



Leeds
CITY COUNCIL

Site Allocations Plan as amended 2024

Section 3: Proposals For The 11 Housing Market Characteristic Areas 5.North

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



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:

- Alwoodley King Lane
- Butcher Hill
- Cardigan Road
- Chapel Allerton
- Harehills Corner
- Hawksworth Estate Centre
- Headingley
- Hollin Park
- Holt Park
- Horsforth – New, Road Side
- Horsforth – Station Road
- Horsforth – Town Street
- Kirkstall
- Kirkstall Road
- Meanwood
- Montreal - Harrogate Road
- Moor Allerton

- Moortown Corner
- Oakwood
- Slaid Hill
- Street Lane – Roundhay
- 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 – 2.72 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) = 2,868 units (9% of District wide total).

3.5.6 **Total number of dwellings/capacities to be allocated:**

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 979 new homes completed in North between 1 April 2012 and 2017 with 2,514 dwellings remaining on identified and allocated sites. A further 284 dwellings have been approved on large windfall sites, which provides a total of 2,798 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 NORTH THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity
HG1-60	H3-1A.35	Tile Lane - Eastmoor, Adel, LS16	40
HG1-62	H3-1A.27	Former Squirrel Way Children's Home, Squirrel Way, Leeds, LS17 8FQ	60
HG1-65	H3-3A.19	Westbrook Lane, Horsforth	75
HG1-66	H3-1A.39	Westbrook Lane, Horsforth	15
HG1-74	H3-1A.8	Dunstarn Lane, Adel, LS16	28
HG1-89	H3-1A.9	Woodlea Drive - The Mansion LS6	25
HG1-98	H3-3A.1	Victoria Avenue, Horsforth	6
HG1-108	E4.15	Mansion Gate Drive - Mansion House LS7	18

MX1-2	E4.18	Ring Road West Park, Silk Mill Way and Iveson Drive	485
Identified housing total:			752

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

3.5.7 In North, identified, allocated and large windfall sites have a total capacity of 2,798 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -70 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.**

IN NORTH THE SITES ALLOCATED FOR HOUSING ARE:

Plan ref	Address	Area ha	Capacity	Green/Brown
HG2-29	Moseley Wood Gardens (land off), Cookridge LS16	2.6	63	Greenfield
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	0.8	28	Brownfield
HG2-34	Farrar Lane, Adel	0.9	16	Brownfield
HG2-37	Brownberrie Lane, Horsforth	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
HG2-47	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	1.5	27	Mix 20:80
HG2-234	Land at Kirkstall Forge, Kirkstall Road	2.9	0	Greenfield
HG2-236	West Park Centre LS16	2.3	69	Brownfield
MX2-4	Kirkstall District Centre	3.6	55	Brownfield
Housing Allocation Total:			467	

3.5.8 Sites allocated for housing in North have a total capacity of 467.

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

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



Site Requirements - HG2-29:

- **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



Site Requirements - HG2-30:

- **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

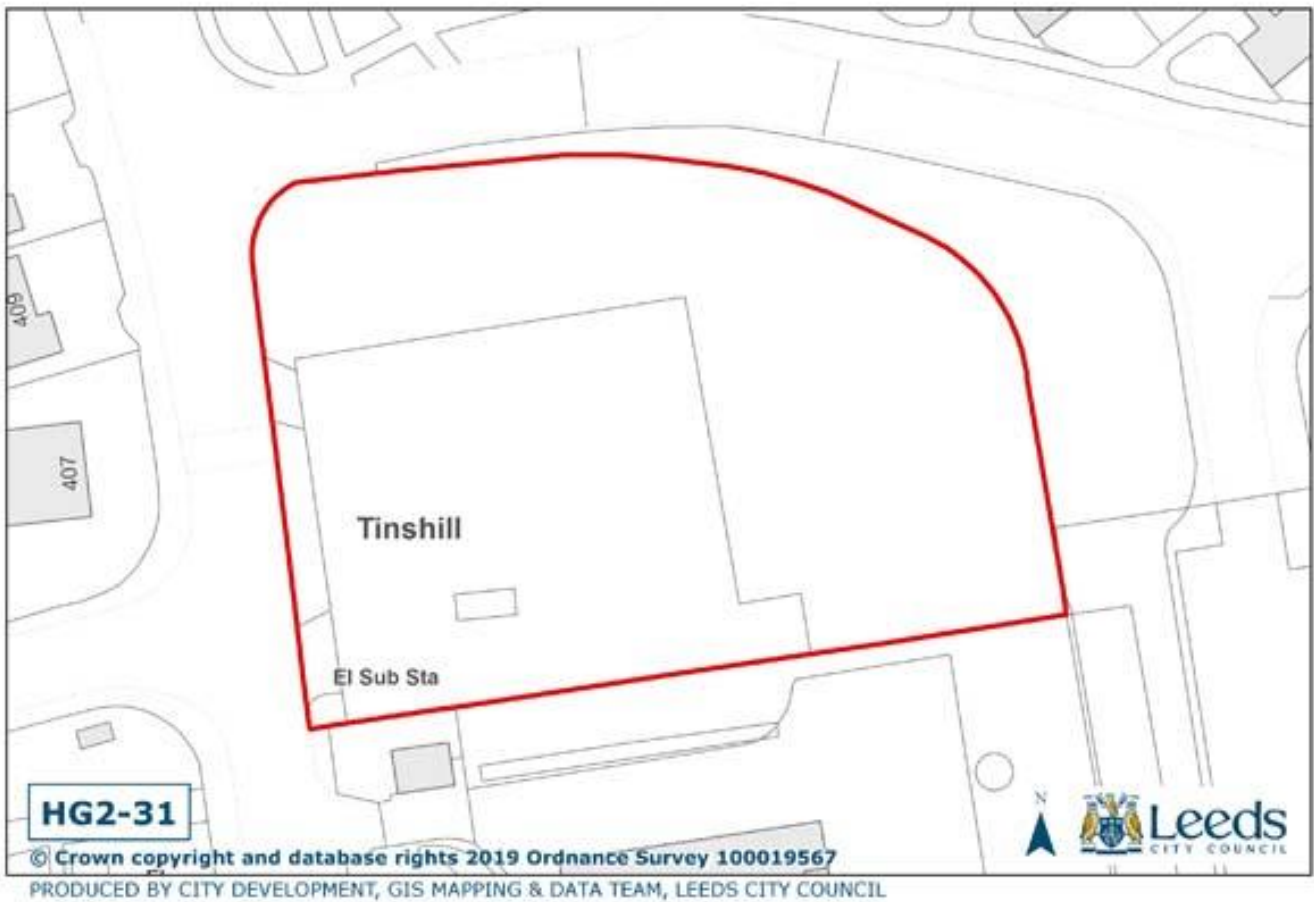
Housing allocation

Site Capacity: 15 units

Site Area: 0.37 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds



Site Requirements - HG2-31:

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



Site Requirements - HG2-32:

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



Site Requirements - HG2-33:

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



Site Requirements - HG2-34:

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 High Farm Public House and adjacent listed cottage.

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



Site Requirements - HG2-37:

Aircraft noise mitigation is required (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.

- **Heritage:**

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

Site Reference: HG2-40 (81)

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

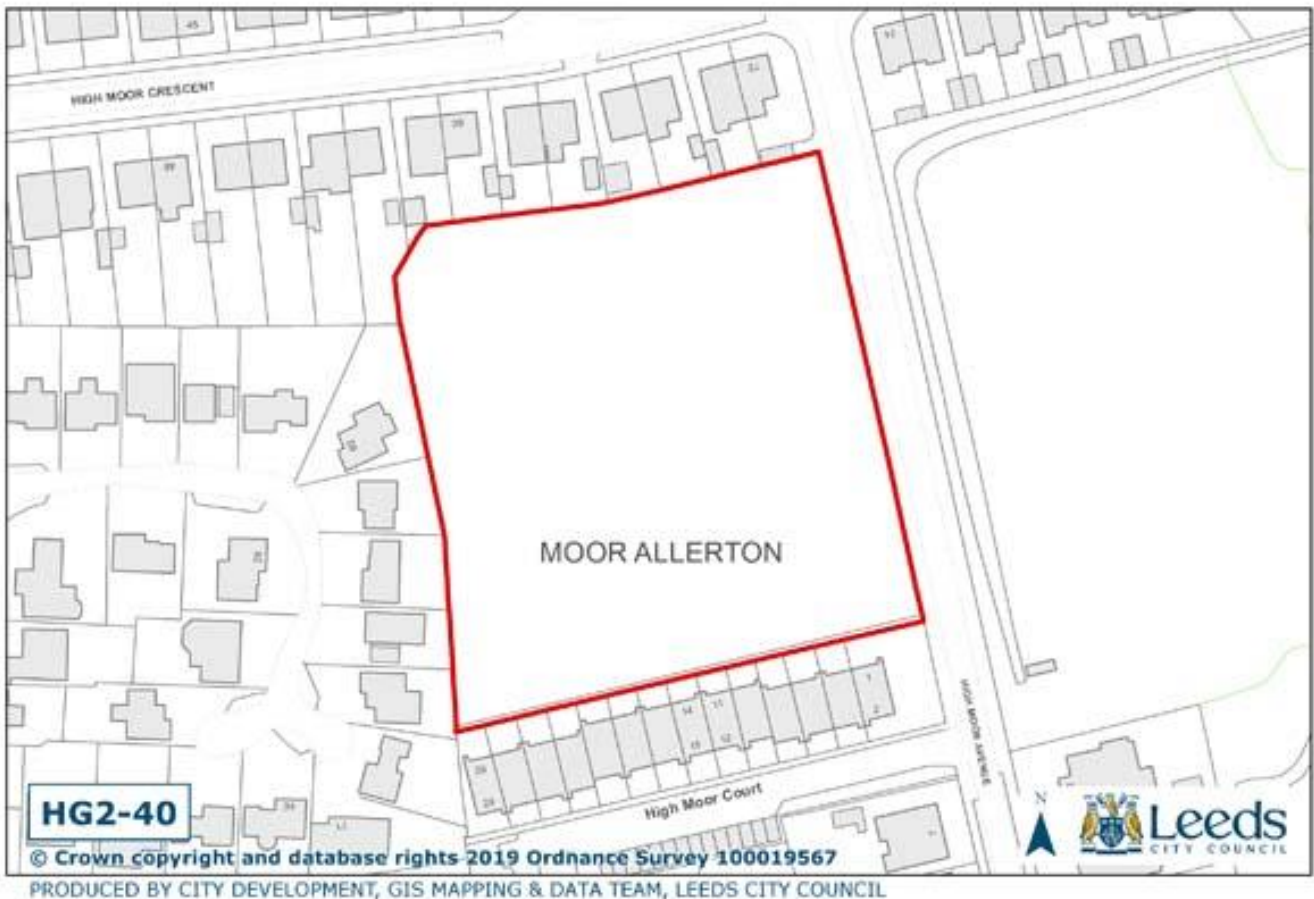
Housing allocation

Site Capacity: 20 units

Site Area: 0.9 hectares

Ward: Moortown

HMCA: North Leeds



Site Requirements - HG2-40:

- **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: HG2-44 (235)

