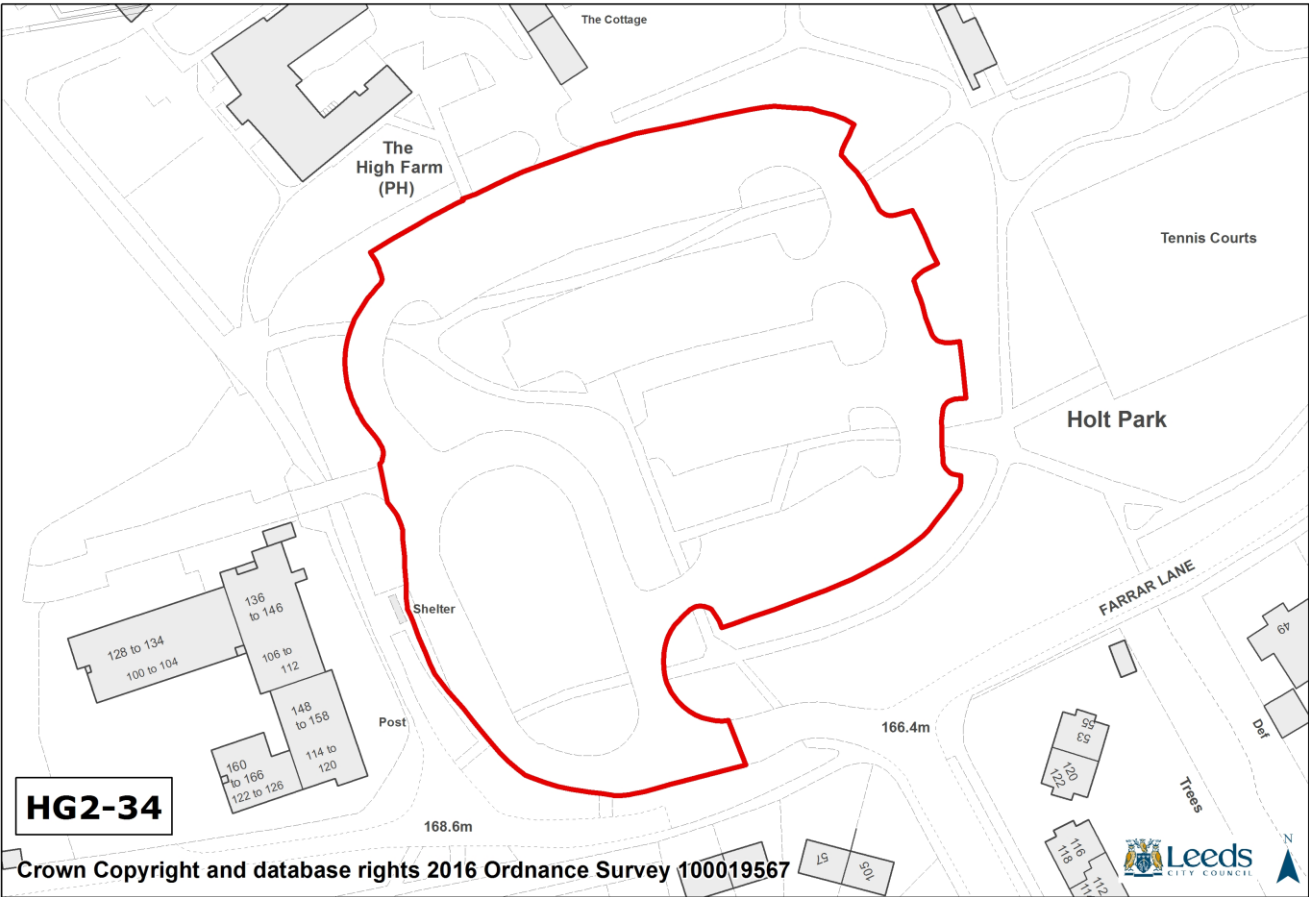
Site Capacity: 16 units

Site Area: 0.86 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds

Phase: 1





## Site Requirements - HG2-34:

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An area will need to be retained for parking spaces to serve the town centre and adjoining green space. The existing bus stop should also be retained. This site is included in the Holt Park Planning Framework.

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

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

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. This may require a significant buffer to the north of the site to protect the setting of the listed The High Farm Public House and adjacent listed cottage.

# Site Reference: HG2-36 (2053B)

**Site Address:** Alwoodley Lane, Alwoodley LS17

## Housing allocation

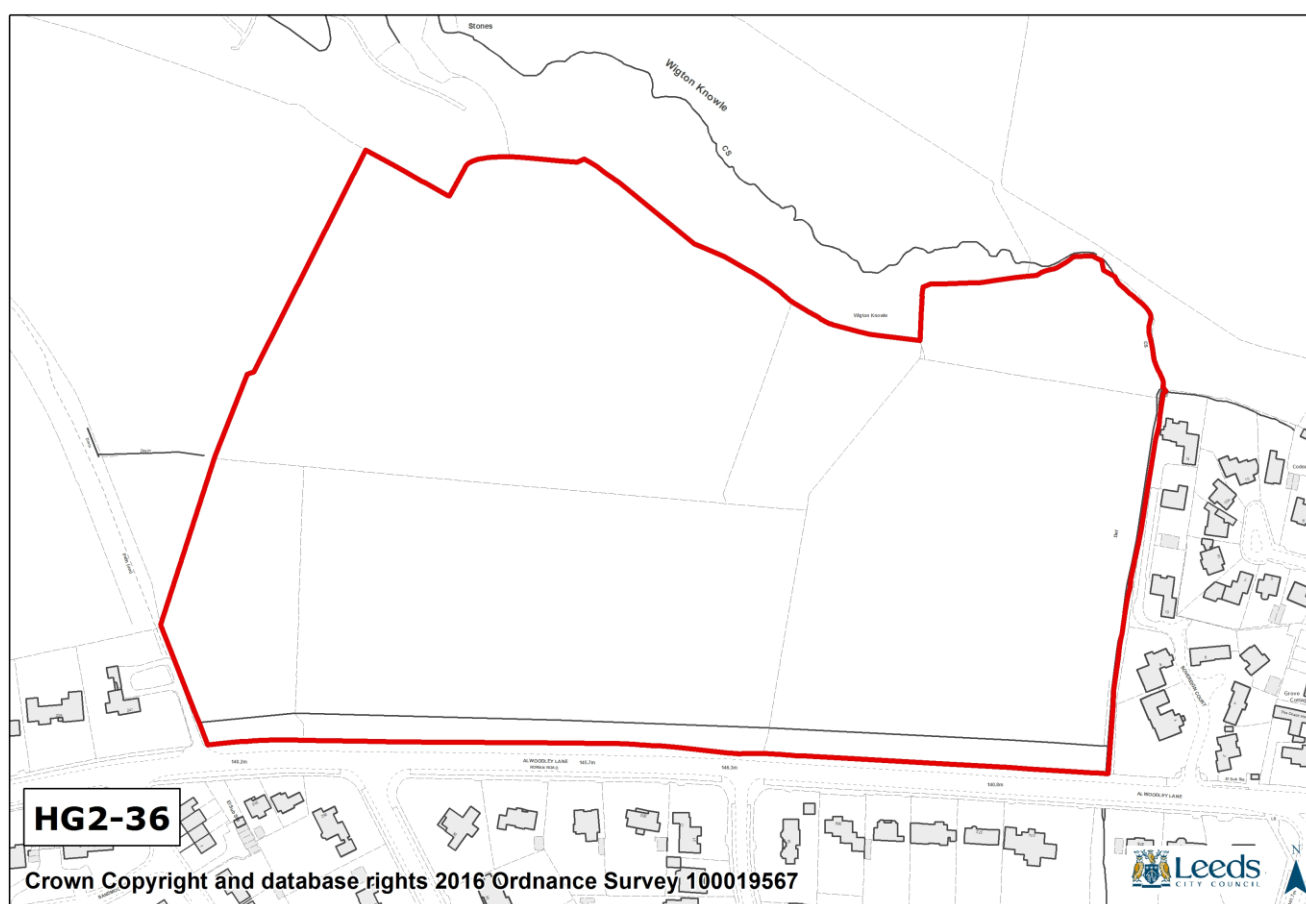
**Site Capacity:** 285 units

**Site Area:** 13.43 hectares

**Ward:** Alwoodley

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-36:

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- **Highway Access to Site:**

Suitable access should be achieved on Alwoodley Lane, a footway should be provided on the northern side of Alwoodley Lane between Sovereign Court and the existing footway termination point to the east of the site, and a suitable arrangement for pedestrians to cross Alwoodley Lane.

- **Local Highway Network:**

The development will have a significant impact on the operation of the Alwoodley Lane/A61 junction. There will also be a direct impact on the junction of the Outer Ring Road and A61. Mitigation measures will therefore be required at these locations. For the A6120/A61 junction this may take the form of a contribution towards the WYPTF scheme. There will also be a cumulative impact on the A61/Street Lane junction and contributions will be required towards a mitigating scheme.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided to ensure consideration of Eccup Reservoir SSSI to the north of the site to minimise recreational impacts, including substantial on-site greenspace (formal and informal), signage to the existing public rights of way and provide a biodiversity buffer (not private garden space) adjacent to the northern boundary with woodland and fencing. An off-site contribution to be provided and agreed for the positive management of Eccup Reservoir Hills SSSI. Consultation with Natural England required.

- **Education Provision:**

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

# Site Reference: HG2-37 (3384)

**Site Address:** Brownberrie Lane

## Housing allocation

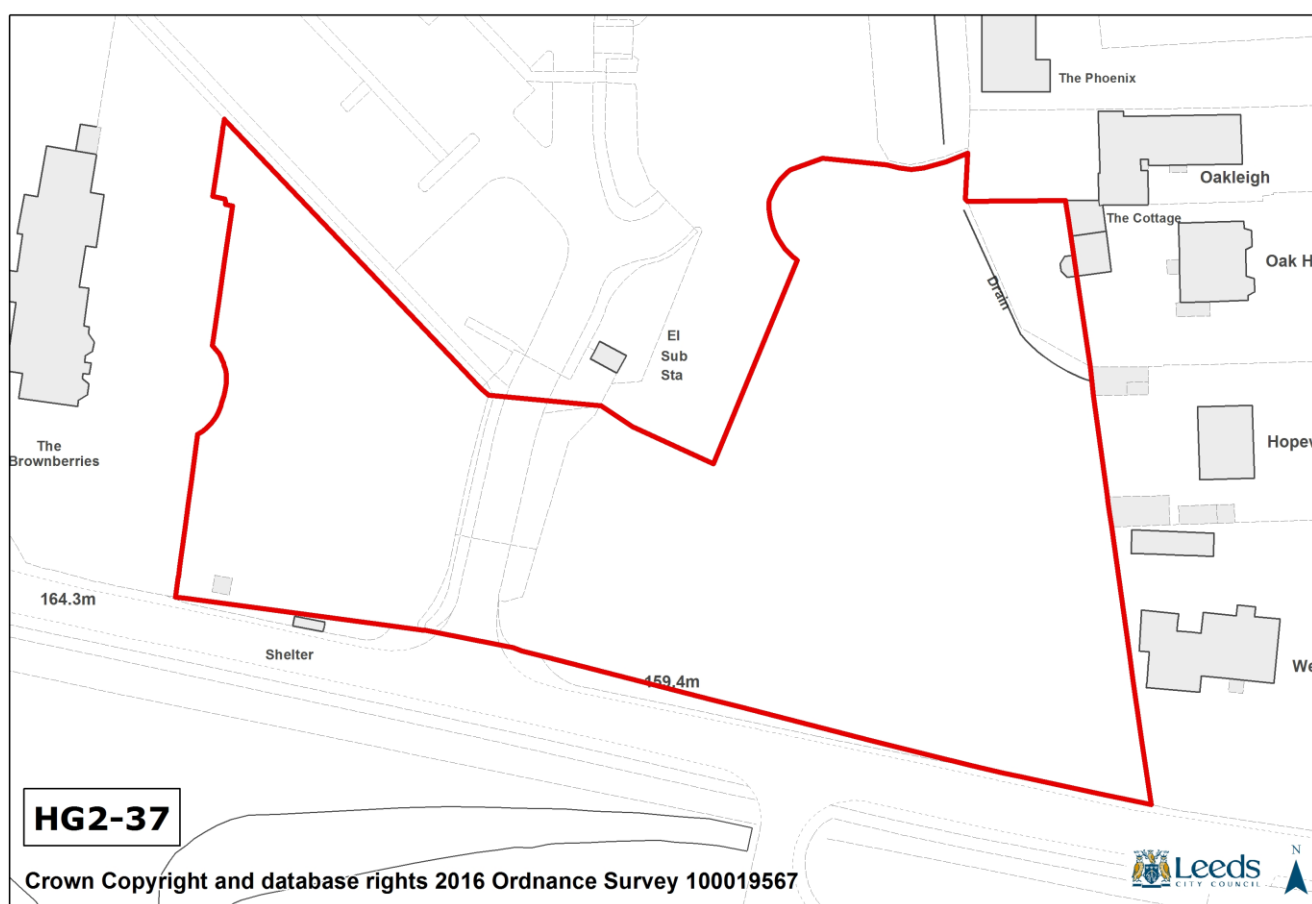
**Site Capacity:** 12 units

**Site Area:** 0.84 hectares

**Ward:** Horsforth

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-37:

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Consideration should be given at the planning application stage to aircraft noise mitigation (particularly in bedrooms), for example by means of enhanced glazing for habitable rooms, alternative means of ventilation, and an enhanced roof specification as appropriate, such that the internal noise standards of BS 8233 can be achieved.

- **Culverts and Canalised Water Courses:**

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

- **Conservation Area:**

The site affects the setting of a group of Victorian villas that are viewed as non-designated heritage assets. Consideration should be given to their setting in any future development.

# Site Reference: HG2-38 (1178A)

**Site Address:** Dunstarn Lane (land south), Adel LS16

## Housing allocation

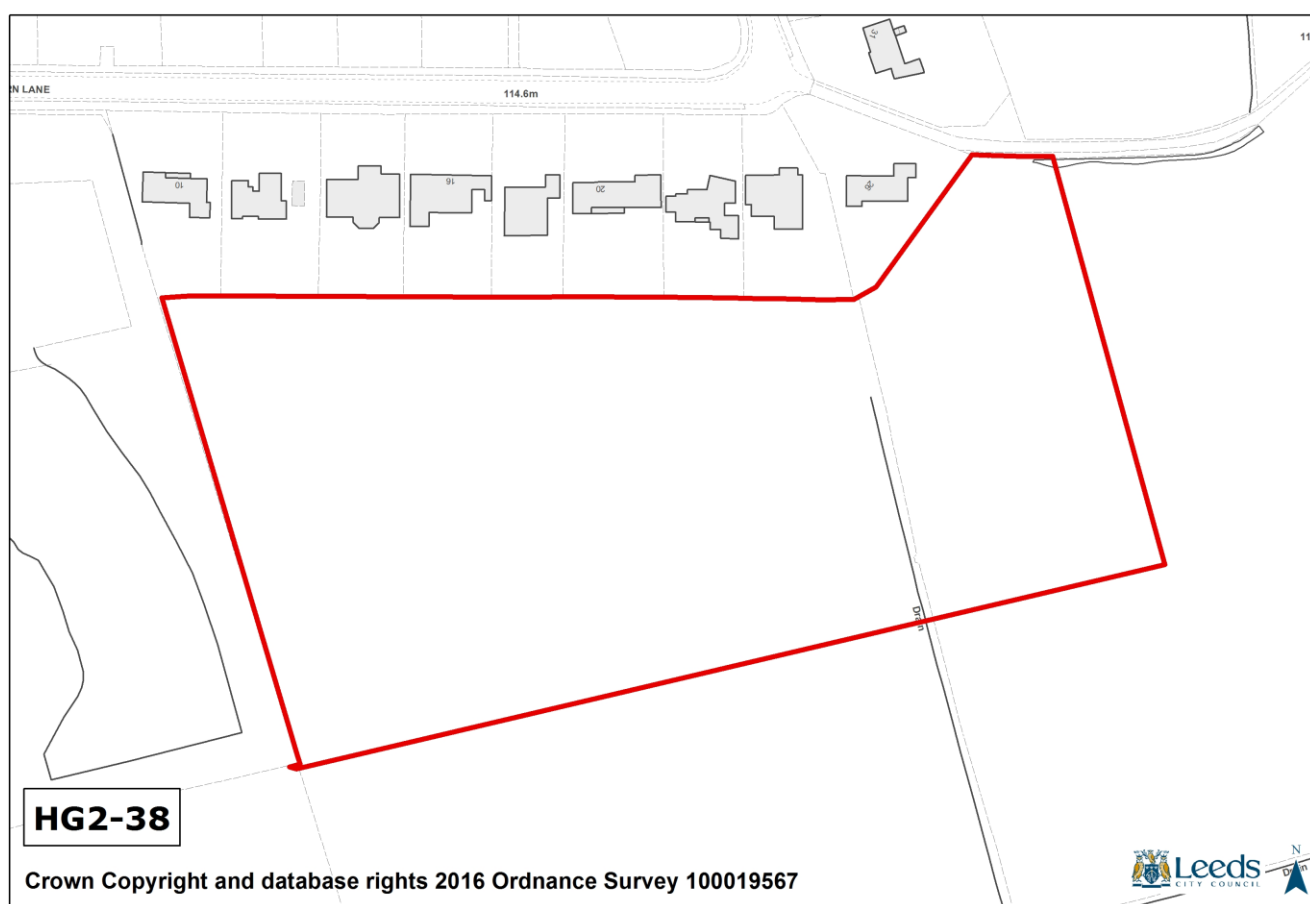
**Site Capacity:** 68 units

**Site Area:** 2.25 hectares

**Ward:** Adel and Wharfedale

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-38:

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- **Highway Access to Site:**

Access either through site HG1-74 or property needs to be aquired. The existing farm track off Dunstarn Drive is unsuitable.

