

Site Allocations Plan

Volume 2: 11 Outer West

Leeds Local Development Framework



Development Plan Document
Issues and Options for the Plan
June 2013

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(Bengali):-

যদি আপনি ইংরেজীতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

(Chinese):-

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

(Hindi):-

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रिटर (दुभाषिए) से संपर्क करेंगे।

(Punjabi):-

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ.

(Urdu):-

اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود ترجمان (انٹریپرٹیر) سے رابطہ کریں گے۔

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This is your chance to have your say

This consultation sets out options for the Site Allocations Plan to identify land for retail, housing, employment and greenspace across Leeds. The council is seeking your views on the approach taken and the site suggestions made, and whether other sites and proposals should be considered.

Leeds City Council is consulting on the Leeds Site Allocations Plan Issues and Options from 3rd June to 29th July 2013. The Issues and Options documents and response form are available for inspection at the following locations.

- **Development Enquiry Centre, City Development, Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD (Monday – Friday 8:30am – 5pm, Wednesday 9:30am – 5pm)**
- **All libraries across the Leeds district – please check local opening times**
- **All One Stop Centres across the Leeds district**

These documents are also published on the council's website. To download or view the material go to www.leeds.gov.uk/siteallocations. Please submit your response to the consultation on-line via the council's web site.

Email: ldf@leeds.gov.uk

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VOLUME 2: SITE PROPOSALS FOR EACH HOUSING MARKET CHARACTERISTIC AREA: 11. OUTER WEST

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APPENDIX 1

UDP designated greenspace sites not identified as greenspace in the Open Space Audit – proposed to be deleted

PLANS:

RETAIL: OUTER WEST

PLAN 11.2A Armley Town Centre

PLAN 11.2B Bramley Town Centre

PLAN 11.2C Chapeltown, Pudsey Lower Order Local Centre

PLAN 11.2D Farsley Town Centre

PLAN 11.2E Lower Wortley Lower Order Local Centre

PLAN 11.2F Pudsey Town Centre

PLAN 11.2G Stanningley Bottom Lower Order Local Centre

PLAN 11.2H Plan showing all centres and 'call for sites' submissions

HOUSING: OUTER WEST

PLAN 11.3 Housing

EMPLOYMENT: OUTER WEST

PLAN 11.4 Employment

GREENSPACE: OUTER WEST

PLAN 11.5A UDP Greenspace allocations and open space audit sites

PLAN 11.5B Types of Greenspace

11.1.0 INTRODUCTION

11.1.1 Volume 1 of the Site Allocations Plan Issues and Options sets out the approach and an overview for each topic which will be included in the final Site Allocations Plan. The plan will cover Retail, Housing, Employment and Greenspace allocations. Please see Volume 1 in conjunction with the area proposals for a full understanding of the context and work involved in producing the Issues and Options for the plan.

11.1.2 Plans for initial proposals for retail, housing, employment and greenspace are at the end of this document. View the plans on line at www.leeds.gov.uk/site_allocations. Please note that if you view this document on line, you can access the full site assessments for housing and employment sites. If you do not have access to a computer, you can use computers at libraries. The Council can make further details available on request, but printing costs may be incurred. It is not practical to put all site details in an appendix due to the volume of sites and information involved.

11.1.3 The Outer West area is characterised by the distinctive communities of Pudsey, Farsley and Bramley, which form part of the Main Urban Area to the West of the District, together with smaller settlements such as Calverley. The area is situated within the 'Leeds/Bradford Corridor' and is served by road and rail connections between the two cities. An important feature of the Outer West area are the areas of open land which currently separate individual communities and the Metropolitan Districts of Leeds and Bradford.

11.2.0 OUTER WEST RETAIL ISSUES AND OPTIONS:

11.2.1 The main centres within this area are Armley, Pudsey, Bramley and Farsley. Three of the below centres are being identified for the first time. There are seven centres within the Outer West area:

- Armley Town Centre (see plan 11.2A)
- Bramley Town Centre (see plan 11.2B)
- Chapeltown, Pudsey Lower Order Local Centre – new proposed centre (see plan 11.2C)
- Farsley Town Centre (see plan 11.2D)
- Lower Wortley Lower Order Local Centre – new proposed centre (see plan 11.2E)
- Pudsey Town Centre (see plan 11.2F)
- Stanningley Bottom Lower Order Local Centre – new proposed centre (see plan 11.2G)

11.2.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. This has involved redefining the boundaries of town centres to accommodate retail development within centres. The Council is not allocating sites for retail in these centres but making boundary changes 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). Both Bramley and Armley offer some capacity for retail expansion. The boundary of Armley has been amended to reflect the new leisure centre and Bramley to promote land with potential for new retail development. Sunnybank Mill at Farsley offers some limited scope for new comparison retail development as part of a wider masterplan of the site.

11.2.3 Volume 1, page 14 defines these as:

Primary Shopping Areas (PSA)

This is the area where retail development and activity is concentrated.

Frontages

Primary Frontages include the main shopping core of the centre where class A1 premises, such as shops, post offices, travel agencies, hairdressers and dry cleaners, are normally protected.

Secondary Frontages include premises on the edge of centres where a wider mix of uses are permitted including financial and professional services, restaurants and cafés and pubs.

See page 14 Volume 1 for full details as to why these designations are required.

11.2.4 Call for sites

There were seven sites submitted within the Outer West area:

Site Name	REF	Ward	Nearest Centre	Distance to Edge of Centre buffer (m) ¹	Sequential Location	Comment
Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB	CFSM029	Bramley & Stanningley	Stanningley Bottom Local Centre	0	Contained within 300m	Mixed use submission for employment, housing and retail. Existing retail capacity within Stanningley Bottom, Bramley and Armley centre boundaries.
339 Whitehall Road, Wortley, Leeds, LS12 6JW	CFSR008	Farnley and Wortley	Lower Wortley (Granny Lane) Local Centre	72	Outside Centre & 300m Buffer	Mixed use submission for employment, housing and retail. Sequentially inappropriate. Sites available at Bramley and Armley.
Waterloo Lane and Waterloo Way, Leeds	CFSM044	Bramley & Stanningley	Bramley	0	Contained within 300m	Mixed use submission for housing and retail. Amend centre boundary to include this sequentially acceptable site.

¹ The buffer is 300m from the identified edge of centre. Sites with 0 metres, are within the centre or within the buffer. The figure is the distance from the buffer. To calculate the distance from the closest identified centre, add 300 metres.

Site Name	REF	Ward	Nearest Centre	Distance to Edge of Centre buffer (m) ¹	Sequential Location	Comment
Lower Wortley Ring Road, LS12 6AA	CFSR011	Farnley & Wortley	Lower Wortley (Granny Lane) Local Centre	111	Outside Centre & 300m Buffer	Mixed use submission for housing and retail. Sequentially inappropriate. Sites available at Bramley and Armley.
Land at Stoneybridge Lane, Wortley, Leeds, LS12 4QN	CFSR006	Farnley & Wortley	Lower Wortley (Granny Lane) Local Centre	563	Outside Centre & 300m Buffer	Sequentially inappropriate. Sites available at Bramley and Armley.
Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ	CFSM008	Farnley & Wortley	Lower Wortley (Granny Lane) Local Centre	348	Outside Centre & 300m Buffer	Sequentially inappropriate. Sites available at Bramley and Armley.
83-89, Bradford Road, Pudsey, Leeds LS18 6AT	CFSM016	Calverley & Farsley	Stanningley Bottom Local Centre	0	Contained within 300m	Existing retail capacity within Stanningley Bottom, Bramley and Armley centre boundaries.

