

# **SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS**

## **10. OUTER SOUTH WEST**

3.10. The Outer South West area is characterised by the Major Settlement of Morley, the settlements of West and East Ardsley, Gildersome and Drighlington, and the communities of Middleton and Beeston. The area contains settlements which are distinctive and varied from each other with many of these settlements within or close to portions of Green Belt and open land. The area also has important Green Infrastructure links which help to maintain the character and distinctiveness of the area. The north-eastern boundary sits adjacent to the rest of Beeston and the Inner area and is close to the southern edge of the City Centre. Much of the area has good access to the M621 and M62 which bisect the area, communities are also linked by the A58, A62 and A653.

Overall, the socio-economic profile shows that of working households in Outer South West Leeds 32% earn less than £20000 p.a. whilst 8% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 3% in 2014 (claimants of working population). Neighbourhood Plans are being prepared, including Beeston within the Outer South West HMCA.

## **RETAIL PROPOSALS FOR OUTER SOUTH WEST**

3.10.1 The main retail centres within Outer South West are the town centres of Morley and Middleton, supported by five local centres. The seven designated centres are:

- Beeston Local Centre
- Drighlington Local Centre
- East Ardsley Local Centre
- Middleton (Ring Road) Town Centre
- Middleton Park Circus Local Centre
- Morley Town Centre
- Tommy Wass Local Centre

3.10.2 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).

3.10.3 For policies and guidance referring 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. In addition to the designated centres outlined above, the site requirements for the housing site at Land at Old Thorpe Lane, Tingley (HG2-167) set out that a new centre should be delivered as part of this development.

# HOUSING PROPOSALS FOR OUTER SOUTH WEST

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

3.10.5 **Total housing target for Outer South West** (set out in the Core Strategy) = 7,200 units (11% of District wide total)

**Total number of dwellings/capacity to be allocated:**

3.10.6 The target of 7,200 residential units does not mean that land for 7,200 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the plan) and 5.4.16 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the plan.

## POLICY HG1 – IDENTIFIED HOUSING SITES

### THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

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

### IN OUTER SOUTH WEST THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-	Under construction	Not started
HG1-283	503	Sharp Lane C	42	42	0	0
HG1-323	52	Whitehall Road - The Print Factory , Lower Wortley	15	13	1	1
HG1-324	608	Whitehall Road - Dunlop and Ranken LS12	1	0	1	0
HG1-325	637	Royds Lane, Wortley, LS12	154	3	33	118
HG1-327	481	Barkly Road LS11	25	0	0	25
HG1-328	HLA2104510	Green Lane LS11	13	0	0	13
HG1-329	HLA2104900	1 Low Moor Terrace, Dewsbury Road, Hunslet, Leeds, LS11 7E	5	5	0	0
HG1-330	5189	Drighlington Junior School, Whitehall Road, Drighlington, Bradford, BD11 1LN	9	9	0	0

<b>HG1-331</b>	5113	2 Back Lane, Drighlington, BD11 1LS	6	0	6	0
<b>HG1-332</b>	533	Whitehall Road, Drighlington	29	29	0	0
<b>HG1-333</b>	1077	Site of Nethertown Farm and Site adjacent to 13 Old Lane, Drighlington, Bradford	23	0	0	23
<b>HG1-334</b>	5131	Reedsdale Gardens, Gildersome	15	0	0	15
<b>HG1-335</b>	5100	Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley, Leeds, LS27 7HF	9	0	0	9
<b>HG1-336</b>	3216	Wakefield Road, Drighlington	5	0	0	5
<b>HG1-337</b>	HLA2303730	224 Wakefield Rd Drighlington	5	5	0	0
<b>HG1-338</b>	1126	Bradford Road (land at), Drighlington	26	26	0	0
<b>HG1-339</b>	3218	18 Bradford Road, Gildersome	4	4	0	0
<b>HG1-340</b>	3428	Land off Daisy Hill Close, Morley, Leeds	14	0	0	14
<b>HG1-341</b>	338	Daisy Hill, Churwell, Morley	92	92	0	0
<b>HG1-342</b>	3224	Hilltop Gar, Victoria Road, Churwell	3	3	0	0
<b>HG1-343</b>	HLA2304180	Chapel Hill, Morley LS27 9JH	1	1	0	0
<b>HG1-344</b>	563	Albert Road, Morley	40	0	0	40
<b>HG1-345</b>	HLA2304270	Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF	5	0	0	5
<b>HG1-346</b>	4198	St Marys Congregational Church, Morley	18	0	0	18
<b>HG1-347</b>	HLA2304260	Commercial Street, Morley, Leeds, LS27 8HX	6	6	0	0
<b>HG1-348</b>	HLA2304280	Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds	9	9	0	0
<b>HG1-349</b>	5137	South Parade, Morley	9	4	5	0
<b>HG1-350</b>	547	South Street - Park Mills, Morley	33	0	0	33
<b>HG1-351</b>	1285	Owlers Farm PAS , Wide Lane, Morley	114	0	114	0
<b>HG1-352</b>	5107	Middleton Park Grove, Middleton	12	12	0	0
<b>HG1-353</b>	509	Lingwell Road, Middleton LS10	128	111	0	17

<b>HG1-354</b>	4031	Thorpe Road, Thorpe Crescent, Thorpe View, Middleton	25	0	0	25
<b>HG1-356</b>	501	Sharp Lane A	122	122	0	0
<b>HG1-357</b>	502	Sharp Lane B	105	78	17	10
<b>HG1-358</b>	3185	Beech Works, Worrall Street, Morley	11	11	0	0
<b>HG1-359</b>	552	Parkfield Mills Fountain St Morley	8	8	0	0
<b>HG1-360</b>	3188	Corporation Street, Morley	22	0	0	22
<b>HG1-361</b>	559	Chartists Way, Morley	51	37	14	0
<b>HG1-362</b>	HLA2304170	Land Adj To 5 King Street Morley	9	9	0	0
<b>HG1-363</b>	HLA2302950	South Queen Street Morley	44	41	0	3
<b>HG1-364</b>	HLA2304310	Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds	7	0	0	7
<b>HG1-365</b>	HLA2304210	The Former Sycamore Public House, High Street, Morley, Leeds	6	0	0	6
<b>HG1-366</b>	5133	Bridge Street Morley	11	0	0	11
<b>HG1-367</b>	HLA2303950	Hollow Top Mill Bridge Street Morley	9	9	0	0
<b>HG1-368</b>	2100A	Throstle Lane Playing Fields, Middleton LS10	140	0	0	140
<b>HG1-369</b>	493	Milner Lane, Robin Hood	72	72	0	0
<b>HG1-370</b>	1281A	Bruntcliffe Road, Morley	173	51	63	59
<b>HG1-371</b>	1281B	Bruntcliffe Road, Morley	61	0	0	61
<b>HG1-372</b>	4187	Cross Hall School House, Morley	13	13	0	0
<b>HG1-373</b>	5191	Summerfield Court Residential Home, Britannia Road, Morley, Leeds, LS27 0DN	7	0	0	7
<b>HG1-374</b>	516	Lingwell Gate Lane, Thorpe	9	9	0	0
<b>HG1-375</b>	3350	309 Leeds Road Lofthouse	5	4	0	1
<b>HG1-376</b>	3222	Blackgates, Bradford Road, Tingley	4	4	0	0

<b>HG1-377</b>	3212	Common Lane, East Ardsley	10	10	0	0
<b>HG1-378</b>	494	Ardsley Sidings, East Ardsley	174	107	42	25
<b>HG1-379</b>	495	Fall Lane (West), East Ardsley	64	0	0	64
<b>HG1-380</b>	5132	Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 ONX	8	0	0	8
<b>HG1-381</b>	4052	Syke Road, Woodkirk	6	0	6	0
<b>HG1-382</b>	525	Haigh Moor Road / Westerton Road	5	5	0	0
<b>HG1-383</b>	1330A	Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF	32	29	3	0
<b>HG1-384</b>	HLA2304220	7 & 9 HAIGH MOOR ROAD, WEST ARDSLEY, WF3 1ED	5	0	0	5
<b>HG1-385</b>	1038	Waterword Close (7a), Tingley WF3 1QL	12	6	6	0
<b>HG1-386</b>	4186	Westerton Rd and Waterwood Close, Tingley	14	14	0	0
<b>HG1-387</b>	544	Bradford Road, East Ardsley	12	12	0	0
<b>HG1-388</b>	5117	Timber Tops Forsythia Avenue East Ardsley	8	0	0	8
<b>HG1-389</b>	5130	Fall Lane, East Ardsley	35	0	0	35
<b>HG1-390</b>	527	Ardsley Common, Bradford Road	10	1	1	8
<b>HG1-391</b>	HLA2304230	Bramley House, Rear of 31/93 Bradford Road	7	0	0	7
<b>HG1-392</b>	375	Main Street - The Old Hall Yard, East Ardsley WF3 2AP	6	0	0	6
<b>HG1-393</b>	551	Baghill Lane - Manor House Farm, West Ardsley	6	0	6	0
<b>HG1-394</b>	536	Woolin Crescent, West Ardsley	28	0	0	28
<b>HG1-395</b>	3214	Batley Road, W Ardsley	5	3	0	2
<b>HG1-396</b>	HLA2304330	Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX	6	4	0	2
<b>HG1-467</b>	5202	Former Railway Public House, Moor Knoll Lane, East Ardsley, WF3 2ED	14	0	0	14
<b>HG1-478</b>	5228	Land Along Park Wood Road, Beeston, Leeds, LS11	18	0	0	18
<b>HG1-487</b>	5237	Freedom House, 111 Bradford Road, Tingley, WF3 1SD	5	0	0	5

<b>HG1-513</b>	1064A	Hub62 Bruntcliffe Road Morley Ls27	115	0	0	115
<b>HG1-514</b>	1320	Albert Drive - Lower Moor Farm, Morley	185	0	0	185
<b>HG1-516</b>	550	Rein Road (32-34), Morley	11	0	0	11
<b>HG1-517</b>	1319	Land rear of 13 and 14 Oldroyd Buildings north of Albert Road, Morley	63	0	0	63
<b>Identified housing total:</b>			<b>2,648</b>	1,033	322	1,293

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

So, the residual target is 7,200 – 2648 = **4552 units**

## **POLICY HG2 – HOUSING ALLOCATIONS**

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

**IN OUTER SOUTH WEST THE SITES ALLOCATED FOR HOUSING ARE:**

<b>Phase 1</b>					
<b>Plan Ref</b>	<b>SHLAA Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>	<b>Green/Brown</b>
<b>HG2-137</b>	3386	Royds Lane, Wortley, Leeds	3.6	111	Brownfield
<b>HG2-138</b>	4002	Park Lees site, St Anthony's Road, Beeston	0.5	18	Brownfield
<b>HG2-139</b>	341	Old Lane - Jubilee Works, Beeston	1.2	44	Brownfield
<b>HG2-140</b>	3394	Dewsbury Road, Leeds, LS11 7DF	1.8	60	Brownfield
<b>HG2-142</b>	333	Whitehall Road (off), Drighlington BD11 1BX	1.6	49	Brownfield
<b>HG2-146</b>	3378	Geldered Road, Leeds	3.8	85	Brownfield
<b>HG2-151</b>	5147	Land at Parkwood Road Beeston	0.5	19	Brownfield
<b>HG2-153</b>	1284A_4211	Albert Drive Morley	4.6	121	Mix 30:70
<b>HG2-155</b>	4053	Joseph Priestly College	0.4	14	Brownfield

<b>HG2-156</b>	2036	Rod Mills Lane, High Street, Morley	1.8	15	Brownfield
<b>HG2-157</b>	137A	Britannia Road, Morley	1.7	63	Greenfield
<b>HG2-158</b>	141	Tingley Mills, Tingley Common, Morley	1	100	Brownfield
<b>HG2-159</b>	2098A_C	Sissons Farm, Middleton LS10	8.2	222	Greenfield
<b>HG2-160</b>	4034	Acre Road, Sissons Drive, Middleton	0.4	14	Brownfield
<b>HG2-161</b>	4035	Throstle Mount, Middleton	0.4	15	Brownfield
<b>HG2-164</b>	4032	Thorpe Road, Thorpe Square, Middleton	0.7	26	Brownfield
<b>HG2-165</b>	4004	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	2.2	57	Brownfield
<b>HG2-166</b>	1029	Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ	0.6	17	Greenfield
<b>HG2-172</b>	562	Fall Lane - East Ardsley PS	0.8	25	Brownfield
<b>HG2-231</b>	5336	Land at Throstle Terrace, Middleton	0.6	20	Greenfield
<b>HG2-232</b>	5339	Land at Towcester Avenue, Middleton	1.41	44	Greenfield
<b>Phase 1 total:</b>				<b>1,120</b>	

<b>Phase 2</b>					
<b>Plan Ref</b>	<b>SHLAA Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>	<b>Green/Brown</b>
<b>HG2-136</b>	1171B	Whitehall Road (south of) - Harpers Farm	10.7	279	Greenfield
<b>HG2-149</b>	1282	Lane Side Farm, PAS Morley	20.6	542	Greenfield
<b>HG2-150</b>	1220A	Churwell (land to the east of) LS27	10.4	205	Greenfield
<b>HG2-168</b>	3373A	Haigh Wood, Ardsley	4.8	108	Greenfield
<b>HG2-169</b>	3373C	Haigh Wood, Ardsley	11.7	262	Greenfield
<b>Phase 2 total:</b>				<b>1,396</b>	

<b>Phase 3</b>					
<b>Plan Ref</b>	<b>SHLAA Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>	<b>Green/Brown</b>
<b>HG2-143</b>	2124_3003	King Street/Spring Gardens Drighlington	10.8	250	Greenfield
<b>HG2-144</b>	1344	Westfield Farm, Drighlington BD11	0.6	17	Greenfield
<b>HG2-145</b>	3000_3064	Bradford Road/Wakefield Road Gildersome	19.0	393	Greenfield
<b>HG2-147</b>	1200A	Highfield Drive /Harthill Lane (land off), Gildersome LS27	3.4	76	Greenfield
<b>HG2-148</b>	3060A	Gelder Road/M621, Gildersome	7.9	203	Greenfield
<b>HG2-167</b>	1143B_D	Old Thorpe Lane (land at), Tingley WF3	28.0	619	Greenfield
<b>HG2-170</b>	3456A	Land off Haigh Moor Road	1.6	41	Mix 80:20
<b>HG2-171</b>	1258_2105_3 365_5144	Westerton Road, East Ardsley	8.7	195	Greenfield
<b>HG2-233</b>	5165	Land at Moor Knoll Lane East Ardsley	0.36	11	Brownfield
<b>Phase 3 total:</b>				<b>1,805</b>	
<b>Housing allocation total:</b>				<b>4,321</b>	

3.10.8 Sites allocated for housing in Outer South West have a total capacity of 4321 which is under the target by 231. Section 2, paragraph 2.29 explains the overall approach to achieving the targets for each HMCA. Paragraphs 2.36 – 2.39 explain the phasing of sites.

#### **Site Specific Requirements For Sites Allocated For Housing In Outer South West**

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



# Site Reference: HG2-136 (1171B)

**Site Address:** Whitehall Road (south of) - Harpers Farm

## Housing allocation

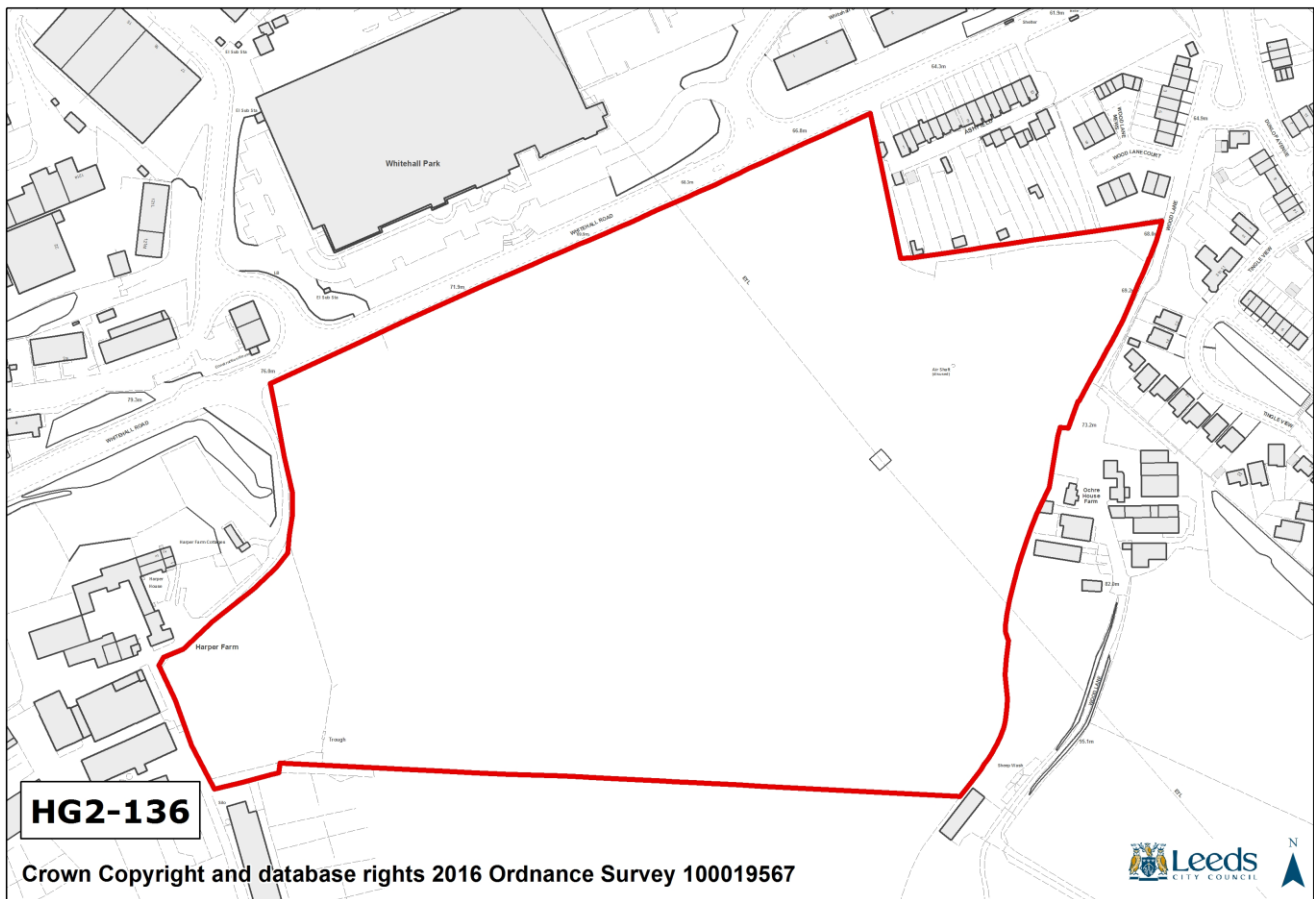
**Site Capacity:** 279 units

**Site Area:** 10.66 hectares

**Ward:** Farnley and Wortley

**HMCA:** Outer South West

**Phase:** 2



## Site Requirements - HG2-136:

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

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

- **Local Highway Network:**

The proposed development will make a direct impact on the congested A58 / A6110 roundabout junction. The development shall only commence following the completion of the planned signalisation of the A58 / A6110 junction within an agreed phased timescale. Contributions will be sought for the implementation of the improvement scheme.

- **Listed Buildings:**

The site is adjacent to Harpers Farm, which contains Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

# Site Reference: HG2-137 (3386)

**Site Address:** Royds Lane, Wortley, Leeds

## Housing allocation

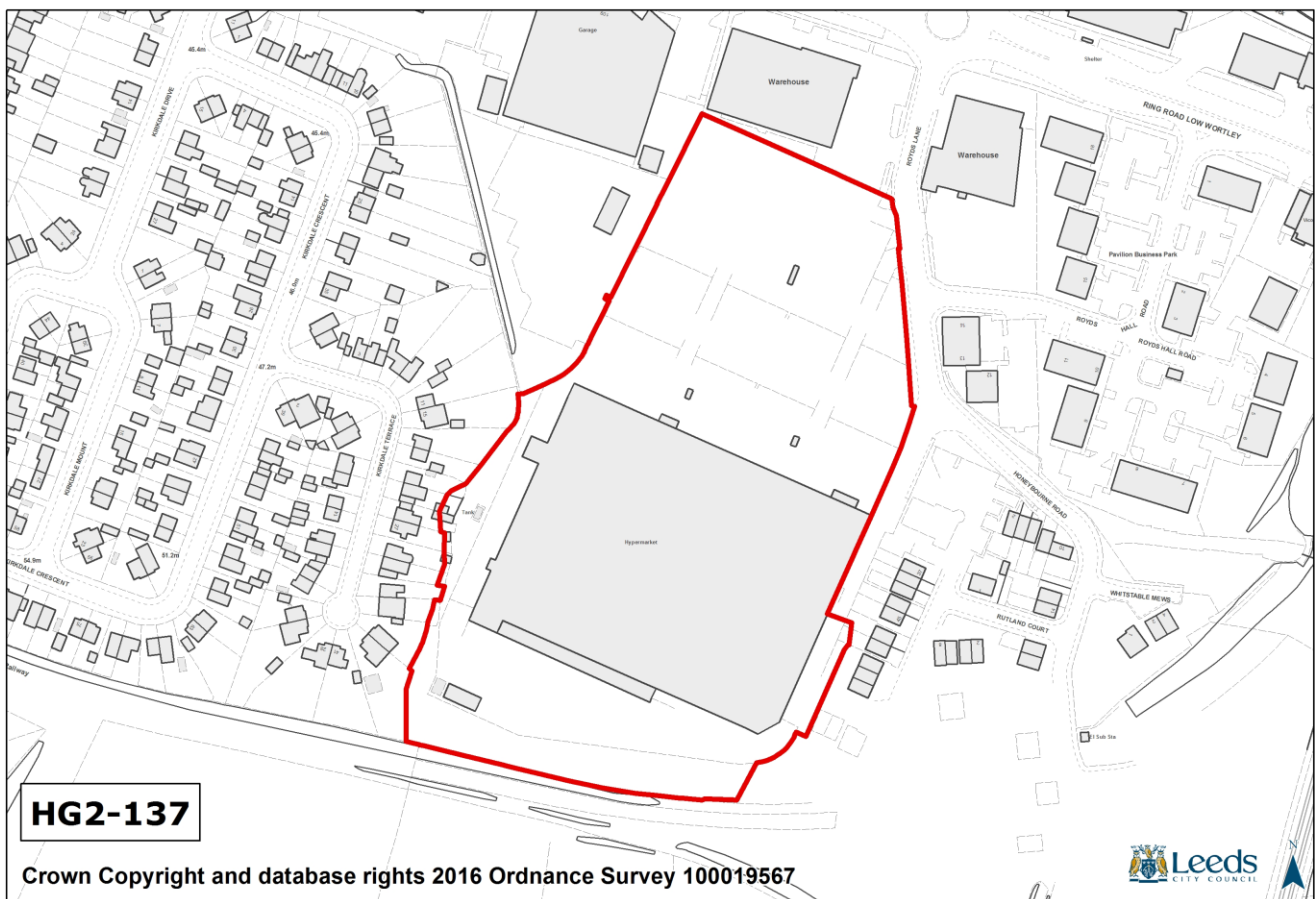
**Site Capacity:** 111 units

**Site Area:** 3.65 hectares

**Ward:** Farnley and Wortley

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-137:

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- **Local Highway Network:**

There is a cumulative impact of this development on the A6110 junctions with A58 Whitehall Rd and A62 Gelderd Rd. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this length of the Outer Ring Road. There is also likely to be a cumulative impact on M621 Junction 1. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England

# Site Reference: HG2-138 (4002)

**Site Address:** Park Lees site, St Anthony's Road, Beeston

## Housing allocation

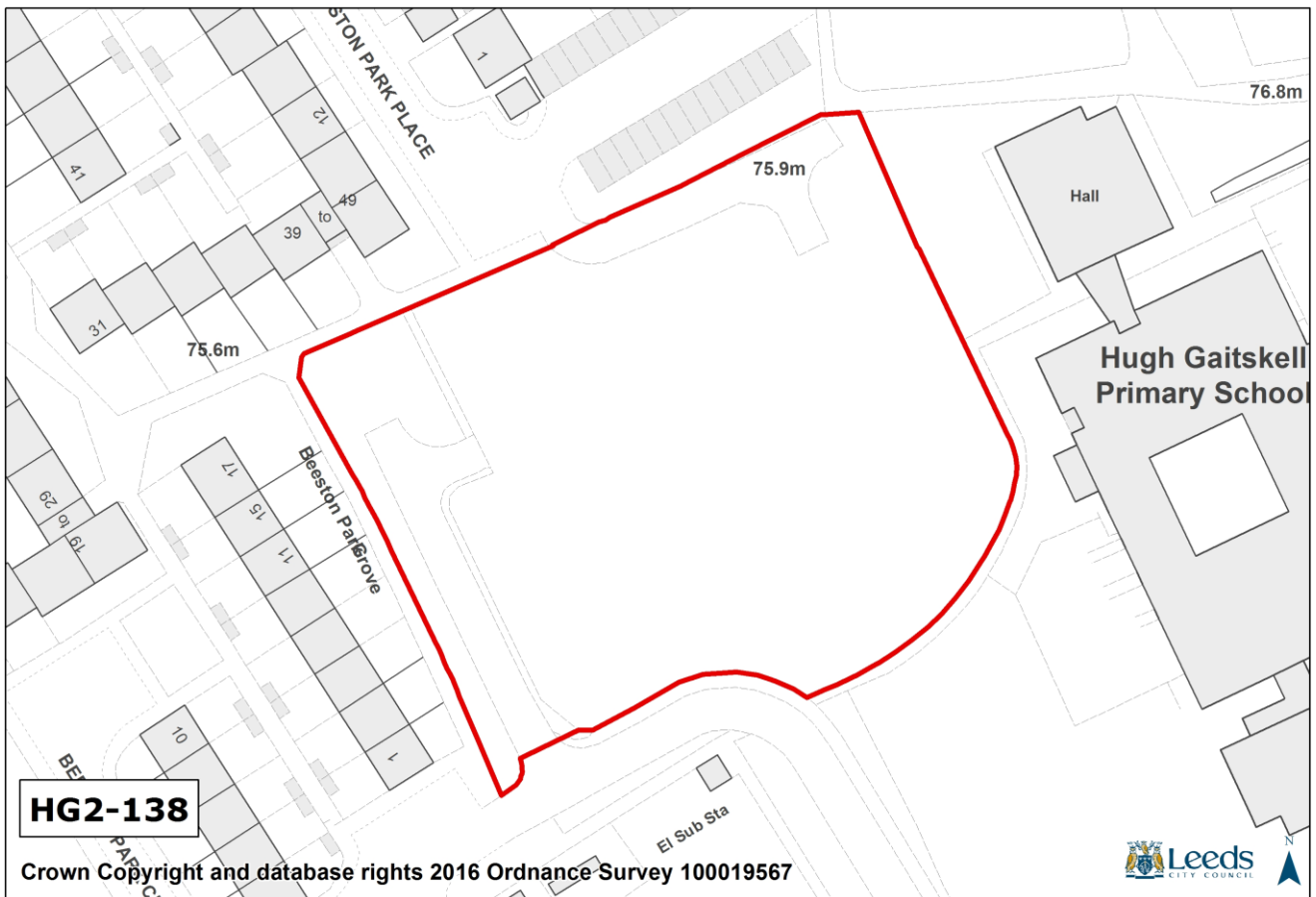
**Site Capacity:** 18 units

**Site Area:** 0.51 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-138:

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

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

# Site Reference: HG2-139 (341)

**Site Address:** Old Lane - Jubilee Works, Beeston

## Housing allocation

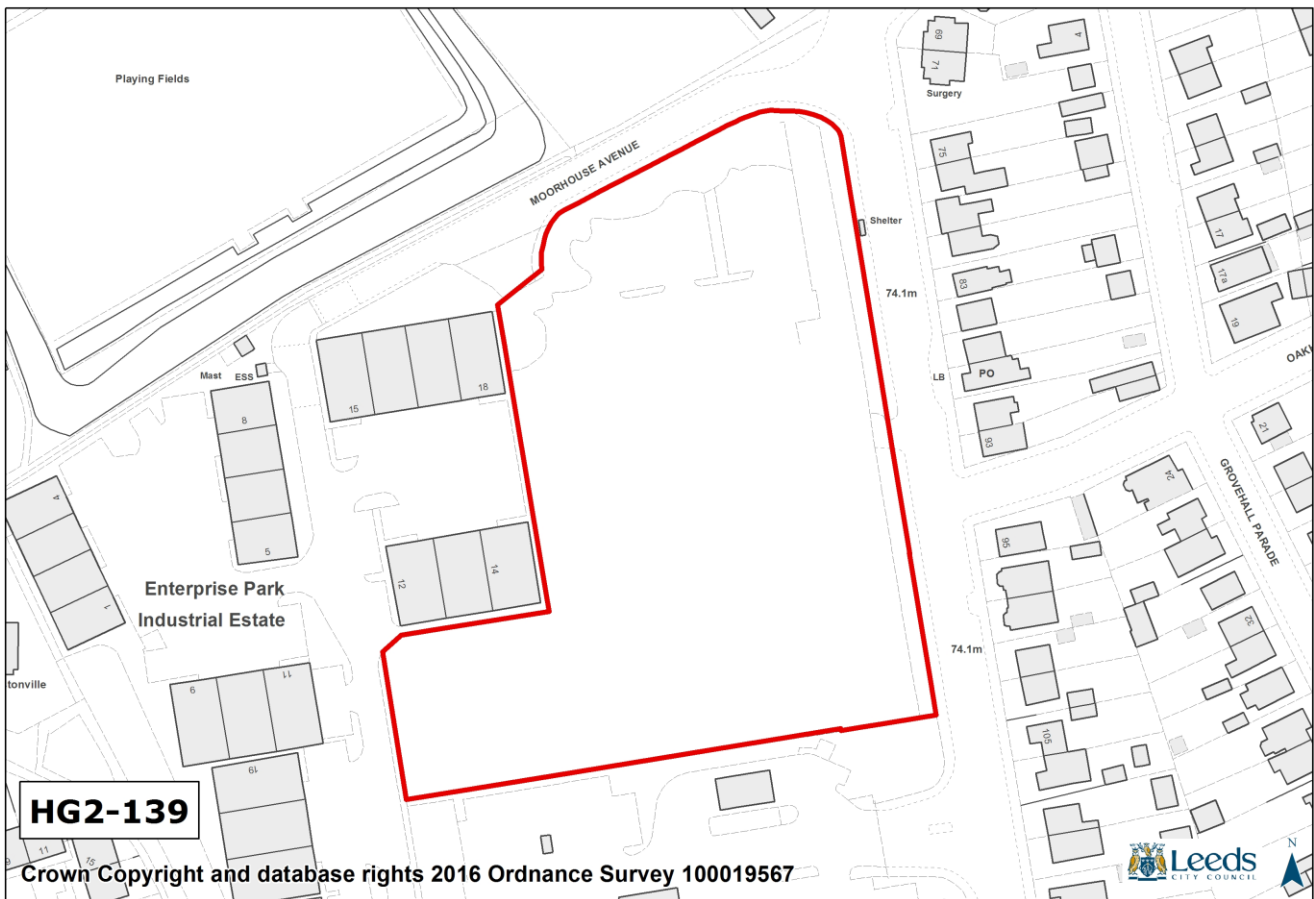
**Site Capacity:** 44 units

**Site Area:** 1.23 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-139:

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

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



# Site Reference: HG2-140 (3394)

**Site Address:** Dewsbury Road, Leeds, LS11 7DF

## Housing allocation

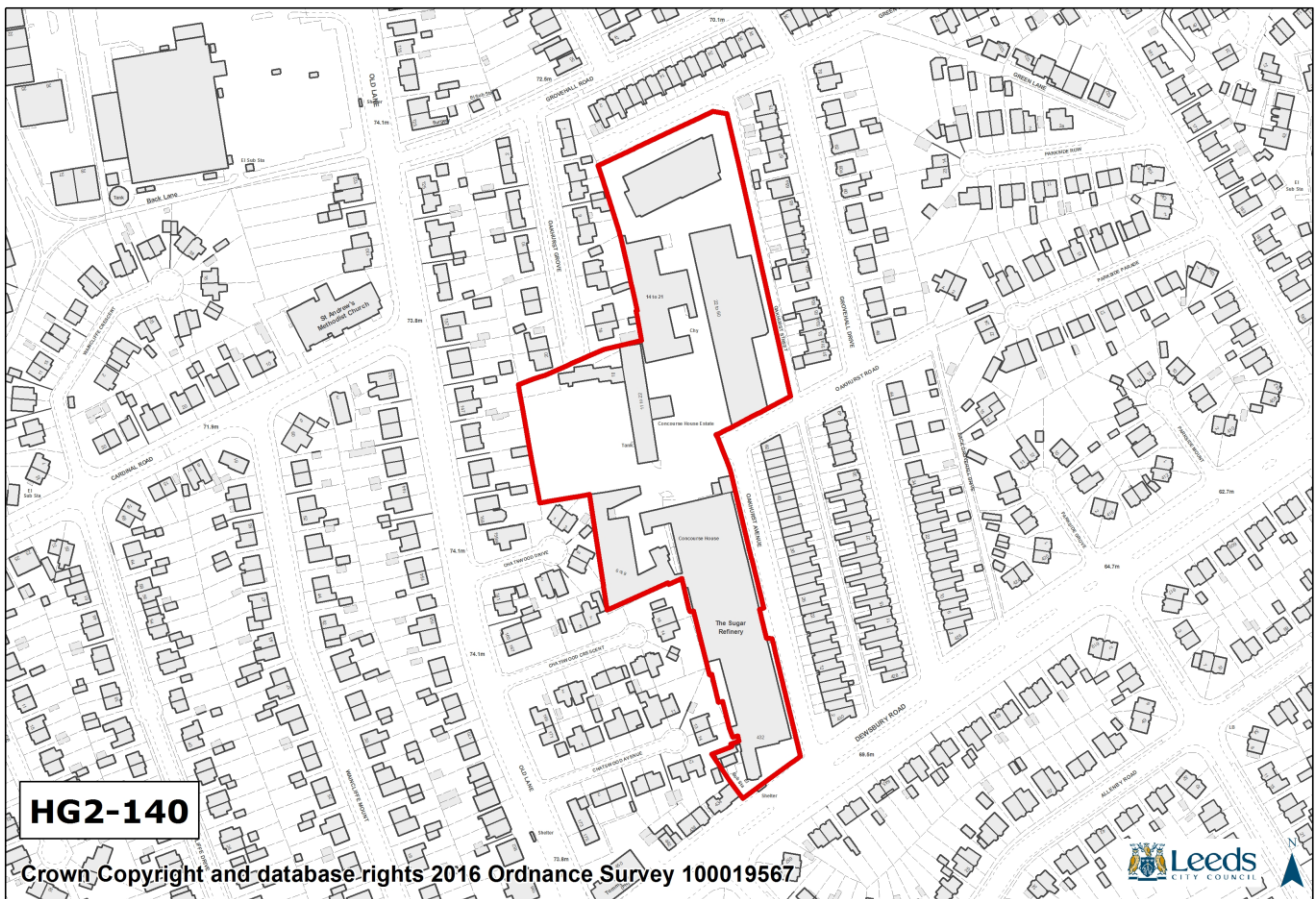
**Site Capacity:** 60 units

**Site Area:** 1.85 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-140:

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The southern tip of the site is adjacent to Tommy Wass local centre. Town centre uses on the part of the site adjacent to the centre, of a scale appropriate to that centre, may be supported where they would enhance the vitality and viability of Tommy Wass local centre.