- **Local Highway Network:**

There is likely to be a cumulative impact on the Weetwood Lane/A6120 junction. The development would be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.



# Site Reference: HG2-40 (81)

**Site Address:** High Moor Court (land at rear), High Moor Avenue, Moor Allerton

**Housing allocation**

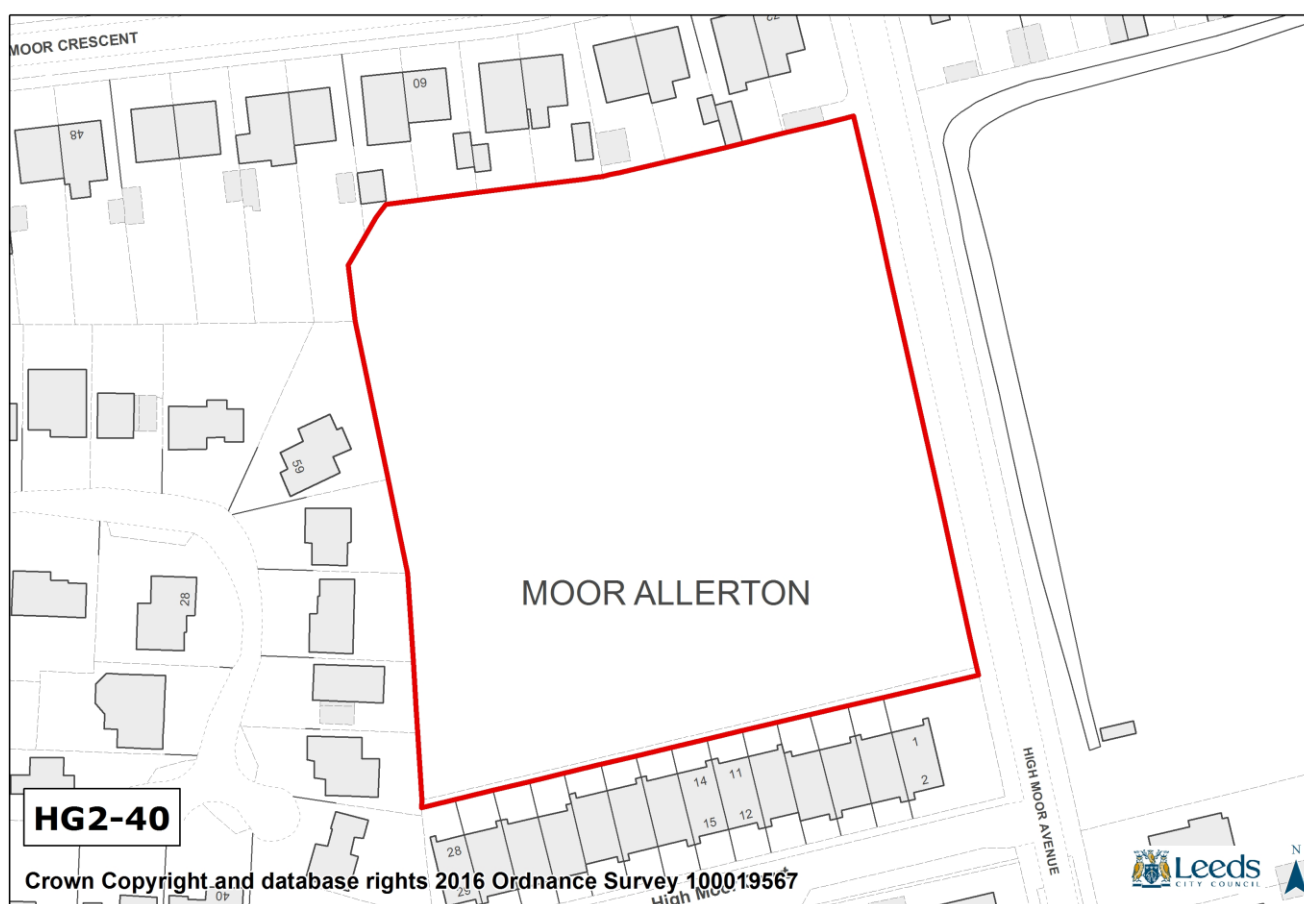
**Site Capacity:** 20 units

**Site Area:** 0.9 hectares

**Ward:** Moortown

**HMCA:** North Leeds

**Phase:** 1





## Site Requirements - HG2-40:

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- **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:**

Half the site to remain as green space

# Site Reference: HG2-42 (1016)

**Site Address:** Broadway and Calverley Lane, Horsforth

## Housing allocation

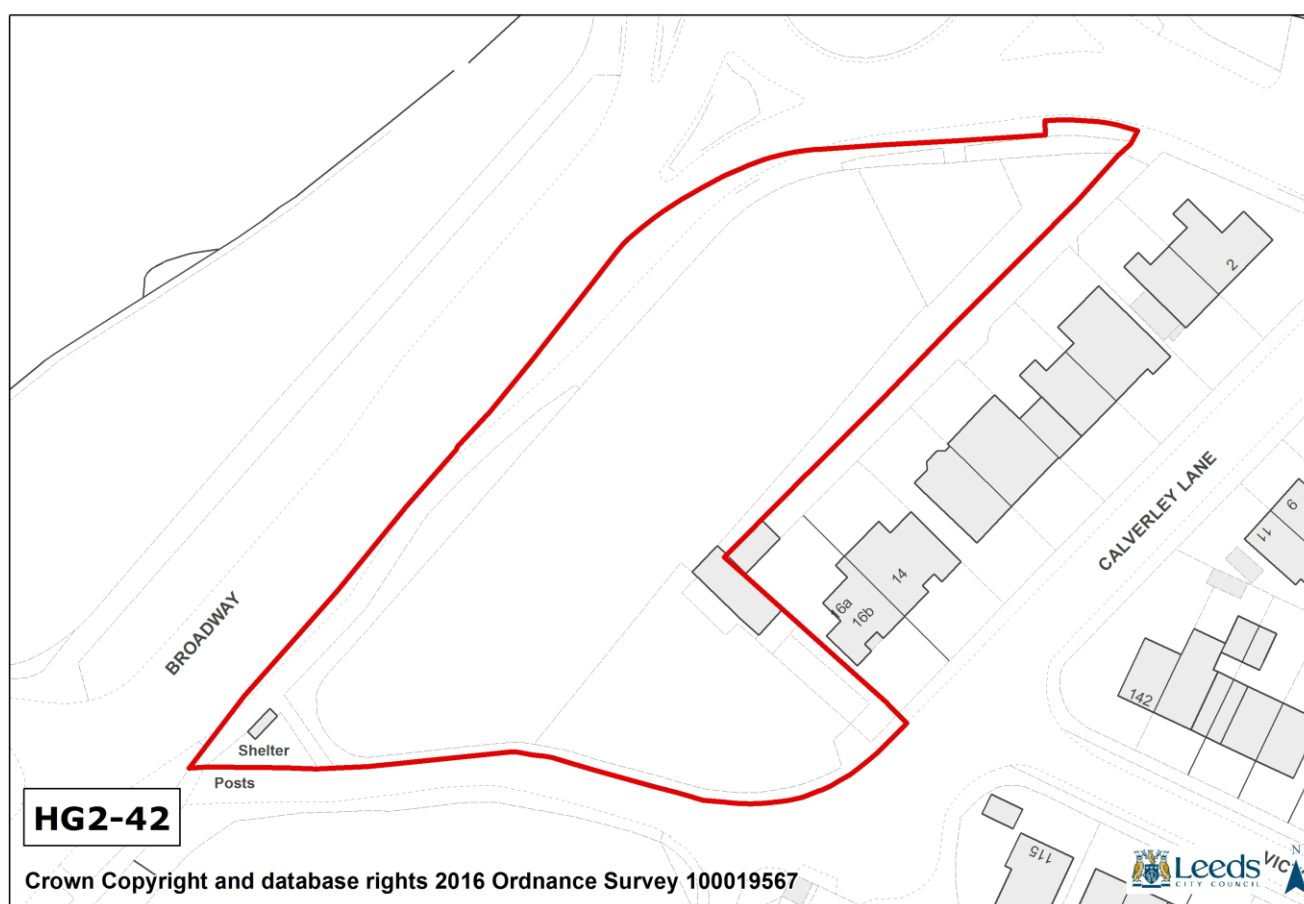
**Site Capacity:** 18 units

**Site Area:** 0.57 hectares

**Ward:** Horsforth

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-42:

---

- **Highway Access to Site:**

Access should be taken from Calverley Lane, no direct access onto A6120 Broadway.

- **Local Highway Network:**

There may be a need for a portion of the development site to be reserved for the proposed improvements to capacity at Horsforth roundabout.

- **Conservation Area:**

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

# Site Reference: HG2-43 (5009B)

**Site Address:** Horsforth Campus

## Housing allocation

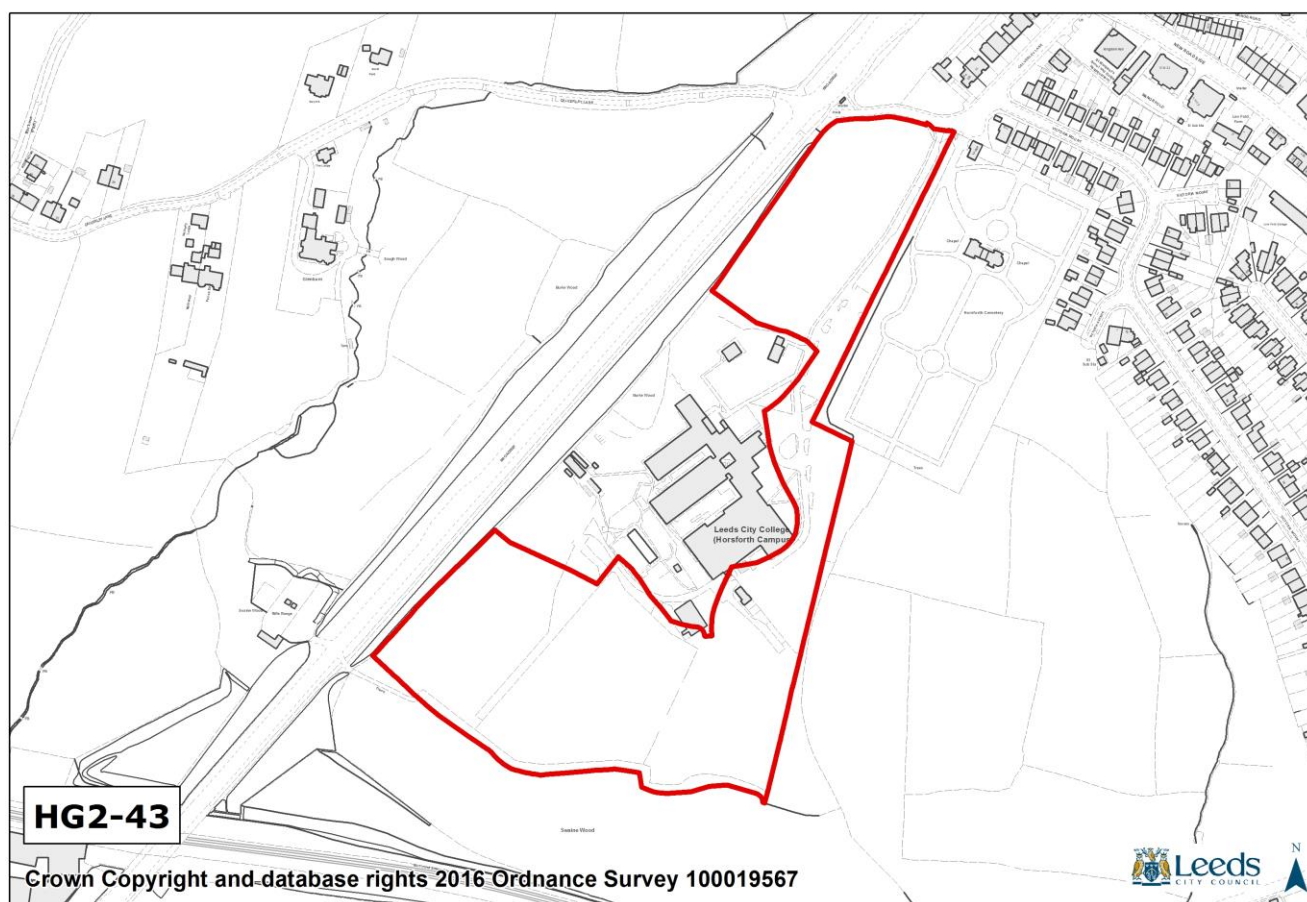
**Site Capacity:** 134 units

**Site Area:** 5.35 hectares

**Ward:** Horsforth

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-43:

---

- **Highway Access to Site:**

At least two points of vehicular access will be required, the primary access should be from either the A65, A6110 or a modified Horsforth Roundabout and must be complementary to the proposals for the transport improvements (such as Airport Link Road and improvements to Horsforth Roundabout) and accommodate development traffic, further access points should foster linkages to surrounding communities and facilities for all types of movement and provide for emergency access to the site.

- **Local Highway Network:**

The development will have a cumulative impact on the operation of the A65 / A6120 'Horsforth roundabout' and implementation of the proposed Airport Link Road. It will also have a cumulative impact upon the A657 / A6120 Rodley junction. Contributions will be sought towards mitigating measures at the Horsforth and Rodley junctions.

- **Ecology:**

Revise ecology site requirement: Significant ecological impact identified on parts of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including a substantial buffer to the ancient woodland to the south including areas of existing wildflower meadows which form part of the Leeds

Habitat Network and retention of existing pond for amphibians together with creation of additional wildlife ponds as part of SUDs requirement and protection of great crested newts which are present on site.



# Site Reference: HG2-44 (235)

**Site Address:** Clarence Road (land at) - Horsforth LS18 4LB

**Housing allocation**

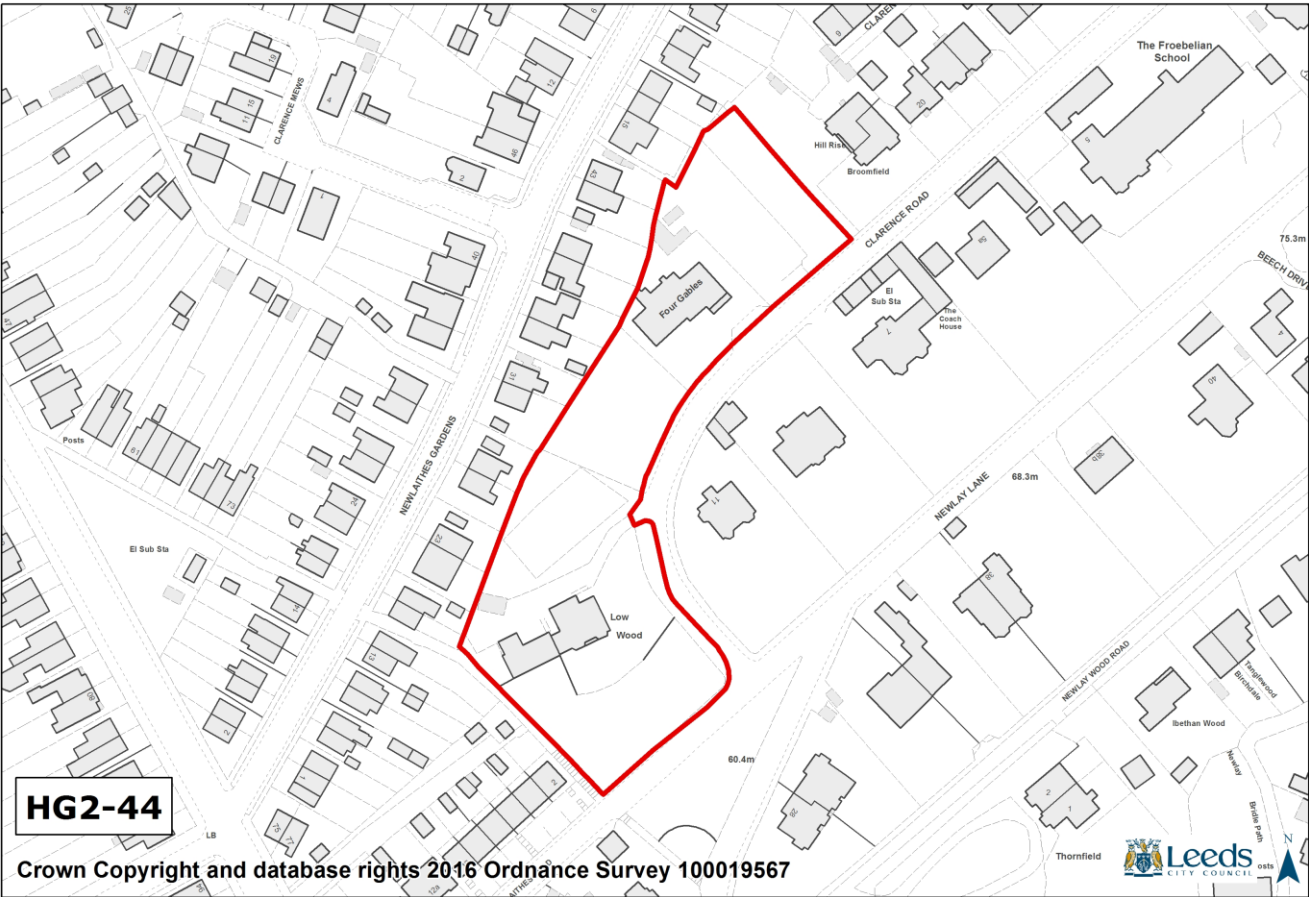
**Site Capacity:** 25 units

**Site Area:** 0.71 hectares

**Ward:** Horsforth

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-44:

---

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

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

- **Conservation Area:**

This site affects the setting of the Newlay Conservation Area. The buildings which have been identified as making a positive contribution to the character of the Conservation Area should be retained and reused. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-45 (4057)

**Site Address:** St Joseph's, Outwood Lane, Horsforth

## Housing allocation

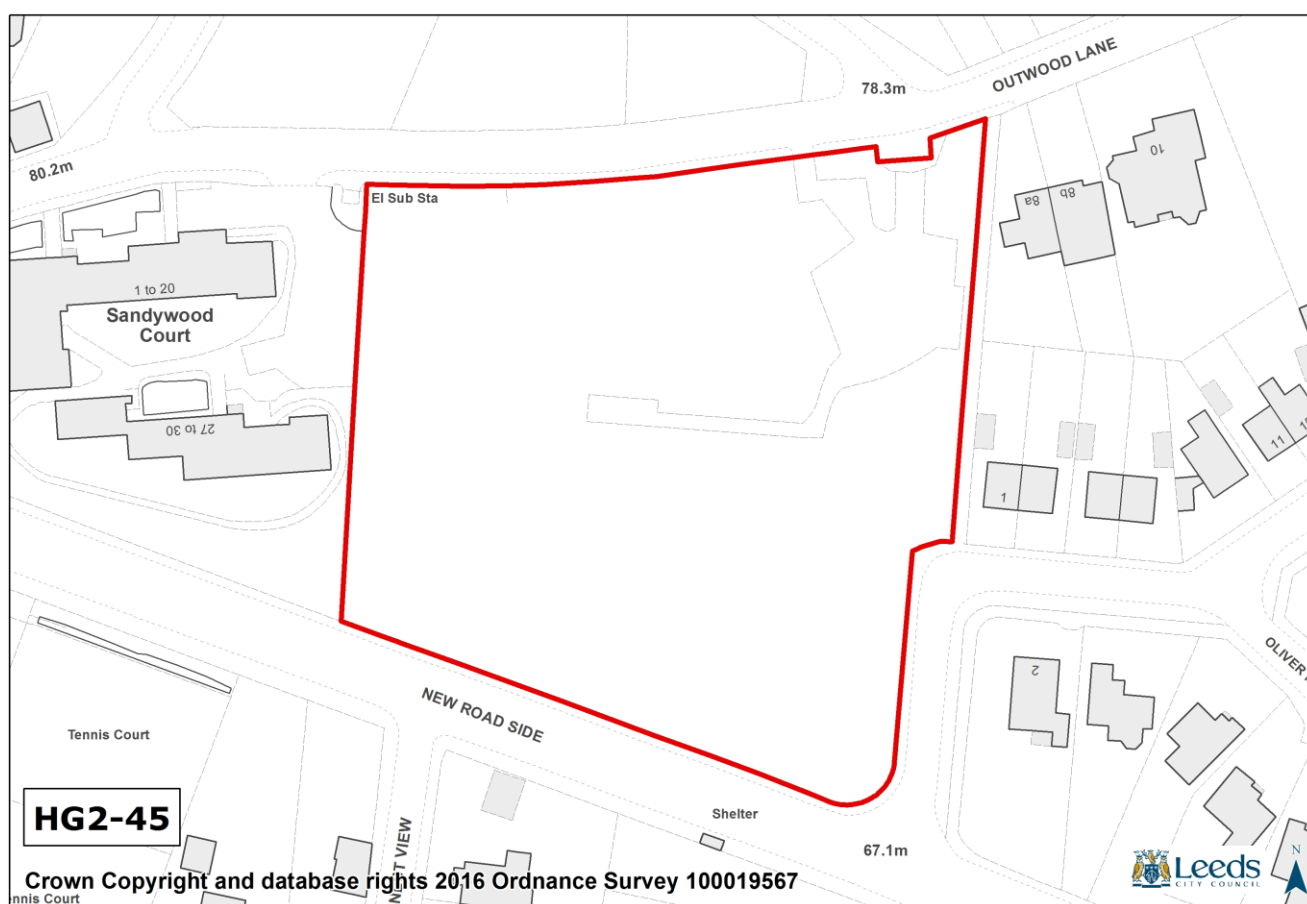
**Site Capacity:** 30 units

**Site Area:** 0.83 hectares

**Ward:** Horsforth

**HMCA:** North Leeds

**Phase:** 1





## Site Requirements - HG2-45:

---

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

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

- **Conservation Area:**

The site is within Horsforth Crag Hill and Woodside Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Proposed over-development of the site has previously been dismissed at appeal.

# Site Reference: HG2-46 (1062)

**Site Address:** Horsforth (former waste water treatment work)

**Housing allocation**

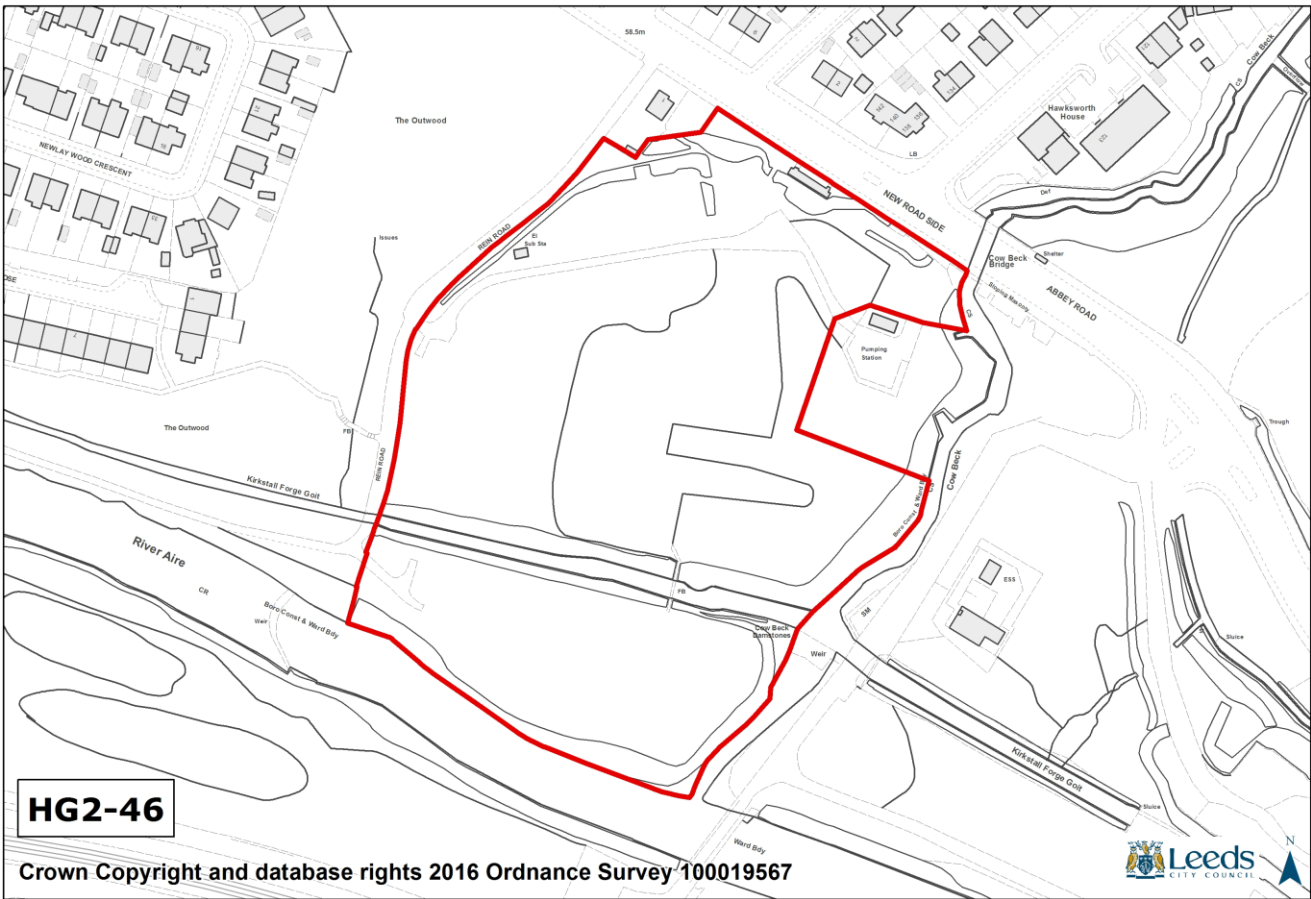
**Site Capacity:** 53 units

**Site Area:** 3.18 hectares

**Ward:** Horsforth

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-46:

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- **Local Highway Network:**

In order to maximise public transport usage, pedestrian and cycle links through to Kirkstall Forge station should be provided.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided to ensure impacts on wildlife corridor function are addressed including a biodiversity buffer (not private garden space) along the west, south and east boundary.

- **Conservation Area:**

The site is within Newlay Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The open green space, tree coverage and informal footpaths are important elements of the site and would need to be preserved in any new development and opportunities to improve the management of the ancient woodland should be taken. This is likely to result in a very limited development towards the eastern extent of the site, where the previous buildings used to stand, potentially tying in with the Kirkstall Forge development. Further guidance on these requirements is provided in the Heritage Background Paper.

# Site Reference: HG2-47 (37)

**Site Address:** Vesper Road (land at), Kirkstall LS5 3NU

## Housing allocation

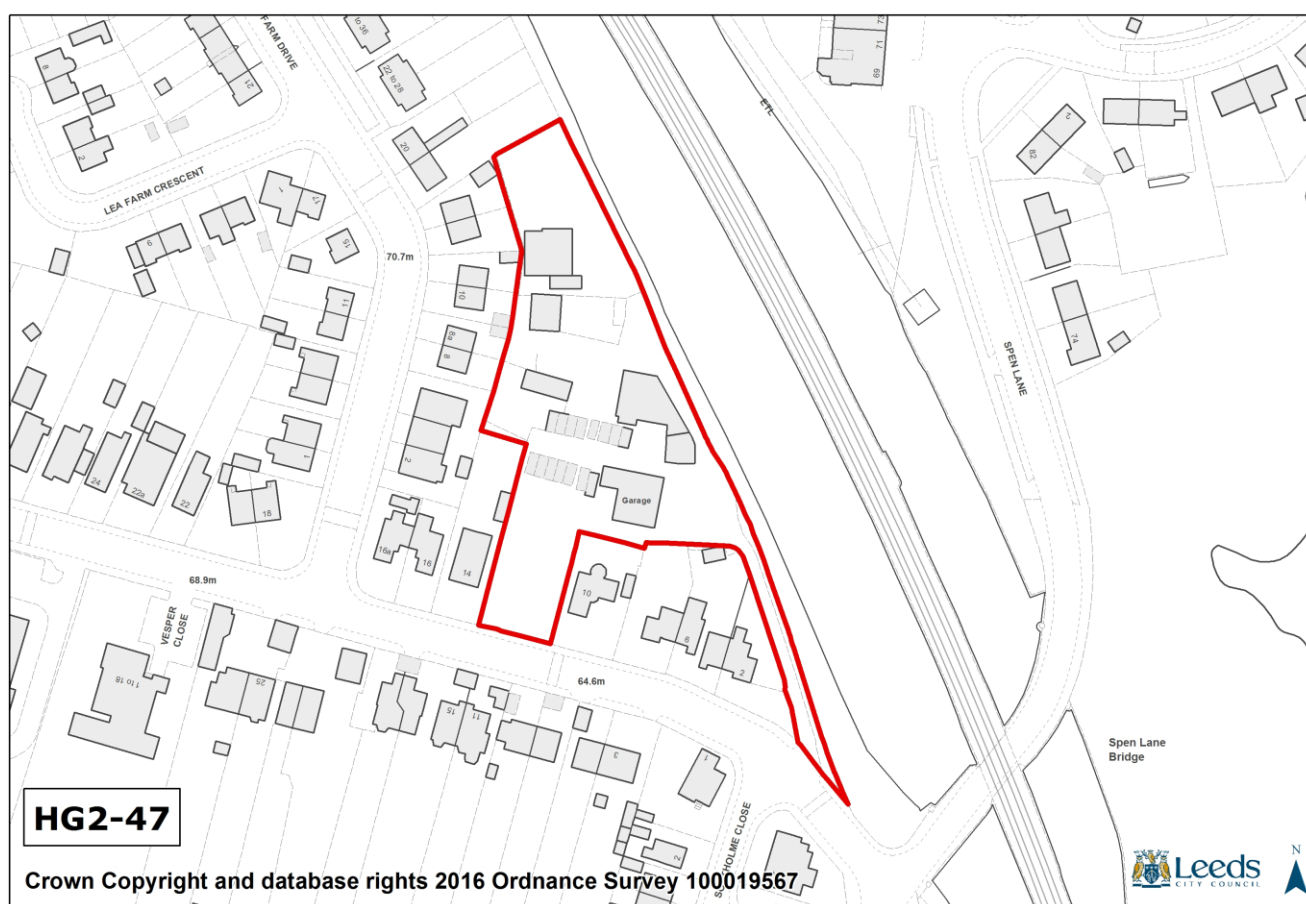
**Site Capacity:** 17 units

**Site Area:** 0.48 hectares

**Ward:** Kirkstall

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-47:

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- **Conservation Area:**

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

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

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



# Site Reference: HG2-48 (3457)

**Site Address:** Weetwood Manor, Weetwood

## Housing allocation

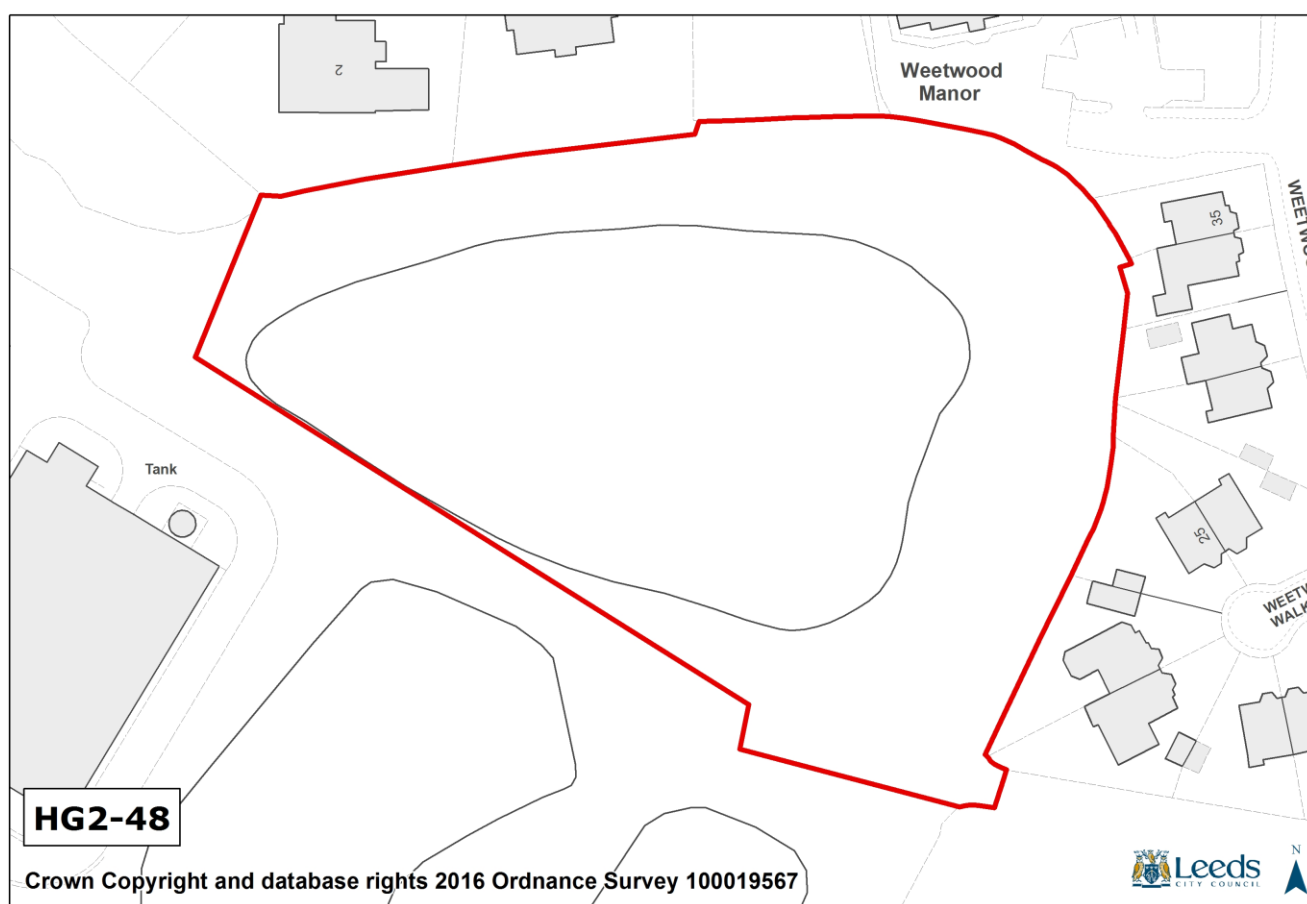
**Site Capacity:** 32 units

**Site Area:** 0.91 hectares

**Ward:** Weetwood

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-48:

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- **Highway Access to Site:**

The site does not have a frontage with the public highway. The development of the site will require suitable access meeting adoptable highway standards to be achieved.

