



Leeds
CITY COUNCIL

Site Allocations Plan

Section 3: Area Proposals: 4. Inner

Publication Draft

**Leeds Local Development Framework
Development Plan Document**

September 2015



SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

4. INNER AREA

- 3.4. The Inner Areas HMCA comprises of a ring of inner-city neighbourhoods around the city centre comprising of a mix of high density Victorian terraced housing, council estates and industrial areas. Clockwise, the neighbourhoods include Woodhouse, Chapeltown, Harehills, Burmantofts (North), Richmond Hill, East End Park (East), Hunslet, Beeston, Holbeck (South), Wortley and Armley (West). The HMCA projects eastwards and southwards to include the lower density inter-war council estates of Gipton, Seacroft, Halton Moor (East) and Belle Isle and Middleton (South). The Aire Valley Area Action Plan area runs from the City Centre south eastwards through the Inner Areas HMCA. There are a number of town and local centres spread throughout the area. Transport accessibility is high with a good network of high frequency bus services. The city centre is within walking distance of adjoining neighbourhoods.

Overall, the socio-economic profile shows that of working households in the Inner Area 57% earn less than £20,000 p.a. whilst 3% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 6% in 2014 (claimants of working population). Neighbourhood Plans are being prepared by a number of areas including Seacroft, Hyde Park, Little Woodhouse and Headingley, (the latter two falling partly within the Inner HMCA).

RETAIL PROPOSALS FOR INNER:

- 3.4.1 The Inner HMCA is a large, densely populated area and as such is characterised by a large number of designated centres, the largest of which being the town centres of Armley, Dewsbury Road, Harehills Lane, Middleton and Seacroft. These centres are further supported by a number of Local Convenience Centres, which includes the newly identified centre of Cardigan Road. The full list of centres is:
- Armley
 - Dewsbury Road
 - Harehills Lane
 - Middleton
 - Seacroft
 - Cardigan Road
 - Chapeltown Road
 - Harehills Corner
 - Hollins Park
 - Beeston Hill
 - Burley Lodge
 - Holbeck
 - Hyde Park Corner
 - Lincoln Green
 - Royal Parks
- 3.4.2 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).

- 3.4.3 For policies and guidance referring to centre boundaries, primary shopping areas and proposals within protected shopping frontages, please refer to section 2 of this document. These policies must also be read in conjunction with the Retail and Town Centres section of the Core Strategy.

HOUSING PROPOSALS FOR INNER

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

3.4.5 **Total housing target for Inner** (set out in the Core Strategy) = 10,000 units (15% of District wide total)

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

The target of 10,000 residential units does not mean that land for 10,000 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 5.4.15 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. Part of the City Centre HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own housing allocations. These total 1,372 dwellings in identified sites and 671 dwellings in proposed allocations.

POLICY HG1 – IDENTIFIED HOUSING SITES
THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION FOR HOUSING OR MIXED USE INCLUDING HOUSING, OR WERE PREVIOUSLY ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED HOUSING SITES. IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE, IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN INNER THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-207	383	Beckhill Garth/Approach	34	0	0	34
HG1-208	5161	Grove Park Care Home Grove Lane Meanwood	77	0	0	77
HG1-209	3306	Scott Hall Square, Chapel Allerton	24	24	0	0
HG1-210	2147A	Askets and Boggarts (A), Seacroft	24	0	0	24
HG1-211	2147C	Askets and Boggarts (C), Seacroft	114	0	0	114
HG1-212	4185	Boggart Hill Gardens, Seacroft	18	10	0	8
HG1-213	5141	Boggart Hill LS14	24	0	0	24
HG1-214	3165	66 to 68 Victoria Road Headingley	6	0	0	6

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-215	HLA2600290	Ash Grove LS6	16	12	4	0
HG1-216	3137	Leeds Girls High School	82	0	0	82
HG1-217	4178	6 Grosvenor Mount, Leeds	7	0	0	7
HG1-218	HLA2603650	7 Grosvenor Road LS6	7	3	4	0
HG1-219	HLA3402390	Chapelton Rd/Savile Road LS7	22	0	0	22
HG1-220	5109	Browning House, 126 Chapelton Road, Chapelton	9	0	0	9
HG1-221	HLA3402670	2 Grange View, Chapelton, Leeds, LS7 4EP	6	6	0	0
HG1-222	3206	Din Buildings, Roundhay Road, LS8 3QD	8	0	0	8
HG1-223	842	Coldcotes Thorn Walk LS9	51	27	24	0
HG1-224	841	Oak Tree Drive LS8	77	52	0	25
HG1-225	2150D	South Parkway and Brooklands, Seacroft	45	0	0	45
HG1-226	2150B	South Parkway / Brooklands Avenue	160	0	0	160
HG1-227	815	South Parkway - Easel LS14	106	12	10	84
HG1-228	4235	Leslie Terrace, Woodhouse	18	0	0	18
HG1-229	3346	Former Bricklayers Arms, Low Close Street, Woodhouse	6	6	0	0
HG1-230	188	St Marks Walk - St Marks Flats, Woodhouse	108	80	28	0
HG1-231	5192	Holborn Court, Woodhouse, Leeds, LS6 2PN	17	0	0	17
HG1-232	3345	Servia Road, Leeds LS7 1NJ	72	0	0	72
HG1-233	3342	LS9 6PQ	12	12	0	0
HG1-234	846	Killingbeck Hospital - C LS14	156	70	57	29
HG1-235	HLA2603660	Royal Park Road LS6	9	0	9	0
HG1-236	HLA2602860	Moorland Avenue LS6	15	0	0	15

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-237	HLA2603800	25 Moorland Avenue, Woodhouse, Leeds, LS6 1AP	6	0	0	6
HG1-238	620	Cardigan Road (214-244) LS4	65	0	0	65
HG1-239	3149	Carlton Gate, LS7	113	5	52	56
HG1-240	HLA2603490	18A-20 Burley Lodge Road LS4	6	4	2	0
HG1-241	HLA2603180	114 Burley Road LS4	9	0	0	9
HG1-242	1144	St Johns Road - St Michaels College LS3	459	0	0	459
HG1-243	HLA2603100	12-28 Westfield Road LS3	24	0	0	24
HG1-244	2026	Cavendish Street - RSPCA	70	0	0	70
HG1-245*	2138	Kirkstall Road, Abbey Street	50	0	0	50
HG1-246	414	Skinner Lane LS9	286	0	0	286
HG1-247	197	Bridge Street, Gower Street, Regent Street (land at)	636	0	0	636
HG1-248	HLA2000030	St Mary's Lane LS 9	6	0	0	6
HG1-249	5150	Dog and Gun, 601 York Road Leeds	7	0	0	7
HG1-250	HLA2405240	Theaker Lane LS12	17	0	0	17
HG1-251	1338	Mistress Lane, Armley	41	0	0	41
HG1-252	3354	Oak Road, Armley	9	0	0	9
HG1-253	1340A	Oak Road, New Wortley - Former Club	6	0	0	6
HG1-254	5148	Otter Island Wellington Road Leeds	113	0	113	0
HG1-255	806	East Park Road, The Glensdales LS9	32	0	14	18
HG1-256	465	Waterloo Sidings LS9	140	0	0	140
HG1-257	2141A	Wykebeck Avenue, Osmondthorpe	55	0	0	55
HG1-258	259A	Cartmell Drive, Whitebridge Primary School, Halton Moor	44	7	10	27

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-259	HLA2405110	236 Tong Road LS12	9	0	0	9
HG1-260	HLA2104920	Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB	9	9	0	0
HG1-261	3146	Holbeck Towers, LS11	108	0	91	17
HG1-262	HLA2104210	65 Brown Lane East LS11	3	0	0	3
HG1-263	379	Runswick Place LS11	42	16	26	0
HG1-264	HLA2104940	86 Elland Road, Holbeck, Leeds, LS11 0AB	8	0	0	8
HG1-265	3144	Fairfax Road, LS11	21	0	0	21
HG1-266	3195	St Luke's Green, LS11	19	0	2	17
HG1-267	476	Beeston Road - Shaftesbury House LS11	8	7	1	0
HG1-268	3204	Coupland Road, LS11	10	10	0	0
HG1-269	3193	Folly Lane, LS11	18	18	0	0
HG1-270	HLA2104790	137 Dewsbury Road, Hunslet, Leeds, LS11 5NN	8	7	1	0
HG1-271	3142	Malvern Rise, LS11	60	0	0	60
HG1-272	3194	Malvern Road, LS11	21	21	0	0
HG1-273	HLA2104610	Coupland Place LS11	8	8	0	0
HG1-274	3147	Waverley Garth, LS11	55	0	0	55
HG1-275	3145	Bismarck Street, LS11	70	0	0	70
HG1-276	381	Beverleys LS11 6DS	55	55	0	0
HG1-277	HLA2104950	272A Dewsbury Road, Hunslet, Leeds, LS11 6JT	5	0	0	5
HG1-278	5124	Pepper Road LS10	12	0	0	12
HG1-279	3343	Belle Isle, Leeds	16	16	0	0
HG1-280	473	West Grange Road (Ph 2) LS10	35	0	0	35

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-281	474	Middleton Road - Urn Farm LS10	100	0	0	100
HG1-282	500	Sharp Lane F	69	69	0	0
HG1-283	503	Sharp Lane C	43	43	0	0
HG1-303	2144A	Cartmell Drive, Halton Moor	31	0	0	31
HG1-357	502	Sharp Lane B	78	56	14	8
MX1-6	208	Mabgate, Macaulay Street, Argyll Road (land between)	428	0	0	428
MX1-11	447	Whitehall Road - Doncasters LS12	463	0	0	463
MX1-12*	433	Globe Road - Doncasters/Lattitude LS11	609	0	0	609
Identified housing total:			5945	665	462	4818

*No further flood risk assessment would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required.

3.4.7 The housing contribution from the Aire Valley Leeds Area Action Plan can be deducted from the Inner Area target: 10,000 – 2,043 (1,372 + 671) = 7,957.

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 7,957 – 5,945 = **2,012 units**

POLICY HG2 – HOUSING ALLOCATIONS
THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. HOUSING ALLOCATIONS ARE PHASED FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN INNER THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-85	262	Beckhill Approach, Miles Hill Primary School, Meanwood	2.3	79	Brownfield
HG2-86	263	Beckhill Grove - former Hill Top Public House, Meanwood	0.5	14	Mix 30:70
HG2-87	817	Amberton Terrace	1.6	43	Brownfield

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-88	5017	Amberton HOP, Thorn Mount, Gipton	0.6	20	Mix 40:60
HG2-89	814	Oak Tree Mount LS9	2.2	63	Brownfield
HG2-90	2146	Barncroft Close, Seacroft	0.7	27	Brownfield
HG2-91	2147B	Askets and Boggarts (B), Seacroft	5.4	150	Greenfield
HG2-92	2147D	Askets and Boggarts (D), Seacroft	4.4	88	Greenfield
HG2-93	4110	Brooklands Avenue	0.8	26	Mix 50:50
HG2-94	816	York Road Depot/South Parkway LS14	0.9	39	Brownfield
HG2-95	2150A	South Parkway and Brooklands, Seacroft	1.6	68	Brownfield
HG2-96	2150C	South Parkway and Brooklands, Seacroft	1.5	65	Brownfield
HG2-97	4117	Moresdale Lane	0.4	14	Greenfield
HG2-98	4120	Hawkshead Crescent	0.8	25	Brownfield
HG2-99	125_210	Buslingthorpe Tannery/Hill Top Works Sheepscar	3.2	189	Brownfield
HG2-100	5014	Gleadow Road/Gleadow Terrace	0.4	25	Brownfield
HG2-101	1145A	Hudson Road, Hudson Mill (Arcadia), Burmantofts	11.4	360	Brownfield
HG2-103	4060	Former Shaftesbury PH, York Road	0.6	23	Brownfield
HG2-104	4123	York Road / Selby Road	0.9	20	Brownfield
HG2-105	2141B	Wykebeck Avenue, Osmondthorpe	1.4	52	Mix 80:20
HG2-106	2142	Kendall Drive, Halton Moor	0.5	15	Brownfield
HG2-107	2143	Neville Road, Halton Moor	2.8	83	Brownfield
HG2-108	5020	Burley Willows Care Home, Willow Garth, Burley	0.5	28	Brownfield
HG2-109	226	Burley Street (46) LS3 1DH	0.1	48	Brownfield
HG2-110	1023	Wesley Road (west of), Tong Road (north of), Armley	1	38	Mix 50:50

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-111	3454	Land off Holdforth Place	0.8	48	Brownfield
HG2-112	1340B	Oak Road, New Wortley - Gassey Fields	2.3	113	Greenfield
HG2-113	2027	Round House (rear of)	1	310	Brownfield
HG2-114	3143	Cambrian Street, LS11	0.6	37	Greenfield
HG2-116	4125	Winrose Drive, Middleton	0.4	13	Greenfield
HG2-117	252	Belle Isle Road - Merlyn Rees High School	2.2	67	Mix 50:50
HG2-118	4027	Newhall Gate, Newhall Crescent, Middleton	0.6	23	Greenfield
HG2-201	1146	York Road (land south of), East of Pontefract lane, Richmond Hill LS9	5.5	121	Mix 70:30
MX2-7	CFSM049	Thomas Danby College, Roundahay Road, Leeds	4.8	118	Brownfield
MX2-8	278	Compton Road - Compton Arms, Burmantofts LS9 7B	0.4	50	Brownfield
MX2-9	198_3390_33 93	Kirkstall Road, Leeds	7.2	826	Brownfield
MX2-10	3408	Wellington Road, Leeds	2.5	325	Brownfield
MX2-11	1265	Armley Gyratory - former Gas Works	5	122	Brownfield
MX2-13	3015	Benyon House	2.5	37	Brownfield
Phase 1 total:				3812	
Housing allocation total:				3812	

3.4.8 Sites allocated for housing in Inner have a total capacity of 3,812 which is over the target by 1800. 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 Inner

3.4.9 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: HG2-85 (262)

Site Address: Beckhill Approach, Miles Hill Primary School, Meanwood

Housing allocation

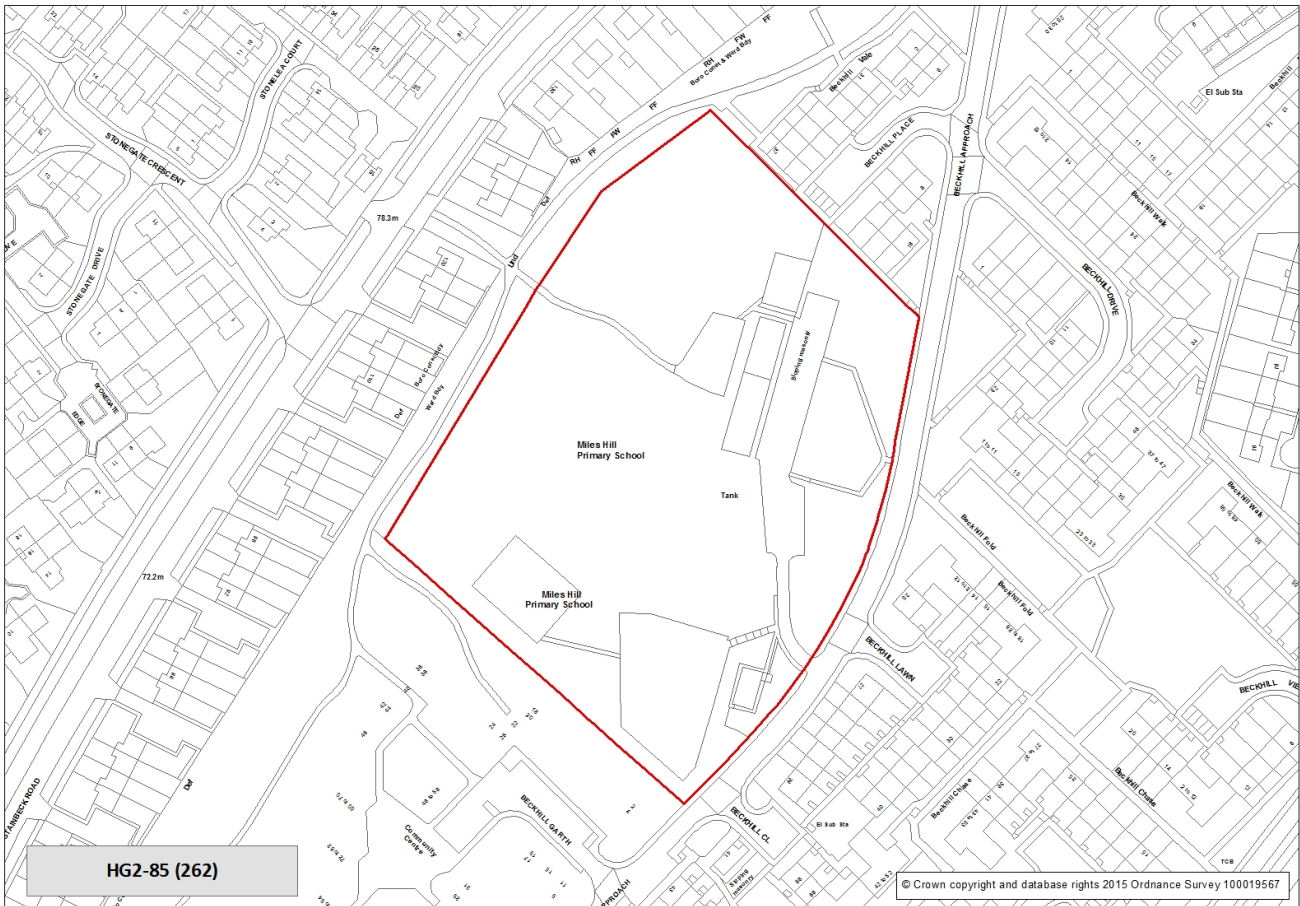
Site Capacity: 79 units

Site Area: 2.28 hectares

Ward: Chapel Allerton

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-85:

