



Leeds
CITY COUNCIL

Site Allocations Plan as amended 2024

Section 3: Proposals For The 11
Housing Market Characteristic Areas
8.Outer South

Leeds Local Plan
Development Plan Document
Adopted July 2019
Amendments Adopted
17th January 2024



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

8. OUTER SOUTH

- 3.8. The Outer South area is characterised by the Major Settlement of Rothwell (includes Oulton and Woodlesford) and a number of smaller settlements including Lofthouse/Robin Hood and Mickletown Methley. The administrative boundary of neighbouring Wakefield Metropolitan District Council is to the south. Serving the area is Rothwell Town Centre. The smaller settlements of Lofthouse/Robin Hood and Mickletown Methley further help to supplement the local community needs. The A639 and A61 are the main roads linking the area towns to the City Centre. Woodlesford railway station serves the area, the proposed HS2 line into Leeds will bypass south of the station. The M1 to the North and the M62 to the South provides good regional connections for people and local businesses.

The area's heritage value is demonstrated by the 4 conservation areas and listed buildings. Green Infrastructure is a feature of the area with Rothwell Country Park, Springhead Park, and the historic Oulton Hall Park and golf course. The eastern part of the Outer South area falls within the broader corridor of the Lower Aire Valley. Overall, the socio-economic profile shows that of working households in Outer South Leeds 31% earn less than £20000 p.a. whilst 17% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 1% in 2014 (claimants of working population). A number of Neighbourhood Plans are also being prepared within this area.

RETAIL PROPOSALS FOR OUTER SOUTH

- 3.8.1 The only centre within the Outer South HMCA is the Town Centre of Rothwell.
- 3.8.2 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).
- 3.8.3 For policies and guidance referring to centre boundaries, Primary Shopping Areas and proposals within protected shopping frontages, please refer to Section 2 of this document. These policies must also be read in conjunction with the Retail and Town Centres section of the Core Strategy.

HOUSING PROPOSALS FOR OUTER SOUTH

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

3.8.5 **Total housing target for Outer South** (set out in the Core Strategy) = 1,275 units (4% of District wide total).

Total number of dwellings/capacity to be allocated:

3.8.6 The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 213 new homes completed in Outer South between 1 April 2012 and 2017 with 750 dwellings remaining on identified and allocated sites. A further 38 dwellings have been approved on large windfall sites, which provides a total of 788 dwellings. Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.

POLICY HG1: IDENTIFIED HOUSING SITES

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

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

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

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

IN OUTER SOUTH THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity
HG1-400	H3-2A.10	Aberford Road, Woodlesford	32
HG1-410	H3-1A.12	Main Street, Carlton	15
HG1-415	H3-3A.13	Main Street, former Bay Horse Public House, Methley	2
Identified housing total:			49

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

3.8.7 In Outer South, identified, allocated, and large windfall sites have a total capacity of 788 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of - 487 against the Core Strategy target for the HMCA.

POLICY HG2: HOUSING ALLOCATIONS

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

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-176	Windlesford Green Hostel, Woodlesford	0.7	26	Brownfield
HG2-178	Aberford Road - site of Glenoit and Minerva Mills, Oulton	2.3	70	Brownfield
HG2-182	Main Street and Pitfield Road, Carlton	1.1	36	Brownfield
MX2-14	Aberford Road (77/79), Oulton LS26 8HS	1.3	25	Brownfield
Housing Allocation Total:			157	

3.8.8 Sites allocated for housing in Outer South have a total capacity of 157.

Site Specific Requirements For Sites Allocated For Housing In Outer South

3.8.9 The Site Allocations Plan housing allocations mean that should a planning application for housing on an allocated site be submitted to the Council, it is acceptable in principle by virtue of it being allocated for that use in the Local Plan. However, each planning application is judged on its individual merits and where there are specific requirements that will need to be applied, these are listed against each site below. Some planning requirements apply equally to all sites and so are not detailed for each site specifically. See Section 2, paragraphs 2.42 – 2.53 for generic technical considerations and existing planning policy.

Site Reference: HG2-176 (4082)

Site Address: Windlesford Green Hostel, Woodlesford

Housing allocation

Site Capacity: 26 units

Site Area: 0.71 hectares

Ward: Rothwell

HMCA: Outer South



Site Requirements - HG2-176:

- **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 the eastern boundary.