- **Ecology:**

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

- **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. Built development should be focussed to the western part of the site, with the eastern part of the site used for on-site open space which preserves the primary aspect and setting of Weetwood Manor. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Conservation Area:**

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

# Site Reference: HG2-51 (2055)

**Site Address:** Carr Manor, Meanwood LS6

## Housing allocation

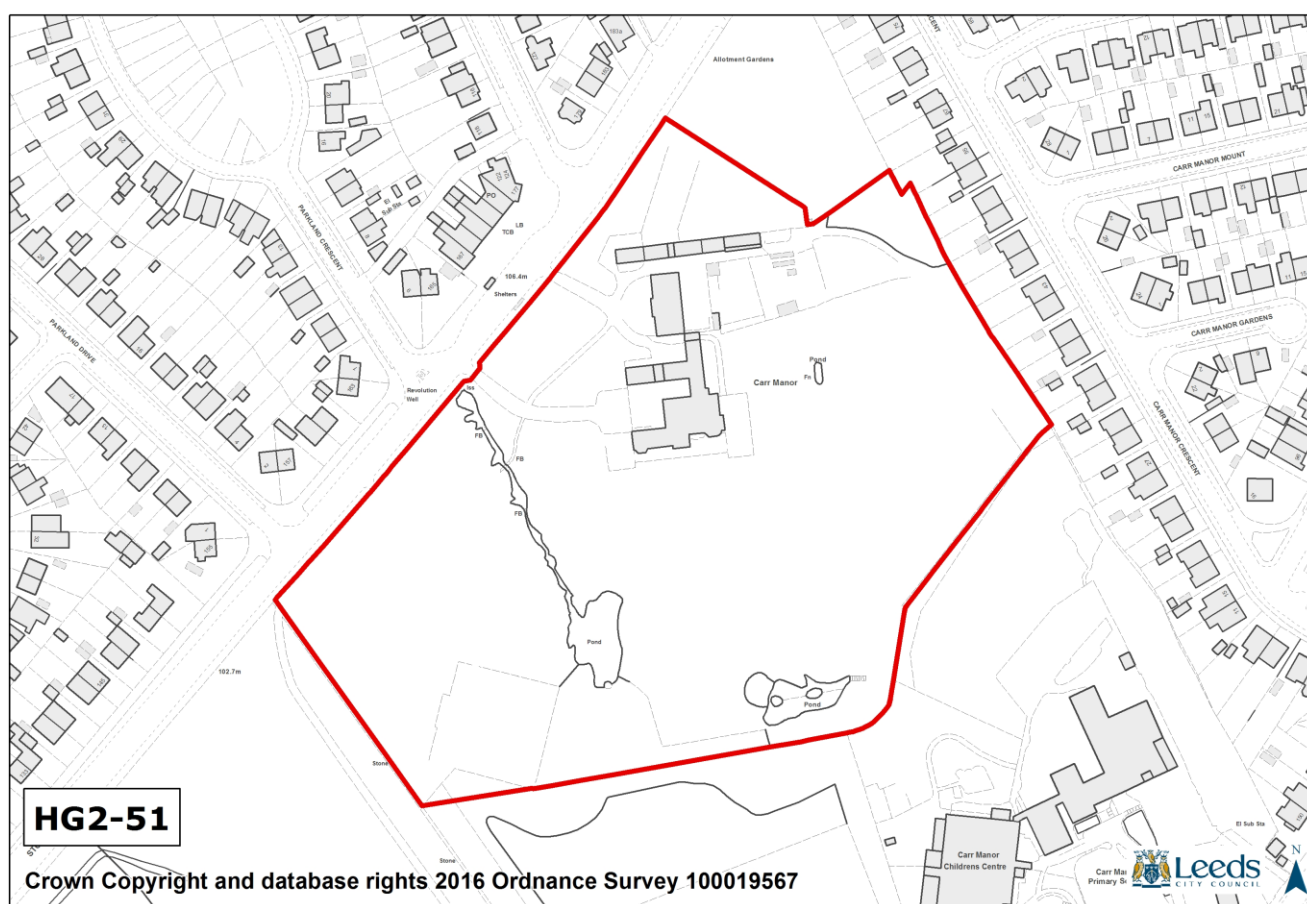
**Site Capacity:** 15 units

**Site Area:** 4.28 hectares

**Ward:** Moortown

**HMCA:** North Leeds

**Phase:** 1





## Site Requirements - HG2-51:

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- **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 includes and is in the setting of a Listed Building. Development should be through the conversion of the building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

# Site Reference: HG2-87 (817)

**Site Address:** Amberton Terrace

## Housing allocation

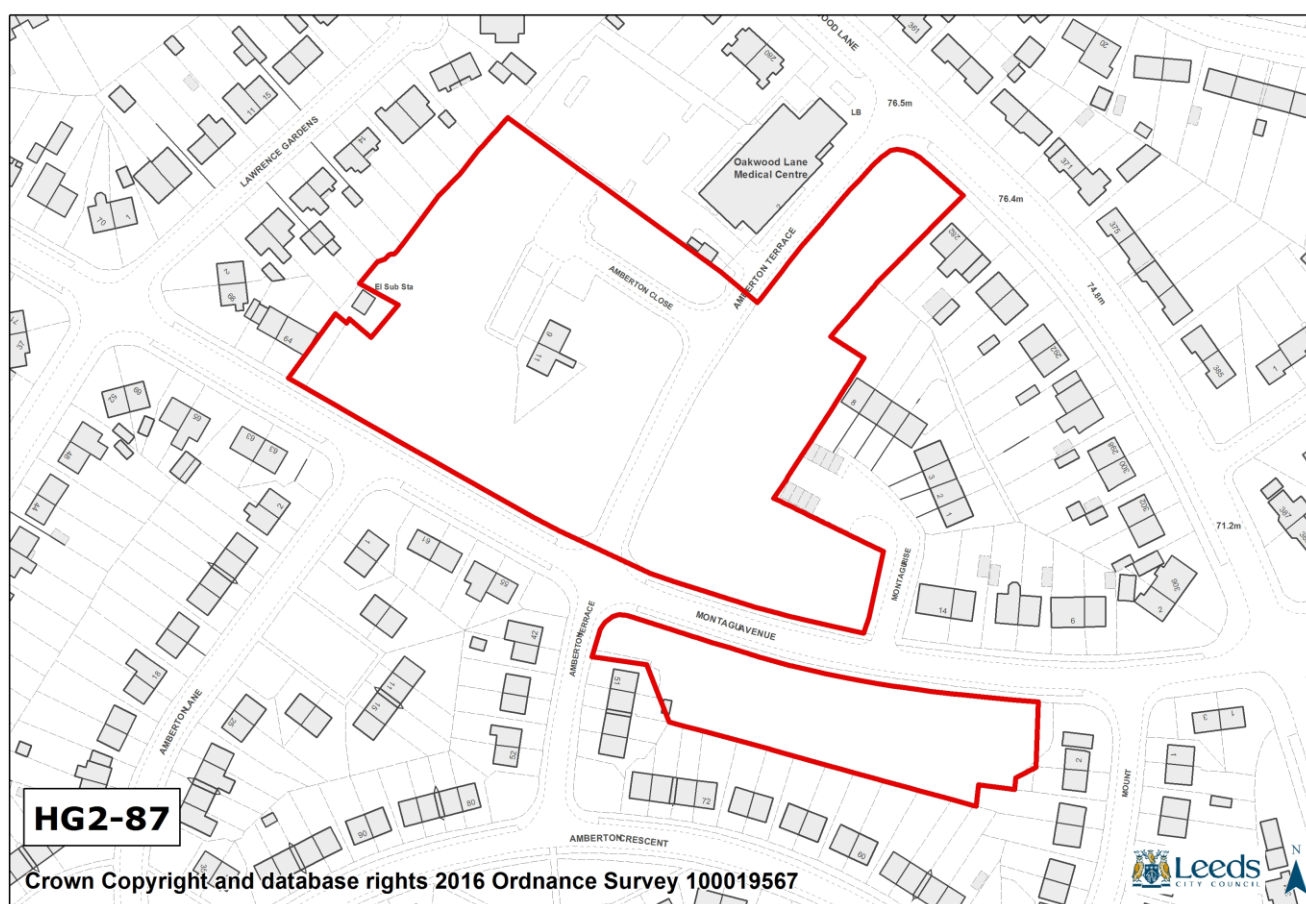
**Site Capacity:** 57 units (14 in North Leeds)

**Site Area:** 1.57 hectares

**Ward:** Gipton and Harehills

**HMCA:** Inner Area, North Leeds

**Phase:** 1



## Site Requirements - HG2-87:

---

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

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

# Site Reference: HG2-217 (5350)

**Site Address:** Land at former Eastmoor Regional Secure Unit, Adel, Leeds

## Housing allocation

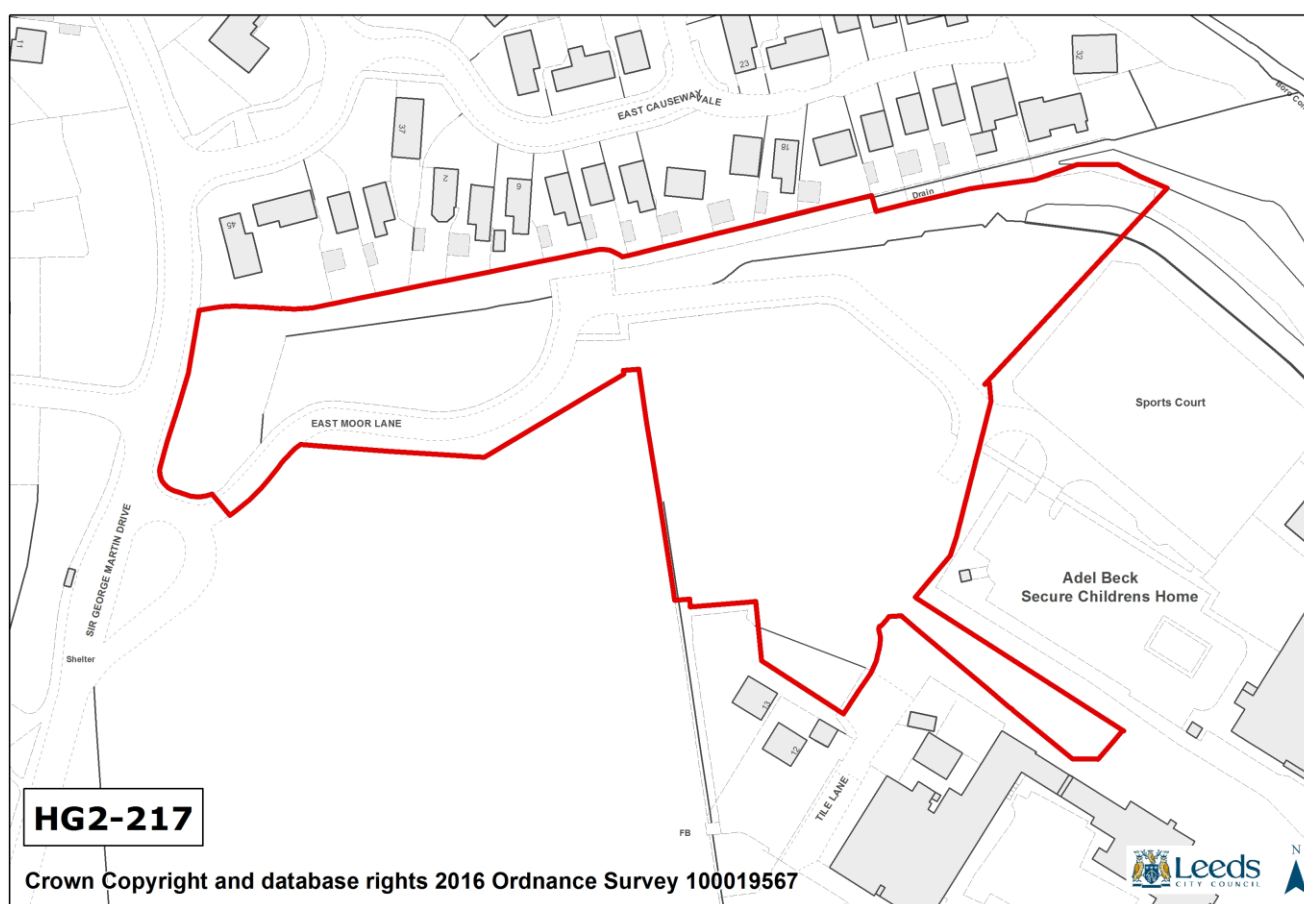
**Site Capacity:** 27 units

**Site Area:** 1.51 hectares

**Ward:** Adel and Wharfedale

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-217:

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- **Ecology:**

An ecological assessment of the site is required. Biodiversity Buffer (not to form private garden space) to north boundary, and also to west and south-west to protect woodland areas.

- **Listed Buildings:**

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



# Site Reference: HG2-234 (5352)

**Site Address:** Land at Kirkstall Forge, Kirkstall Road, Leeds

## Housing allocation

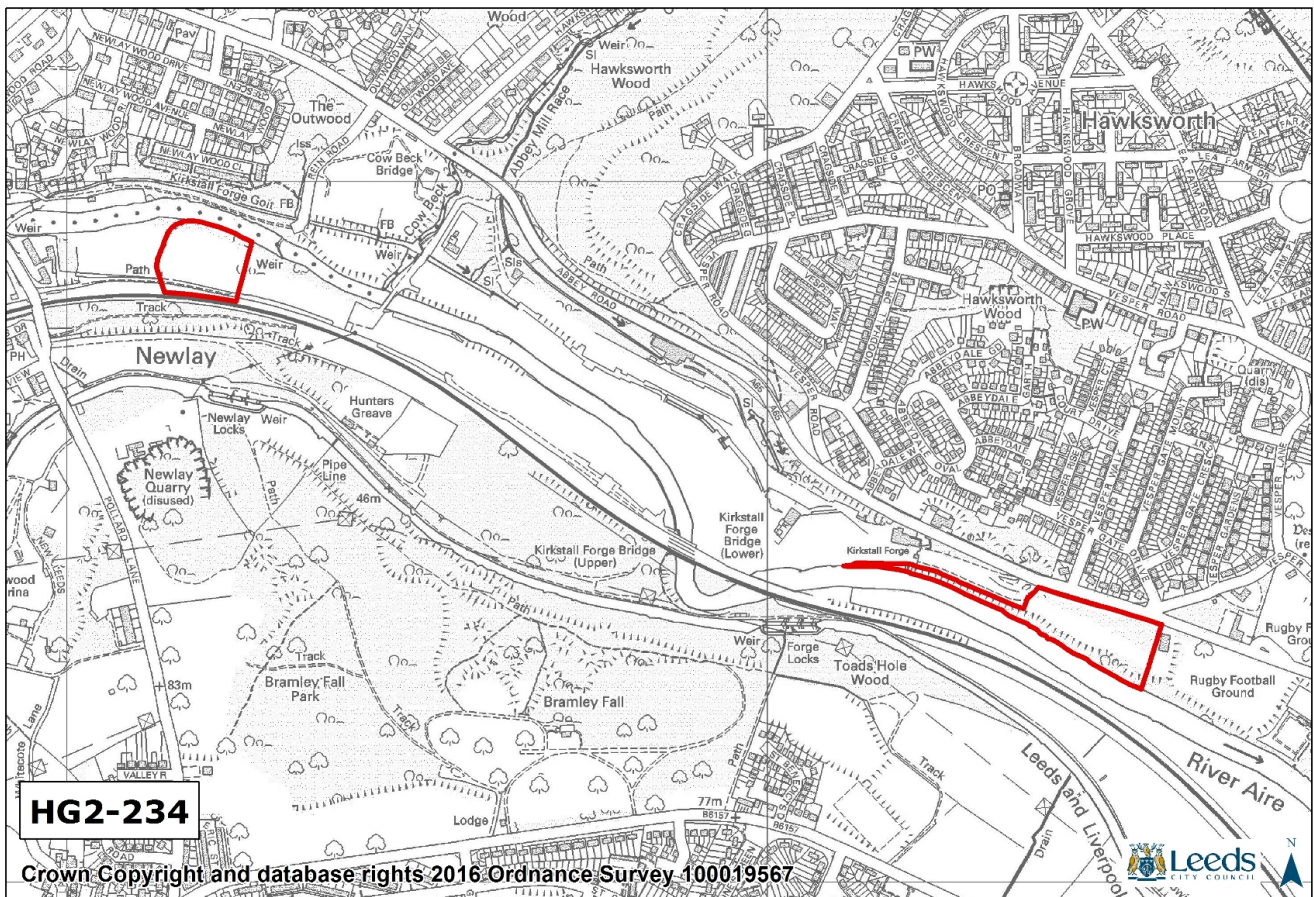
**Site Capacity:** 0 units

**Site Area:** 2.94 hectares

**Ward:** Kirkstall/Bramley and Stanningley

**HMCA:** North Leeds

**Phase:** 1



## Site Requirements - HG2-234:

---

Additional land, through the allocation of HG2-234, has been identified to extend the boundary (not the capacity) of identified site MX1-3 to allow flexibility in the delivery of housing, a primary school and openspace in a comprehensive manner. Development of HG2-234 in isolation will not be permitted.