Any development should pay due consideration to the 'Beckhill Neighbourhood Framework 2014'

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

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

- **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: HG2-86 (263)

Site Address: Beckhill Grove - former Hill Top Public House, Meanwood

Housing allocation

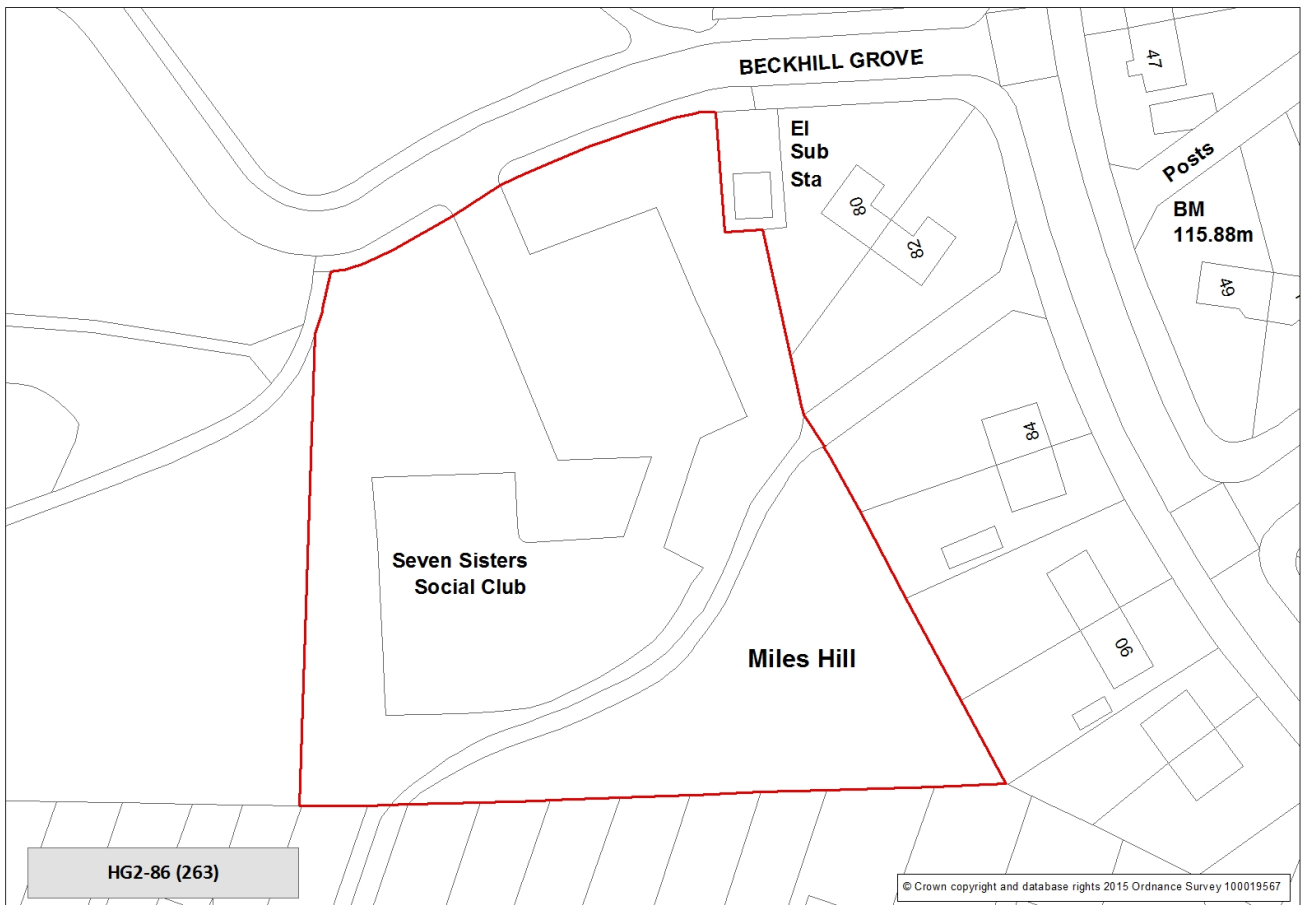
Site Capacity: 14 units

Site Area: 0.49 hectares

Ward: Chapel Allerton

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-86:

Any development should pay due consideration to the 'Beckhill Neighbourhood Framework 2014'

Site Reference: HG2-87 (817)

Site Address: Amberton Terrace

Housing allocation

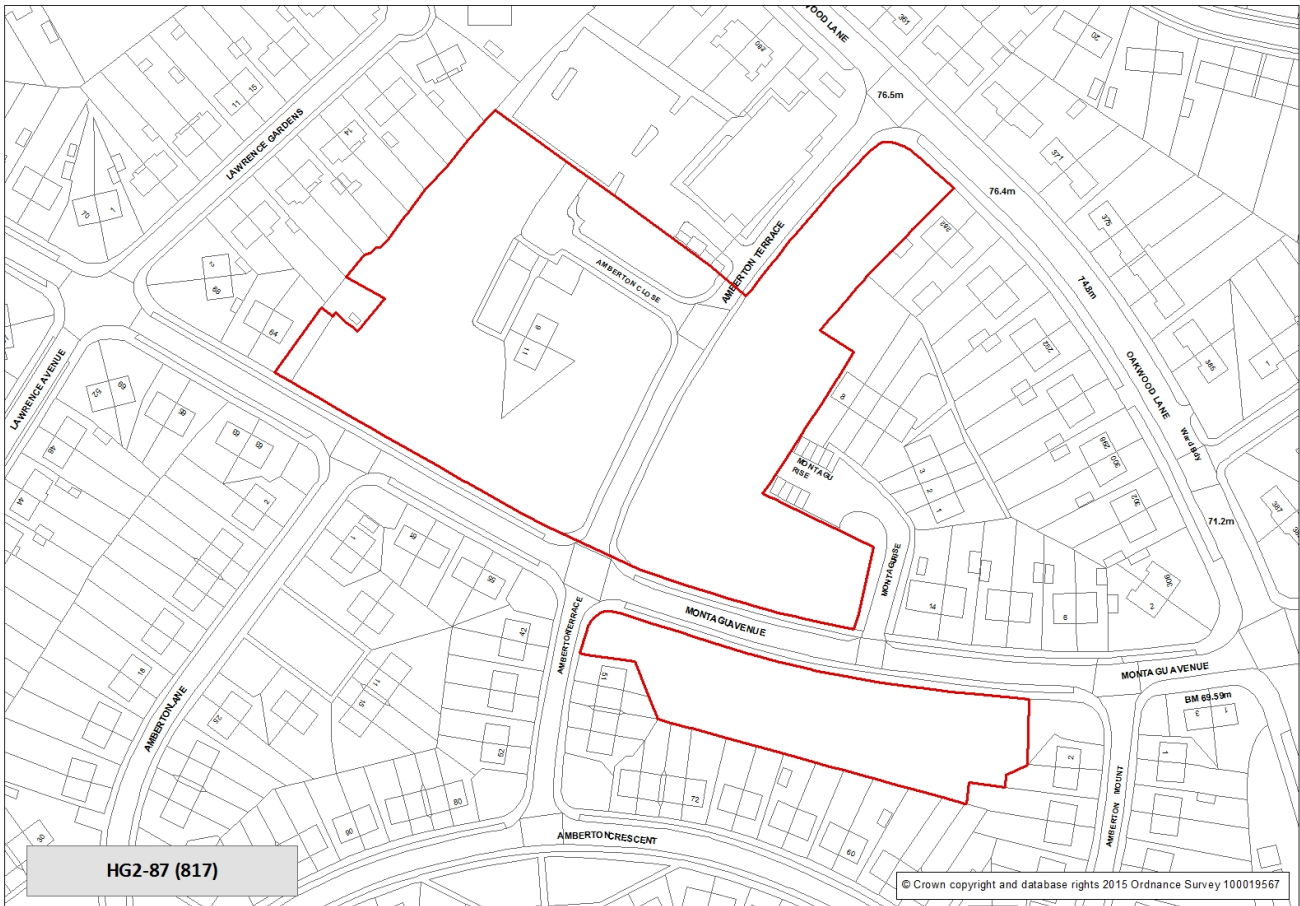
Site Capacity: 57 units (43 in Inner Area)

Site Area: 1.57 hectares

Ward: Gipton and Harehills

HMCA: Inner Area, North Leeds

Phase: 1



Site Requirements - HG2-87:

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

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

Site Reference: HG2-88 (5017)

Site Address: Amberton HOP, Thorn Mount, Gipton

Housing allocation

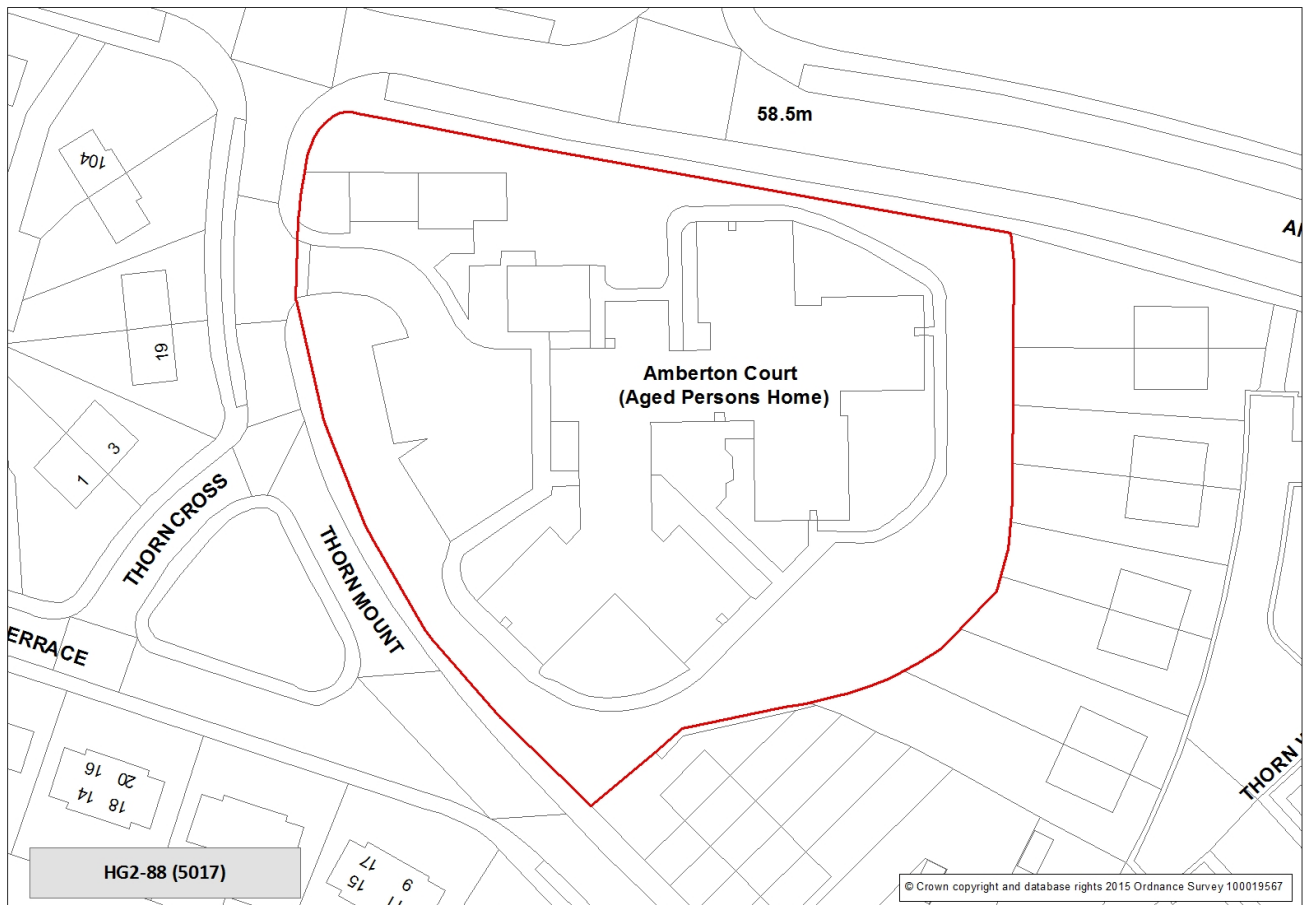
Site Capacity: 20 units

Site Area: 0.55 hectares

Ward: Gipton and Harehills

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-89 (814)

Site Address: Oak Tree Mount LS9

Housing allocation

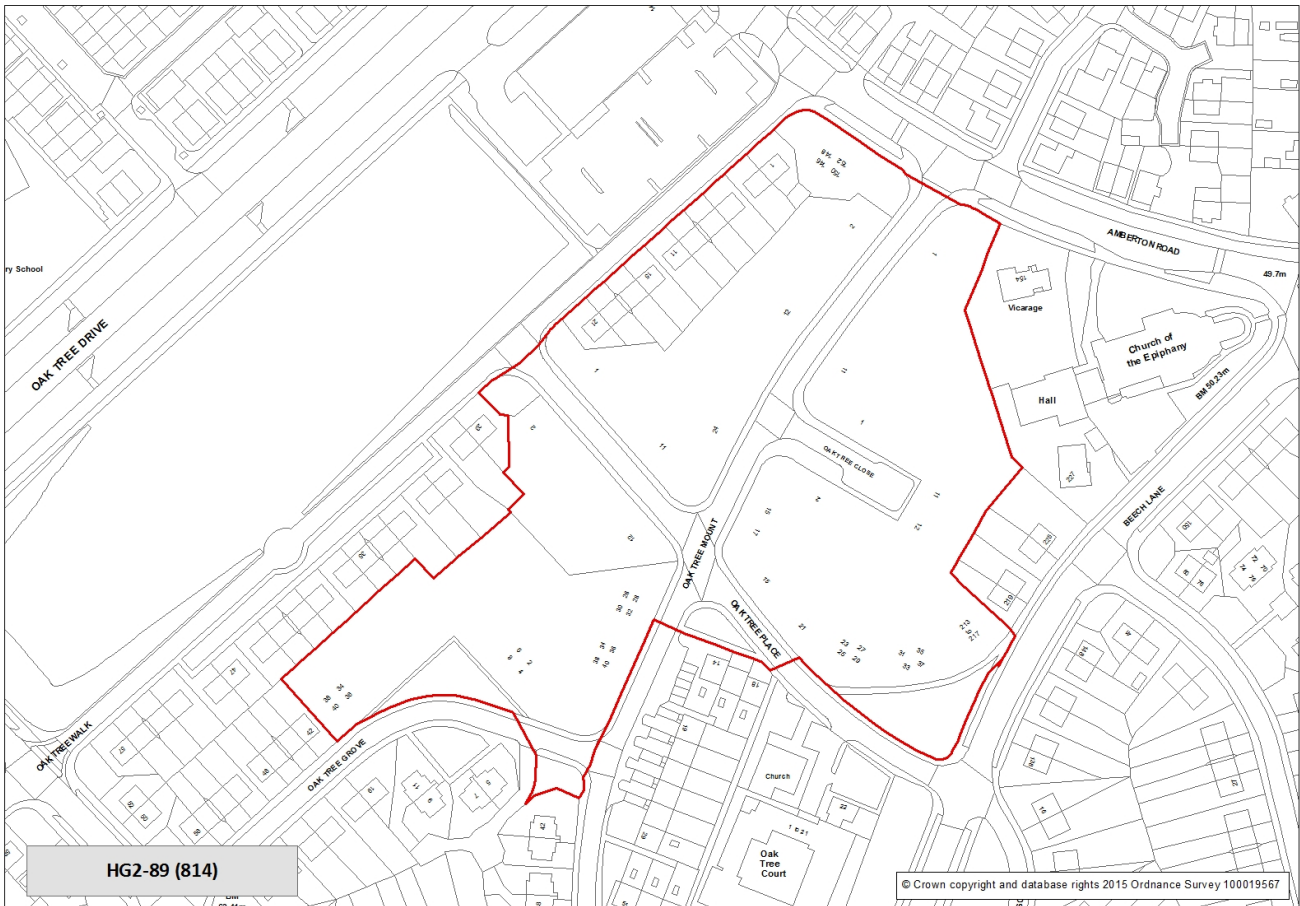
Site Capacity: 63 units

Site Area: 2.41 hectares

Ward: Gipton and Harehills

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-89:

- **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.