See plan 11.2H showing the location of the 'call for sites' submissions in the table above.

QUESTIONS ON RETAIL ISSUES AND OPTIONS

The council would like your views on the proposed boundaries and frontage designations.

R1. Do you have any comments on the proposed centre and Primary Shopping Area (PSA) boundary? Please state the centre/s to which your comments relate.

Use plans to support your comments where possible

R2. Do you have any comments on the proposed frontage designations? Please state the centre/s to which your comments relate.

Use plans to support your comments where possible.

R3. Do you have any comments on the 'call for sites', sites coming forward for retail uses within the plan period?

R4. Do you have any other sites to suggest for retail development? (please provide details and plans).

11.3.0 OUTER WEST HOUSING ISSUES AND OPTIONS:

11.3.1 See Volume 1, pages 16 - 20 for a full explanation of the approach to considering which sites should be allocated for housing, see Plan 11.3 Housing showing the sites referred to in this section.

11.3.2 **Total housing target for Outer West** (set out in the Core Strategy) = 4,700 units (7% of District wide total)

Total number of dwellings/capacity we are seeking:

The target of 4,700 residential units does not mean that land for 4,700 new units has to be allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed) and planning permissions with units still remaining to be built as at 31.3.12 will be deducted. These sites are listed in table 11.3.1 below and will count towards the overall target. They are shown in lime green on plan 11.3 Housing.

Table 11.3.1.

Table illustrating existing permissions and allocations as at 31.3.12. These sites are shown in lime green on the plan.

Site Ref	HLA Ref	Address	Capacity	Complete	Under con.	Not started
Allocations - not yet developed						
163	2400200	Mount Cross Broad Lane LS13	30	0	0	30
645	2500190	Bagley Lane Farsley	50	0	21	29
646	2500200	Delph End Pudsey	27	0	0	27
646	2500201	Bradley Lane Pudsey	13	2	0	11
648	2500210	Cherry Tree Drive	15	0	0	15
649	2500330	Charity Farm	50	0	0	50
650	2500711	The Lanes Pudsey	20	2	0	18
0	2501210	Roker Lane, Hare Lane	10	1	0	9
652	2501480	Cherry Tree Drive Farsley	10	0	0	10
653	2501501	Robin Lane Pudsey	28	0	0	28
3203	2501540	Lumby Lane Pudsey	10	0	0	10
656	2501820	Pudsey Road LS 13	10	0	0	10
Sites 0.4ha+ with planning permission						
587	2403930	Broad Lane LS5	19	0	0	19
594	2404180	Craven Mills Daisyfield Rd LS13	72	0	0	72
595	2404220	Cliff House Fawcett Lane LS12	17	0	17	0
602	2404350	Pollard Lane LS13	120	43	77	0
625	2404780	Canal Wharf Wyther Lane LS5	84	0	0	84
626	2404810	Kirkstall Forge Abbey Road LS5*	415*	0	0	415*
636	2404910	Westfield Mill Broad Lane LS13	133	0	0	133
644	2405010	Berry Mount Wood Lane LS12	12	0	0	12
26	2405180	Swinnow Road LS12	67	0	0	67
242	2405330	The Fairfields, Bramley	132	116	5	11
3305	2405420	Former Wyther Park Primary School, Victoria Park Avenue, Bramley, Leeds	20	0	0	20
658	2502560	Bank Bottom Mills Farsley	47	15	17	15
666	2503000	Occupation Lane Pudsey	81	0	10	71
667	2503020	Belgrave Works Town Street LS13	78	0	0	78

Site Ref	HLA Ref	Address	Capacity	Complete	Under con.	Not started
669	2503040	Midpoint Dick Lane Pudsey	168	46	52	70
671	2503060	Lane End Pudsey	49	0	0	49
678	2503160	83-105 Bradford Road Stanningley	78	0	0	78
153	2503220	Cemetery Road Pudsey	164	61	34	69
248	2503270	Site Of Former Pudsey Waterloo Primary School	30	26	4	0
24	2503280	Farsley Celtic Afc, Newlands, Farsley, Pudsey	14	0	0	14
64	2503300	South Park Mills, Hare Lane, Pudsey, LS28 8DR	14	0	0	14
0	2503320	Ingham's Avenue, Waterloo Mount & Grove	45	21	8	16
3344	2503370	Land Off Waterloo Mount, Pudsey, LS28	22	0	0	22
Sites 0.2ha to 0.4ha with planning permission						
0	2405220	Whitecote Hill LS13	5	0	5	0
3303	2405400	Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE	10	0	0	10
3304	2405430	The Old Vic, 17 Whitecote Hill, Bramley, Leeds	6	0	0	6
3208	2502890	9 Marsh Pudsey	5	0	0	5
3209	2502900	51-61 Mount Pleasant Rd Pudsey	5	0	0	5
3226	2503070	Clifton Road Pudsey	12	9	3	0
3202	2503110	120-122 Smalewell Road Pudsey	11	4	0	7
3179	2503290	Former Bowling Green, Intake Road, Pudsey	6	2	4	0
3196	2404890	Elder Road LS13	22	0	22	22
3302	2503330	New Street, Farsley, Pudsey, LS28 5DJ	10	0	0	10
Sites below 0.2ha with planning permission						
0	2404440	Oddy's Yard Town Street LS12	9	0	9	0
0	2404670	Brown Cow Ph Stanningley Rd Pudsey	18	0	6	12
0	2404820	Prospect House Fawcett Lne LS12	12	0	0	12
0	2405090	Vernon Place LS28	8	0	0	8
0	2405100	43 Carr Crofts LS12	7	0	0	7
0	2405140	Hisco Works Aston Mount LS13	5	0	0	5
0	2405190	30 Tower Lane LS12	5	0	0	5
0	2405250	249 Pudsey Road LS13	5	0	0	5
0	2405290	Hayley's Yard, Upper Town Street Bramley	13	3	10	0
0	2405410	The Former Barleycorn, 114 Town Street, Armley, Leeds	8	0	8	0
0	2405460	Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds	8	0	0	8
0	2405470	Royal Oak, 40 Silver Royd Hill, Wortley, Leeds, LS12 4QQ	6	0	0	6
1022	2503170	Weasel Ph Roker Lane Pudsey	12	0	0	12
0	2503350	Ross Studios, Rodley Lane, Rodley, Leeds	8	0	0	8
23	2405050	Bramley District Centre LS13	21	0	0	21
Outer West TOTAL			2391	351	312	1728

* Kirkstall Forge, Abbey Road - site split between Outer West (415 units) and North Leeds (970 units)

The number of dwellings still to be built (still under construction or not started) is 312 + 1728 (last 2 totals in table) = 2040 dwellings still to be built from existing permissions and allocations.

So, the residual target is 4700 – 2040 = **2660 units remaining to find from the pool of SHLAA sites as at 31.3.12.**

11.3.3 As Volume 1 para 8.3 explains figures will constantly change as planning permissions are granted through the course of production of this plan. In addition, the target set in the Core Strategy could change as the Core Strategy plan is not yet adopted. The target for each area is therefore based on

information at a point in time. If the final target is less, we will be able to further select from the pool of sites the ones we consider most suitable for development. If the final target is more we will have to reconsider some sites, or consider further suggestions for sites.

11.3.4 Sites ‘sieved out’ of the assessment process (removed from further consideration)

See page 17 Volume 1 for an explanation of sites which have been sieved out as a first stage in the overall assessment process.