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

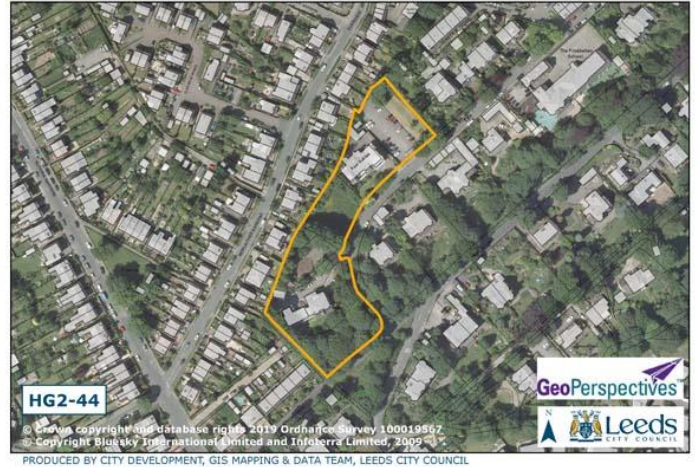
Housing allocation

Site Capacity: 25 units

Site Area: 0.71 hectares

Ward: Horsforth

HMCA: North Leeds



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

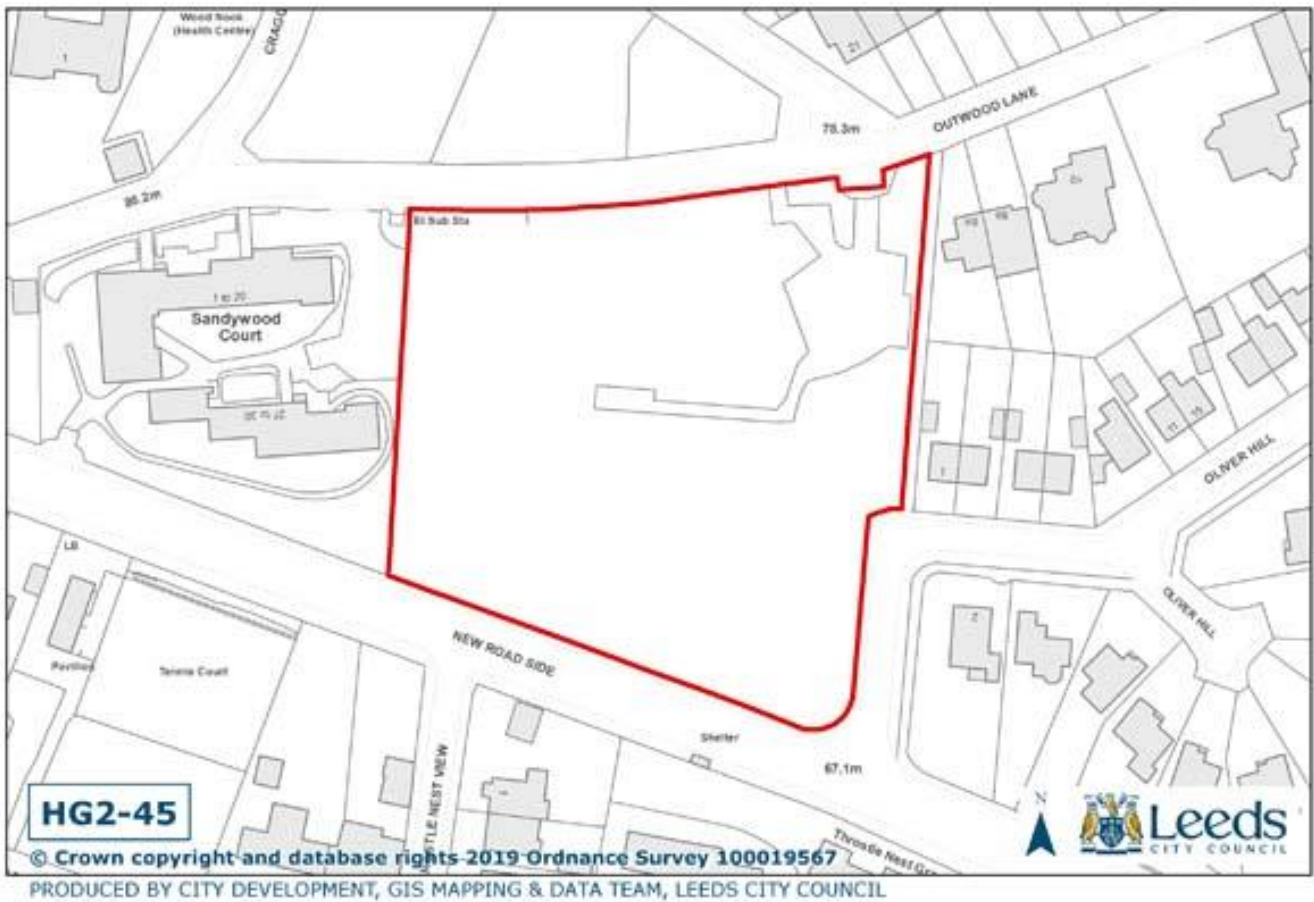
Housing allocation

Site Capacity: 30 units

Site Area: 0.83 hectares

Ward: Horsforth

HMCA: North Leeds



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: HG2-47 (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



Site Requirements - HG2-47:

- **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



Site Requirements - HG2-48:

- **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 Site Allocations Plan Heritage Assessment.

- **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

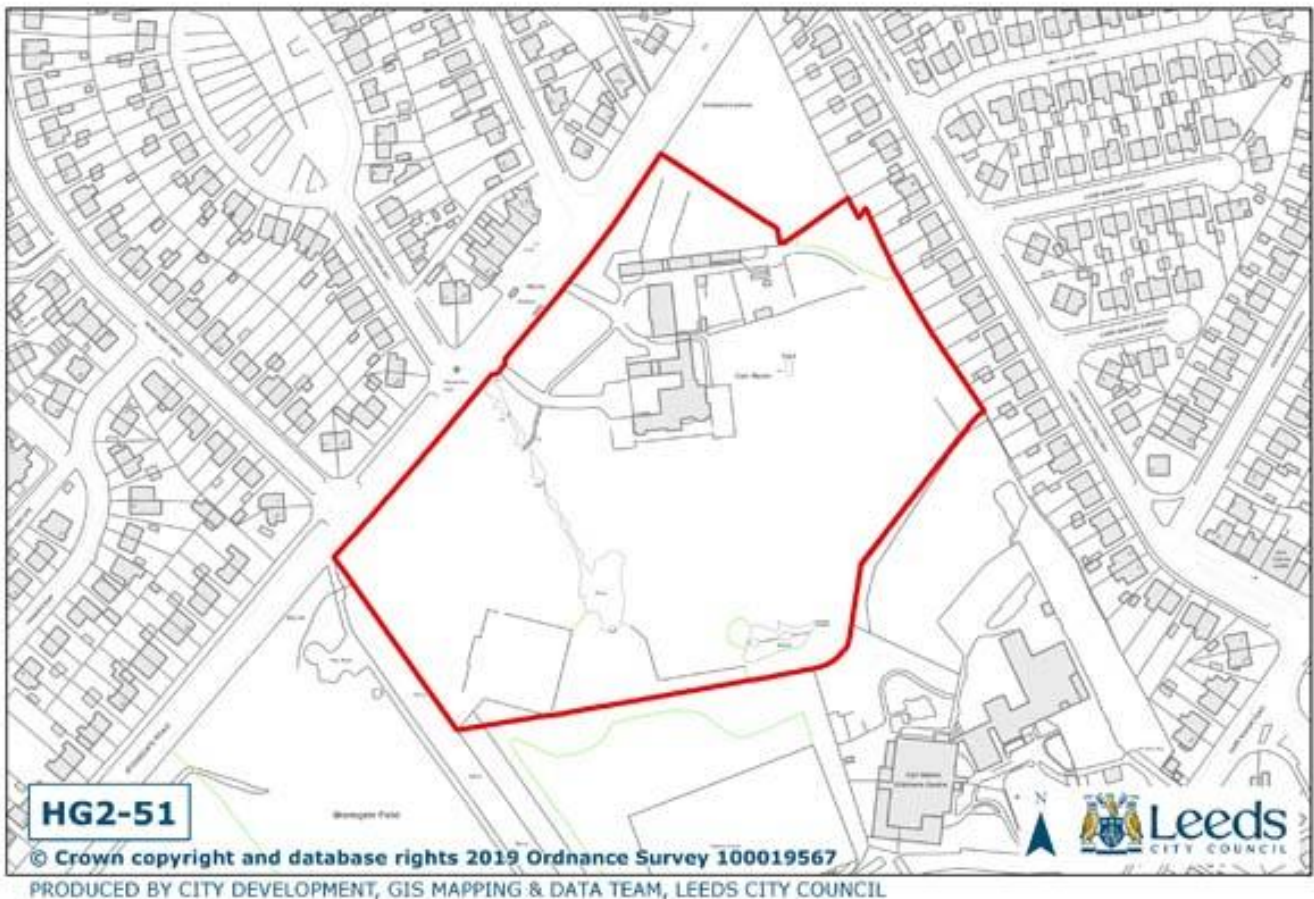
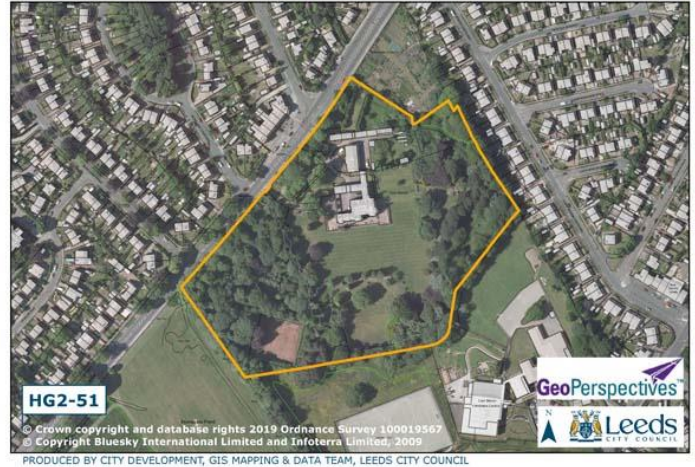
Housing allocation

Site Capacity: 15 units

Site Area: 4.28 hectares

Ward: Moortown

HMCA: North Leeds



Site Requirements - HG2-51:

- **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



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

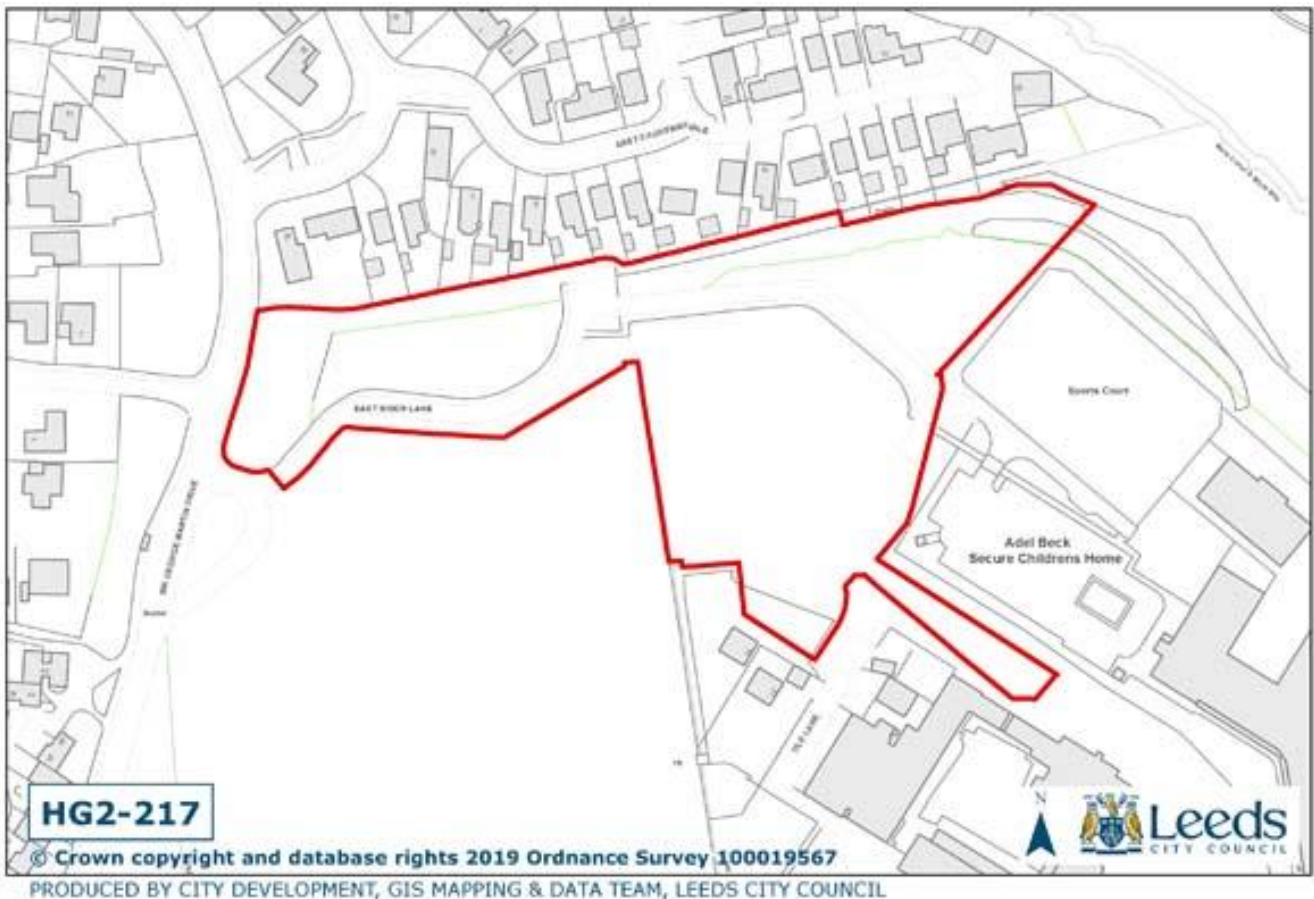
Housing allocation

Site Capacity: 27 units

Site Area: 1.51 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds



Site Requirements - HG2-217:

- **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



Site Requirements - HG2-234:

Additional land, through the allocation of HG2-234, has been identified to extend the boundary (not the capacity) of the Kirkstall Forge development to allow flexibility in the delivery of housing, a primary school and open space.