Site Reference: HG2-90 (2146)

Site Address: Barncroft Close, Seacroft

Housing allocation

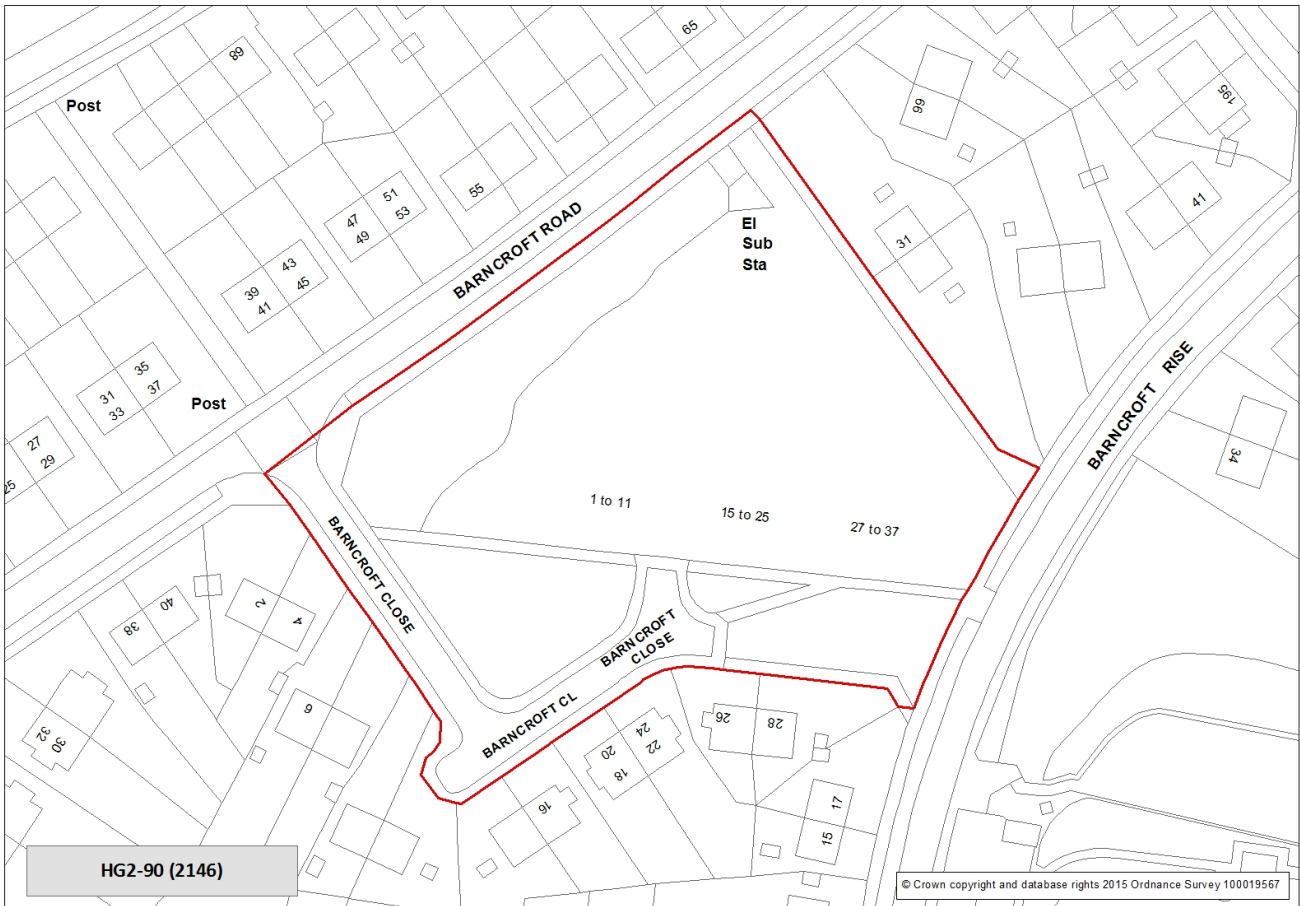
Site Capacity: 27 units

Site Area: 0.67 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-91 (2147B)

Site Address: Askets and Boggarts (B), Seacroft

Housing allocation

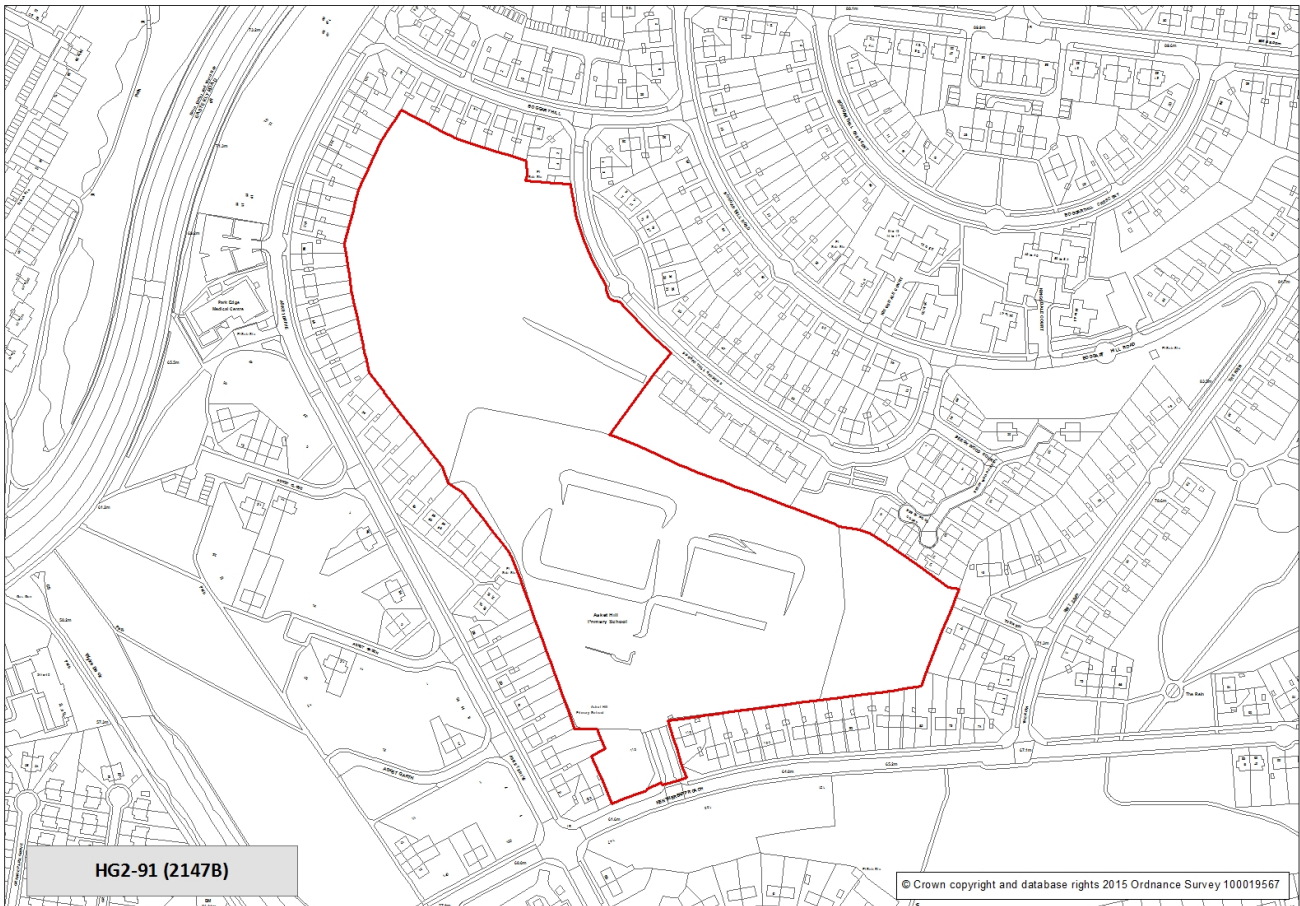
Site Capacity: 150 units

Site Area: 5.44 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-91:

- **Ecology:**

North-western parts of the site have scrub and semi-improved grassland - some of which should be retained and enhanced.

Site Reference: HG2-92 (2147D)

Site Address: Askets and Boggarts (D), Seacroft

Housing allocation

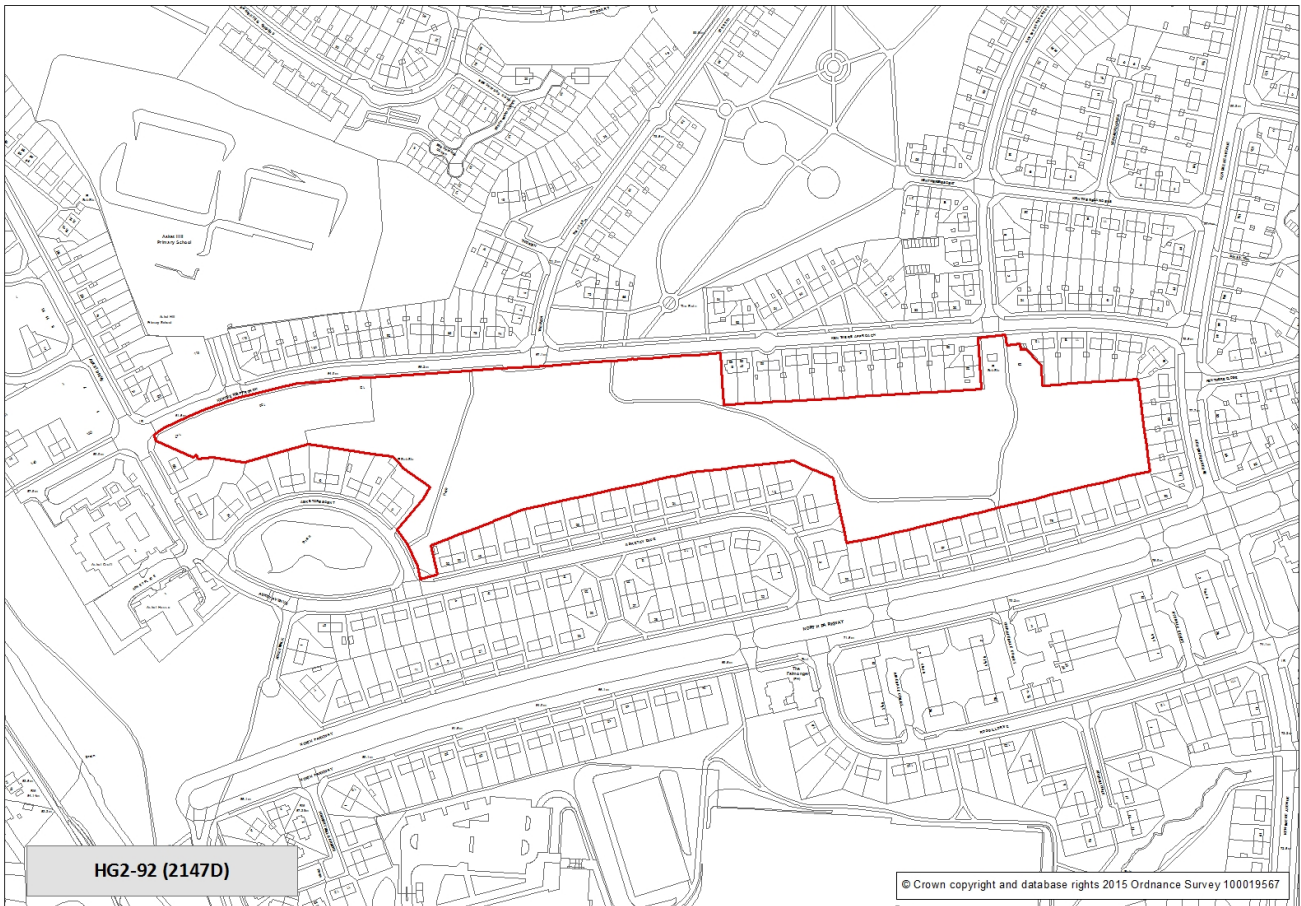
Site Capacity: 88 units

Site Area: 4.39 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-92:

- **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: HG2-93 (4110)

Site Address: Brooklands Avenue

Housing allocation

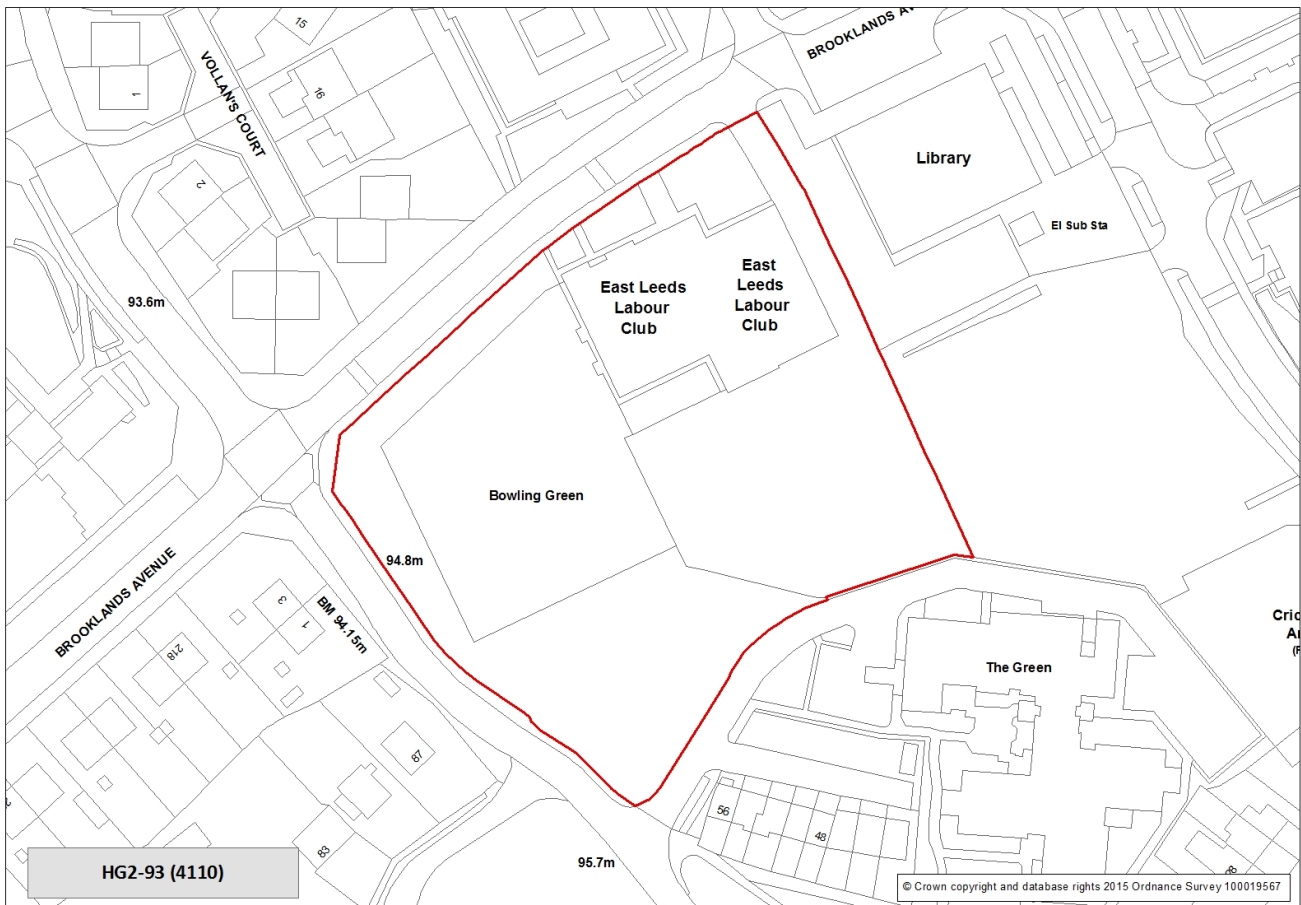
Site Capacity: 26 units

Site Area: 0.83 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-93:

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

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

Site Reference: HG2-94 (816)

