

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

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). A number of Neighbourhood Plans are also being prepared within this area.

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 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. 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 1.4.16 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the Plan.

POLICY HG1 – IDENTIFIED HOUSING SITES

THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

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

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

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-283	n/a	Sharp Lane C	42	42	0	0
HG1-323	n/a	Whitehall Road - The Print Factory , Lower Wortley	15	13	1	1
HG1-324	n/a	Whitehall Road - Dunlop and Ranken LS12	1	0	1	0
HG1-325	n/a	Royds Lane, Wortley, LS12	154	3	33	118
HG1-327	n/a	Barkly Road LS11	25	0	0	25
HG1-328	n/a	Green Lane LS11	13	0	0	13
HG1-329	n/a	1 Low Moor Terrace, Dewsbury Road, Hunslet, Leeds, LS11 7E	5	5	0	0
HG1-330	n/a	Drighlington Junior School, Whitehall Road, Drighlington, Bradford, BD11 1LN	9	9	0	0

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-331	n/a	2 Back Lane, Drighlington, BD11 1LS	6	0	6	0
HG1-332	H3-3A.2	Whitehall Road, Drighlington	29	29	0	0
HG1-333	n/a	Site of Nethertown Farm and Site adjacent to 13 Old Lane, Drighlington, Bradford	23	0	0	23
HG1-334	H3-3A.3	Reedsdale Gardens, Gildersome	15	0	0	15
HG1-335	n/a	Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley, Leeds, LS27 7HF	9	0	0	9
HG1-336	n/a	Wakefield Road, Drighlington	5	0	0	5
HG1-337	n/a	224 Wakefield Rd Drighlington	5	5	0	0
HG1-338	n/a	Bradford Road (land at), Drighlington	26	26	0	0
HG1-339	n/a	18 Bradford Road, Gildersome	4	4	0	0
HG1-340	n/a	Land off Daisy Hill Close, Morley, Leeds	14	0	0	14
HG1-341	H3-2A.6	Daisy Hill, Churwell, Morley	92	92	0	0
HG1-342	n/a	Hilltop Gar, Victoria Road, Churwell	3	3	0	0
HG1-343	n/a	Chapel Hill, Morley LS27 9JH	1	1	0	0
HG1-344	n/a	Albert Road, Morley	40	0	0	40
HG1-345	n/a	Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF	5	0	0	5
HG1-346	n/a	St Marys Congregational Church, Morley	18	0	0	18
HG1-347	n/a	Commercial Street, Morley, Leeds, LS27 8HX	6	6	0	0
HG1-348	n/a	Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds	9	9	0	0
HG1-349	n/a	South Parade, Morley	9	4	5	0
HG1-350	n/a	South Street - Park Mills, Morley	33	0	0	33
HG1-351	n/a	Owlers Farm PAS , Wide Lane, Morley	114	0	114	0
HG1-352	n/a	Middleton Park Grove, Middleton	12	12	0	0

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-353	n/a	Lingwell Road, Middleton LS10	128	111	0	17
HG1-354	n/a	Thorpe Road, Thorpe Crescent, Thorpe View, Middleton	25	0	0	25
HG1-356	n/a	Sharp Lane A	122	122	0	0
HG1-357	n/a	Sharp Lane B	105	78	17	10
HG1-358	n/a	Beech Works, Worrall Street, Morley	11	11	0	0
HG1-359	n/a	Parkfield Mills Fountain St Morley	8	8	0	0
HG1-360	n/a	Corporation Street, Morley	22	0	0	22
HG1-361	n/a	Chartists Way, Morley	51	37	14	0
HG1-362	n/a	Land Adj To 5 King Street Morley	9	9	0	0
HG1-363	n/a	South Queen Street Morley	44	41	0	3
HG1-364	n/a	Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds	7	0	0	7
HG1-365	n/a	The Former Sycamore Public House, High Street, Morley, Leeds	6	0	0	6
HG1-366	n/a	Bridge Street Morley	11	0	0	11
HG1-367	n/a	Hollow Top Mill Bridge Street Morley	9	9	0	0
HG1-368	H3-3A.18	Throstle Lane Playing Fields, Middleton LS10	140	0	0	140
HG1-369	H3-3A.28	Milner Lane, Robin Hood	72	72	0	0
HG1-370	H3-2A.5	Bruntcliffe Road, Morley	173	51	63	59
HG1-371	H3-2A.5	Bruntcliffe Road, Morley	61	0	0	61
HG1-372	n/a	Cross Hall School House, Morley	13	13	0	0
HG1-373	n/a	Summerfield Court Residential Home, Britannia Road, Morley, Leeds, LS27 0DN	7	0	0	7
HG1-374	n/a	Lingwell Gate Lane, Thorpe	9	9	0	0

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-375	n/a	309 Leeds Road Lofthouse	5	4	0	1
HG1-376	n/a	Blackgates, Bradford Road, Tingley	4	4	0	0
HG1-377	n/a	Common Lane, East Ardsley	10	10	0	0
HG1-378	n/a	Ardsley Sidings, East Ardsley	174	107	42	25
HG1-379	n/a	Fall Lane (West), East Ardsley	64	0	0	64
HG1-380	n/a	Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 0NX	8	0	0	8
HG1-381	n/a	Syke Road, Woodkirk	6	0	6	0
HG1-382	n/a	Haigh Moor Road / Westerton Road	5	5	0	0
HG1-383	n/a	Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF	32	29	3	0
HG1-384	n/a	7 & 9 Haigh Moor Road, West Ardsley, WF3 1ED	5	0	0	5
HG1-385	n/a	Waterword Close (7a), Tingley WF3 1QL	12	6	6	0
HG1-386	n/a	Westerton Rd and Waterwood Close, Tingley	14	14	0	0
HG1-387	n/a	Bradford Road, East Ardsley	12	12	0	0
HG1-388	n/a	Timber Tops Forsythia Avenue East Ardsley	8	0	0	8
HG1-389	H3-3A.5	Fall Lane, East Ardsley	35	0	0	35
HG1-390	n/a	Ardsley Common, Bradford Road	10	1	1	8
HG1-391	n/a	Bramley House, Rear of 31/93 Bradford Road	7	0	0	7
HG1-392	n/a	Main Street - The Old Hall Yard, East Ardsley WF3 2AP	6	0	0	6
HG1-393	n/a	Baghill Lane - Manor House Farm, West Ardsley	6	0	6	0
HG1-394	n/a	Woolin Crescent, West Ardsley	28	0	0	28
HG1-395	n/a	Batley Road, W Ardsley	5	3	0	2
HG1-396	n/a	Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX	6	4	0	2

P[lan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-467	n/a	Former Railway Public House, Moor Knoll Lane, East Ardsley, WF3 2ED	14	0	0	14
HG1-478	n/a	Land Along Park Wood Road, Beeston, Leeds, LS11	18	0	0	18
HG1-487	n/a	Freedom House, 111 Bradford Road, Tingley, WF3 1SD	5	0	0	5
HG1-513	n/a	Hub62 Bruntcliffe Road Morley Ls27	115	0	0	115
HG1-514	n/a	Albert Drive - Lower Moor Farm, Morley	185	0	0	185
HG1-516	n/a	Rein Road (32-34), Morley	11	0	0	11
HG1-517	n/a	Land rear of 13 and 14 Oldroyd Buildings north of Albert Road, Morley	63	0	0	63
Identified housing total:			2,648	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 $7,200 - 2648 = 4,552$ 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:

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-137	Royds Lane, Wortley, Leeds	3.6	111	Brownfield
HG2-138	Park Lees site, St Anthony's Road, Beeston	0.5	18	Brownfield
HG2-139	Old Lane - Jubilee Works, Beeston	1.2	44	Brownfield
HG2-140	Dewsbury Road, Leeds, LS11 7DF	1.8	60	Brownfield
HG2-142	Whitehall Road (off), Drighlington BD11 1BX	1.6	49	Brownfield

HG2-146	Geldered Road, Leeds	3.8	85	Brownfield
HG2-153	Albert Drive Morley	4.6	121	Mix 30:70
HG2-155	Joseph Priestly College	0.4	14	Brownfield
HG2-156	Rod Mills Lane, High Street, Morley	1.8	15	Brownfield
HG2-157	Britannia Road, Morley	1.7	63	Greenfield
HG2-158	Tingley Mills, Tingley Common, Morley	1	100	Brownfield
HG2-159	Sissons Farm, Middleton LS10	8.2	222	Greenfield
HG2-160	Acre Road, Sissons Drive, Middleton	0.4	14	Brownfield
HG2-161	Throstle Mount, Middleton	0.4	15	Brownfield
HG2-164	Thorpe Road, Thorpe Square, Middleton	0.7	26	Brownfield
HG2-165	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	2.2	57	Brownfield
HG2-166	Long Thorpe Lane (land off), Thorpe, Wakefield, WF3 3BZ	0.6	17	Greenfield
HG2-172	Fall Lane - East Ardsley PS	0.8	25	Brownfield
HG2-231	Land at Throstle Terrace, Middleton	0.6	20	Greenfield
HG2-232	Land at Towcester Avenue, Middleton	1.41	44	Greenfield
Phase 1 total:			1,120	

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

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

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

Site Reference: HG2-136 (1171B)

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

Housing allocation

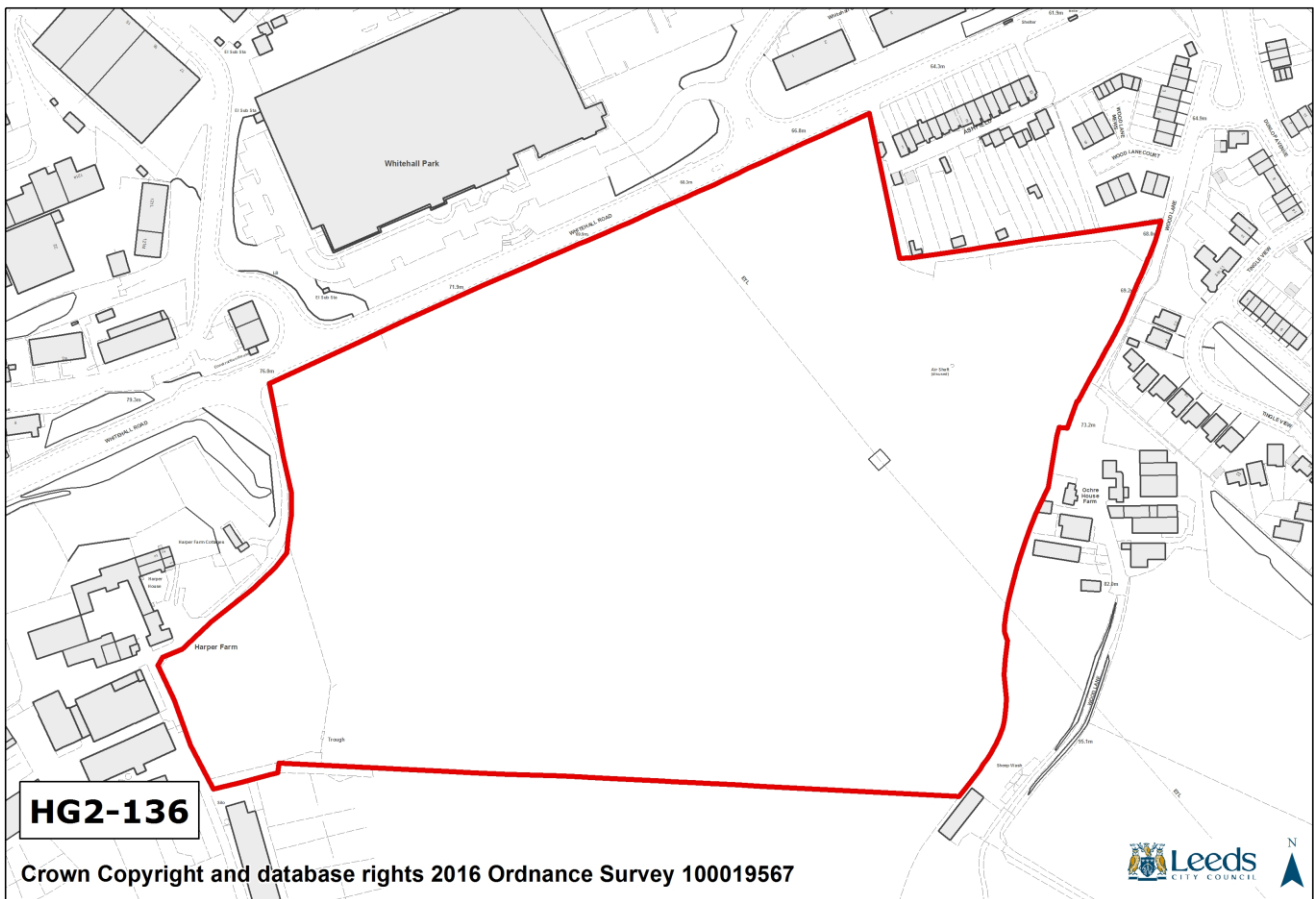
Site Capacity: 279 units

Site Area: 10.66 hectares

Ward: Farnley and Wortley

HMCA: Outer South West

Phase: 2



Site Requirements - HG2-136:

- **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

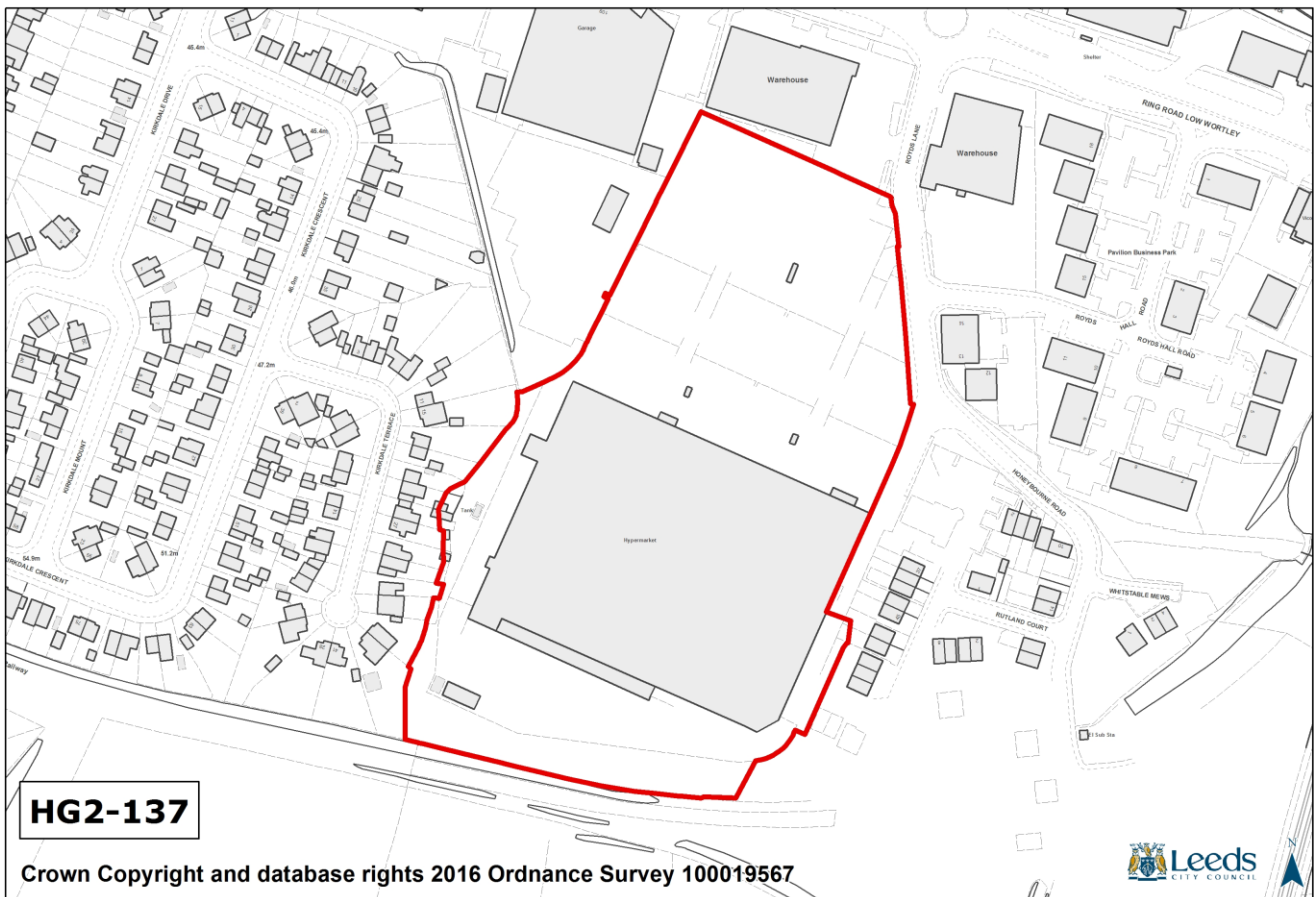
Site Capacity: 111 units

Site Area: 3.65 hectares

Ward: Farnley and Wortley

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-137:

- **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

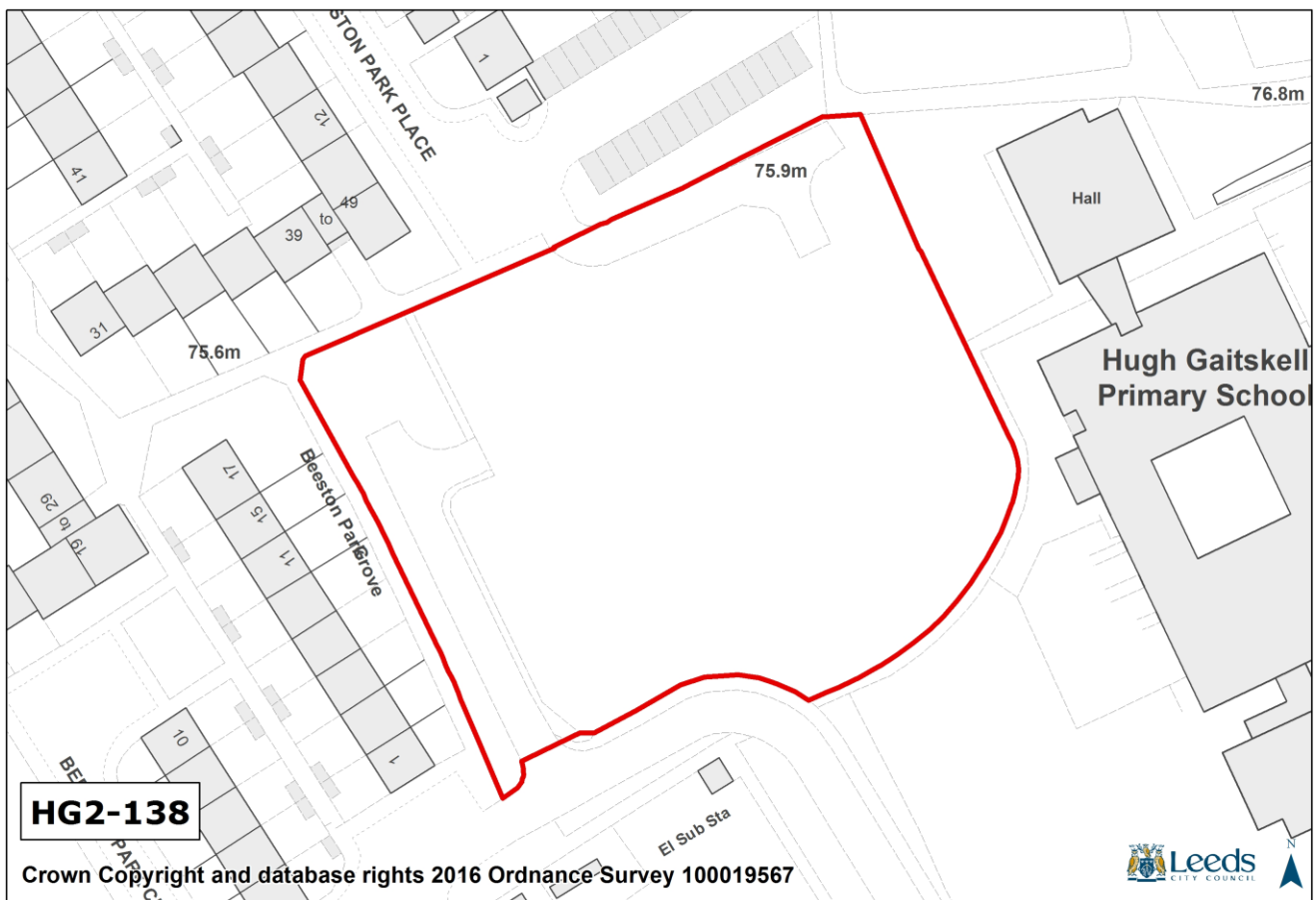
Site Capacity: 18 units

Site Area: 0.51 hectares

Ward: Beeston and Holbeck

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-138:

- **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

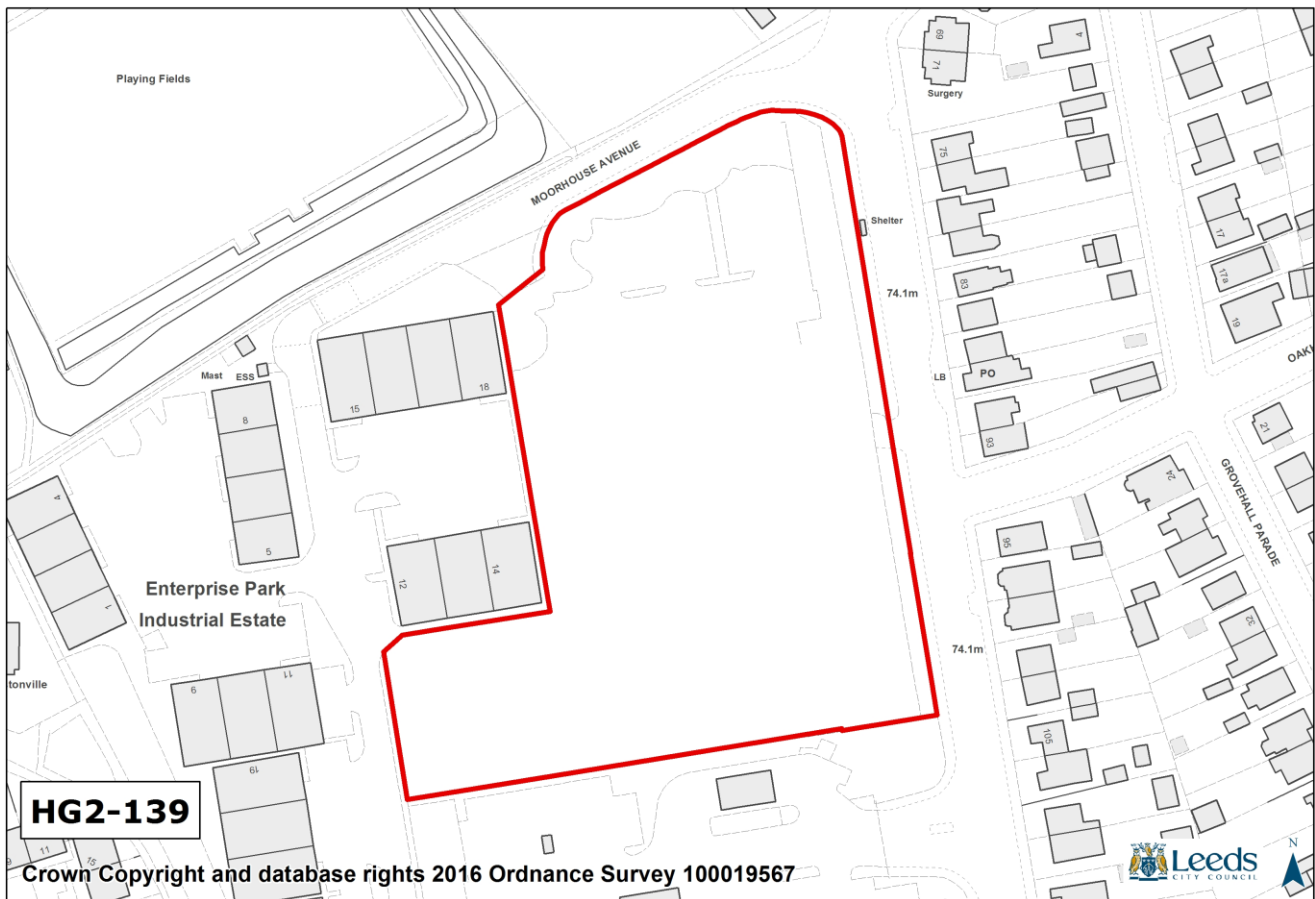
Site Capacity: 44 units

Site Area: 1.23 hectares

Ward: Beeston and Holbeck

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-139:

- **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

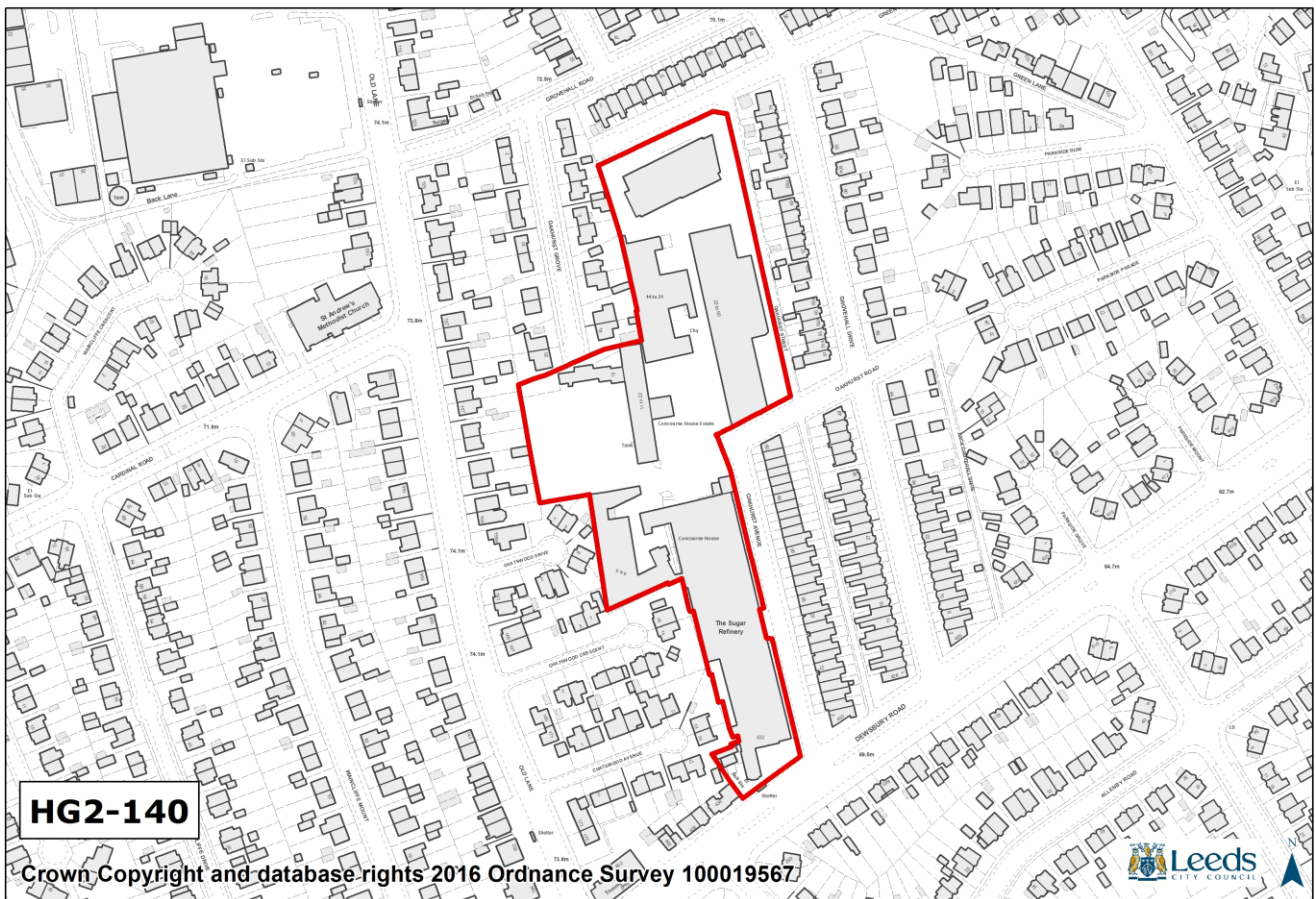
Site Capacity: 60 units

Site Area: 1.85 hectares

Ward: Beeston and Holbeck

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-140:

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

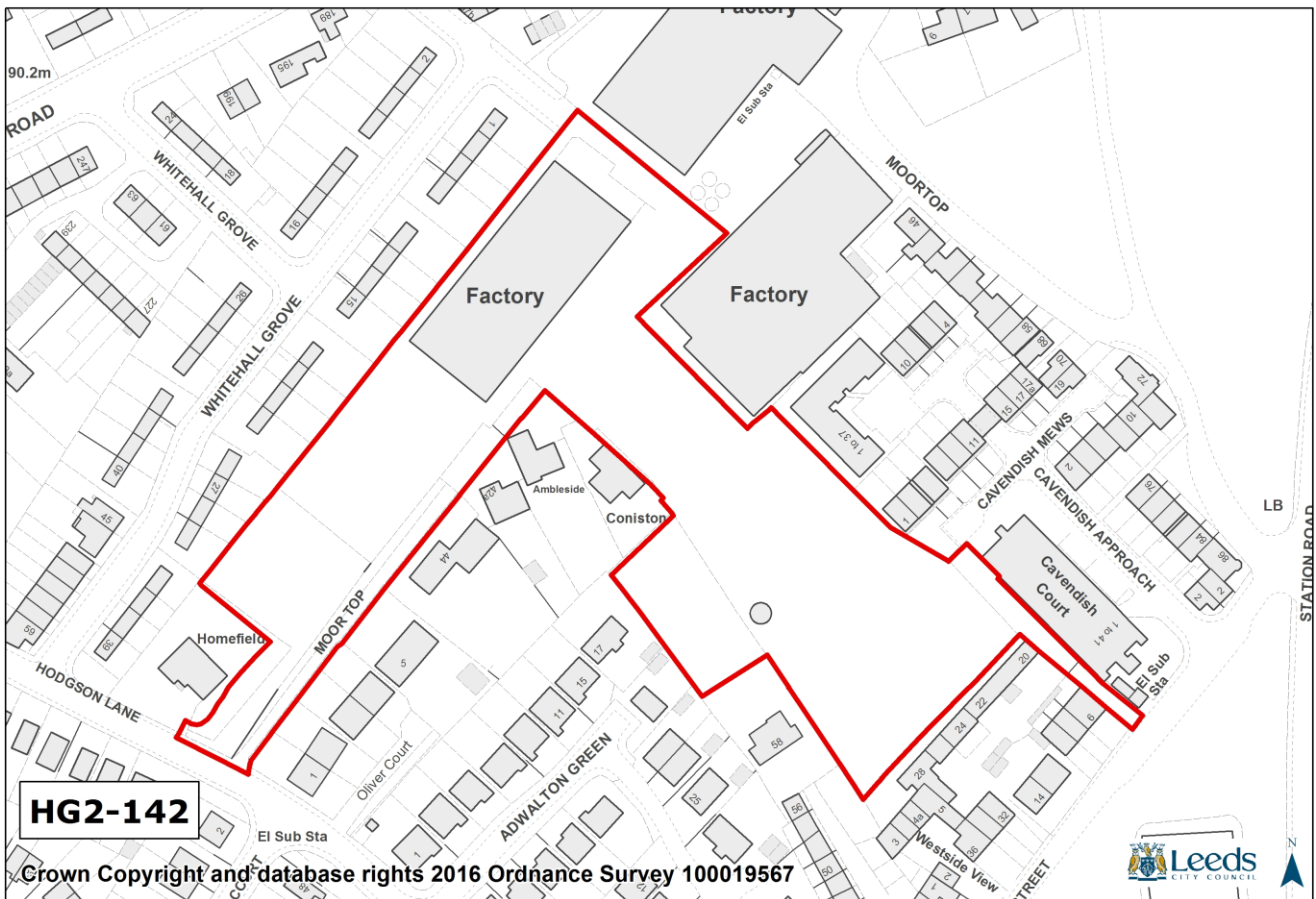
Site Capacity: 49 units

Site Area: 1.58 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-142:

- **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

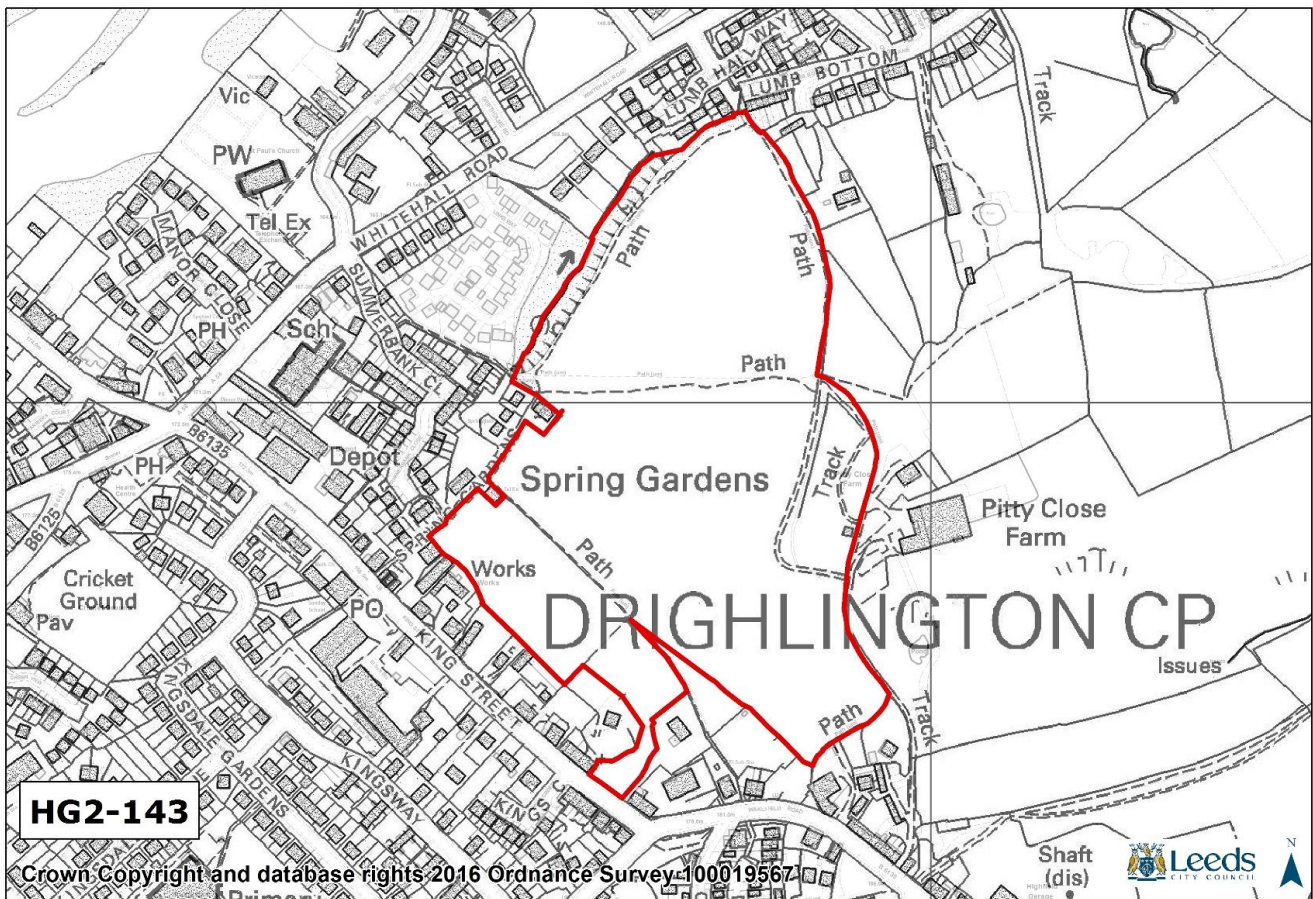
Site Capacity: 250 units

Site Area: 10.77 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 3



Site Requirements - HG2-143:

- **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

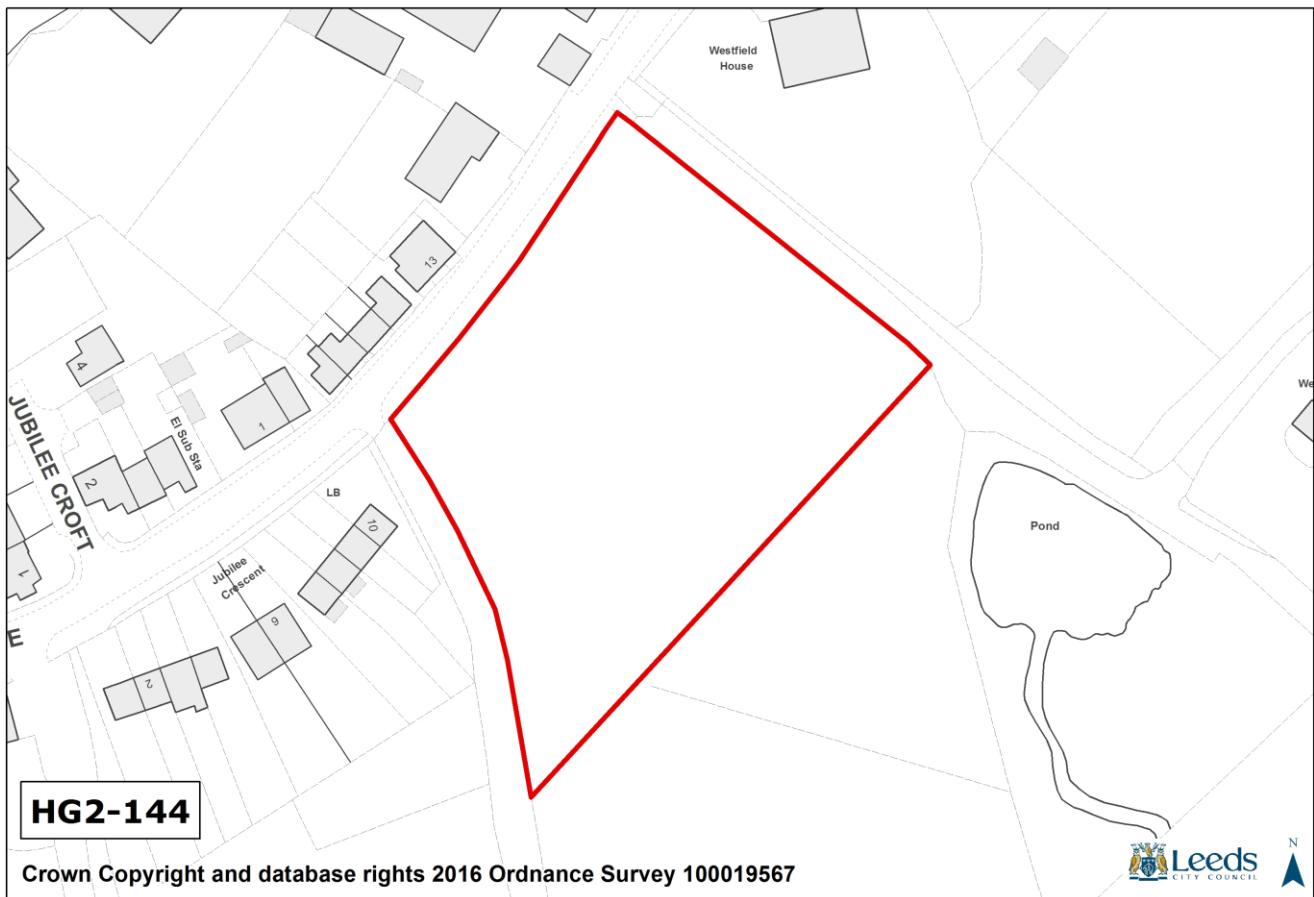
Site Capacity: 17 units

Site Area: 0.57 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 3



Site Requirements - HG2-144:

- **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

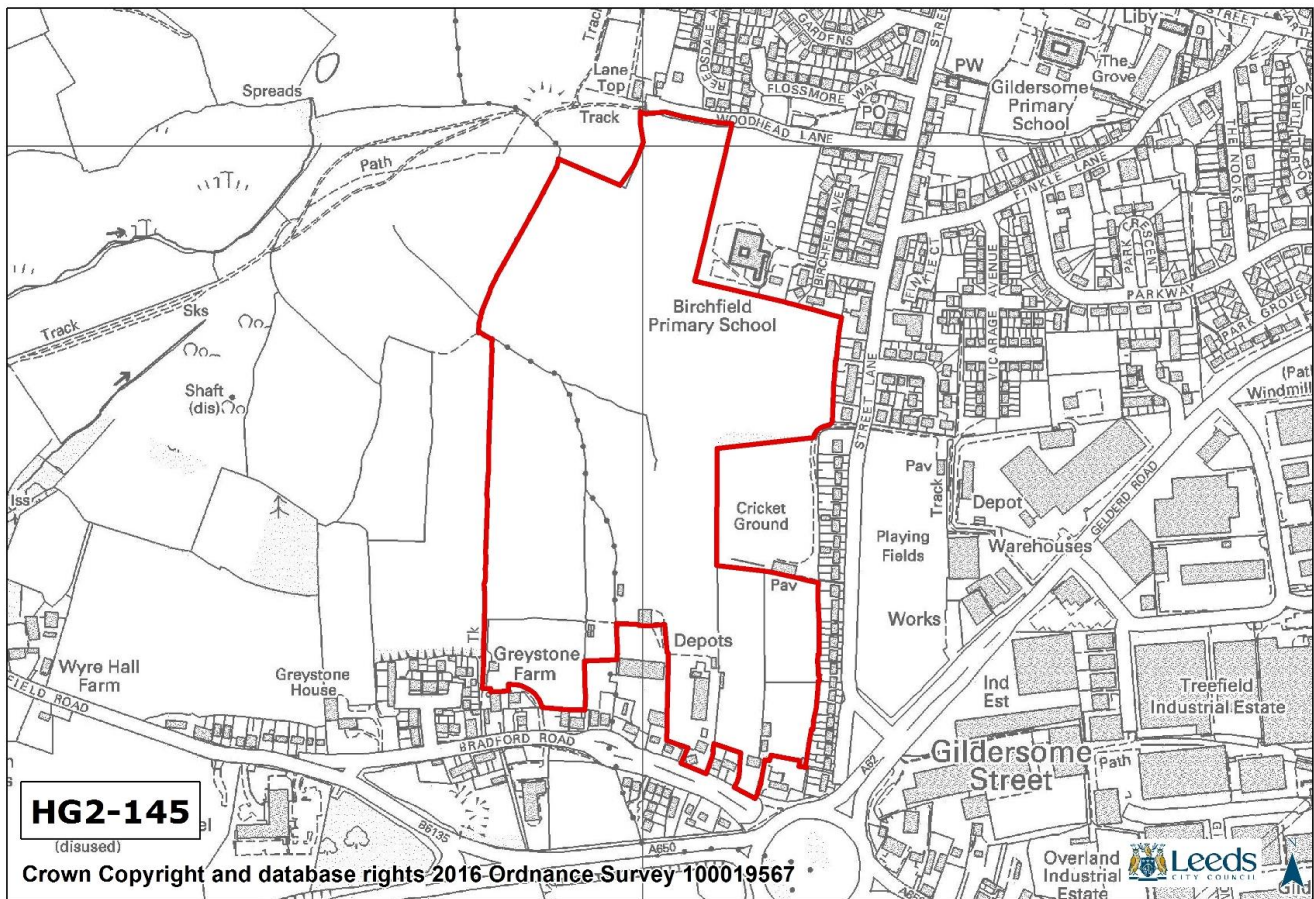
Site Capacity: 393 units

Site Area: 19 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 3



Site Requirements - HG2-145:

- **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

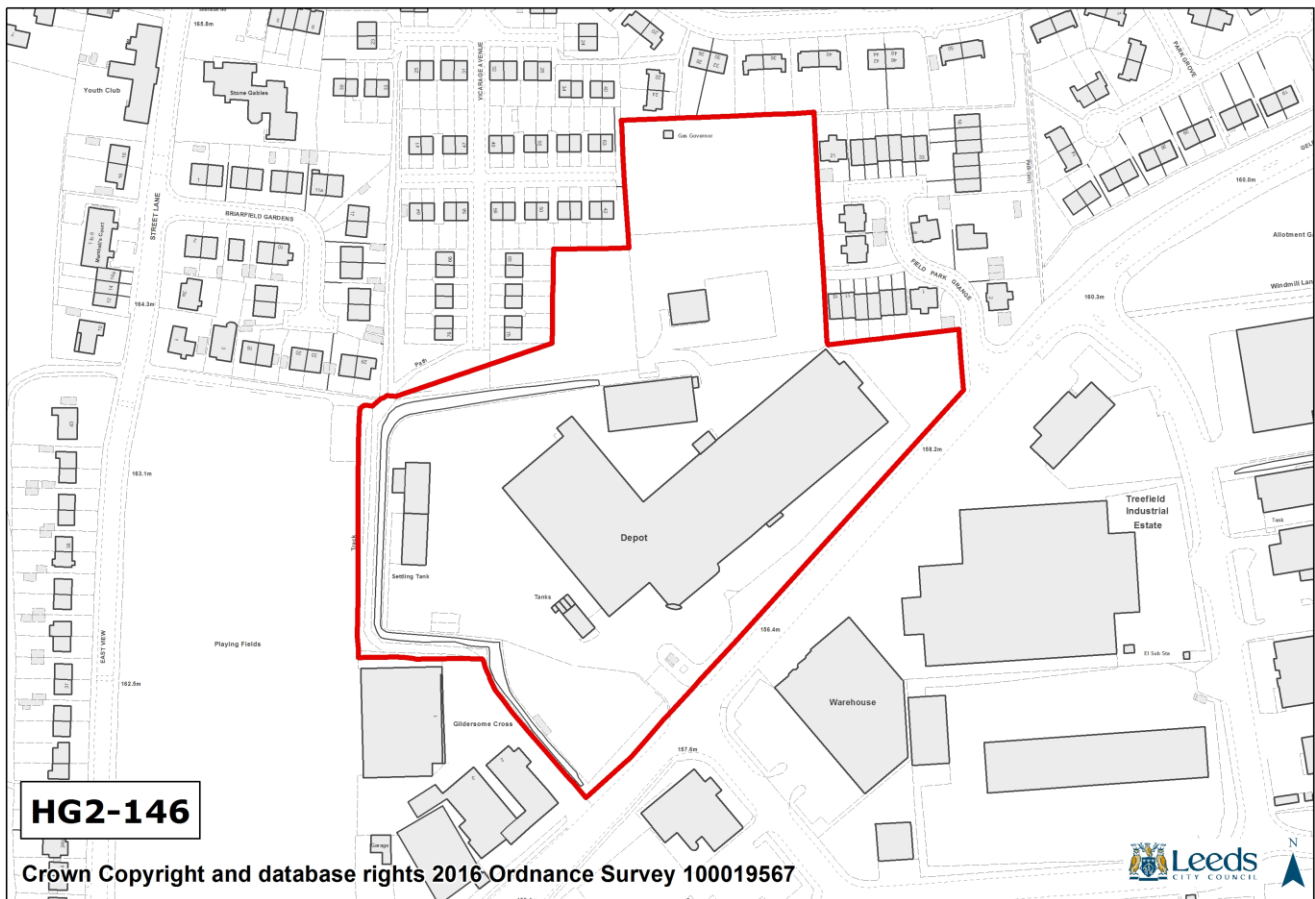
Site Capacity: 85 units

Site Area: 3.81 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-146:

- **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

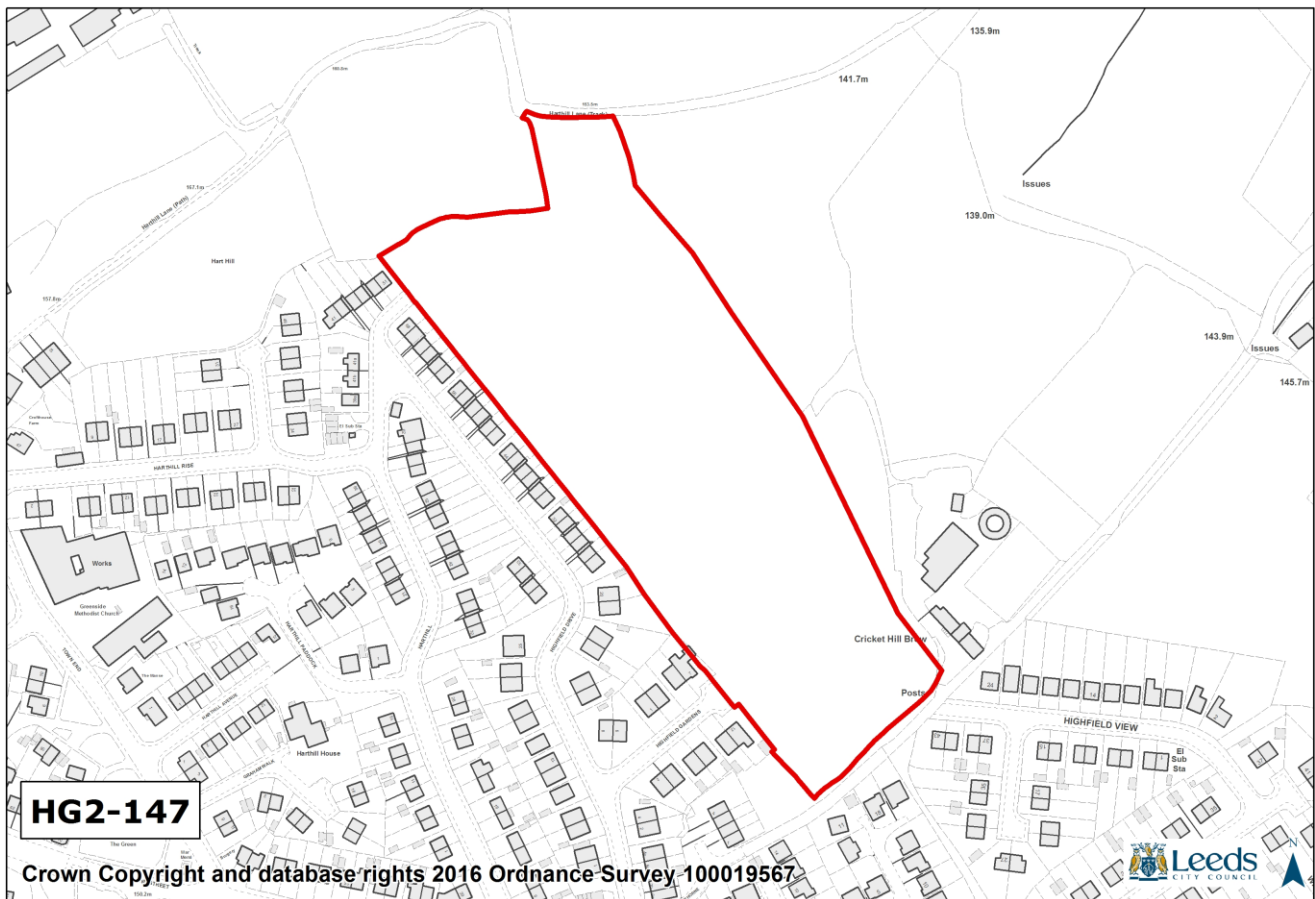
Site Capacity: 76 units

Site Area: 3.42 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 3



Site Requirements - HG2-147:

- **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

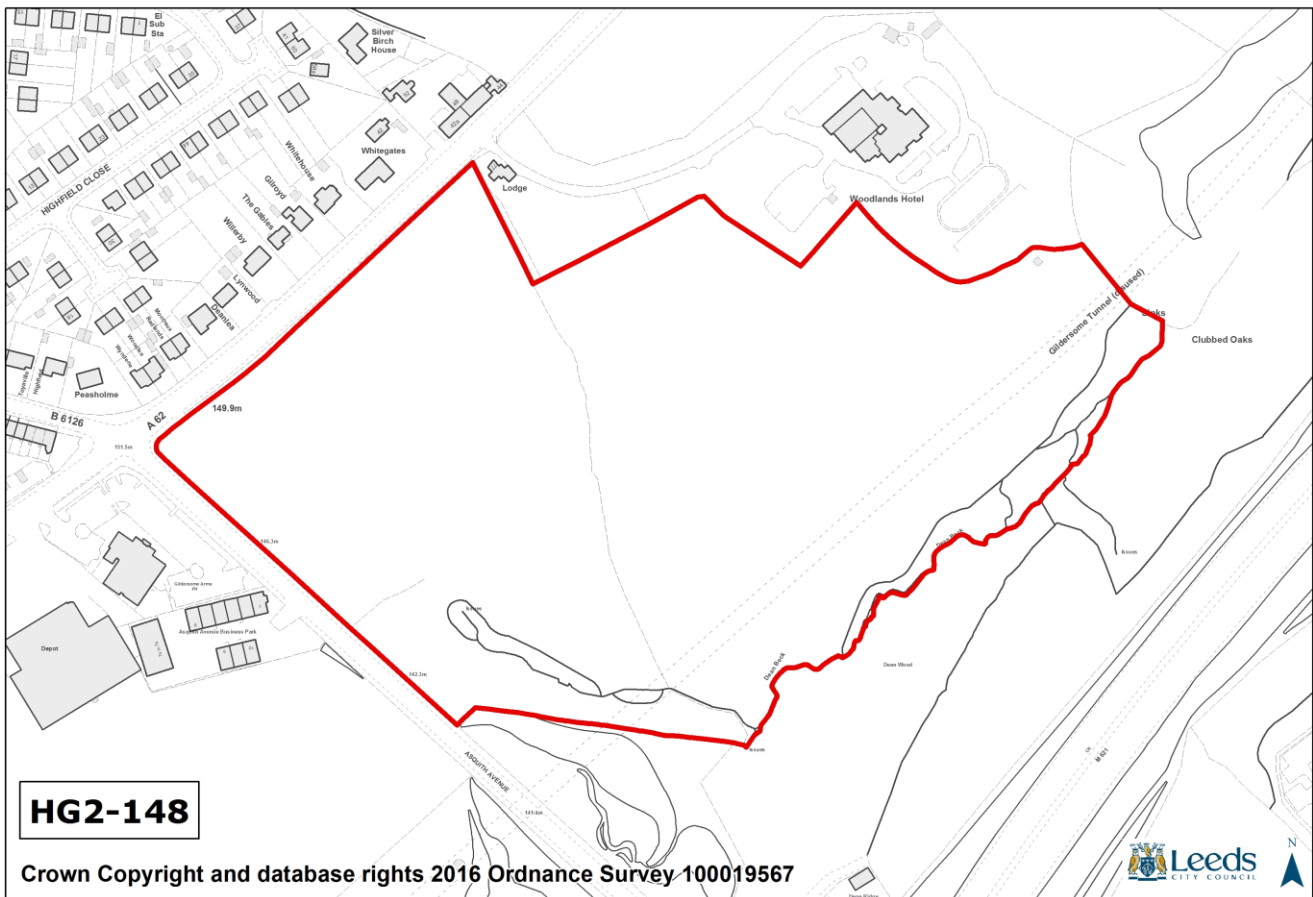
Site Capacity: 203 units

Site Area: 7.86 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 3



Site Requirements - HG2-148:

- **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

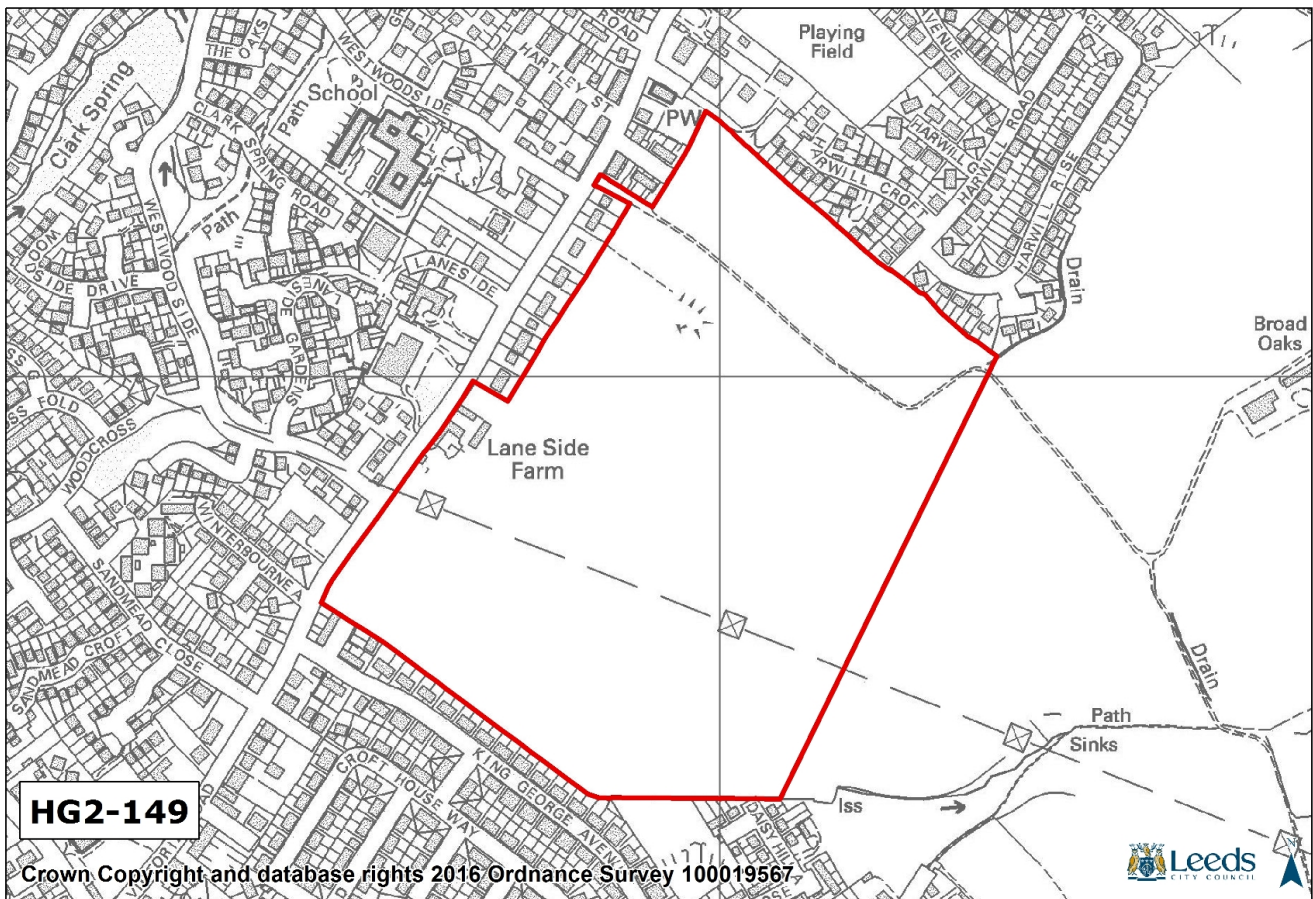
Site Capacity: 542 units

Site Area: 20.64 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 2



Site Requirements - HG2-149:

- **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

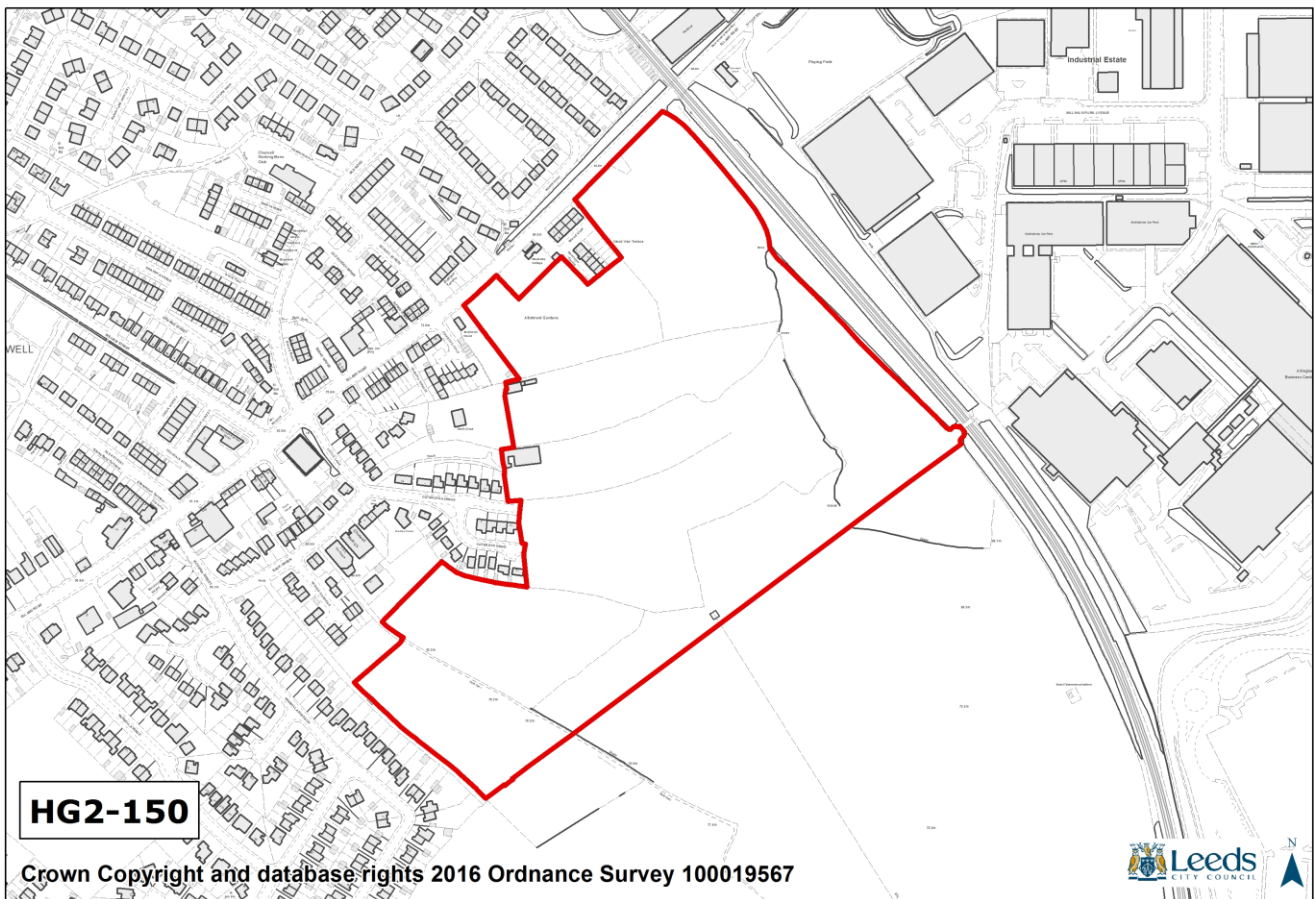
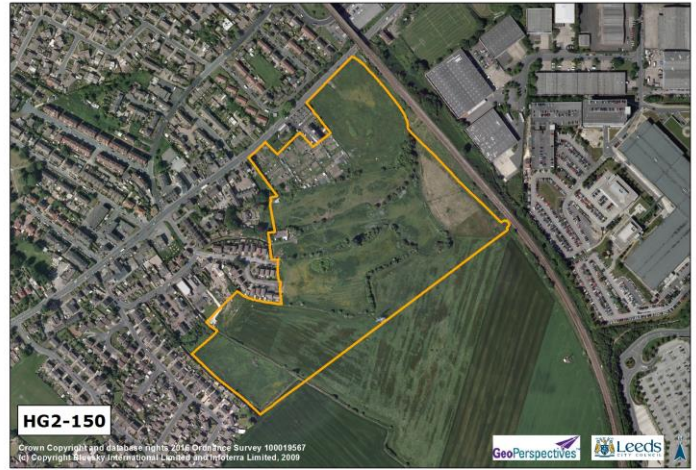
Site Capacity: 205 units

Site Area: 10.44 hectares

Ward: Morley North

HMCA: Outer South West

Phase: 2



Site Requirements - HG2-150:

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

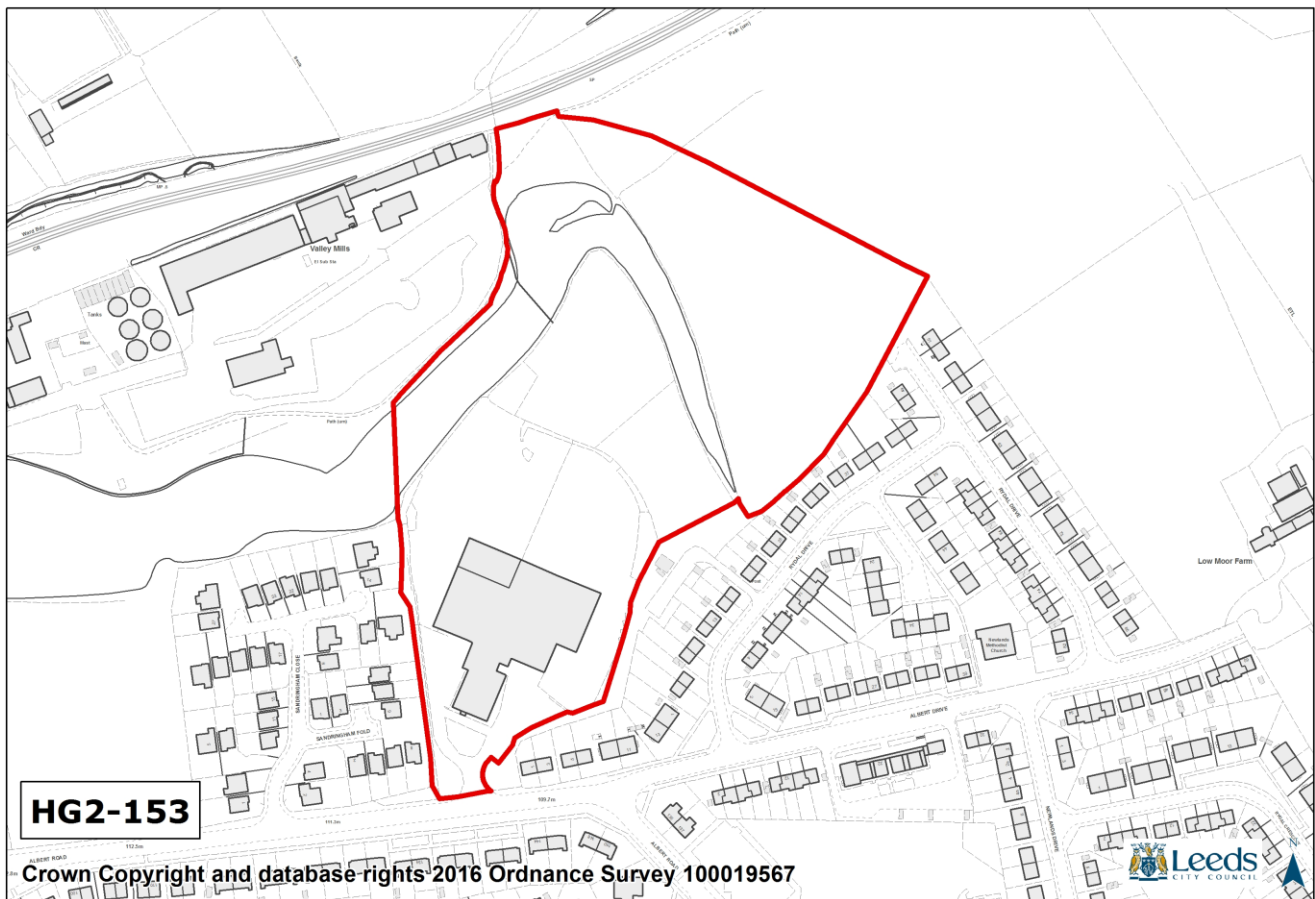
Site Capacity: 121 units

Site Area: 4.65 hectares

Ward: Morley South

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-153:

- **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

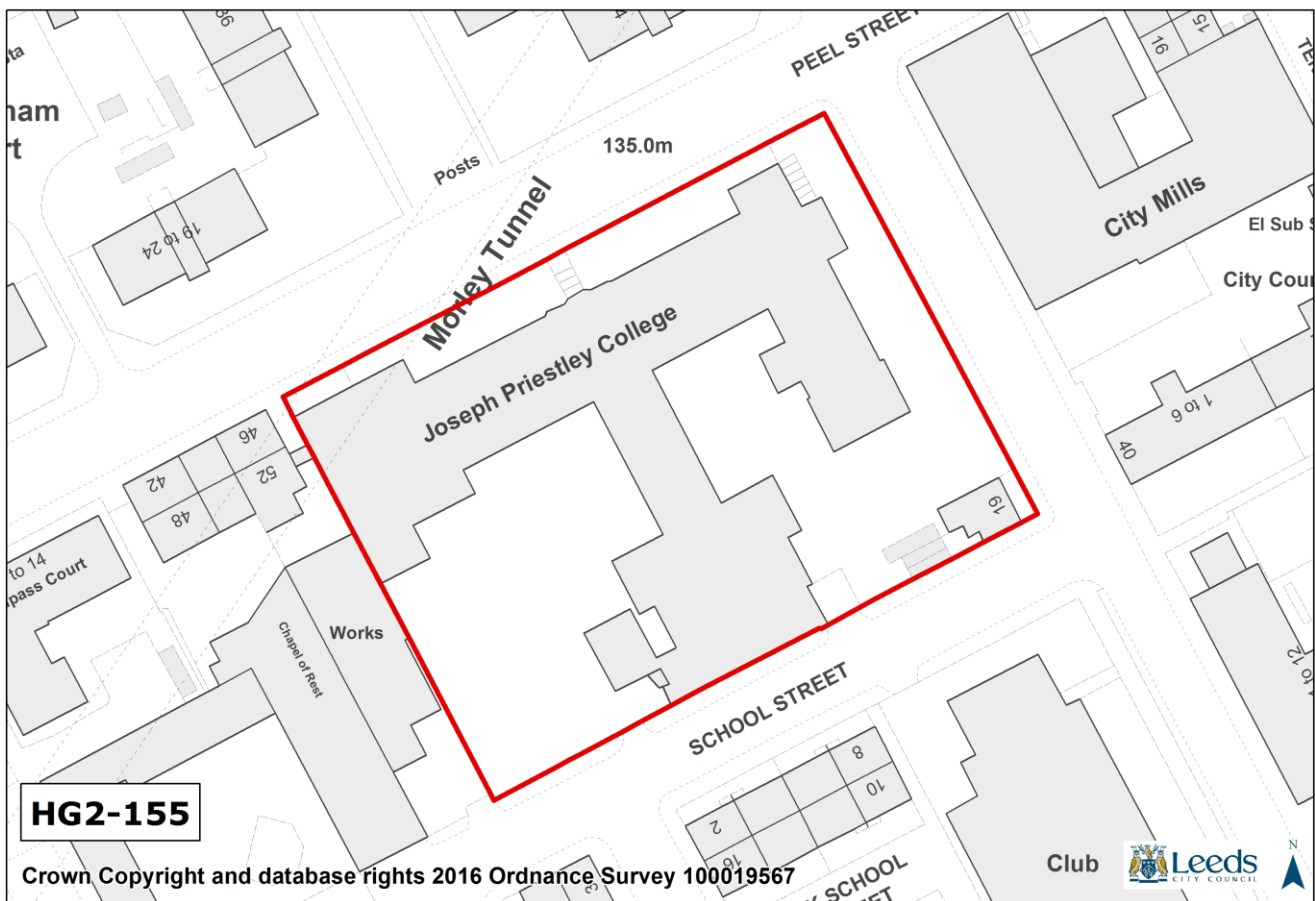
Site Capacity: 14 units

Site Area: 0.4 hectares

Ward: Morley South

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-155:

- **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

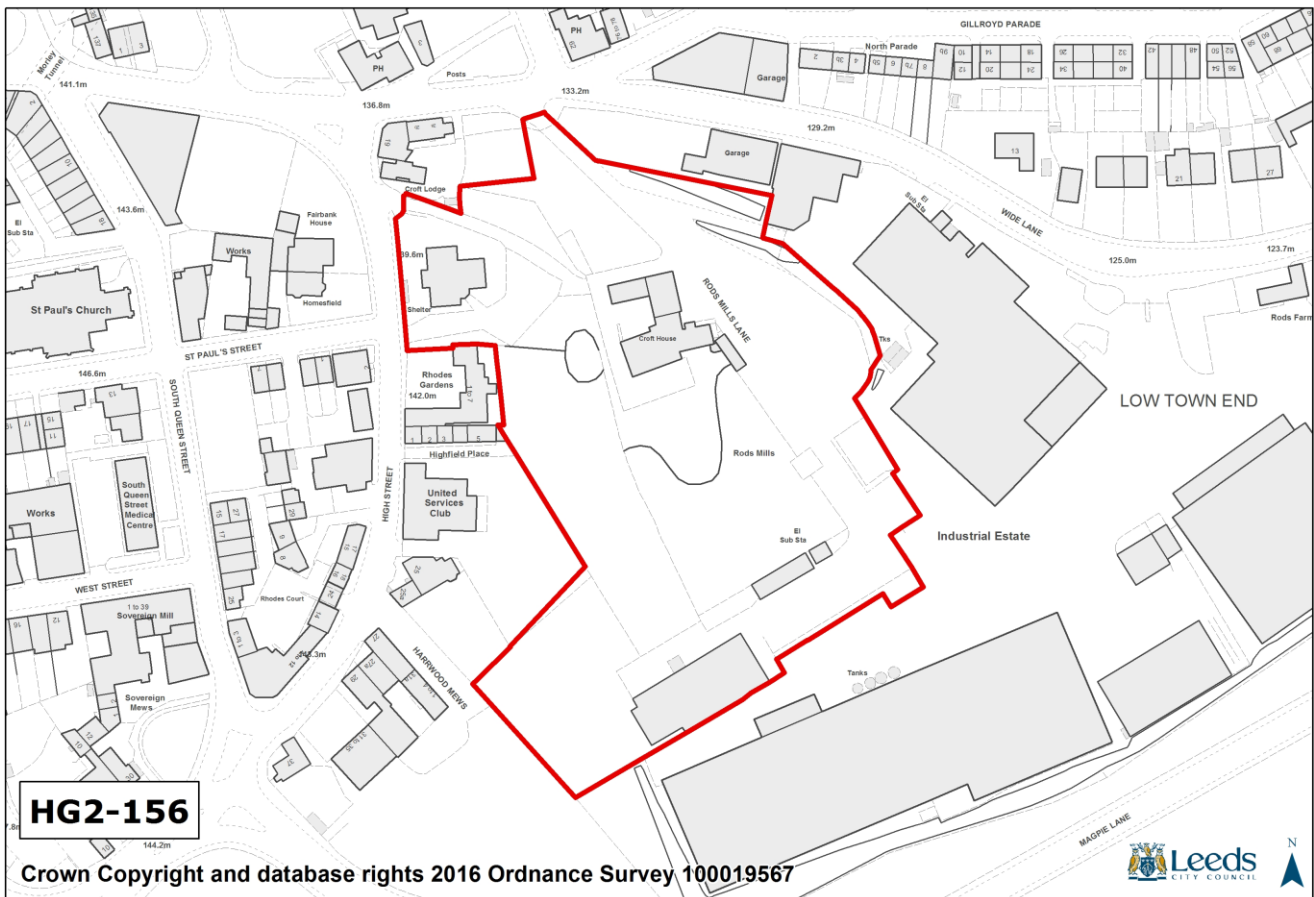
Site Capacity: 15 units

Site Area: 1.84 hectares

Ward: Morley South

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-156:

- **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

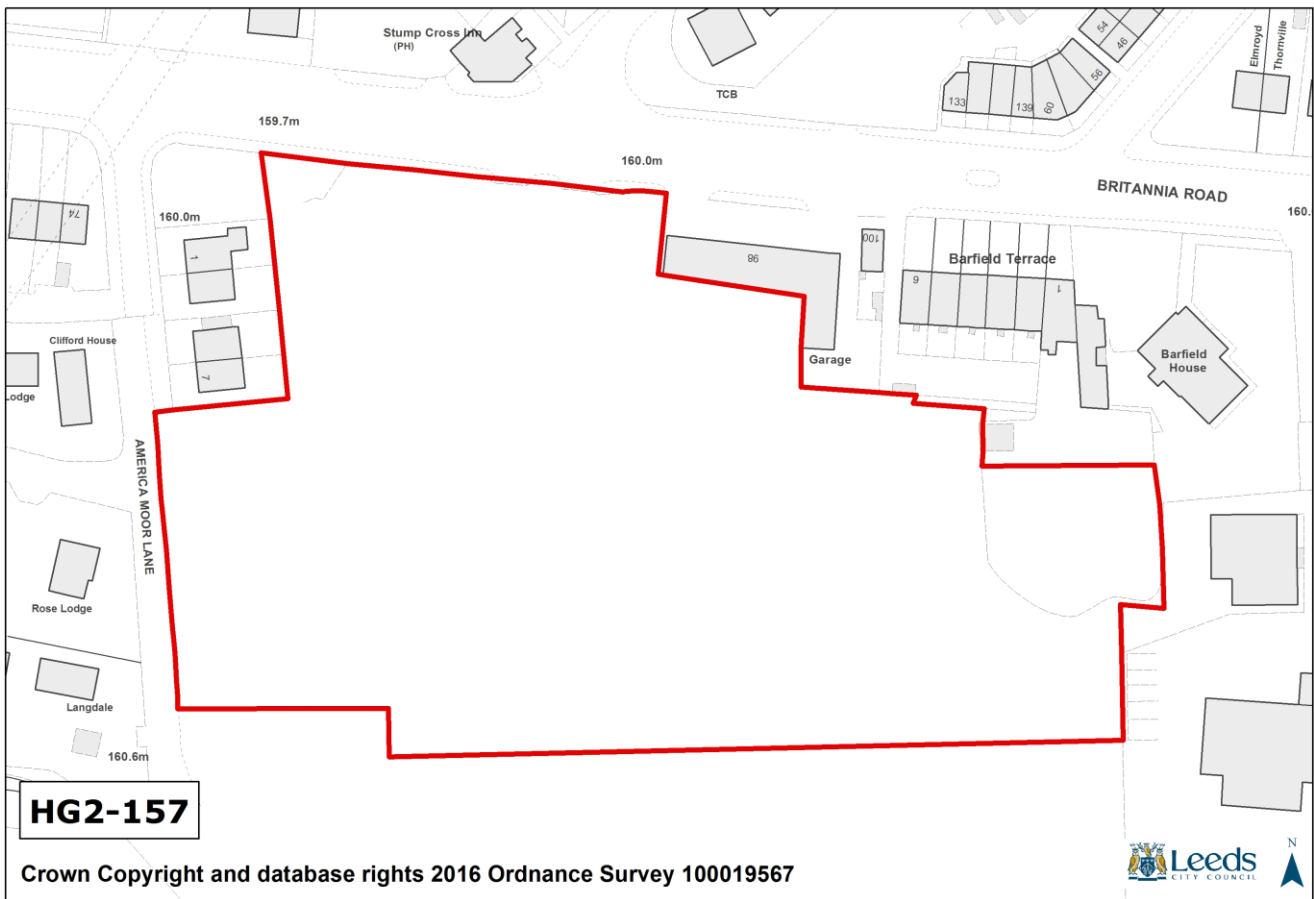
Site Capacity: 63 units

Site Area: 1.74 hectares

Ward: Morley South

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-157:

- **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

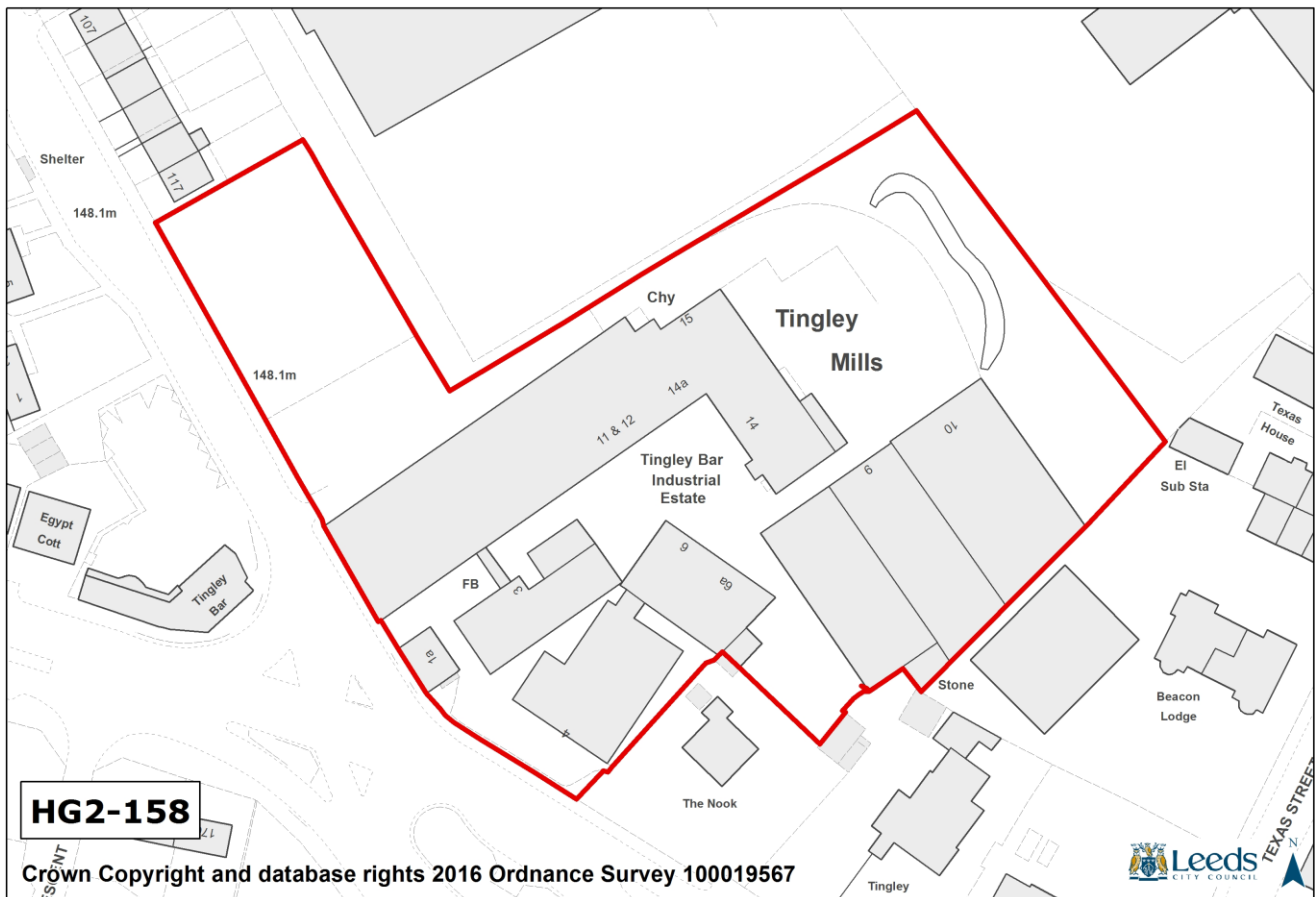
Site Capacity: 100 units

Site Area: 0.99 hectares

Ward: Morley South

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-158:

- **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

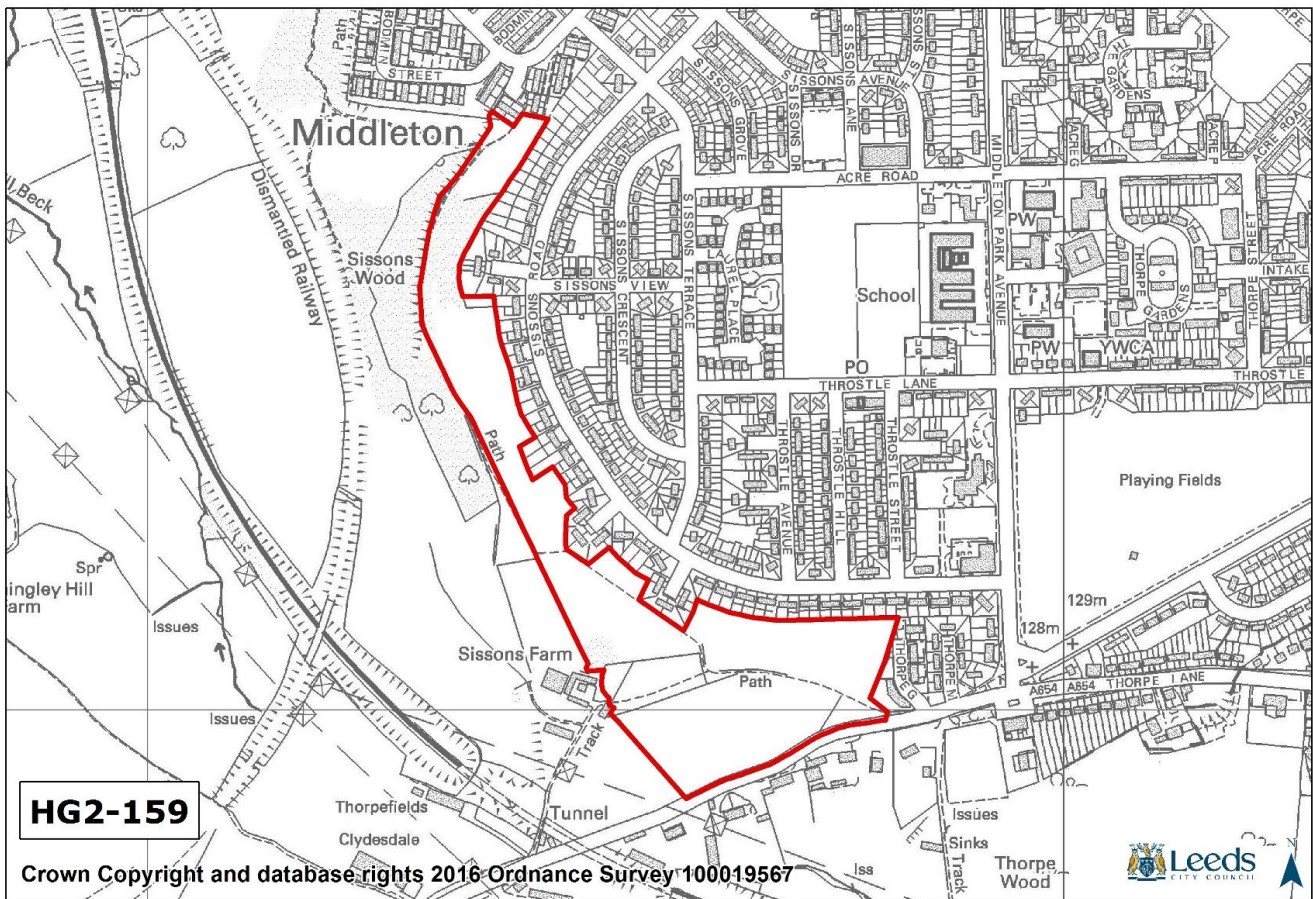
Site Capacity: 222 units

Site Area: 8.19 hectares

Ward: Middleton Park

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-159:

- **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

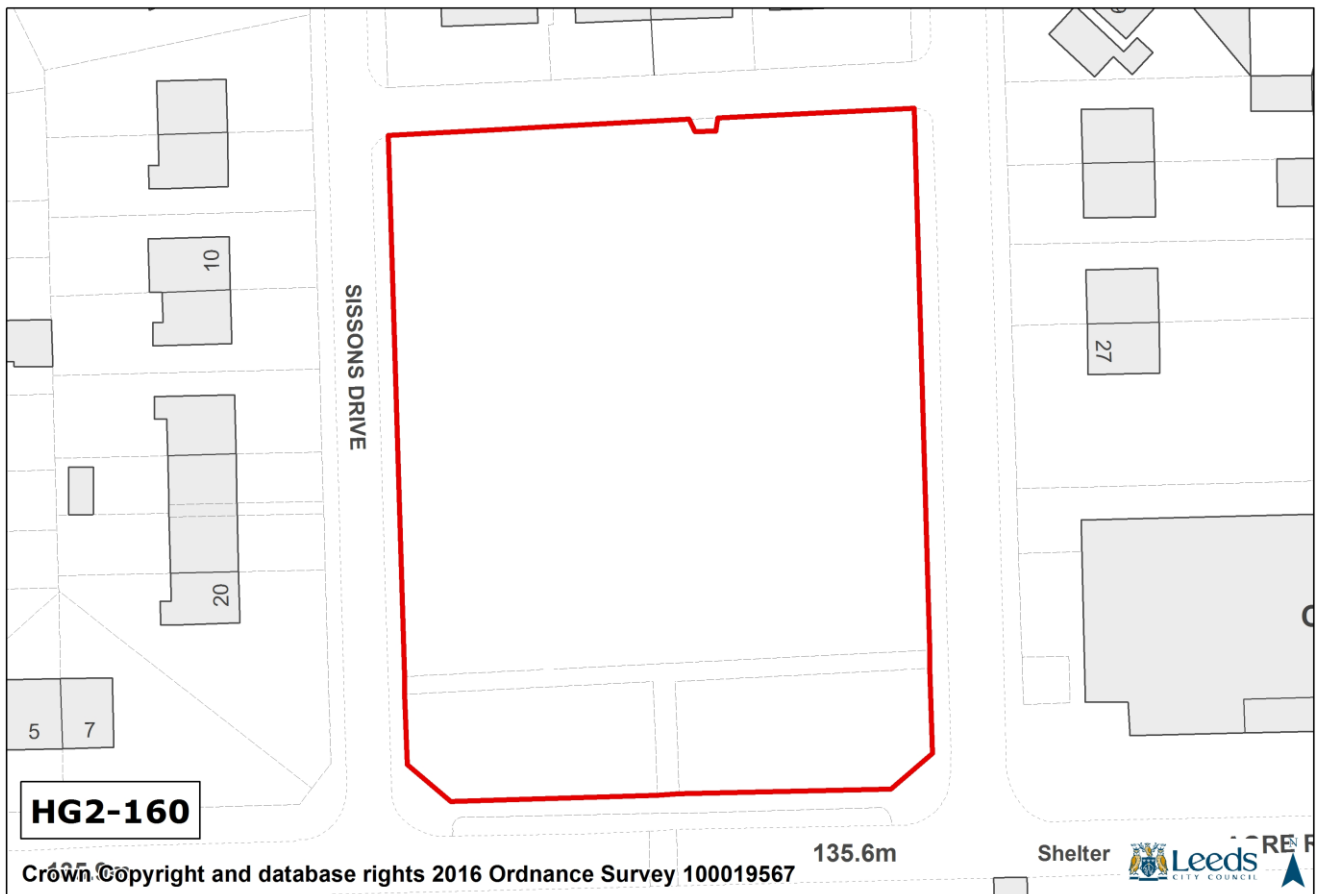
Site Capacity: 14 units

Site Area: 0.36 hectares

Ward: Middleton Park

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-160:

- **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

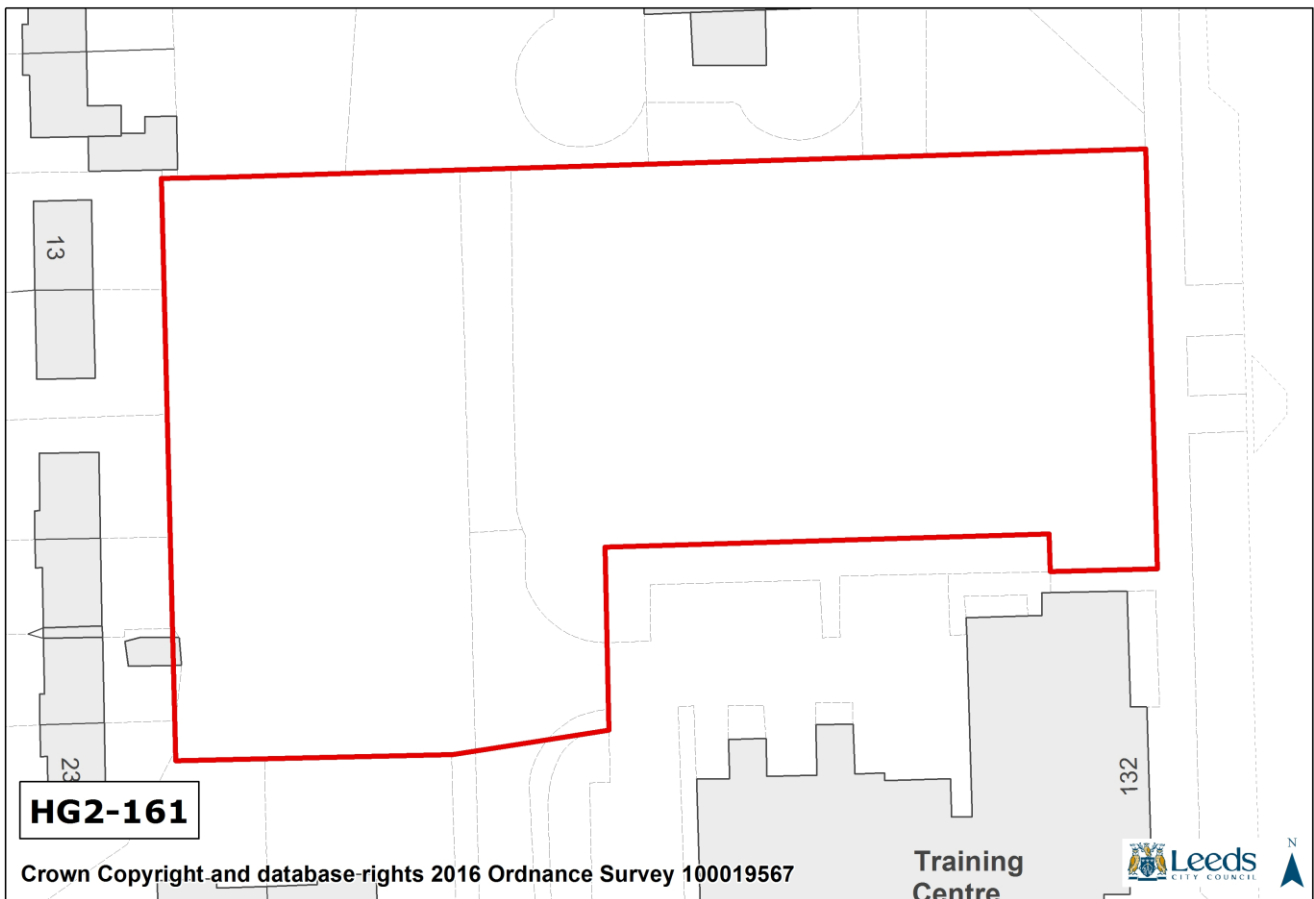
Site Capacity: 15 units

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

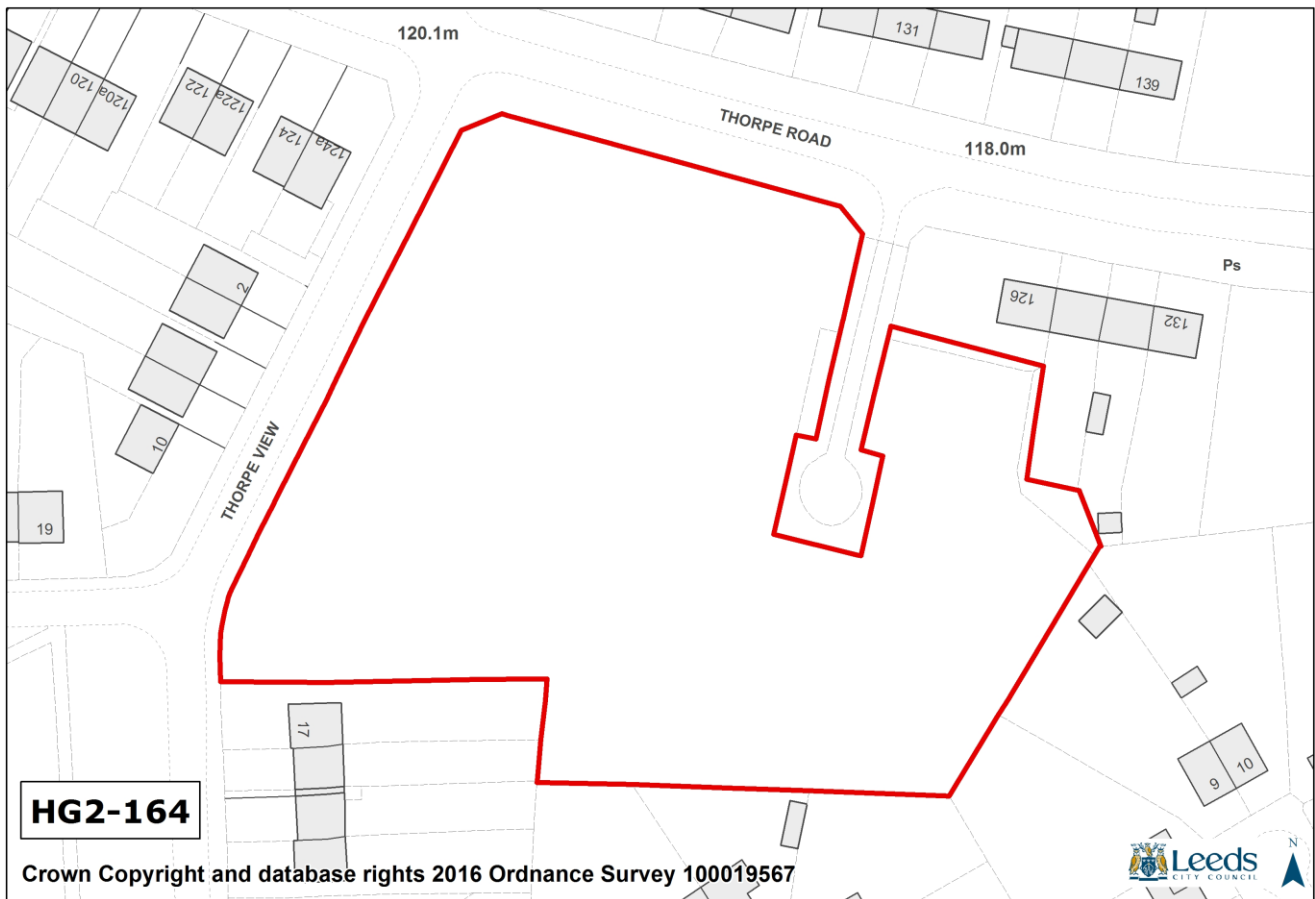
Site Capacity: 26 units

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:

- **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

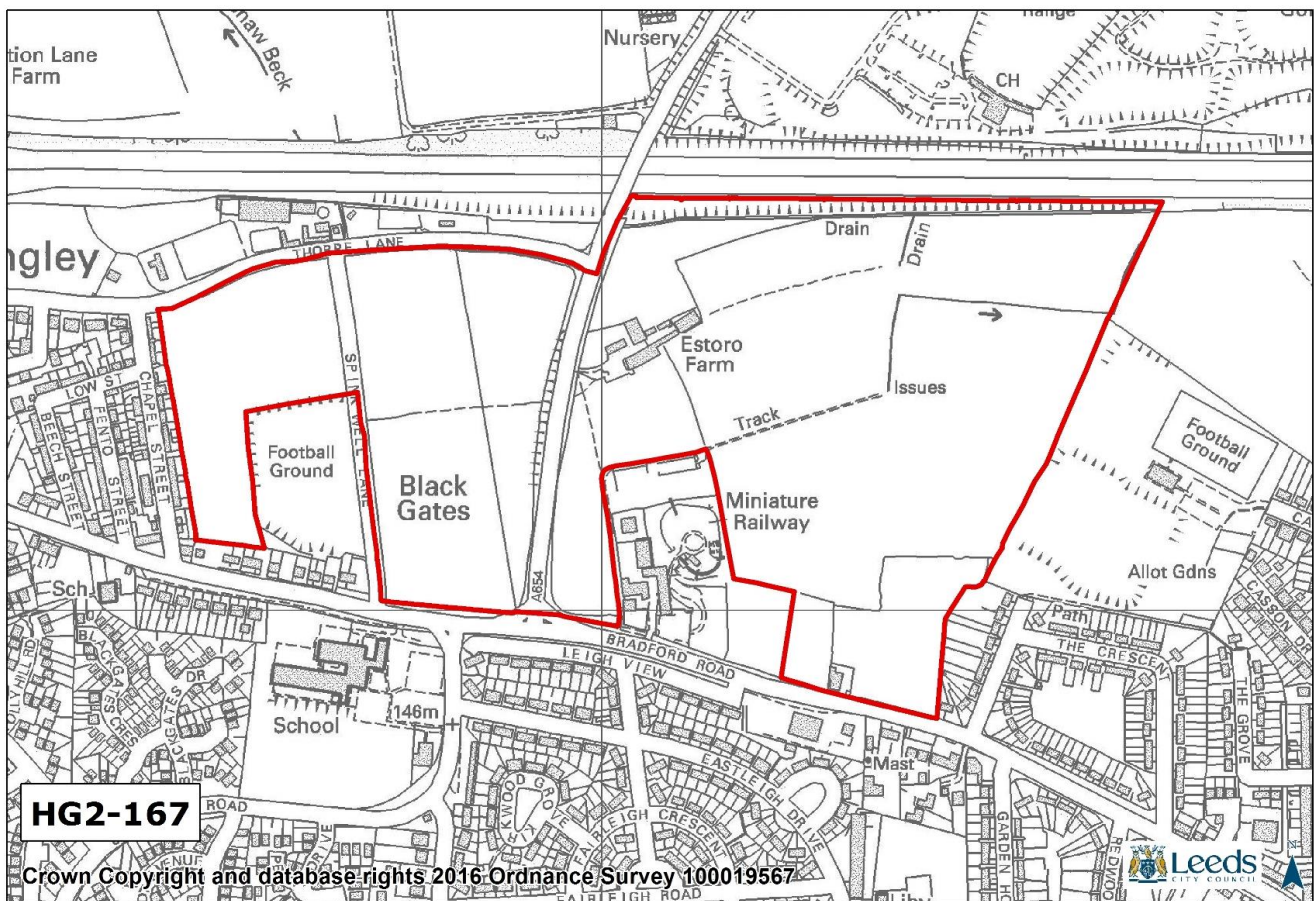
Site Capacity: 619 units

Site Area: 28 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West

Phase: 3



Site Requirements - HG2-167:

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 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

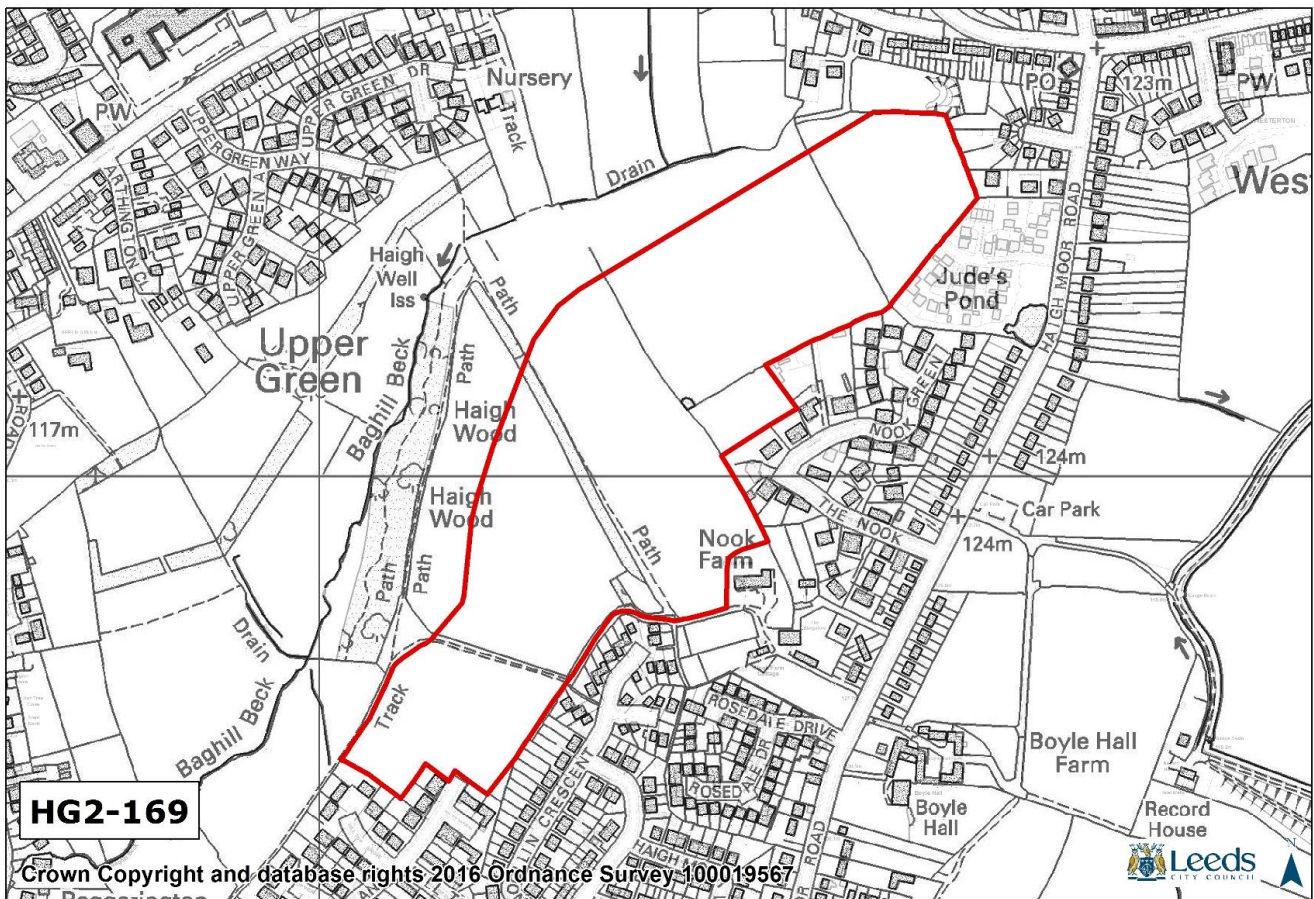
Site Capacity: 262 units

Site Area: 11.66 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West

Phase: 2



Site Requirements - HG2-169:

- **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

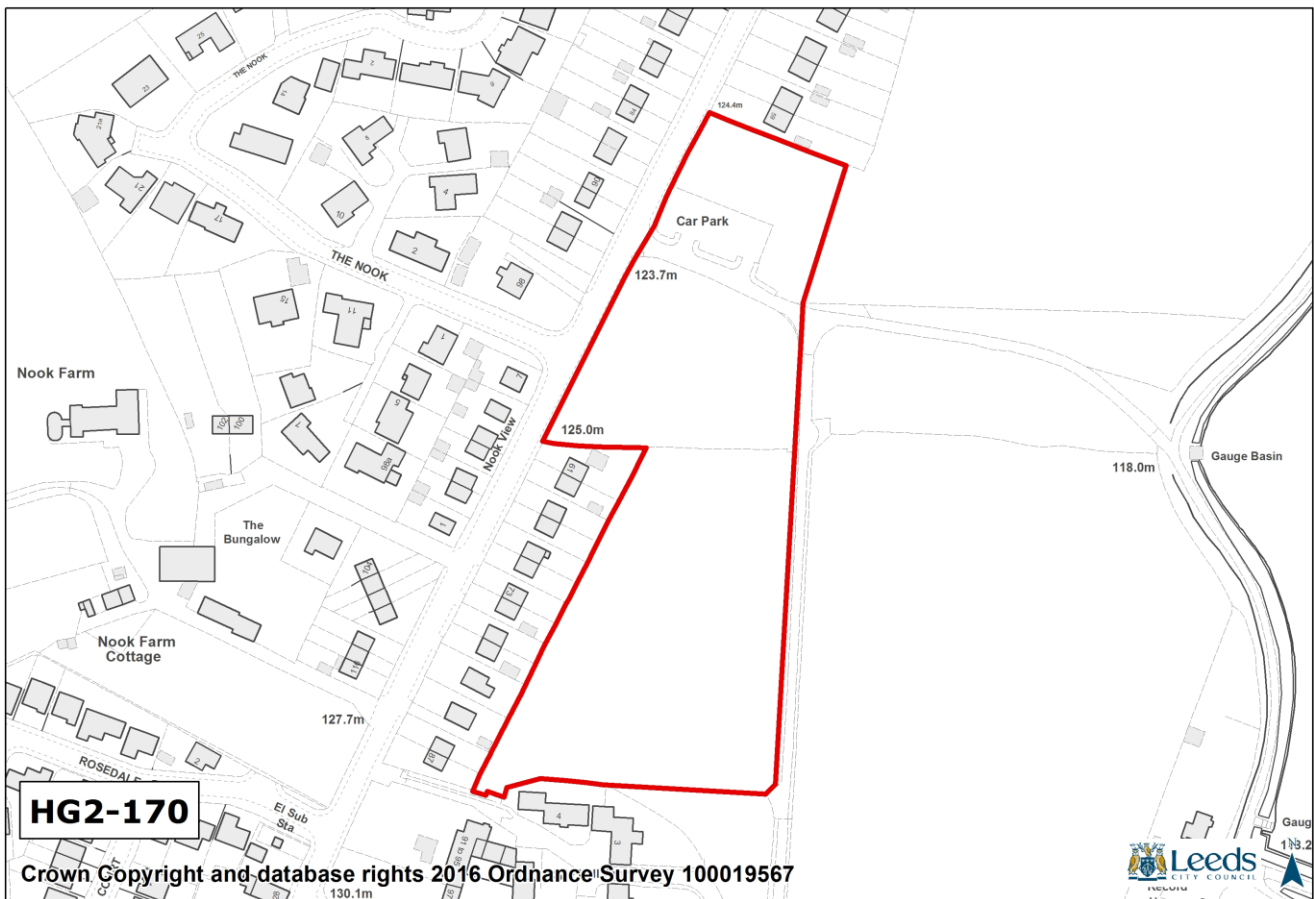
Site Capacity: 41 units

Site Area: 1.55 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West

Phase: 3



Site Requirements - HG2-170:

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

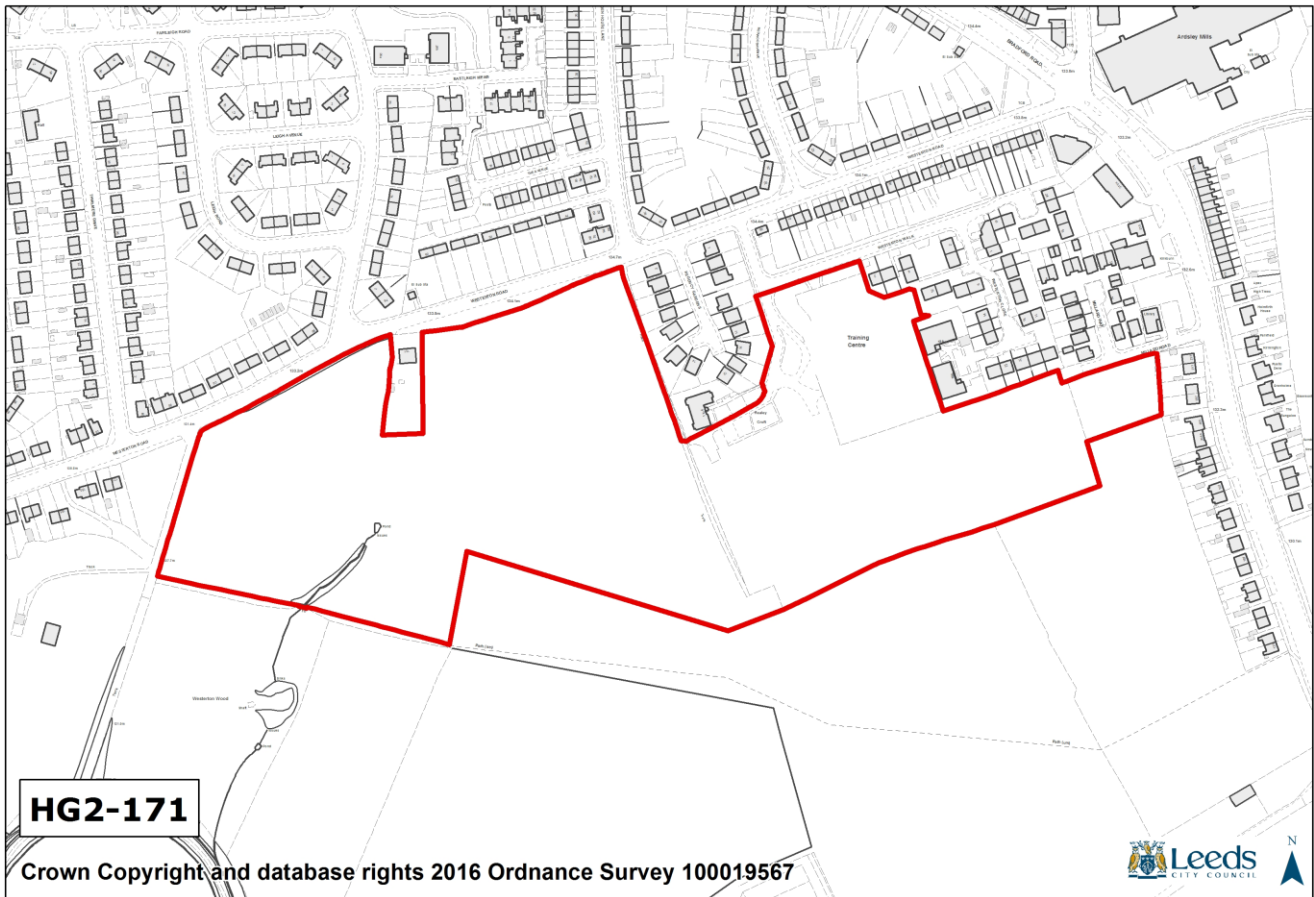
Site Capacity: 195 units

Site Area: 8.68 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West

Phase: 3



Site Requirements - HG2-171:

- **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

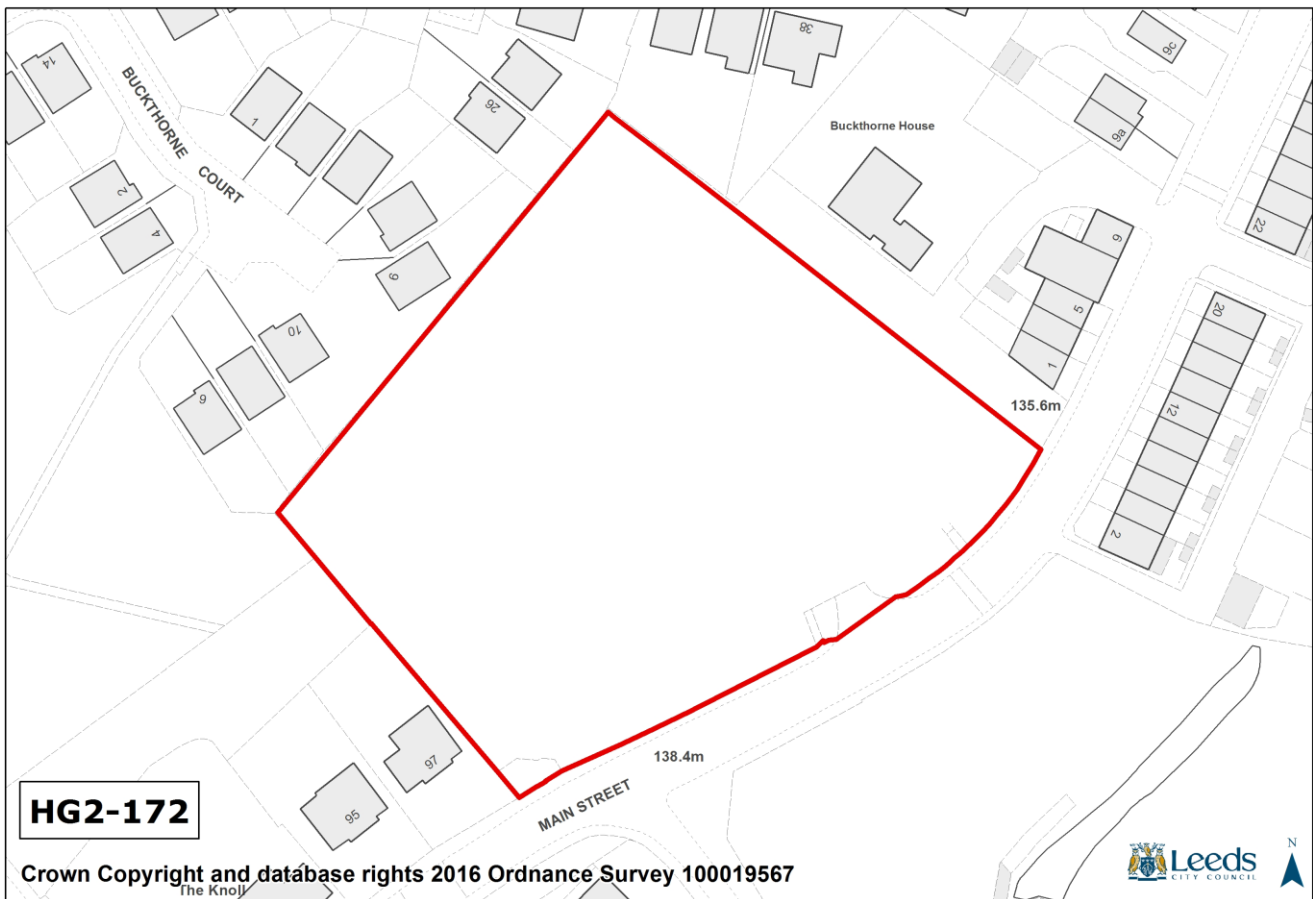
Site Capacity: 25 units

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

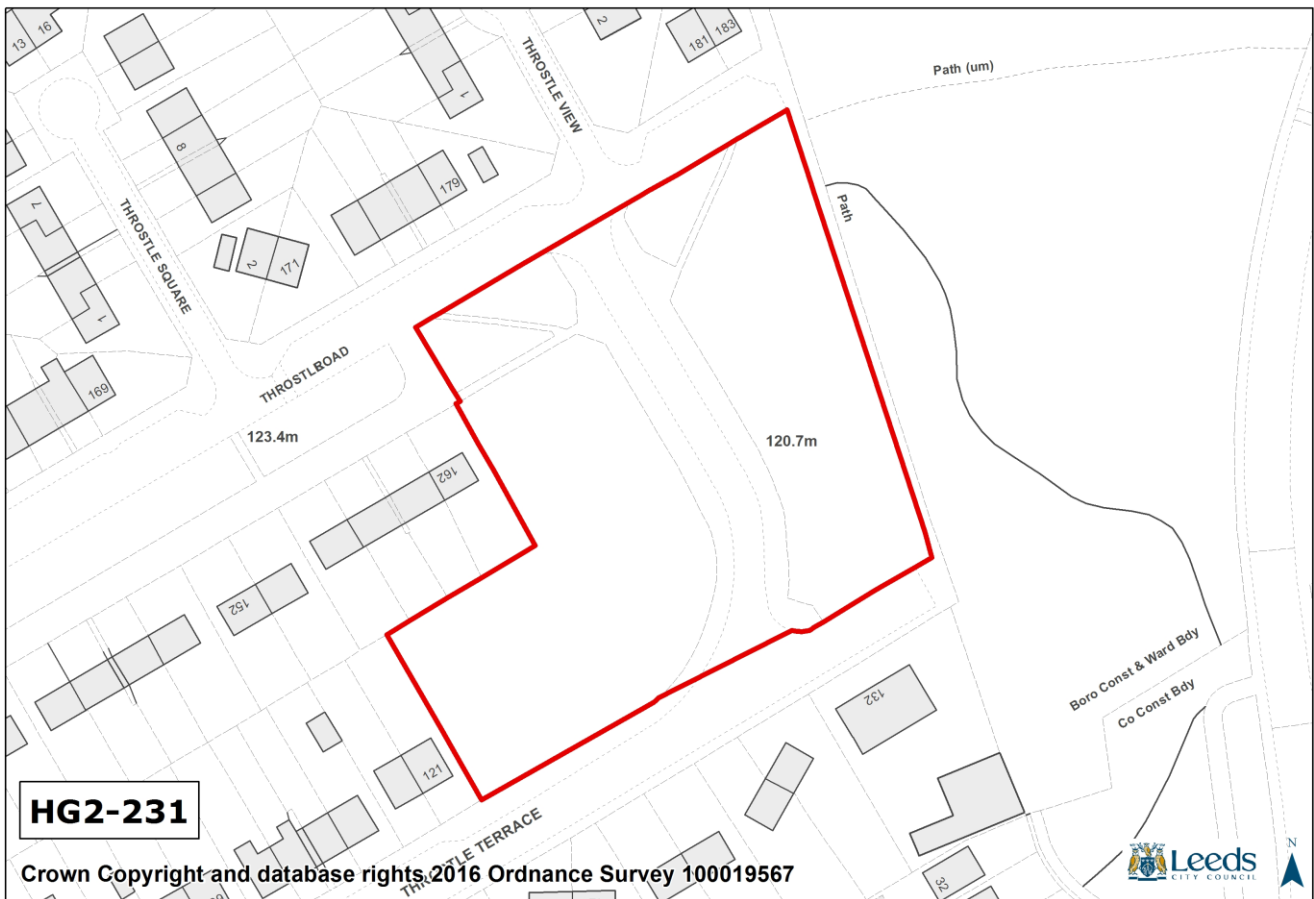
Site Capacity: 20 units

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

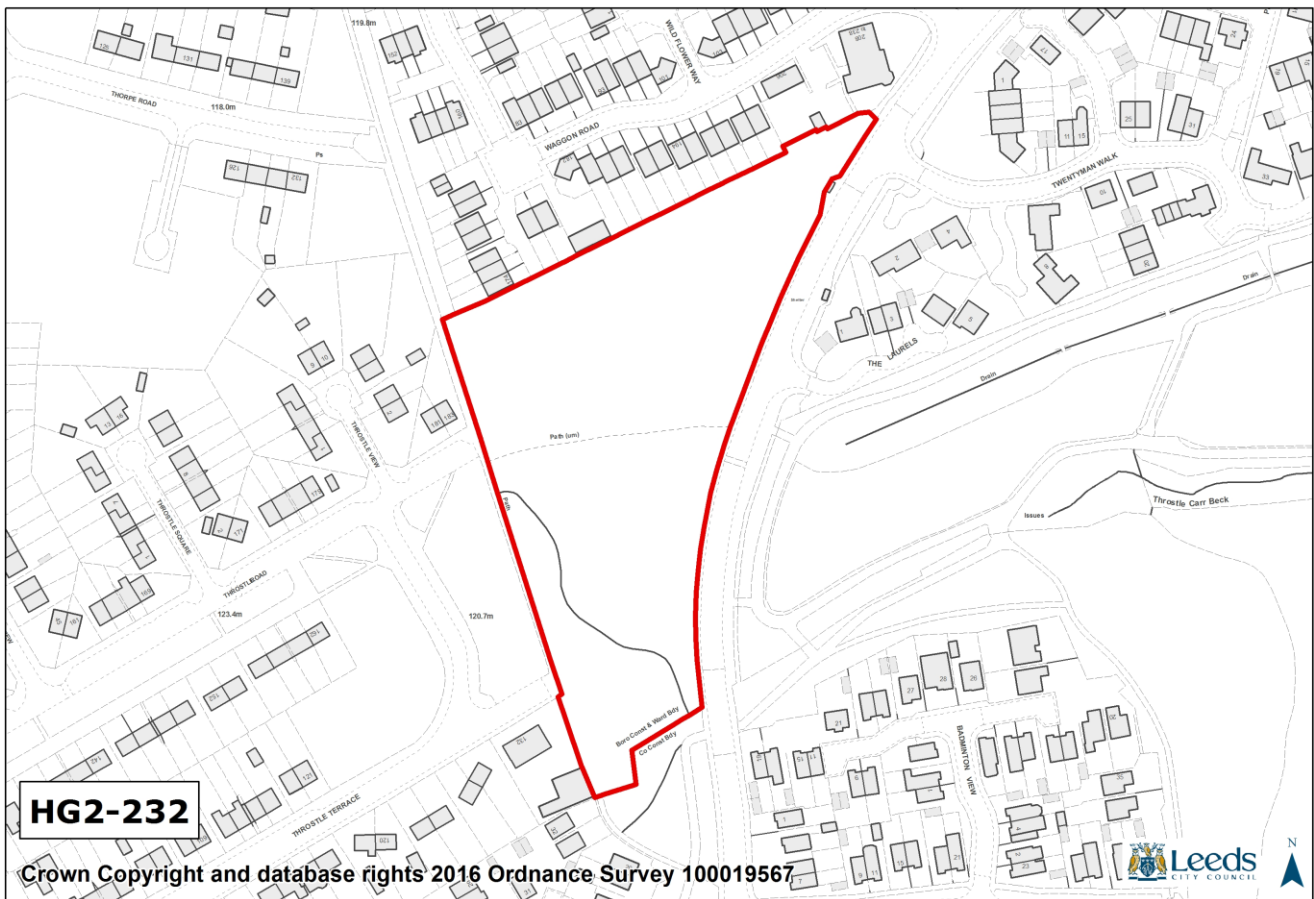
Site Capacity: 44 units

Site Area: 1.41 hectares

Ward: Middleton Park

HMCA: Outer South West

Phase: 1



Site Requirements - HG2-232:

- **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

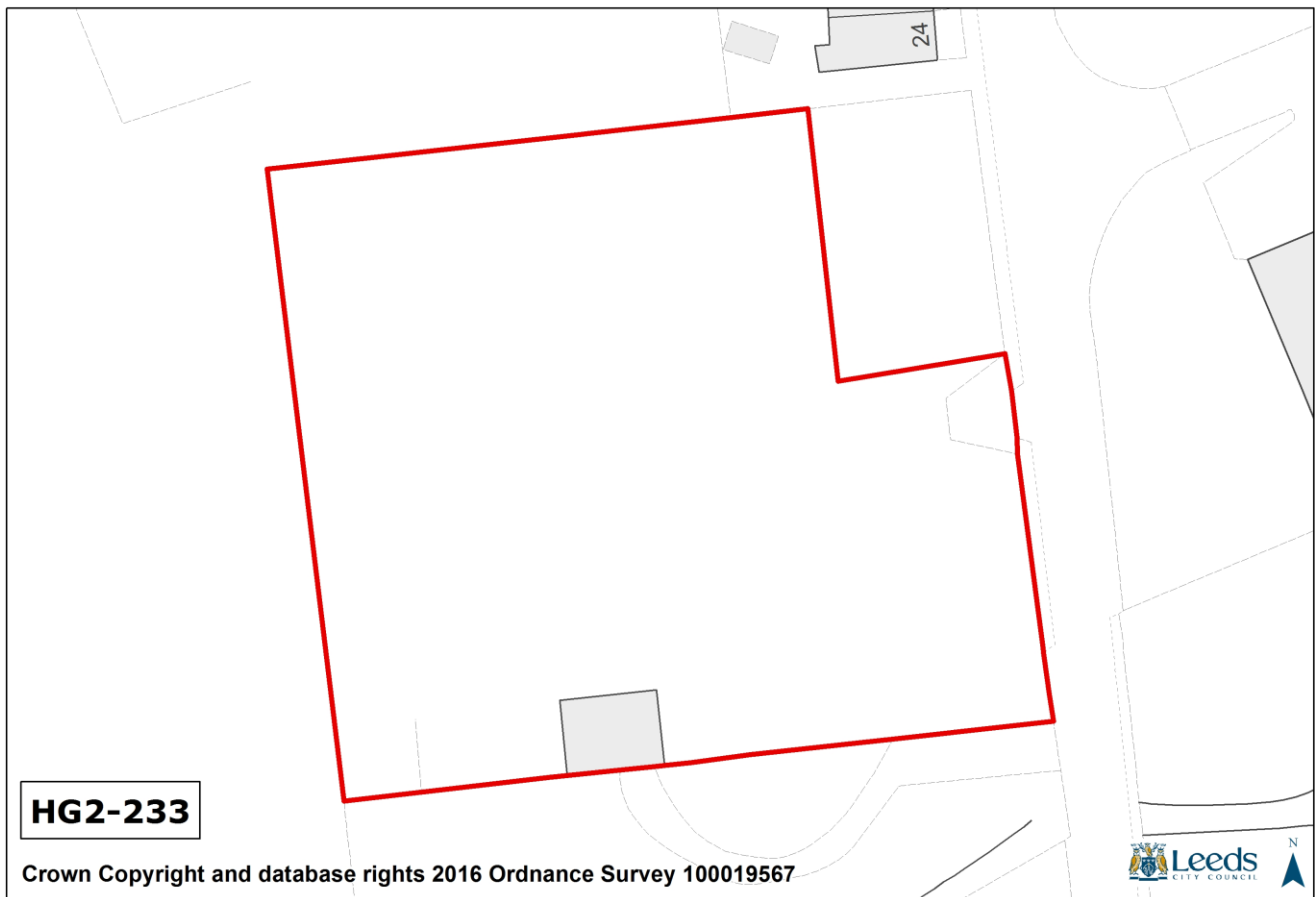
Site Capacity: 11 units

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	Address	Area ha	Capacity
HG3-21	Gelderd Road (land to the north of), Wortley LS12	11.6	315
HG3-22	Manor House Farm, Churwell	2.9	80
HG3-23	Tingley Station	43.1	1,050
HG3-24	Bradford Road (land off) , East Ardsley WF3	9.7	218
HG3-25	New Lane, East Ardsley	3.8	90
Safeguarded land total:			1,753

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 Section 2, paragraphs 2.66 to 2.73 explain 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 2.74 explains the approach to allocating sites for Travelling Showpeople. An existing Travelling Showpeople'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 SHOWPEOPLE 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