- **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



Site Requirements - HG2-236:

- **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

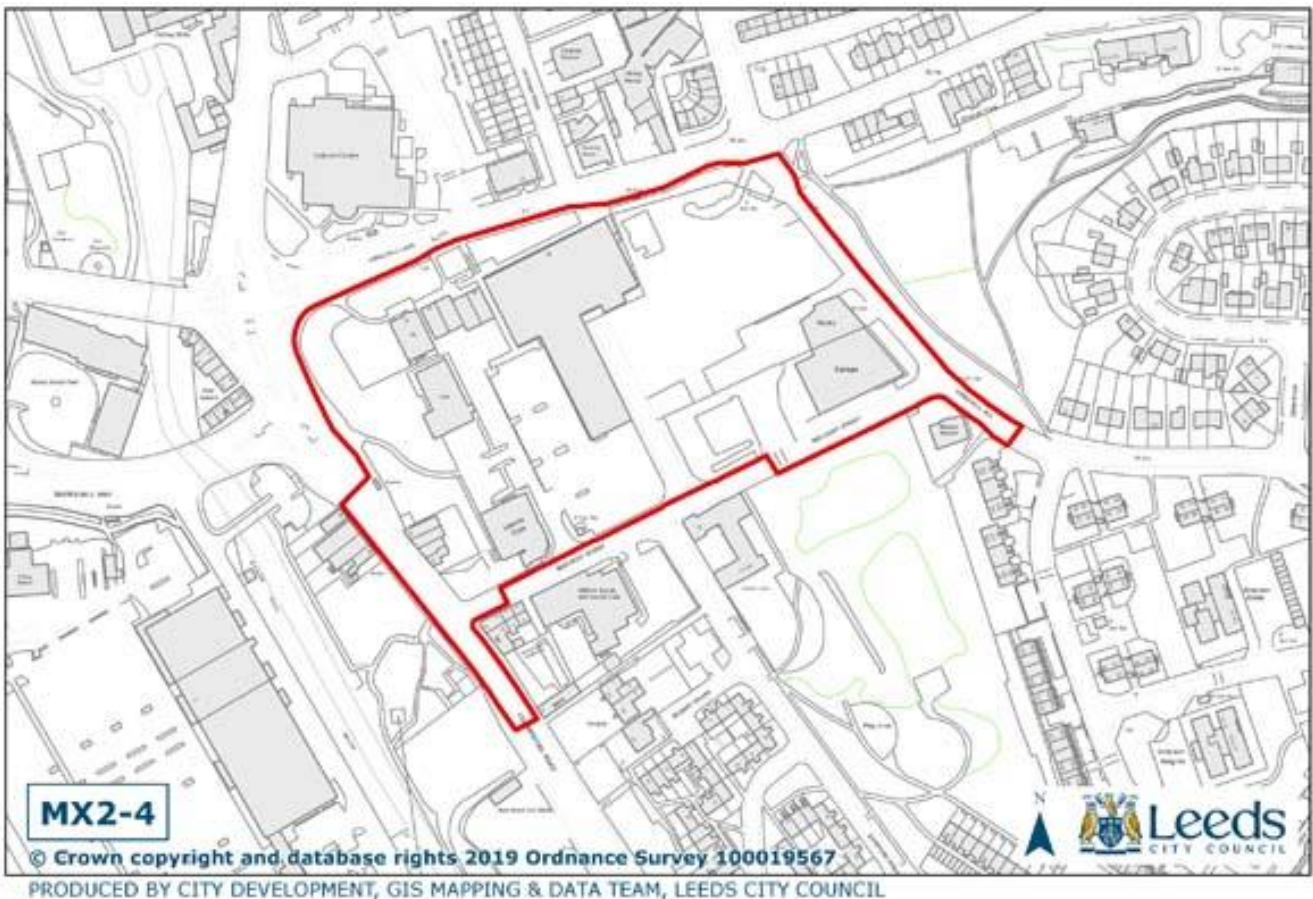
Mixed use allocation

Site Capacity: 55 units & 7000 sqm office

Site Area: 3.62 hectares

Ward: Kirkstall

HMCA: North Leeds



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.

Safeguarded Land

3.5.10 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. There are no designated safeguarded land sites in the North HMCA.

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 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In North HMCA there is one site where part of a housing site is to be retained for a school.

This site is:

- **MX1-3 ABBEY ROAD - KIRKSTALL FORGE**

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 NEWLAITHESS SCHOOL**

Sites for Gypsies and Travellers

3.5.13 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 North.

Sites for Travelling Showpeople

3.5.14 Paragraph 2.72 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 THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:

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

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

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

IN NORTH THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
MX1-2	E4:18	Ring Road West Park, Silk Mill Way and Iveson Drive	20.8	4,950
EO1-6	E4:17	Bodington Business Park, Otley Road, LS16	4.4	24,375
Identified office employment total (sqm):				29,325

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

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
Allocated for office employment total:			7,000

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

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 PERMISIONS FOR USES INCLUDING GENERAL EMPLOYMENT THAT ARE STILL DEEMED TO BE APPROPRIATE FOR GENERAL EMPLOYMENT DELIVERY; AND**
- 3) ARE ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT IN THE UNITARY DEVELOPMENT PLAN,**

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

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

IN NORTH THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
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
Identified general employment			0.73	

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

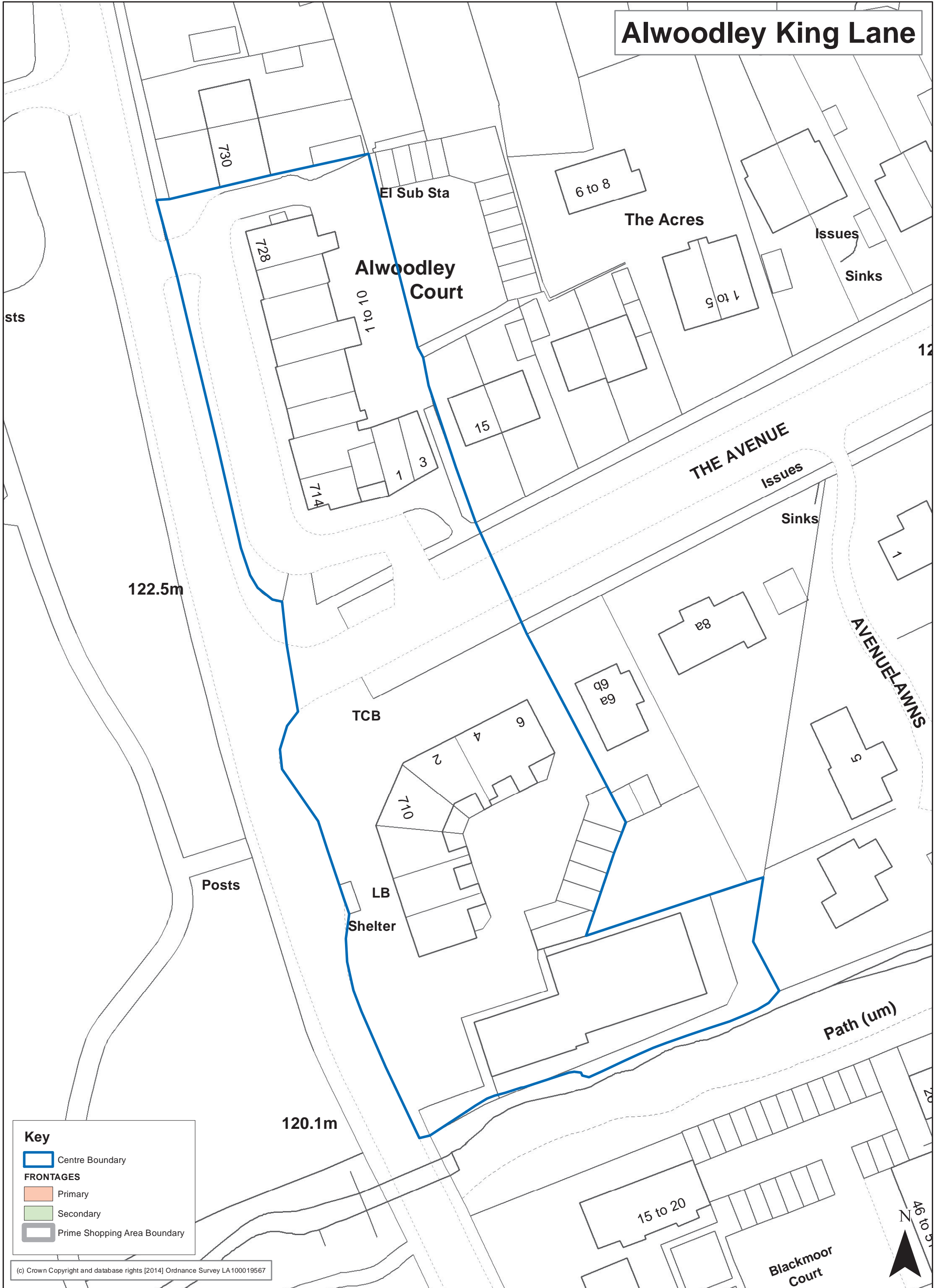
3.5.18 There are no proposed allocations for general employment in North Leeds.

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 will be updated and monitored by the Council.