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

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

# Site Reference: HG2-142 (333)

**Site Address:** Whitehall Road (off), Drighlington BD11 1BX

## Housing allocation

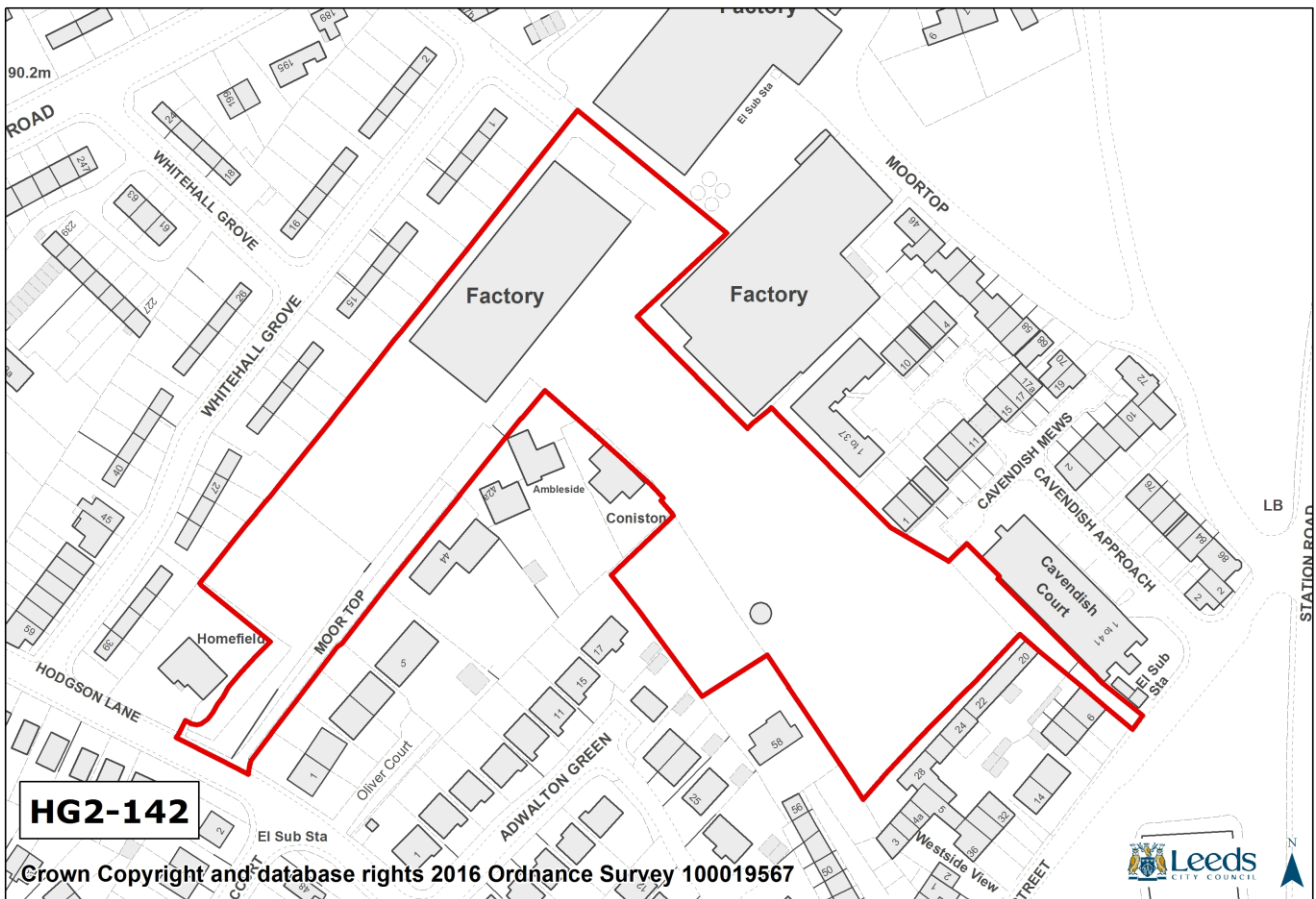
**Site Capacity:** 49 units

**Site Area:** 1.58 hectares

**Ward:** Morley North

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-142:

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- **Registered Battlefield:**

The site includes, or is in the setting of, a Registered Battlefield. Any development should preserve the significance of the designated heritage asset and its setting.

# Site Reference: HG2-143 (2124\_3003)

**Site Address:** King Street/Spring Gardens Drighlington

## Housing allocation

**Site Capacity:** 250 units

**Site Area:** 10.77 hectares

**Ward:** Morley North

**HMCA:** Outer South West

**Phase:** 3



## Site Requirements - HG2-143:

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

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

- **Local Highway Network:**

The proposed development will directly impact on the congested A58 / B6135 junction. To mitigate this impact the development will be required to contribute towards an improvement scheme. It is also likely to have a cumulative impact upon the A650/A62 junction. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **Culverts and Canalised Water Courses:**

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

# Site Reference: HG2-144 (1344)

**Site Address:** Westfield Farm, Drighlington

## Housing allocation

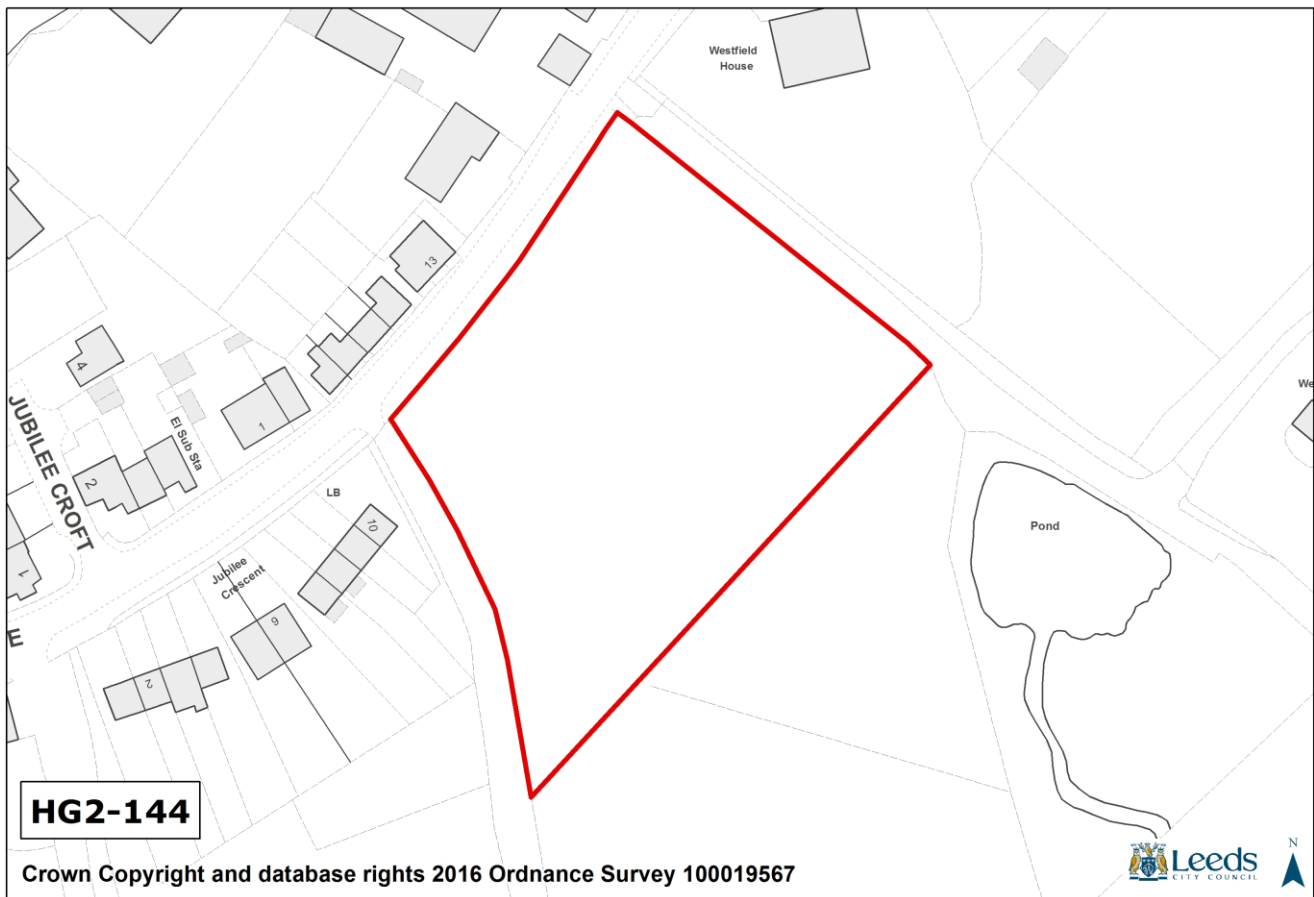
**Site Capacity:** 17 units

**Site Area:** 0.57 hectares

**Ward:** Morley North

**HMCA:** Outer South West

**Phase:** 3



## Site Requirements - HG2-144:

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- **Highway Access to Site:**

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

- **Listed Buildings:**

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



# Site Reference: HG2-145 (3000\_3064)

**Site Address:** Bradford Road/Wakefield Road Gildersome

## Housing allocation

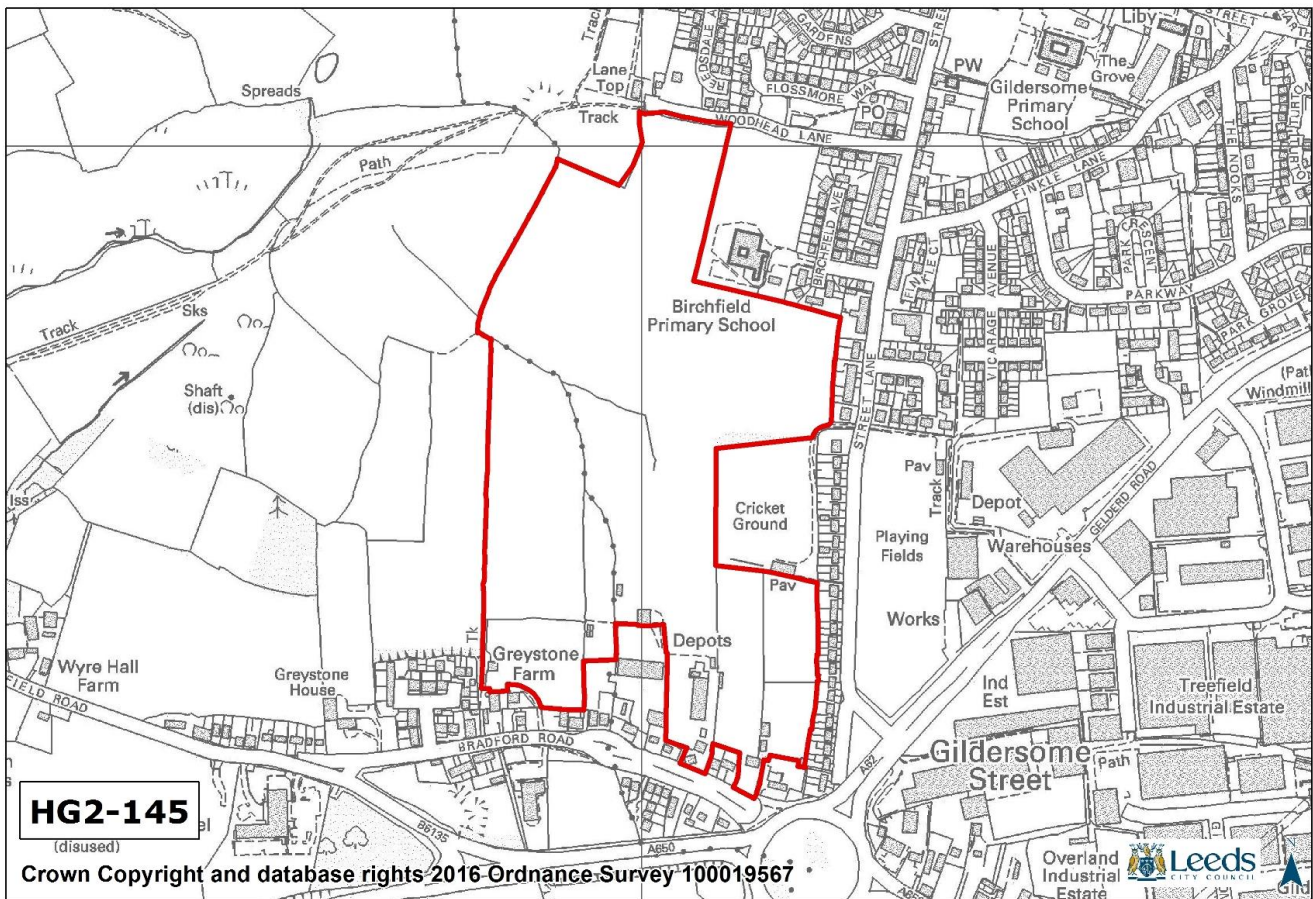
**Site Capacity:** 393 units

**Site Area:** 19 hectares

**Ward:** Morley North

**HMCA:** Outer South West

**Phase:** 3



## Site Requirements - HG2-145:

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- **Highway Access to Site:**

Two points of vehicular access are required.

- **Local Highway Network:**

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

- **Education Provision:**

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

# Site Reference: HG2-146 (3378)

**Site Address:** Gelderd Road, Leeds

## Housing allocation

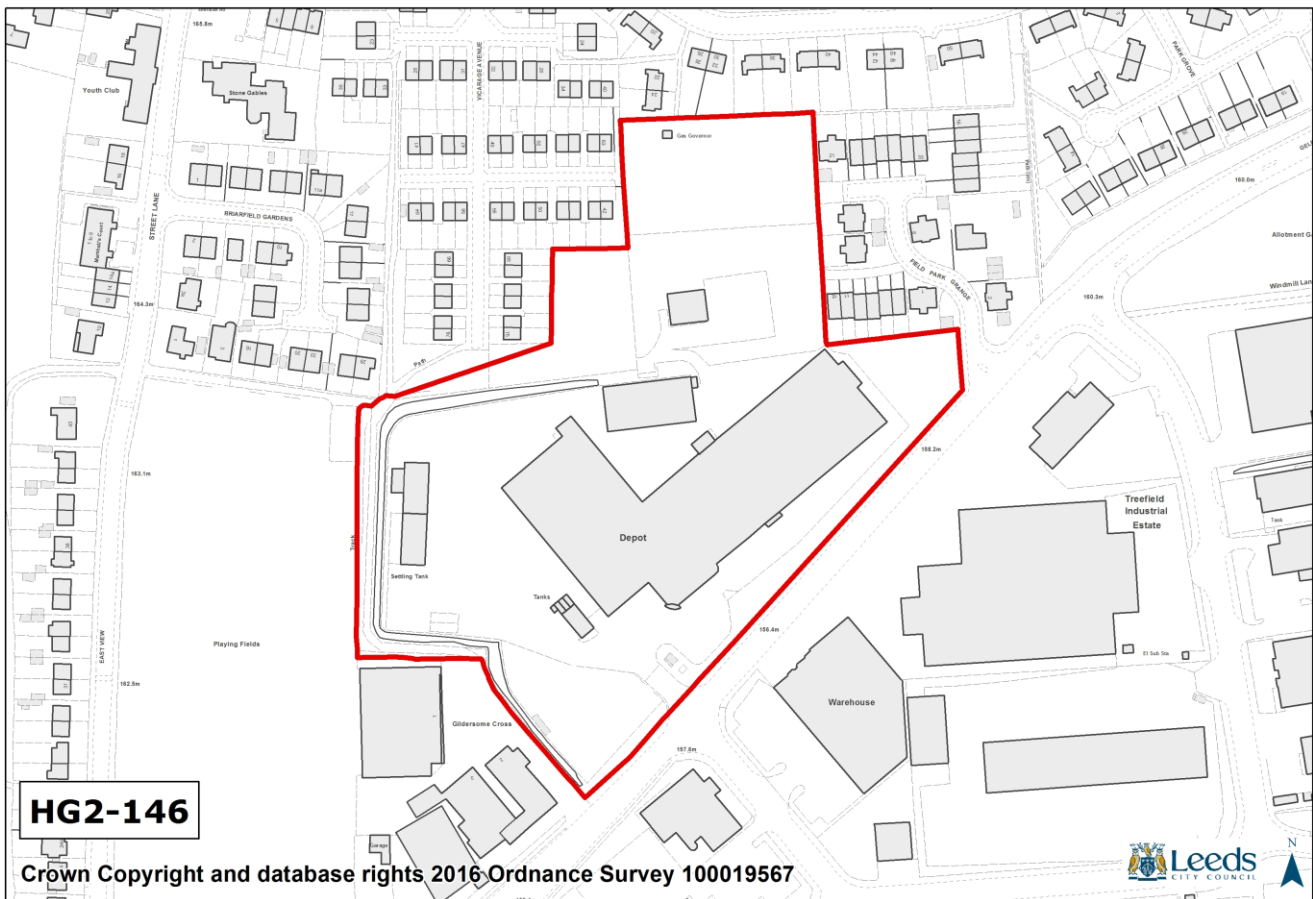
**Site Capacity:** 85 units

**Site Area:** 3.81 hectares

**Ward:** Morley North

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-146:

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- **Local Highway Network:**

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

# Site Reference: HG2-147 (1200A)

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

## Housing allocation

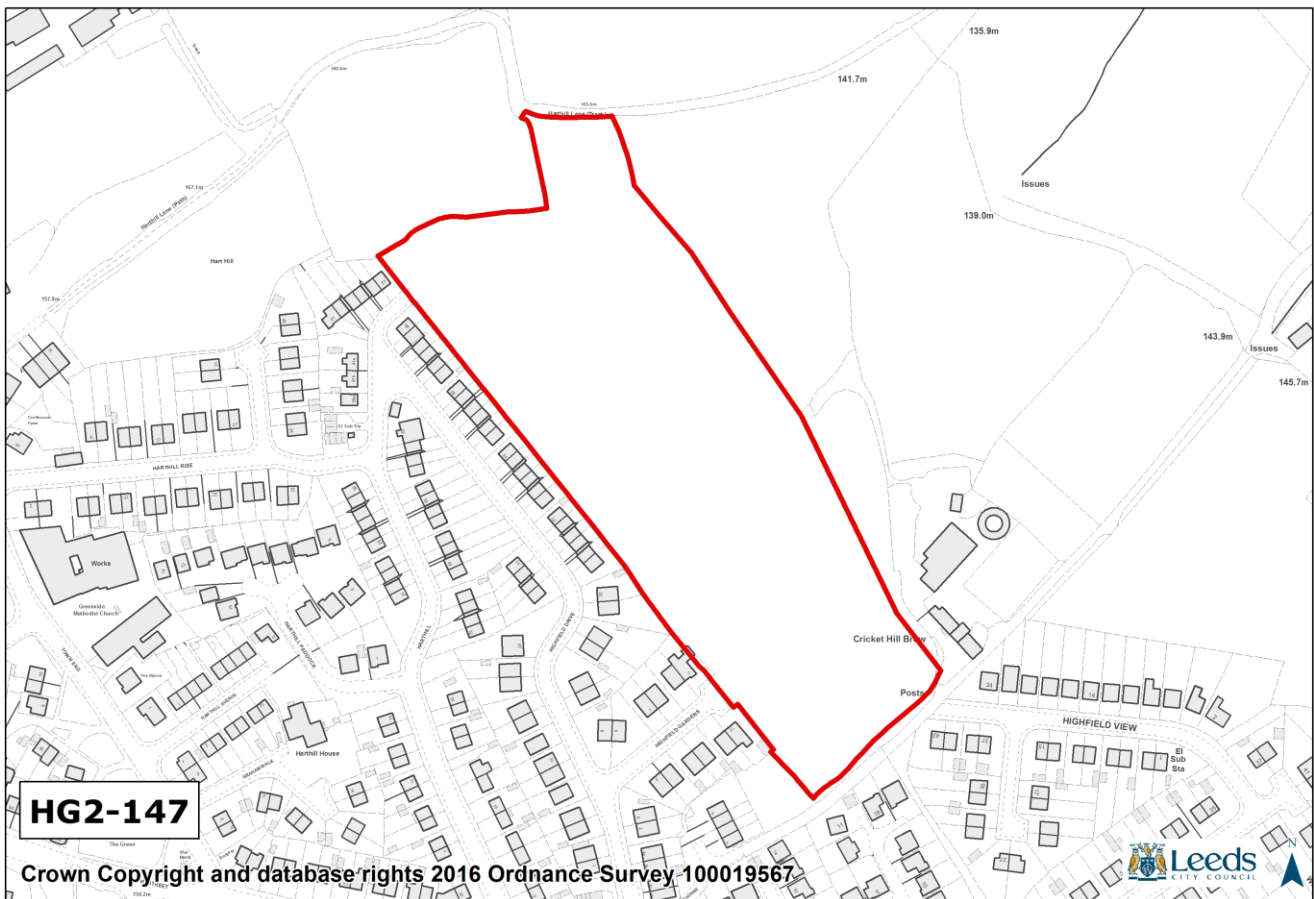
**Site Capacity:** 76 units

**Site Area:** 3.42 hectares

**Ward:** Morley North

**HMCA:** Outer South West

**Phase:** 3



## Site Requirements - HG2-147:

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- **Local Highway Network:**

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

- **Ecology:**

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

# Site Reference: HG2-148 (3060A)

**Site Address:** Gelderd Road/M621, Gildersome

## Housing allocation

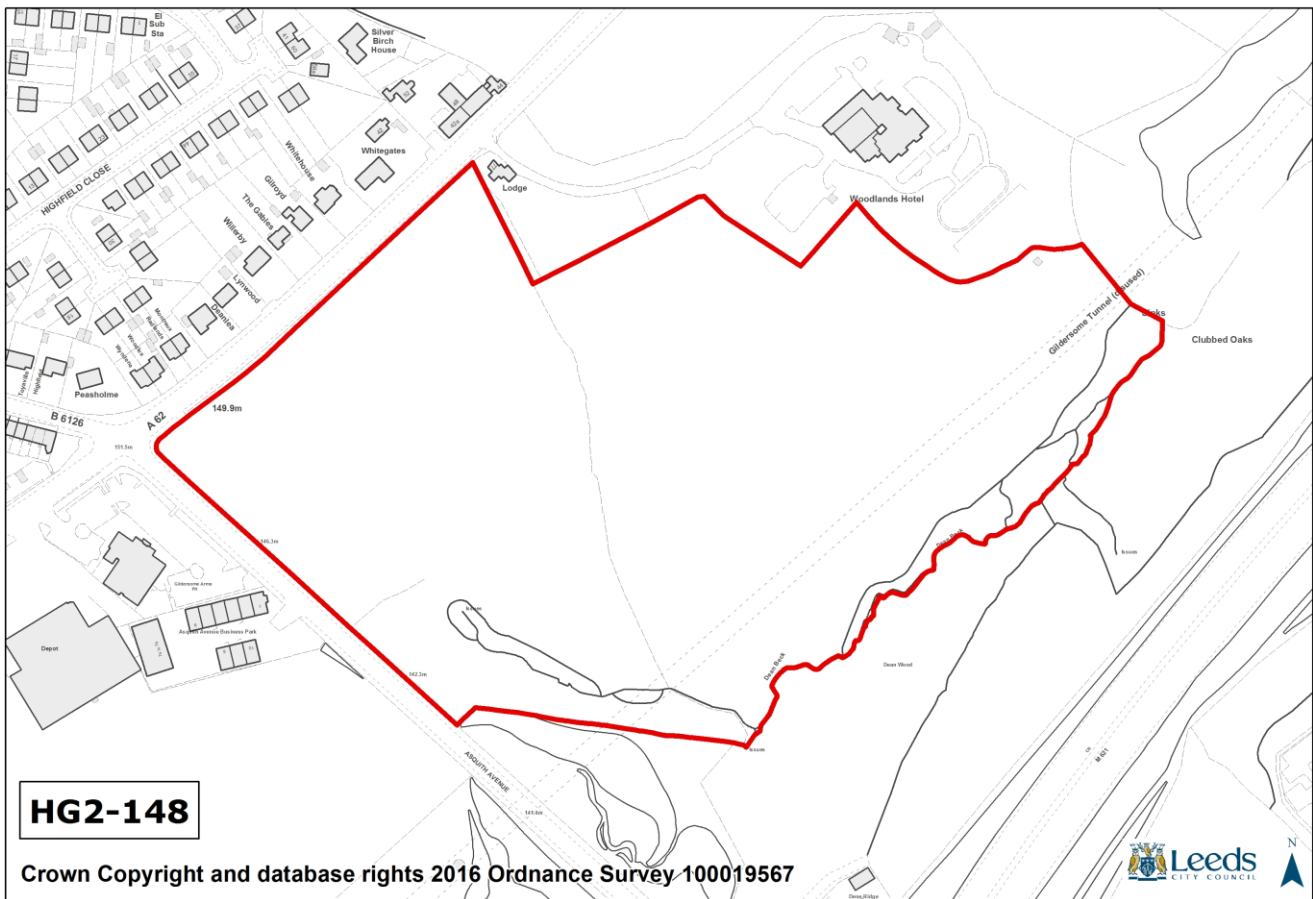
**Site Capacity:** 203 units

**Site Area:** 7.86 hectares

**Ward:** Morley North

**HMCA:** Outer South West

**Phase:** 3



## Site Requirements - HG2-148:

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- **Highway Access to Site:**

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

- **Local Highway Network:**

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

- **Ecology:**

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

- **Culverts and Canalised Water Courses:**

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



# Site Reference: HG2-149 (1282)

**Site Address:** Lane Side Farm, PAS Morley

## Housing allocation

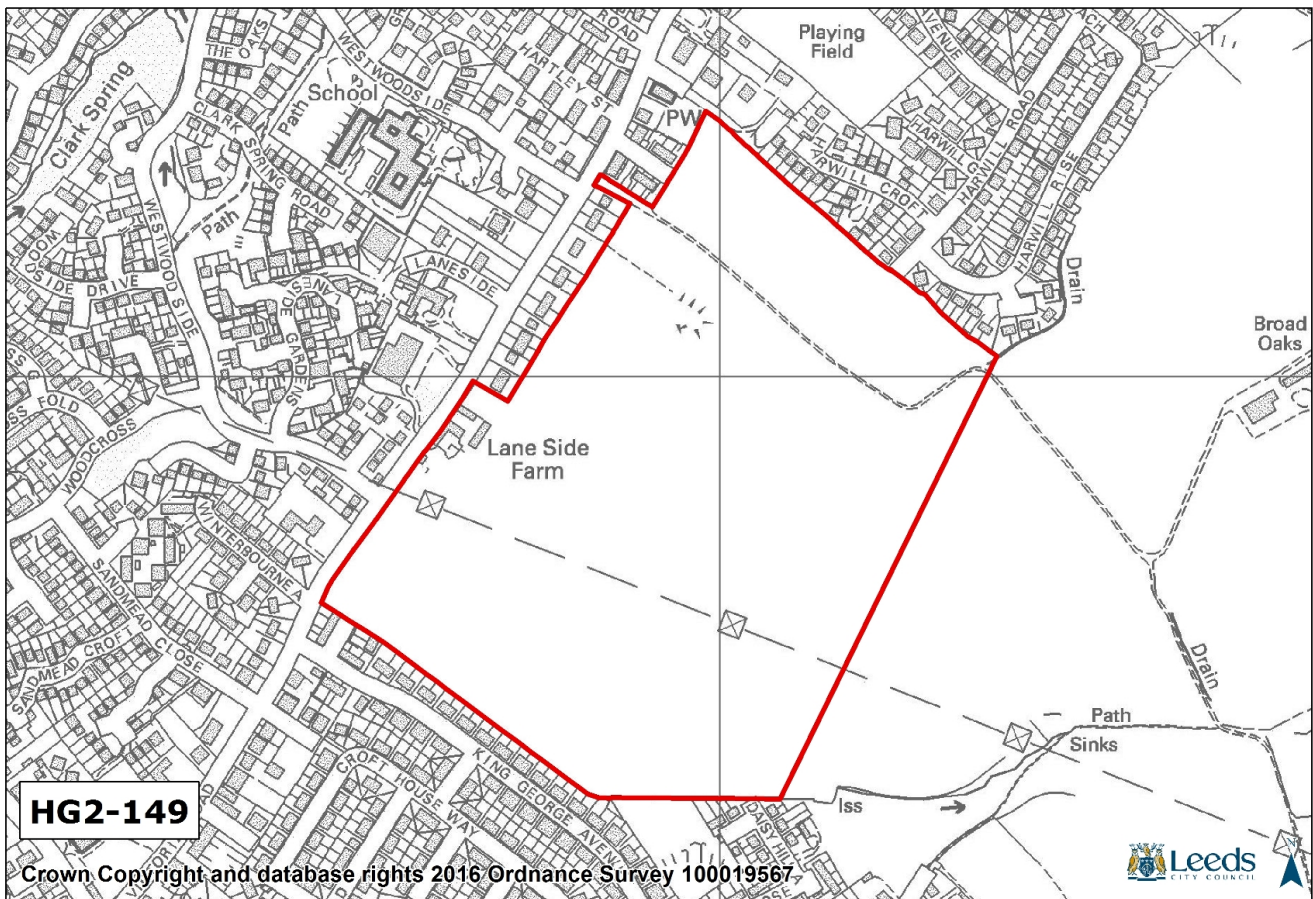
**Site Capacity:** 542 units

**Site Area:** 20.64 hectares

**Ward:** Morley North

**HMCA:** Outer South West

**Phase:** 2



## Site Requirements - HG2-149:

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- **Local Highway Network:**

The development will directly impact on the congested length of the A6110 Outer Ring Road, particularly the A643 / A6110 junction. To mitigate this impact a contribution will be required towards an improvement scheme. In addition there will be a direct impact upon the A6110/M621 Junction 1. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **Conservation Area:**

The site is within, or affects the setting of, a proposed Conservation Area. When adopted any development should preserve or enhance the character or appearance of the Conservation Area. This site forms an important break site between Churwell and Morley and it would be important to keep the sense of this as a break between the two settlements in any development here.