Table 11.3.2 Sieved out sites prior to site assessments in Outer West

Site ref	Address	Reason sieved out
1129	Parkside House, Green Lane/Tong Road, Farnley, Leeds, LS12 5HB	Not within settlement hierarchy
1273	Land north and west of New Farnley,	Not within settlement hierarchy
2076	Farnley Hall, Farnley, LS12	Not within settlement hierarchy
3458	Wood End Farm, Farnley, LS12 6	Not within settlement hierarchy
1051	Newlay Bridge Off Pollard lane , Newlay LS13	Strategic Flood Risk Assessment (SFRA) flood zone 3b

These sites are shown in purple on Plan 11.3 Housing.

11.3.5 Remaining sites in the Strategic Housing Land Availability Assessment (SHLAA) to assess

The sites remaining in SHLAA after taking account of sites in table 11.3.1 and table 11.3.2 are the ones left to assess to see which may have potential as housing allocations. A site assessment methodology has been developed. The site proforma including the Green Belt Review Assessment is attached at Volume 1 Appendix. All sites have been assessed using this proforma and the Green Belt Review assessment undertaken where relevant. In addition a sustainability appraisal has been undertaken of all sites surveyed. See the Issues and Options Sustainability Appraisal Report.

From undertaking this process, sites have been categorised according to the following colour coding:

Green – sites which have the greatest potential to be allocated for housing.

Amber – sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.

Red – sites which are not considered suitable for allocation for housing.

Table 11.3.3 shows the colour coding and reasons for the sites being within the relevant categories. The colour coding and sites listed are shown on Plan 11.3 Housing.