North Area Retail and Site Allocations Plans

Alwoodley King Lane

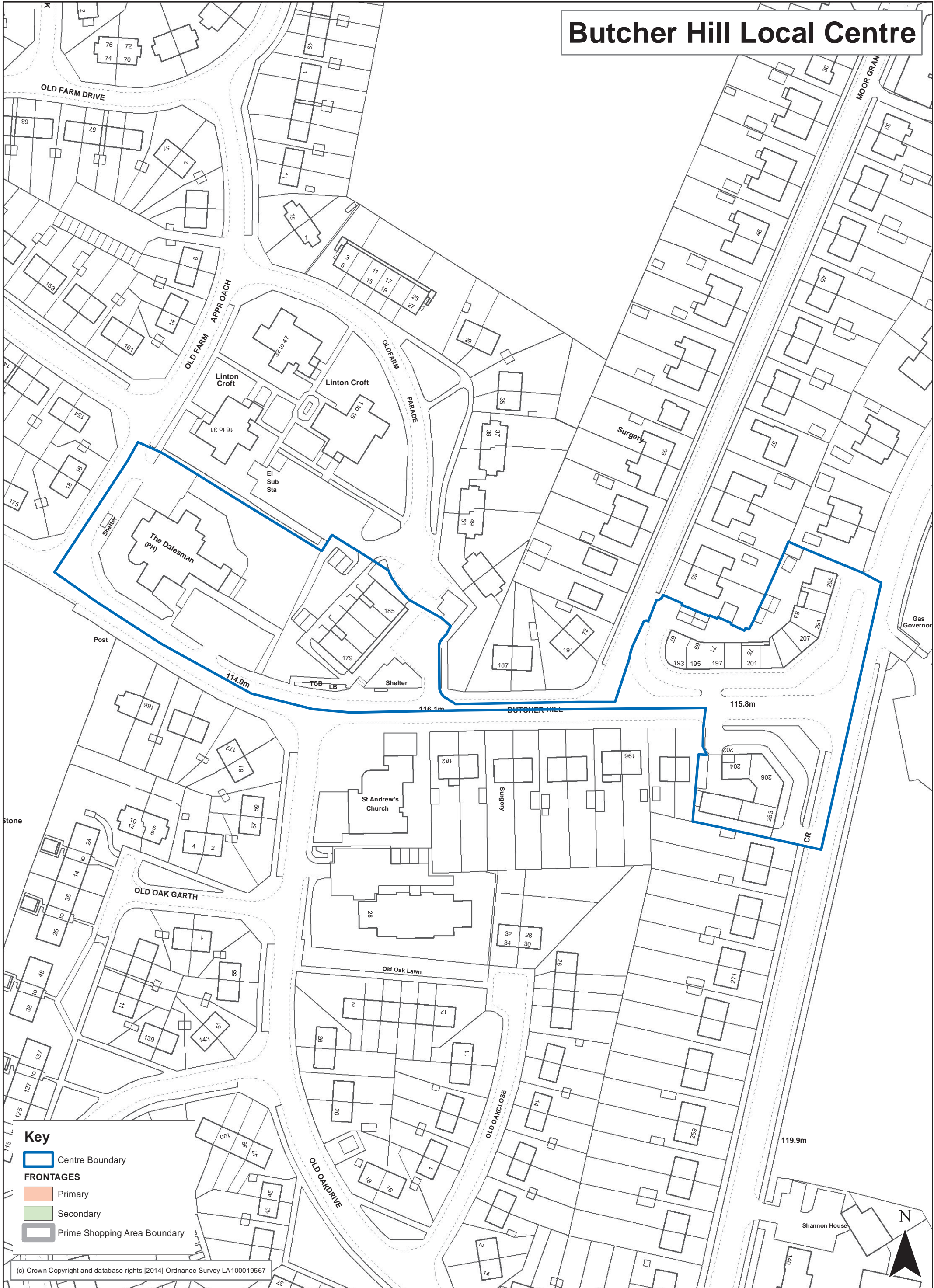


Key

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

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Butcher Hill Local Centre



Key

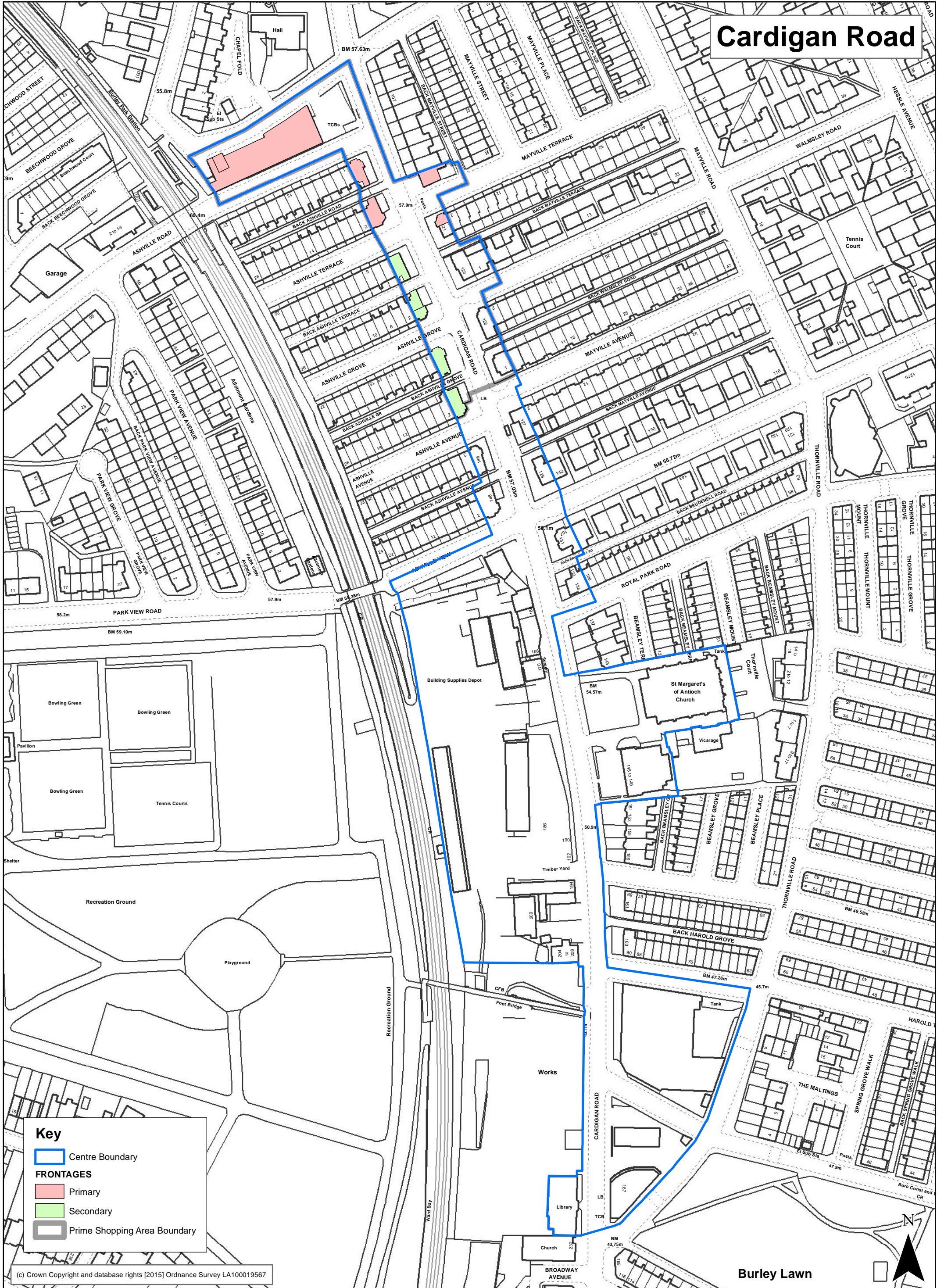
- Centre Boundary

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Cardigan Road



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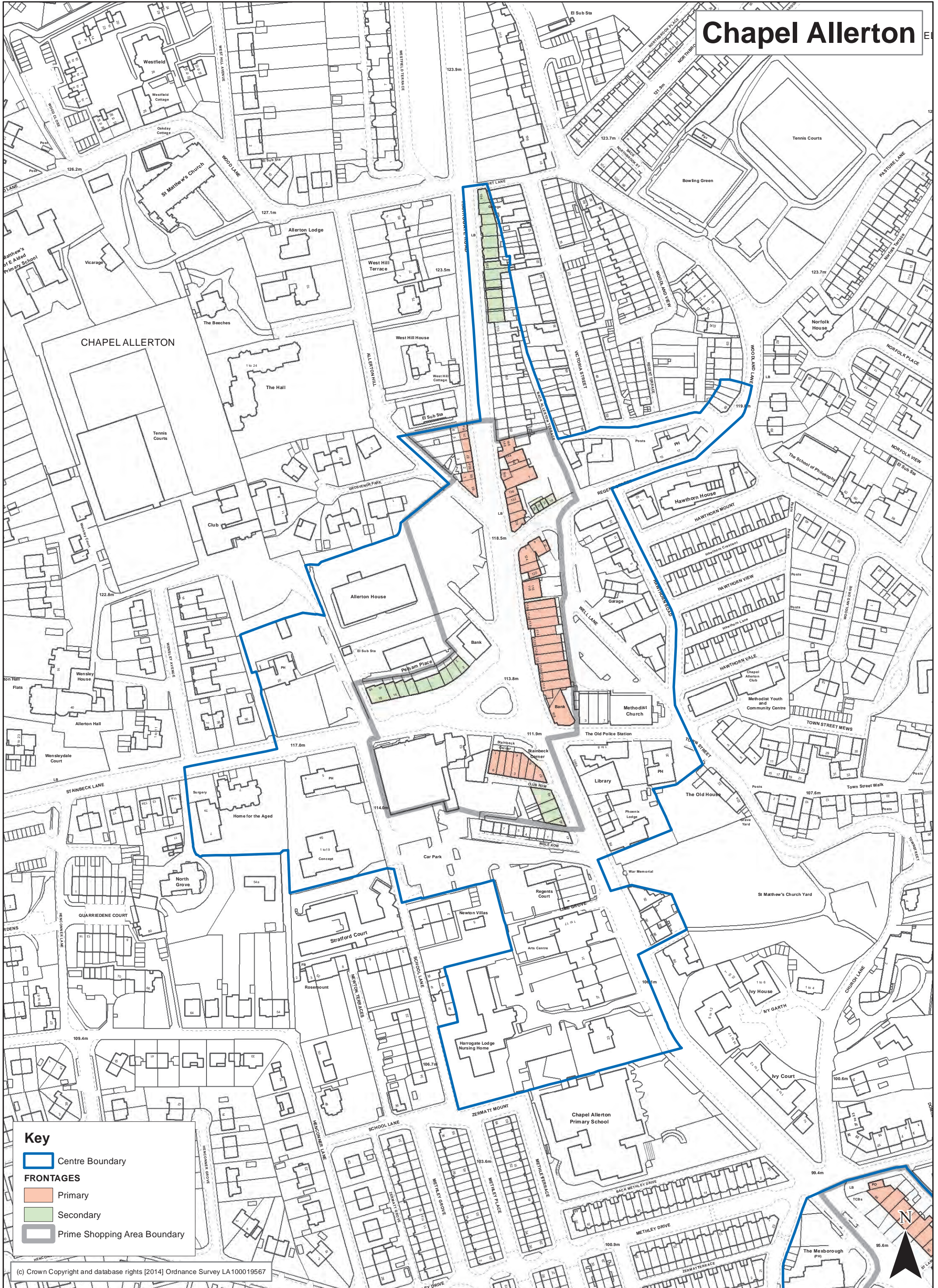
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Burley Lawn