# Site Reference: HG2-150 (1220A)

**Site Address:** Churwell (land to the east of) LS27

## Housing allocation

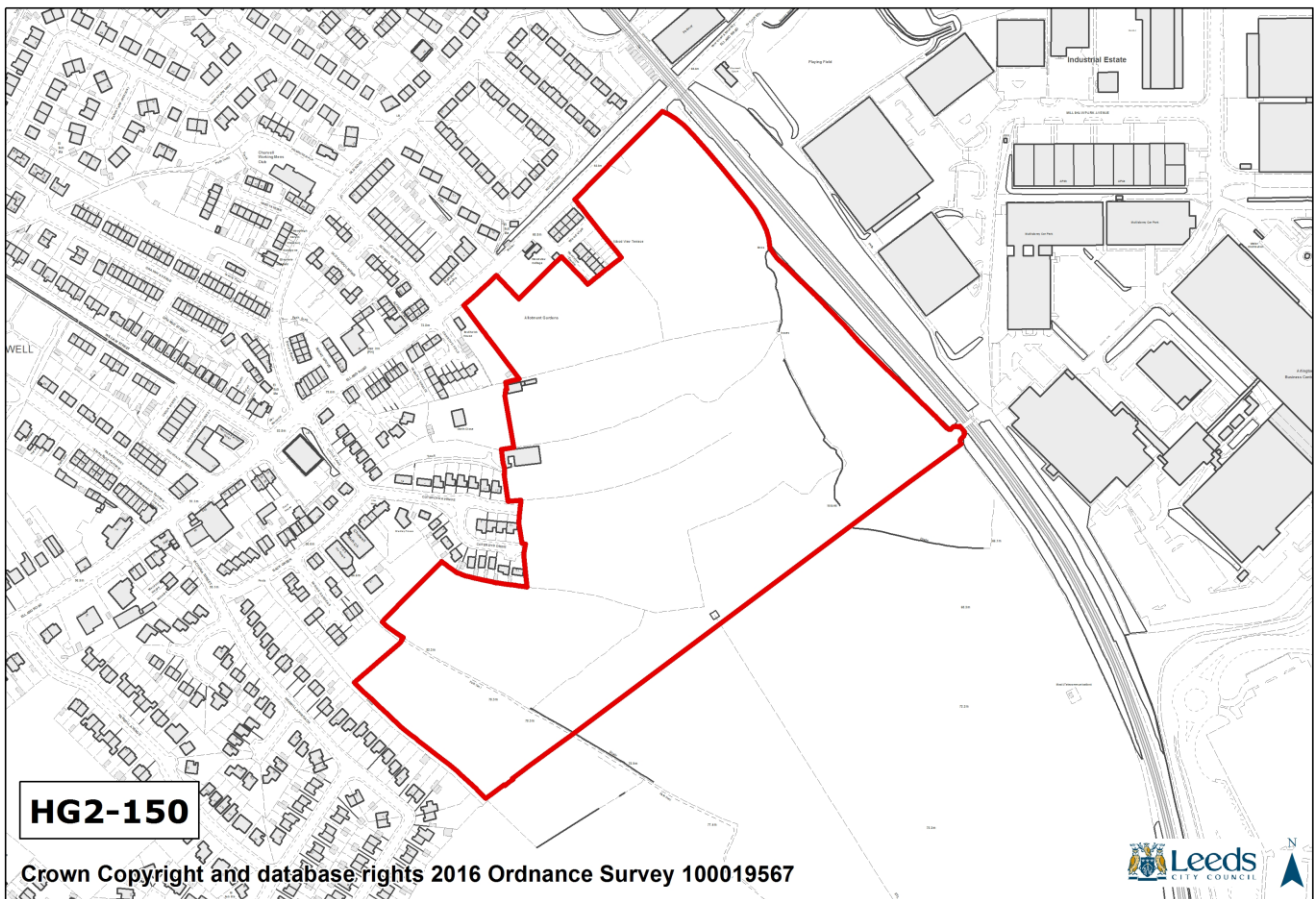
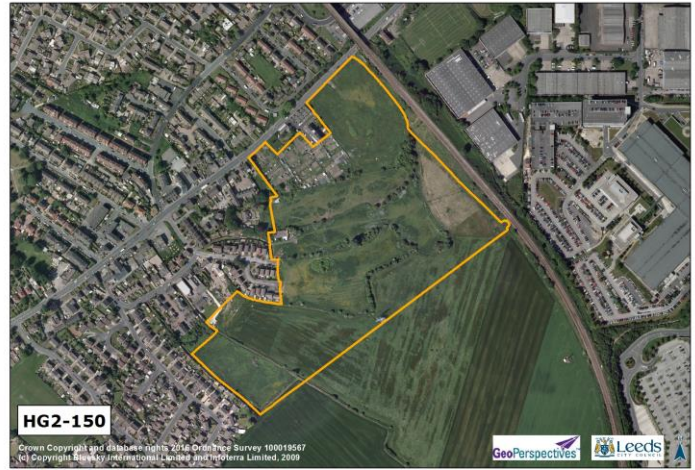
**Site Capacity:** 205 units

**Site Area:** 10.44 hectares

**Ward:** Morley North

**HMCA:** Outer South West

**Phase:** 2



## Site Requirements - HG2-150:

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The allotments should be retained or reprovided within the overall layout for the site

- **Highway Access to Site:**

Highway Access to Site: The A643 Elland Raod will require improvement to provide a frontage footway and pedestrian crossing along with a suitable vehicular access.

- **Local Highway Network:**

The development will directly impact on the congested length of the A6110 Outer Ring Road, particularly the A643 / A6110 junction. To mitigate this impact a contribution will be required towards an improvement scheme. In addition there will be a cumulative impact upon the A6110/M621 Junction 1. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **Culverts and Canalised Water Courses:**

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

- **Education Provision:**

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

# Site Reference: HG2-153 (1284A\_4211)

**Site Address:** Albert Drive Morley

## Housing allocation

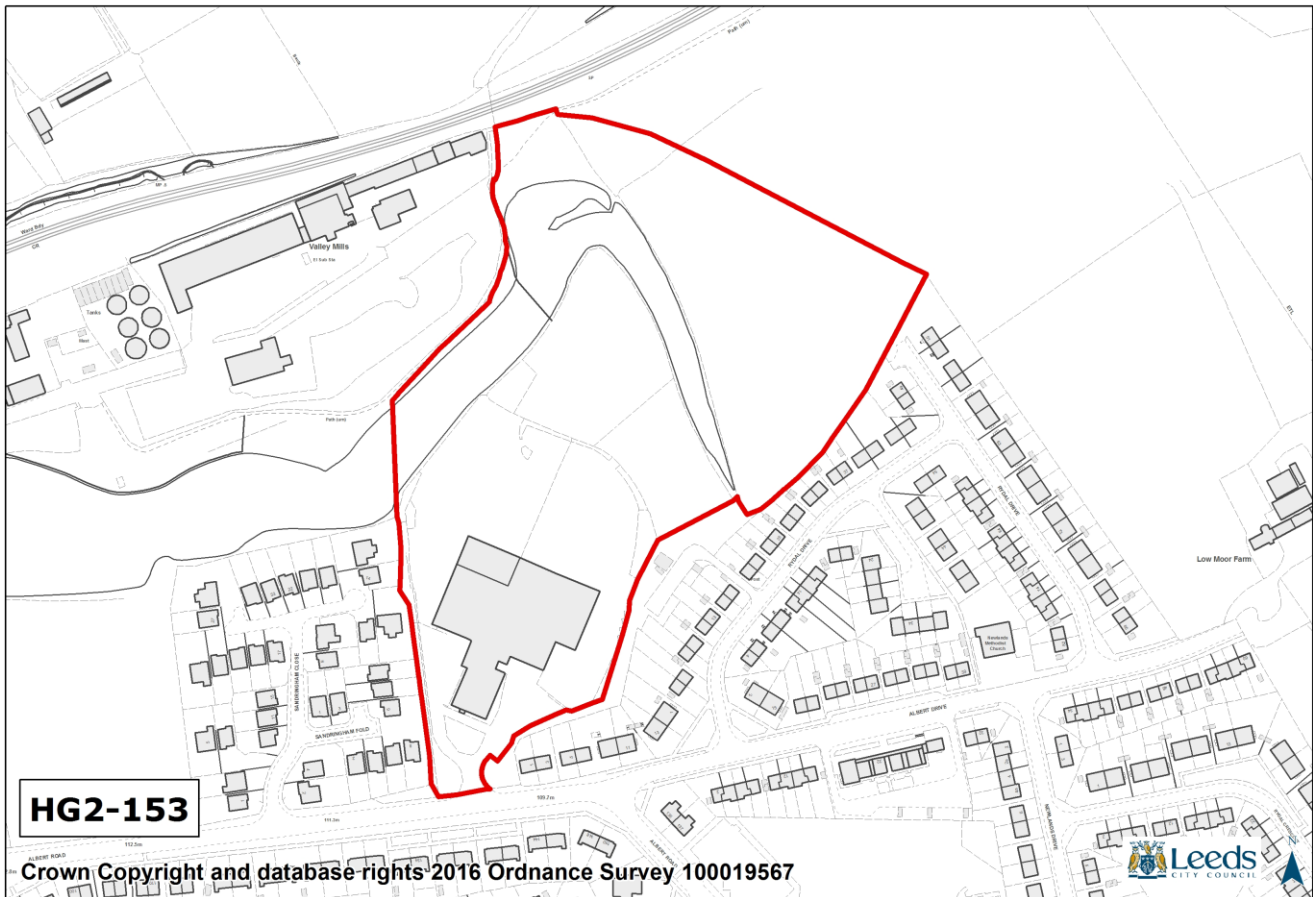
**Site Capacity:** 121 units

**Site Area:** 4.65 hectares

**Ward:** Morley South

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-153:

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- **Highway Access to Site:**

Traffic management measures will be required in the streets to the south and west for road safety.

- **Local Highway Network:**

The proposed development is required to improve pedestrian linkages to Morley railway station.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided to ensure the protection of the Albert and Valley Road Leeds Nature Area and the Leeds Habitat Network.

# Site Reference: HG2-155 (4053)

**Site Address:** Joseph Priestly College

## Housing allocation

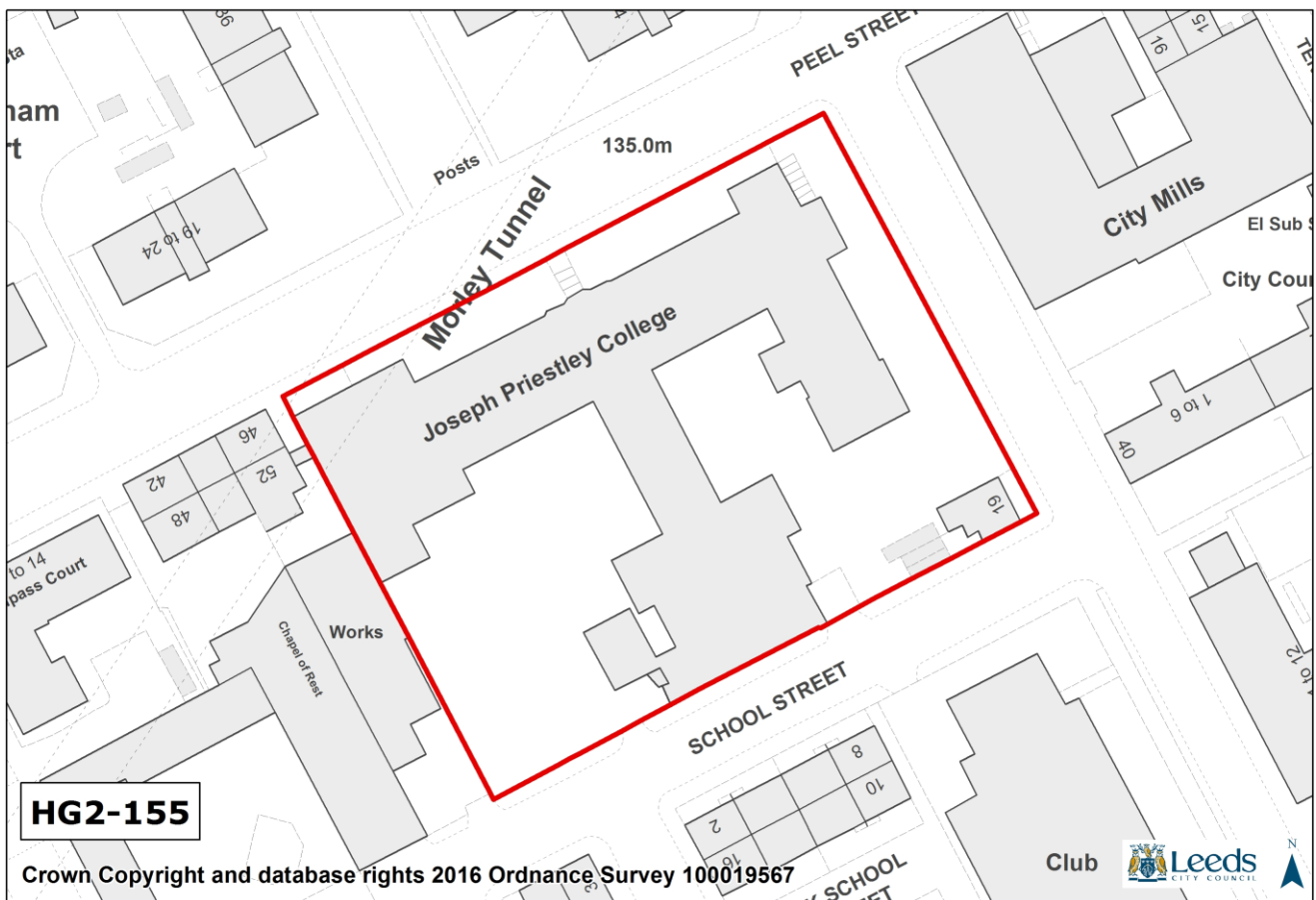
**Site Capacity:** 14 units

**Site Area:** 0.4 hectares

**Ward:** Morley South

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-155:

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- **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 proposed Conservation Area. When adopted any development should preserve or enhance the character or appearance of the Conservation Area. The building is identified as a positive historic building in the draft appraisal and is currently viewed as a Non-Designated Heritage Asset. Any development of the site would need to retain the existing building and convert it for residential use in a sensitive way. The loss, rather conversion of the building, would need strong justification.



# Site Reference: HG2-156 (2036)

**Site Address:** Rod Mills Lane, High Street, Morley

## Housing allocation

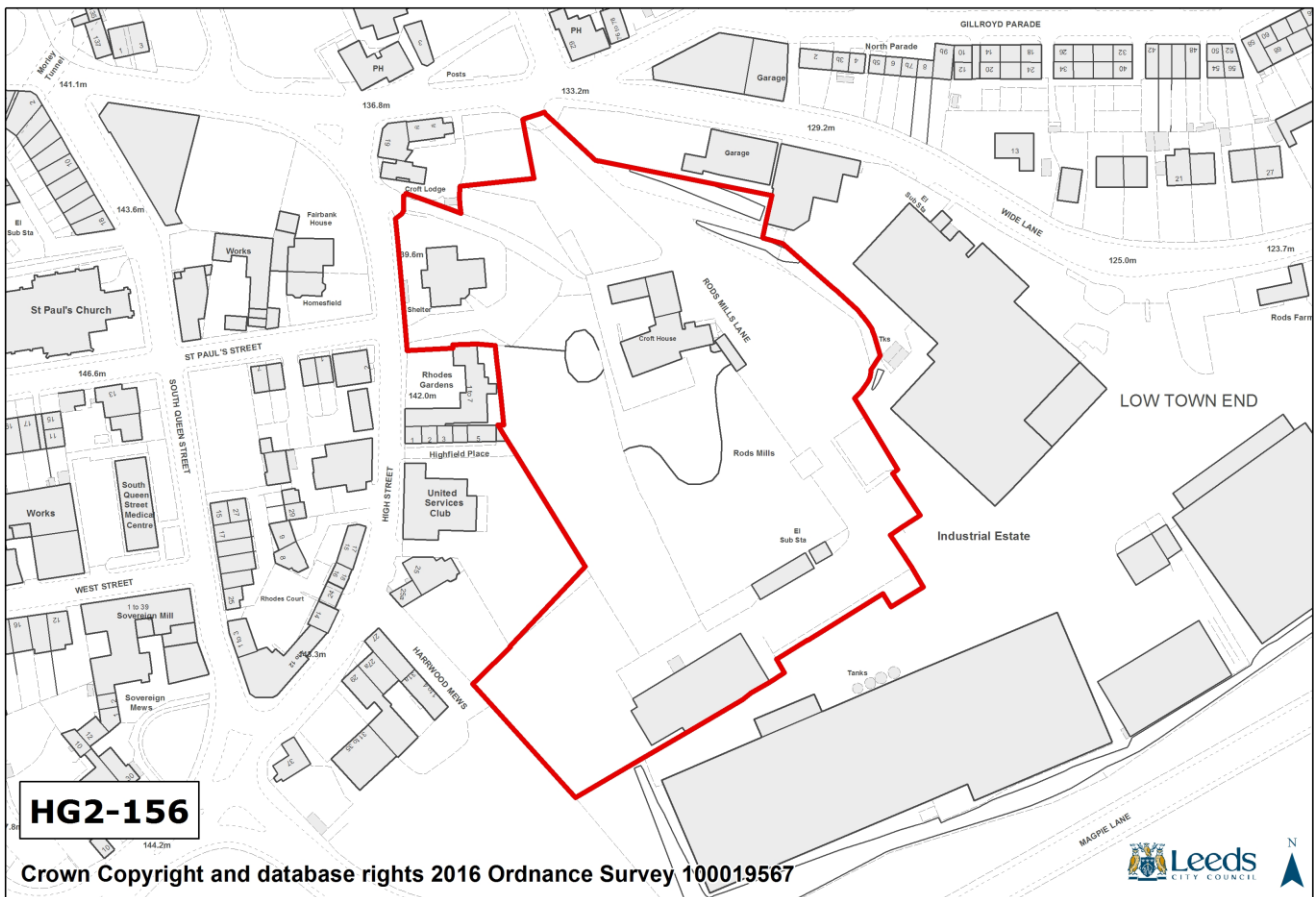
**Site Capacity:** 15 units

**Site Area:** 1.84 hectares

**Ward:** Morley South

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-156:

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

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

- **Listed Buildings:**

- **Listed Building.** The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site is allocated to deliver the sympathetic conversion of the Listed Buildings to residential use. Any development on the wider site will require careful consideration at application stage, and is likely to include substantial buffer zones around the Listed Buildings to preserve their setting. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Conservation Area:**

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

# Site Reference: HG2-157 (137A)

**Site Address:** Britannia Road, Morley

## Housing allocation

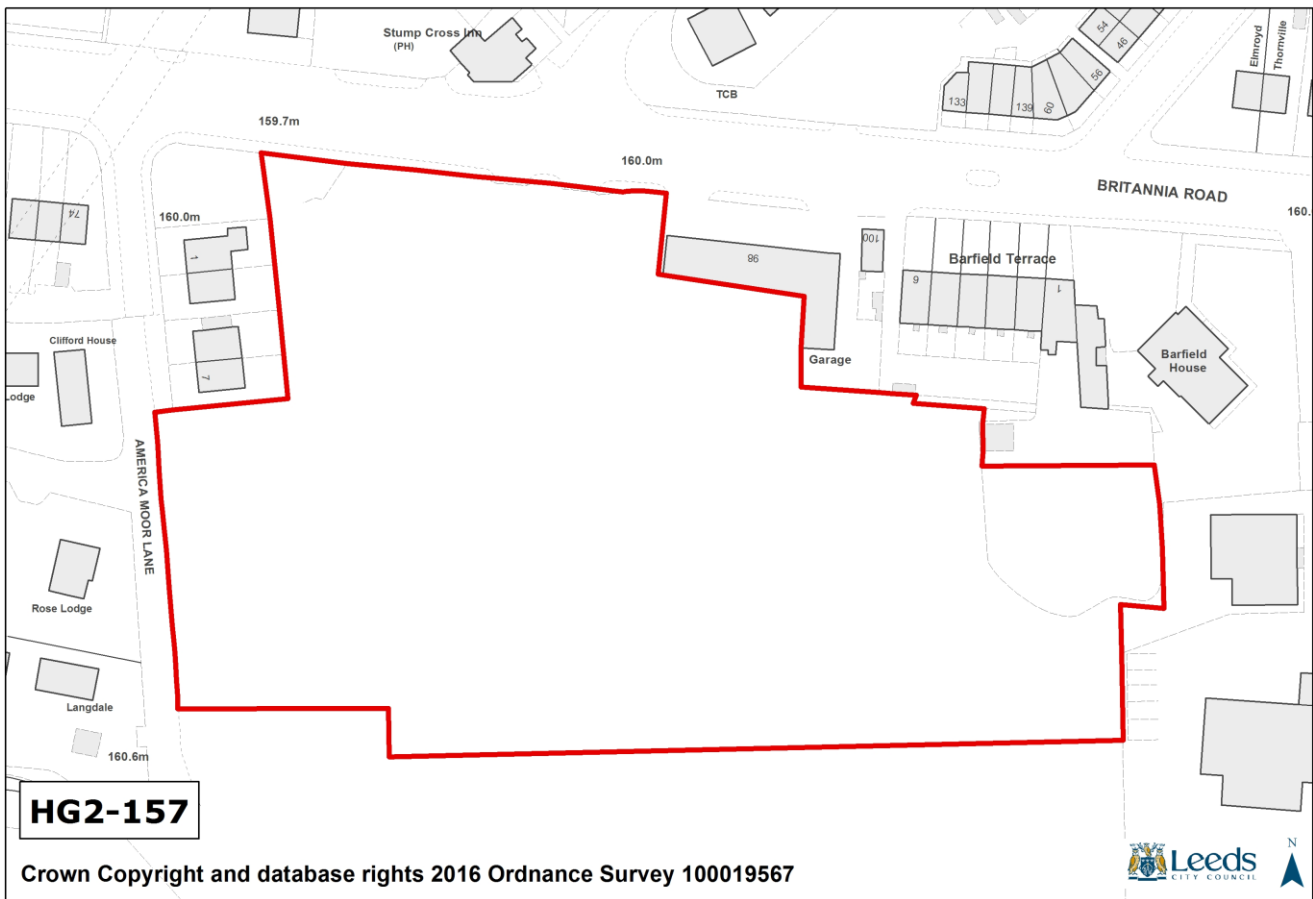
**Site Capacity:** 63 units

**Site Area:** 1.74 hectares

**Ward:** Morley South

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-157:

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- **Local Highway Network:**

This site will have a cumulative impact upon the Bruntcliffe La and Rein Rd junctions on the A650. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this length of the A650.

- **Ecology:**

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

# Site Reference: HG2-158 (141)

**Site Address:** Tingley Mills, Tingley Common, Morley

## Housing allocation

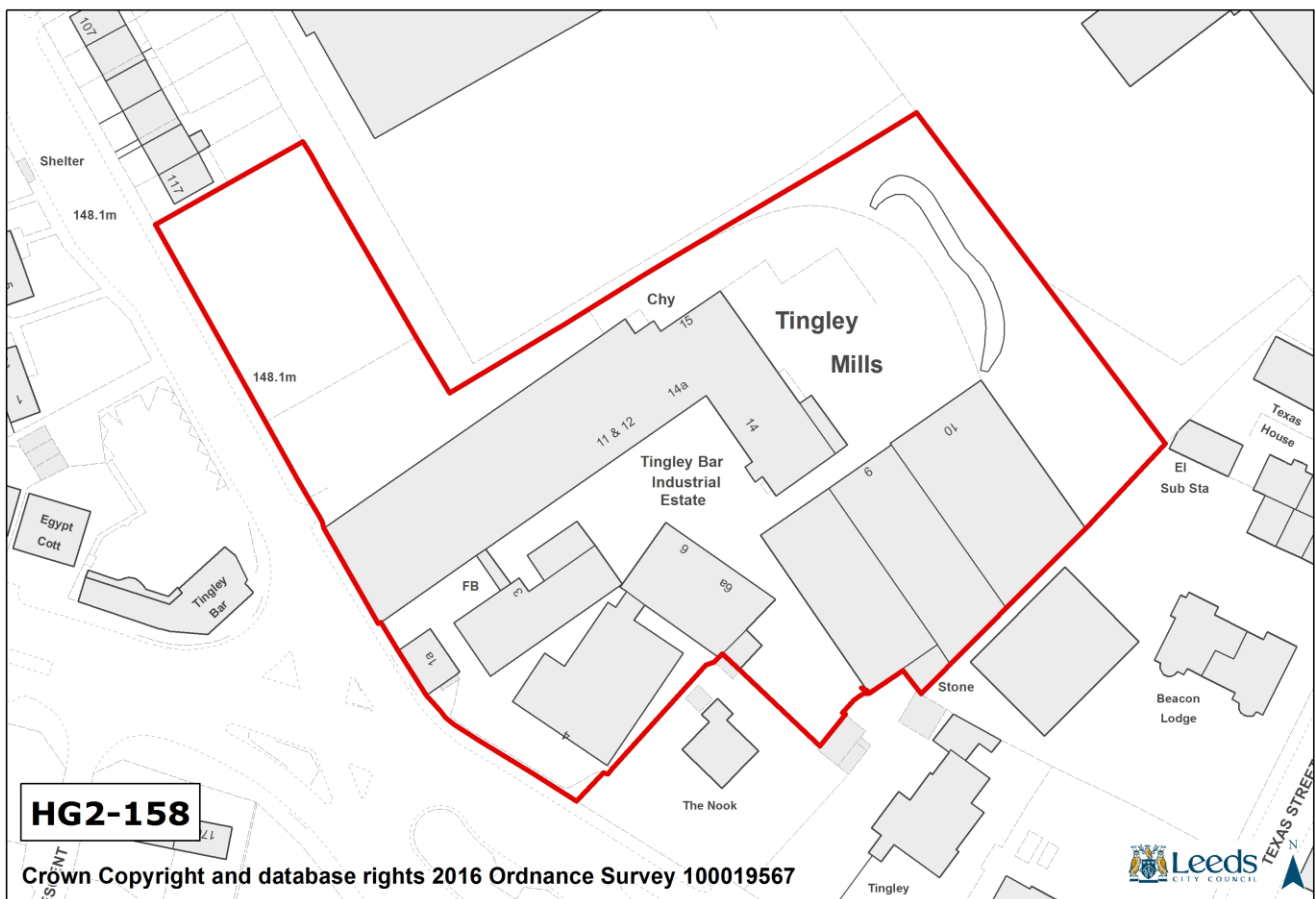
**Site Capacity:** 100 units

**Site Area:** 0.99 hectares

**Ward:** Morley South

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-158:

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- **Highway Access to Site:**

A suitable access should be provided from Bridge Street.

- **Local Highway Network:**

This site will have a direct impact upon the A650/Bridge St/Rein Rd junction. The development will be required to contribute to measures to mitigate the impact of this. It is also likely to have a cumulative impact at M62 Junction 28 Tingley. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **Conservation Area:**

The site is within, or affects the setting of, a proposed Conservation Area. When adopted, any development should preserve or enhance the character or appearance of the Conservation Area. The site includes a number of historic buildings that have been identified as positive buildings in the draft appraisal. The buildings are currently viewed as Non-Designated Heritage Assets and their loss through demolition would require strong justification.

# Site Reference: HG2-159 (2098A\_C)

**Site Address:** Sissons Farm, Middleton LS10

## Housing allocation

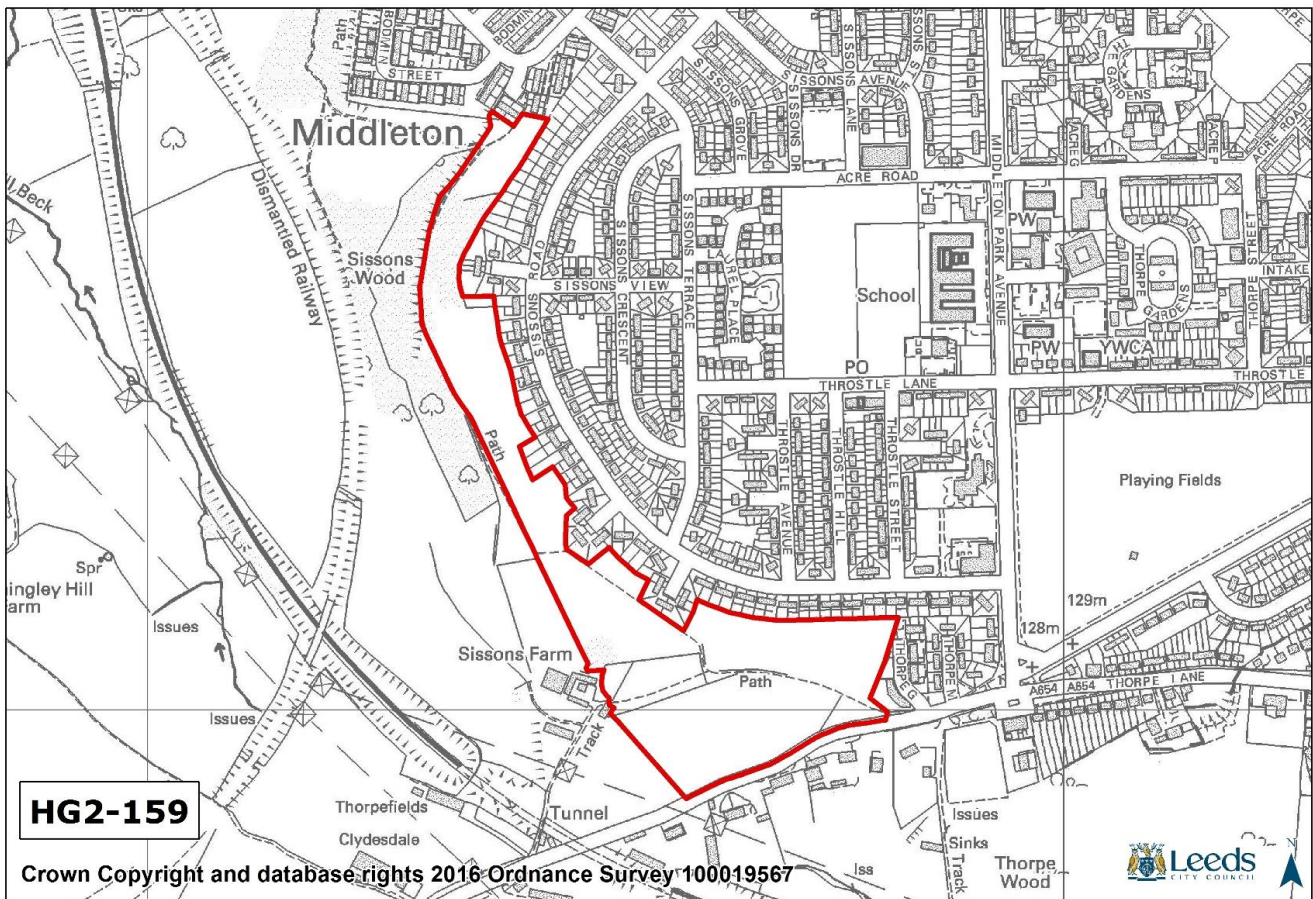
**Site Capacity:** 222 units

**Site Area:** 8.19 hectares

**Ward:** Middleton Park

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-159:

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- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. Provide a biodiversity buffer (not private garden space) along north-west boundary to help protect Sissons Wood.