Site Reference: HG2-178 (143)

Site Address: Aberford Road - site of Glenoit and Minerva Mills, Oulton

Housing allocation

Site Capacity: 70 units

Site Area: 2.29 hectares

Ward: Rothwell

HMCA: Outer South



Site Requirements - HG2-178:

- **Highway Access to Site:**

An acceptable access will require measures to reduce traffic speed on the A642 Aberford Road approaching from the east.

- **Local Highway Network:**

The site should provide improved pedestrian and cycle links to the station at Woodlesford.

- **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:**

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 the northern boundary with the Aire and Calder Navigation.

- **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 within the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

Site Reference: HG2-182 (129A)

Site Address: Main Street and Pitfield Road, Carlton, Wakefield

Housing allocation

Site Capacity: 36 units

Site Area: 1.15 hectares

Ward: Rothwell

HMCA: Outer South



Site Requirements - HG2-182:

- **Highway Access to Site:**

The site should preferably be combined with the adjacent site HG1-410 to provide a suitable access.

- **Culverts and Canalised Water Courses:**

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

Site Reference: MX2-14 (130)

Site Address: Aberford Road (77/79), Oulton LS26 8HS

Mixed use allocation

Site Capacity: 25 units

Site Area: 1.33 hectares

Ward: Rothwell

HMCA: Outer South



Site Requirements - MX2-14:

- **Conservation Area:**

The site is adjacent to Woodlesford Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Safeguarded Land

3.8.10 Section 2, paragraph 2.58 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028.

POLICY HG3: SAFEGUARDED LAND

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

IN OUTER SOUTH THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	Address	Area ha	Capacity
HG3-26	Main Street and Pitfield Road, Carlton	4.2	115
Safeguarded land total:			115

Sites for Older Persons Housing/Independent Living

3.8.11 There are no sites identified as being particularly suitable for elderly or independent living schemes in Outer South.

Sites reserved for Future School Use

3.8.12 Section 2 paragraph 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the In Outer South there are no sites where part of the site is to be retained for a school.

Sites for Gypsies and Travellers

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

Sites for Travelling Showpeople

3.8.14 Paragraph 2.72 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in Outer South.

EMPLOYMENT PROPOSALS FOR OUTER SOUTH

Offices

3.8.15 The sites in Outer South have been assessed to determine their total contribution towards an overall district requirement of 1,000,000 sqm 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. There are no identified office sites in Outer South (Policy EO1).

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

General Employment

3.8.17 The sites in Outer South 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 on the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites. There are no Identified General Employment sites on Outer South (Policy EG1).

POLICY EG2: GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE.

1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY POLICY SP9.

2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN SECTION 3.

THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP. IN OUTER SOUTH THESE ALLOCATIONS ARE:

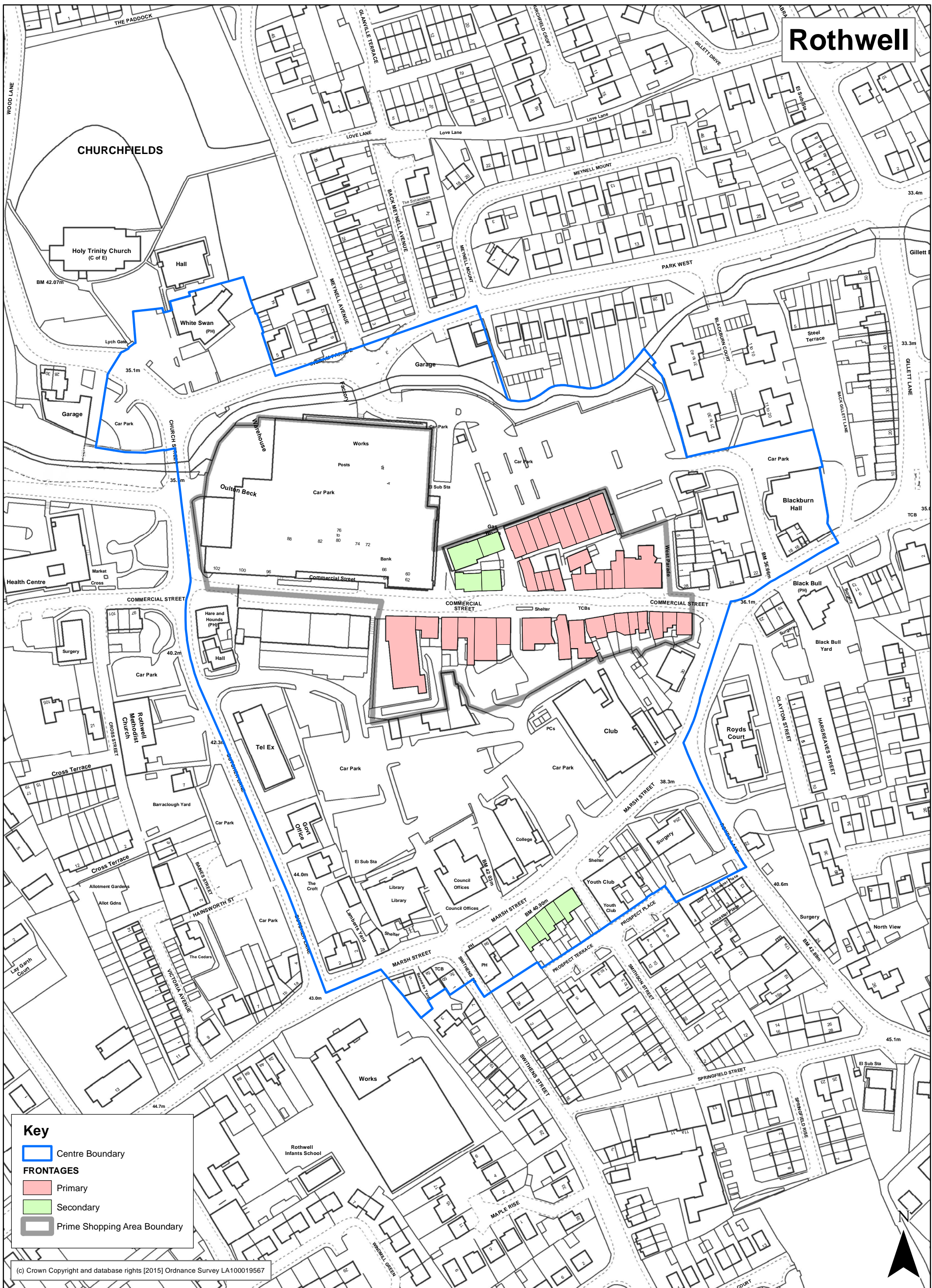
Plan Ref	Address	Area	Capacity
MX2-14	Aberford Road (77/79), Oulton	1.33 ha	1.33 (ha)
Allocated for general employment total:			1.33 ha