- **Highway Access to Site:**

Vehicular access should be from Kirkstall Forge site.

- **Flood Risk:**

The site, or part of the site, is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied

- **Ecology:**

There are ecological impacts identified on the additional land (the eastern section of the site forms part of the Leeds Habitat Network and needs to be retained as woodland). An ecological assessment will be required. Biodiversity buffer(s) (not private garden) will be needed.

- **Conservation Area:**

The site is within the Newlay and Kirkstall Abbey Conservation Areas. Any development should preserve or enhance the character or appearance of the Conservation Area. Existing trees and landscaping to the external site boundaries should be retained and enhanced and part of any development.



# Site Reference: HG2-236 (2049)

Site Address: West Park Centre LS16

Housing allocation

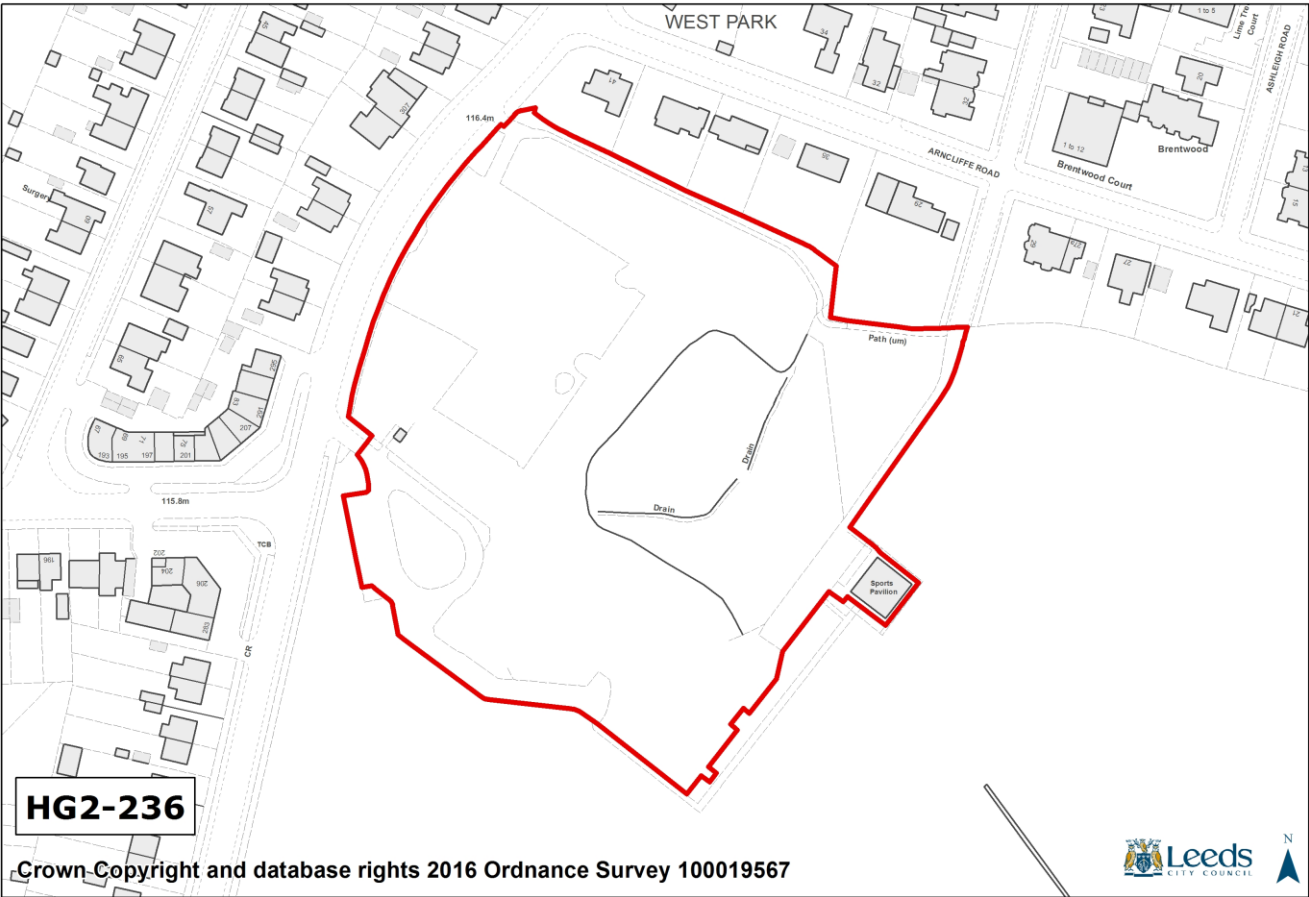
Site Capacity: 69 units

Site Area: 2.3 hectares

Ward: Weetwood

HMCA: North Leeds

Phase: 1





## Site Requirements - HG2-236:

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Flood Risk: The site, or part of the site, is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

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

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

- **Conservation Area:**

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

# Site Reference: MX2-4 (3014)

Site Address: Kirkstall District Centre

Mixed use allocation

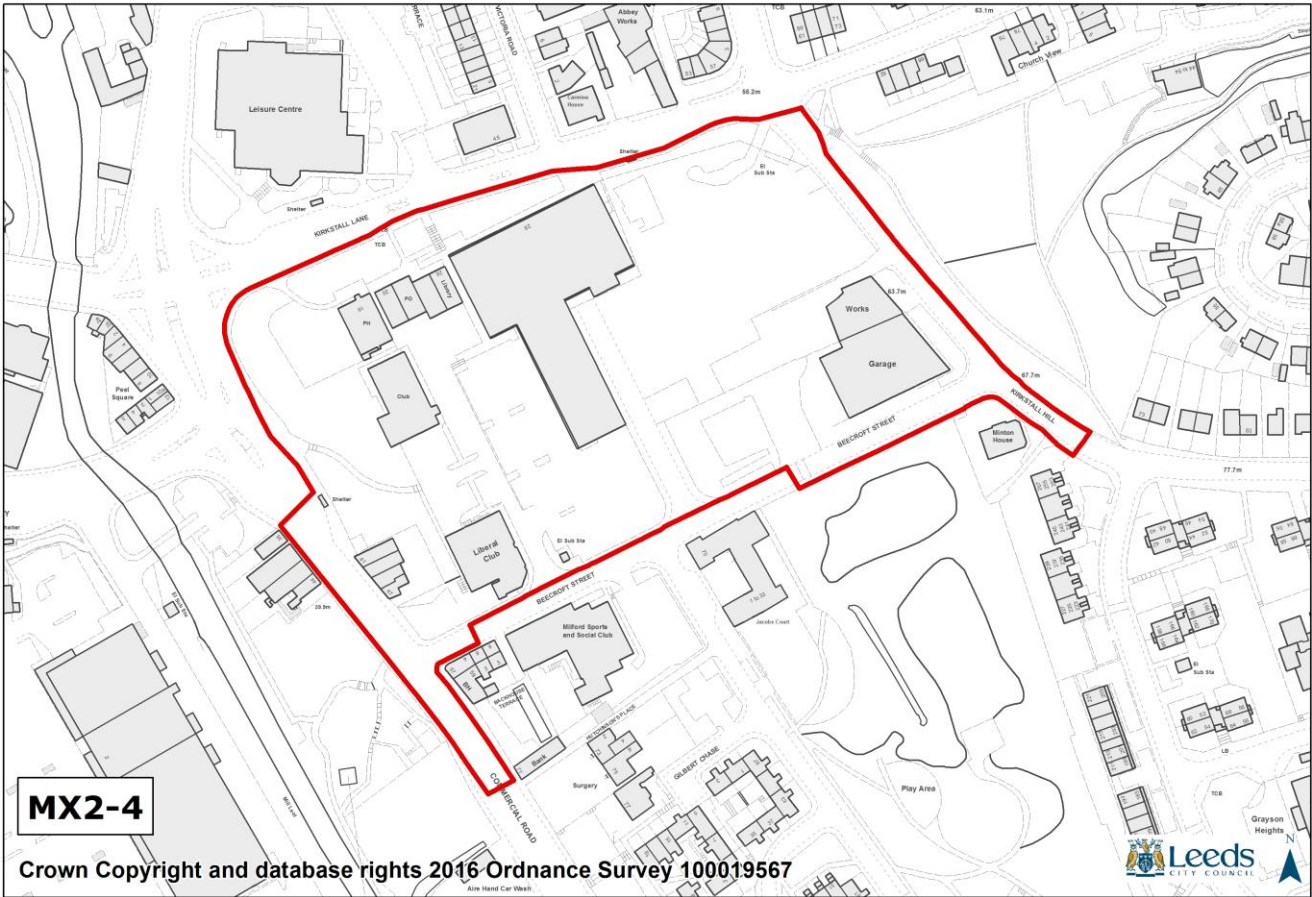
Site Capacity: 55 units & 7000 sqm office

Site Area: 3.62 hectares

Ward: Kirkstall

HMCA: North Leeds

Phase: 1



## Site Requirements - MX2-4:

---

The site is within Kirkstall Town Centre boundary and Kirkstall Primary Shopping Area, therefore there is an expectation for retail and other town centre uses to be delivered at ground floor level.

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

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

- **Highway Access to Site:**

To achieve a suitable access, mitigation works will be required on the A65 Commercial Road at Beecroft Street, Savins Mill Way and Kirkstall Lane.

- **Local Highway Network:**

This site will have a direct impact upon the congested A65/Kirkstall La and Savins Mill Way junctions. 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.

### 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 IN WHOLE OR IN PART:  
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:**

<b>Broad Locations ref</b>	<b>Previous ref in Submission Draft Plan</b>	<b>Address</b>	<b>Area</b>	<b>Capacity</b>
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
<b>Total capacity:</b>				<b>807</b>
<b>Total capacity from HG2 sites:</b>				<b>807</b>
<b>Total capacity from HG3 sites:</b>				<b>0</b>

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 for Older Persons Housing/Independent Living**

3.5.11 Ten housing allocations have easy access to Local Centres in the North HMCA and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans.

**POLICY HG4:**

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

**HG2-30 Eyrie Public House site, Holt Park**

**HG2-31 Ralph Thoresby Holt Park**

**HG2-32 Cookridge Fire Station**

**HG2-33 Land south east of Holt Park Leisure Centre, Holt Park**

**HG2-34 Farrar Lane, Adel**

**HG2-44 Clarence Road (land at) – Horsforth**

**HG2-45 St Joseph's, Outwood Lane, Horsforth**

**HG2-87 Amberton Terrace**

**HG2-236 West Park Centre**

**MX2-4 Kirkstall District Centre**

**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 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**

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**

**Sites for Gypsies and Travellers**

- 3.5.13 Section 2, paragraphs 2.66 to 2.73 explain the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in North.

**Sites for Travelling Showpeople**

- 3.5.14 Paragraph 2.74 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in North.

# EMPLOYMENT PROPOSALS FOR NORTH

## Offices

3.5.15 The sites in North have been assessed to determine their total contribution towards an overall district requirement of 1,000,000 sq m office based development. Sites which either have planning permission for office use (as at 1.4.16) and/or were allocated for employment including office in the Unitary Development Plan and are to be retained as such count towards the office requirement.

### **POLICY EO1 – IDENTIFIED SITES FOR OFFICE USE**

#### **THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:**

- 1) HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING OFFICE IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED OFFICE SITES.**
- 2) IDENTIFIED OFFICE SITES CONTRIBUTE TO THE TARGET FOR OFFICE USE SET OUT IN CORE STRATEGY POLICY SP9.**

**THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR OFFICE USE). IN NORTH THESE SITES ARE:**

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
MX1-2	n/a	Ring Road West Park, Silk Mill Way and Iveson Drive	20.8	4,950
MX1-3	n/a	Abbey Road - Kirkstall Forge LS5	17.5	14,270
EO1-4	n/a	Low Lane Horsforth	1.2	8,302
EO1-5	n/a	Office Element Corn Mill Fold Low Lane, Horsforth LS18	0.1	540
EO1-6	E4:17	Bodington Business Park Otley Road LS16	4.4	24,375
EO1-7	n/a	471 Kirkstall Rd LS5	0.1	500
<b>Identified office employment total (sqm):</b>				<b>52,937</b>

### **New office allocations**

3.5.16 Further sites suitable for office or mixed use including office have been allocated in or on the edge of the City Centre and Town Centres.

### **POLICY EO2 – OFFICE ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE OFFICE USE.**

- 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR OFFICE OR MIXED USE INCLUDING OFFICE IN ACCORDANCE WITH CORE STRATEGY POLICY SP9.**
- 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED**

**THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP. IN NORTH THESE ALLOCATIONS ARE:**

Plan Ref	Address	Area ha	Capacity sqm
MX2-4	Site bounded by Commercial Road, Beechcroft Street, Kirkstall Hill and 28 Kirkstall Lane, Kirkstall, Leeds	3.6	7,000
<b>Allocated for office employment total:</b>			<b>7,000</b>

### General Employment

3.5.17 The sites in North have been assessed to determine their total contribution towards an overall district requirement of 493 hectares of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 1.4.16 and/or are allocated for general employment in the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites.

#### **POLICY EG1- IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE**

- 1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT IN THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED GENERAL EMPLOYMENT SITES.**
- 2) IDENTIFIED GENERAL EMPLOYMENT SITES CONTRIBUTE TO THE TARGET FOR GENERAL EMPLOYMENT USE SET OUT IN CORE STRATEGY POLICY SP9.**

**THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR GENERAL EMPLOYMENT USE). IN NORTH THESE SITES ARE:**

<b>Plan Ref</b>	<b>Saved UDP Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity (ha)</b>
EG1-11	n/a	Unit 2 St Anns Mills Off Commercial Road Kirkstall	0.2	0.22
EG1-13	E3C:26	Former Gas Holder Station Burley Place Leeds LS4	0.5	0.45
EG1-14	E3C:26	Lcc Depot Off Viaduct Road Leeds LS4	0.3	0.28
<b>Identified general employment total:</b>				<b>0.95</b>

3.5.18 There are no proposed allocations for general employment in North Leeds.

## GREEN SPACE PROPOSALS FOR NORTH

3.5.19 The Plan shows the green space sites proposed for designation within the North HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the Open Space, Sport and Recreation Assessment (OSSRA July 2011).