# Site Reference: HG2-160 (4034)

**Site Address:** Acre Road, Sissons Drive, Middleton

## Housing allocation

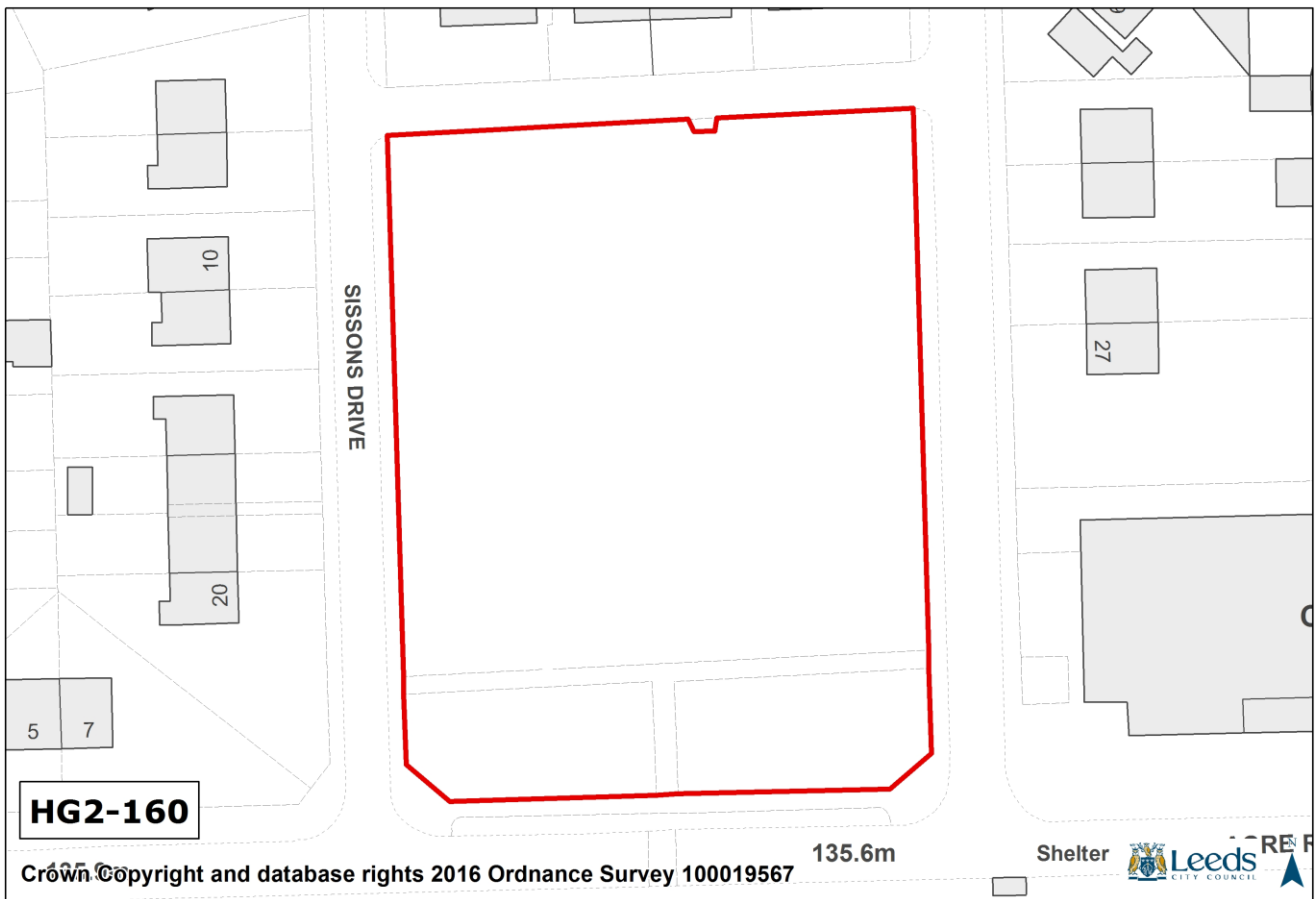
**Site Capacity:** 14 units

**Site Area:** 0.36 hectares

**Ward:** Middleton Park

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-160:

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

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

# Site Reference: HG2-161 (4035)

**Site Address:** Throstle Mount, Middleton

## Housing allocation

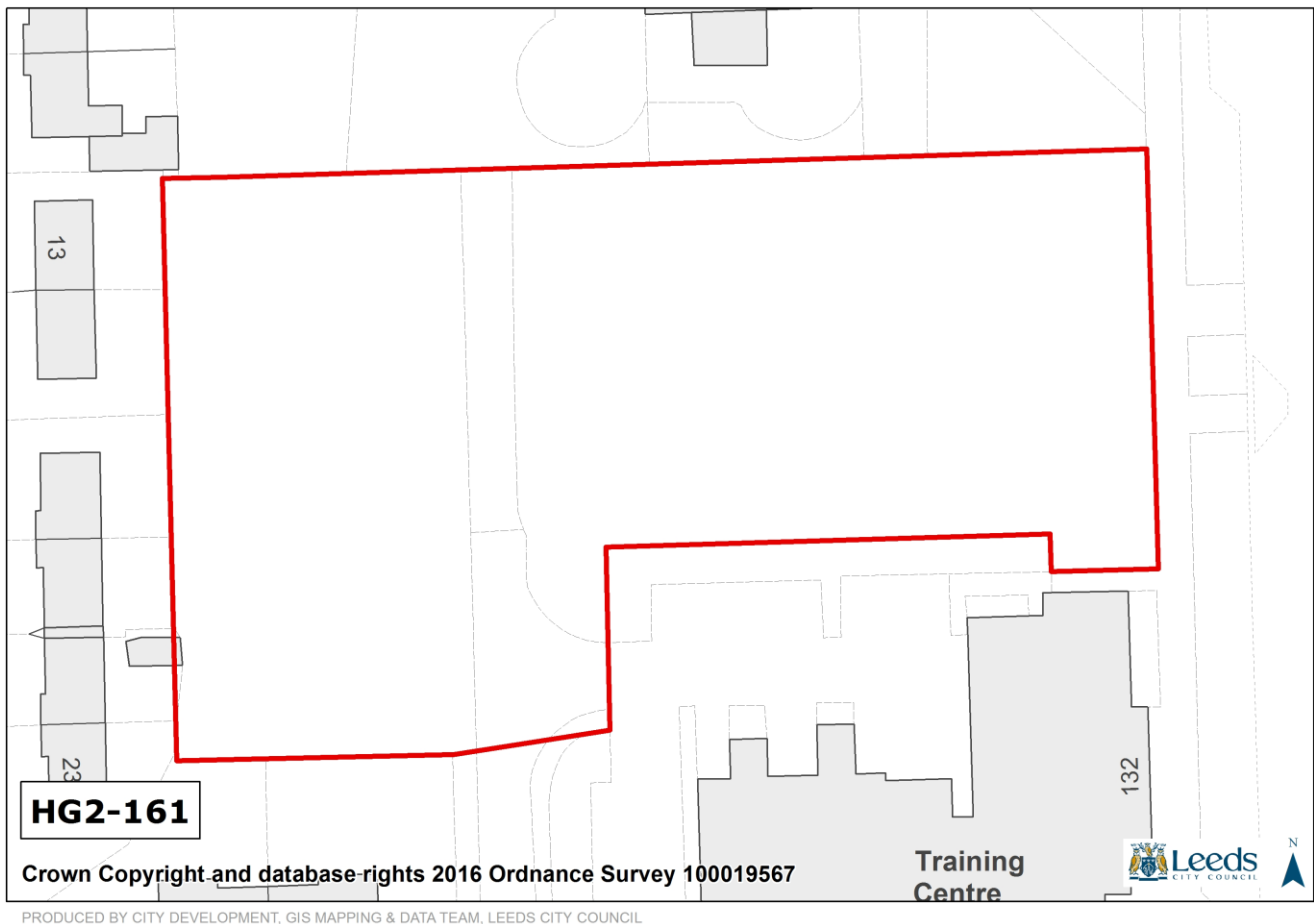
**Site Capacity:** 15 units

**Site Area:** 0.37 hectares

**Ward:** Middleton Park

**HMCA:** Outer South West

**Phase:** 1



No site specific requirements

# Site Reference: HG2-164 (4032)

**Site Address:** Thorpe Road, Thorpe Square, Middleton

## Housing allocation

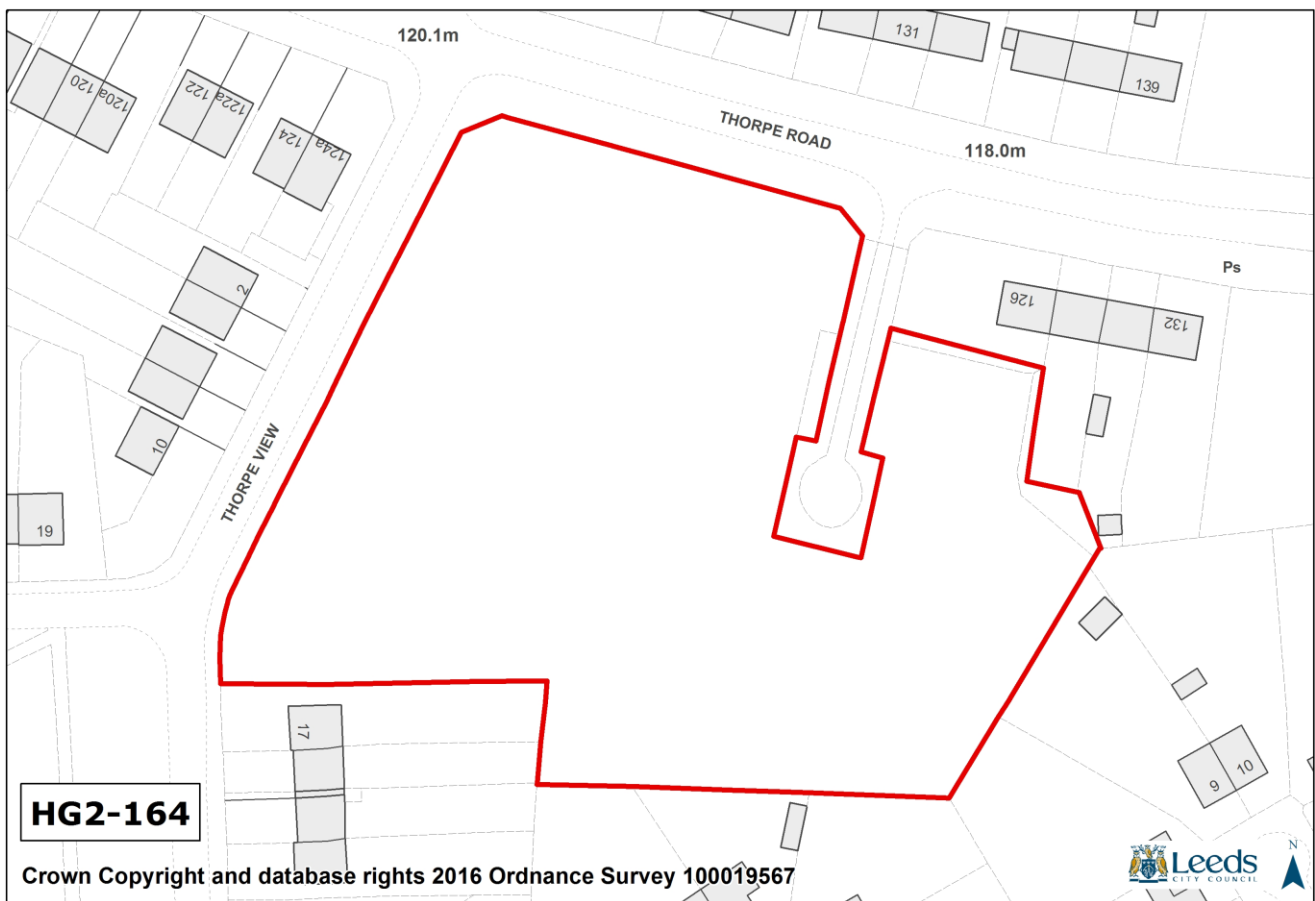
**Site Capacity:** 26 units

**Site Area:** 0.72 hectares

**Ward:** Middleton Park

**HMCA:** Outer South West

**Phase:** 1



No site specific requirements

# Site Reference: HG2-165 (4004)

**Site Address:** Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

## Housing allocation

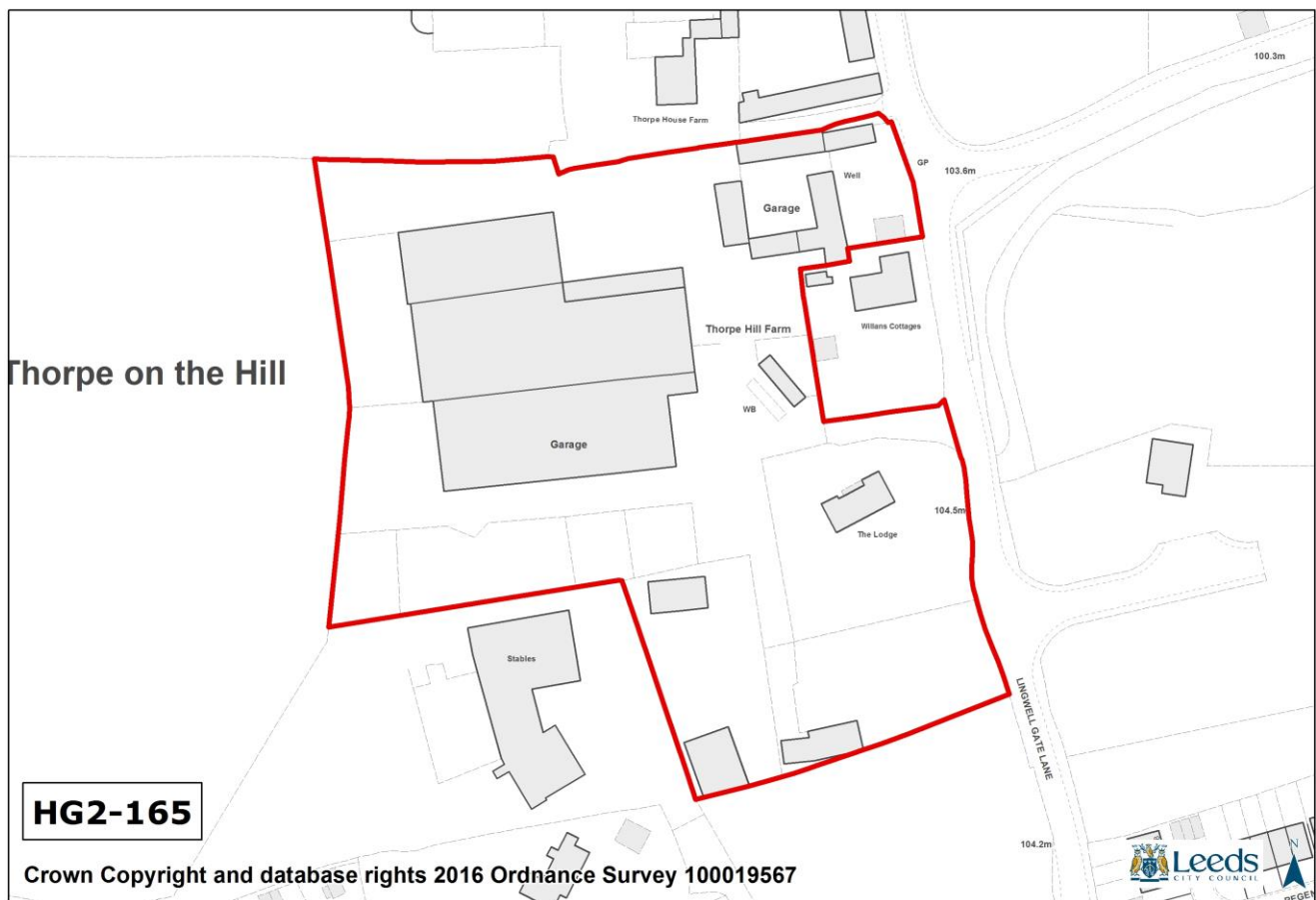
**Site Capacity:** 57 units

**Site Area:** 2.17 hectares

**Ward:** Ardsley and Robin Hood

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-165:

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- **Highway Access to Site:**

The development should provide footway improvement and crossing points on Lingwell Gate Lane along the site frontage.

- **Local Highway Network:**

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

# Site Reference: HG2-166 (1029)

**Site Address:** Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ

## Housing allocation

**Site Capacity:** 17 units

**Site Area:** 0.64 hectares

**Ward:** Ardsley and Robin Hood

**HMCA:** Outer South West

**Phase:** 1



No site specific requirements

# Site Reference: HG2-167 (1143B\_D)

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

## Housing allocation

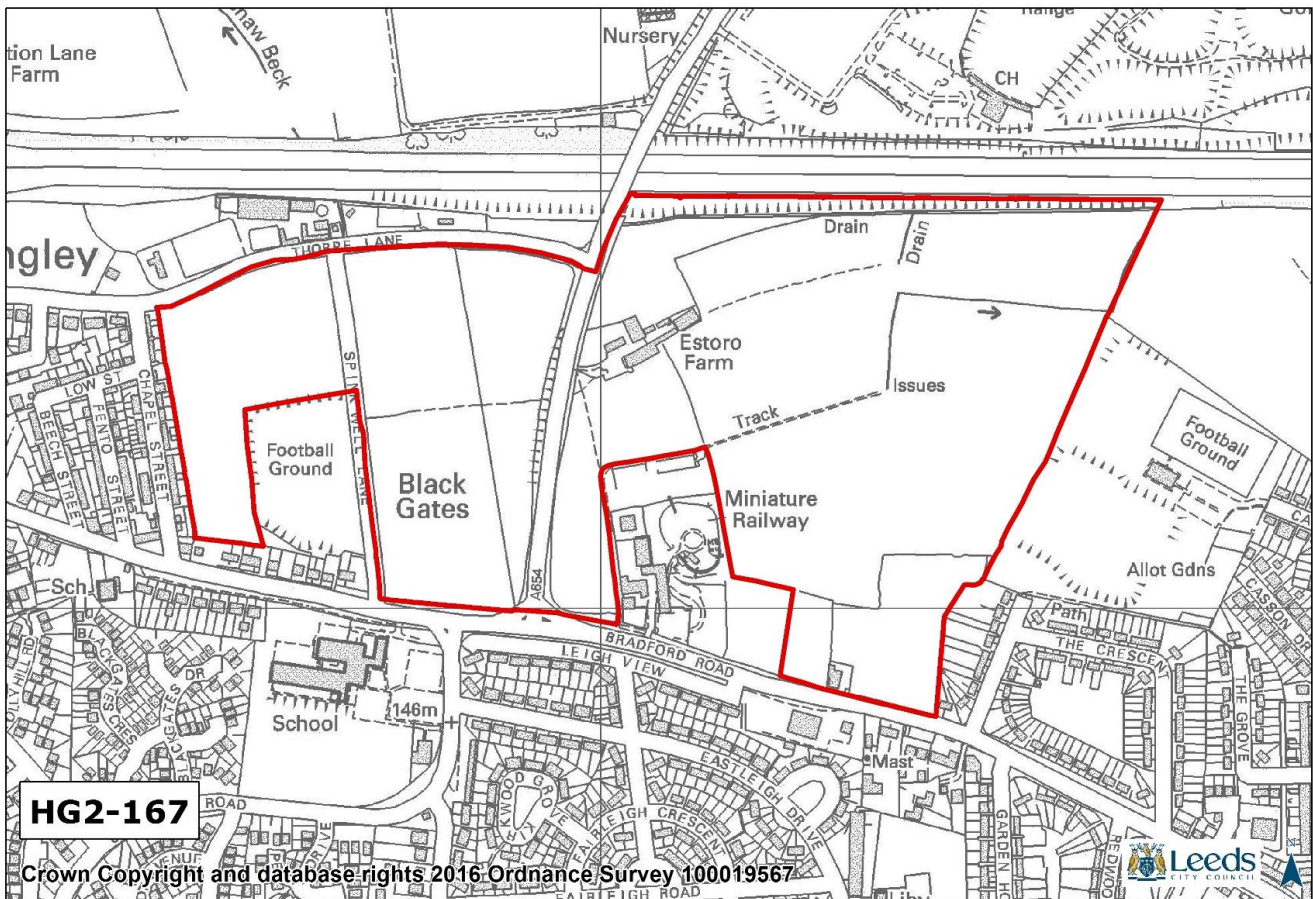
**Site Capacity:** 619 units

**Site Area:** 28 hectares

**Ward:** Ardsley and Robin Hood

**HMCA:** Outer South West

**Phase:** 3





## Site Requirements - HG2-167:

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New Local Centre: In accordance with Core Strategy Policy P7, creation of a new local centre to support the residential growth on this site is required. A range of supporting retail and commercial use/services will be supported in line with Policy P2.

- **Local Highway Network:**

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

- **Culverts and Canalised Water Courses:**

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

- **Listed Buildings:**

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

# Site Reference: HG2-168 (3373A)

**Site Address:** Haigh Wood, Ardsley

## Housing allocation

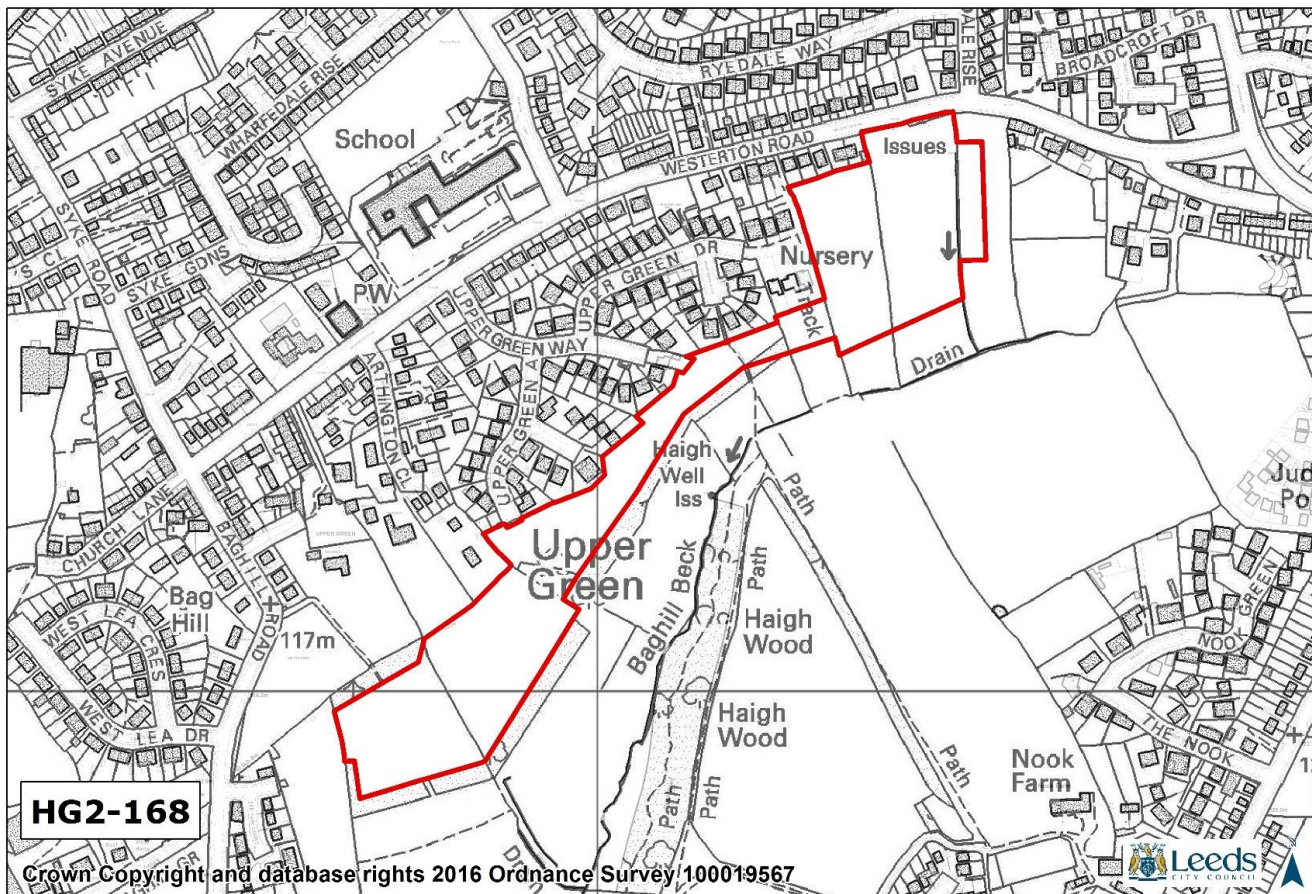
**Site Capacity:** 108 units

**Site Area:** 4.78 hectares

**Ward:** Ardsley and Robin Hood/Morley South

**HMCA:** Outer South West

**Phase:** 2



## Site Requirements - HG2-168:

---

- **Local Highway Network:**

The proposed development will cause a cumulative impact on the congested junction of the A650 with Common Lane. The development will be required to contribute to appropriate mitigation measures in the form of junction capacity improvements. There is also a cumulative impact upon Tingley roundabout. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England, taking into account the cumulative impact of other allocated sites in the area. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **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) along the southern boundary. The site immediately to the south has significant ecological value. Development of housing allocations to the north and south of this need to ensure no detriment to the character and habitats of this central open area.

- **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: HG2-169 (3373C)

**Site Address:** Haigh Wood, Ardsley

## Housing allocation

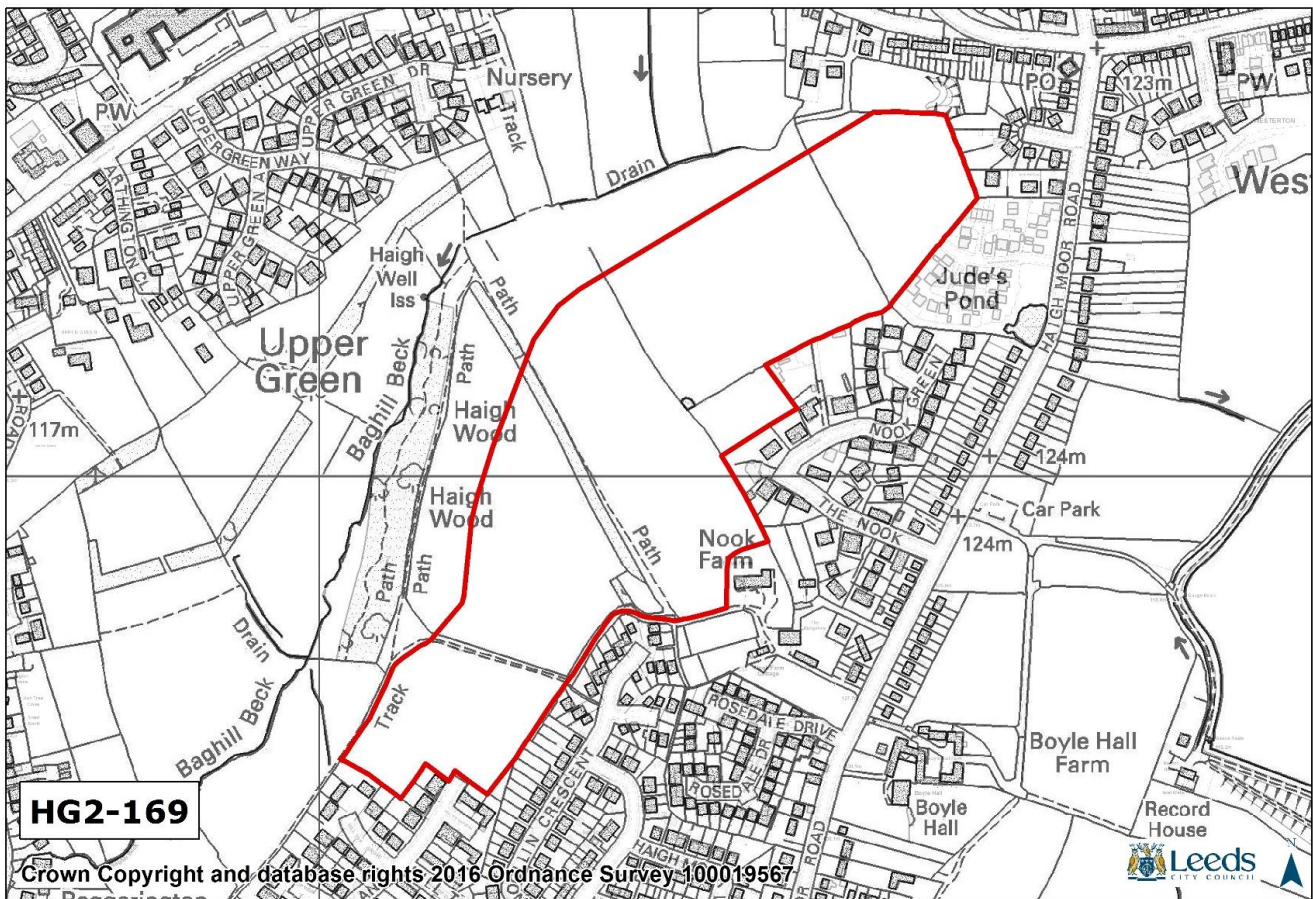
**Site Capacity:** 262 units

**Site Area:** 11.66 hectares

**Ward:** Ardsley and Robin Hood

**HMCA:** Outer South West

**Phase:** 2



## Site Requirements - HG2-169:

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- **Local Highway Network:**

The proposed development will have a direct impact on the congested junction of the A650 with Common Lane. The development will be required to contribute to appropriate mitigation measures in the form of junction capacity improvements. There is also a cumulative impact upon Tingley roundabout. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England, taking into account the cumulative impact of other allocated sites in the area. In addition, a cumulative impact is also likely at the A650 / Rein Rd junction and contributions towards mitigating measures will also be required here. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. The site immediately to the north has significant ecological value. Development of housing allocations to the north and south of this need to ensure no detriment to the character and habitats of this central open area.