Table 11.3.3 SITES ASSESSED FOR POTENTIAL HOUSING ALLOCATIONS IN OUTER WEST

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
1	33	Daytona Works, Carlisle Road, Pudsey, Leeds LS28 8PL	Pudsey	0.526	25	Brownfield site in urban area. Planning permission for residential development granted 1st June 2012. The site will become a 'lime green' site once the plan is updated.
2	41	Tower Works, Moorfield Road, Leeds LS12 3RS	Armley	0.995	62	Residential development considered acceptable in principle. Highways issues - sub standard access to adopted highway. Tower Lane narrow with no scope to widen.
3	157	Edroyd House Red Lane Farsley	Calverley and Farsley	0.530	5	Current permission to convert current dwelling from flats into one dwelling (Nov 2010). Significant tree cover and highway concerns regarding access.
4	163	Salvation Army, 139 Broad Lane, Bramley, Leeds	Bramley and Stanningley	0.682	21	Site within existing urban area. Residential development acceptable in principle. Boundary of site has been amended to exclude the recently developed child care day nursery.
5	254	Oldfield Lane (Leeds City Boy's pitch) LS12	Farnley and Wortley	1.696	58	Site is designated as a protected playing pitch (N6) on the existing UDP. However the adopted West Leeds Gateway Supplementary Planning Document states that the site is suitable for residential development providing on site greenspace is provided which extends existing greenspace to the north and creates a link across the site to greenspace at Oldfield Lane. No highway concerns.
6	255	Far Fold, Theaker Lane, LS12	Armley	1.322	46	Planning permission recently granted (8th March 2013) for 46 affordable homes plus care home. The site will become a 'lime green' site once the plan is updated.
7	306	Pollard Lane, LS13	Bramley and Stanningley	4.911	129	Green Belt site. Site is heavily wooded. Highways concerns re access along Pollard Lane and poor accessibility.
8	308	The Manor, Stony Royd, Farsley	Calverley and Farsley	1.520	48	Green Belt site. Development would not relate well to the existing settlement form in that it would not 'round off' the settlement, but could set a precedent for further sprawl. The site is designated as N6 playing pitch on the existing UDP and has access issues as there is insufficient width to provide an access to current standards. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 30, question G8.
9	382	Walmer Grove, Pudsey	Pudsey	1.404	60	Brownfield site with pending planning application. No constraints that would prevent development.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
10	613	Elder Road/Swinnow Road LS13	Armley	0.827	25	Previously in employment use, in an established employment area surrounded by employment uses and the railway line. Expired outline housing planning permission on site. Access achievable onto Elder Road.
11	638	Ashley Road LS12	Farnley and Wortley	1.420	71	Part conversion and new build residential planning permission historically. School building listed and conversion with sympathetic new build on remainder of site is considered an appropriate future use. Access via Ashley Road onto Upper Wortley Road, Baras Garth Road would require substantial improvement if it were to be considered for access to even part of the site.
12	659	Station St, Pudsey	Pudsey	0.461	20	Site has previously had permission for residential development but this has since lapsed. The steep banked drop from the road (a dismantled railway site) is a constraint on the site, but due to previous history on site, development is considered acceptable in principle. Access achievable onto Station Street.
13	1053A	Northern part of site Pollard Lane Newlay LS13	Bramley and Stanningley	1.51	40	Green Belt site. This section adjoins existing residential development and has the potential to be linked to this. Access would be dependent on the neighbouring site. Site is bounded by the river and canal, so reducing the potential for future further sprawl.
14	1053B	Southern part of Pollard Lane Newlay LS13	Bramley and Stanningley	1.076	34	Green Belt site. This is the southern section of site 1053 and slopes steeply making development difficult. It is removed from existing development and due to the narrow linear nature of the site relates poorly to the existing settlement pattern.
15	1060B	Houghside Pudsey, LS28	Pudsey	0.951	30	Green Belt site. Steep gully within wider valley, no road frontage.
16	1060A	Houghside Pudsey, LS28	Pudsey	2.659	70	Green Belt site. The site has a road frontage and relates well to the existing built up area. It is bounded by a steep gully to the west and rising land to the south, reducing the potential for further sprawl into Green Belt. Poor accessibility, would be better to combine with 3377A for access.
17	1073A	Owlcotes Farm, Pudsey	Calverley and Farsley	2.918	88	The site has been split. Site A is flat, with road access. Part of the site is to the rear of existing properties. The northern boundary falls away steeply towards wooded area.
18	1073B	Owlcotes Farm, Pudsey	Calverley and Farsley	1.556	56	Site B is more isolated and part is steeply sloping. Highways concerns re access.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
19	1085	Land on the North Side of Coal Hill Lane, Rodley	Bramley and Stanningley	4.592	138	The site is designated in the existing UDP as both N8 - Urban Green Corridor and the eastern half is N1- Amenity Greenspace. Areas of the site are marked out as sports pitches associated with neighbouring sports club. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 30, question G9. Narrow access onto bend on Coal Hill Lane, visibility not achievable, Highways don't support.
20	1110	Land at Rodley , Leeds LS13	Bramley and Stanningley	1.556	47	Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1114 & 2121, both also PAS sites. Whilst the sites have links to the settlement and are relatively close to Farsley town centre the UDP Review Inspector commented that the urban edge of Farsley is clear and well defined and this area forms part of a an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive assessment of potential sites. Highways issues to resolve as it relies on site 1114 for access - development would best be combined with adjacent sites.
21	1114	Land at Kirklees Knowl, Bagley Lane, Bagley	Bramley and Stanningley	18	472	Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1110 & 2121, both also PAS sites. Whilst the sites have strong links to the settlement and are relatively close to Farsley town centre the UDP Review Inspector commented that the urban edge of Farsley is clear and well defined and this area forms part of a an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive assessment of potential sites. There is an electricity pylon on this site with cables that run across. Highways issues to resolve - development would best be combined with adjacent sites.
22	1117	Land East and West of Calverley	Calverley and Farsley	7.395	166	Green Belt site. The site itself is contained by residential development to the north and woodland. Access for the eastern section would be required through the existing well treed public footpath that splits the site. There is also a line of protected trees running through the centre of the site and the site is within a conservation area. Development would significantly impact on the trees and footpath.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
23	1123A	Northern side Land off Foxhole Lane, Calverley	Calverley and Farsley	4.529	102	Green Belt site. The site has been split into A and B. Site A has a natural tree lined boundary along the eastern side which contains the site and development of site A only would effectively round off the settlement of Calverley. Requires frontage of site 1123B to achieve visibility at access point.
24	1123B	Southern Land off Foxhole Lane, Calverley	Calverley and Farsley	6.617	149	Green Belt site. The site has been split into A and B. Development of site B would be unrelated to the existing settlement form and set a precedent for further sprawl into Green Belt and would result in a significant extension to Calverley. Foxhole Lane frontage needed for development of 1123A.
25	1124	Land off Upper Carr Lane, Calverley	Calverley and Farsley	0.926	18	Green Belt site. Situated between an employment site, residential dwellings and a recently converted flat conversion, development here would round off the settlement. As the boundary does not project beyond the existing urban area its impact on the surrounding countryside is significantly reduced. Poor accessibility but access can be achieved.
26	1150	Land off Town Street, Stanningley, LS28	Calverley and Farsley	3.501	105	Site in existing employment use, in existing employment area. Continuation of employment uses preferable. Visibility at access would require third party lane, no highway support without that land.
27	1171A (part of site in Outer South West area)	Harpers Farm, South of Whitehall Road, Located to the South of employment area	Farnley and Wortley	2.759	72	Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, contrary to the purpose of Green Belts in preventing coalescence of settlements. Would create ribbon development along road frontage.
28	1183	Land at Turkey Hill, Pudsey LS28	Pudsey	2.251	60	Green Belt site. The site extends out into Green Belt to the east of the existing settlement and would not constitute rounding off of the existing settlement, but could set a precedent for further unrestricted Green Belt sprawl. Set at the top of a hill the site slopes downwards meaning development would be prominent from the south. No highways frontage.
29	1184	Land at Acres Hall Avenue, Pudsey, LS28	Pudsey	0.444	14	Green Belt site, to the rear of existing properties on Acres Hall Avenue. The site relates well to the existing residential area and is in close proximity to Pudsey centre. Development would effectively 'round off' the settlement. Would need to be combined with site 3050 for access, no highways frontage otherwise.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
30	1187	Land at Rodley Fold Farm, Rodley LS13	Calverley and Farsley	31.541	1085	Green Belt site. Large site, between a river and canal with no road frontage for access. It relates poorly to the settlement and if developed would considerably reduce the Green Belt between Horsforth and Rodley. The site is also covered by floodzone 2 (medium risk) with some sections also floodzone 3 (high risk).
31	1192	Land adjoining Green Top, Pudsey LS28	Pudsey	0.563	20	Green Belt site. The site extends into Green Belt to the south of Westroyd Hill and development would be isolated. There is no access to the site.
32	1193A	Land at Rodley Lane - Calverley Lane, Calverley LS19	Calverley and Farsley	2.02	37	Green Belt site. This part of the site is related to the existing properties in Rodley and has a well defined field boundary to the west. Some of the trees are the subject of a tree preservation order (TPO).
33	1193B	Land at Rodley Lane - Calverley Lane, Calverley LS19	Calverley and Farsley	6.25	108	Green Belt site. The site currently separates Calverley and Rodley. Preventing coalescence of settlements is one of the purposes of Green Belts. Some of the trees are the subject of a tree preservation order (TPO).
34	1195	Land at Waterloo Road, Pudsey LS28	Pudsey	1.125	35	Green Belt site. The site is well contained by trees along the boundary and this limits the potential for unrestricted sprawl into the Green Belt. The site has a road frontage. No Highways issues raised.
35	1201	Land adjoining Woodhall Road - Gain Lane, Thornbury BD3	Calverley and Farsley	7.366	196	Green Belt site, situated on the boundary with Bradford council and with existing residential uses to the north west and south east, so relatively well contained and development would not set a precedent for further Green Belt sprawl. Flat site. Achievable access, moderate accessibility.
36	1212	Land at Pollard Lane, Bramley, LS13	Bramley and Stanningley	2.007	63	Green Belt site, situated to the north of the built up area, in a green corridor alongside the river and canal. Development would breach barriers protecting this and set dangerous precedent for encroaching of this area running from the city centre west. Highways objections over access to the site and quality of the highway, narrow carriageway beyond site frontage that can't be improved.
37	1213	Pudsey Houghside, off Tong Road, East Side Court	Pudsey	8.747	232	Green Belt site. Development would be unrelated to the existing settlement form and could set a precedent for further unrestricted sprawl into Green Belt. Access road narrow and can't be improved within site boundary.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
38	1250	1 Elmfield Way, Bramley, LS13 4UD	Armley	0.870	31	Site is in existing employment use, entrance (road frontage) plot for small industrial estate. Recently vacant but in a good location and would be preferable for employment.
39	1253	Land adjoining Rodley Fold Farm, Rodley, LS13	Calverley and Farsley	2.676	67	Green Belt site. The site is separated from the settlement by a canal and has no road frontage for access. Development would result in an isolated development with a high potential for further sprawl into the Green Belt.
40	1322	Airedale Mills, Rodley	Bramley and Stanningley	1.928	69	The site sits on an island between the river and canal, accessed by single carriage swing bridge - inadequate for large scale residential unless new bridge is constructed. A small part of the area nearest the canal is within floodzones 2 (medium risk), 3a (high risk) and 3b (flood plain). The site is flat, but not well related to the existing settlement.
41	1328	Land south of Roker Lane, Pudsey, LS28	Pudsey	1.112	35	Green Belt site. The site relates poorly to the settlement, extending out into the Green Belt. It has no road frontage to the adopted highway for access and has no defensible boundary on three sides presenting a high risk for further Green Belt sprawl.
42	1337	Stylo House, Harrogate Road, Apperley Bridge Bradford BD10	Calverley and Farsley	0.891	24	The site is currently in employment use and half the site is within Bradford council area. There is a current application in for residential and residential appears acceptable in principle. Capacity revised to reflect part of site within Leeds boundary. Acceptable in highway terms.
43	1341	Adjacent to Whingate Primary School, Tong Road, Farnley	Farnley and Wortley	0.536	19	Brownfield site situated within the main urban area. Currently an untidy site used for storage, residential development would improve the appearance of the area. Potential contamination issues on site. Acceptable in highway terms.
44	1342	Kilburn Road, Wortley	Farnley and Wortley	0.613	10	Main section of site is designated as N1 greenspace on the existing UDP. Loss of greenspace would need to be considered through the greenspace review - see Greenspace section, page 31, question G10. The remaining smaller section is currently well treed and provides screening of the railway. Acceptable in highway terms.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
45	1343A	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	Pudsey	9.156	206	The site is an employment allocation in the existing UDP but it has not come forward during the plan period. Housing would be suitable in this location as it is connected to existing housing to the west and south. There are no physical constraints on the site, it is flat with a road frontage and is not within the Green Belt. Poor public transport accessibility. The site has been split in two, as part B is not considered suitable for housing.
46	1343B	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	Pudsey	9.911	223	The majority of the site is within the Green Belt. Site B is not well related to the settlement and would result in a significant encroachment into the countryside.
47	2120	Hill Foot Farm, Pudsey	Calverley and Farsley	2.683	70	Largely unused and unkempt area of land within residential area. New residential development has recently been built on the western boundary. Railway line runs along western side of site (capacity reduced to reflect this). Electricity pylon in central area of site. Existing derelict building on the road frontage. No Highways issues raised.
48	2121	Calverley Lane, Farsley	Calverley and Farsley	2.755	72	Designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1114 & 1110, both also PAS sites. Whilst the sites have links to the settlement and are relatively close to Farnley town centre the UDP Review Inspector commented that the urban edge of Farnley is clear and well defined and this area forms part of an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive assessment of potential sites. There is an electricity pylon on this site with cables that run across. Highways issues to resolve, access possible but poor accessibility - development would best be combined with adjacent sites.
49	2123	Low Moor Side, New Farnley	Farnley and Wortley	5.725	129	Designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. Strong links to settlement, road frontage and well contained by existing development. Access achievable, better to use Low Moor Side Lane than Walsh Lane, poor accessibility.
50	2159 (part of site in Outer South West area)	Craven Park, Whitehall Road, Farnley	Farnley and Wortley	5.388	141	Green Belt site. By itself the site is isolated and unrelated to the built up area. Development of the site would contribute to the coalescence of Farnley and the main urban area. No direct access, would need site 1177A.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
51	3001	Whitehall Road, Gildersome, LS12	Farnley and Wortley	10.903	245	Green Belt site. The site is isolated, set between Gildersome and New Farnley, unrelated to both settlements. Development would represent a significant incursion into Green Belt, contributing to the coalescence of the settlements. No safe access possible at location that the site meets the highway at the Whitehall Road / Gildersome Lane junction, poor accessibility.
52	3011	Dick Lane Garage, Dick Lane, Thornbury, Bradford, BD3	Calverley and Farsley	1.627	51	The site is partly brownfield, currently in employment use and partly Green Belt and designated in the existing UDP as N6 (protected playing pitch). It is considered that the site could be developed without encroaching into the pitch area. There are no physical constraints that would prevent development. The site is well contained by the road and railway line to the east. Would also be suitable for employment. No Highways issues raised.
53	3039	Land behind 115-127 Waterloo Road, Pudsey, LS28 8LQ	Pudsey	1.189	37	Green Belt site. The site lies behind residential properties on Waterloo Road. There is no direct access to the site; this would need to be created through existing houses or by development of the site to the south. There is no strong defensible boundary, and development of site could set a precedent for further Green Belt sprawl.
54	3040	Land Adjacent to (Leeds Marble Centre) Gibraltar Mills, Gibraltar Road, Pudsey, LS28 8LL	Pudsey	3.479	91	Green Belt site. Isolated from the urban area, development would represent a significant incursion into Green Belt unrelated to the existing settlement form, separated by a dense line of trees with no access to the site or road frontage.
55	3041	Land at Bramley Lane/Gibraltar Lane Junction, Pudsey, LS28 8	Pudsey	2.941	77	Part of the site is within the urban area and has existing houses on it. The rest is set in the Green Belt, on steep sloping areas with poor access. Development would represent a significant incursion into Green Belt, unrelated to the existing settlement form. Gibraltar Road unsuitable for access.
56	3048	Land behind 23-41 Kent Close, Pudsey, LS28 9EY	Pudsey	1.969	62	Green Belt site. Development would extend out eastwards from the existing settlement form and not relate well to the existing settlement. The site has no road frontage to gain suitable access and would have to be developed in conjunction with site ref 1060 and 1213.
57	3050	Troydale Farm, Troydale Lane, Pudsey, LS28 9JT	Pudsey	3.221	85	Green Belt site. The site is well related to the existing urban area. There is a Listed Building on site which would need to be taken into consideration at detailed design stage. Good access form Troydale Lane.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
58	3121	Land at rear of 41 Tyresal Avenue, Tyersal, Bradford, BD4 8HJ	Pudsey	0.881	27	The site is an area of vacant land within the settlement, not within the Green Belt.
59	3124	Tyersal Beck East, Bradley Lane/Gibraltar Road, Pudsey	Pudsey	3.566	94	Green Belt site. The site is set in the middle of a number of sites. It has a road frontage but is partly separated from the settlement by site 1195. Whilst the site is slightly isolated it has the advantage of being naturally well contained by trees along the southern boundary, reducing the potential for further sprawl. If it were developed alongside site 1195 it would relate more strongly to the urban area.
60	3377A	South of Hough Side, Pudsey	Pudsey	2.839	75	Green Belt site. The site has strong links to the settlement and is well contained as it is surrounded by trees on the southern boundary. Could be developed with site ref 1060A with a combined access, poor accessibility.
61	3377B	South of Hough Side, Pudsey	Pudsey	4.577	120	Green Belt site. Site B is heavily wooded, has no road frontage and relates poorly to the existing settlement.
62	3379	Green Lane, Pudsey, LS28 8JN	Pudsey	0.573	18	Vacant site in the urban area. Previously in employment use, but residential development acceptable in principle. Green Lane is narrow with narrow footways and poor visibility at junctions. Small development equivalent in movement terms to existing use possible.
63	3388	Butterbowl Works, Ring Road Lower Wortley, LS12 5AJ	Farnley and Wortley	1.651	59	In existing employment use, adjoining main road. Site should be retained as employment.
64	3403	Land to the west of Bankhouse Lane, Pudsey	Pudsey	1.274	30	Green Belt site. No defensible Green Belt boundary, could set a precedent for further sprawl into the Green Belt. Bankhouse Lane requires widening into site to provide footway and visibility at access, junction with Fartown requires works to improve visibility. Poor public transport accessibility.
65	3412	Site at Waterloo Lane and Waterloo Way, LS13 2, Leeds	Bramley and Stanningley	1.245	39	This is a brownfield site set on the edge of Bramley Town centre. It would be more suited for retail use and is a good extension site to the existing centre. Residential would still be an acceptable use on upper floors.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
66	3440	Reservoir, North of Owlcoates Road, Pudsey LS28	Calverley and Farsley	1.218	38	The site is a covered Yorkshire Water reservoir, within existing settlement. Acceptable in principle for residential development. No highway concerns.
67	3455A	Gamble Lane, Farnley, LS12 5LN	Farnley and Wortley	12.053	170	Green belt site. There is some potential for further sprawl to the adjoining field but beyond this the area is fairly well contained by woodland. Sloping site. Gamble Lane unsuitable for access, access through 3455B to Tong Road, poor accessibility.
68	3455B	Gamble Lane, Farnley, LS12 5LN	Farnley and Wortley	12.053	170	Green Belt site. Existing main roads bordering the site form a defensible boundary and will contain development, preventing further sprawl into Green Belt. Access directly from Tong Road, poor accessibility.
69	3464	Land off Tyersal Court, Tyersal BD4 8	Pudsey	2.896	65	Green Belt site, relates relatively well to the existing settlement. Development of the site would also provide an opportunity for expansion of the school if capacity was required. Highways issues re access. No highway frontage and poor accessibility.
70	4007	Wortley High School	Farnley and Wortley	6.649	100	Former school site. Lower playing pitch and part of tennis courts are designated as N6 (protected playing pitches) on the existing UDP. Residential use acceptable on former school section and top field. Capacity reduced by 50% to reflect developable area. Planning brief being prepared. See also greenspace section page 31, question G11.
71	4036	Thornhill Road, Upper Wortley, LS12 4LG	Farnley and Wortley	0.5	18	Brownfield site situated in residential area with frontage on to the highway. Current building (residential institution) on site. The site is acceptable for residential redevelopment in principle. No Highways concerns.
72	4038	Land to rear of Heights Drive, Armley	Farnley and Wortley	0.51	18	The site is designated as N1 protected green space on the existing UDP. Loss of greenspace would need to be considered through the greenspace review - see Greenspace section, page 31, question G12. Highways concerns re access (no road frontage). Direct access from Heights Drive over grassed area only option.
73	4039	Regina House, Ring Road, Bramley	Farnley and Wortley	1.78	64	Site in current employment use. Site is suitable for housing or continued employment use. In residential area. Existing access position would be suitable. Acceptable in highway terms.
74	4041	Wyther Park Hill, Bramley	Armley	1.0718	34	Site in existing urban area, acceptable in principle for residential use. Currently open space, but not designated as greenspace on existing UDP. Access potential from a number of existing routes, poor accessibility.