Site Address: York Road Depot/South Parkway LS14

Housing allocation

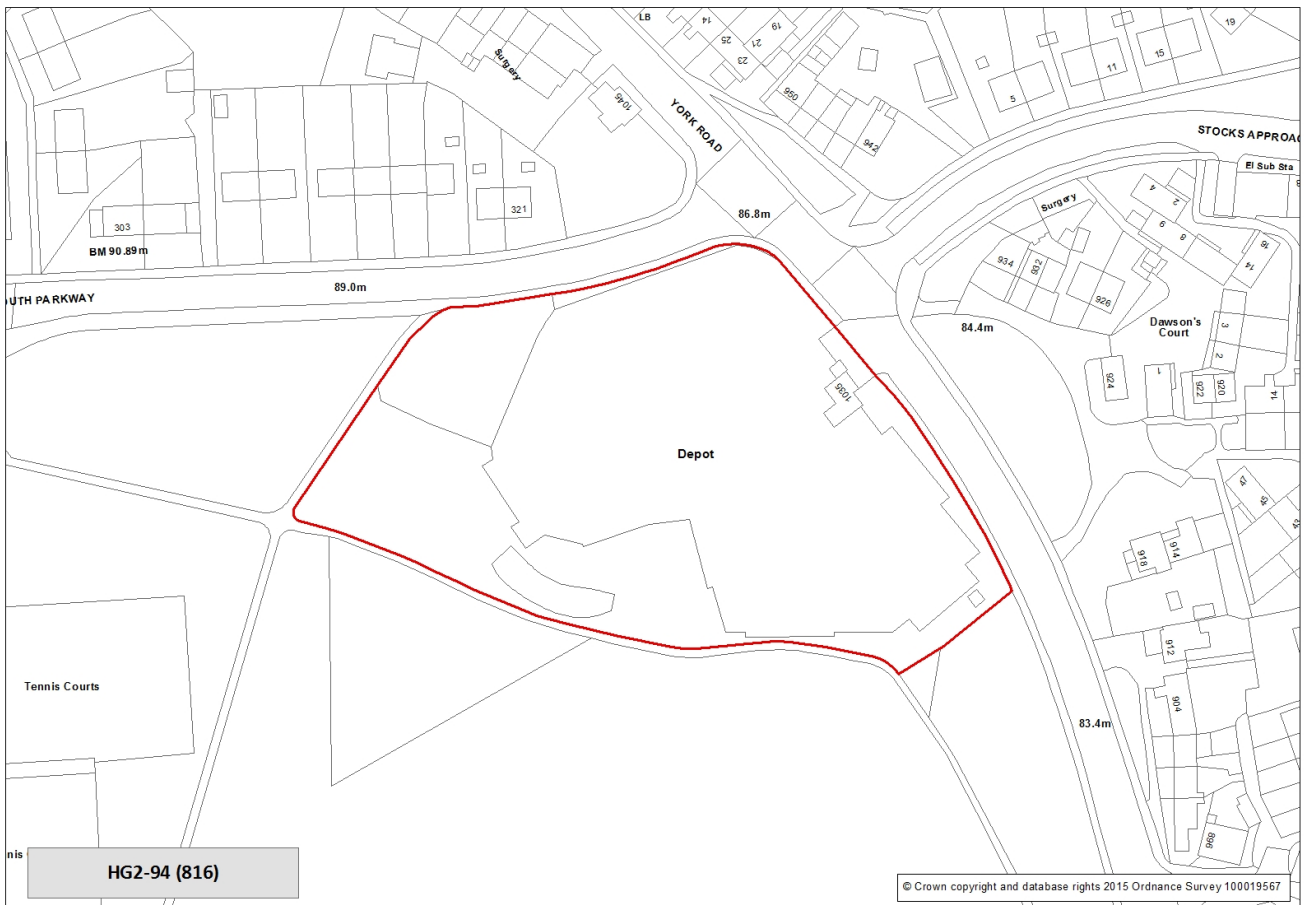
Site Capacity: 39 units

Site Area: 0.93 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-94:

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

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

- **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 in the setting of Seacroft Dawns Court Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-95 (2150A)

Site Address: South Parkway and Brooklands, Seacroft

Housing allocation

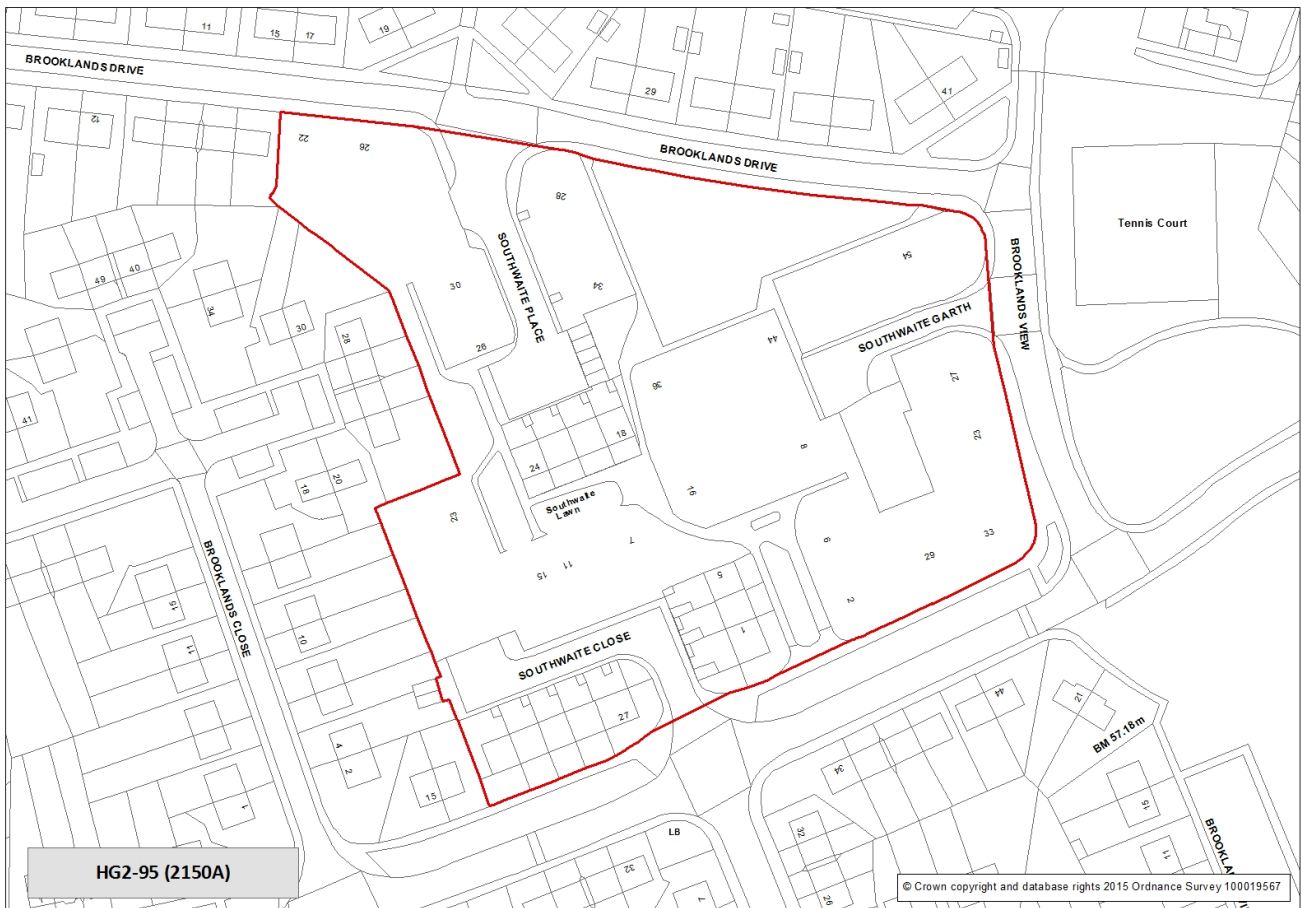
Site Capacity: 68 units

Site Area: 1.58 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-96 (2150C)

Site Address: South Parkway and Brooklands, Seacroft

Housing allocation

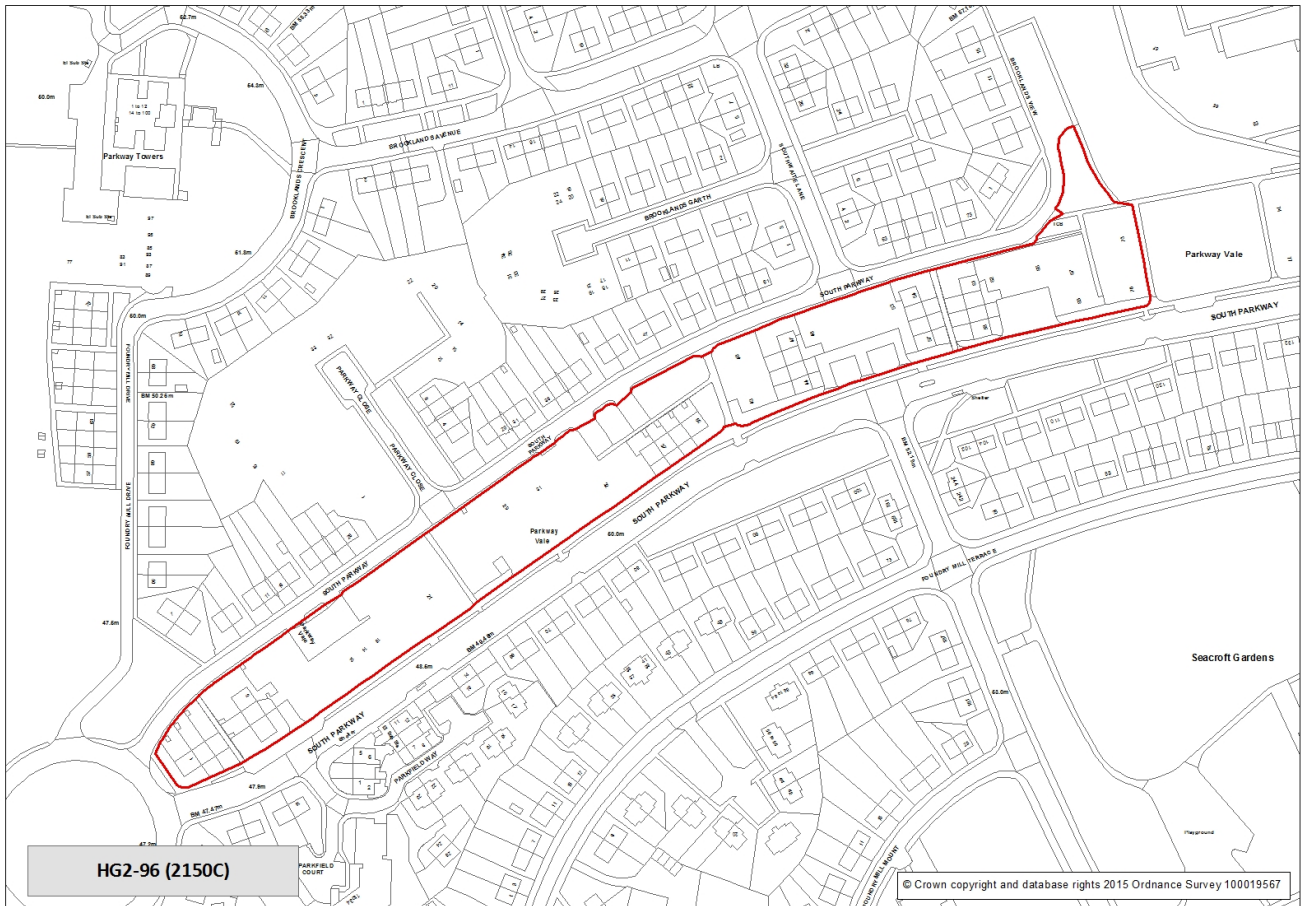
Site Capacity: 65 units

Site Area: 1.54 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-96:

- **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: HG2-97 (4117)

Site Address: Moresdale Lane

Housing allocation

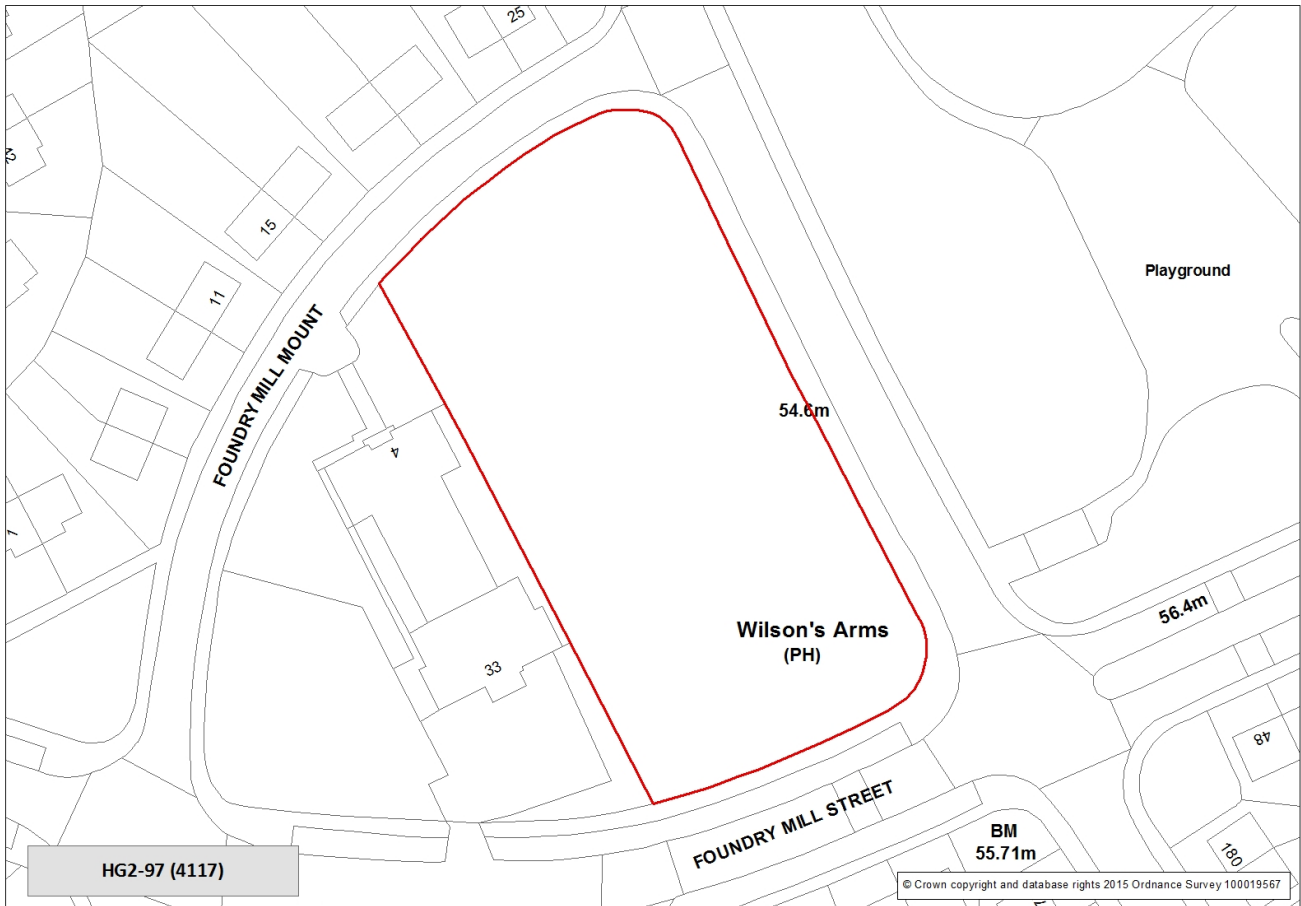
Site Capacity: 14 units

Site Area: 0.39 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-98 (4120)

Site Address: Hawkshead Crescent

Housing allocation

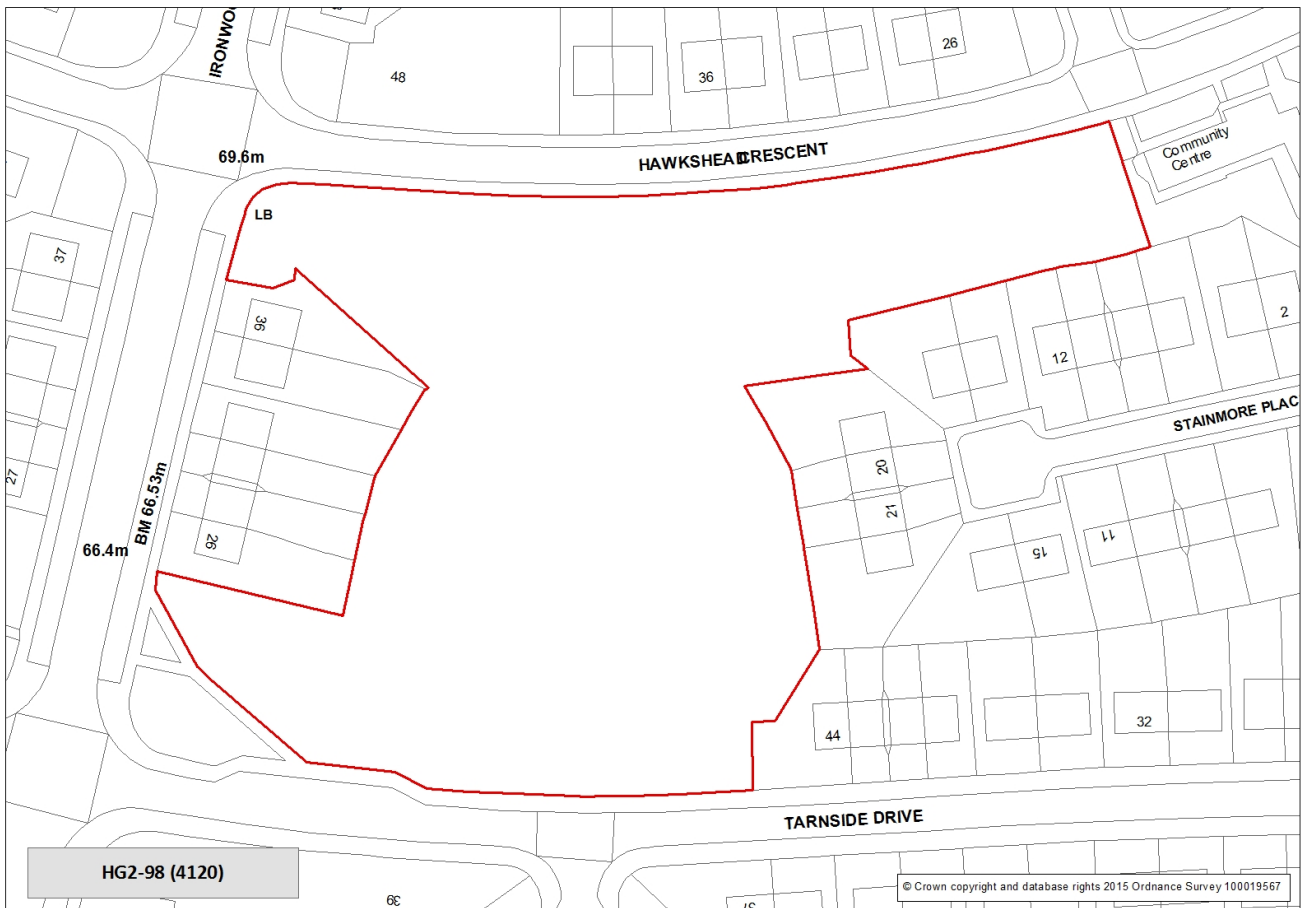
Site Capacity: 25 units

Site Area: 0.78 hectares

Ward: Killingbeck and Seacroft

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-99 (125_210)