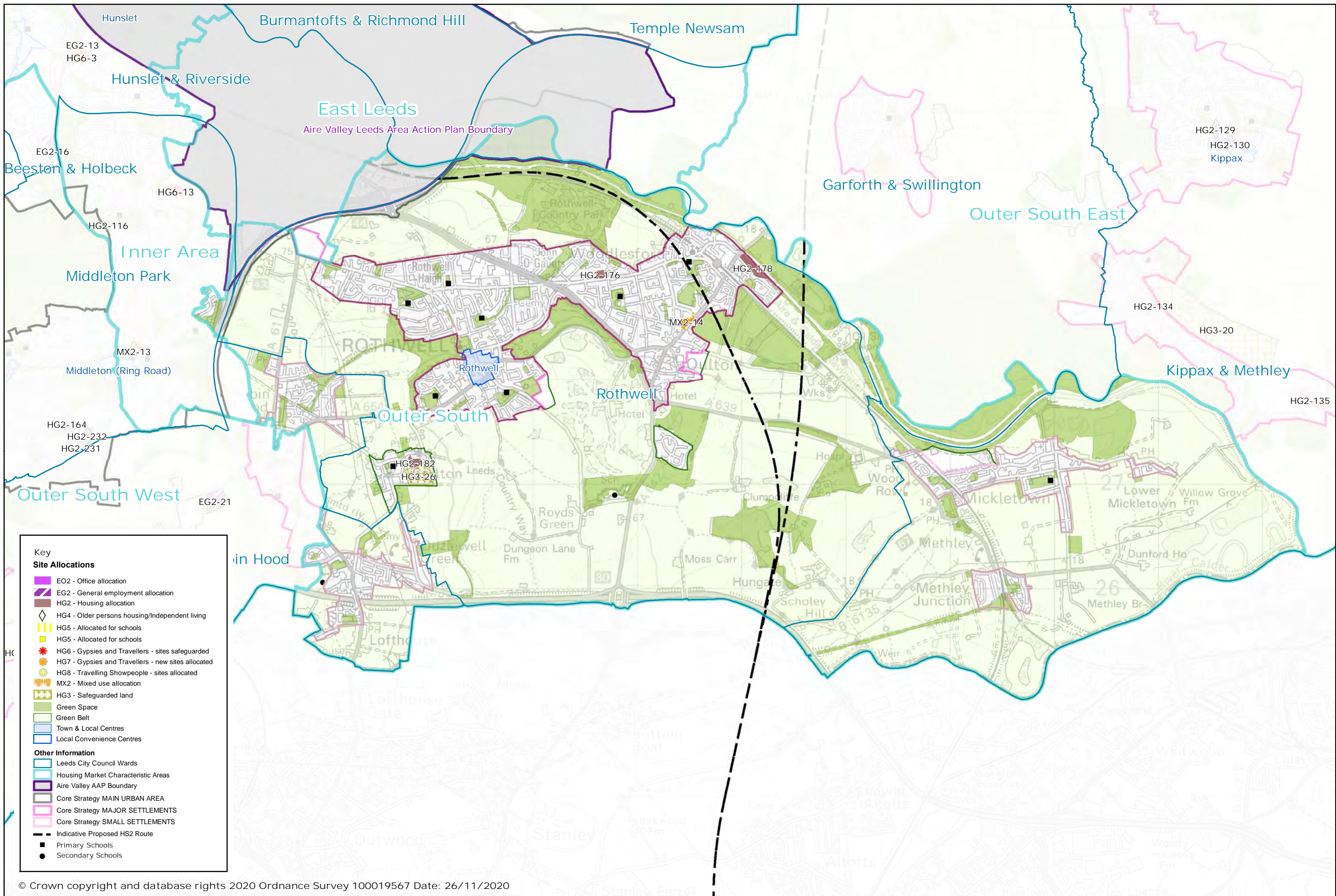
GREEN SPACE PROPOSALS FOR OUTER SOUTH

- 3.8.18 The Plan shows the green space sites proposed for designation within the Outer South 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.
- 3.8.19 Oulton Park (110.5ha) is the largest green space within the Outer South HMCA. It is currently used as a private golf course and provides a landscaped setting for Oulton Hall (currently a hotel). Immediately to the north is Springhead Park (22.2ha) and to the north of Rothwell is Rothwell Country Park (52.9ha) created on an old pit site. There are some stretches of old railway lines now used for informal recreation, especially Manor Crescent (4ha), Haigh Road/Abraham Hill (0.8ha) and Bullough Lane (1.1ha) as well as various woodland areas - Moss Carr Woods (22ha), Rookley Woods (11.1ha) and Almhouse Wood (13.6ha). Mickletown Ings (34.1ha) is a Site of Special Scientific Interest as well as a green space site. There are also a number of smaller green spaces, many of which are within the villages and towns of the area. These allow residents to access a variety of green spaces for recreation. Nevertheless, provision is still in need of improvement in terms of quantity, quality and accessibility. Surpluses and deficiencies by typology for the wards that fall completely or partially within the Outer South HMCA will be updated and monitored by the Council.

Outer South Retail and Site Allocations Plans

Rothwell





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HMCA AREA
Outer South

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

OUTER SOUTH

Plan Ref	Address	Capacity
HG1-397	Woodland Hotel, Wood Lane, Rothwell, Leeds LS26 0PH	12
HG1-399	Former White Hart Hotel, 40 Church Street, Woodlesford, Leeds	7
HG1-402	The Chapel, Calverley Road, Oulton	8
HG1-403	Fleet Lane (land off), Oulton	77
HG1-405	Swithin Street Rothwell	8
HG1-406	Royds Lane (land off), Rothwell	90
HG1-407	China Red Dragon, 3 Wakefield Road, Oulton	74
HG1-408	Sharp Lane, Robin Hood	9
HG1-409	Land At Shayfield Lane, Carlton, W F3	14
HG1-411	Royds Green - Royds Green Farm, Oulton LS26 8EZ	7
HG1-412	Mickletown Road Methley	6
HG1-413	Site of Shann Hall bounded by Balmoral Drive Longbow Avenue and Station Road, Methley, Leeds	220
HG1-416*	Pinfold Lane, Methley WMC, Methley	6
HG1-417	Little Church Lane, Methley Infants School, Methley	12
HG1-418	Leeds Road - Lofthouse Hall, Lofthouse WF3	8
HG1-494	Oulton Hall, Rothwell Lane, Rothwell, Leeds, LS26 8ZF	5
	Total	563

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

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

OUTER SOUTH

Plan Ref	Address	Capacity
	No Sites	

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

OUTER SOUTH

Plan Ref	Address	Capacity
	No Sites	

For more information, please contact:

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

Email: sap@leeds.gov.uk

Web: www.leeds.gov.uk/localplan



Site Allocations Plan

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