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
75	4042	Raynville Road, Raynville Crescent, Bramley	Armley	3.4864	92	Site is designated as greenspace (N1) on the existing UDP – see Greenspace section, page 31, question G13. There is a planning brief on previously developed section of site but this is a small area compared with the whole site. Potential access from Raynville Road and Raynville Crescent, poor accessibility.
76	4044	Dick Lane, Pudsey	Calverley and Farsley	5.693	200	Green Belt site and greenspace allocation, N6 protected pitch on the existing UDP. Loss of playing pitch would need to be considered through the greenspace review. See greenspace section, page 31, question G14. Access onto Dick Lane suitable.
77	4045	Daleside Road, Pudsey	Calverley and Farsley	11.935	313	Green Belt site. Slopes steeply towards railway. Development would represent a significant incursion into Green Belt. No obvious means of access without being combined with adjacent site.
78	4046	Daleside Road, Pudsey	Calverley and Farsley	3.374	89	Green Belt site. Development of the site would relate well to the existing settlement and consolidate development being surrounded on three sides by existing residential development. Access possible from Daleside Road but would require extension of existing footway and removal of a number of trees. Potential education interest in site.
79	4047	Sunnybank Lane, Pudsey	Calverley and Farsley	0.597	22	Currently unoccupied brownfield employment site in a residential area. Suitable in principle for residential development. Access is achievable from Sunnybank Lane only.
80	4048	Bryan Street, Farsley	Calverley and Farsley	0.646	23	South Eastern portion of site taken up with parking area for adjacent office conversion. Access to the heavily wooded remainder of the site is extremely limited. No access to highway.
81	4049	Calverley Lane, Calverley	Calverley and Farsley	0.587	18	Green Belt site. Provides the private access to current property to North East of the site. Development of the site would effectively 'round off' the existing settlement pattern and be well contained by existing development to the north west and north east and by the main road to the west. Site located on 60 mph highway. Visibility splays not achievable - poor horizontal and vertical alignment.
82	4050	Upper Carr Lane,	Calverley and Farsley	0.254	8	Too small to allocate on its own. Car park serving existing industry so not considered suitable for development. Could only be allocated if linked with adjacent site 1124. Access is via a narrow shared surface street which becomes a narrow private access at the end of the turning head, poor accessibility.
83	4051	Hill Top Road, Armley	Armley	0.7866	28	Designated as N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 31, question G15. Mature trees on frontage, crest of a hill, bus shelter relocation and junction