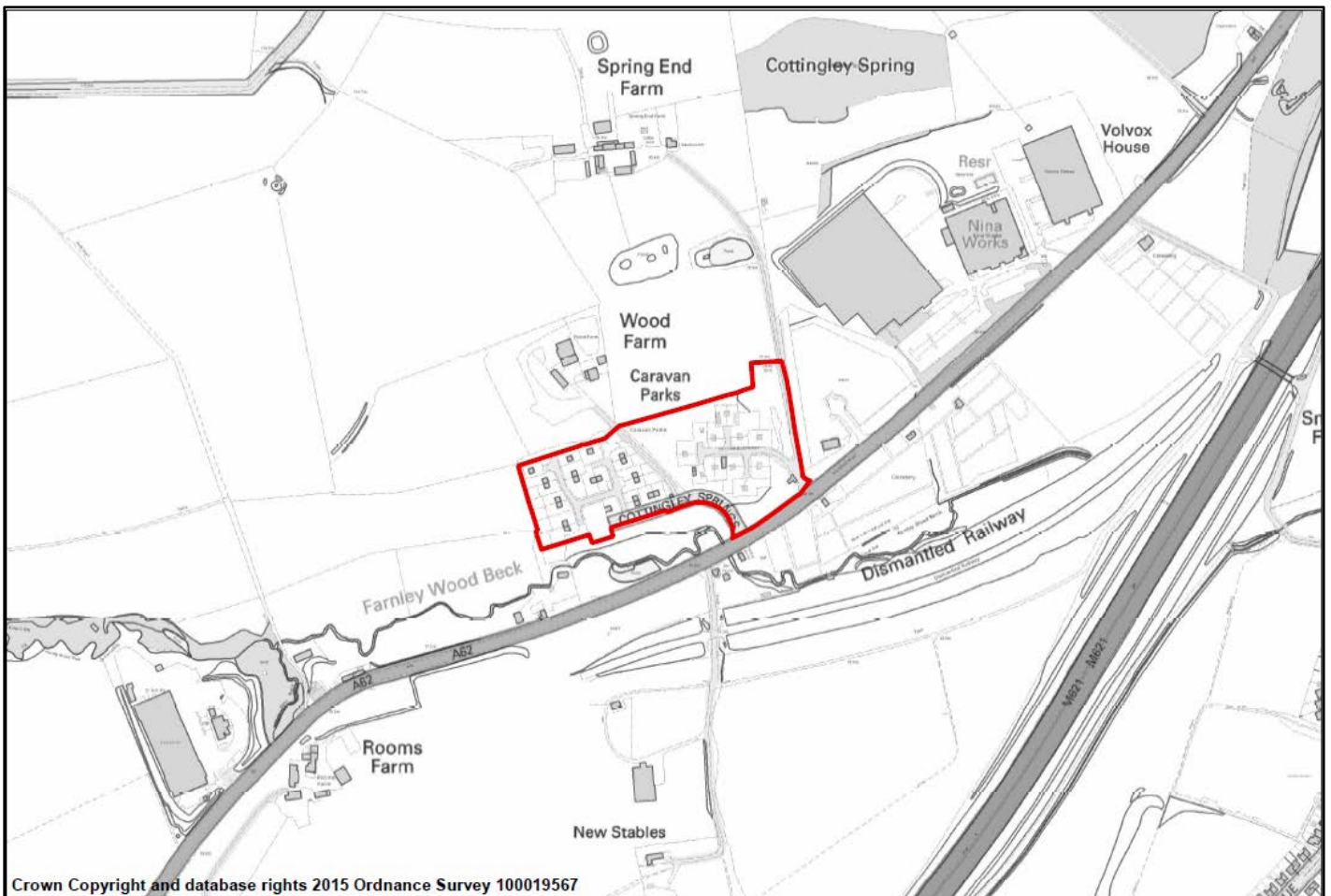
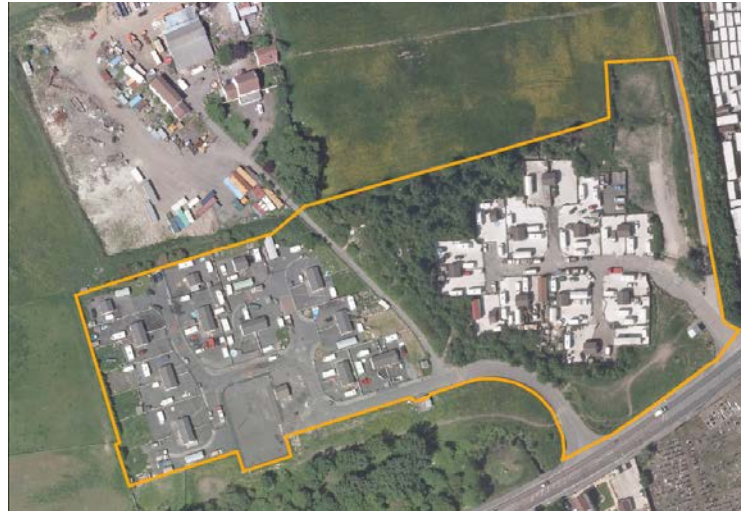
Site Area: 3.46 ha

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

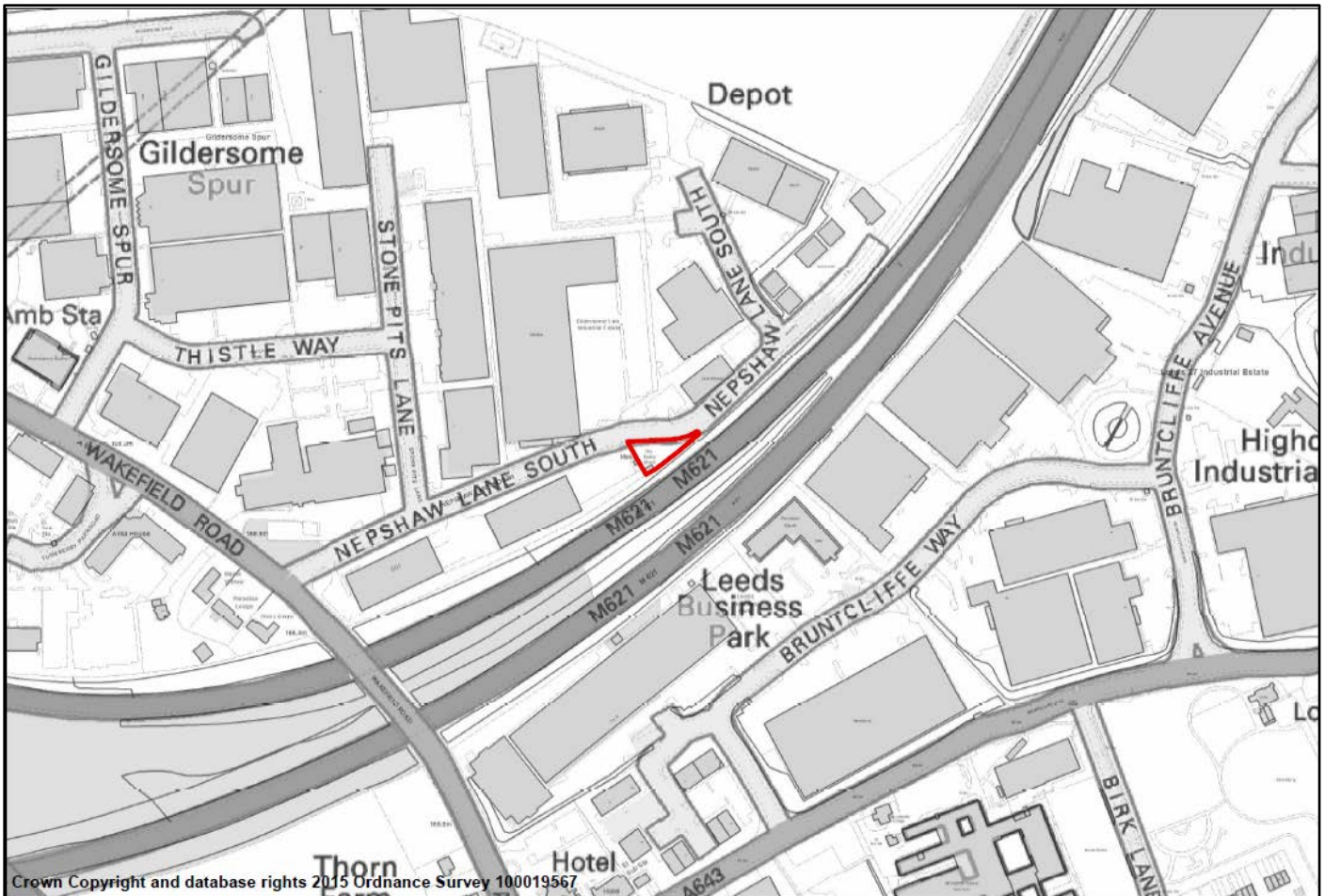
Site Type: Gypsy & Travellers

Site Area: 0.05 ha

Number of Pitches: 2

Ward: Morley South

HMCA: Outer South West



HG6-8: SPRINGFIELD VILLAS, GILDERSOME

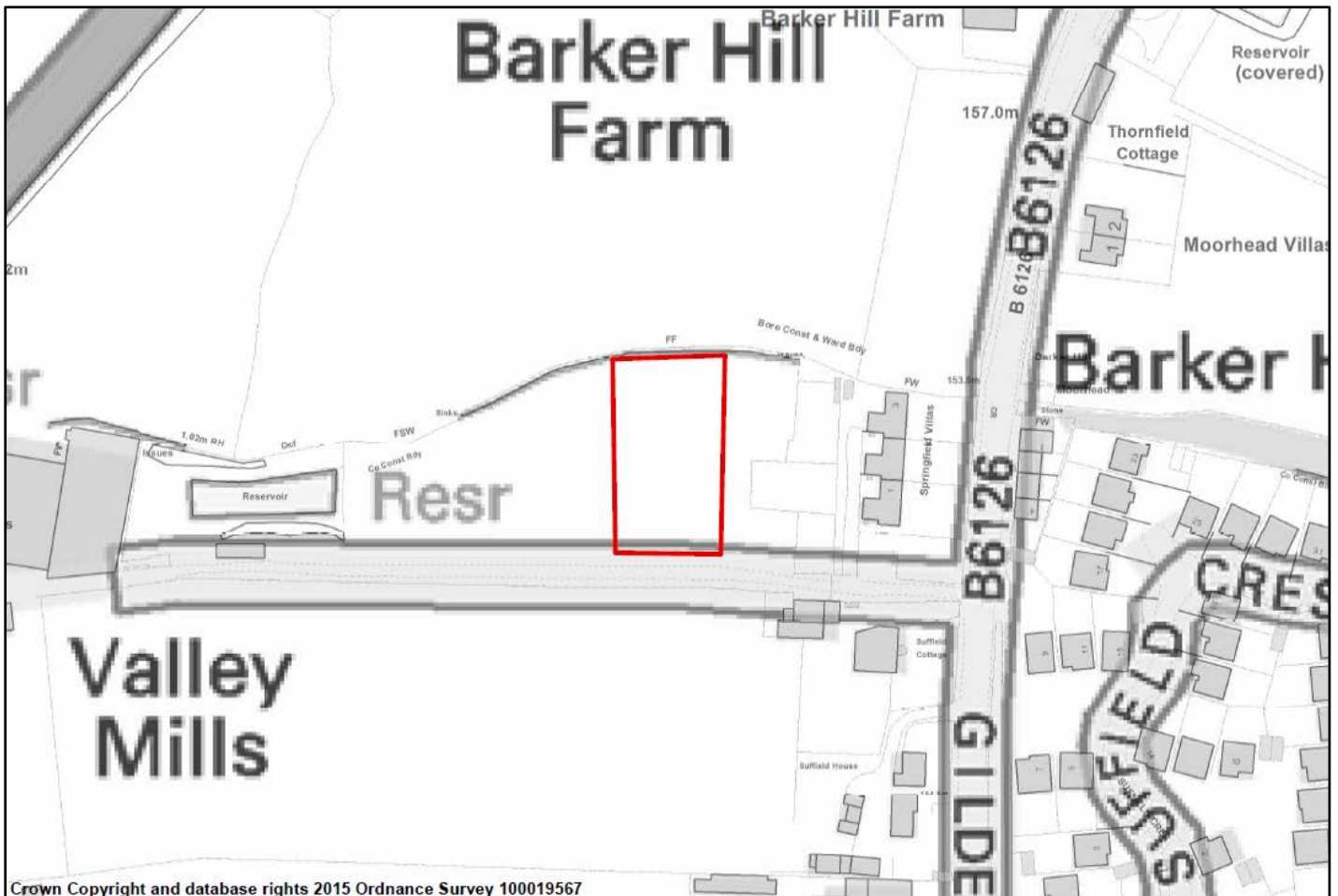
Site Type: Gypsy & Travellers

Site Area: 0.14 ha

Number of Pitches: 2

Ward: Morley North

HMCA: Outer South West



HG6-9: DUNNINGLEY LANE, MIDDLETON

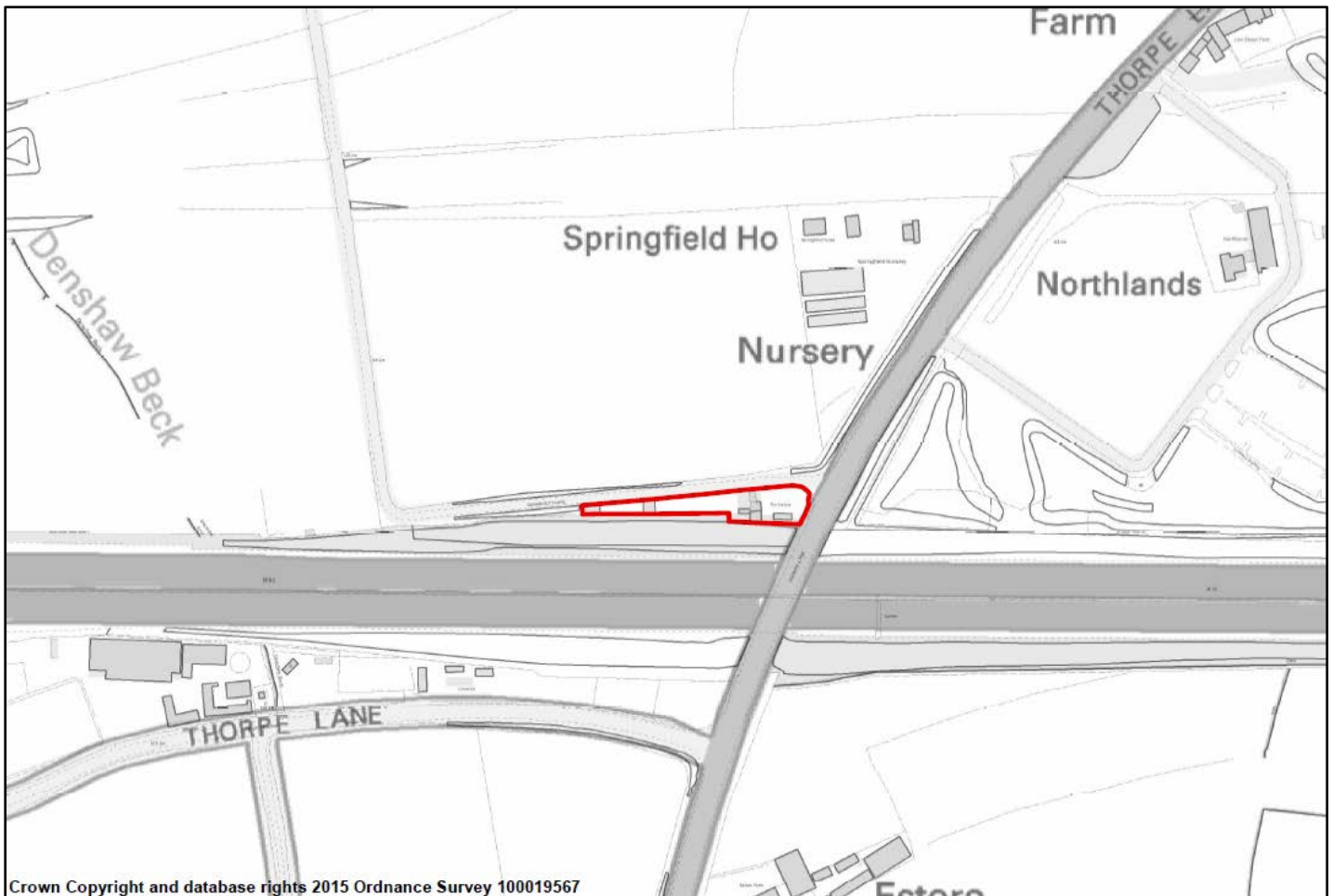
Site Type: Gypsy & Travellers

Site Area: 0.14 ha

Number of Pitches: 2

Ward: Ardsley & Robin Hood

HMCA: Outer South West



HG6-15: THORPE LANE WEST, TINGLEY

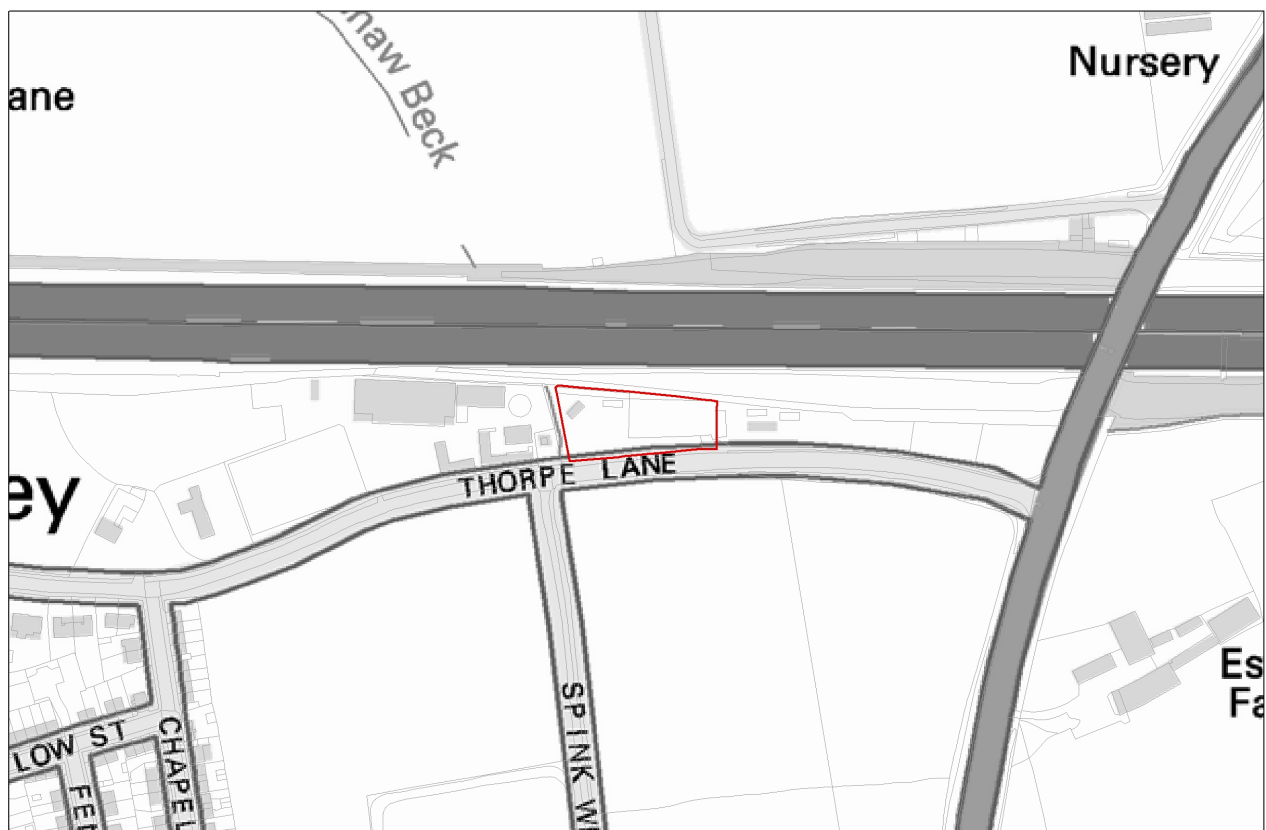
Site Type: Gypsy & Travellers

Site Area:

Number of Pitches: 2

Ward: Ardsley & Robin Hood

HMCA: Outer South West



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL



HG6-16: THORPE LANE EAST, TINGLEY

Site Type: Gypsy & Travellers

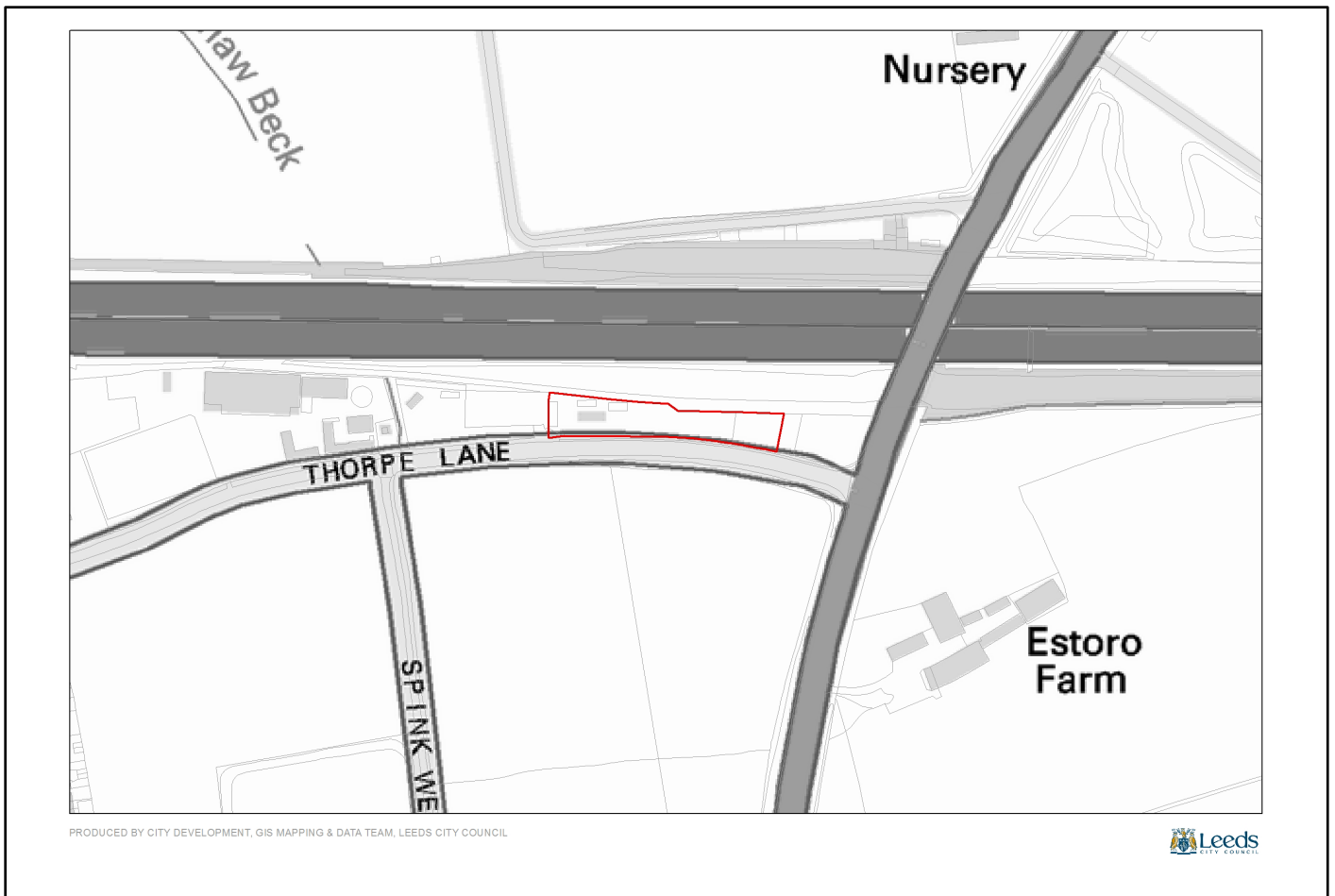
Site Area:

Number of Pitches: 2

(1 existing pitch + 1 additional pitch)

Ward: Ardsley & Robin Hood

HMCA: Outer South West



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

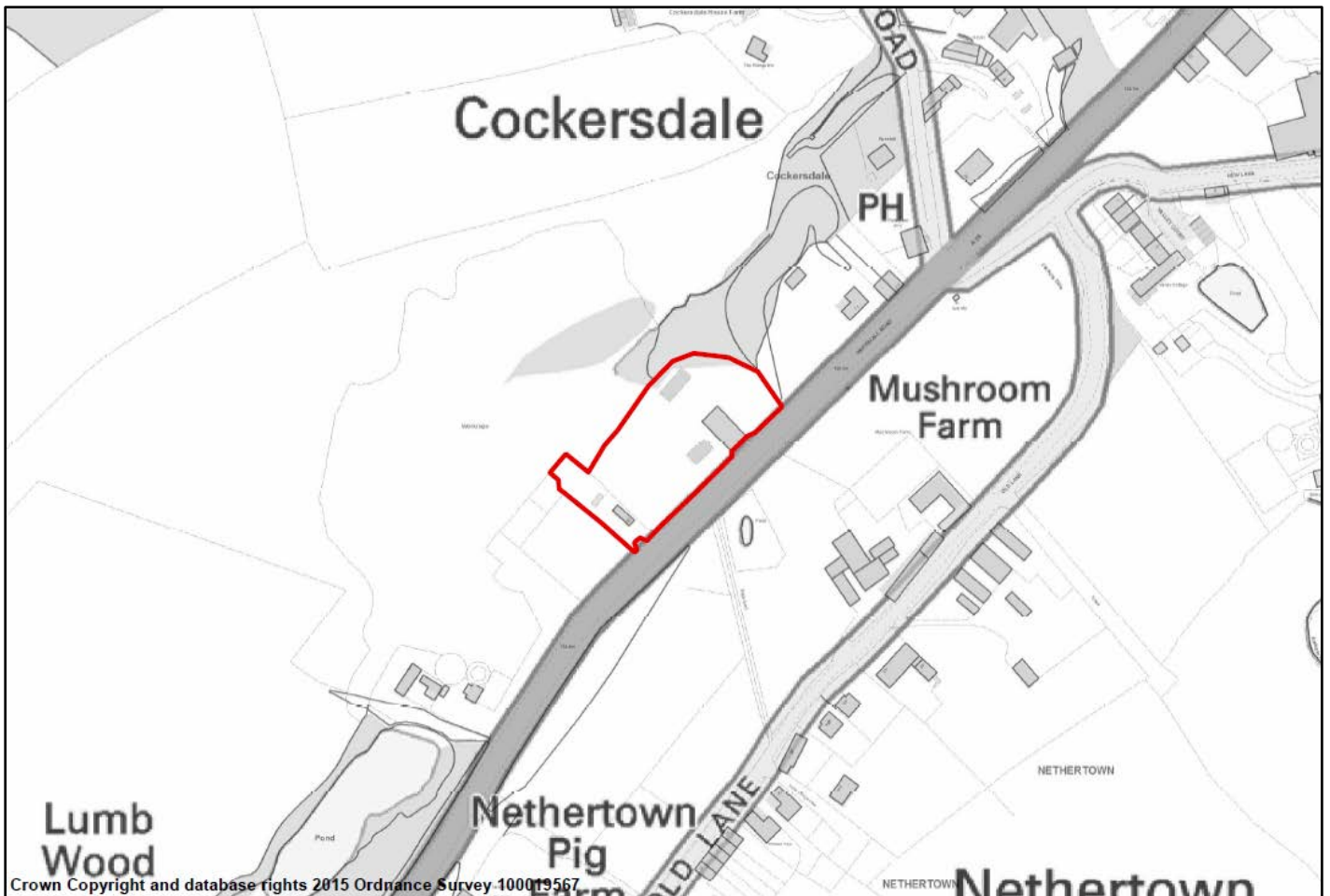
Site Type: Travelling Showpeople

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 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 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 IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED OFFICE SITES.**
- 2) IDENTIFIED OFFICE SITES CONTRIBUTE TO THE TARGET FOR OFFICE USE SET OUT IN CORE STRATEGY POLICY SP9.**

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

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
EO1-22	n/a	Rear of Arlington Business Centre Millshaw Park Avenue LS11	0.4	3,280
EO1-23	n/a	Millshaw Park Lane Leeds LS11 0LT	2.3	6,265
EO1-24	E4:42	Phase 2c Capitol Park Tingley Common Tingley WF3	1	4,400
EO1-38	n/a	St Anthony's Road Beeston	2.9	3,295
EO1-39	n/a	Phase 3 Capitol Park Tingley Common WF3	2.4	1,600
Identified office employment total (sqm):				18,840

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 1.4.16 and/or are allocated for general employment in the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites.