# Site Reference: HG2-170 (3456A)

**Site Address:** Land off Haigh Moor Road, Tingley

## Housing allocation

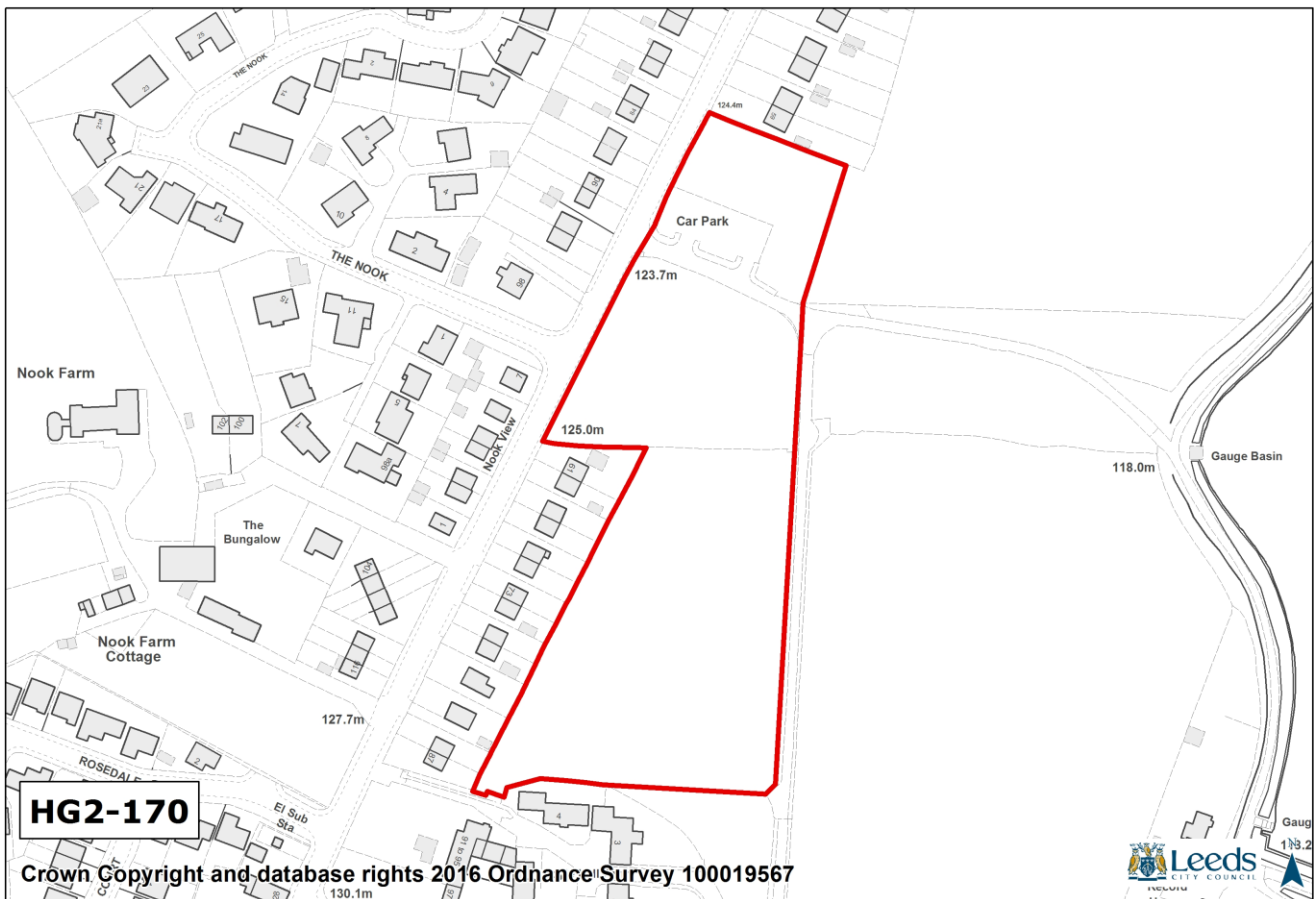
**Site Capacity:** 41 units

**Site Area:** 1.55 hectares

**Ward:** Ardsley and Robin Hood

**HMCA:** Outer South West

**Phase:** 3



## Site Requirements - HG2-170:

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

- **Greenspace:**

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

- **Listed Buildings:**

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

# Site Reference: HG2-171 (1258\_2105\_3365\_5144)

**Site Address:** Westerton Road East Ardsley

## Housing allocation

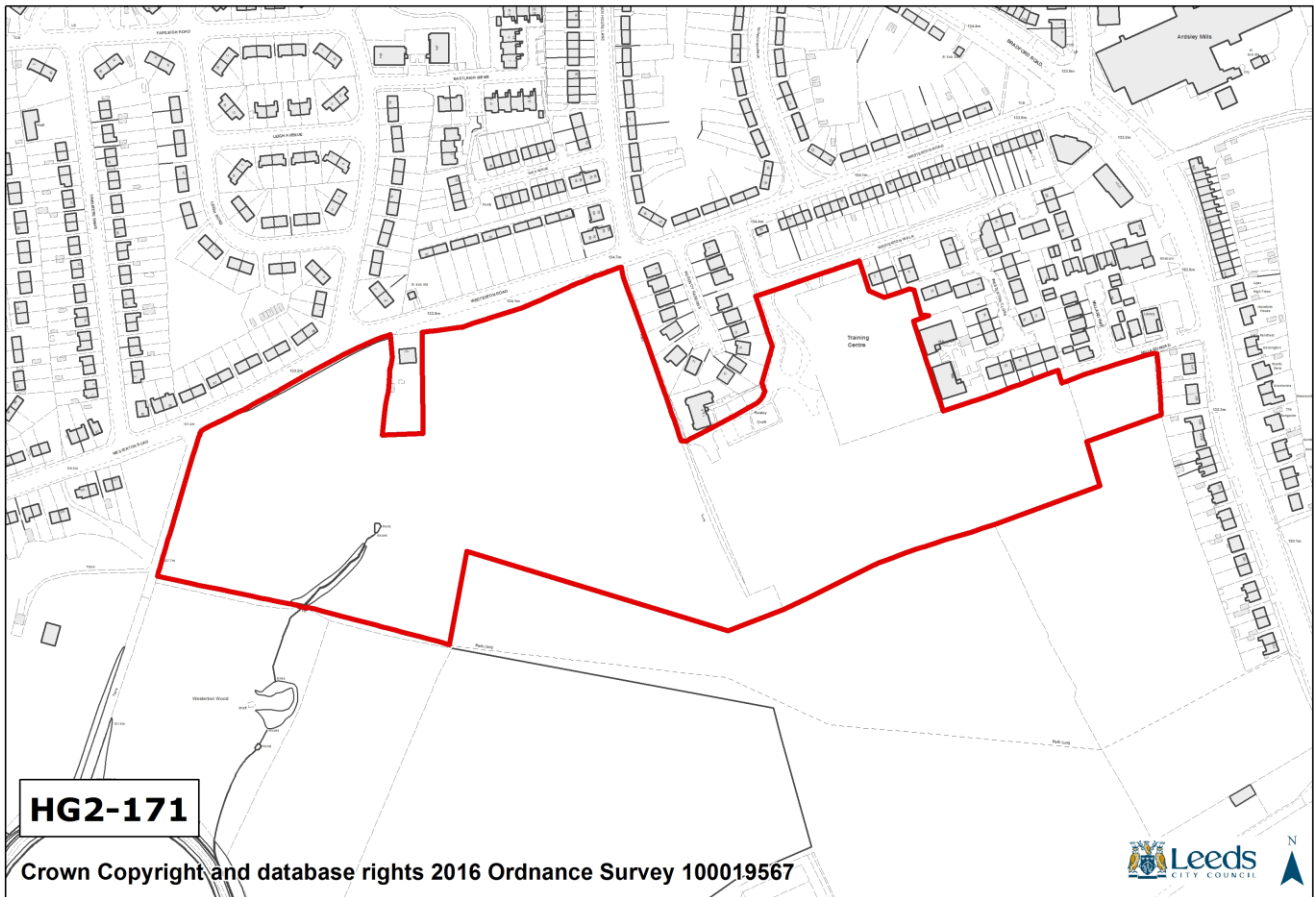
**Site Capacity:** 195 units

**Site Area:** 8.68 hectares

**Ward:** Ardsley and Robin Hood

**HMCA:** Outer South West

**Phase:** 3





## Site Requirements - HG2-171:

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- **Local Highway Network:**

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

# Site Reference: HG2-172 (562)

**Site Address:** Fall Lane - East Ardsley PS

## Housing allocation

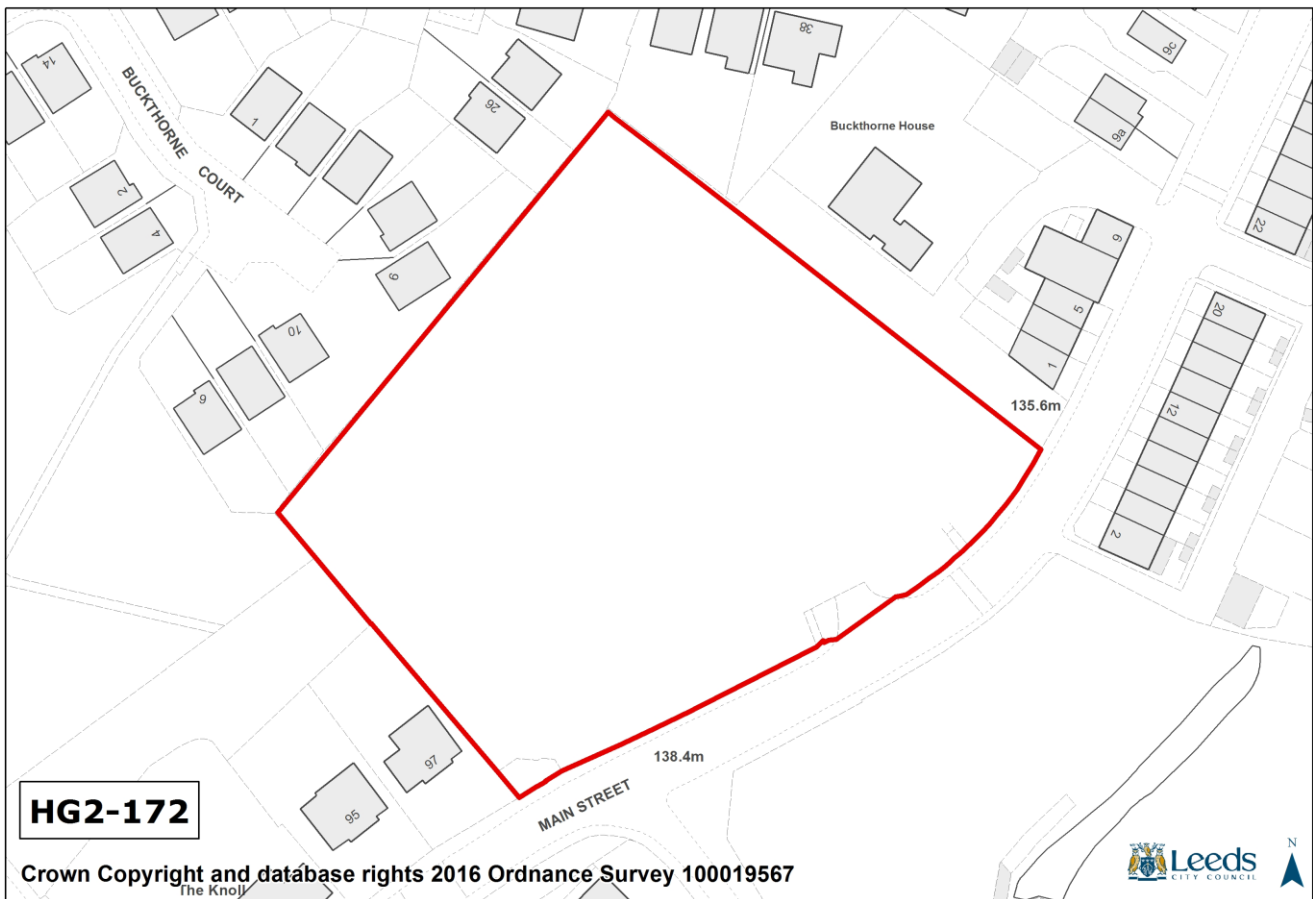
**Site Capacity:** 25 units

**Site Area:** 0.78 hectares

**Ward:** Ardsley and Robin Hood

**HMCA:** Outer South West

**Phase:** 1



No site specific requirements

# Site Reference: HG2-231 (5336)

**Site Address:** Land at Throstle Terrace, Middleton

## Housing allocation

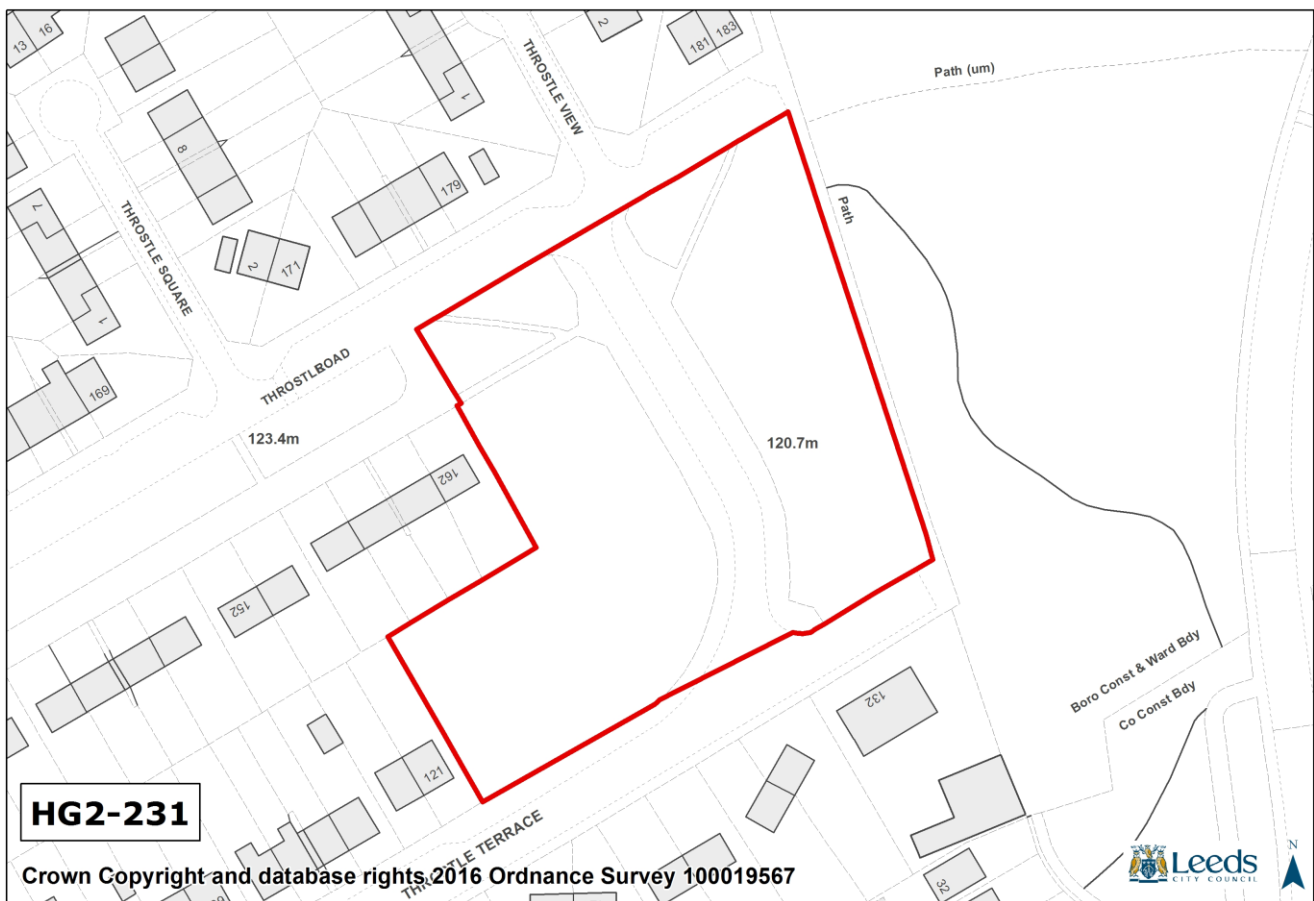
**Site Capacity:** 20 units

**Site Area:** 0.56 hectares

**Ward:** Middleton Park

**HMCA:** Outer South West

**Phase:** 1



No site specific requirements

# Site Reference: HG2-232 (5339)

**Site Address:** Land at Towcester Avenue, Middleton

## Housing allocation

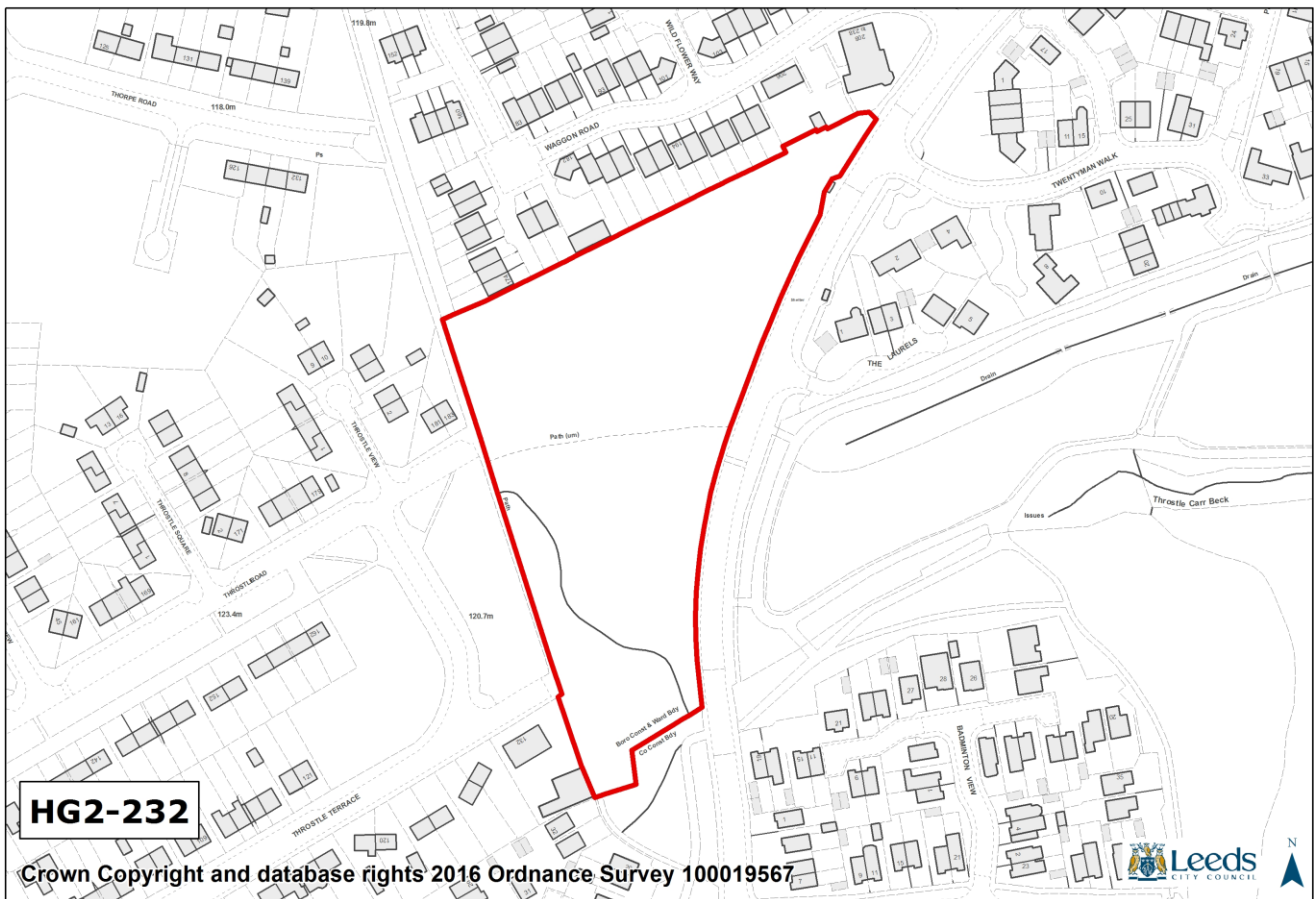
**Site Capacity:** 44 units

**Site Area:** 1.41 hectares

**Ward:** Middleton Park

**HMCA:** Outer South West

**Phase:** 1



## Site Requirements - HG2-232:

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

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

- **Highway Access to Site:**

Throstle Road should be extended to Towcester Avenue, with suitable traffic calming measures for 20mph zone. The chicane on Towcester Avenue should be replaced with a table feature.

# Site Reference: HG2-233 (5165)

**Site Address:** Land at Moor Knoll Lane East Ardsley

## Housing allocation

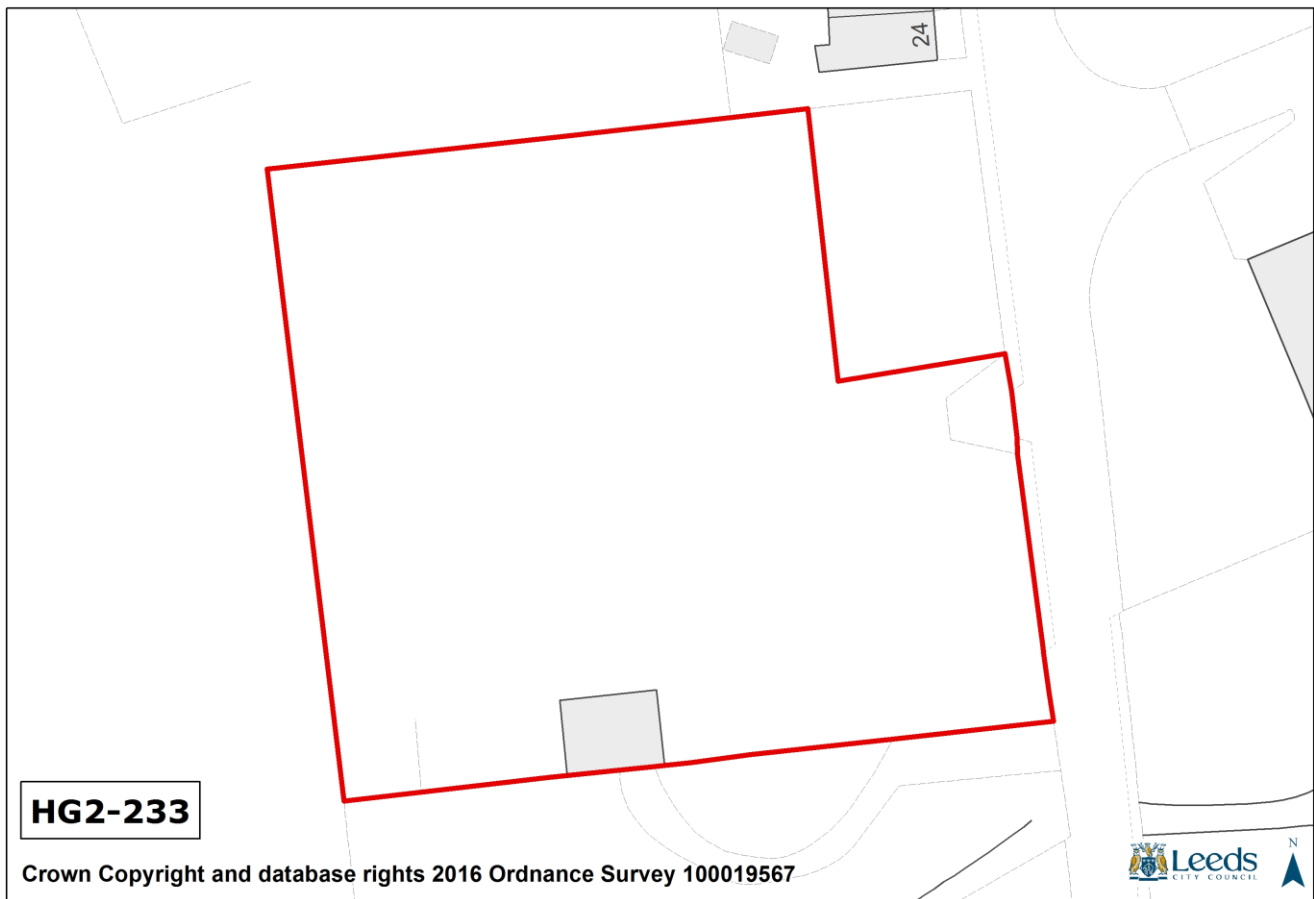
**Site Capacity:** 11 units

**Site Area:** 0.36 hectares

**Ward:** Ardsley and Robin Hood

**HMCA:** Outer South West

**Phase:** 3



No site specific requirements

## Safeguarded Land

3.10.10 Section 2, paragraph 2.60 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028.

### **POLICY HG3 – SAFEGUARDED LAND**

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

Plan Ref	SHLAA Ref	Address	Area ha	Capacity
HG3-21	2078	Gelderd Road (land to the north of), Wortley LS12	11.6	315
HG3-22	2125	Manor House Farm, Churwell	2.9	80
HG3-23	2127	Tingley Station	43.1	1,050
HG3-24	1032	Bradford Road (land off) , East Ardsley WF3	9.7	218
HG3-25	2128	New Lane, East Ardsley	3.8	90
<b>Safeguarded land (PAS) total:</b>				<b>1,753</b>

### **Sites for Older Persons Housing/Independent Living**

3.10.11 Eight housing allocations have easy access to local centres in Outer South West and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans

**POLICY HG4: THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH ARE PARTICULARLY SUITABLE FOR OLDER PERSONS HOUSING/ INDEPENDENT LIVING. THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER SOUTH WEST THESE SITES ARE:**

**HG2-136 Whitehall Road (south of) - Harpers Farm  
 HG2-138 Park Lees site, St Anthony's Road, Beeston  
 HG2-139 Old Lane - Jubilee Works, Beeston  
 HG2-140 Dewsbury Road  
 HG2-143 King Street/Spring Gardens Drighlington  
 HG2-155 Joseph Priestly College  
 HG2-156 Rod Mills Lane, High Street, Morley  
 HG2-160 Acre Road, Sissons Drive, Middleton**

### **Sites reserved for Future School Use**

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

**HG2-145 Bradford Road/Wakefield Road Gildersome  
 HG2-150 Churwell (land to the east of)**

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

**POLICY HG5:  
THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR SCHOOL USE. THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER SOUTH WEST THIS SITE IS:  
HG5-8 Bradford Road, East Ardsley**

#### **Sites for Gypsies and Travellers**

3.10.13 Paragraph 2.66 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. In Outer South West existing Gypsy and Travellers site are safeguarded under Policy HG6.

**POLICY HG6: THE FOLLOWING EXISTING GYPSY AND TRAVELLER SITES WILL BE SAFEGUARDED FOR GYPSY AND TRAVELLER USE. THESE ARE SHOWN ON THE POLICIES MAP AND FOR OUTER SOUTH WEST ARE AS FOLLOWS:**

#### **PUBLICLY MANAGED SITES**

- **HG6-1 – COTTINGLEY SPRINGS, GELDERED ROAD, NR GILDERSOME**

#### **PRIVATE SITES**

- **HG6-4 – NEPSHAW LANE SOUTH, MORLEY**
- **HG6-8 – SPRINGFIELD VILLAS, GILDERSOME**
- **HG6-9 – DUNNINGLEY LANE, MIDDLETON**
- **HG6-15 – THORPE LANE WEST**
- **HG6-16 – THORPE LANE EAST**

**ANY GYPSY AND TRAVELLER SITES GRANTED, PERMANENT PLANNING PERMISSION AND IMPLEMENTED SHALL ALSO BE SAFEGUARDED FOR GYPSY AND TRAVELLER USE.**

In Outer South West a new Gypsy and Traveller site is allocated at under Policy HG7.

**POLICY HG7: THE FOLLOWING SITES ARE ALLOCATED AS PERMANENT GYPSY AND TRAVELLER SITES. THESE ARE SHOWN ON THE POLICIES MAP FOR OUTER SOUTH WEST.**

#### **PUBLICLY MANAGED SITES:**

- **HG7-1 - WEST WOOD, DEWSBURY ROAD, TINGLEY**

#### **Sites for Travelling Showpeople**

3.10.14 Paragraph 2.72 to 2.73 explains the approach to allocating sites for Travelling Showpeople. An existing Travelling Showperson's site is safeguarded via allocation at Whitehall Road under Policy HG8.



**POLICY HG8: THE FOLLOWING SITES ARE ALLOCATED AS PERMANENT SITES FOR TRAVELLING SHOWPEOPLE. THESE ARE SHOWN ON THE POLICIES MAP AND FOR OUTER SOUTH WEST AS FOLLOWS:**

- **HG8-1 – WHITEHALL ROAD**

**NEW TRAVELLING SHOWPERSONS SITES GRANTED PERMANENT PLANNING PERMISSION AND IMPLEMENTED SHALL ALSO BE SAFEGUARDED FOR TRAVELLING SHOWPEOPLE.**

## HG6-1: COTTINGLEY SPRINGS, GELDERD ROAD, NR GILDERSOME

**Site Type:** Gypsy & Travellers

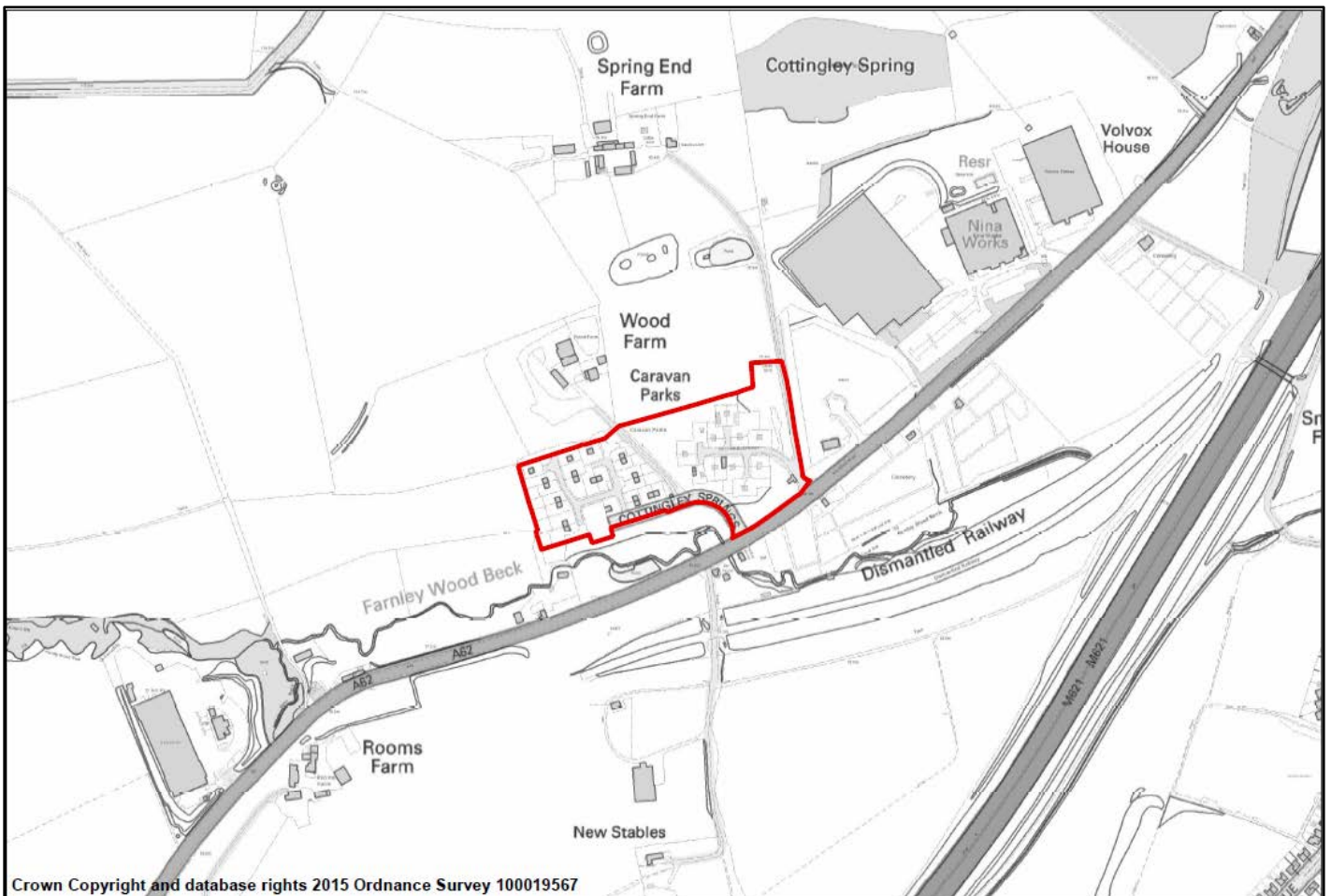
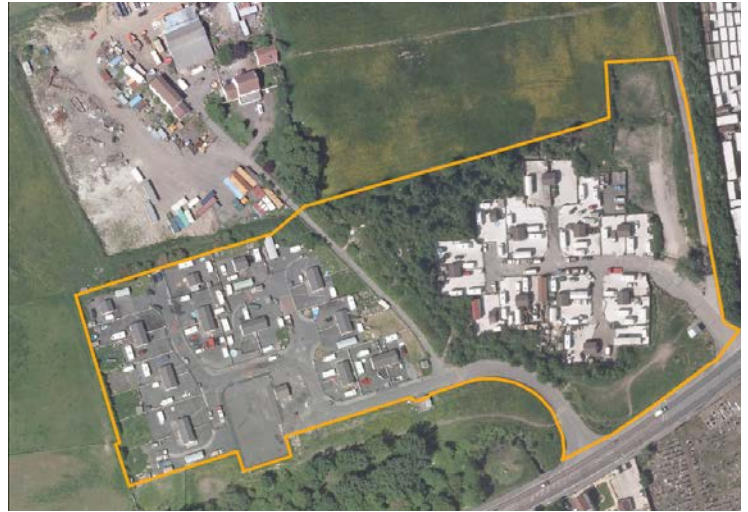
**Site Area:** 3.46 ha

**Number of Pitches:** 43

(41 existing pitches + 2 additional pitches)

**Ward:** Farnley & Wortley

**HMCA:** Outer South West



Other

The site shall only be occupied by those persons who meet the legal definition of Gypsies and Travellers.