Site Address: Buslingthorpe Tannery/Hill Top Works Sheepscar

Housing allocation

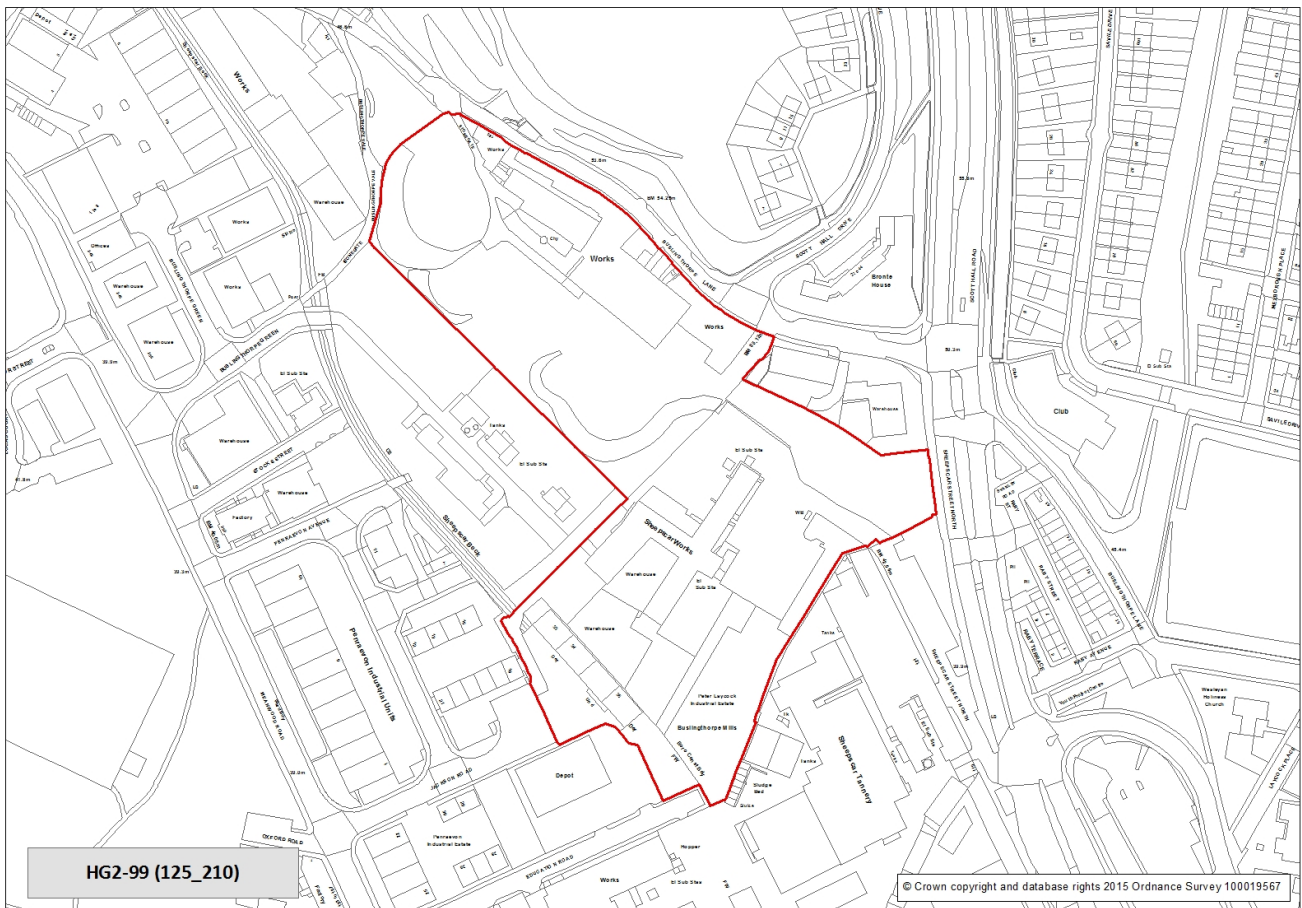
Site Capacity: 189 units

Site Area: 3.23 hectares

Ward: Chapel Allerton

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-99:

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

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

- **Highway Access to Site:**

Vehicular access should be taken from Buslingthorpe Lane, pedestrian and cycle linkages to Scott Hall Road, Education Road and Jackson Road should be provided with convenient links through the site.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **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.

- **Conservation Area:**

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

Site Reference: HG2-100 (5014)

Site Address: Gleadhow Road/Gledhow Terrace

Housing allocation

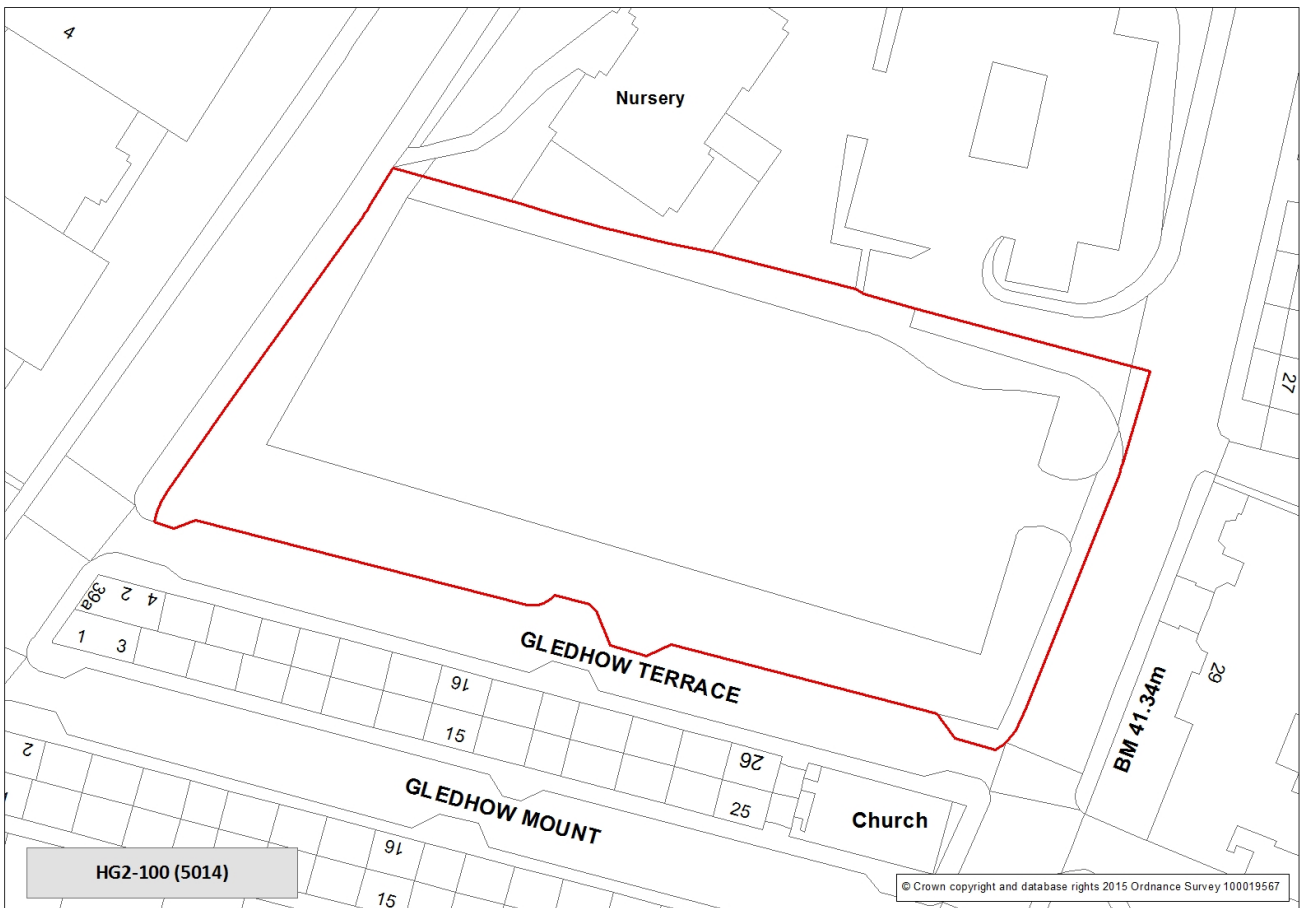
Site Capacity: 25 units

Site Area: 0.43 hectares

Ward: Gipton and Harehills

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-100:

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

Site Reference: HG2-101 (1145A)

Site Address: Hudson Road, Hudson Mill (Arcadia), Burmantofts

Housing allocation

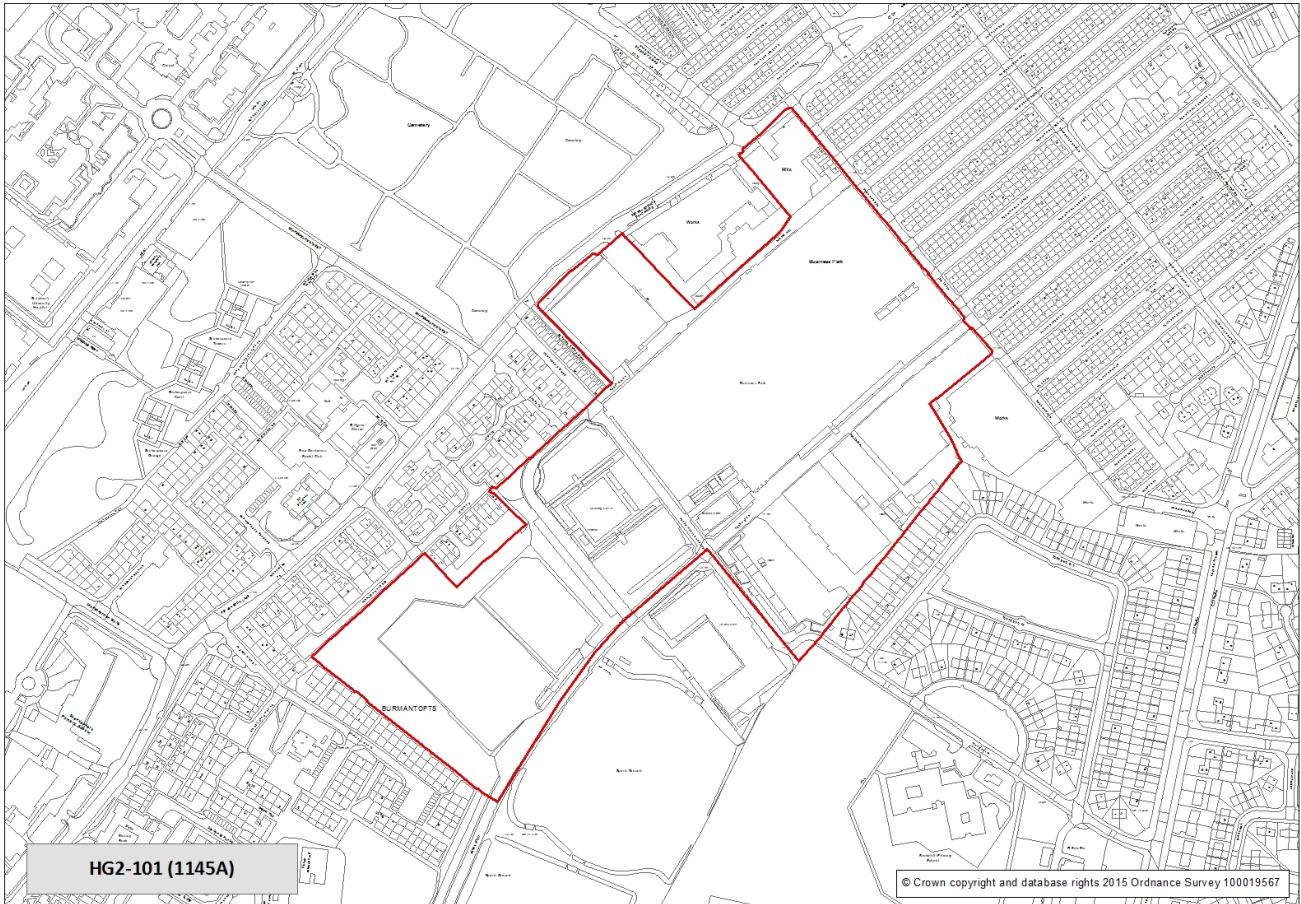
Site Capacity: 360 units

Site Area: 11.37 hectares

Ward: Burmantofts and Richmond Hill

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-101:

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

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

- **Local Highway Network:**

This site will have a cumulative impact upon the congested Beckett Street / Burmantofts Street corridor. A contribution towards mitigation measures such as bus priority improvements will be required.

- **Ecology:**

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

- **Registered Parks and Gardens:**

The site is in the setting of a Registered Historic Park and Garden. Any development should preserve the significance of the designated heritage asset and its setting.