POLICY EG1- IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE

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

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

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

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-46	n/a	Former Pack Horse Inn Gelderd Road LS12	0.3	0.26
EG1-47	E3A:27	R/o Nina Works Cottingley Spring Gelderd Road LS27	0.6	0.63
EG1-48	E4:35	Opp Ravell Works Gelderd Road Wortley LS12	5	5.02
EG1-50	n/a	Unit A Bracken Park & Overland Industrial Estate Gelderd Road, Gildersome LS27	2.6	0.35
EG1-51	n/a	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road, Gildersome LS27	0.81	0.81
EG1-52	E3B:7	Wakefield Road Gildersome	3.6	3.57
EG1-53	E3B:10	R/o Epsom Court Bruntcliffe Avenue Morley LS27	0.3	0.29
EG1-55	E3B:8	Adj Ravenheat Ltd Chartists Way Morley	0.1	0.09
EG1-56	E3C:10	Plots 210-220 Howley Park Ind Est Morley	1.26	1.26
EG1-57	E3C:10	Plots 410 & 420 Howley Park Road East Morley LS27	1.8	1.81
EG1-58	E3C:10	Howley Park Ind Estate Morley	2.38	2.38
EG1-60	E3A	Topcliffe Lane Tingley LS27	1.3	1.28
EG1-67	n/a	S/o Premier House Ring Road Royds Lane LS12	0.3	0.33
EG1-69	n/a	Leeds College Of Building, Parkside Lane	0.33	0.33
EG1-71	n/a	Capital House, Bruntcliffe Way, Morley	1.54	1.54
EG1-73	n/a	Land at Howley Park Trading Estate, Morley	3.15	3.15
Identified general employment total (ha):				23.1

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, saved UDP ref E3C:10) 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	Address	Area ha	Capacity
EG2-14	Royds Service Station Royds Lane Beeston	0.3	0.26
EG2-16	Parkside Lane LS 11	3.4	3.4
EG2-19	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	26.8	26.8
EG2-20	Fall Lane East Ardsley WF3	0.6	0.59
EG2-21	Lingwell Gate Lane, Thorpe	3.7	3.7
EG2-23	Land At Nepshaw Lane Asquith Avenue Gildersome	29.04	29.04
EG2-26	Leeds College of Technology, Westland Road, Beeston	2.03	2.03
Allocated for general employment total (ha):			65.82

Site Reference: EG2-14 (2104450)

Site Address: Royds Service Station Royds Lane Beeston

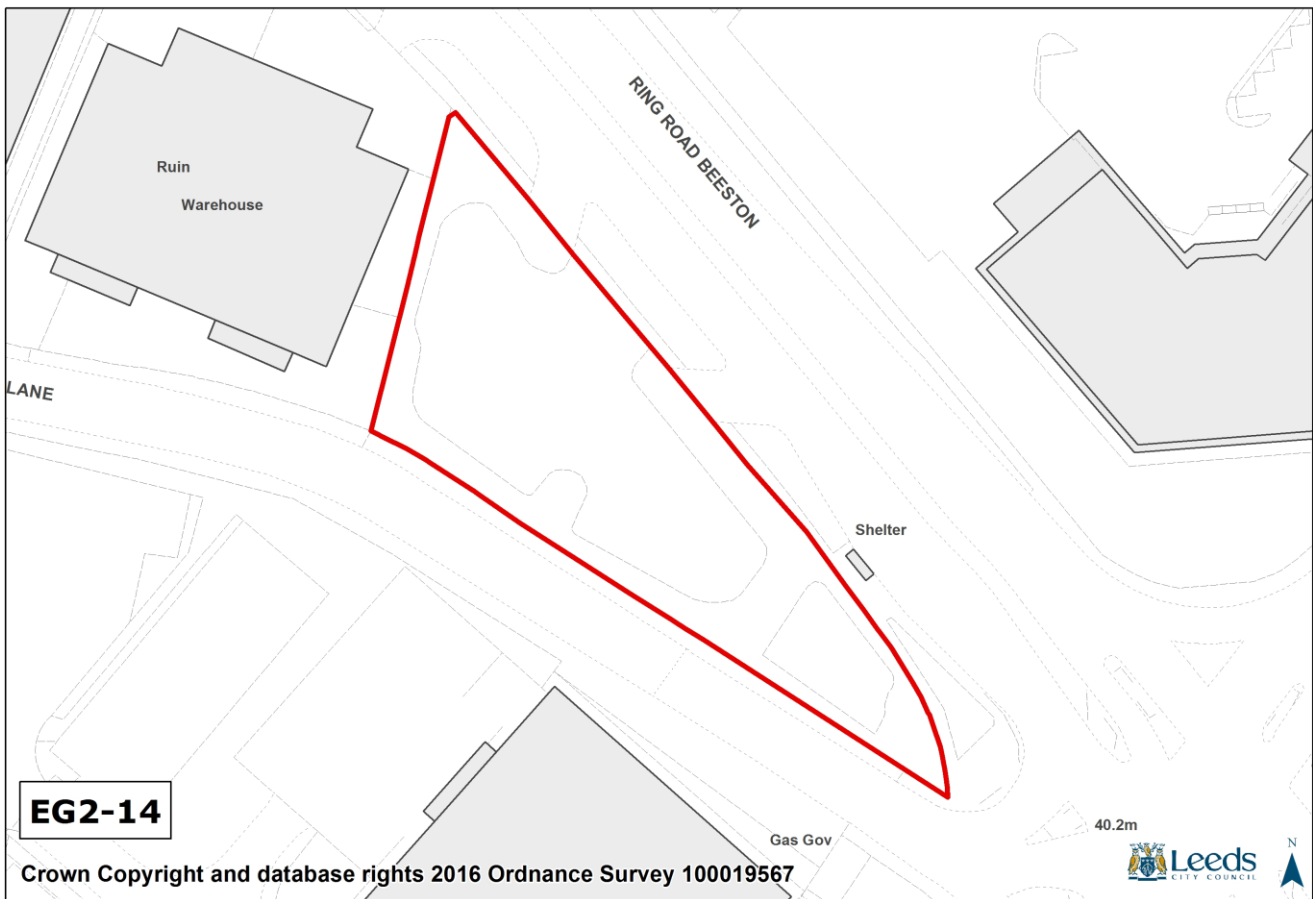
General employment allocation

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

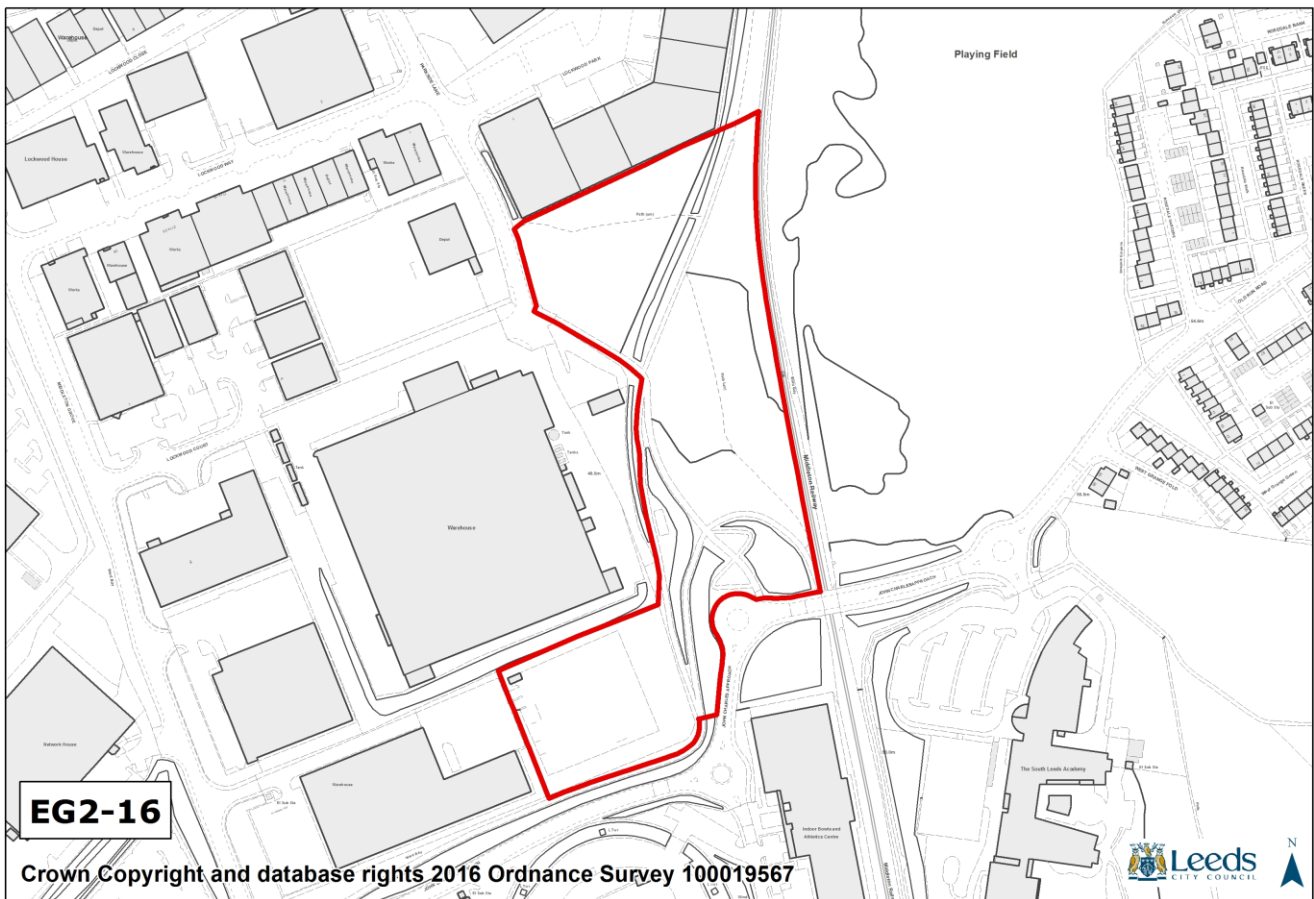
General employment allocation

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 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

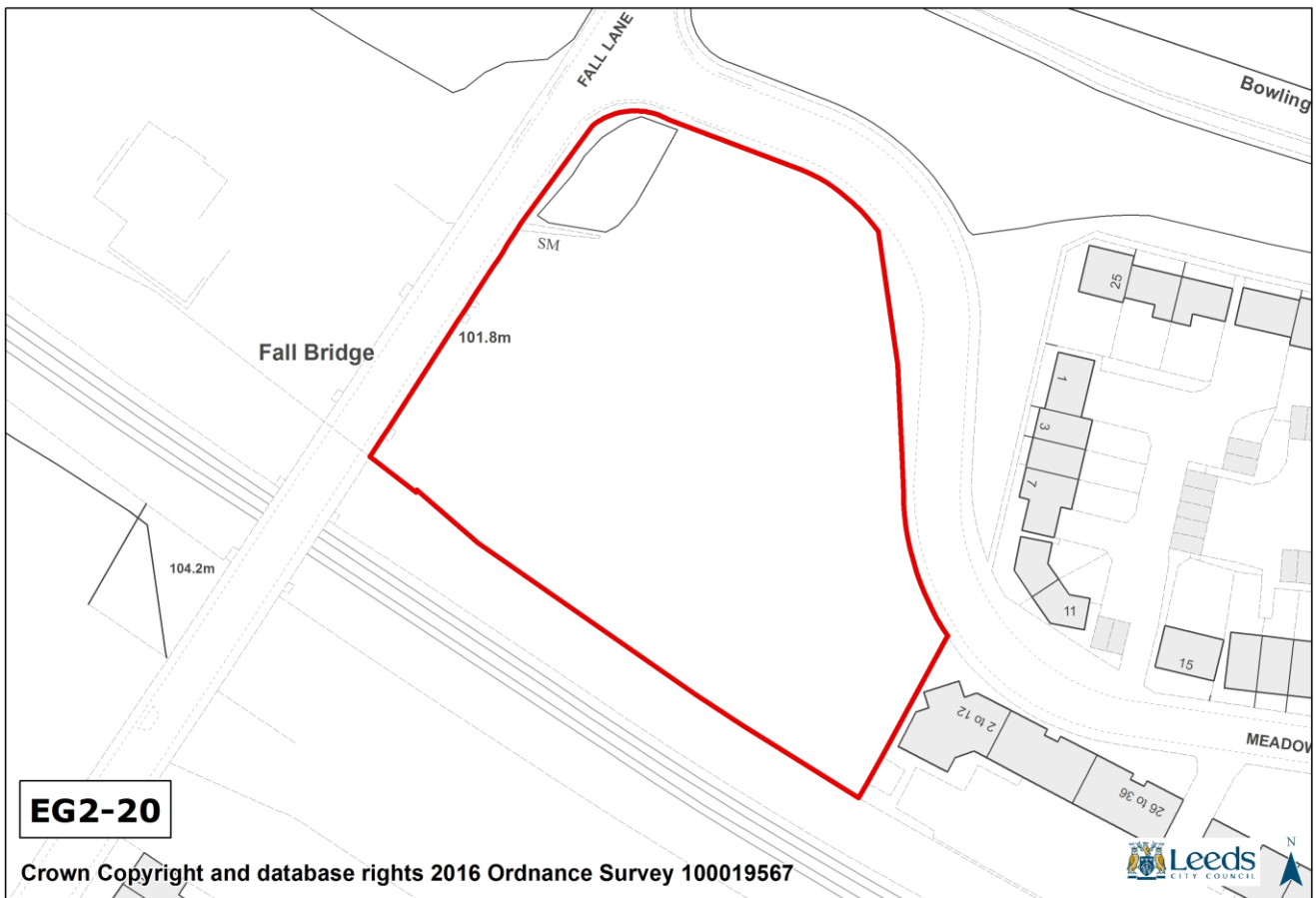
General employment allocation

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

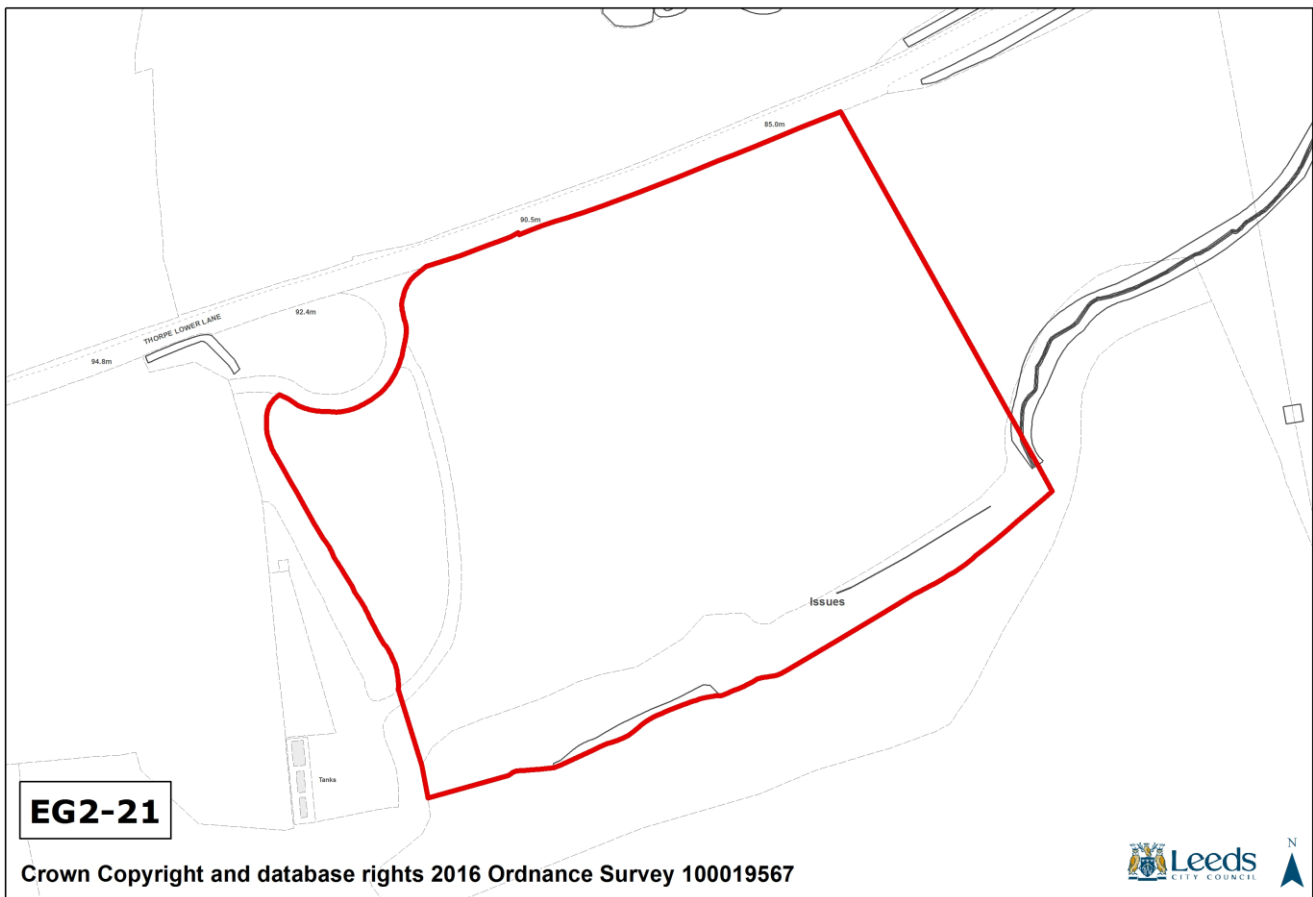
General employment allocation

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

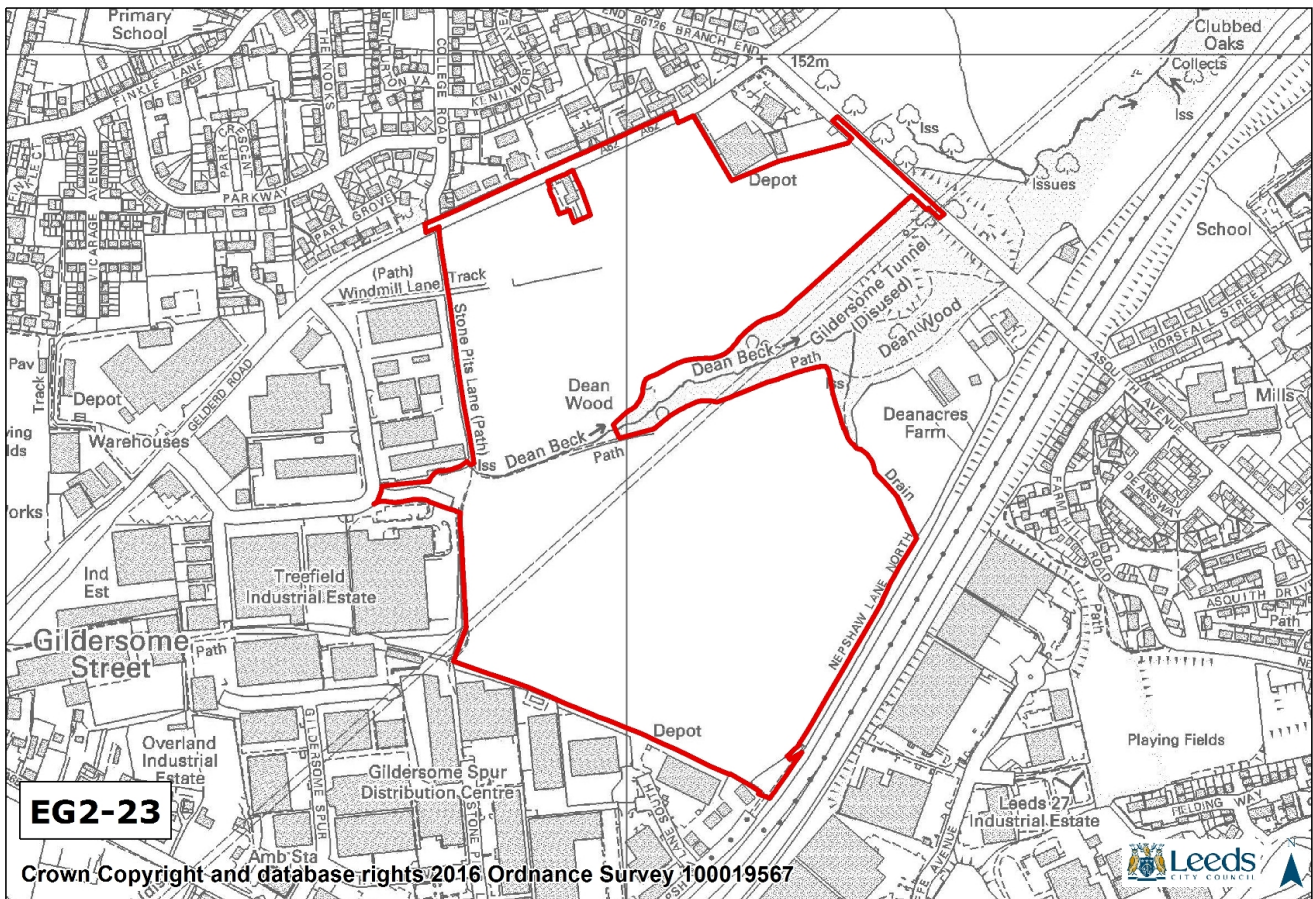
General employment allocation

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

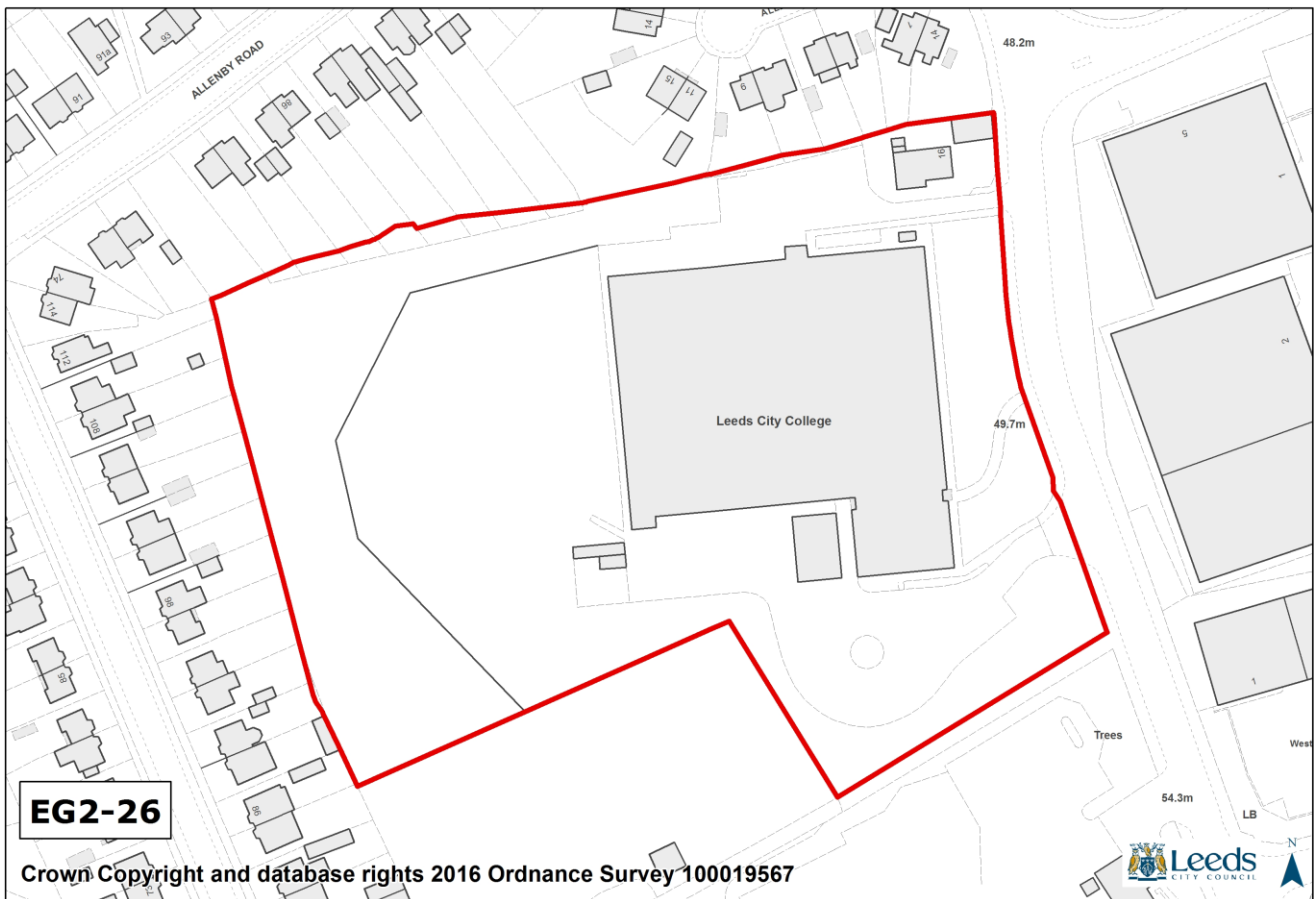
General employment allocation

Site Capacity: 2.03 hectares

Site Area: 2.03 hectares

Ward: Beeston and Holbeck

HMCA: Outer South West



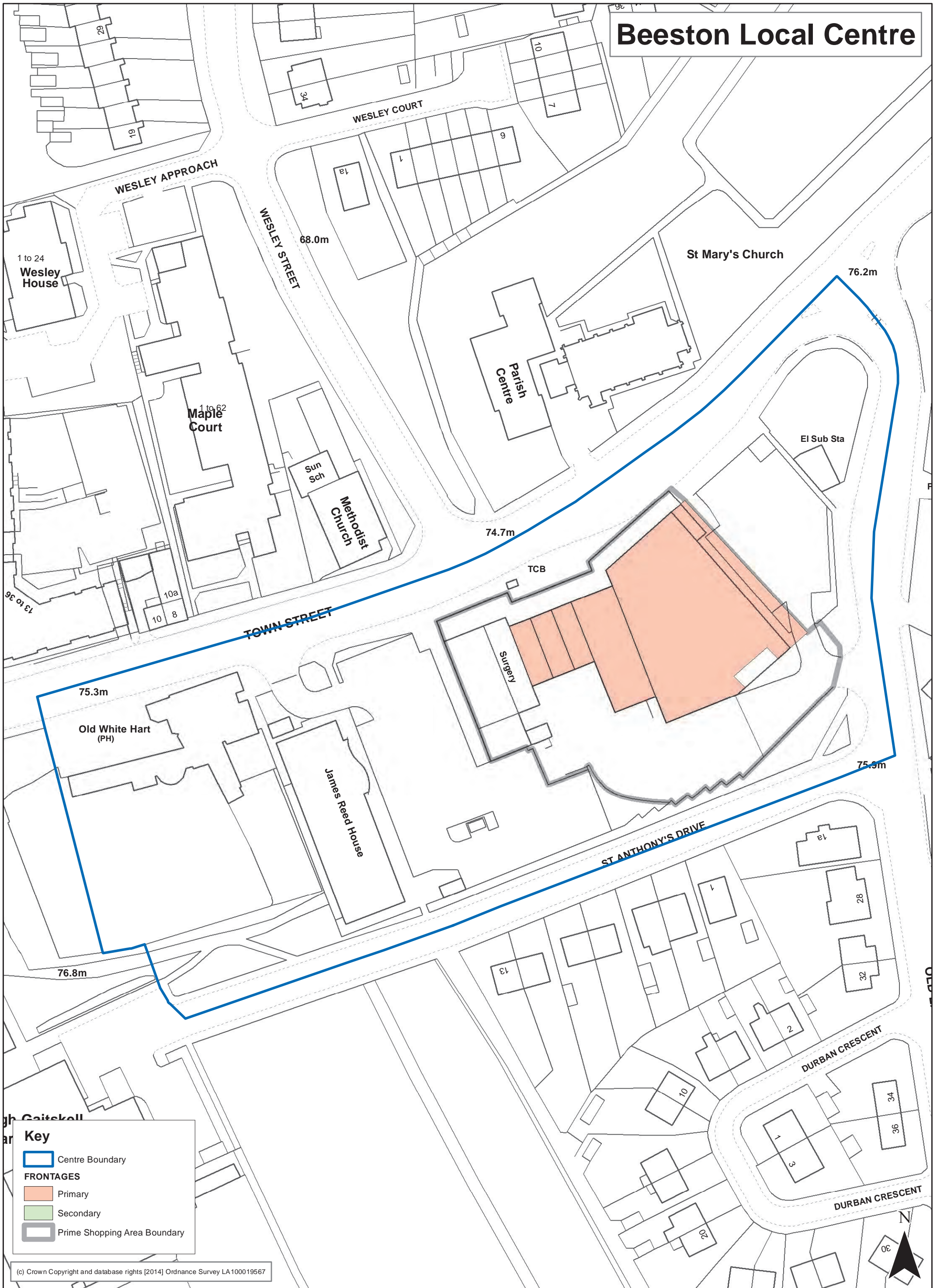
No site specific requirements

GREEN SPACE 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). Existing green space 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 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.
- 3.10.19 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. 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. 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.