## HG6-4: NEPSHAW LANE SOUTH, MORLEY

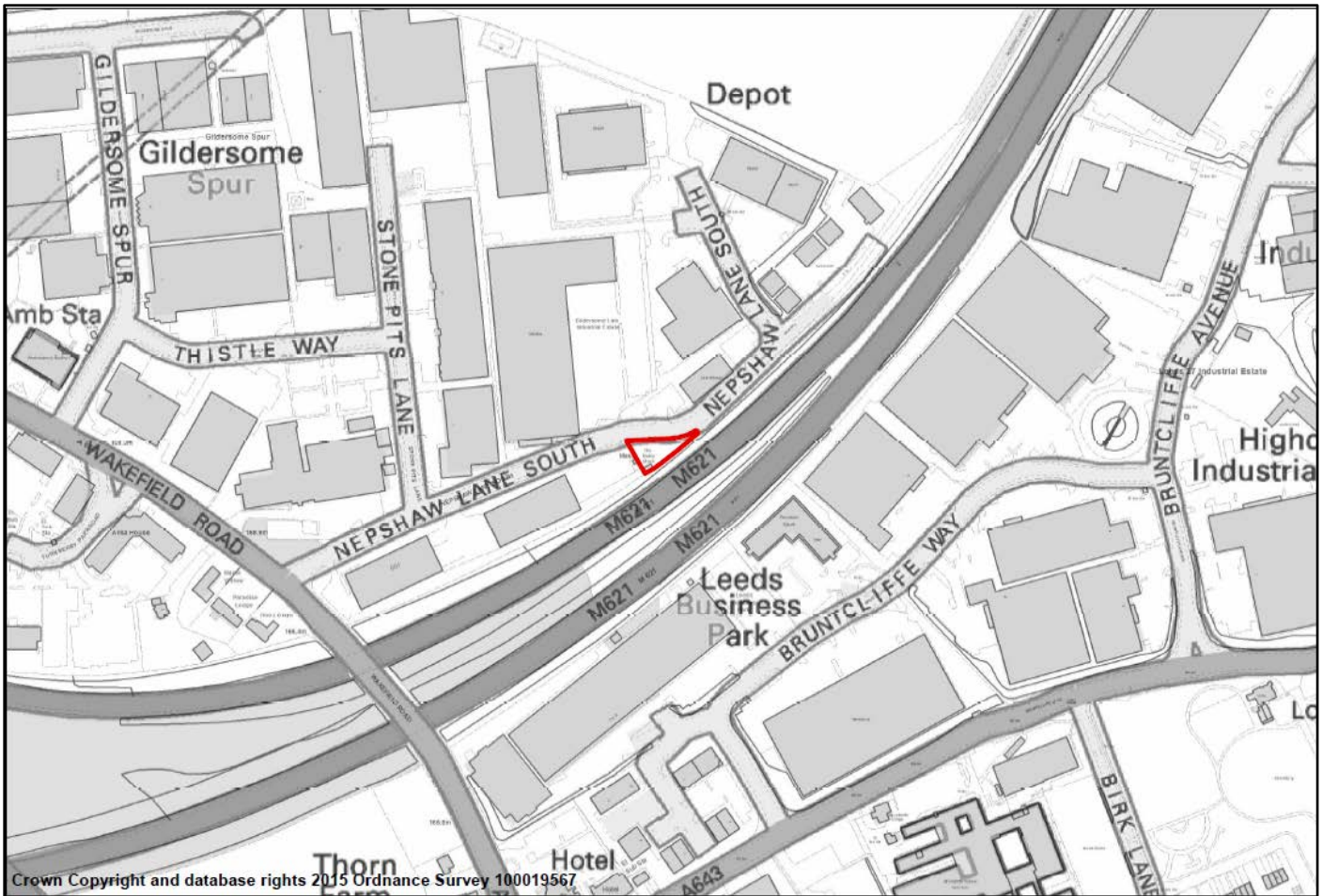
**Site Type:** Gypsy & Travellers

**Site Area:** 0.05 ha

**Number of Pitches:** 2

**Ward:** Morley South

**HMCA:** Outer South West



## HG6-8: SPRINGFIELD VILLAS, GILDERSOME

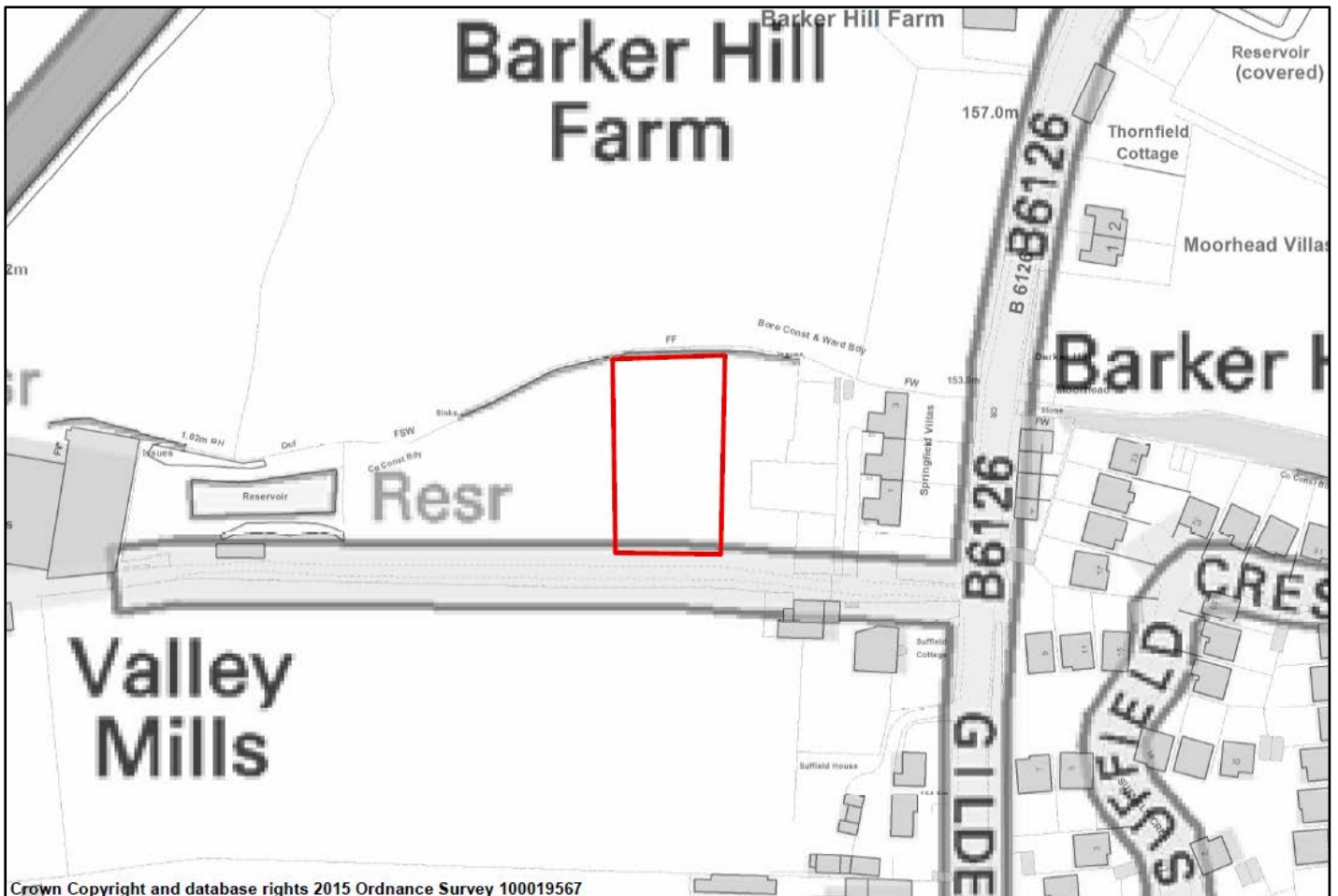
**Site Type:** Gypsy & Travellers

**Site Area:** 0.14 ha

**Number of Pitches:** 2

**Ward:** Morley North

**HMCA:** Outer South West



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## HG6-9: DUNNINGLEY LANE, MIDDLETON

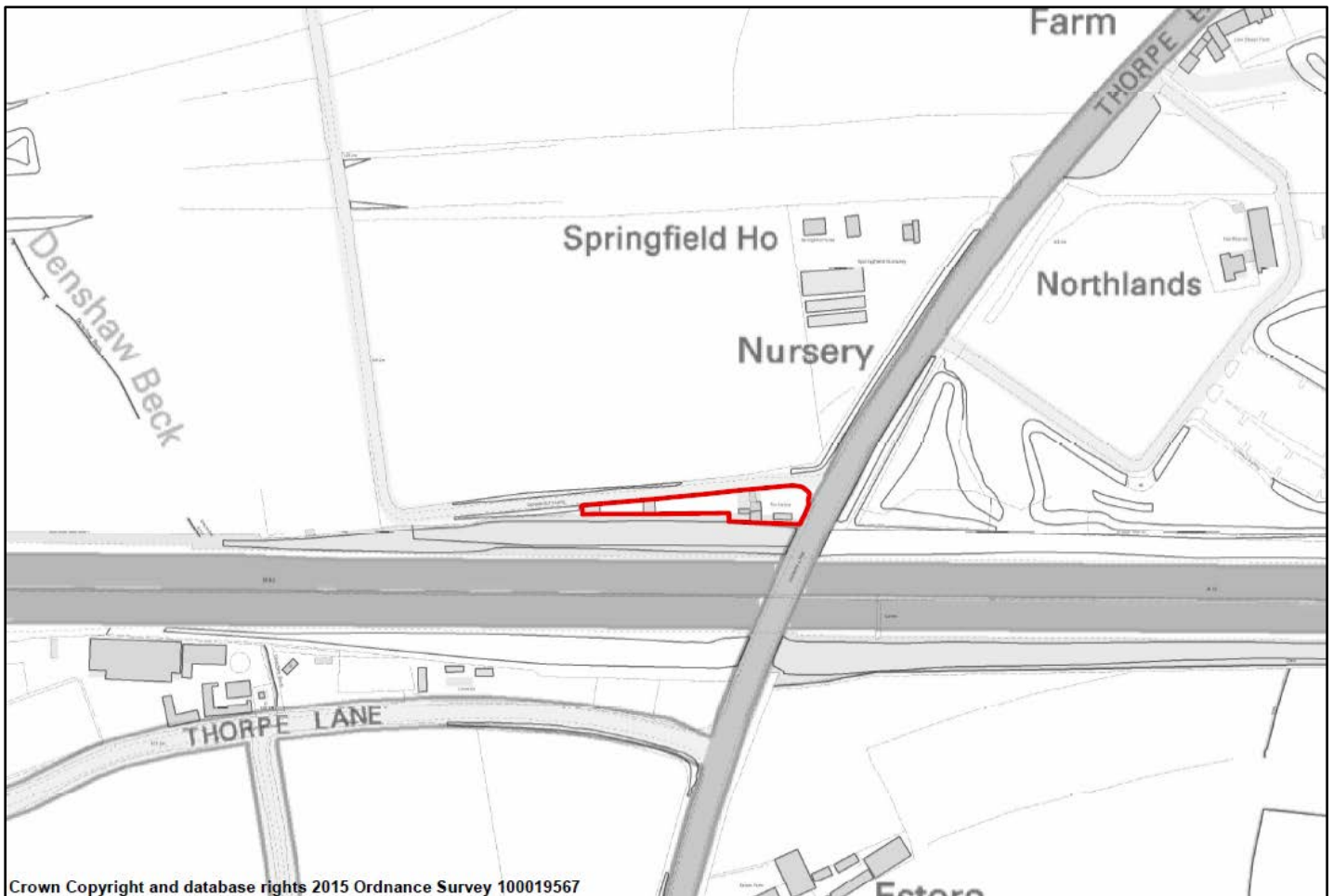
**Site Type:** Gypsy & Travellers

**Site Area:** 0.14 ha

**Number of Pitches:** 2

**Ward:** Ardsley & Robin Hood

**HMCA:** Outer South West



## HG6-15: THORPE LANE WEST, TINGLEY

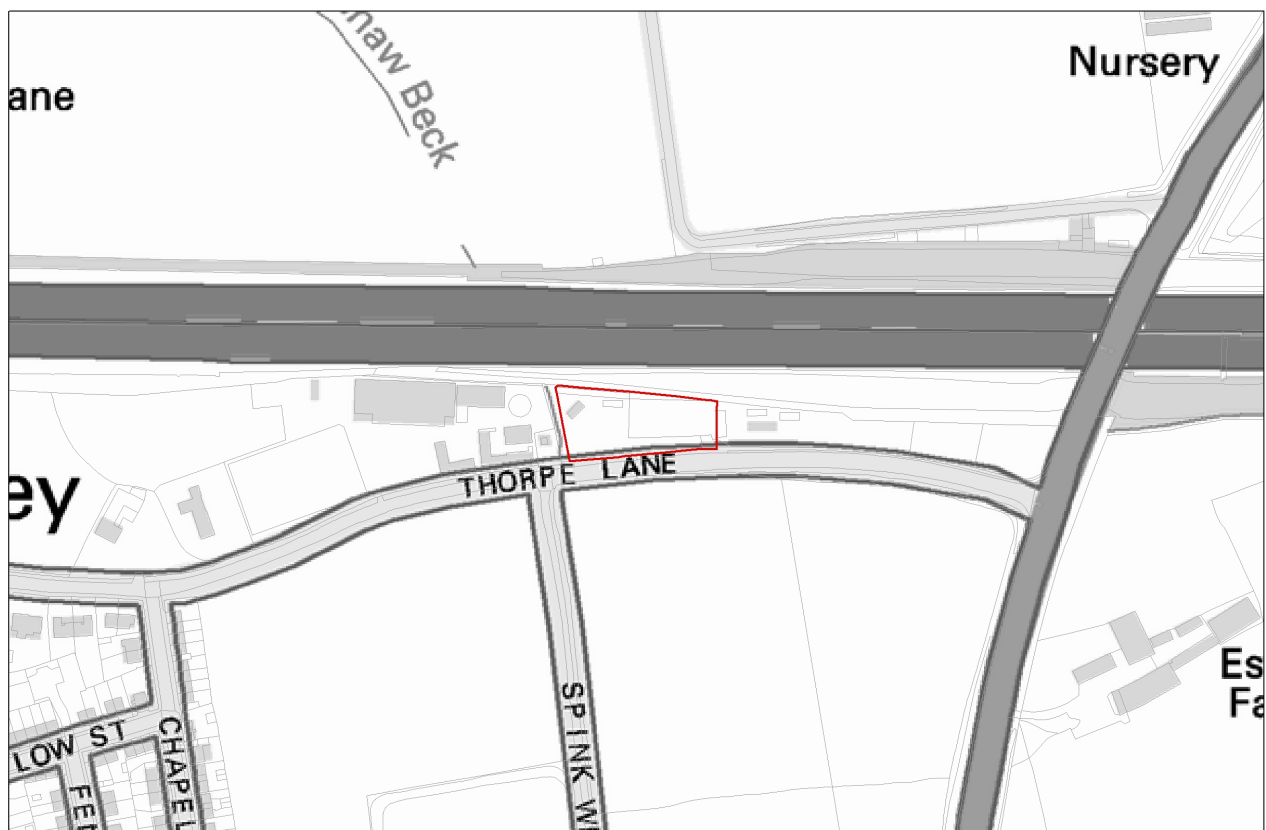
**Site Type:** Gypsy & Travellers

**Site Area:**

**Number of Pitches:** 2

**Ward:** Ardsley & Robin Hood

**HMCA:** Outer South West



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## HG6-16: THORPE LANE EAST, TINGLEY

**Site Type:** Gypsy & Travellers

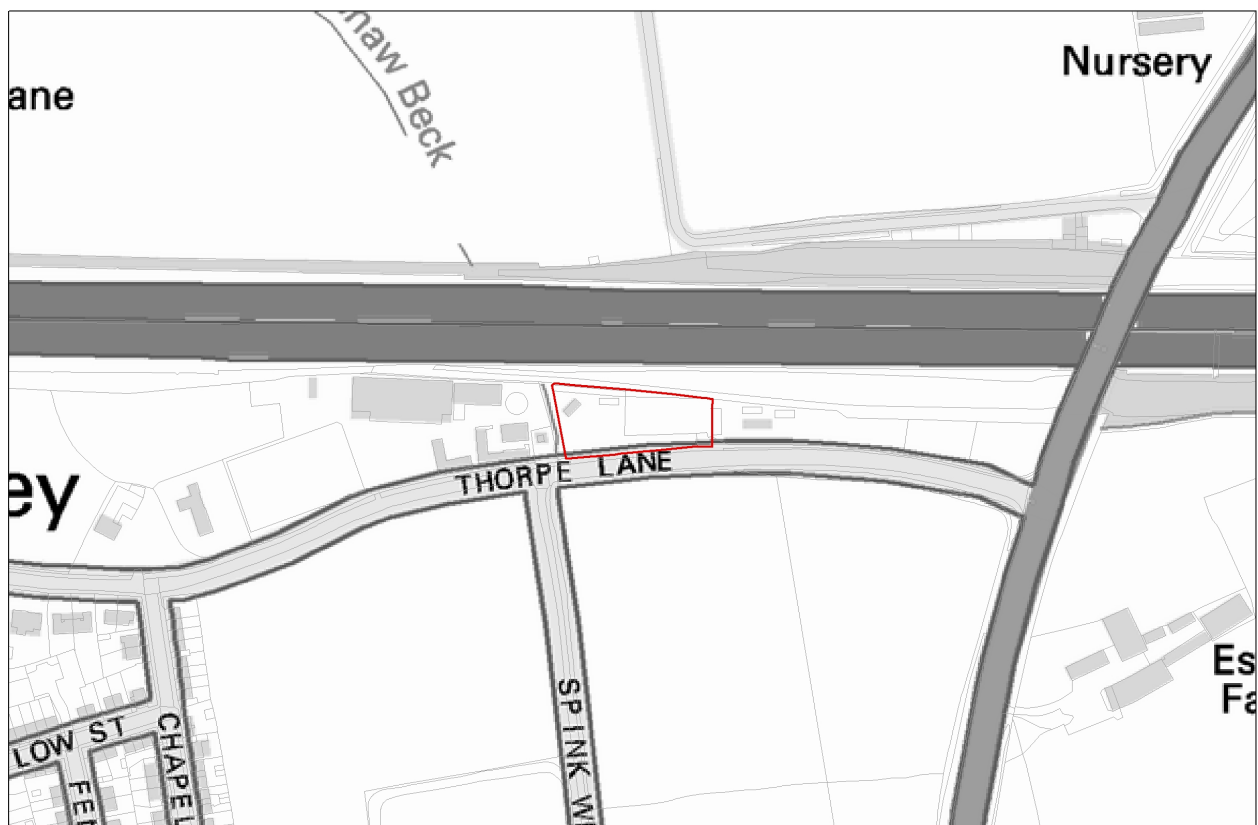
**Site Area:**

**Number of Pitches:** 2

(1 existing pitch + 1 additional pitch)

**Ward:** Ardsley & Robin Hood

**HMCA:** Outer South West



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## HG7-1: WEST WOOD, DEWSBURY ROAD, TINGLEY

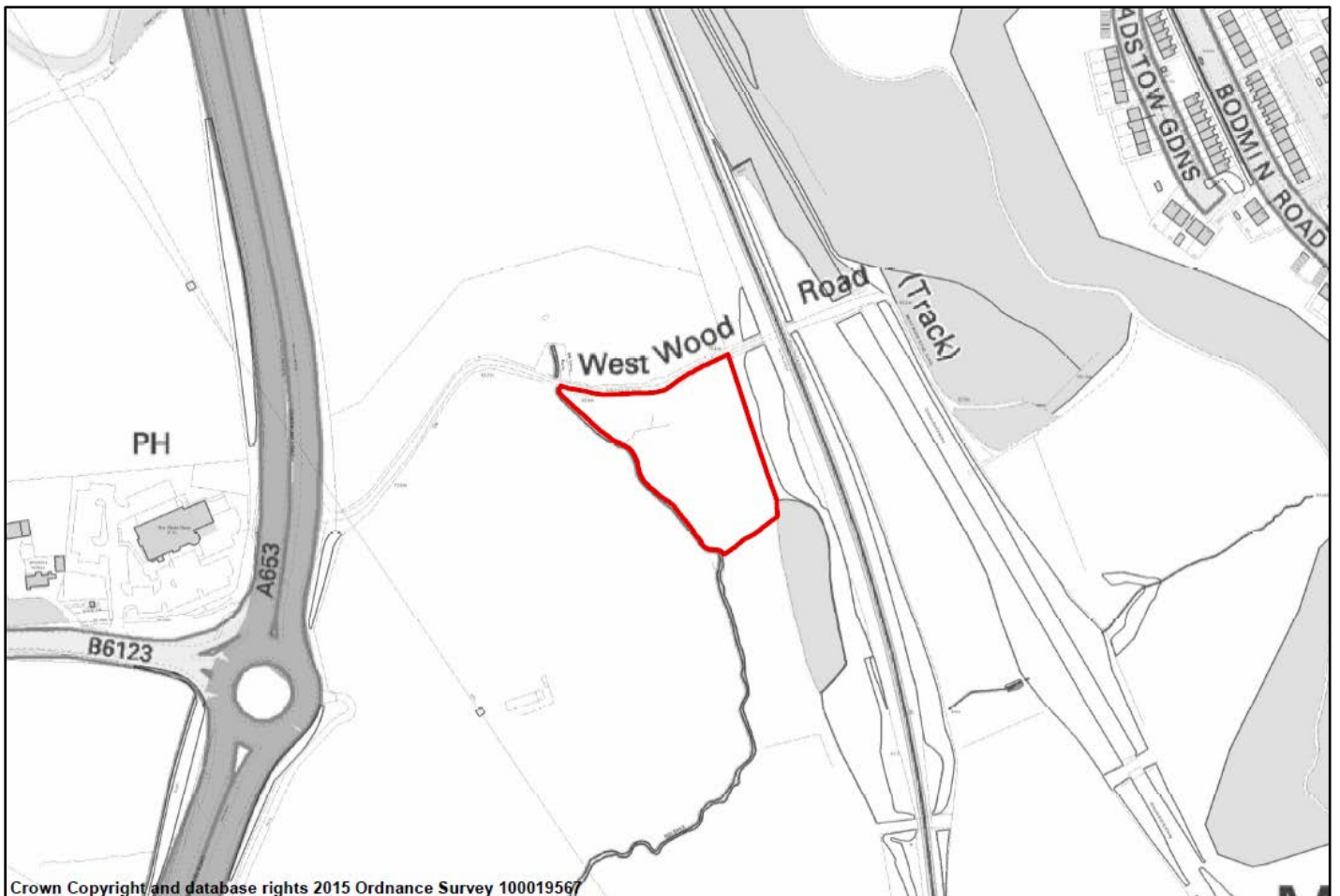
**Site Type:** Gypsy & Travellers

**Site Area:** 0.68 ha

**Number of Pitches:** 5

**Ward:** Ardsley & Robin Hood

**HMCA:** Outer South West



## **Site Requirements**

### Highways

Access to be taken from A653. Access and access road should be of adoptable standard and may need widening.

### Trees

Significant trees and areas of woodland should be protected and safeguarded. A tree survey should accompany any subsequent planning application.

### Ecology

An ecological assessment of the site is required and where appropriate, mitigation measures will need to be provided to protect and enhance the ecological interest of the site and surrounding area.

### Flood Risk

A Flood Risk Assessment is required and recommended mitigation measures should be incorporated into proposed schemes. Any pitches should be situated outside the areas of the site which are in high flood risk.

### PROW

Improvements to the adjacent PROW are required to provide safe vehicular access to the site. Any scheme should effectively manage the potential conflicts between the different users of the access road.

### Other

The site shall only be occupied by those persons who meet the legal definition of Gypsies and Travellers

## HG8-1: WHITEHALL ROAD, GILDERSOME

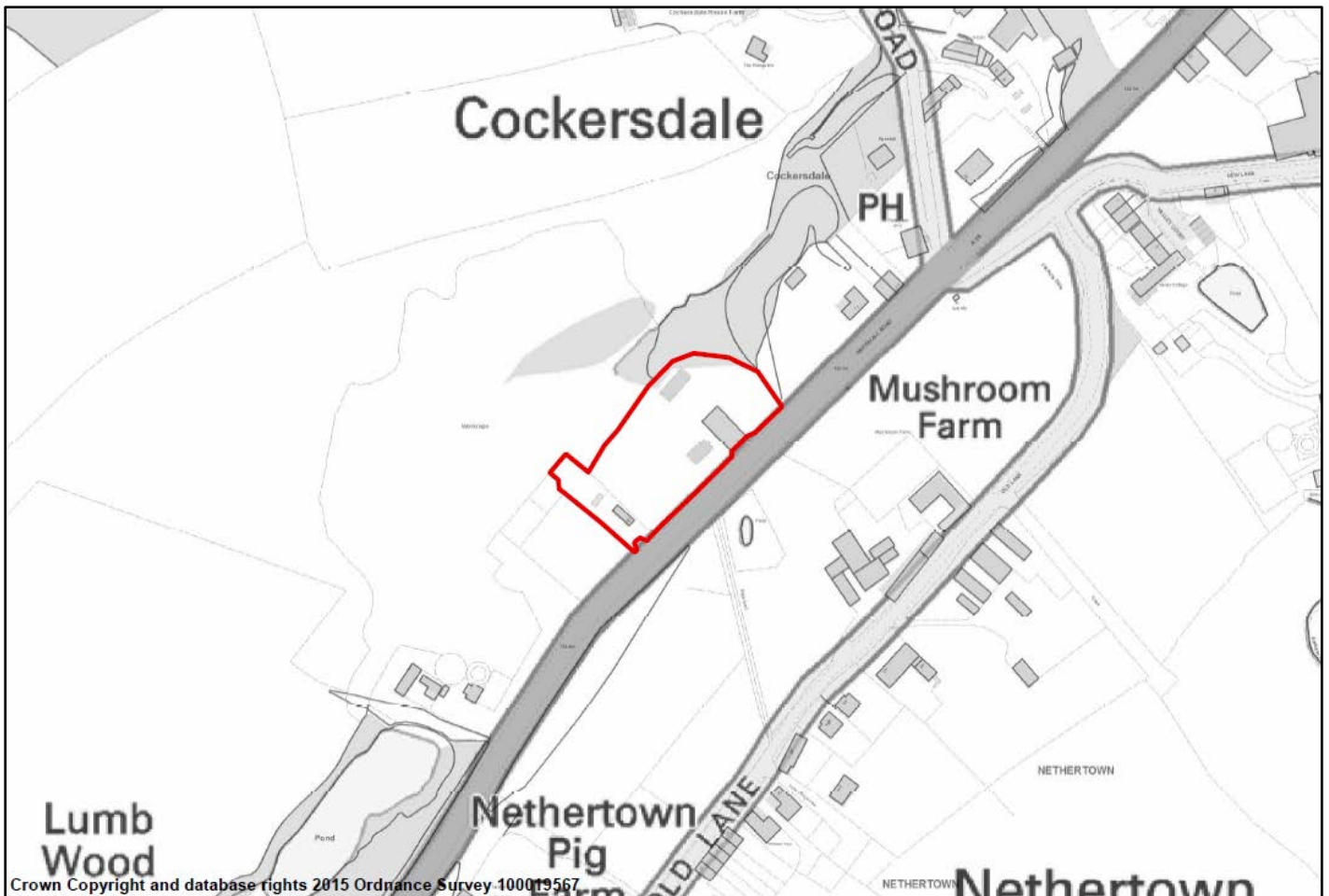
**Site Type:** Travelling Showpeople

**Site Area:** 0.50 ha

**Number of Plots:** 8

**Ward:** Morley North

**HMCA:** Outer South West



## EMPLOYMENT PROPOSALS FOR OUTER SOUTH WEST

### Offices

3.10.15 The sites in Outer South West 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 5.4.16) and/or were allocated for employment including office on the Unitary Development Plan and are to be retained as such count towards the employment requirement.

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

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

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

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

<b>Plan Ref</b>	<b>ELR Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>
EO1-22	2302404	R/o Arlington Business Centre Millshaw Park Avenue Ls11	0.4	3,280
EO1-23	2304560	Millshaw Park Lane Leeds LS11 0LT	2.3	6,265
EO1-24	2302835	Phase 2c Capitol Park Tingley Common Tingley Wf3	1	4,400
EO1-38	2105090	St Anthony's Road Beeston	2.9	3,295
EO1-39	2302836	Phase 3 Capitol Park Tingley Common Wf3	2.4	1,600
<b>Identified office employment total (sqm):</b>				<b>18,840</b>

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

### General Employment

3.10.17 The sites in Outer South West 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 5.4.16 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.

## POLICY EG1- IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE

1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED GENERAL EMPLOYMENT SITES.

2) IDENTIFIED GENERAL EMPLOYMENT SITES CONTRIBUTE TO THE TARGET FOR GENERAL EMPLOYMENT USE SET OUT IN CORE STRATEGY POLICY SP9.

THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR GENERAL EMPLOYMENT USE). IN OUTER SOUTH WEST THESE SITES ARE:

Plan Ref	ELR Ref	Address	Area ha	Capacity
EG1-46	2105040	Former Pack Horse Inn Gelderd Road LS12	0.3	0.26
EG1-47	2403262	R/o Nina Works Cottingley Spring Gelderd Road Ls27	0.6	0.63
EG1-48	2403810	Opp Ravell Works Gelderd Road Wortley Ls12	5	5.02
EG1-50	2304190	Unit A Bracken Park & Overland Industrial Estate Gelderd Road ,Gildersome Ls27	2.6	0.35
EG1-51	2304191	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road, Gildersome Ls27	0.81	0.81
EG1-52	2301611	Wakefield Road Gildersome	3.6	3.57
EG1-53	2304060	R/o Epsom Court Bruntcliffe Avenue Morley Ls27	0.3	0.29
EG1-55	2300894	Adj Ravenheat Ltd Chartists Way Morley	0.1	0.09
EG1-56	2300262	Plots 210-220 Howley Park Ind Est Morley	1.26	1.26
EG1-57	2300268	Plots 410 & 420 Howley Park Road East Morley Ls27	1.8	1.81
EG1-58	2301350	Howley Park Ind Estate Morley	2.38	2.38
EG1-60	2302750	Topcliffe Lane Tingley Ls27	1.3	1.28
EG1-67	2104440	S/o Premier House Ring Road Royds Lane Ls12	0.3	0.33
EG1-69	2105250	Leeds College Of Building, Parkside Lane	0.33	0.33
EG1-71	2304600	Capital House, Bruntcliffe Way, Morley	1.54	1.54
EG1-73	EMP00356	Land at Howley Park Trading Estate, Morley	3.15	3.15
<b>Identified general employment total (ha):</b>				<b>23.1</b>

3.10.17.1 In addition to the sites above, there are a couple of sites in Outer South West that are already safeguarded Natural Resource and Waste Local Plan (NRWLP) sites. They will contribute towards employment land provision because they have either been given planning permission within the plan period for minerals or waste use that also counts as a type of employment, or have been allocated in the adopted NRWLP 2013. These safeguarded NRWLP sites are listed below, amounting to 4.35 hectares.

**List of NRW Safeguarded Sites that contribute to employment land requirement:**

- Site ref 2300267 (previously EG1-59) Plot 460 Howley Park Ind Est Morley – 1.15ha capacity
- Site ref 2202570 (previously EG1-61) Lingwell Gate Lane, Thorpe (west) – 3.2ha capacity

The total amount of identified general employment land in Outer South West is therefore **27.45ha**.