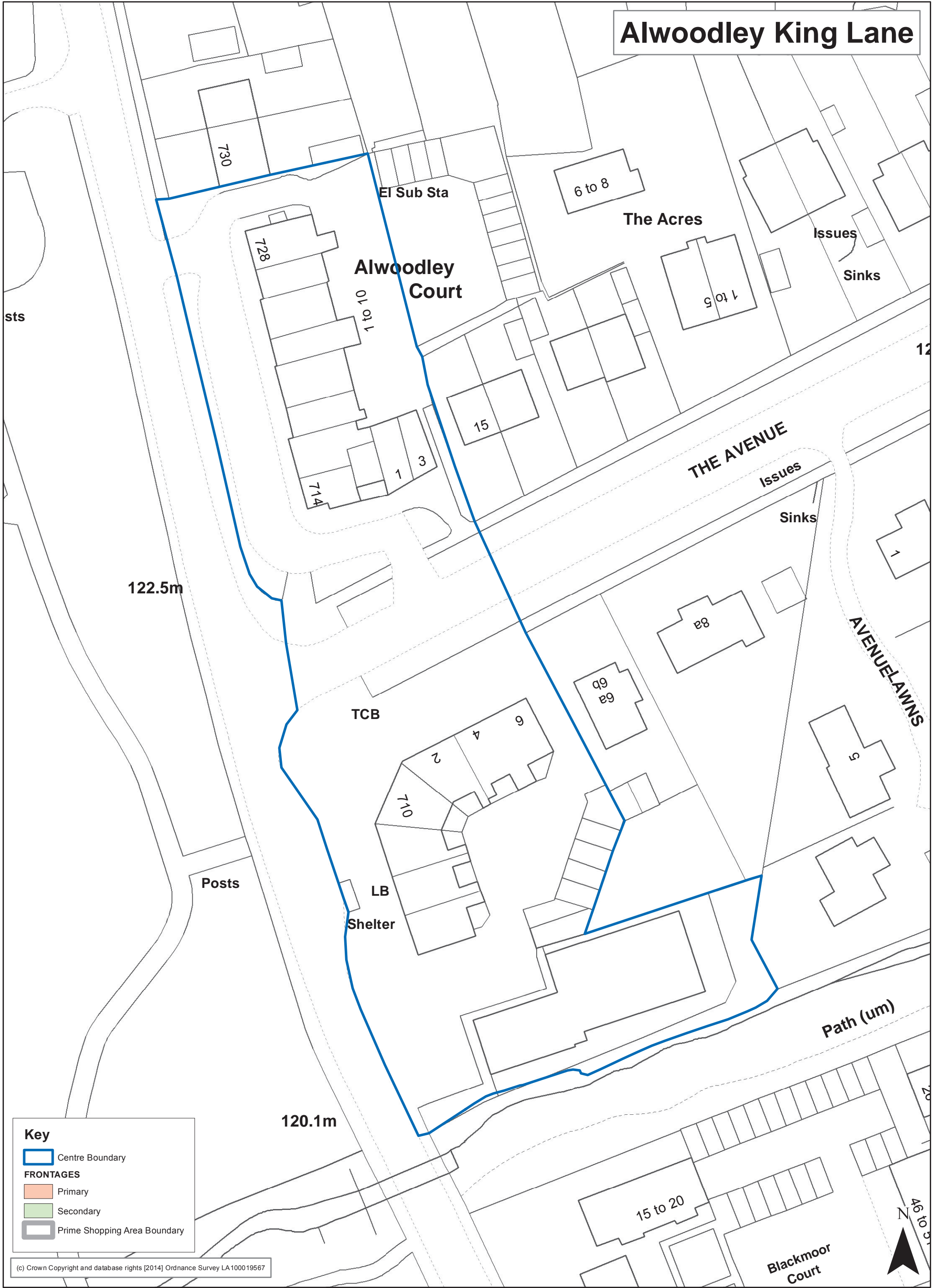
Existing green space located within housing or employment allocations is not identified for designation however green space provision within any housing proposal will be addressed through the planning application process and the application of Policy G4 (New Green Space Provision) of the Core Strategy. The provision of green space is also a site requirement in some cases in the housing section. Any UDP green space sites that are not shown are proposed for deletion mainly because they are no longer in an open space use or are below the 0.2ha threshold.

3.5.20 The largest area of green space within the North area is Roundhay Park (147.9ha) which provides a wider range of recreational opportunities and attracts people from across the city especially for organised events such as the bonfire and Mela. Adjacent to the park is Roundhay Golf Course, one of only 3 municipal golf courses in the Leeds area. There are a number of woodland areas that are easily accessible such as Adel Wood (36.5ha), Scotland Wood (21.4ha), Hawksworth Wood (22.7) and The Hollies (22.8ha) as well as parks and recreation grounds e.g. Bedquilts Park (22.1ha), Horsforth Hall Park (15.2ha), Alwoodley Park (12.2ha) and Stonegate Recreation Ground (10.5ha). There are distinct corridors of green space following the Adel, Meanwood and Gledhow Becks and concentrations of open space around Becketts Park and Hawksworth. Provision is still in need of improvement in terms of quantity, quality and accessibility. Surpluses and deficiencies by typology for the wards that fall completely or partially within the North HMCA are contained in the Green Space Background Paper.



## North Area Retail and Site Allocations Plans

# Alwoodley King Lane



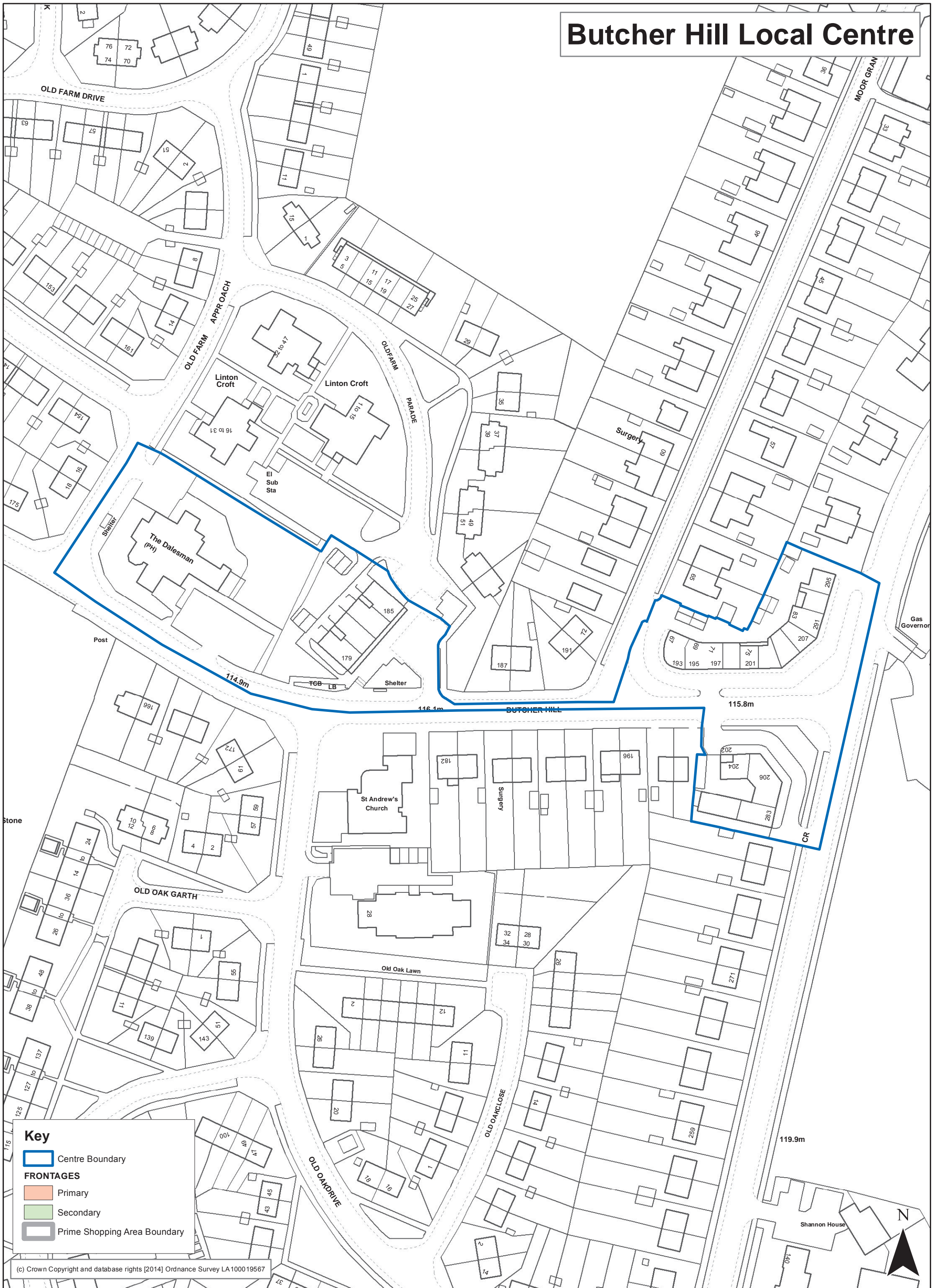
**Key**

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

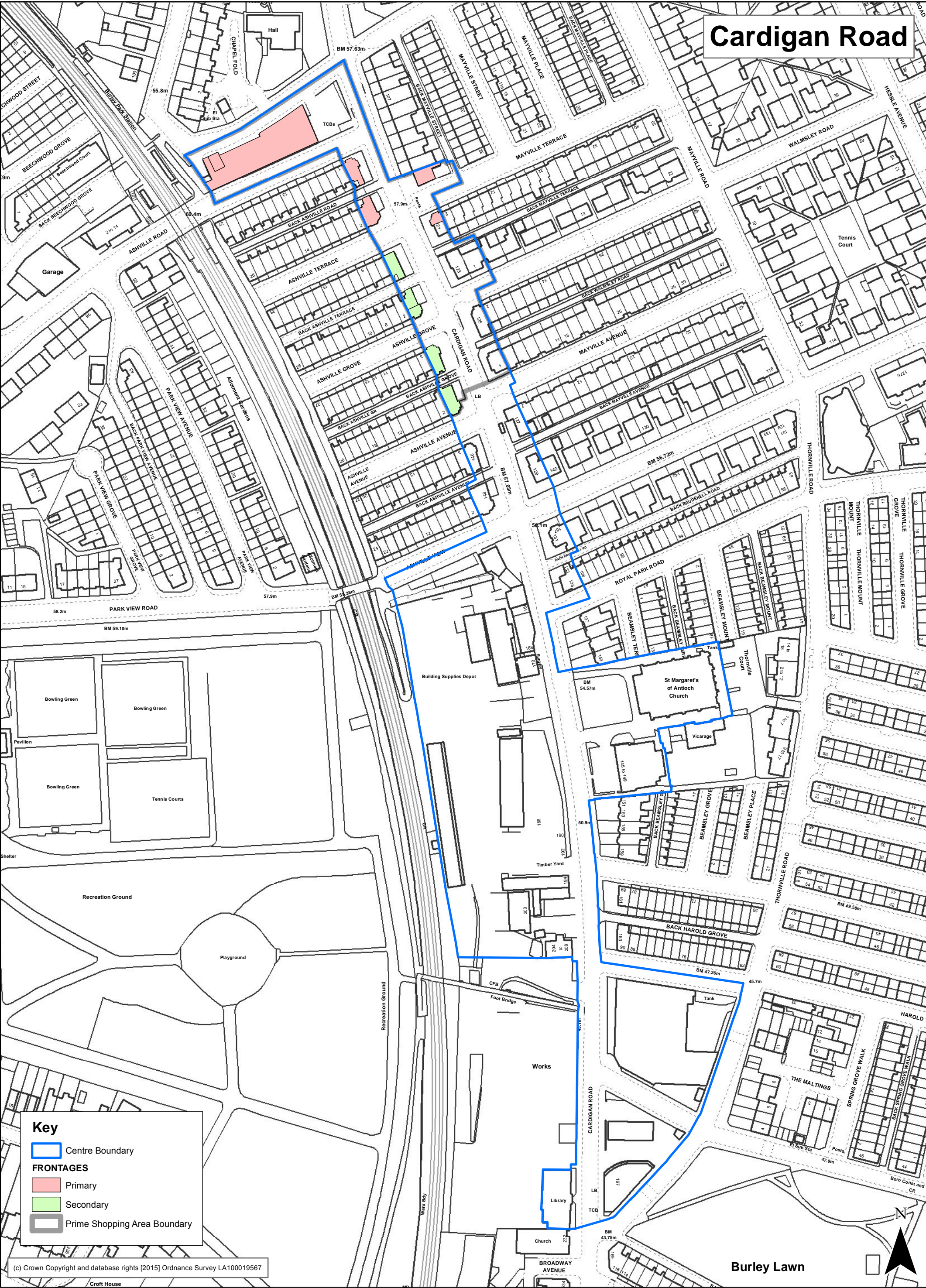
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# Butcher Hill Local Centre

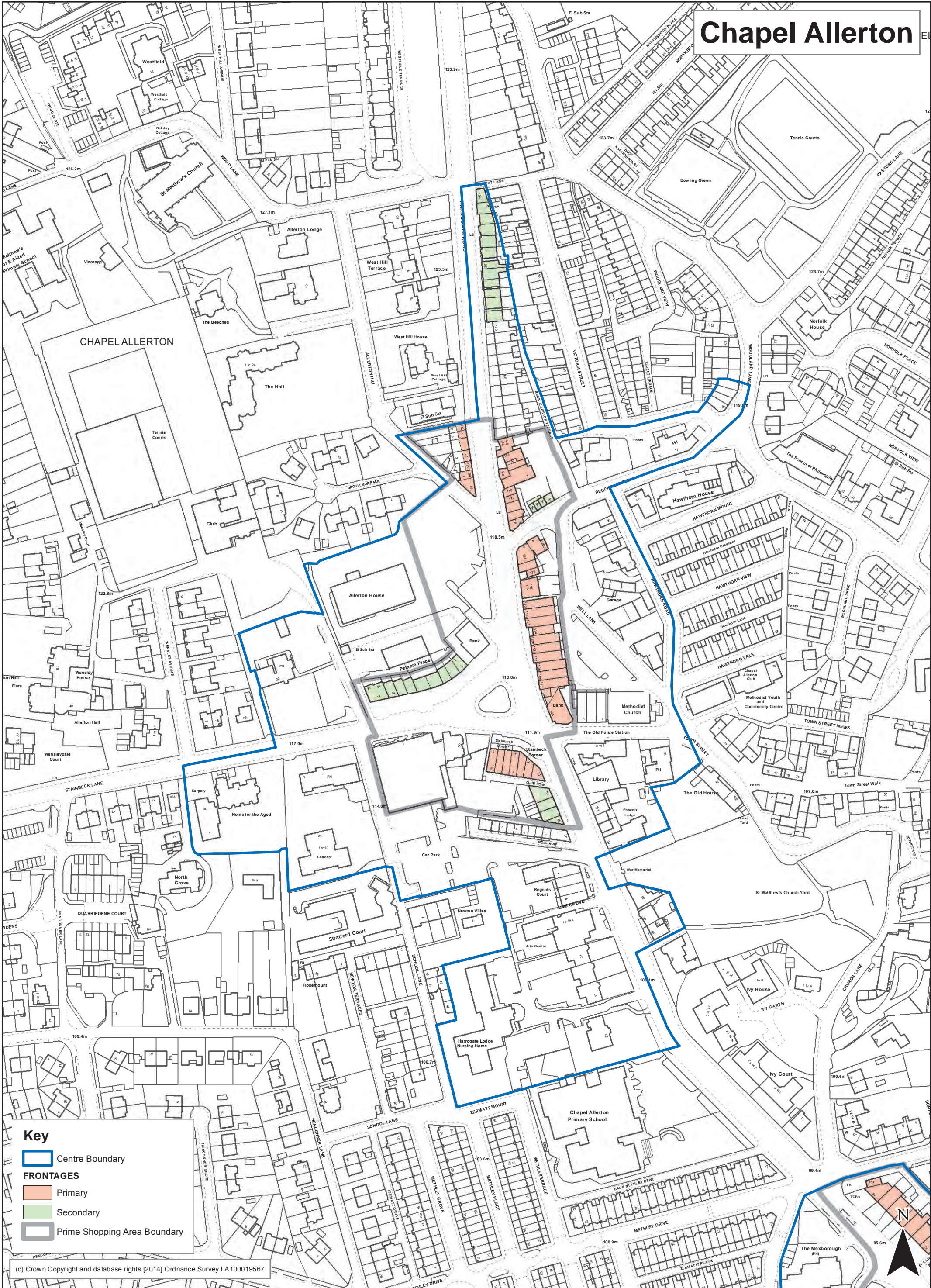








# Chapel Allerton



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THIS MAP (OR AN EXTRACT) IS AVAILABLE AT A LARGER SIZE

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**Harehills Corner**


**Key**


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


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 Centre Boundary

**FRONTAGES**

 Primary

 Secondary

 Prime Shopping Area Boundary

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THIS MAP (OR AN EXTRACT) IS AVAILABLE AT A LARGER SIZE

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WORTH

# Hawksworth Estate Local Centre

CENT

LB

BROADWAY

Church Mews

91.7m

Hawksworth Wood

N

**Key**

Centre Boundary

**FRONTAGES**

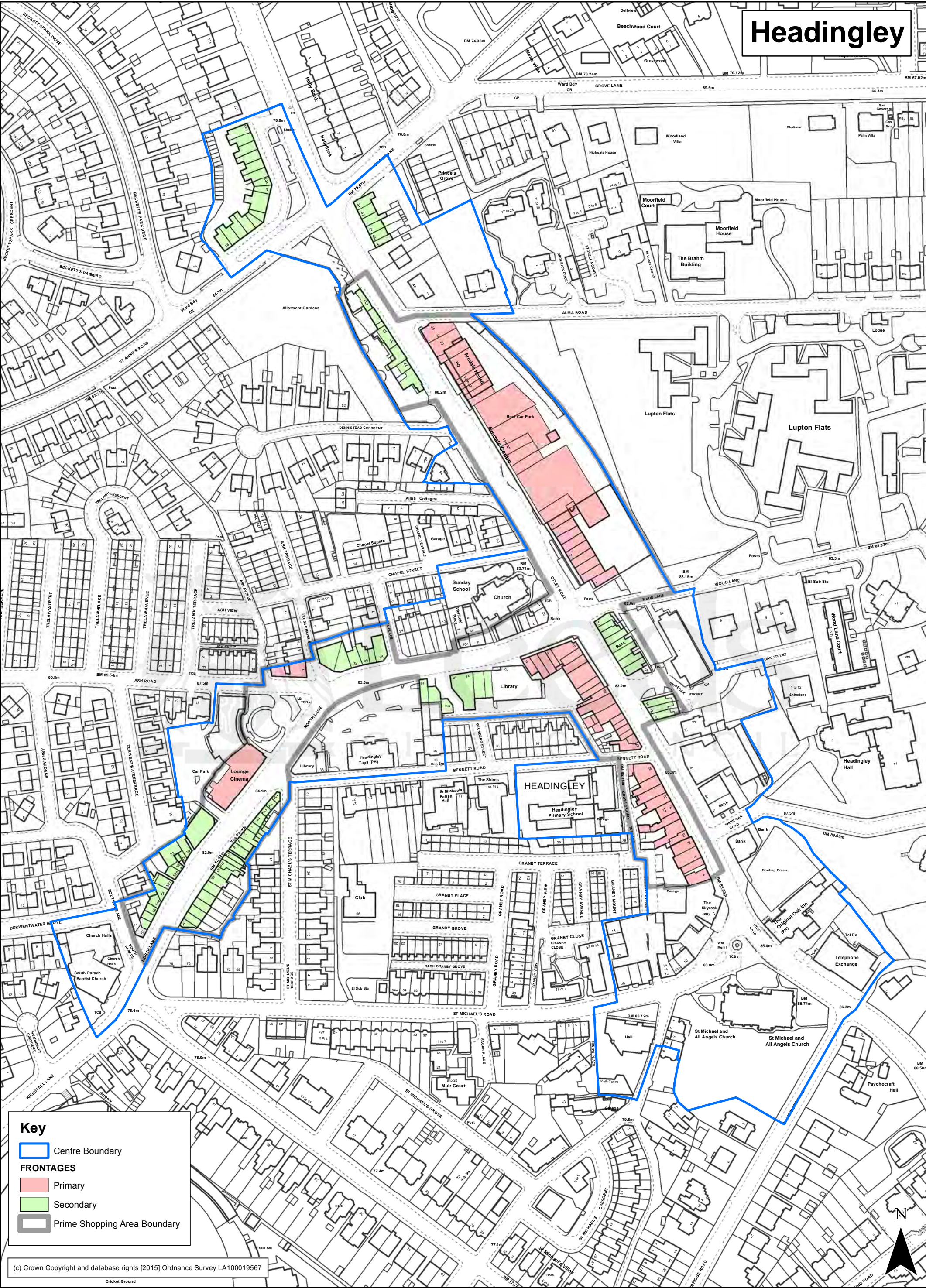
Primary

Secondary

Prime Shopping Area Boundary

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# Hollin Park (Easterley Road) Local Centre