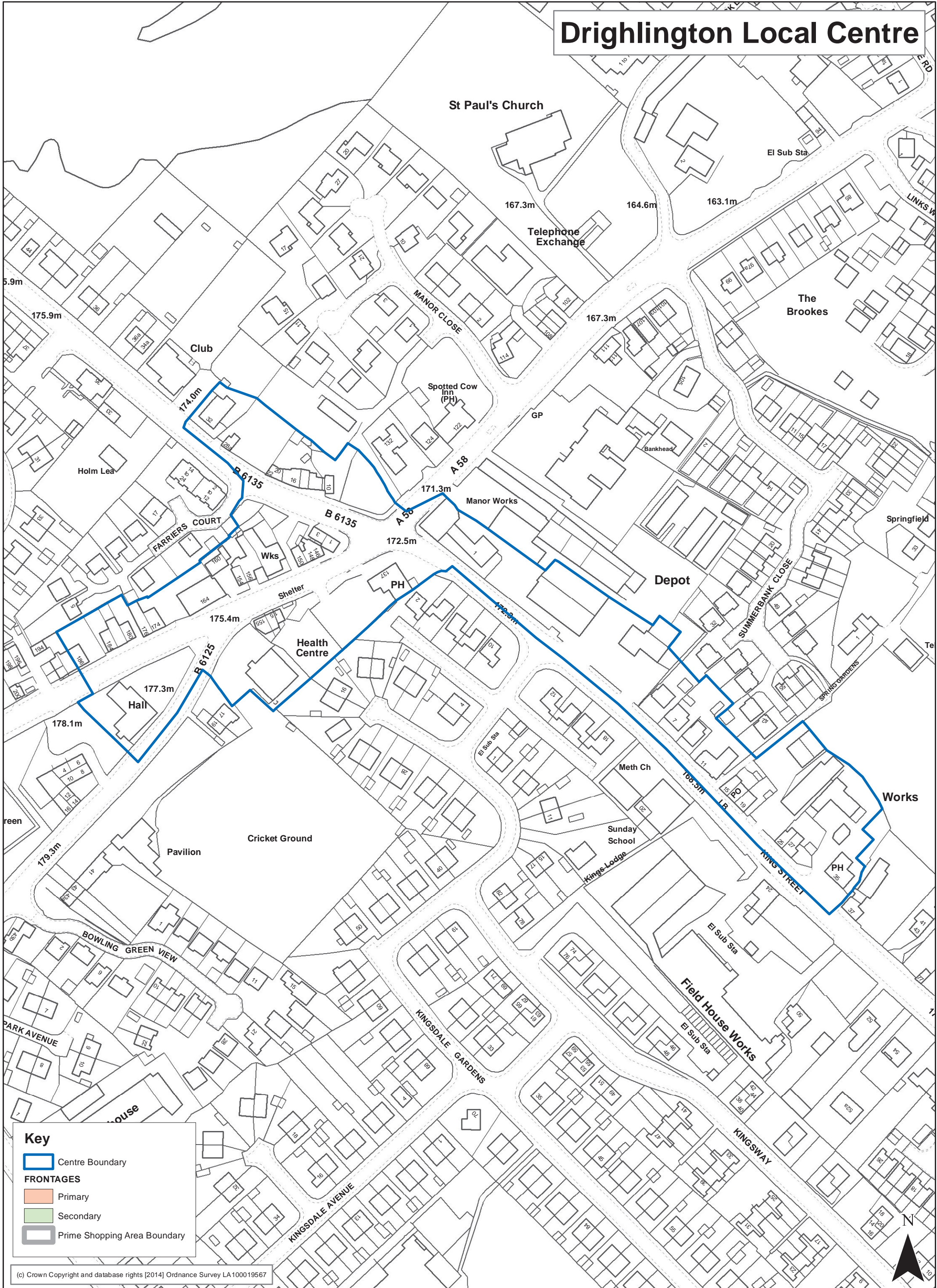
Outer South West Retail and Site Allocations Plans

Beeston Local Centre



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Drighlington Local Centre

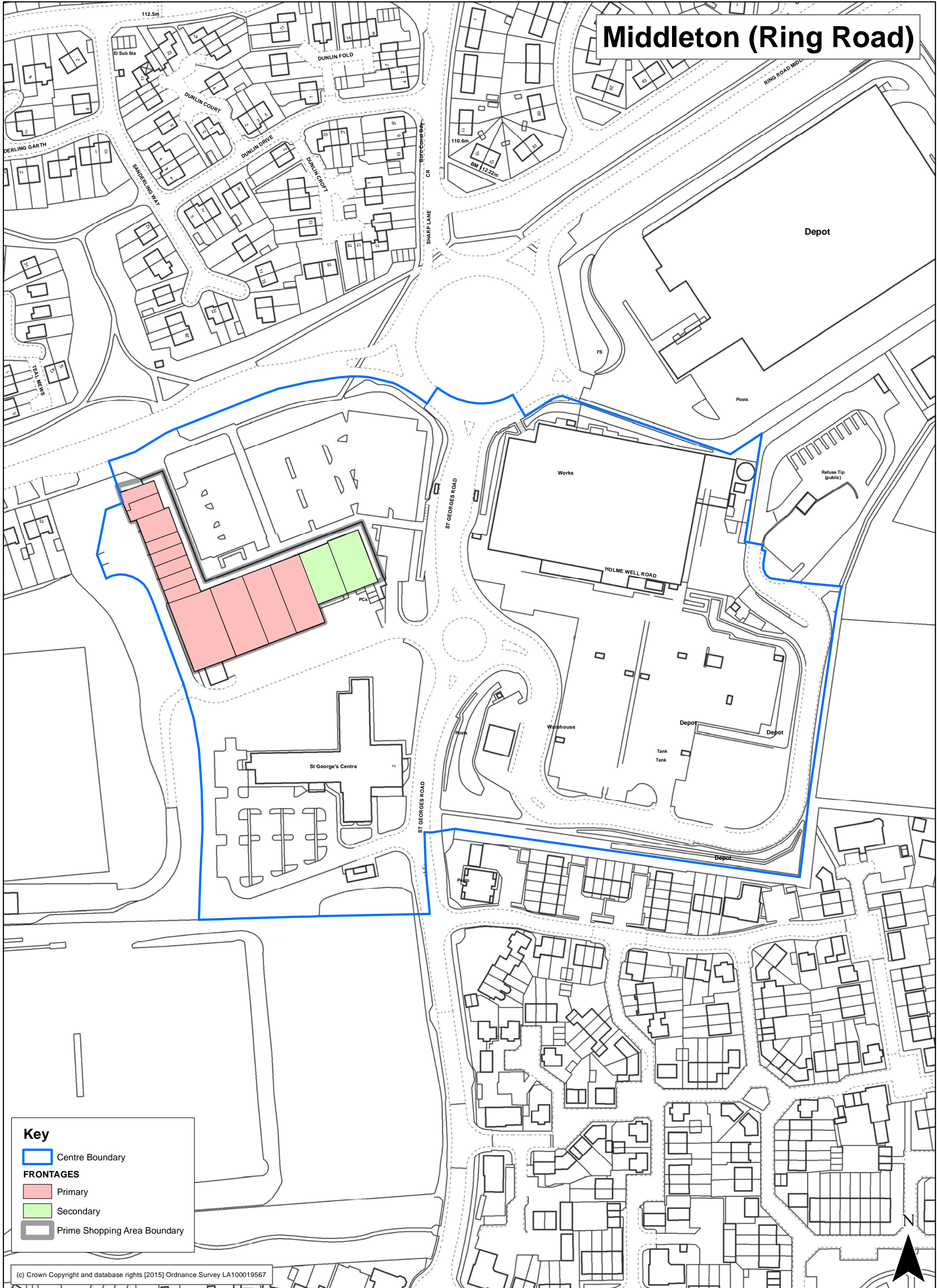


Key

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

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Middleton (Ring Road)

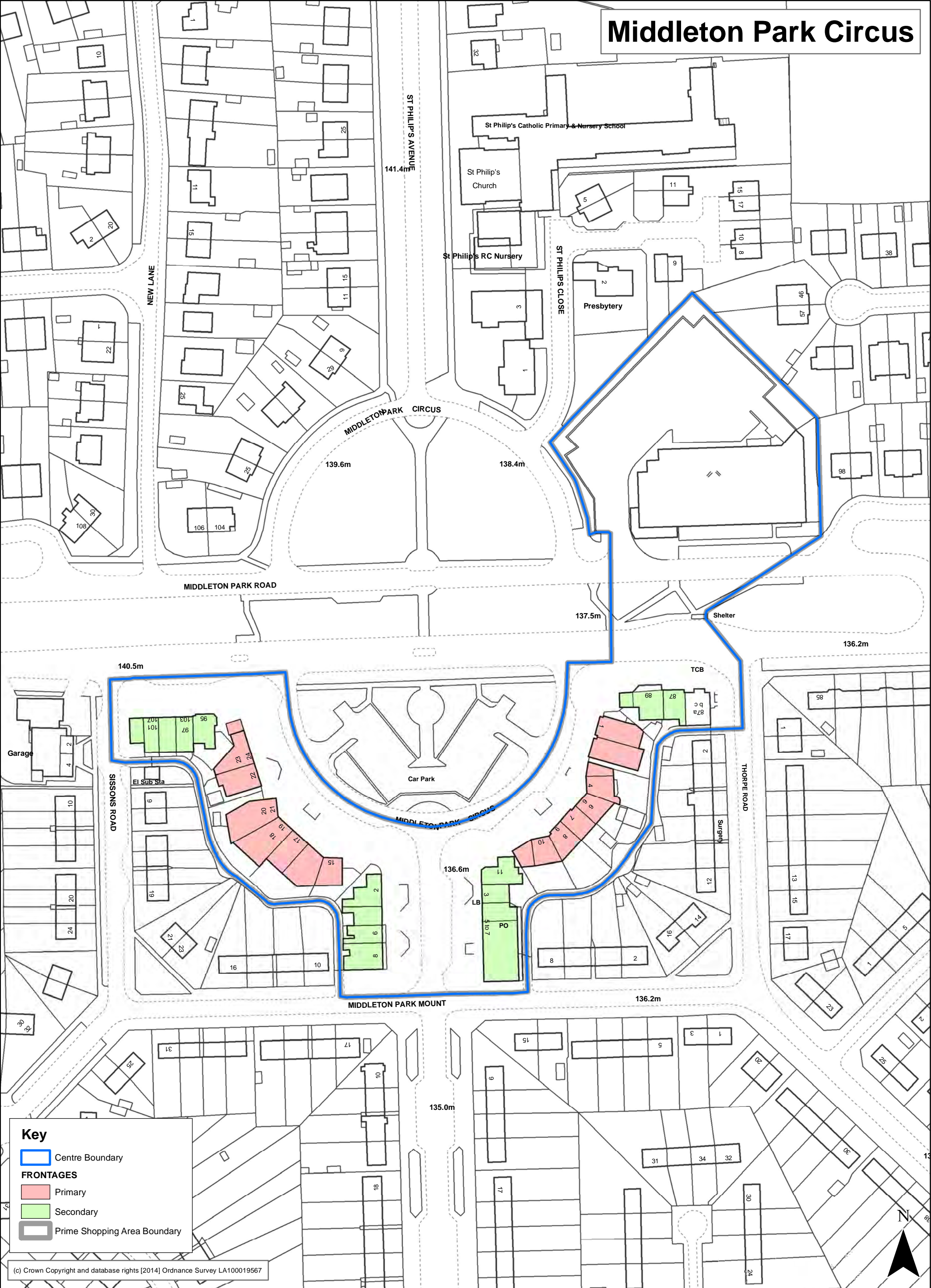


Key

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

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Middleton Park Circus

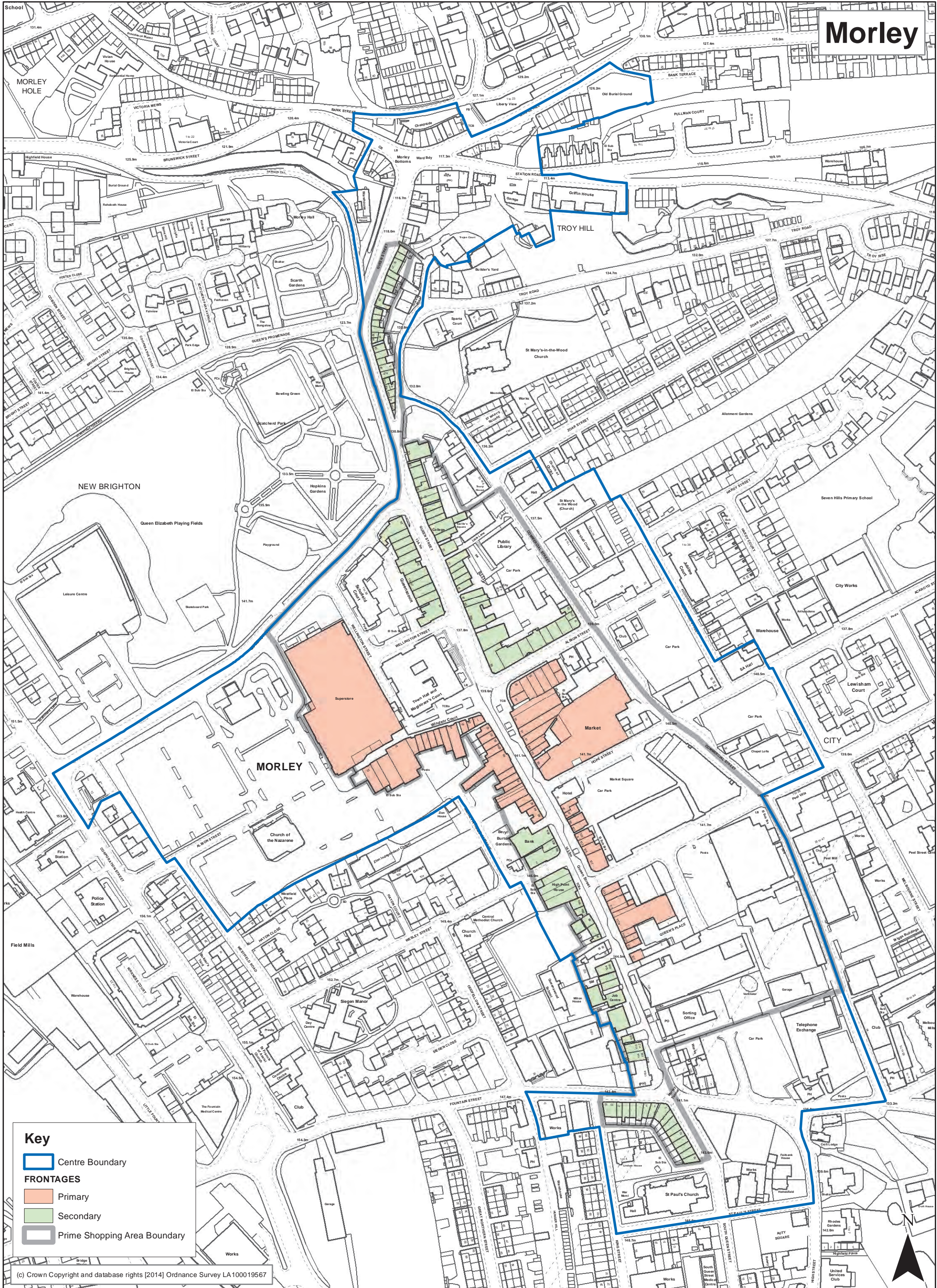


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Morley

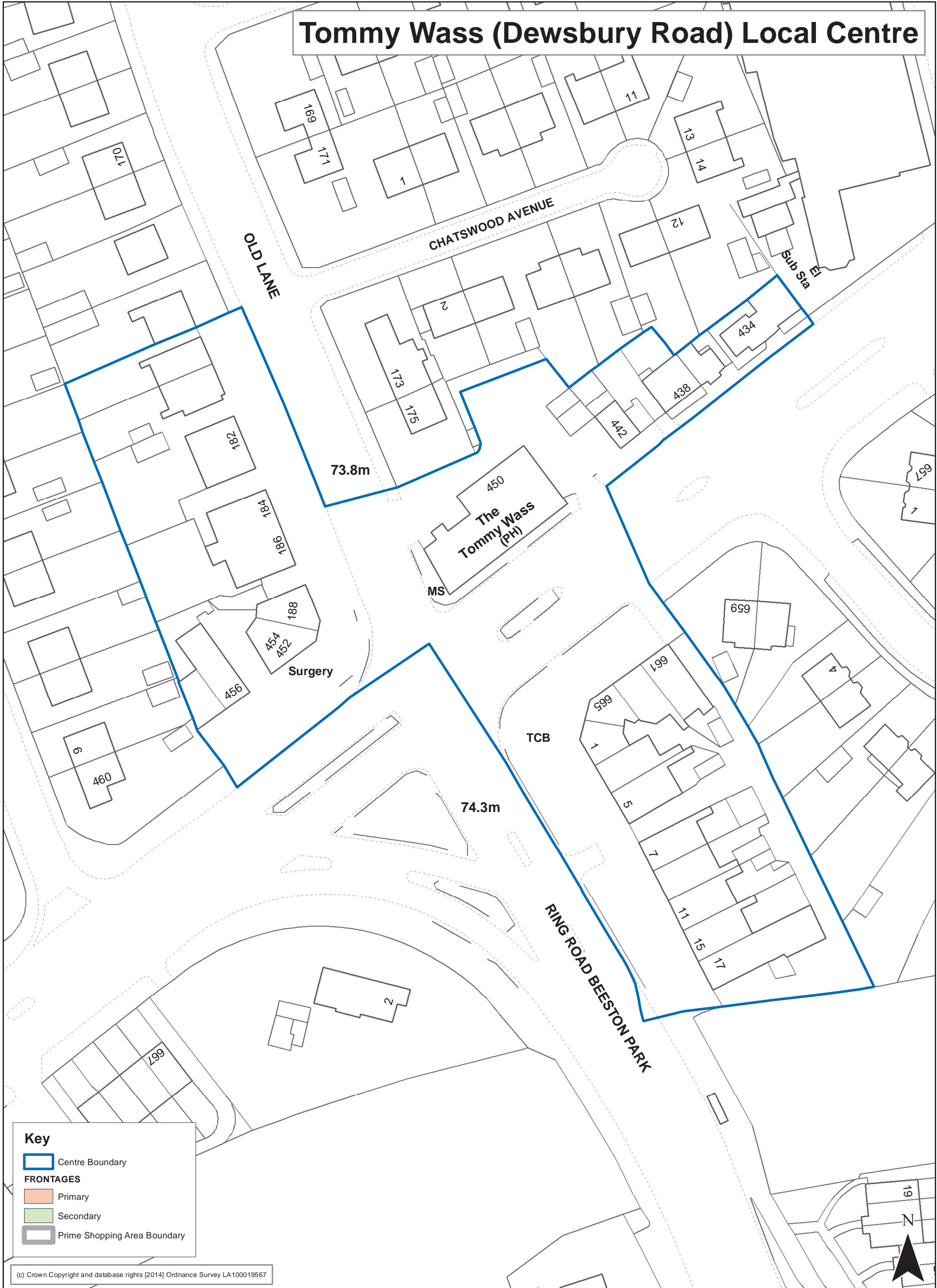


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Tommy Wass (Dewsbury Road) Local Centre



Key

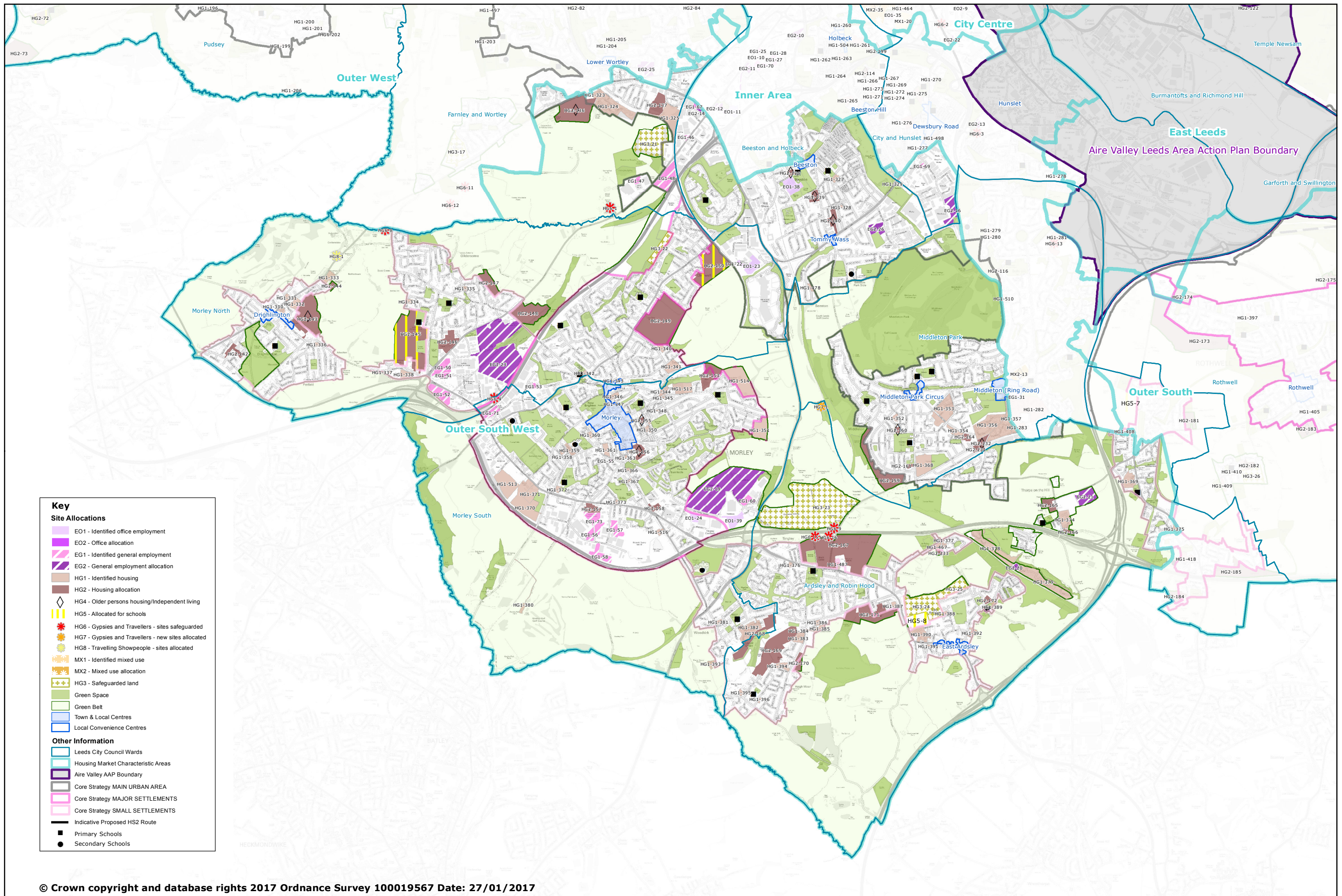
- Centre Boundary

FRONTAGES

- Primary
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- Prime Shopping Area Boundary

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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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Path: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS June 2016 Site Allocations A3_HMCA.mxd
 PDFs: L:\CGM\GIS Projects\Site Allocations Submission Draft 2016\HOUSING 2016\SUBMISSIONS January 2017 Site Allocations A3_HMCA

HMCA AREA
Outer South West