No. of sites assessed	Site ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
						spacing difficult but possible access on to Hill Top Road.
84	4097	Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge	Calverley and Farsley	1.11	32	Green Belt site. Site adjoins Site 1337 Stylo House, Harrogate Road, Apperley Bridge which is the subject of a current non determined application for residential development. This site offers the opportunity to expand site 1337 further, providing suitable access is provided through this adjacent site. The site is adjacent the canal to the north and woods to the east which would effectively prevent further future sprawl into Green Belt and contain the site.
CALL FOR SITES:						
85	CFSM008	Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ	Farnley and Wortley	1.631		Assessed as site ref 3388 - No specific uses given. This submission is larger than the SHLAA site boundary.
86	CFSM044	Waterloo Lane and Waterloo Way, Leeds	Bramley and Stanningley	1.128	24+	Assessed under site ref 3412 - Specific uses residential and office.
87	CFSM051	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	Calverley and Farsley	3.347	50	Sunnybank Mills - Suitable for mixed use development - Specific uses proposed residential, employment & office. Capacity is an estimate based on half SHLAA housing capacity to allow for mixed use scheme as no figure supplied by submitter.

11.3.6 Para 11.3.2 identifies that in this area we need to allocate sites to accommodate 2660 residential units. From table 11.3.3 above, the total capacity from green sites alone is 1655. The total capacity from amber sites is 1860. The total from both green and amber is 3515 which is over and above the 2660 we are seeking, so not all green and amber sites will eventually need to be allocated. At this stage, we are seeking views as to whether we have got the colour coding right and which are the most suitable sites. Alternative sites can also be suggested.

QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR HOUSING

'GREEN' SITES

H1. Do you agree that the sites that have been identified as 'green' represent the most suitable sites to consider allocating for future housing development?

Yes/No

Reason

H2. Which sites do you disagree with and why? (Give site ref no. and reason).

H3. Do you think a site that is not colour coded green should have been? If so, please give site reference and reason.

'AMBER' SITES

H4. Do you agree that the sites that have been identified as 'amber' represent sites with potential for allocating for future housing development?

Yes/No

Reason

H5. Which sites do you disagree with and why? (Give site ref no. and reason).

H6. Do you think a site that is not colour coded amber should have been? If so, please give site ref no. and reason.

'RED' SITES

H7. Do you agree that the sites that have been identified as 'red' are not suitable for allocation for future housing development?

Yes/No

Reason

H8. Which sites do you disagree with and why? (Give site ref no. and reason).

H9. Do you think a site that is not colour coded red should have been? If so, please give site ref no. and reason.

OTHER SITES?

H10. Do you think there are other more suitable sites not shown on the plan that could be considered as future housing allocations? If so, please supply details – address and site plan.

PHASING

H11. The Site Allocations Plan will need to also identify phasing of housing allocations (see Volume 1 page 19). The phases are:

Delivery/development in the short term, 0-5 years

Delivery/development in the medium term, 5-10 years

Delivery/development in the long term, 10 + years

Do you think any particular sites should be developed in the short, medium or long term? If so, please state site ref no of site and phase (short, medium or long term) and why.

GYPSY AND TRAVELLER SITES (See Volume 1, para 8.18)

H12. Do you think that any sites being considered in this area could be suitable for gypsy and traveller site use? Please state reason, and list site ref no. of any specific sites.

H13. Do you think there are other more suitable sites not shown on the plan that could be considered for future gypsy and traveller site use? If so, please supply details – address and site plan.

ELDERLY ACCOMMODATION (See Volume 1, para 8.19)

H14. Do you think that any sites being considered in this area could be suitable for use solely or in part for elderly housing accommodation? Please state reason, and list site ref no. of specific sites.

H15. Do you think there are other more suitable sites not shown on the plan that could be considered for elderly housing accommodation? If so, please supply details – address and site plan.

11.4.1 OUTER WEST EMPLOYMENT ISSUES AND OPTIONS:

See Plan 11.4 Employment

11.4.1 The employment sites in Outer West have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development and **493 hectares** of industrial and warehousing. Sites which either have planning permission for employment uses (as at 31.3.12) and/or are allocated for employment as part of the existing development plan and are to be retained for employment are shown as lime green on plan 11.4. These sites will count towards the employment requirement.

In Outer West these sites are:

Table 11.4.1: Office based development
‘Lime Green’ sites for office development.

Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Reason for retention
Lime Green				
2501640	Lane End Terrace Pudsey	0.26	975	Current site with planning permission for employment purposes.
2403820	Swinnow Road Bramley LS13	0.71	2663	Current site with planning permission for employment purposes.
2402880	Cubic Business Centre Stanningley Road LS13	0.20	1150	Current site with planning permission for employment purposes.
TOTAL		1.17	4788	

Table 11.4.2: Industrial & Warehousing

‘Lime Green’ sites for industrial and warehousing development.

Site Ref	Address	Site area (ha)	Reason for retention
Lime Green			
2402152	Carr Crofts Drive Armley Moor LS 12	0.17	Current site with planning permission for employment purposes
2401181	Allocated Site Chelsea Close Leeds 12	0.95	Suitable for employment or residential (although residential would likely require alternative access). Retain as important for local supply.
2501660	Intercity Way Stanningley LS13	0.51	High profile site situated directly on Stanningley by-pass. Suitable for B2 or B8 users.
2401631	Tong Road/Pipe & Nook La LS 12	0.23	Current site with planning permission for employment purposes
2501424	Expansion Land At Emballator Ltd Phoenix Way BD4	1.11	Expansion land for frontage occupier.
2503200	Waterloo Road & Gibraltar Road Pudsey	1.14	To reflect consent for builders merchants warehouse with ancillary offices 06/04894/FU granted 26/11/2007
TOTAL		4.11	

11.4.2 Sites assessed for employment are those sites from the Employment Land Review which are categorised as ‘LDF to determine’ sites and new sites submitted through the ‘Call for Sites’. There were 6 ‘call for sites’ for employment , or mixed use including employment submitted in Outer West. There will of course be numerous existing employment sites both in use or last in use for employment which do not require planning permission or allocation.

From undertaking assessments, sites have been categorised according to the following colour coding:

- | | |
|--------------|---|
| Green | 'To assess' sites which have the greatest potential to be allocated for employment. |
| Amber | 'To assess' sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green. |
| Red | 'Remove' sites from the Employment Land Review and 'To assess' sites which are not considered suitable for allocation for employment. |

Table 11.4.3 below shows the colour coding and reasons for the sites being within the relevant categories. The sites are shown on Plan 11.4 Employment.

Table 11.4.3 SITES ASSESSED FOR POTENTIAL EMPLOYMENT ALLOCATIONS IN OUTER WEST

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
Offices							
Green							
None							
Amber							
None							
Red							
	2502940	Richardshaw Drive Pudsey LS28	0.44	670	ELR	Remove	Not allocated and not in centre.
	2502500	Midpoint Dick Lane Thornbury BD4	3.72	13950	Site assessment	Remove	Under construction for residential under HLA site 2503040. Propose Remove.
	2502721	83-99 Bradford Road Stanningley LS28	0.65	2437.5	Site assessment	Remove	Residential planning permission under 10/02881/EXT. Propose Remove.
Industry							
Green							
	2501424	EXPANSION LAND AT EMBALLATOR LTD PHOENIX WAY BD4	1.11		ELR	Retain	Expansion land for frontage occupier.
	2503200	Waterloo Road & Gibraltar Road Pudsey	1.14		ELR	Retain	To reflect consent for builders merchants warehouse with ancillary offices 06/04894/FU granted 26/11/2007
	CFSE005	Land at former Kirkstall Power Station	4.2		Site assessment	Retain	Retain. Former commercial site for power station with access.
Amber							
None							
Red							
	2403210	Wyther Lane Leeds 5	1.11		ELR	Remove	Removed following consent for residential development.
	2403270	Whitehall Park Whitehall Road Leeds 12	1.98		ELR	Remove	Land is in operational use by Mone Bros for materials recycling.
	2403100	Abbey Rd Adj R Aire Leeds 5	1.24		ELR	Remove	High risk of flooding therefore unlikely to gain planning permission for any use.
	2500550	Round Hill Pudsey	1.00		ELR	Remove	Site has consent for housing.
	2501400	Stanningley Station LS 28	3.11		ELR	Remove	Site is in active use as timber and builders merchant and should therefore be removed.
	2502510	Off Tyersal Lane Tyersal BD4	11.10		Site assessment	Remove	Former employment allocation proposed for residential.
	CFSE004	Broad Lane/Wyther Lane	0.22		Site assessment	Remove	Flood Zone 2. Entrance to existing industrial estate - provides parking and footpaths. Site too small to allocate.

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
Mixed Use							
Green							
	CFSM051	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	3.35		Site assessment		Existing employment site. Other uses on site may be acceptable.
Amber							
None							
Red							
	CFSM008	Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ	1.63		Site assessment		Out of centre location not appropriate for office element of mix use scheme.
	CFSM016	83-89, Bradford Road, Pudsey, Leeds LS18 6AT	0.74		Site assessment		Site has planning permission for housing under 10/02881/EXT.
	CFSM029	Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB	1.82		Site assessment		Site has planning permission for housing under 09/00596/RM.

QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR EMPLOYMENT

E1. Do you think a site that is not colour coded 'green' should have been? If so, please state which site (site ref) this is and why.

E2. Do you think a site that is not colour coded 'amber' should have been? If so, please state which site (site ref) this is and why.

E3. Do you agree that the sites that have been identified as 'red' are not suitable for allocation for future employment or office development?

Yes/No

Reason

E4. Do you think there are other more suitable sites not shown on the plan that could be considered as future employment or office allocations? If so, please supply details – address and site plan.

11.5.0 OUTER WEST GREENSPACE ISSUES AND OPTIONS:

11.5.1 The two plans at the end of this document show 1) greenspace sites currently designated through the UDP Review 2006 and sites identified through the open space audit in the Outer West Housing Market Characteristic Area (Plan 11.5A) and 2) the categories or types of greenspace (Plan 11.5B). There are two elements to consider, firstly the changes being proposed to the allocated greenspace as a result of the 2011 Open Space, Sport & Recreation Assessment (*hereafter referred to as the 'Open Space Audit'*) and secondly the implications of the subsequent assessments undertaken in relation to surpluses and deficiencies, quality and accessibility to greenspace. Sites that are proposed for deletion following the Open Space Audit are listed at the end of this document and are the sites which are not overlain by hatching on Plan 11.5A. Sites proposed to be deleted will be considered in the context of the surpluses and deficiencies identified in each particular area.

11.5.2 Core Strategy policy G3 sets quantity, quality and accessibility standards for these different types of open space:

Type	Quantity per 1000 people	Quality (Sites were scored from 1 to 10, 10 being excellent quality, 1 very poor. A score of 7 is considered good)	Accessibility
Parks and gardens	1 hectare	Good (7)	720 metres
Outdoor sports provision	1.2 hectares (does not include education provision)	Good (7)	Tennis court 720 metres, bowling greens and grass playing pitches 3.2km, athletics tracks, synthetic pitches 6.4km
Amenity greenspace	0.45 hectares	Good (7)	480 metres
Children and young people's equipped play facilities	2 facilities (per 1000 children/young people 0-16 years old)(excluding education provision)	Good (7)	720 metres
Allotments	0.24 hectares	Good (7)	960 metres
Natural greenspace	0.7 hectares main urban area and major settlements, 2 hectares other areas	Good (7)	720 metres and 2km from site of 20 hectares
City Centre open space (all types including civic space)	0.41 hectares	Good (7)	720 metres

There are no standards in the Core Strategy for cemeteries, green corridors and golf courses therefore there is no analysis of surpluses and deficiencies for these typologies. They are, however, shown on Plan 11.5B for completeness.

11.5.3 Quantity

The table below sets out the amount of surplus land or the deficiency in provision for each greenspace type.