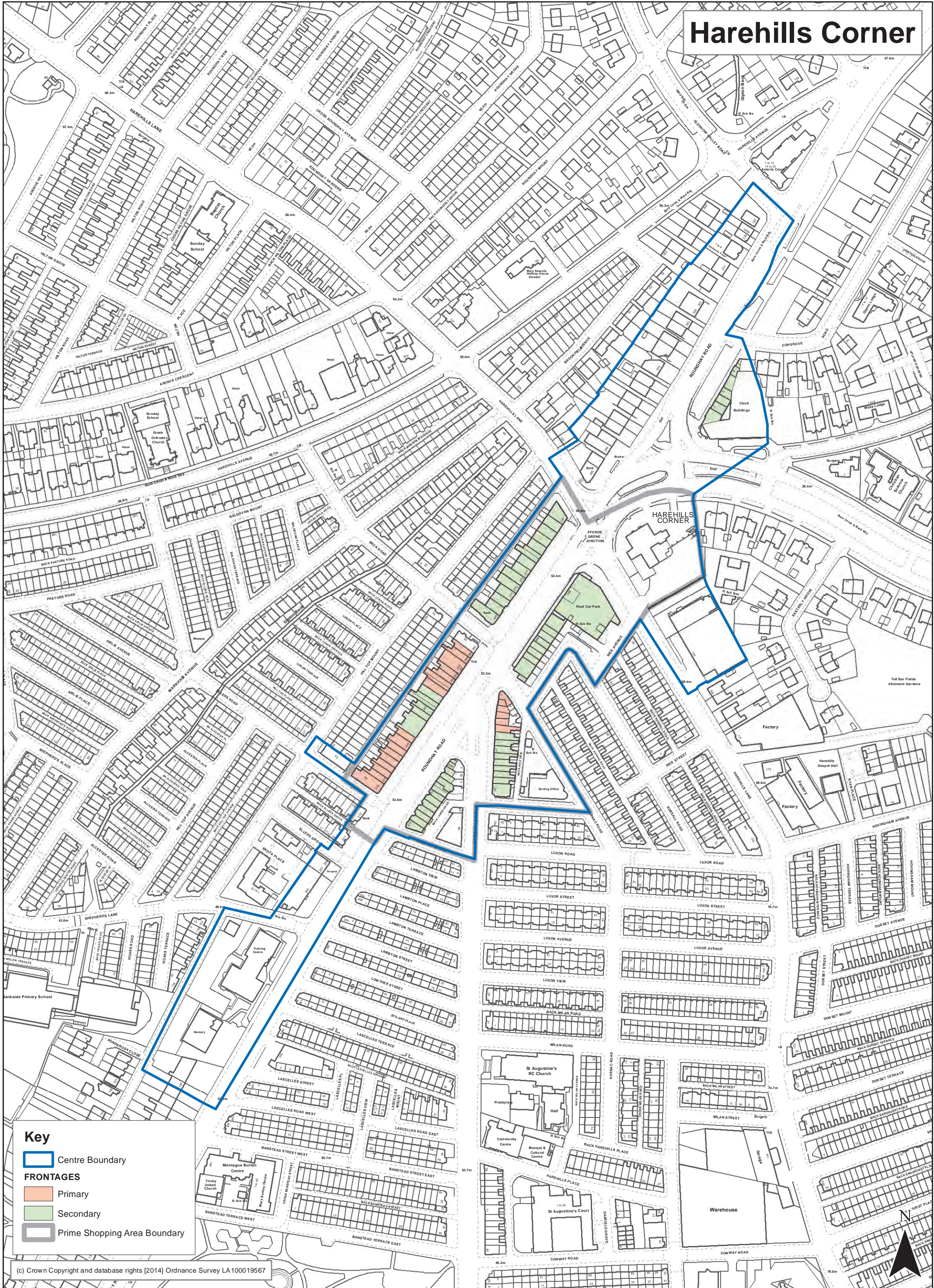


Chapel Allerton



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Harehills Corner



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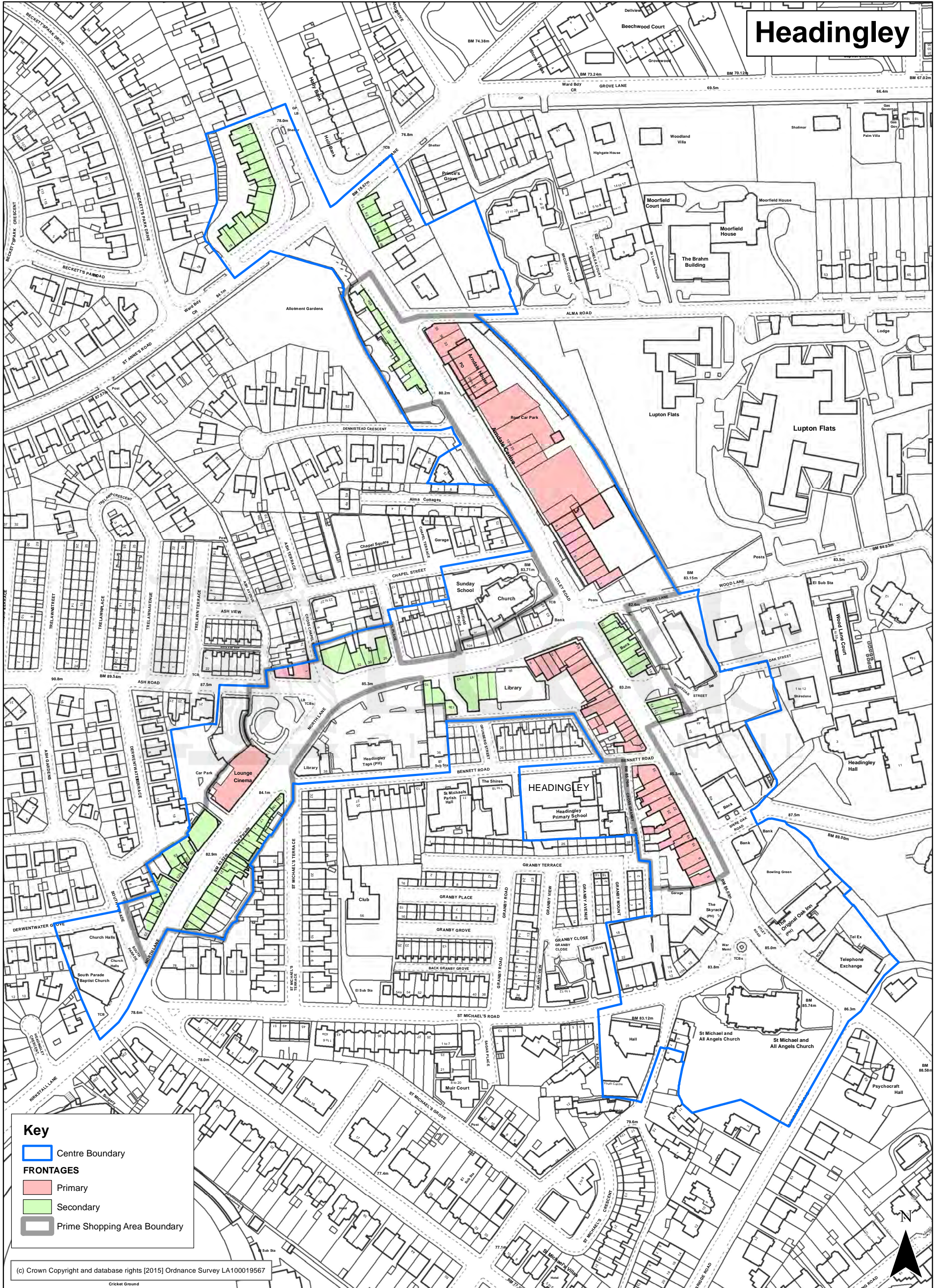
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Headingley



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Hollin Park (Easterley Road) Local Centre



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Holt Park



Key

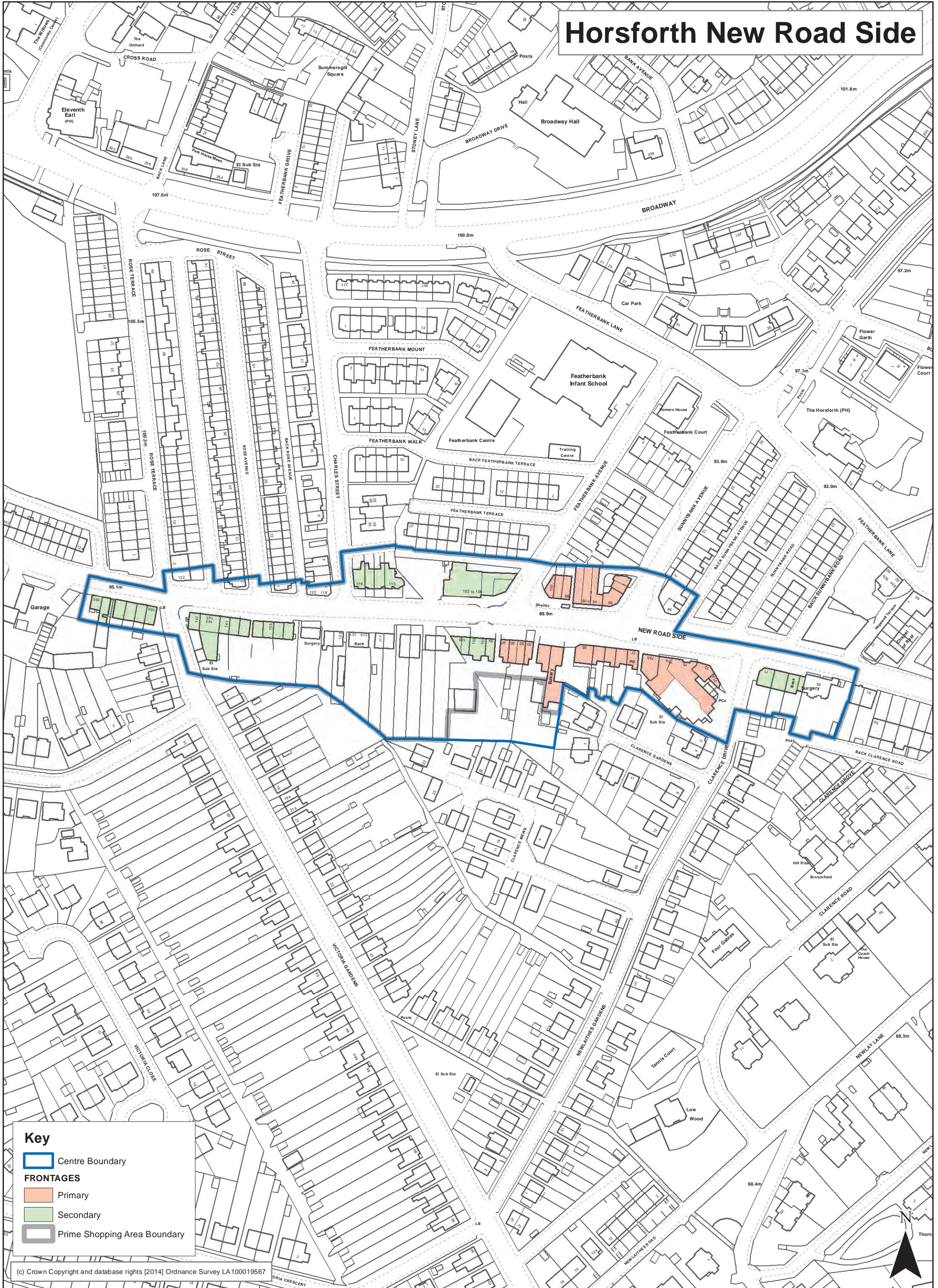
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Horsforth New Road Side