[illegible]

Prime Shopping Area Boundary





**Horsforth New Road Side**

**Key**

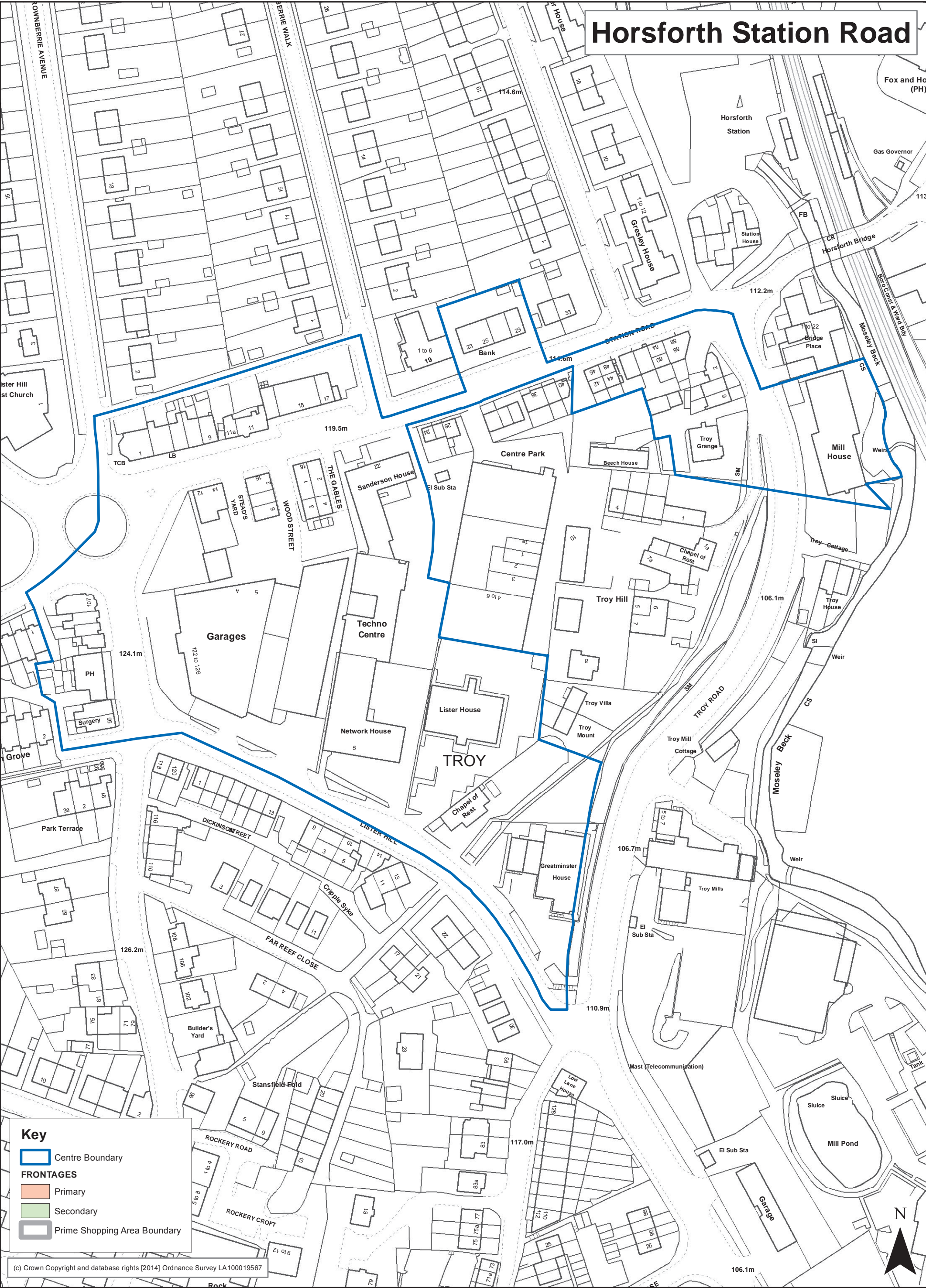
- Centre Boundary
- FRONTAGES**
  - Primary
  - Secondary
- Prime Shopping Area Boundary

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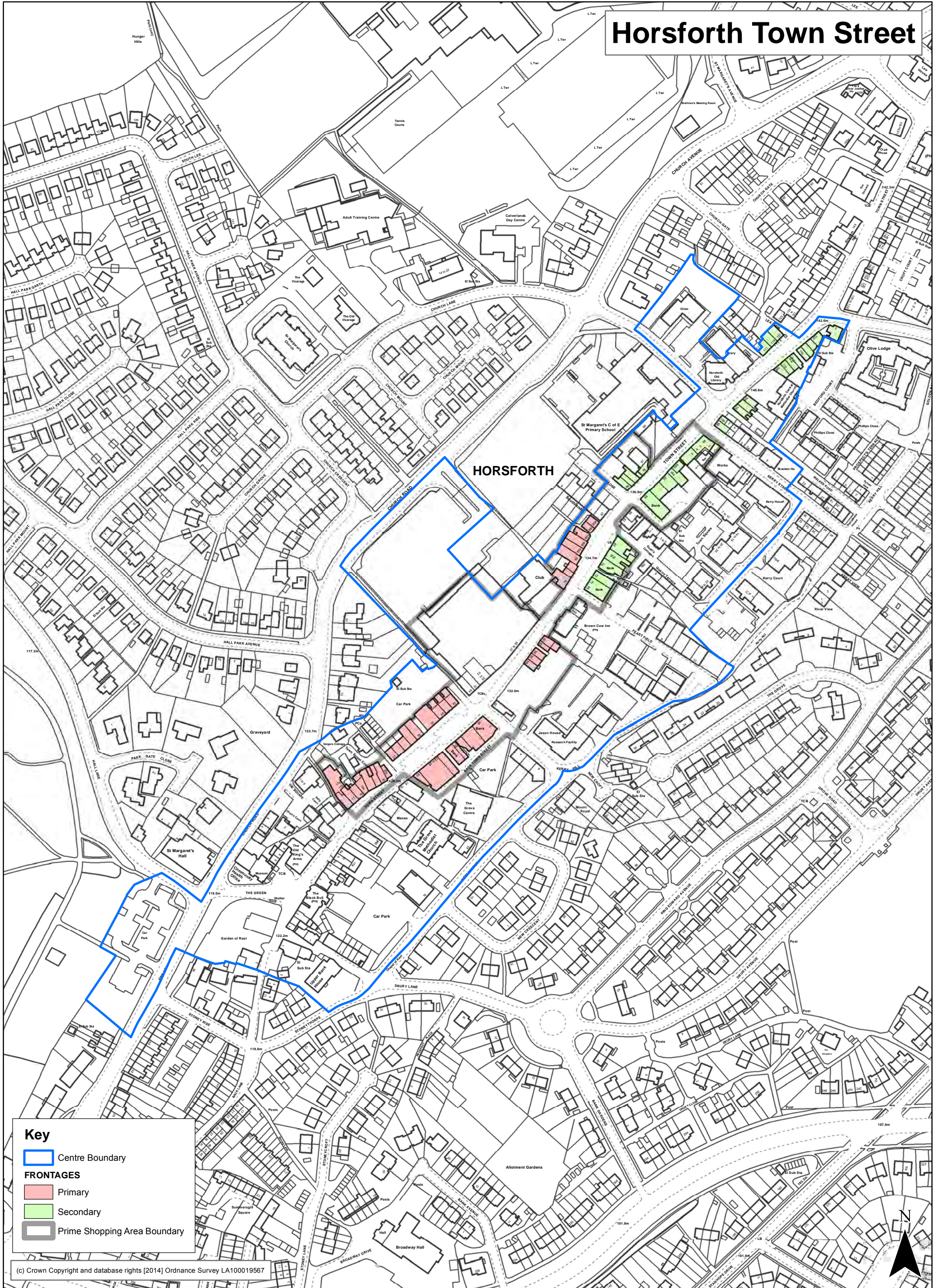


# Horsforth Station Road





# Horsforth Town Street

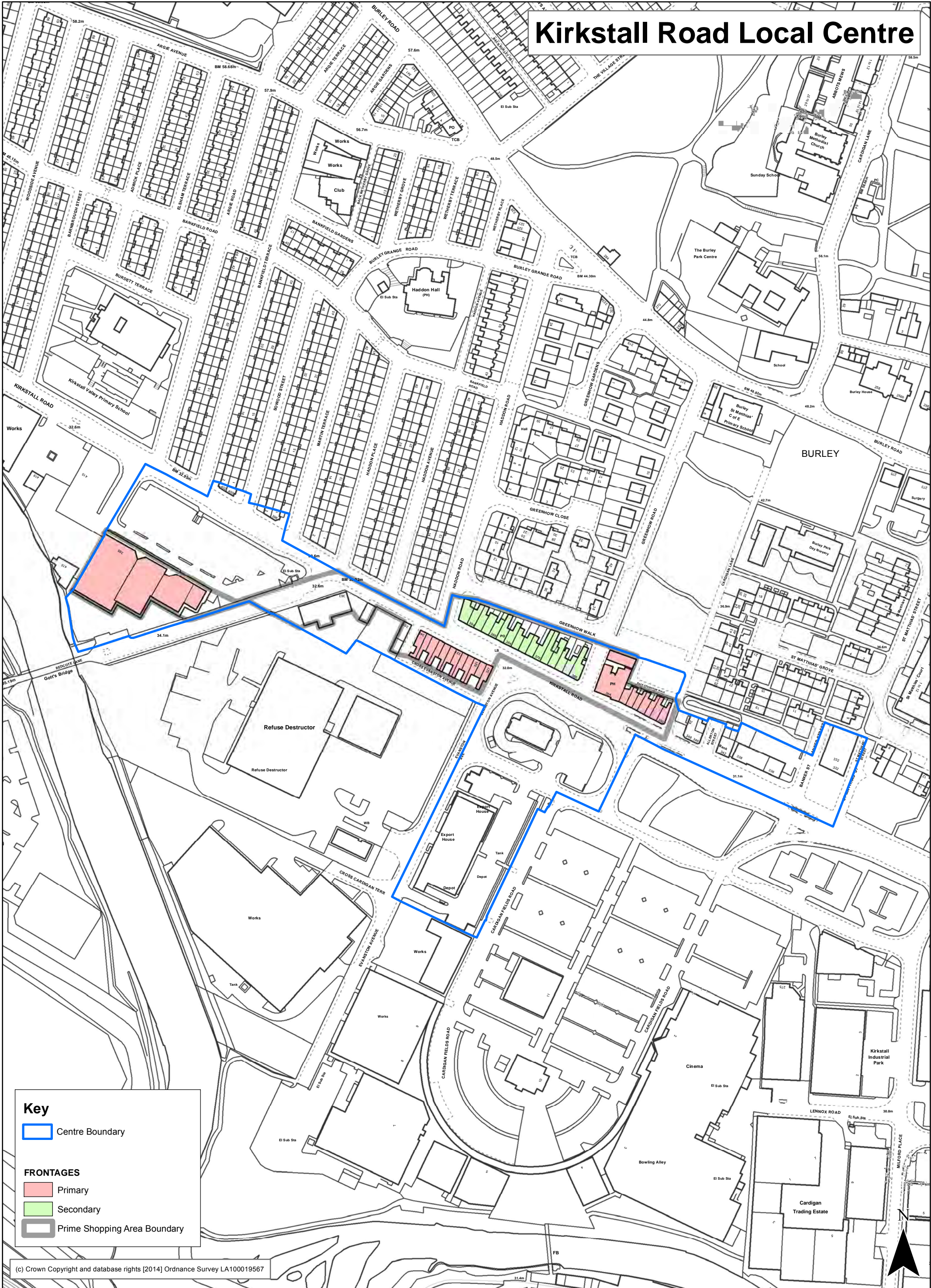


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# Kirkstall Road Local Centre





111



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**Meanwood**


**Key**


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


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 Centre Boundary

**FRONTAGES**

 Primary

 Secondary

 Prime Shopping Area Boundary

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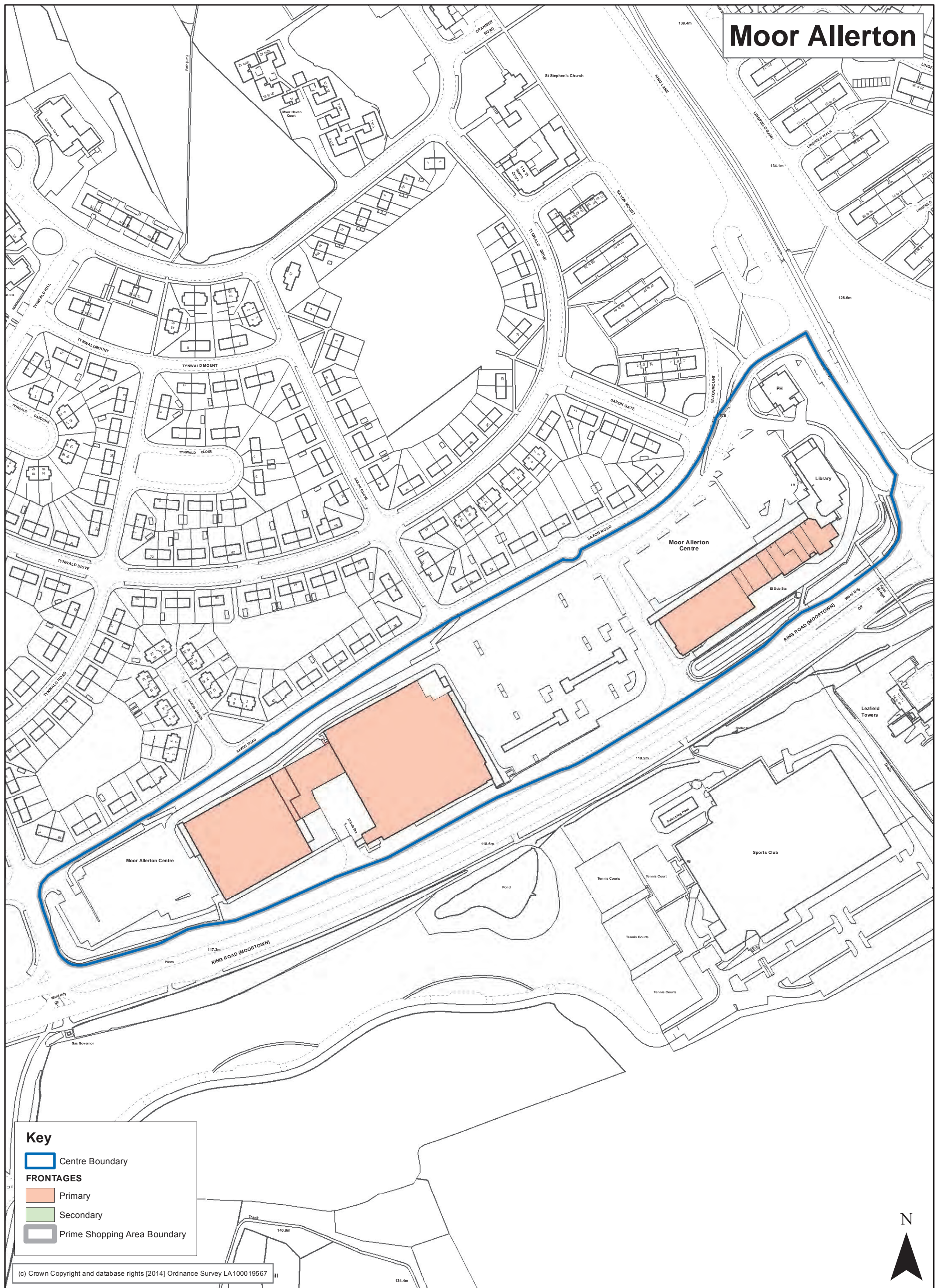