Table 11.5.1 Surpluses and deficiencies in different types of greenspace in the Outer West Area

	Parks and Gardens	Outdoor Sports (excluding education)	Amenity	Children & Young People	Allotments	Natural
Standard	1ha/1000 people	1.2ha/1000 people	0.45ha/1000 people	2 facilities/ 1000 children	0.24ha/1000 people	0.7ha/1000 people
Calverley & Farsley	Deficiency (-0.167ha)	Surplus (0.223ha)	Deficiency (-0.176ha)	Deficiency of 0.8 facilities	Deficiency (-0.115ha)	Surplus (5ha)
Bramley & Stanningley	Surplus (2.45ha)	Surplus (0.007ha)	Deficiency (-0.21ha)	Deficiency of 1 facility	Deficiency (-0.168ha)	Surplus (2.32ha)
Pudsey	Surplus (0.128ha)	Deficiency (-0.226ha)	Deficiency (-0.174ha)	Deficiency of 1.9 facilities	Deficiency (-0.157ha)	Surplus (2.32ha)
Armley	Deficiency (-0.145ha)	Deficiency (-0.84ha)	Surplus (0.036ha)	Deficiency of 5.2 facilities	Deficiency (-0.074ha)	Deficiency (-0.11ha)
Farnley & Wortley	Surplus (0.487ha)	Deficiency (-0.24ha)	Surplus (0.268ha)	Deficiency of 4 facilities	Deficiency (-0.08ha)	Surplus (1.97ha)
Average	Surplus (0.55ha)	Deficiency (-0.215ha)	Deficiency (-0.051ha)	Deficiency of 2.58 facilities	Deficiency (-0.119ha)	Surplus (2.3ha)

11.5.4 Overall the Outer West area is well provided for in terms of natural greenspace and parks and gardens, but predominantly records a deficiency across all other typologies. Most striking is the deficiency across the whole area in terms of Children and Young People’s play facilities, with each ward recording an under provision resulting in an average deficiency of 2.58 facilities across the whole Outer West area. The picture for allotment provision is equally poor, with an average deficiency across the area of 0.119ha against the required standards in policy G3. Some wards are deficient in outdoor sports provision, however it should be noted that outdoor sport excludes a significant number of sport facilities within education facilities as they have been universally regarded as for the use of the school only and private. In some cases communities will have access to school pitches and facilities therefore these deficiencies may not exist. There may be scope to change some of the surplus land (e.g. natural greenspace) to those deficient typologies (e.g. children and young people’s equipped play facilities and allotments). There is a particular need for facilities for older children and young people as currently there are few Multi Use Games Areas (MUGA’s), skate parks and teen shelters.

11.5.5 Alternatively when the opportunity arises and funding is available, new areas could be laid out by a developer or the City Council. This would be dependent on development happening elsewhere.

11.5.6 A number of greenspace sites have been suggested for housing. The following questions (pages 30 and 31) seek views as to whether the sites should be retained for their current or alternative greenspace use, or might be better used for housing in preference to land elsewhere within the area.

11.5.7 Quality

Overall, the plan and tables show a predominance of sites (177 out of 209) which fall below the required quality standard of 7, which indicates an issue of substandard greenspace provision across all wards and typologies.

11.5.8 Accessibility

Most of the built up area is accessible to at least some types of greenspace. Accessibility to amenity space is generally very good against the G3 standard of 480m, as is access to children and young people's equipped play facilities, natural greenspace, outdoor sports pitches and parks and gardens. To this extent the Outer West area has very good accessibility to all typologies.

QUESTIONS ABOUT GREENSPACE PROVISION IN OUTER WEST

General

- G1. Do you have any comments on the proposed boundary amendments, additions and deletions to the greenspace provision in the area as shown on greenspace plan A?**
- G2. Do you think the Council should consider changing the type of greenspace where that type of greenspace is in surplus (ie more than meets the standard) to another type of greenspace that falls short of the standards?**
- G3. Do you think the Council should consider allowing development of any of the greenspace sites where that type of greenspace is in surplus (ie more than meets the standard)? If so, which sites?**
- G4. The quality of many existing greenspace sites in the area falls below the required standard. Do you agree that resources (including commuted sums obtained from planning permissions and legal agreements) should be channelled to improving quality of existing sites?**
- G5. Alternatively, if a site is of poor quality and/or disused, do you think it is better to consider allowing development of that site to generate resources to invest in greenspace elsewhere?**
- G6. Do you agree that, where opportunities arise, new greenspace provision should be provided in areas that fall below accessibility distance standards, to ensure residents have adequate access to different types of greenspace?**
- G7. Have you any other comments/suggestions about greenspace provision in the area?**

Specific to Outer West Area

- G8 Part of the existing UDP N6 (playing pitches) designation at The Manor, Stony Royds, Farsley has been put forward as a possible housing site (Site ref 308, see page 9). Do you think this land should be retained as greenspace (protected as playing pitch or another greenspace typology) or released for housing in whole or in part?**
- G9 Part of the existing UDP N1 greenspace designation at Coal Hill Recreation Area, Coal Hill Lane, Rodley has been put forward as a possible housing site (Site ref 1085, see page 11). Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?**

- G10** Part of the existing UDP N1 greenspace designation at Kilburn Road, Farnley has been put forward as a possible housing site (Site ref 1342, see page 14). Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?
- G11** The existing UDP N6 (playing pitches) designation and wider outdoor sport facilities identified in the Open Space Audit at Wortley High School, Blue Hill Lane, Wortley have been put forward as a possible housing site (Site ref 4007, see page 18). Do you think this land should be retained as greenspace (protected as playing pitch, outdoor sport or another greenspace typology) or released for housing?
- G12** The existing UDP N1 greenspace designation at Heights Drive, Armley has been put forward as a possible housing site (Site ref 4038, see page 18). Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?
- G13** Part of the existing UDP N1 greenspace designation at Raynville Road, Bramley has been put forward as a possible housing site (Site ref 4042, see page 19). The site has been identified as amenity greenspace in the Open Space Audit. Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?
- G14** Part of the existing UDP N6 (playing pitches) designation at Dick Lane, Pudsey has been put forward as a possible housing site (Site ref 4044, see page 19). The site has been identified in the Open Space Audit but classified as natural greenspace rather than outdoor sport. Do you think this land should be retained as greenspace (protected as playing pitch or another greenspace typology) or released for housing?
- G15** The existing UDP N1 greenspace designation at Hill Top, Armley has been put forward as a possible housing site (Site ref 4051, see page 19). Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?

Appendix 1

UDP designated greenspace sites not identified as greenspace in the Open Space Audit – proposed to be deleted

Open Space type	Ref number	Address	Reasons for proposed deletion
N1	5/17	Fairfield Close, Bramley	Developed for housing.
N1	24/15	Carlisle Road, Pudsey	Less than the 0.2ha threshold.
N1	24/20	Swinnow Gardens, Pudsey	Less than the 0.2ha threshold.
N1	33/29	Greenside Road, Wortley	Partially developed, partially amenity space for neighbouring residents. Remaining area less than 0.2ha.
N5 (proposed open space)	23/19	Leeds Liverpool Canal, East of Ring Road, Rodley	Proposed greenspace not delivered.
N6 (playing pitch)	5/6x	McClaren Field, Bramley	Developed for housing.
N6 (playing pitch)	33/8x	Oldfield Lane (site ref 254 (page 9))	Identified as suitable for residential development in the West Leeds Gateway Supplementary Planning Document (SPD).



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Site Allocations Plan

Leeds Local Development Framework

Issues and Options for the Plan

June 2013