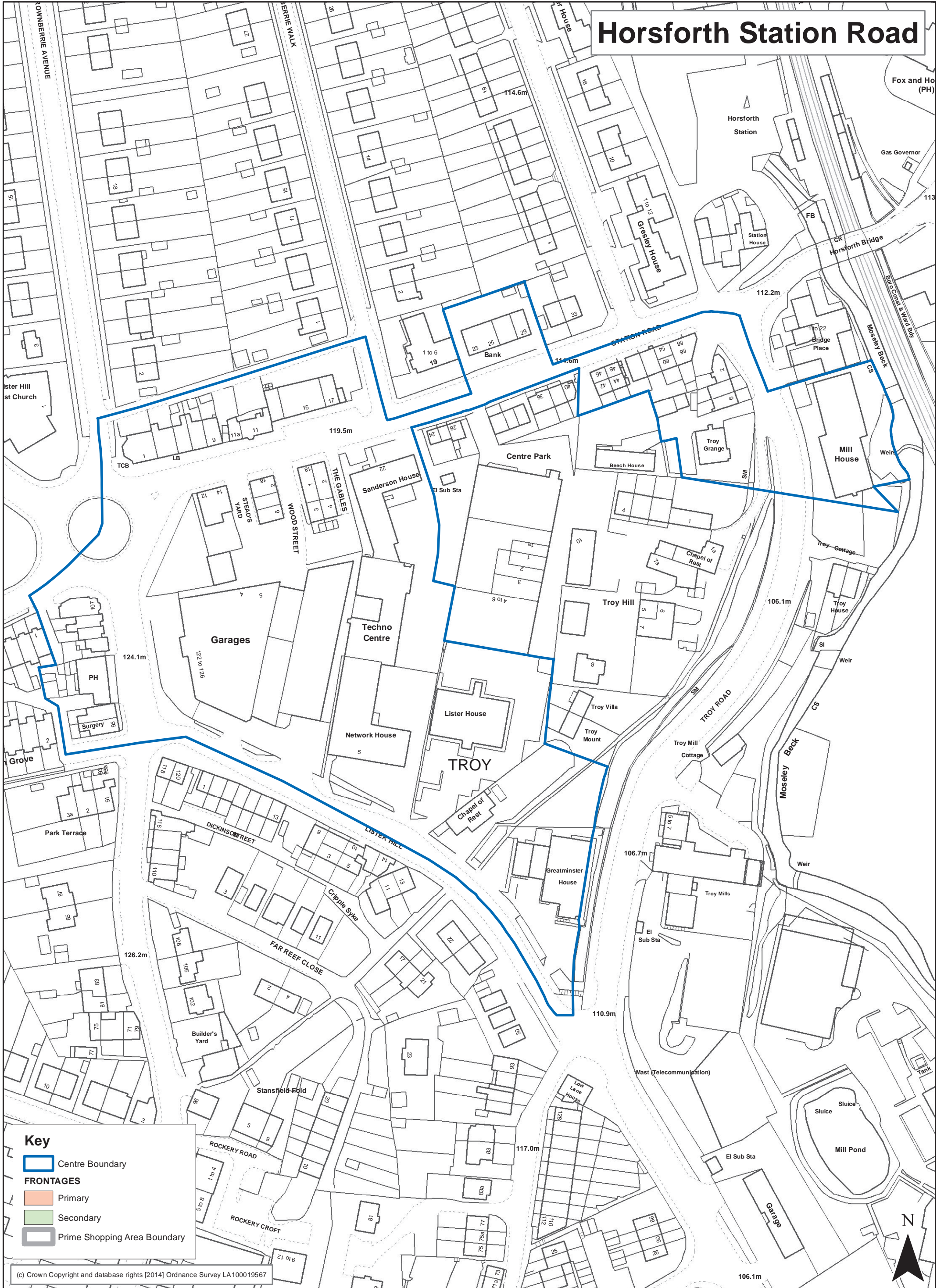


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Horsforth Station Road



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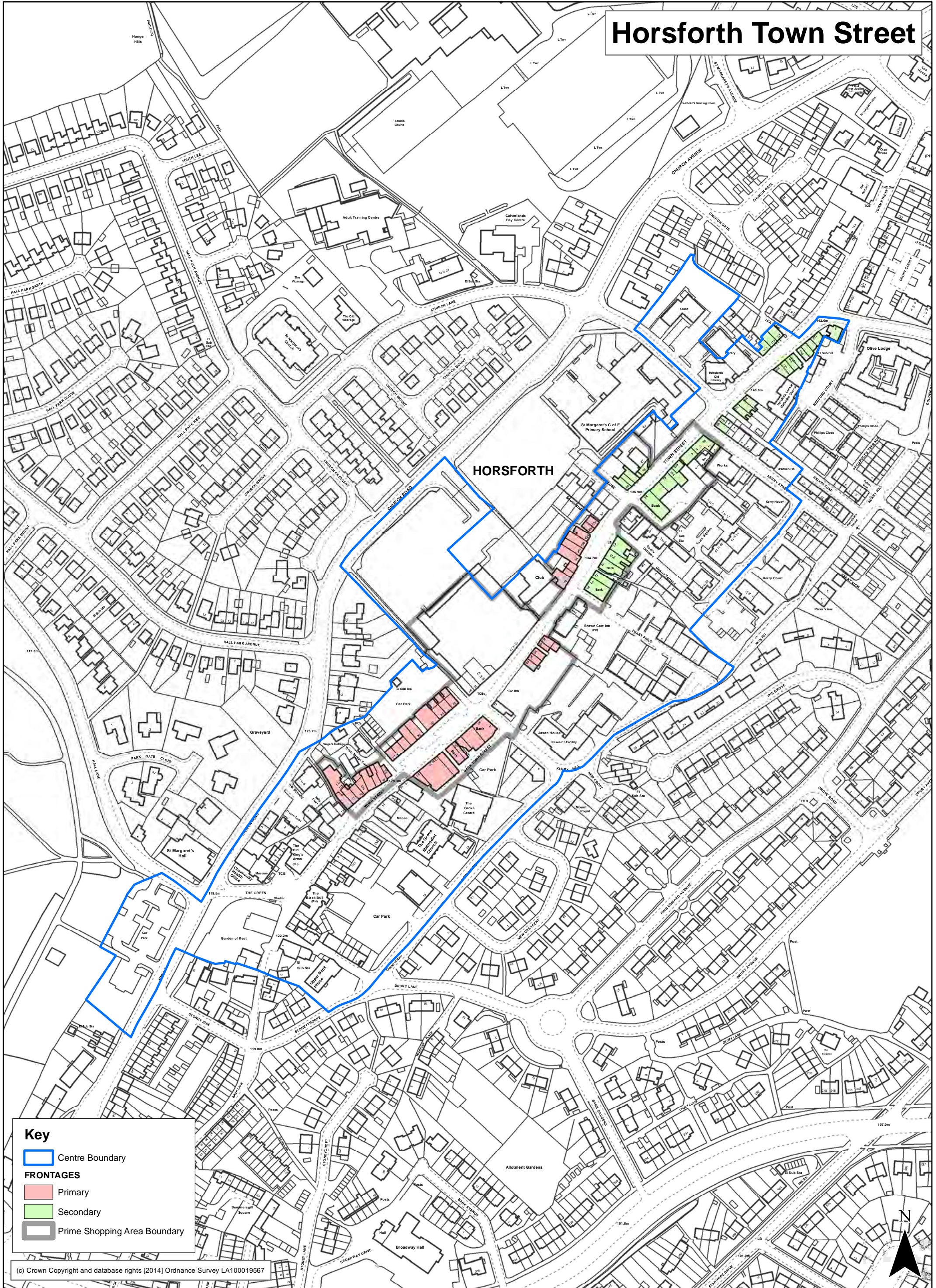
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- Prime Shopping Area Boundary