**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.**

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

Plan Ref	ELR Ref	Address	Area ha	Capacity
EG2-14	2104450	Royds Service Station Royds Lane Beeston	0.3	0.26
EG2-16	2101900	Parkside Lane Ls 11	3.4	3.4
EG2-19	CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	26.8	26.8
EG2-20	2200462	Fall Lane East Ardsley Wf3	0.6	0.59
EG2-21	2202290	Lingwell Gate Lane, Thorpe	3.7	3.7
EG2-23	2303010_2303011	Land At Nepshaw Lane Asquith Avenue Gildersome	29.04	29.04
EG2-26	EMP00355	Leeds College of Technology, Westland Road, Beeston	2.03	2.03
<b>Allocated for general employment total (ha):</b>				<b>65.82</b>

# Site Reference: EG2-14 (2104450)

**Site Address:** Royds Service Station Royds Lane Beeston

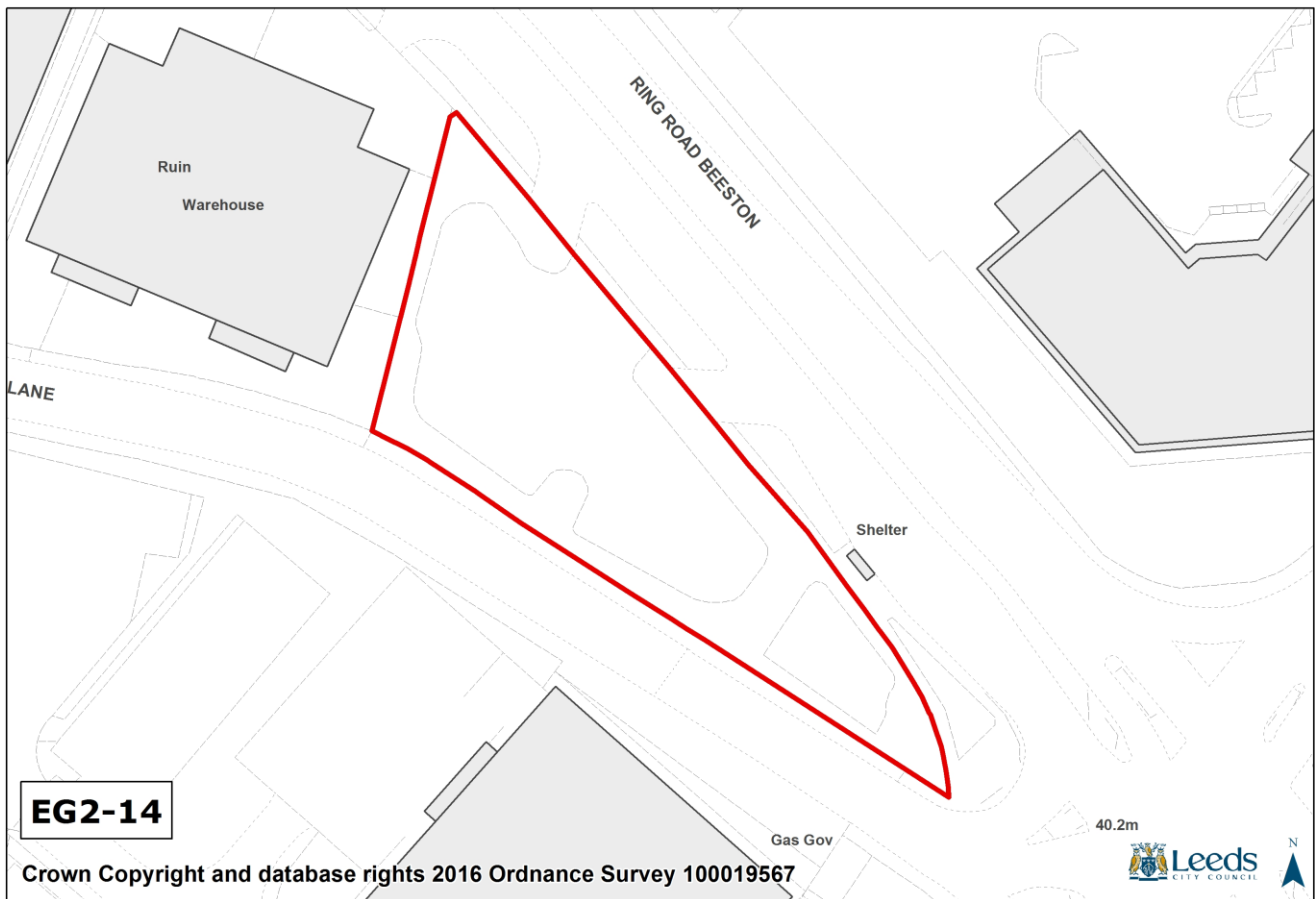
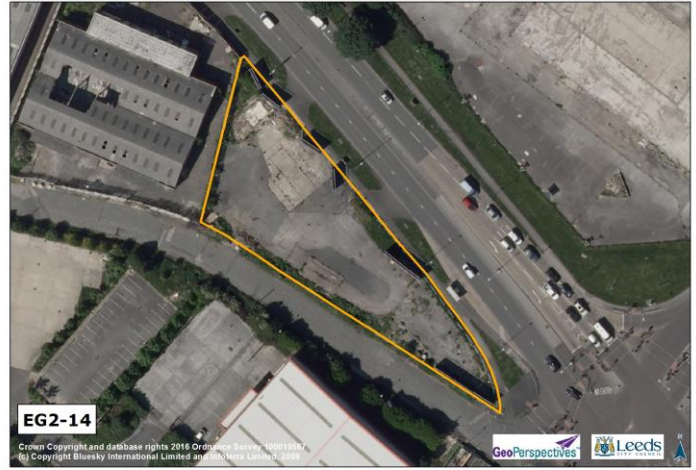
## General employment allocation

**Site Capacity:** 0.26 hectares

**Site Area:** 0.26 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Outer South West



No site specific requirements

# Site Reference: EG2-16 (2101900)

**Site Address:** Parkside Lane Ls 11

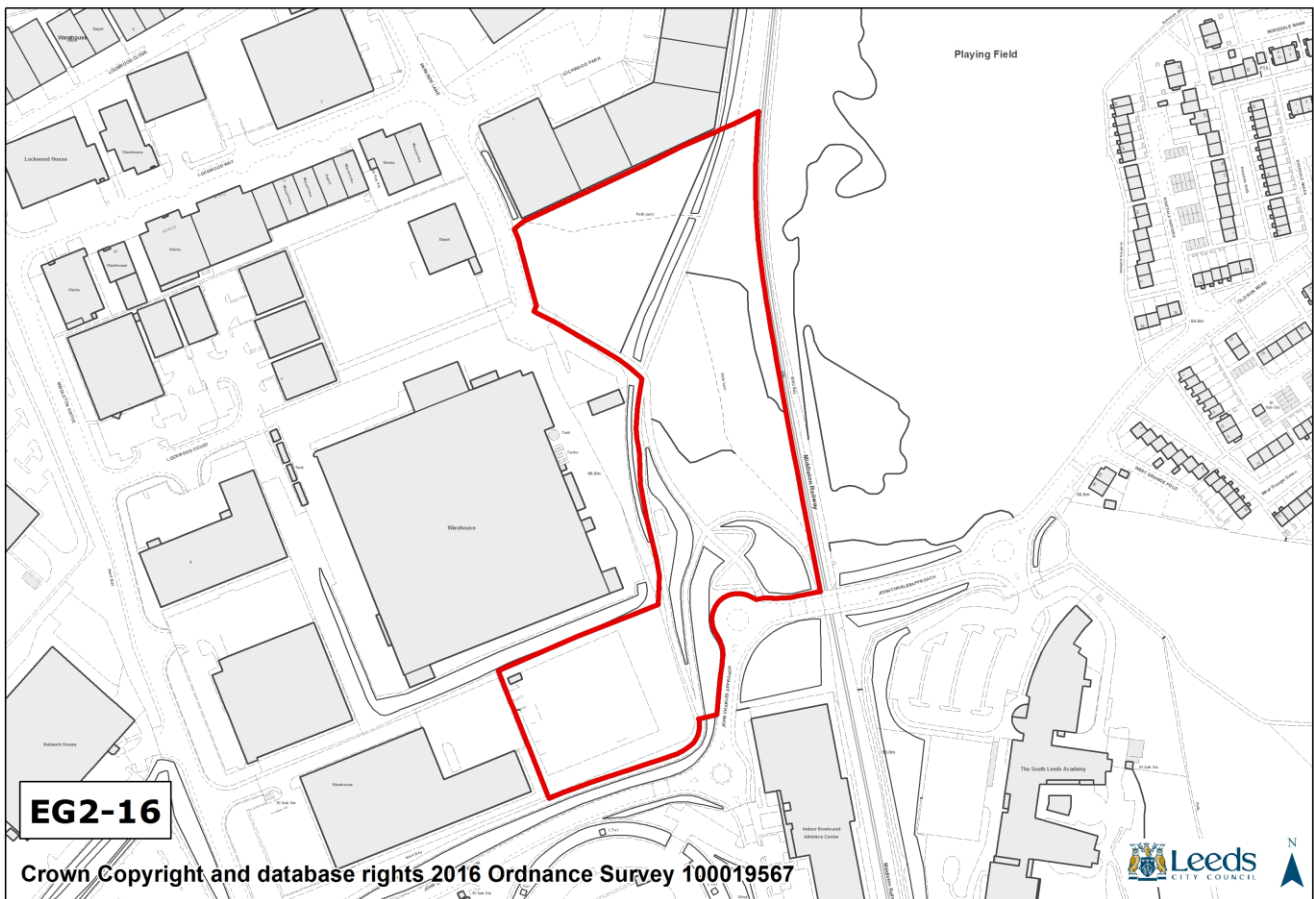
## General employment allocation

**Site Capacity:** 3.4 hectares

**Site Area:** 3.4 hectares

**Ward:** City and Hunslet

**HMCA:** Outer South West





## Site Requirements - EG2-16:

---

- **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: EG2-19 (CFSM010)

**Site Address:** Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds

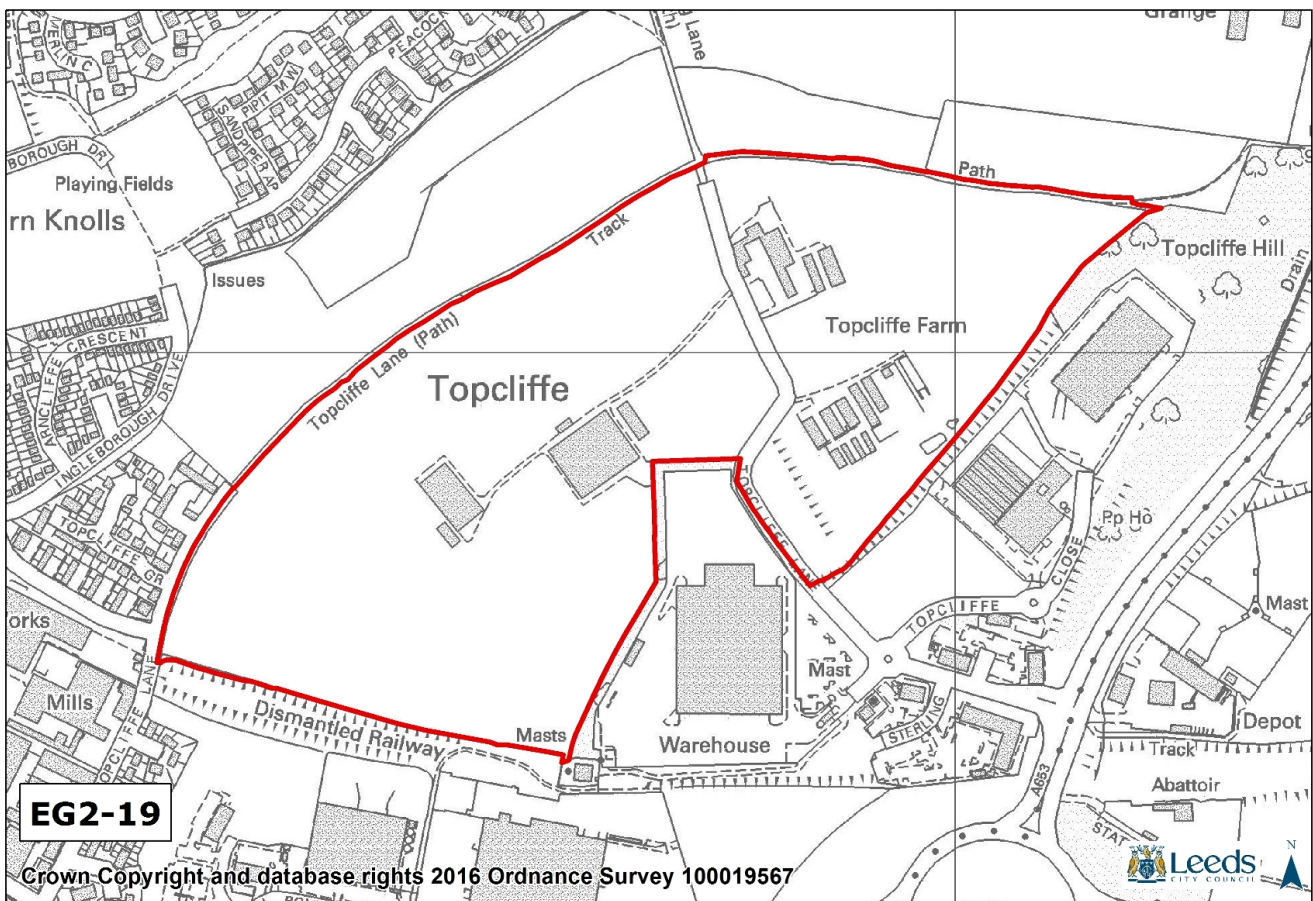
## General employment allocation

**Site Capacity:** 26.8 hectares

**Site Area:** 26.84 hectares

**Ward:** Morley South

**HMCA:** Outer South West



## Site Requirements - EG2-19:

---

- **Local Highway Network:**

There is a direct impact upon M62 Junction 28 Tingley roundabout from this development. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England, taking into account the cumulative impact of other allocated sites in the area. There is also a direct impact upon the A6110 and a contribution will be required towards planned improvement schemes. In addition, there is also likely to be a cumulative impact upon the A650 / Rein Rd junction and contributions will be required towards mitigating measures. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **Culverts and Canalised Water Courses:**

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

- **Conservation Area:**

The site is within, or affects the setting of, a proposed Conservation Area. When adopted, any development should preserve or enhance the character or appearance of the Conservation Area. Some buildings at Topcliffe Farm at end of Topcliffe Lane may be considered to be Non-Designated Heritage Assets based upon the existing buildings' age and local architectural and vernacular character, and their loss through demolition would require justification..

# Site Reference: EG2-20 (2200462)

**Site Address:** Fall Lane East Ardsley Wf3

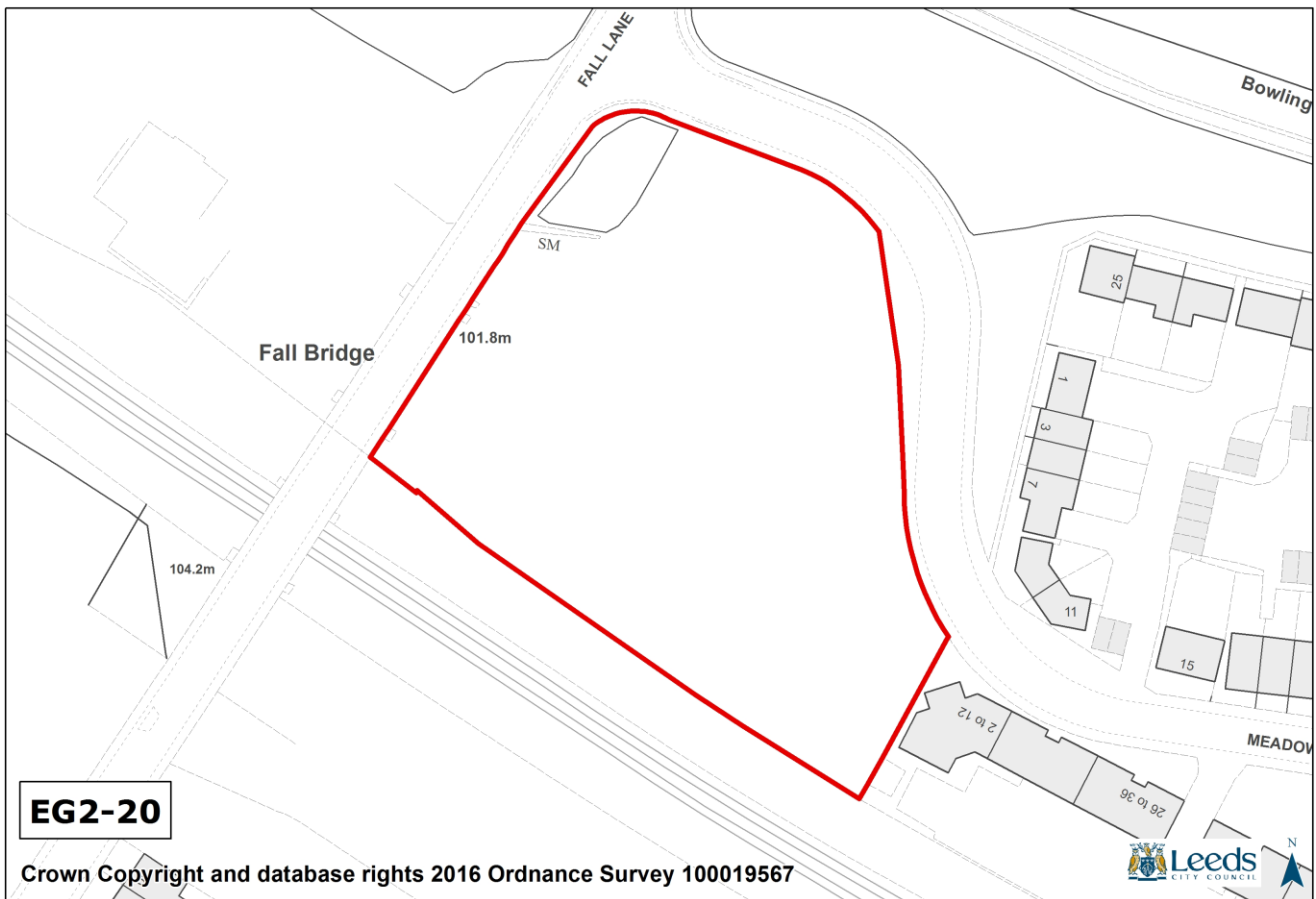
**General employment allocation**

**Site Capacity:** 0.59 hectares

**Site Area:** 0.59 hectares

**Ward:** Ardsley and Robin Hood

**HMCA:** Outer South West



No site specific requirements

# Site Reference: EG2-21 (2202290)

**Site Address:** Lingwell Gate Lane, Thorpe

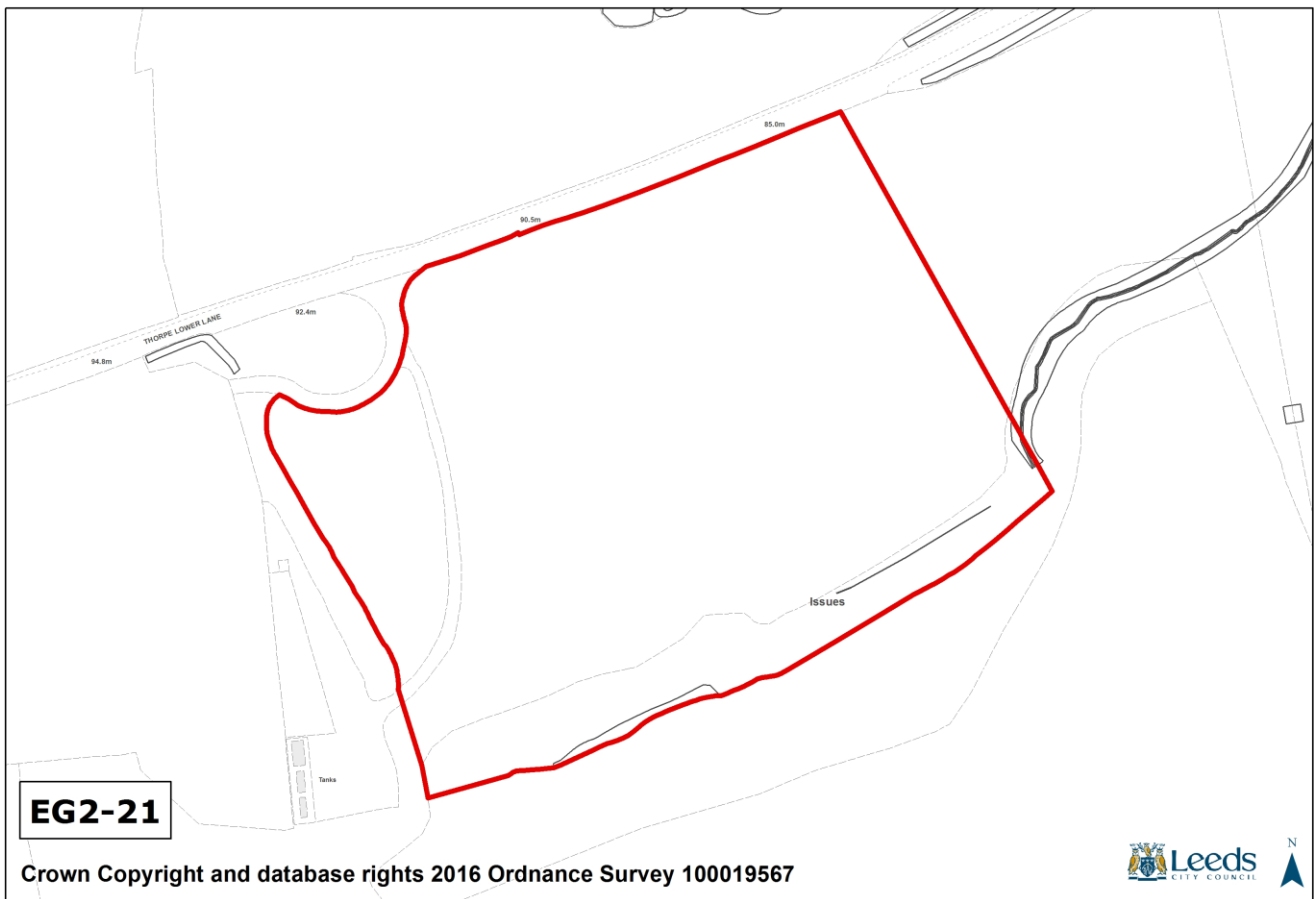
## General employment allocation

**Site Capacity:** 3.7 hectares

**Site Area:** 3.7 hectares

**Ward:** Ardsley and Robin Hood

**HMCA:** Outer South West



## Site Requirements - EG2-21:

---

- **Local Highway Network:**

There is likely to be a cumulative impact upon the A61/A654 junction from this site. Contributions will be expected towards improvements.

# Site Reference: EG2-23 (2303010\_2303011)

**Site Address:** Land At Nepshaw Lane Asquith Avenue Gildersome

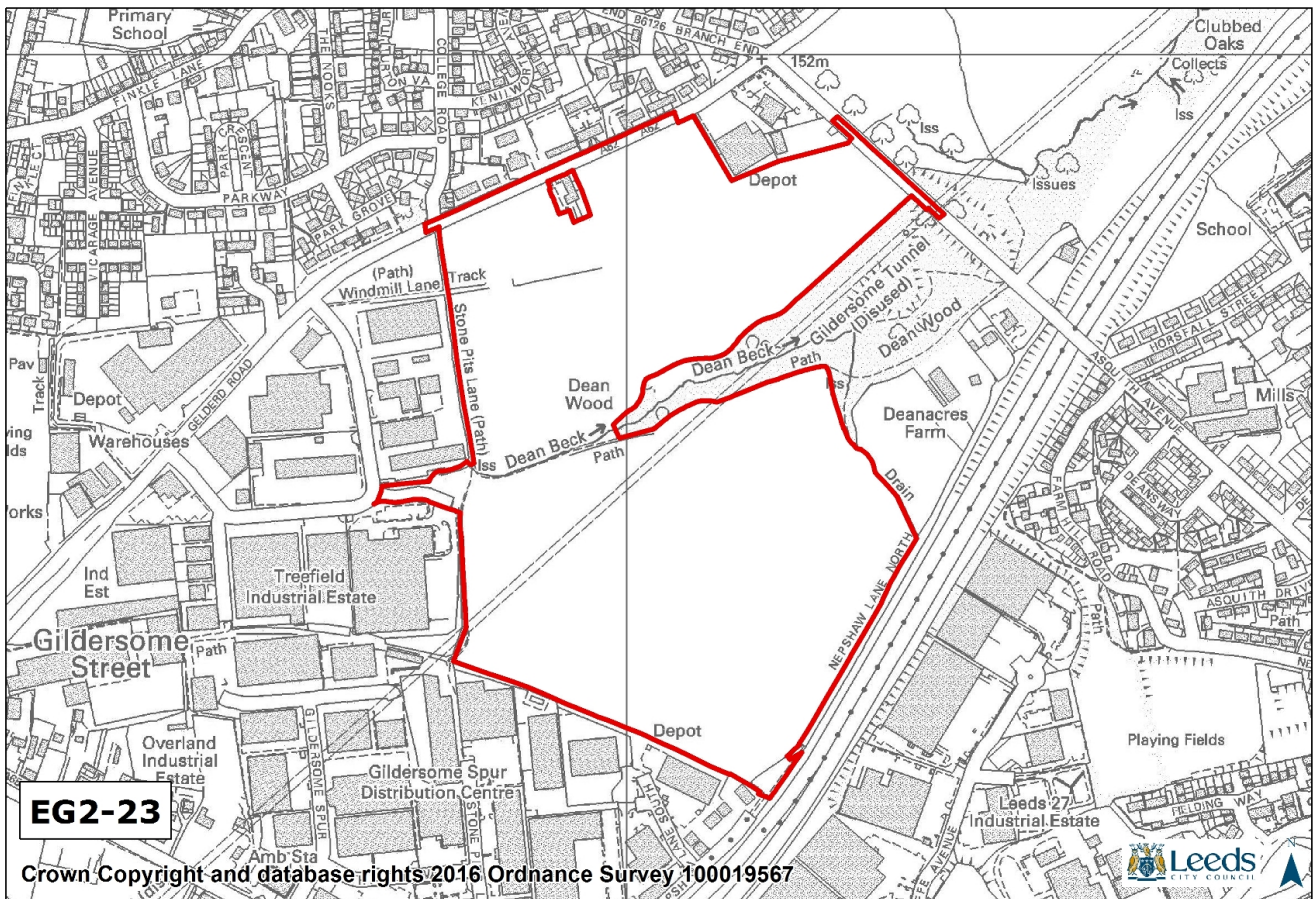
**General employment allocation**

**Site Capacity:** 29.04 hectares

**Site Area:** 29.04 hectares

**Ward:** Morley North

**HMCA:** Outer South West



## Site Requirements - EG2-23:

---

- **Highway Access to Site:**

The site requires a link road through the site between A62 Gelderd Road and Asquith Avenue. Traffic management measures will be required on the local road network and suitable accesses on to A62 Gelderd Road and Asquith Avenue.

- **Local Highway Network:**

There is a direct impact upon the congested A62/Asquith Avenue junction. To mitigate this impact the development will be required to contribute towards the planned improvement scheme. There will also be an impact upon the A62/A650 junction at Gildersome. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **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



# Site Reference: EG2-26 (EMP00355)

**Site Address:** Leeds College of Technology, Westland Road, Beeston, Leeds

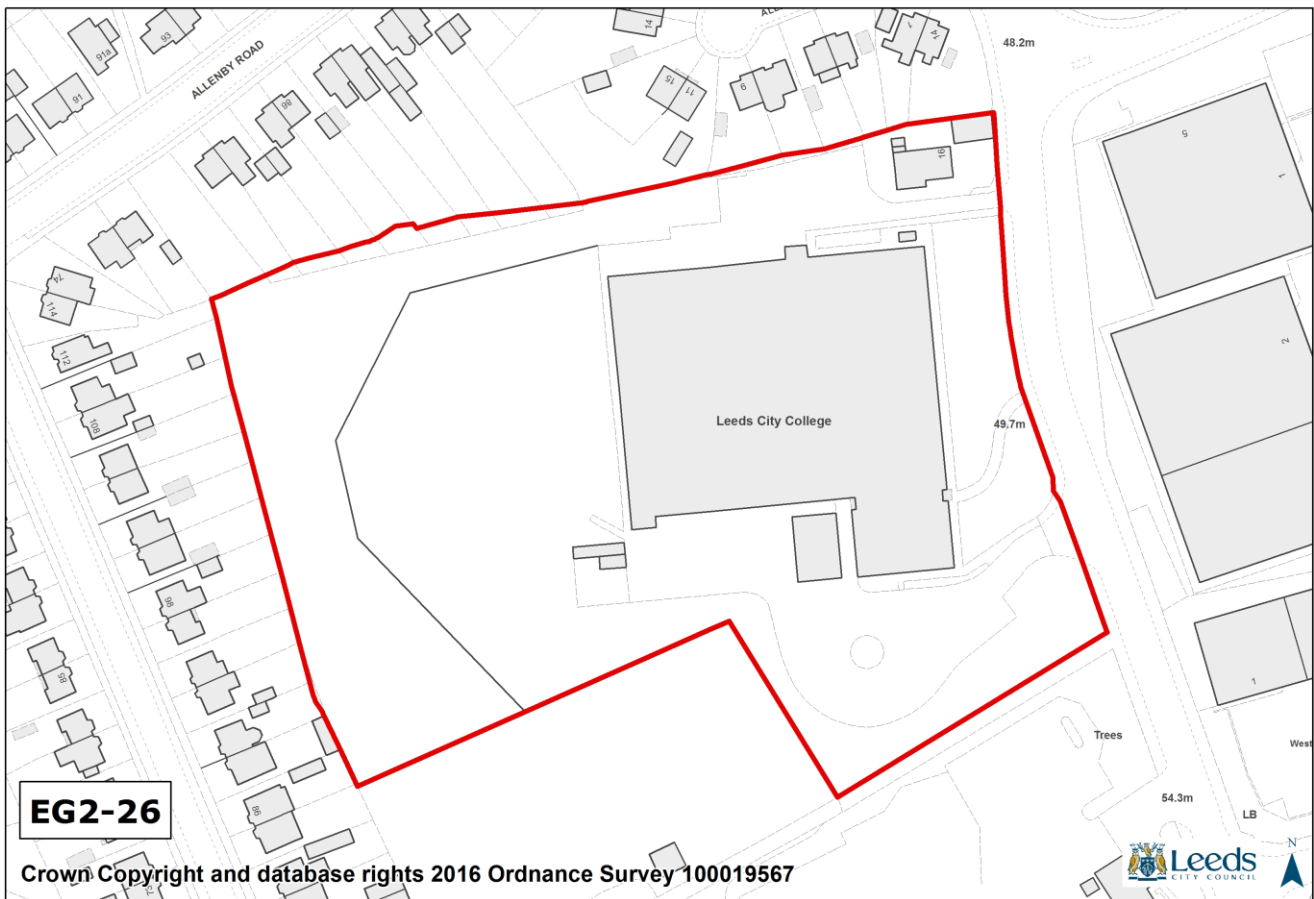
## General employment allocation

**Site Capacity:** 2.03 hectares

**Site Area:** 2.03 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Outer South West



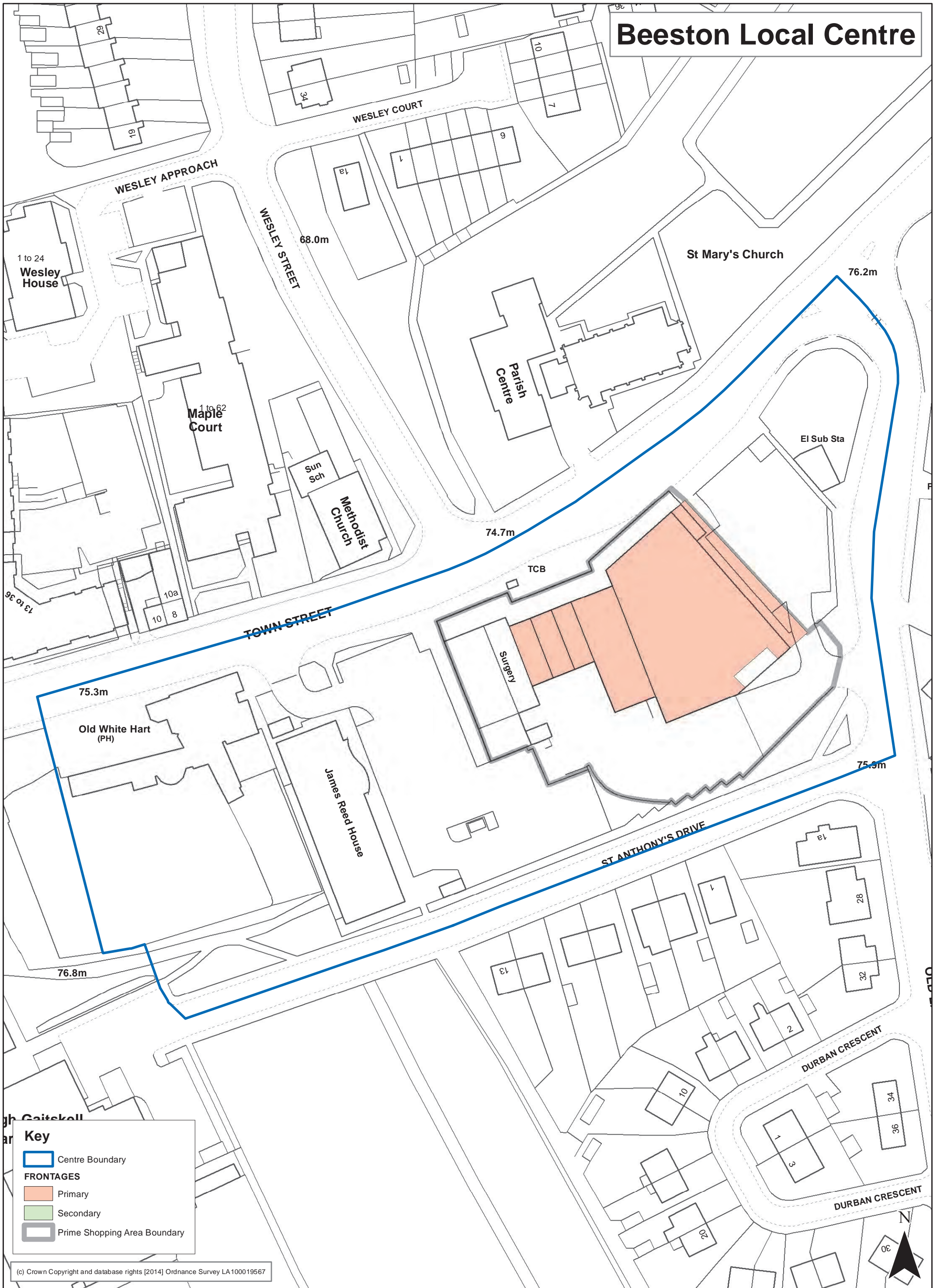
No site specific requirements

## GREENSPACE PROPOSALS FOR OUTER SOUTH WEST

- 3.10.18 The plan shows the green space sites proposed for designation within the Outer South West 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) . Greenspace located within housing or employment allocations is not identified for designation however greenspace 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 will also be a requirement in some site specific policies contained in the housing section of this chapter. 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. They are listed in the Green Space Background Paper.
- 3.10.19 The largest area of green space in the Outer South West area is Middleton Park (113.8ha) which gives opportunities for a range of recreational activities. Adjacent to the park is Middleton Park Golf Course (50ha) though the course has now closed and the City Council is considering what future use this area may have. South Leeds Golf Course (18ha & 27.5ha) lies to the west. There are a range of other green spaces offering a variety of facilities and opportunities for recreational activities, such as parks including Cross Flatts Park (17.3ha) and Scatcherd Park (4.3ha), recreation grounds including Glen Road Playing Fields (9.1ha) and Hembrigg Rec (3.9ha), and more natural areas including East Ardsley Reservoir (32.4ha) and Adwalton Moor (17ha). Nevertheless provision is still in need of improvement in terms of quantity, quality and accessibility. Revised surpluses and deficiencies by typology for the Wards that fall completely or partially within the Outer South West HMCA are contained in the Green Space Background Paper.