Site Reference: HG2-103 (4060)

Site Address: Former Shaftesbury PH, York Road

Housing allocation

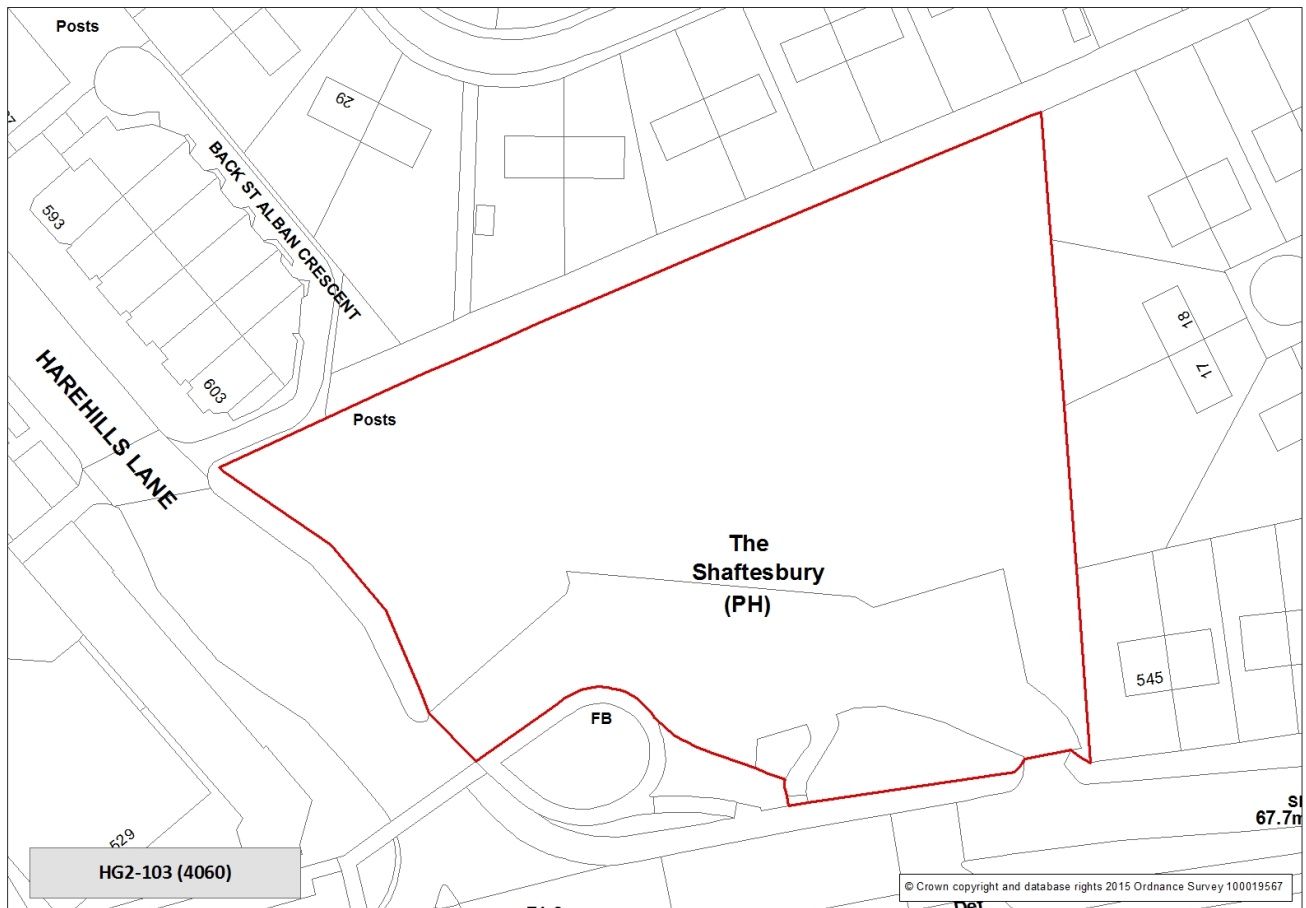
Site Capacity: 23 units

Site Area: 0.63 hectares

Ward: Burmantofts and Richmond Hill

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-104 (4123)

Site Address: York Road / Selby Road

Housing allocation

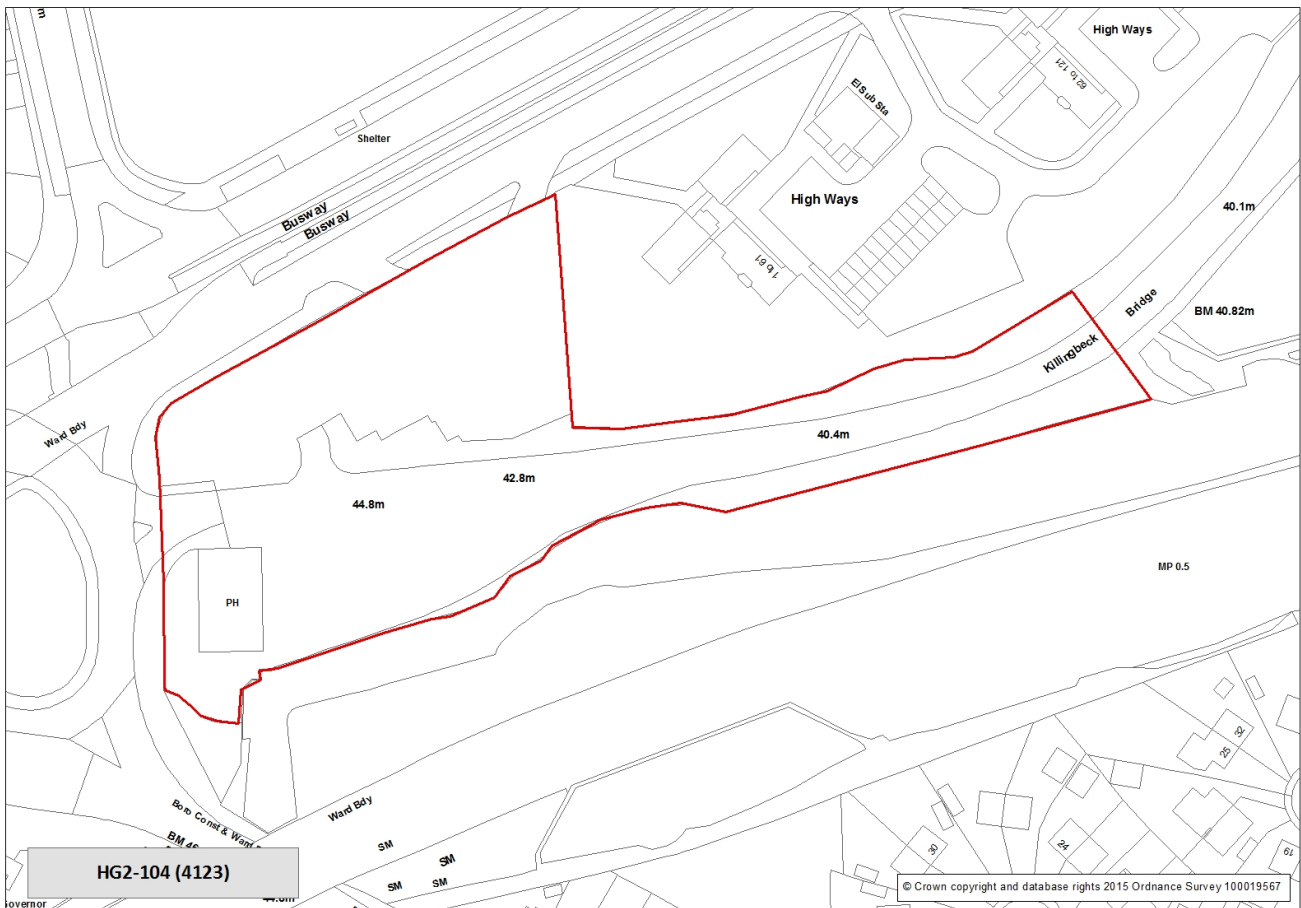
Site Capacity: 32 units (20 in Inner Area)

Site Area: 0.9 hectares

Ward: Killingbeck and Seacroft

HMCA: East Leeds, Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-105 (2141B)

Site Address: Wykebeck Avenue, Osmondthorpe

Housing allocation

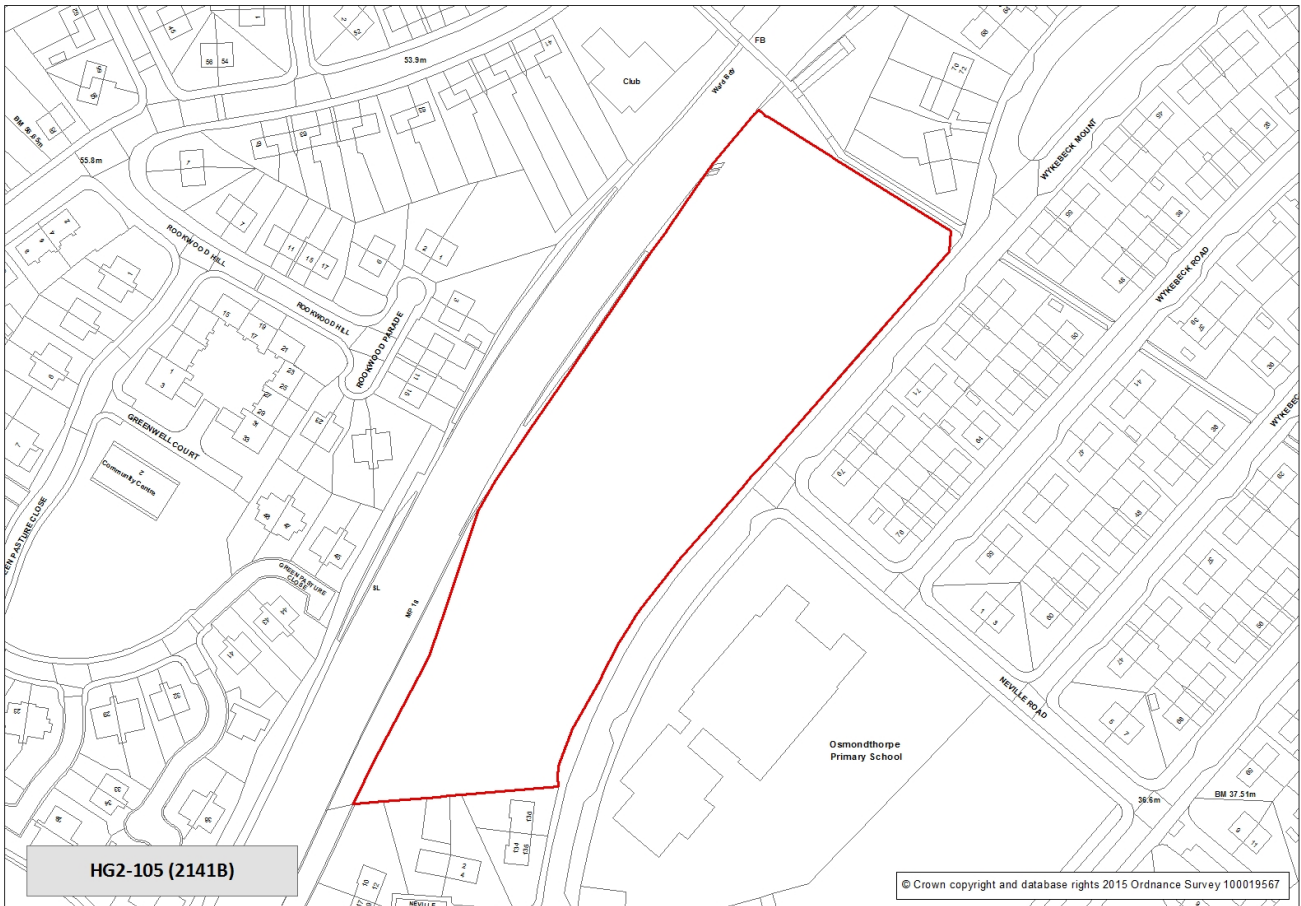
Site Capacity: 52 units

Site Area: 1.44 hectares

Ward: Temple Newsam

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-105:

- **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 western boundary with the railway.

Site Reference: HG2-106 (2142)

Site Address: Kendall Drive, Halton Moor

Housing allocation

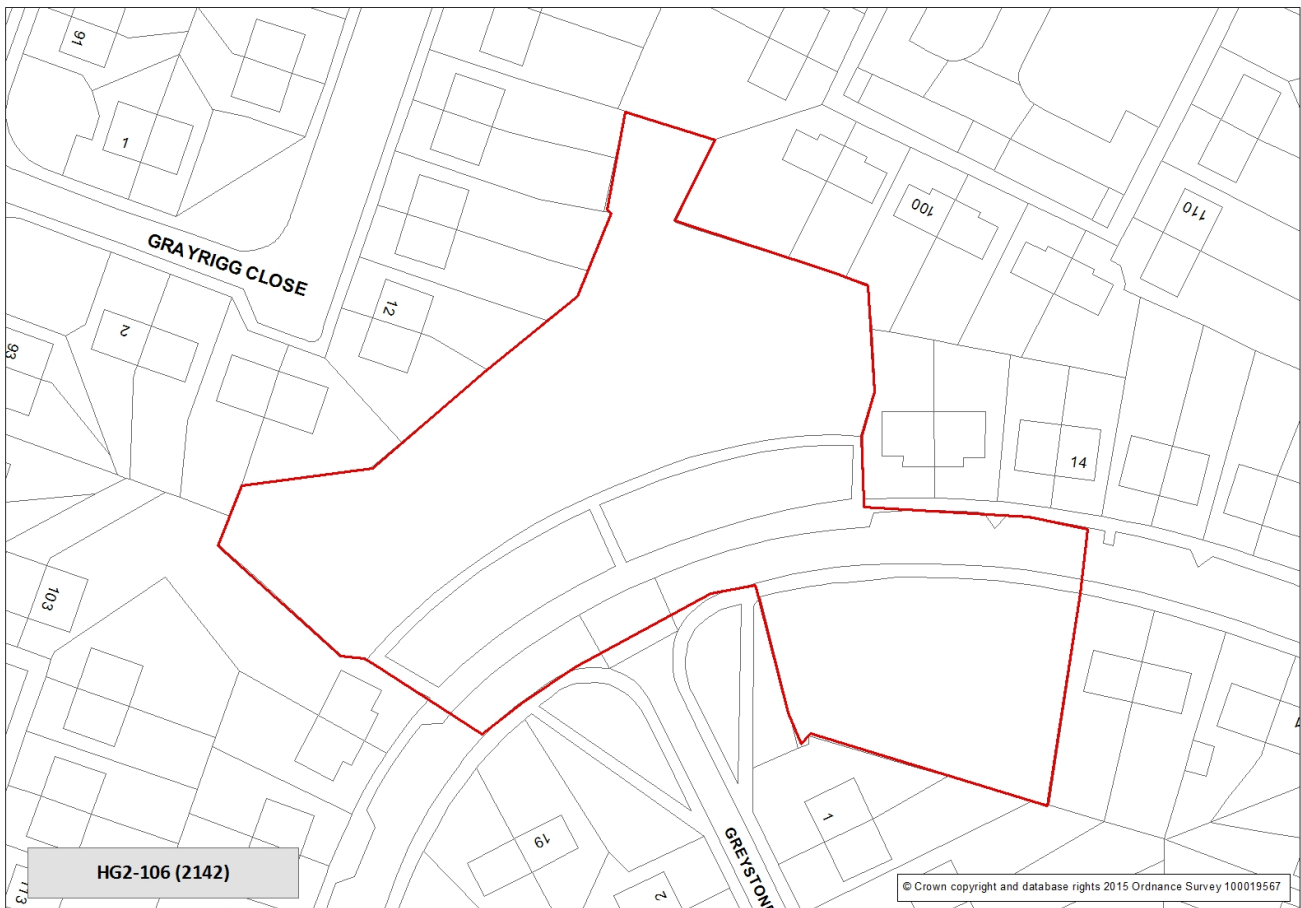
Site Capacity: 15 units

Site Area: 0.51 hectares

Ward: Temple Newsam

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-107 (2143)

Site Address: Neville Road, Halton Moor

Housing allocation

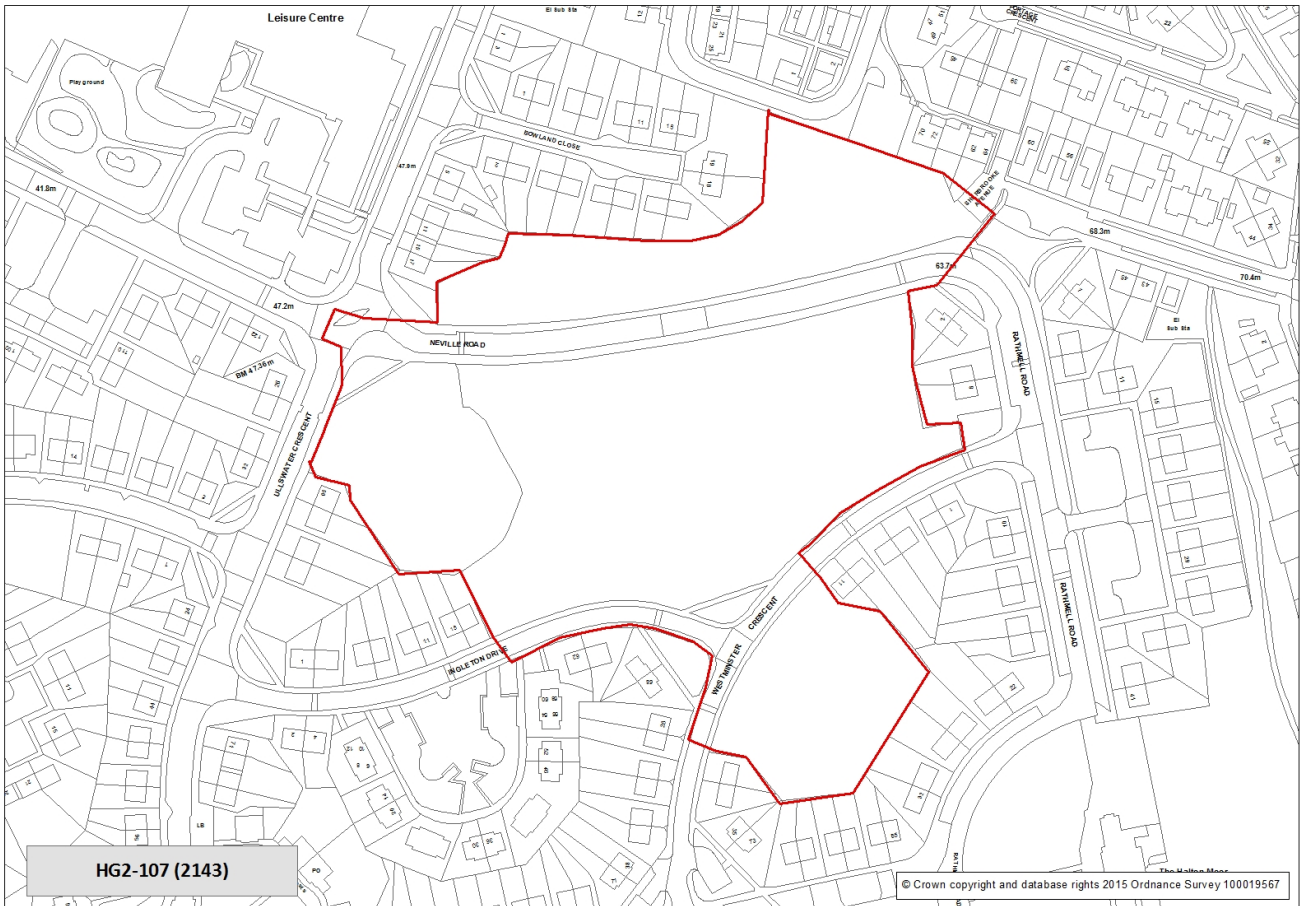
Site Capacity: 83 units

Site Area: 2.75 hectares

Ward: Temple Newsam

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-107:

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

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

Site Reference: HG2-108 (5020)

Site Address: Burley Willows Care Home, Willow Garth, Burley

Housing allocation

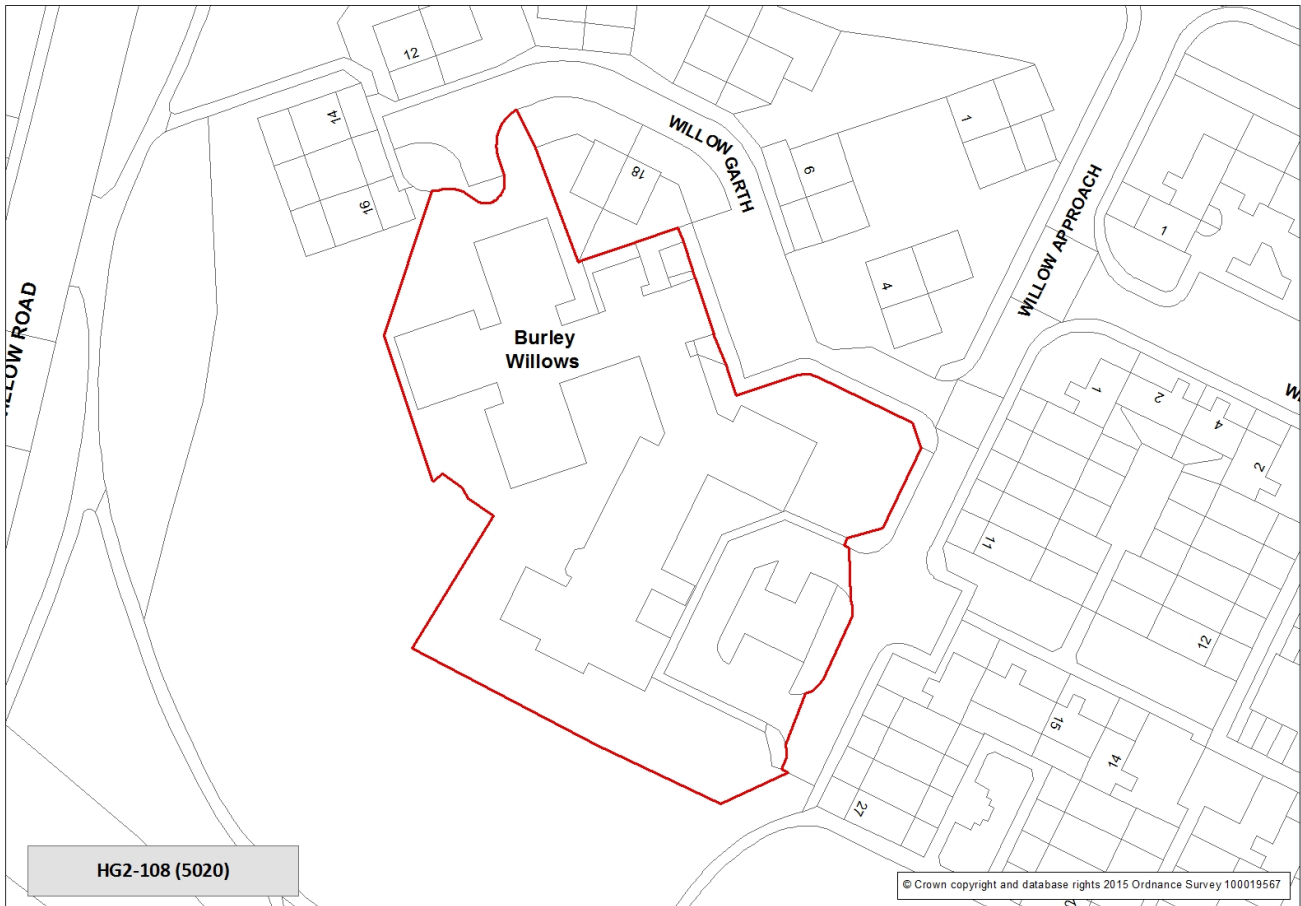
Site Capacity: 28 units

Site Area: 0.47 hectares

Ward: Hyde Park and Woodhouse

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-108:

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

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

Site Reference: HG2-109 (226)

Site Address: Burley Street (46) LS3 1DH

Housing allocation

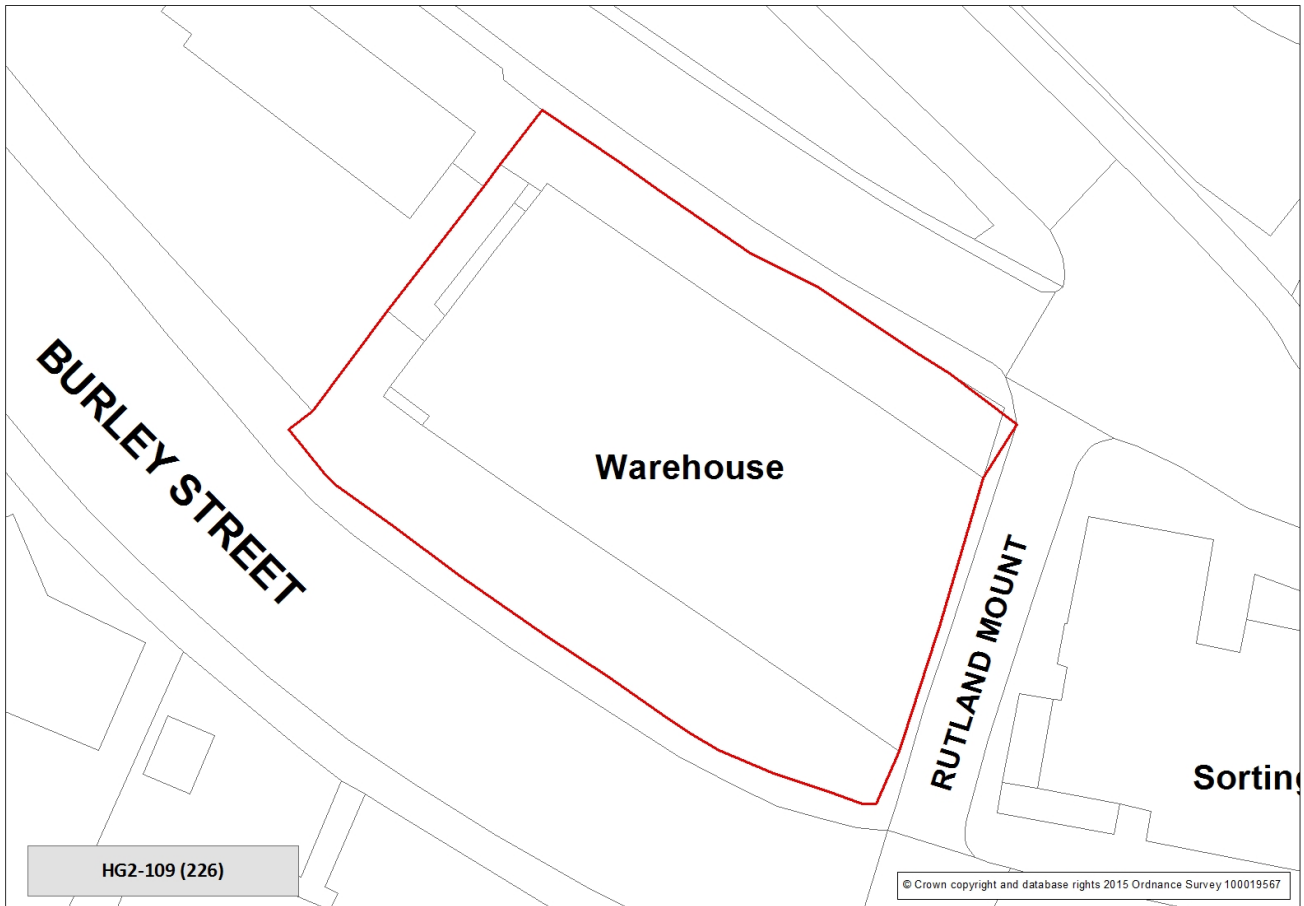
Site Capacity: 48 units

Site Area: 0.14 hectares

Ward: City and Hunslet

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-109:

- **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.

- **Conservation Area:**

The site is within the setting of Hanover Square - Woodhouse Square Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-110 (1023)

Site Address: Wesley Road (west of), Tong Road (north of), Armley

Housing allocation

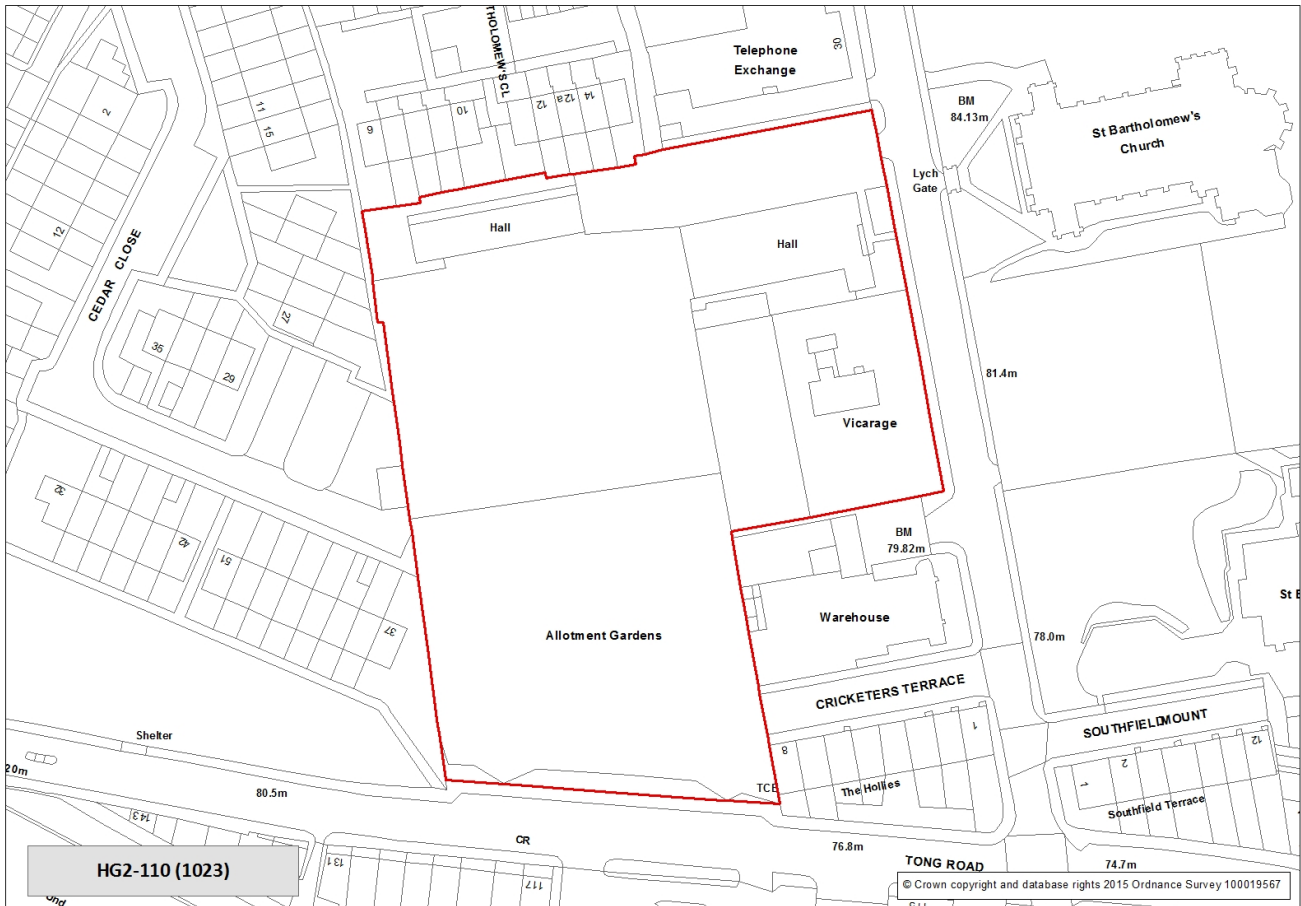
Site Capacity: 38 units

Site Area: 1.03 hectares

Ward: Armley

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-110:

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

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

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

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

Site Reference: HG2-111 (3454)

Site Address: Land off Holdforth Place

Housing allocation

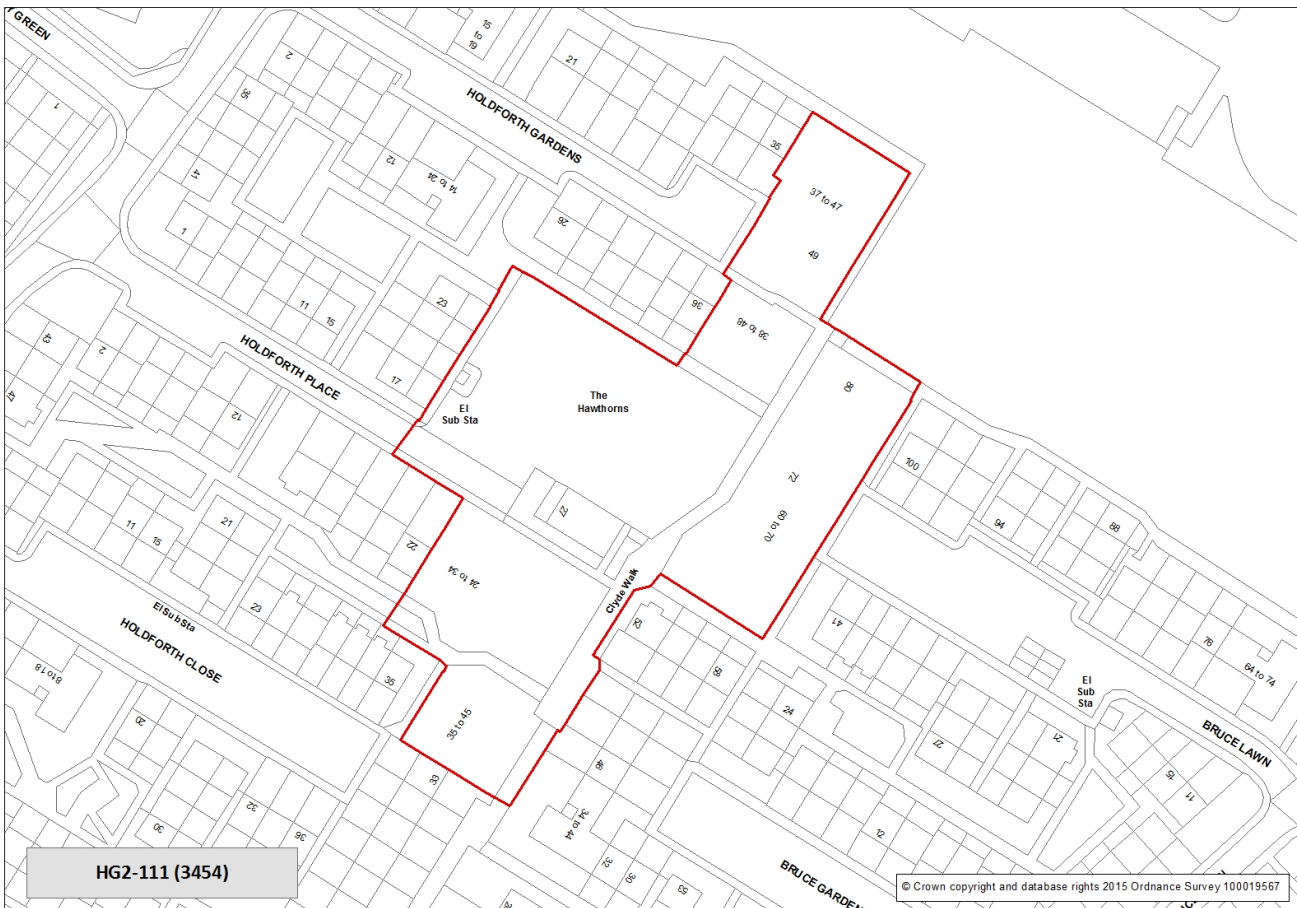
Site Capacity: 48 units

Site Area: 0.82 hectares

Ward: Armley

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-112 (1340B)