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Horsforth Town Street

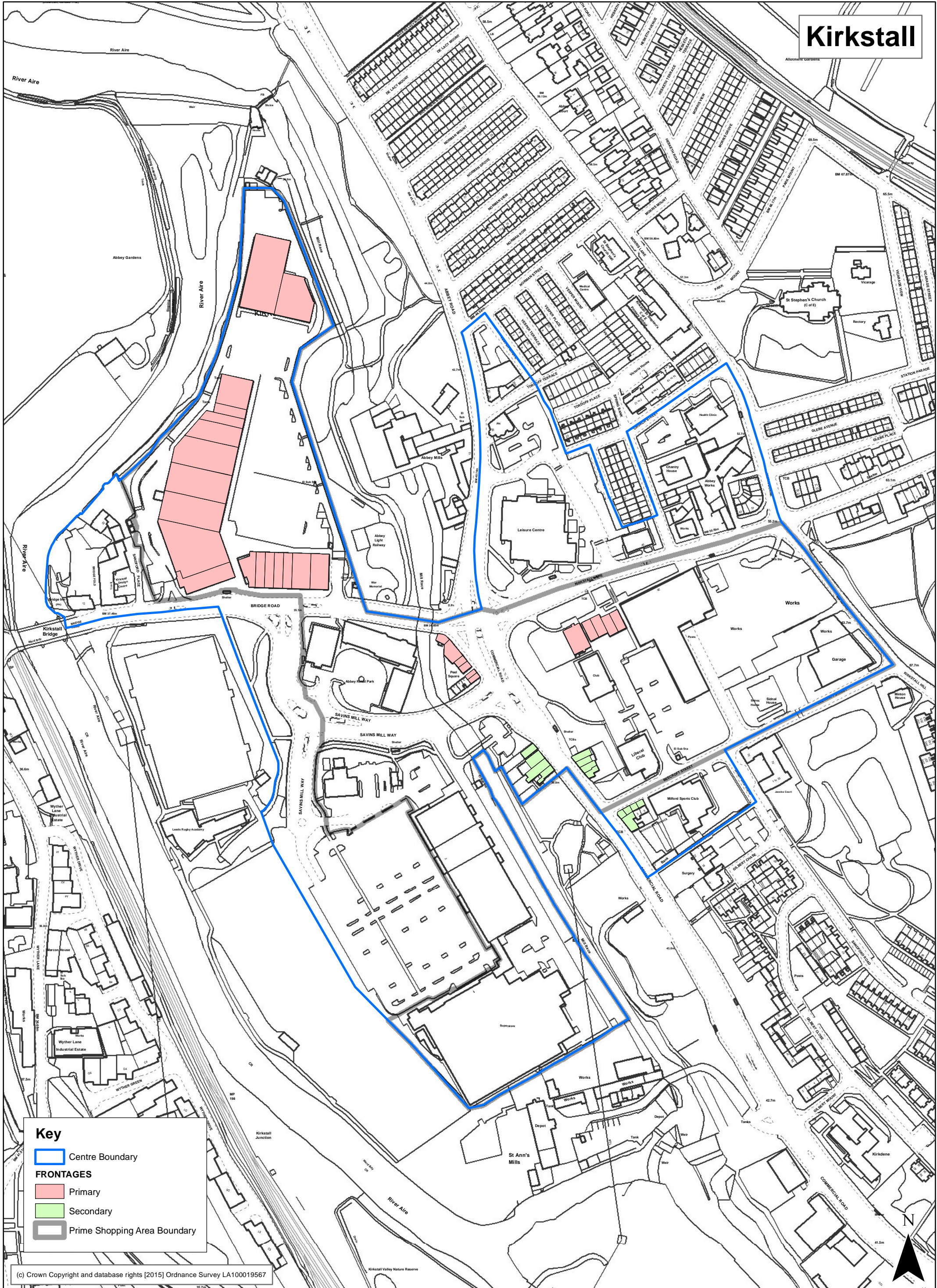


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Kirkstall



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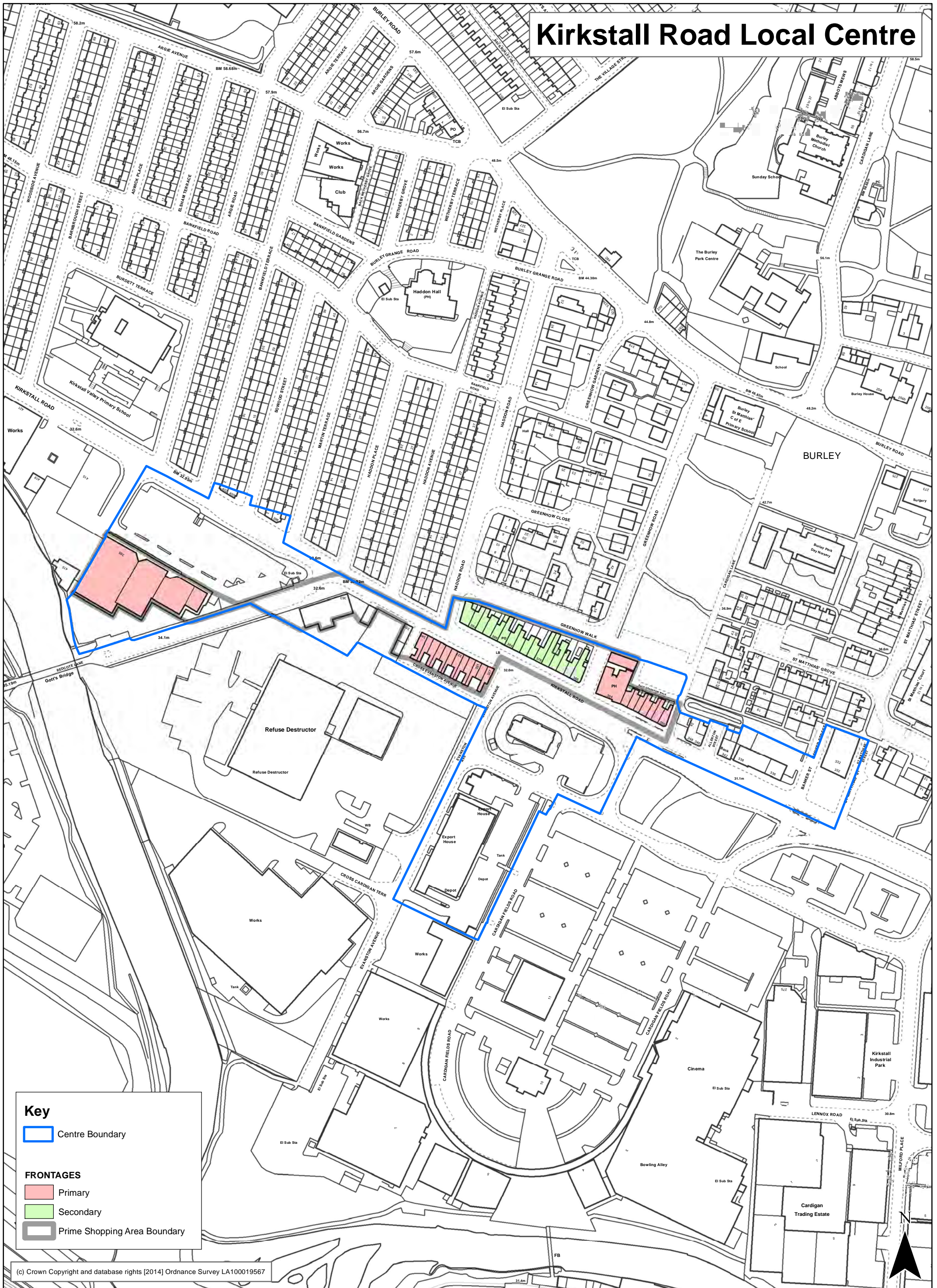
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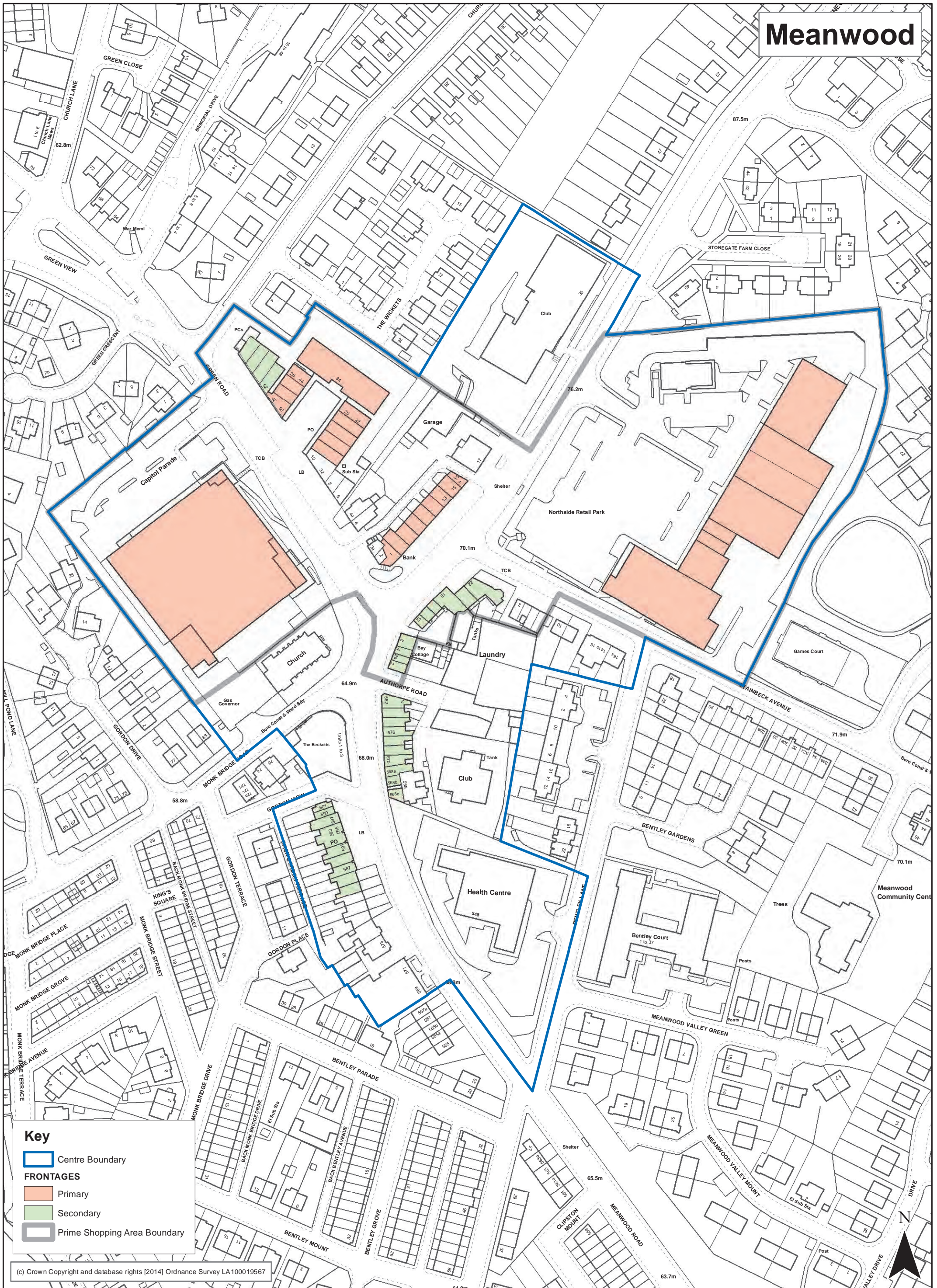
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Kirkstall Road Local Centre



Meanwood



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Oakwood



Slaid Hill Local Centre

151.8m

The Gables

The Dexter
(PH)

BRANDON COU

Brandon Te

152.1m

150

16

83

140

Slaid Hill Court

2

4

TCB

Westroyd

Rose Villa

16

14

LB

7 to 10

Surgery

34

30

22

18

EI
Sub Sta

6 5

1 to 4

CHARTWELL
COURT





GVC

FW

SHADWELL LANE

Und

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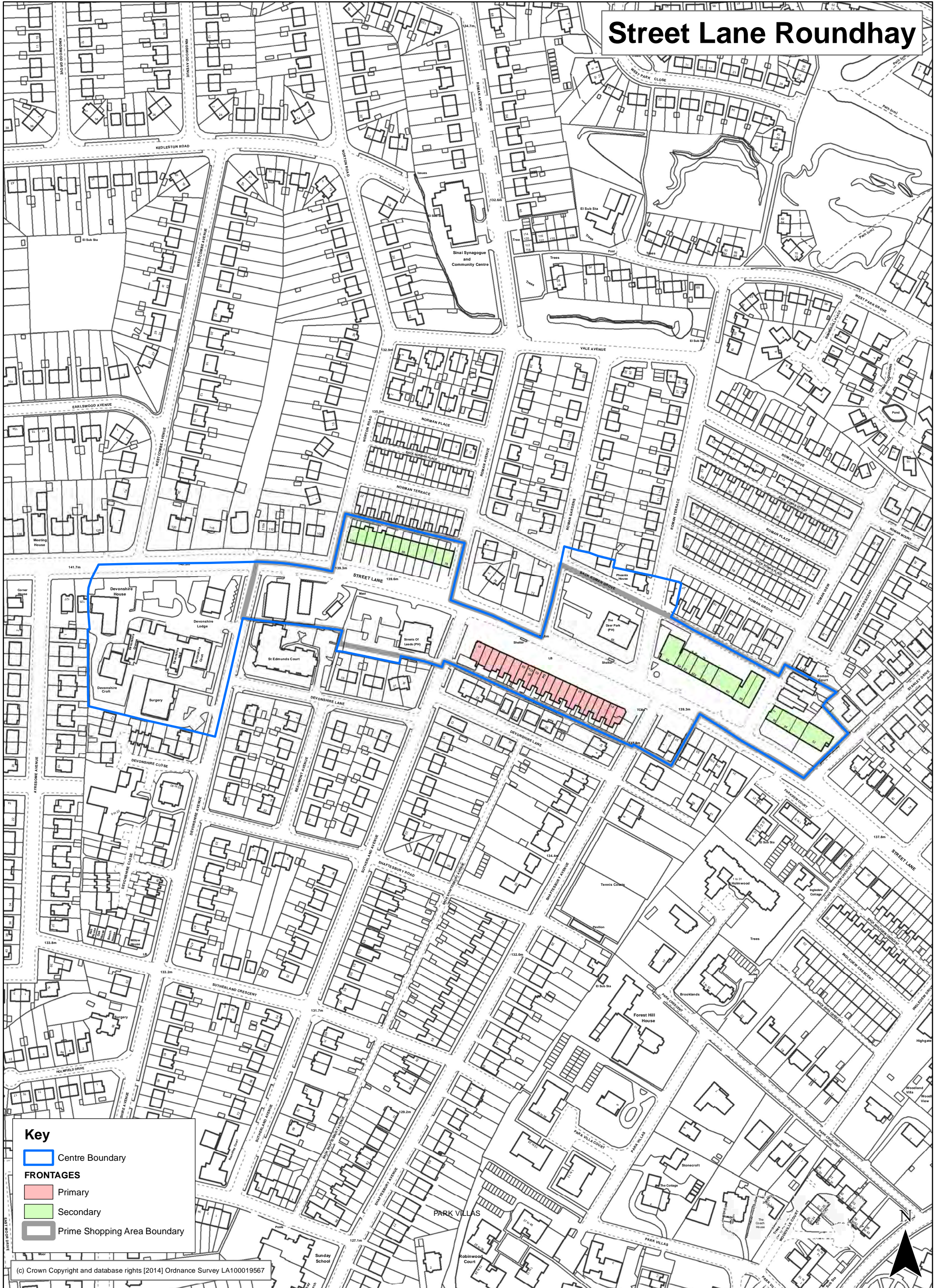
563