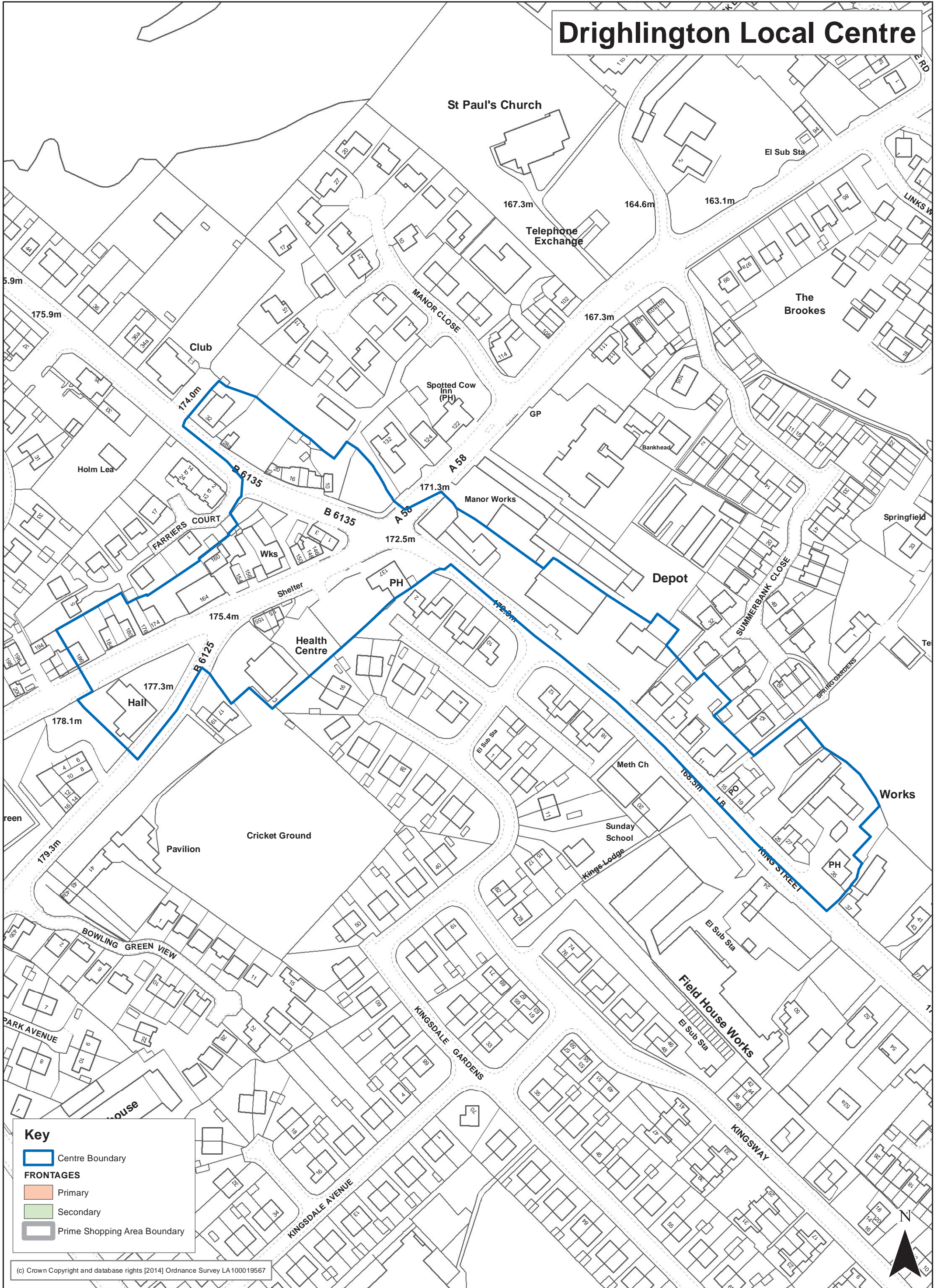
## Outer South West Retail and Site Allocations Plans

# Beeston Local Centre



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# Drighlington Local Centre

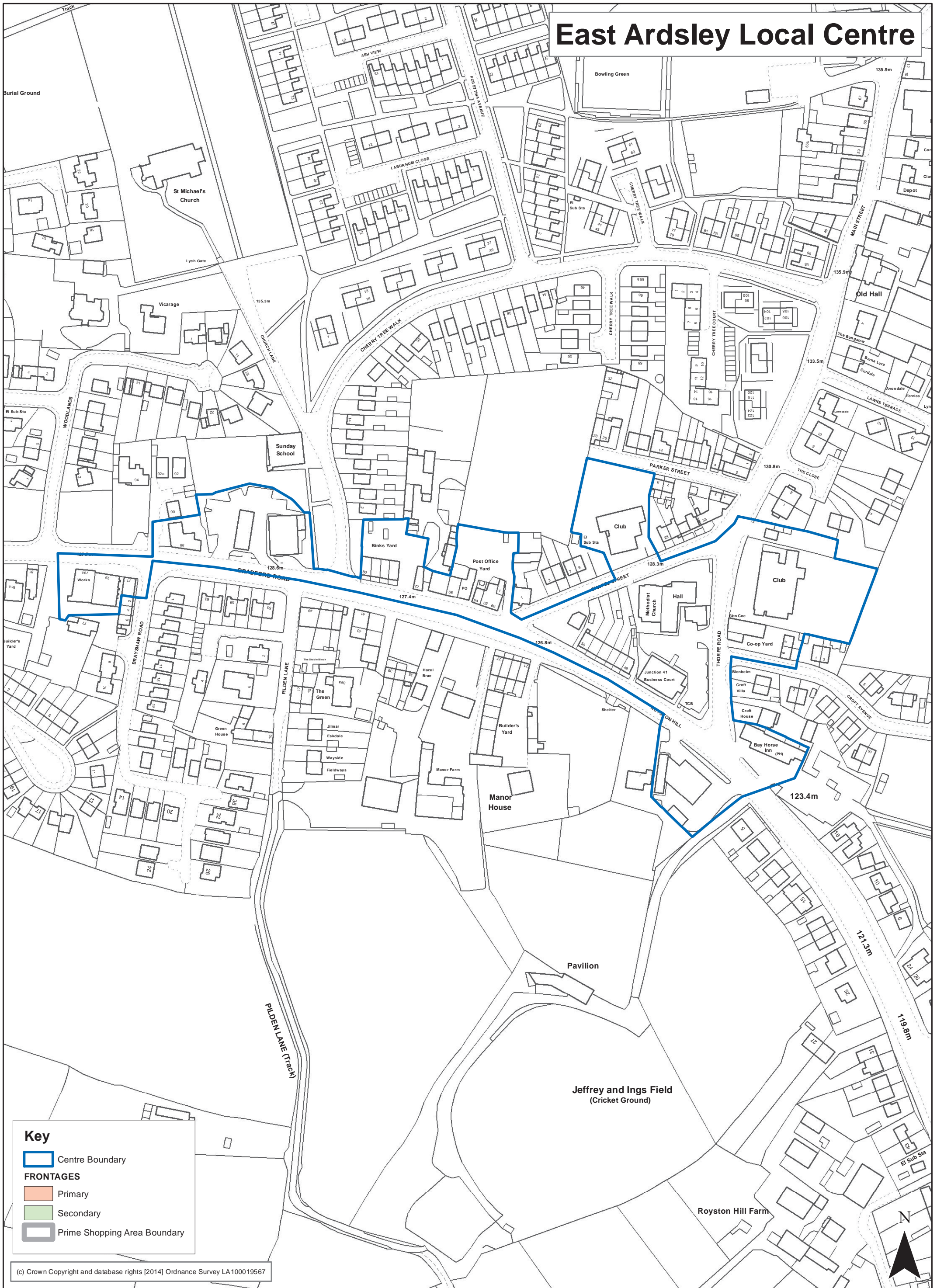


**Key**

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

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# East Ardsley Local Centre



**Key**

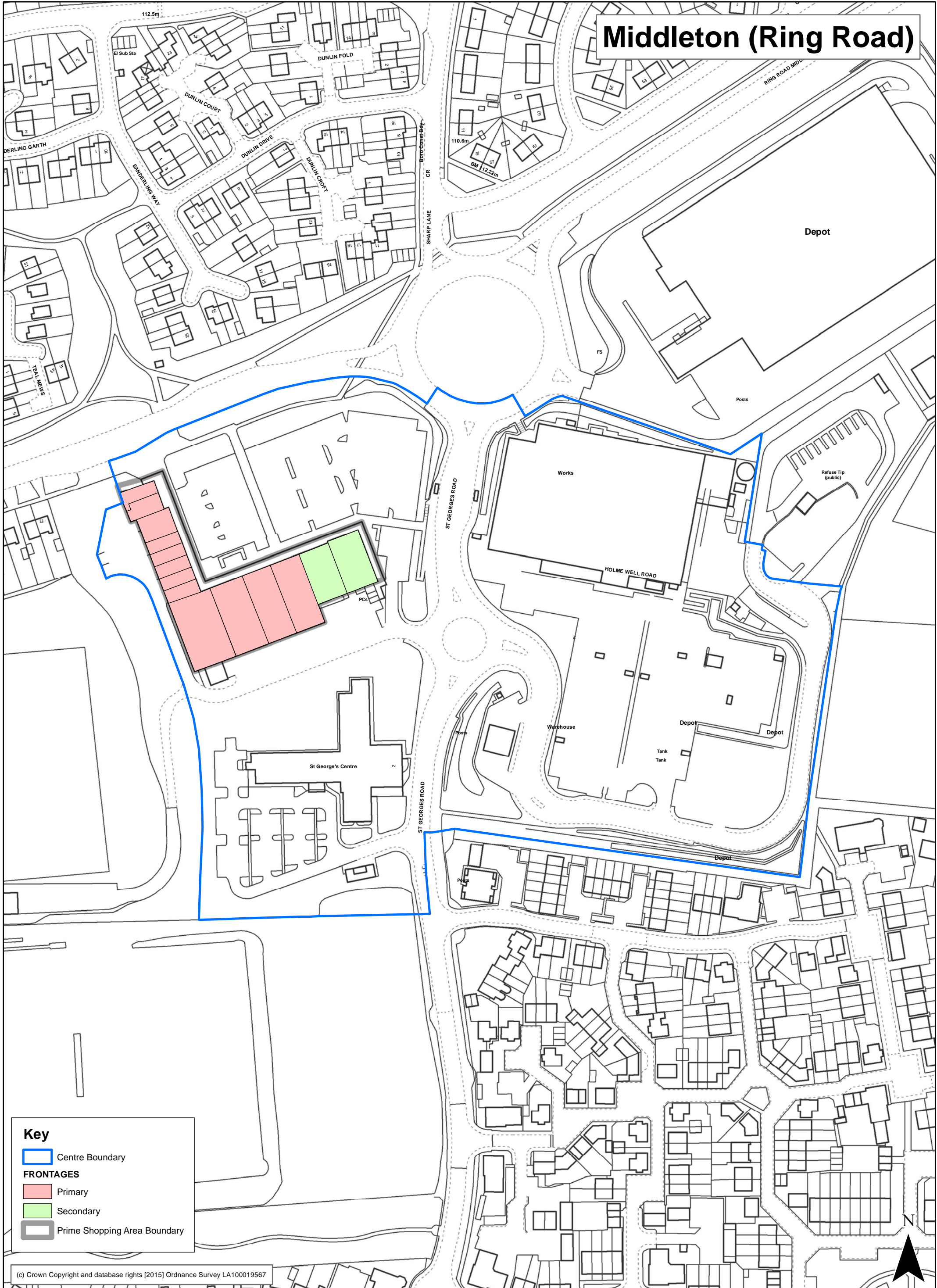
- Centre Boundary

**FRONTAGES**

- Primary
- Secondary
- Prime Shopping Area Boundary

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# Middleton (Ring Road)

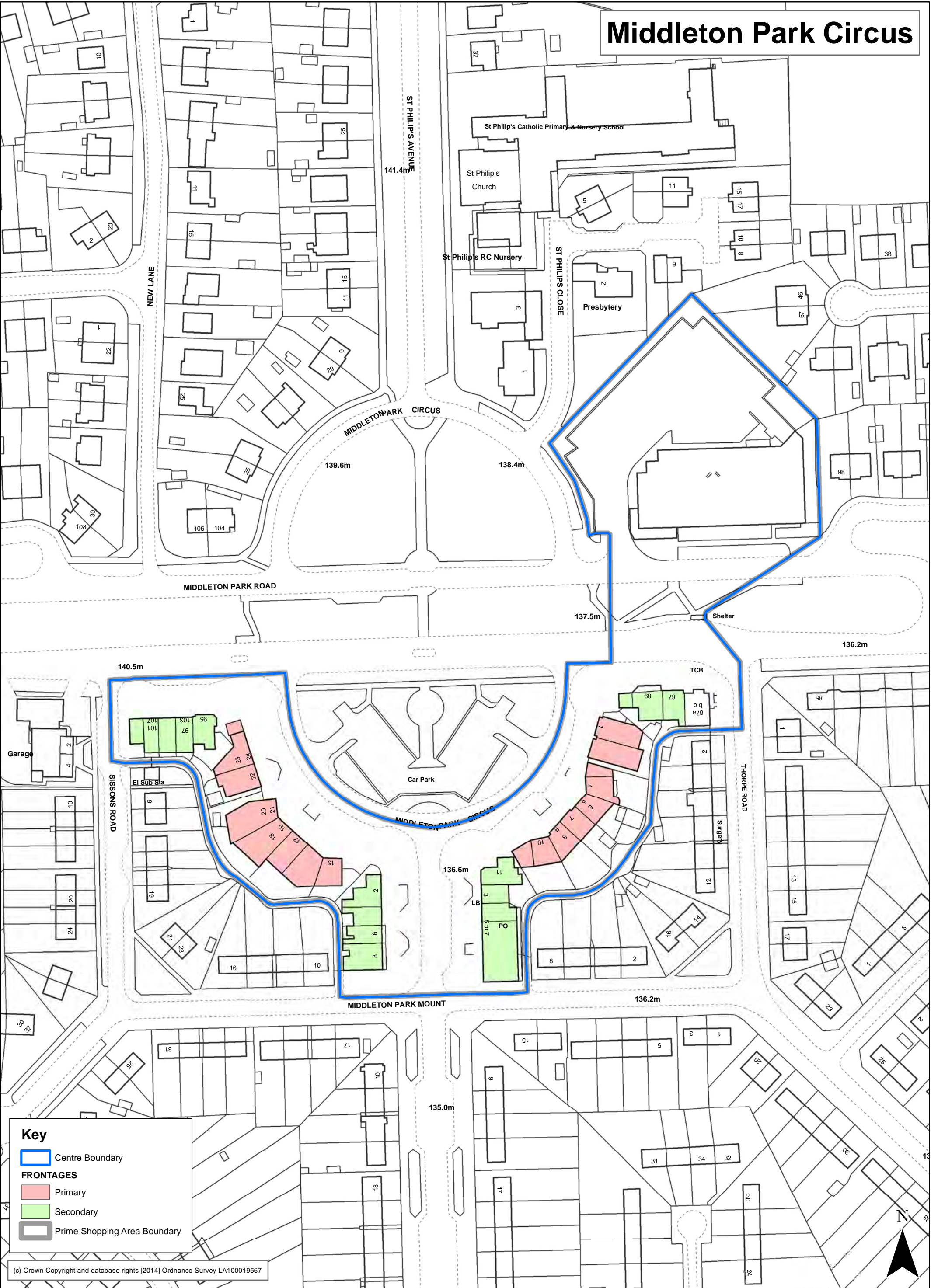


**Key**

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

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# Middleton Park Circus



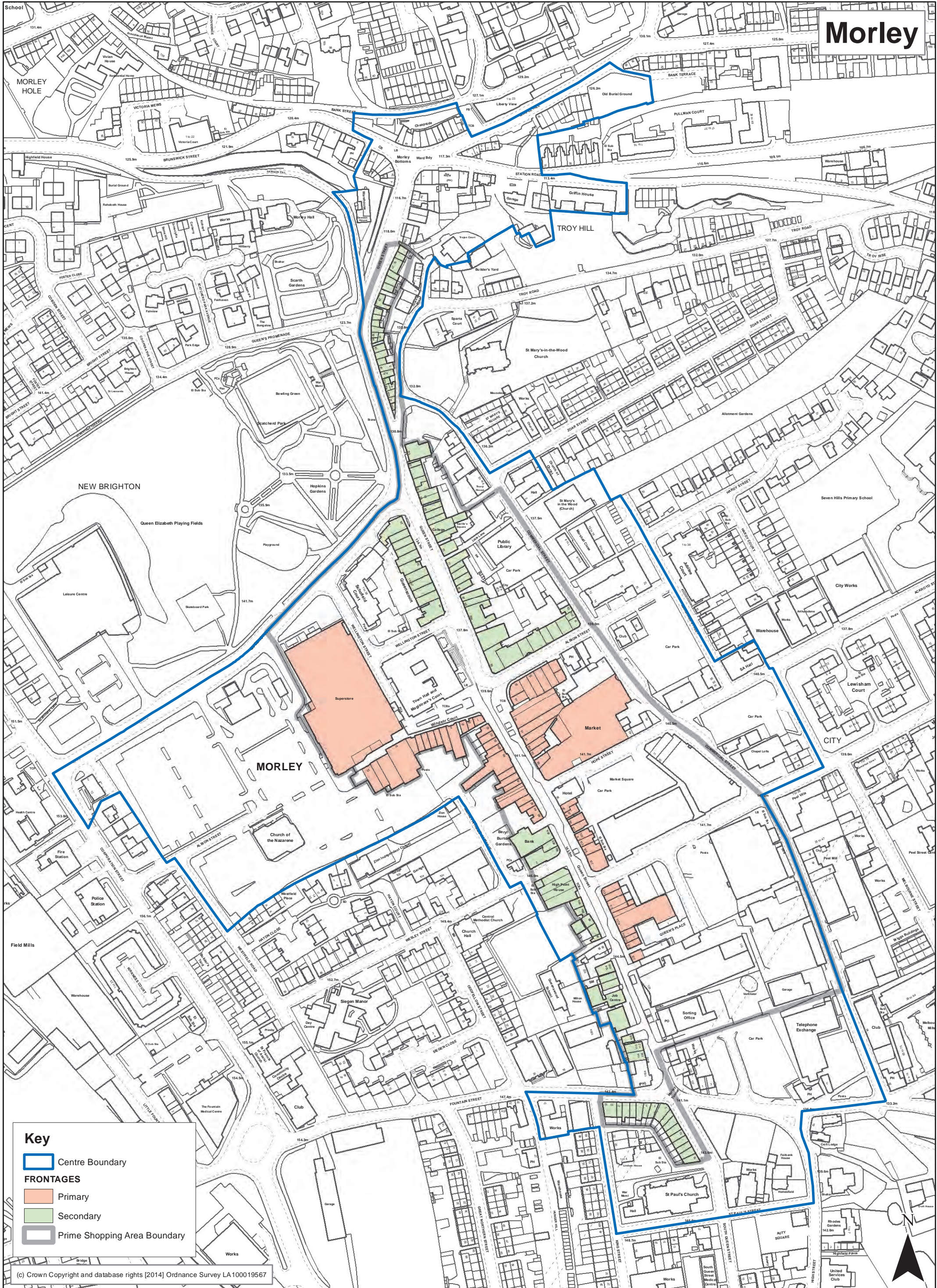
**Key**

- Centre Boundary
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# Morley

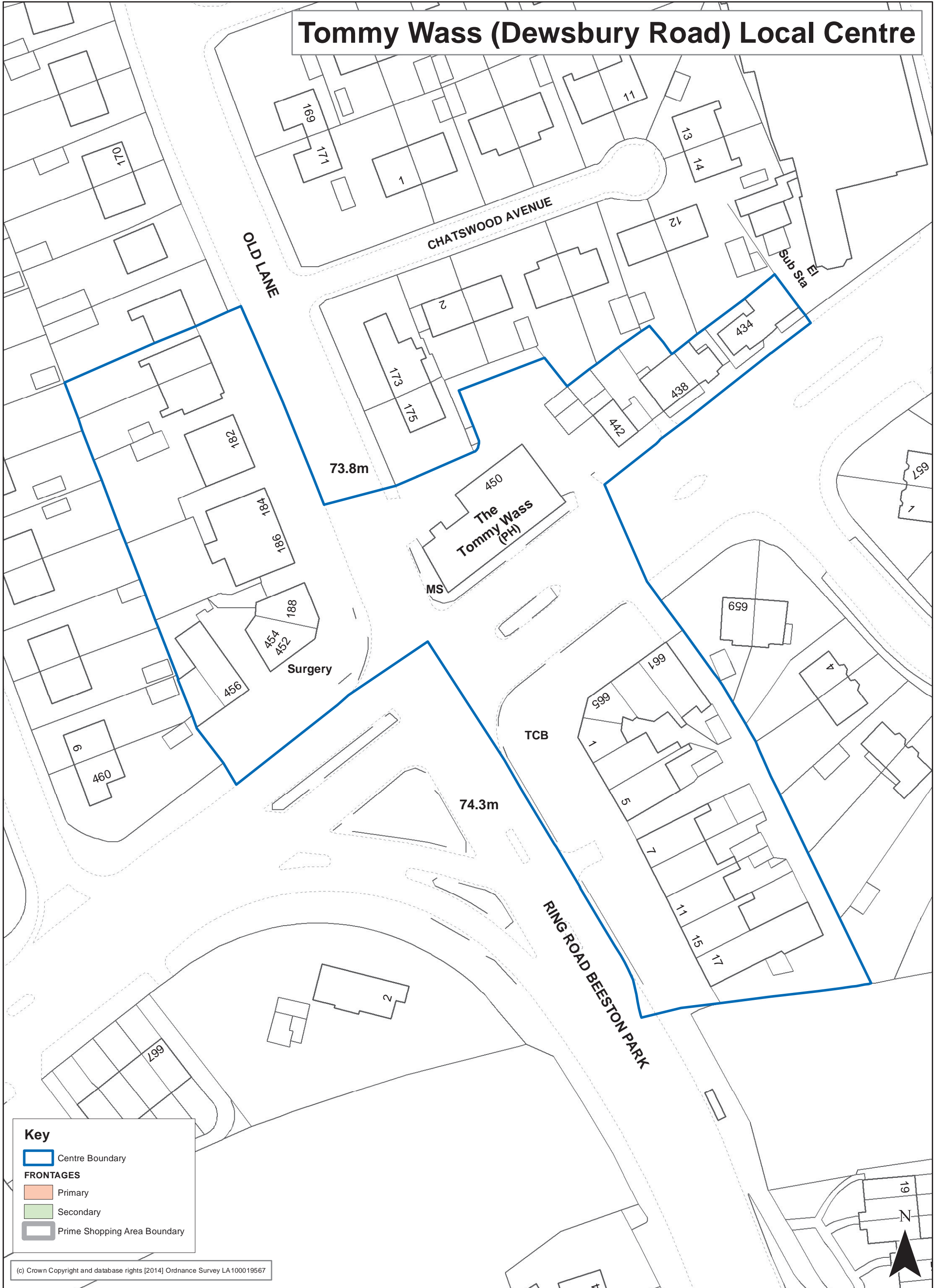


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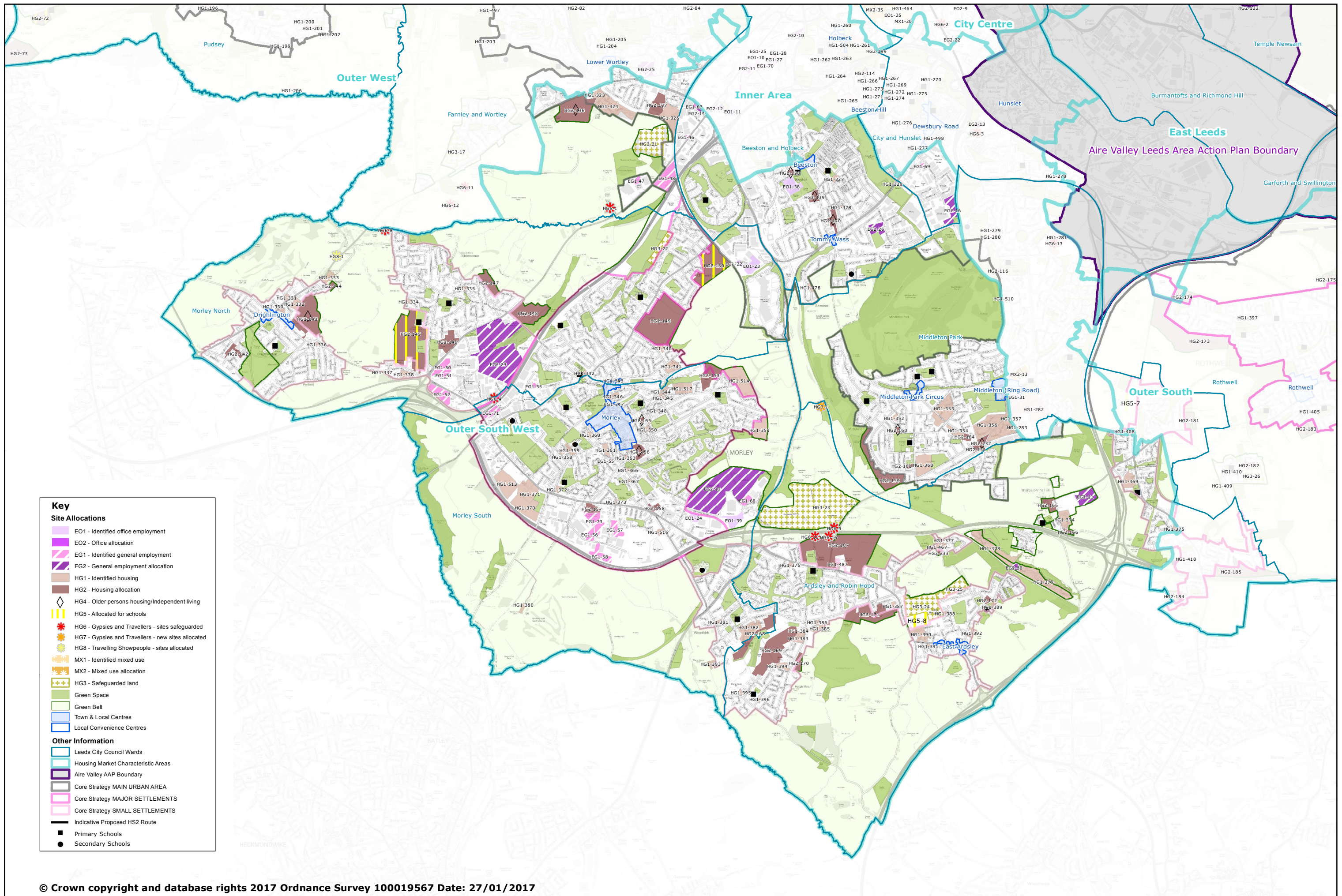
- Centre Boundary
- FRONTAGES**
- Primary
- Secondary
- Prime Shopping Area Boundary

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# Tommy Wass (Dewsbury Road) Local Centre



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**Key**

**Site Allocations**

- EO1 - Identified office employment
- EO2 - Office allocation
- EG1 - Identified general employment
- EG2 - General employment allocation
- HG1 - Identified housing
- HG2 - Housing allocation
- HG4 - Older persons housing/Independent living
- HG5 - Allocated for schools
- HG6 - Gypsies and Travellers - sites safeguarded
- HG7 - Gypsies and Travellers - new sites allocated
- HG8 - Travelling Showpeople - sites allocated
- MX1 - Identified mixed use
- MX2 - Mixed use allocation
- HG3 - Safeguarded land
- Green Space
- Green Belt
- Town & Local Centres
- Local Convenience Centres

**Other Information**

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Core Strategy MAIN URBAN AREA
- Core Strategy MAJOR SETTLEMENTS
- Core Strategy SMALL SETTLEMENTS
- Indicative Proposed HS2 Route
- Primary Schools
- Secondary Schools

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**HMCA AREA**  
**Outer South West**