# Montreal (Harrogate Road) Local Centre





## Moor Allerton



## Key

 Centre Boundary

## FRONTAGES

 Primary

Secondary

 Prime Shopping Area Boundary

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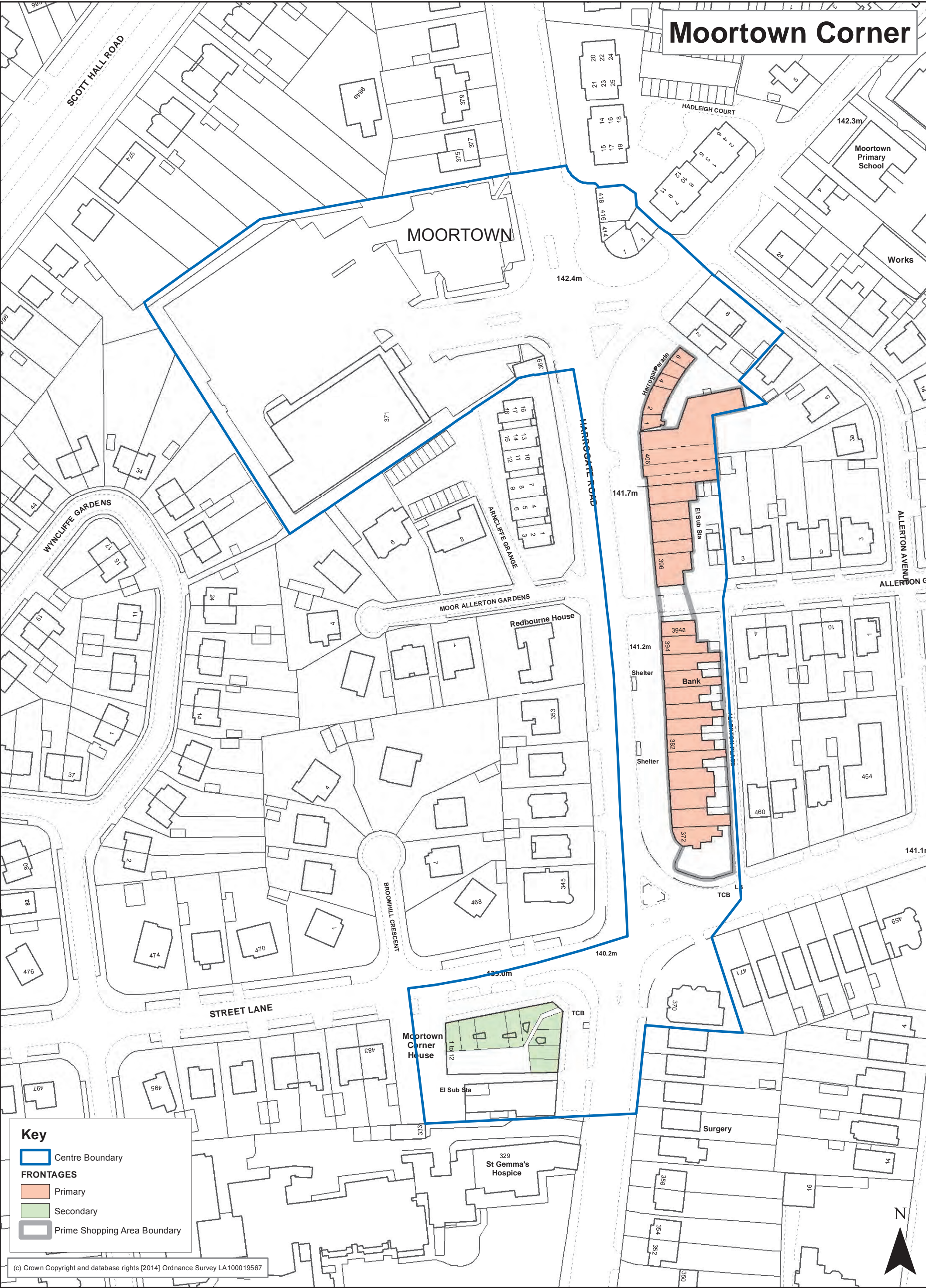
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# Oakwood





# Slaid Hill Local Centre

**151.8m**

## The Gables

**BRANDON COU**

**Brandon Te**

152.1 m

## The Dexter (PH)

**Slaid Hill Court**

**TCB**

**LB**

## Surgery

Sub Sta

FW

## Westroyd

## Rose Villa

# CHARTWELL COURT

# SHADWELL LANE


## Und

## Key

 Centre Boundary

## FRONTAGES

- Primary
- Secondary



Prime Shopping Area Boundary

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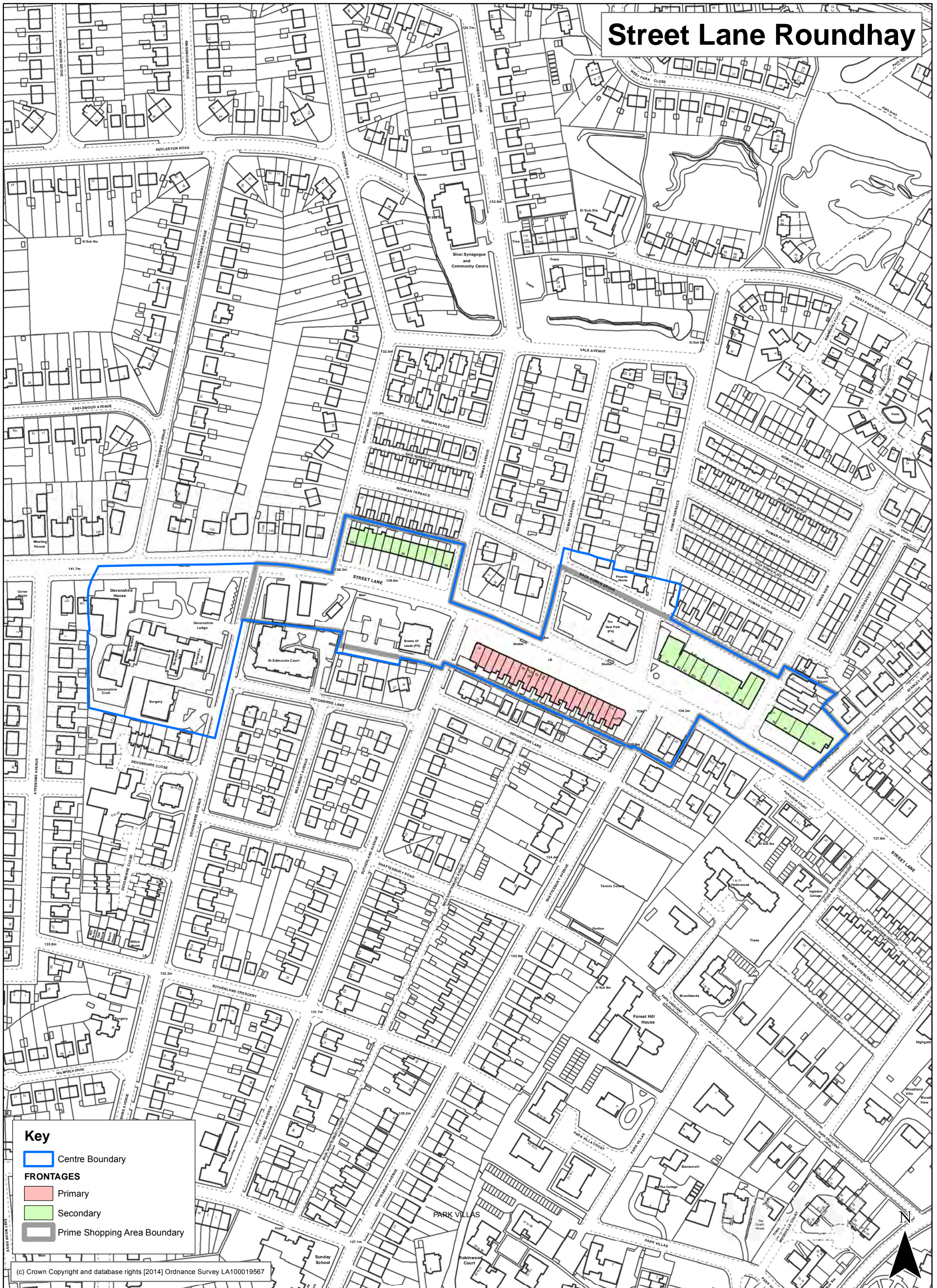
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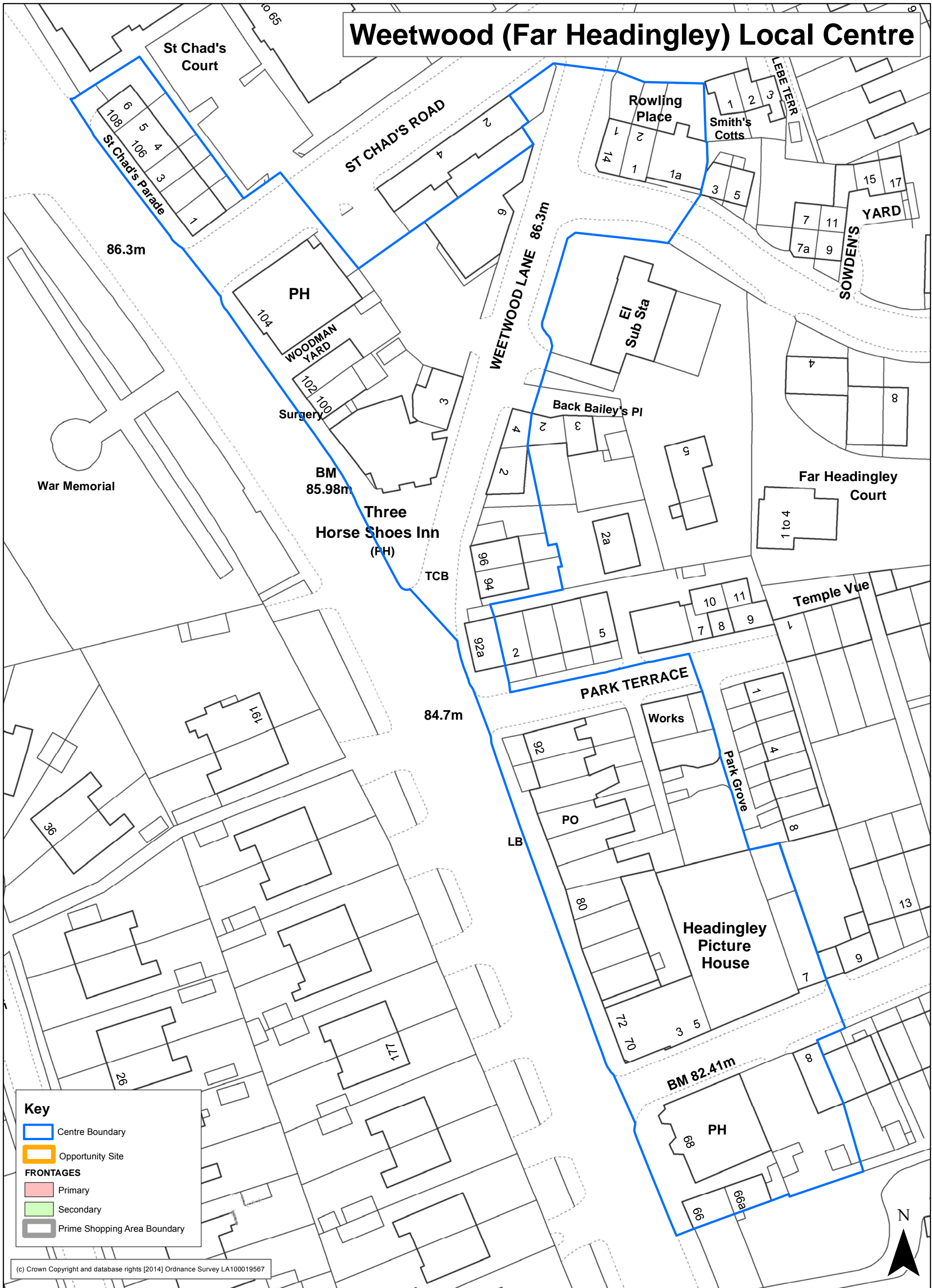


# Street Lane Roundhay





# Weetwood (Far Headingley) Local Centre



## Key

Centre Boundary

Opportunity Site

### FRONTAGES

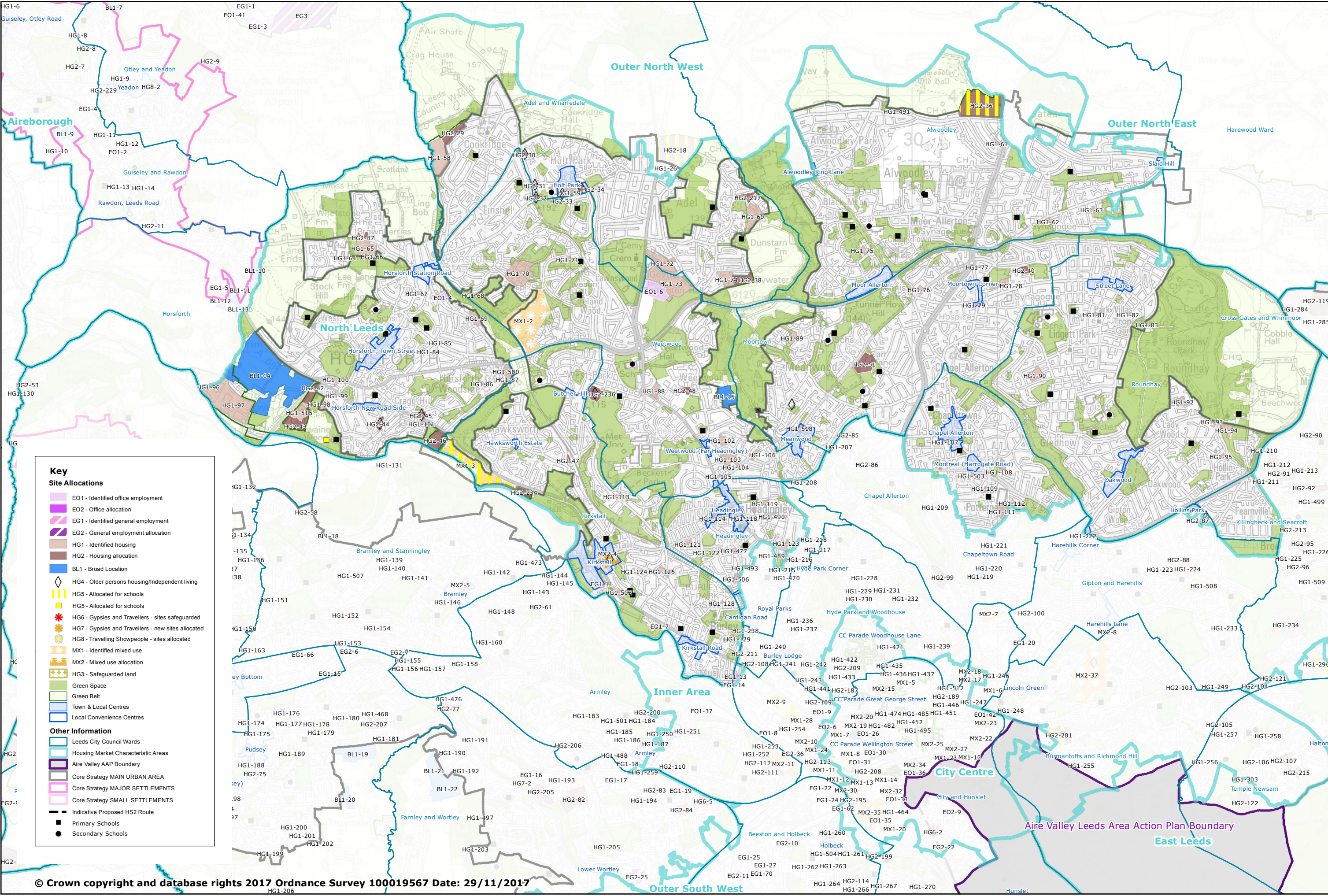
Primary

Secondary

Prime Shopping Area Boundary

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HMCA AREA  
North Leeds