Un

3



Street Lane Roundhay

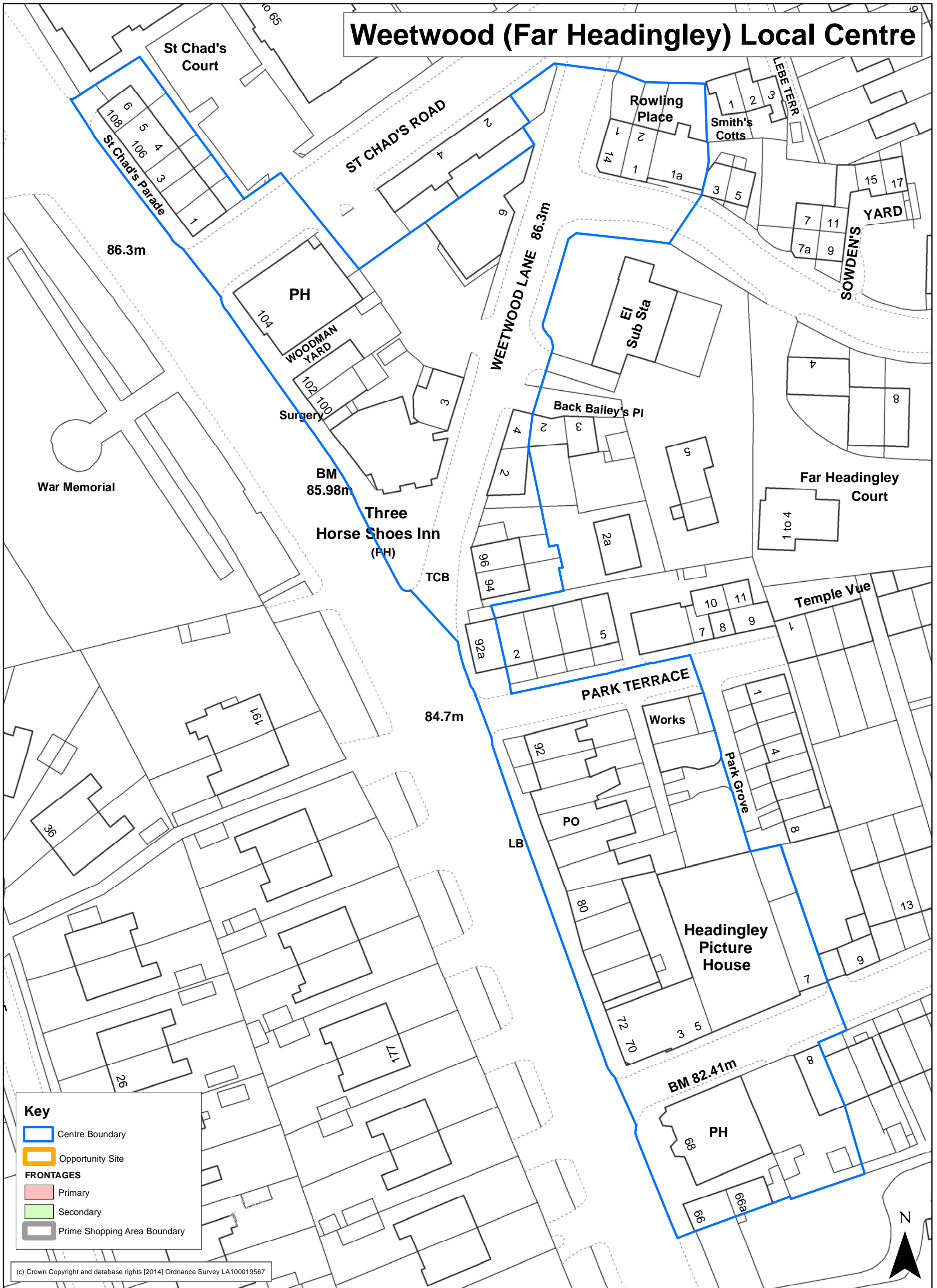


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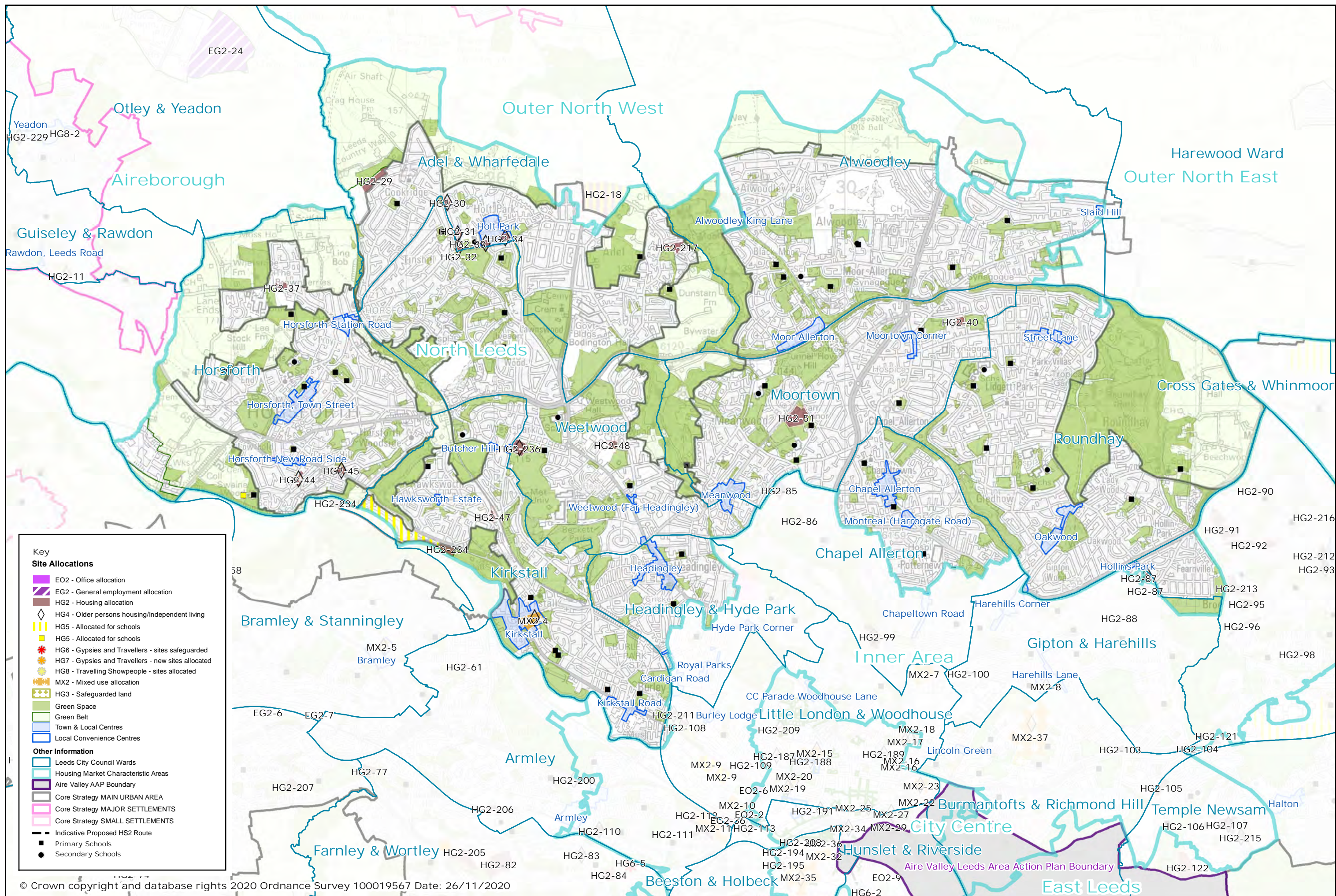
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Weetwood (Far Headingley) Local Centre



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HMCA AREA
North Leeds

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

NORTH

Plan Ref	Address	Capacity
HG1-58	Moseley Wood Gardens (land off), Cookridge LS16	135
HG1-59	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	52
HG1-61	505 Harrogate Road LS17	6
HG1-63	Rear 268-274 Shadwell Lane, LS17	8
HG1-64	Leeds Trinity University College, Brownberrie Lane, Horsforth, Leeds, LS185HD	29
HG1-67	Long Row Horsforth	7
HG1-69*	Low Lane - Woodside Mill, Horsforth	59
HG1-70	Cookridge Hospital LS16	326
HG1-71	Ireland Wood Social Club, Iveson Drive, Lawnswood, Leeds, LS16 6NG	20
HG1-72	Otley Road, Government Buildings LS16 5PU	130
HG1-73	Otley Road - Bodington Hall, Lawnswood LS16	126
HG1-75	Cranmer Gardens - Moorhaven Residential Home LS17	14
HG1-76	Queenshill Court, Moortown	6
HG1-77	468 Harrogate Road LS17	10
HG1-78	Yorkshire Bank Sports Ground (former), LS17	29
HG1-79	Former Grosvenor Casino, Harrogate Rd and Street Lane	13
HG1-80	467 Street Lane, Roundhay, Leeds	6
HG1-81	Sutherland Avenue LS8	8
HG1-82	3 Park Crescent, Roundhay, Leeds	5
HG1-83	Park Cottages, Leeds 8	5
HG1-84	Salmon Crescent / Stanhope Drive, Horsforth	7
HG1-85	85 Broadgate Lane, Horsforth, Leeds, LS18	5
HG1-86	Summerfield Hoout wood Ln Horsforth	7
HG1-87*	Site of Horsforth Mills, Low Lane, Horsforth, Leeds	89
HG1-88	Otley Road, Spenfield House LS16	13
HG1-90	Chandos Avenue LS8	1
HG1-91	LS8 2JJ	5
HG1-92	Park Avenue (1) - Beech Lodge, Roundhay	4
HG1-93	128 Wetherby Road, Roundhay, Leeds, LS8 2JZ	5
HG1-94	Land At Lakestream House, 142 Wetherby Road, Leeds, LS8 2LF	7
HG1-95	The Grove, North Lane, LS8	6
HG1-96*	Low Hall Road -Riverside Mill, Horsforth LS19	79
HG1-97	Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP	331
HG1-100	Former Police Station, Broadway, Horsforth	12
HG1-101	Throstle Nest Villa, New Road Side	8
HG1-102	29 - 31 Moor Road, Headingley, Leeds, LS6 4BG	32
HG1-103	Moor Road (40/42) - University of Leeds, Tetley Hall	68
HG1-104	13 -17 Shaw Lane, Meanwood, Leeds, LS6 4DH	31
HG1-105	8 Holly Bank, Otley Road, Headingley, Leeds, LS6 4DJ	7

HG1-106	Monk Bridge Road (3) LS6	9
HG1-107	Stratford Court, School Lane, Chapel Allerton	28
HG1-109	321 Chapeltown Road, Chapeltown, Leeds, LS7 3LL	6
HG1-110	2 ST Martins Road Leeds, LS7 3LX	5
HG1-111	Newton Green - former Civil Service Sports Association Ground	74
HG1-112	Elton Lodge, Newton Road	9
HG1-113	Former Dutton Arms (PH), Queenswood Drive	9
HG1-114	The Former Lounge Cinema, North Lane, Headingley	12
HG1-115	25-7 Bennett Road LS6	8
HG1-116	51 - 61 Otley Road and 3 - 9 North Lane, LS6	14
HG1-117	Granby Street, Headingley, Leeds, LS6	5
HG1-118	19 Shire Oak Road, LS6	6
HG1-120	1 North Grange Mount LS6	11
HG1-121	Kirkstall Lane, Victoria Home LS6	50
HG1-122	45 St Michael's Lane LS6	44
HG1-123	Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP	39
HG1-124	Eden Mount LS4	17
HG1-125	St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE	12
HG1-126	St Anns Lane, LS4 2SE	13
HG1-127	Land at 116 Cardigan Road, Headingley	14
HG1-128	83, Cardigan Lane, LS4	22
HG1-129	232 Burley Road, LS4	7
HG1-471	22 Shire Oak Road, Headingley, Leeds, LS6 2DE	9
HG1-477	80 Cardigan Road, Headingley, Leeds, LS6 3BJ	16
HG1-490	Mary Morris House, 24 Shire Oak Road, Headingley, Leeds, LS6 2DE	10
HG1-491	135 Alwoodley Lane, Alwoodley, Leeds, LS17 7PG	5
HG1-493	Oak Villa Hotel, 55 Cardigan Road, Headingley, Leeds LS6 1DW	10
HG1-500*	Corn Mill Fold, Low Lane, Horsforth, Leeds, LS18 5NJ	13
HG1-502	101 Commercial Road, Kirkstall, Leeds, LS5 3AD	36
HG1-503	Land Rear Of Shoulder Of Mutton Public House, Garmont Road, Leeds, LS7 3LW	7
HG1-506	Land at Cockcroft House, Cardigan Road, Headingley	16
HG1-515	Site of Leeds City College, Calverley Lane, Horsforth, Leeds	72
HG1-518	Meanwood Road Working Mens Club, Meanwood Road	54
MX1-3*	Abbey Road - Kirkstall Forge LS5	970
	Total	3343

*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

NORTH

Plan Ref	Address	Area ha	Capacity sqm
MX1-3	Abbey Road - Kirkstall Forge LS5	17.5	14,270
EO1-4	Low Lane Horsforth	1.2	8,302
EO1-5	Office Element Corn Mill Fold Low Lane Horsforth LS18	0.1	540
EO1-7	471 Kirkstall Rd LS5	0.1	500
	Total (sqm)		23,612

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

NORTH

Plan Ref	Address	Area ha	Capacity (ha)
EG1-11	Unit 2 St Anns Mills Off Commercial Road Kirkstall	0.2	0.22
	Total: (ha)		0.22

For more information, please contact:

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

Email: sap@leeds.gov.uk

Web: www.leeds.gov.uk/localplan



Site Allocations Plan

**Section 3: Proposals For The 11 Housing Market
Characteristic Areas 5.North**

Leeds Local Plan
Development Plan Document

Adopted July 2019
Amendments Adopted
17th January 2024