Site Address: Oak Road, New Wortley - Gassey Fields

Housing allocation

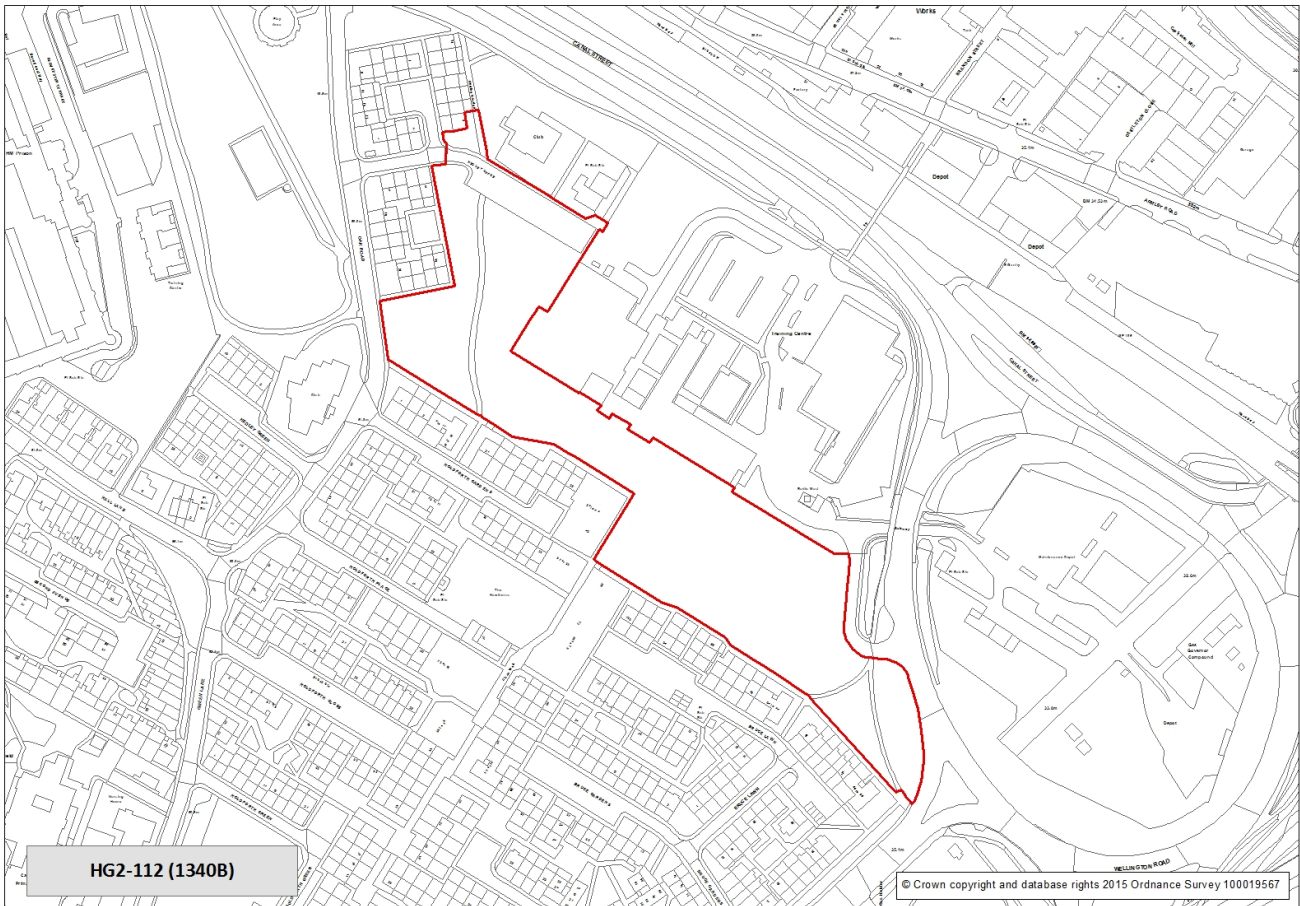
Site Capacity: 113 units

Site Area: 2.32 hectares

Ward: Armley

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-112:

- **Local Highway Network:**

The development of the site will make a direct impact on the congested Armley Gyratory junction. Land is required to be reserved for the planned improvement works to the Armley Gyratory. A contribution will also be required to fund the improvement works.

Site Reference: HG2-113 (2027)

Site Address: Round House (rear of)

Housing allocation

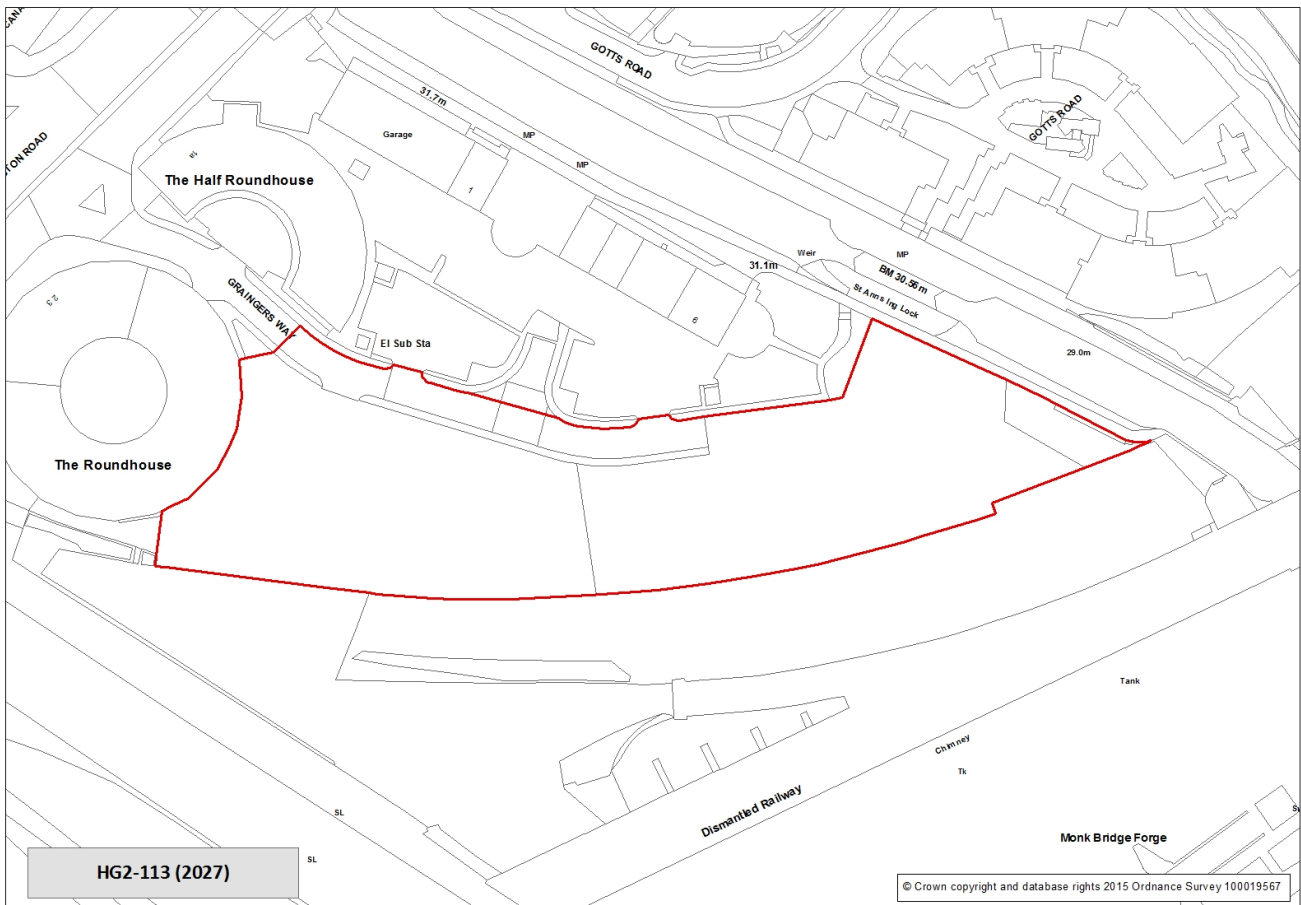
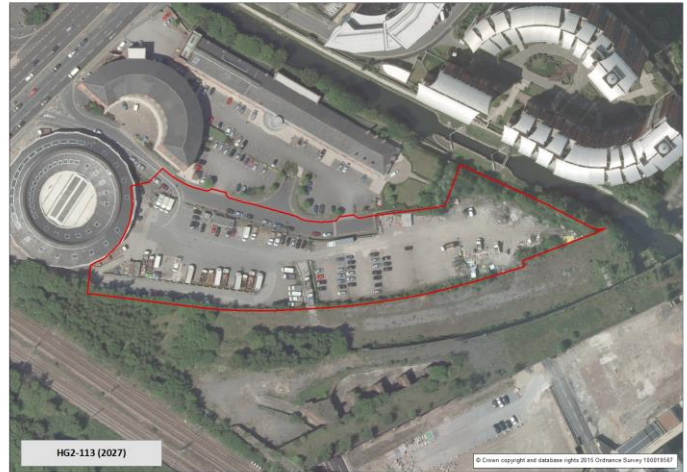
Site Capacity: 310 units

Site Area: 0.99 hectares

Ward: City and Hunslet

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-113:

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

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

- **Highway Access to Site:**

- **Local Highway Network:**

The development will make a cumulative impact on the congested Armley and A65 / A58 / Wellington Street gyratories. A contribution towards mitigation measures at these locations will be required.

- **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. Consideration needs to be given to the importance of the new development continuing to facilitating the active use of the associated listed buildings.

Site Reference: HG2-114 (3143)

Site Address: Cambrian Street, LS11

Housing allocation

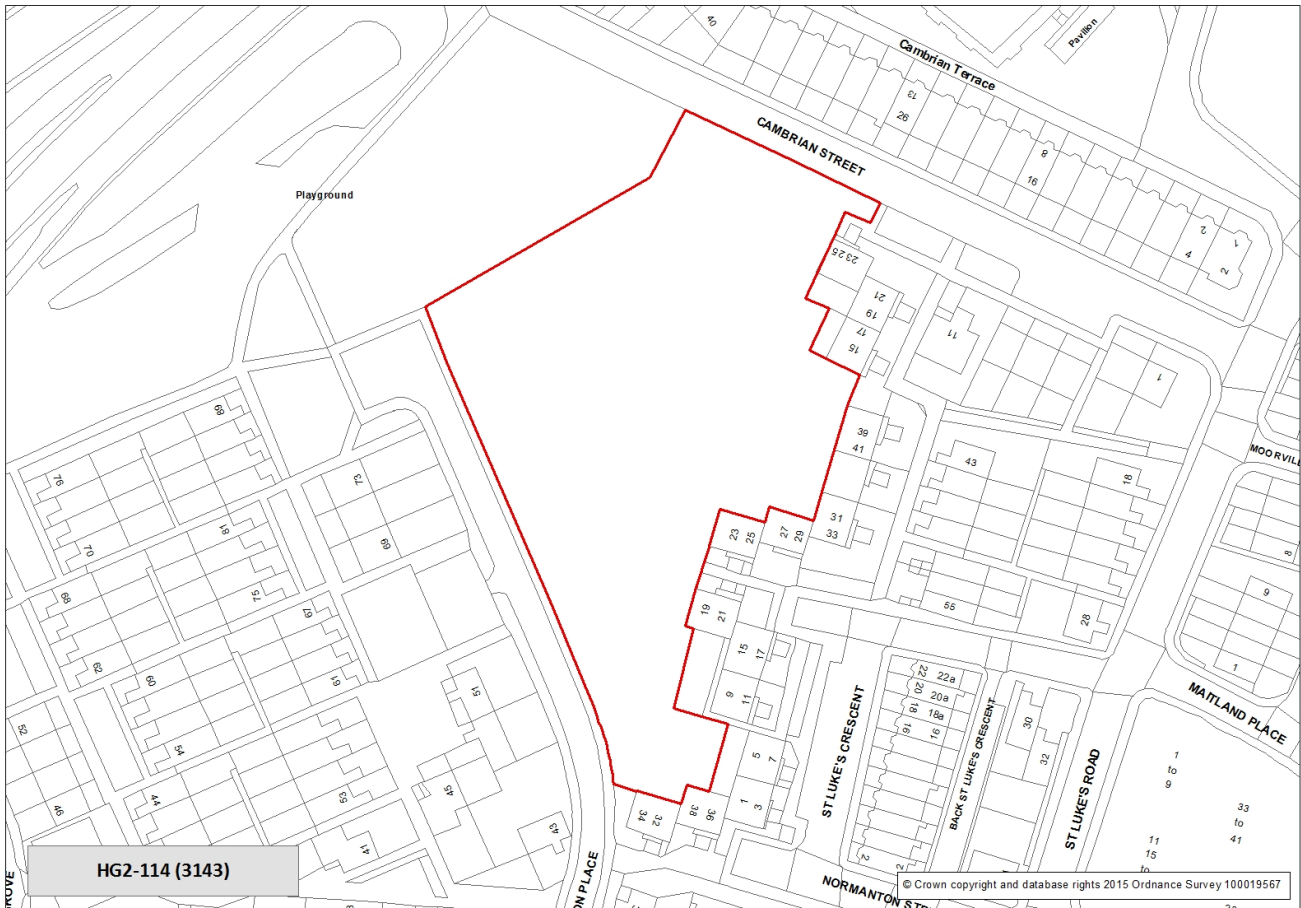
Site Capacity: 37 units

Site Area: 0.64 hectares

Ward: Beeston and Holbeck

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-114:

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

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

Site Reference: HG2-116 (4125)

Site Address: Winrose Drive, Middleton

Housing allocation

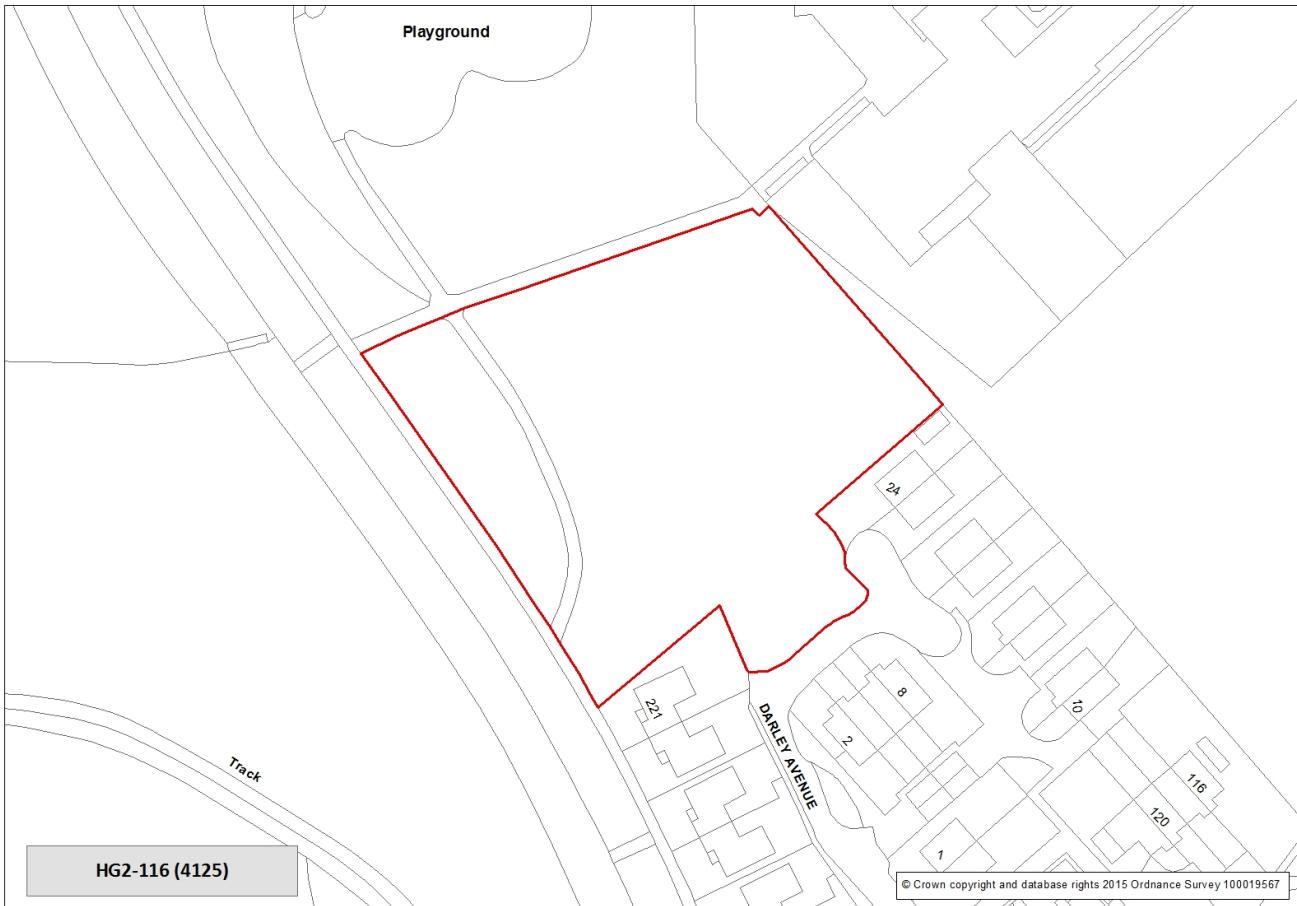
Site Capacity: 13 units

Site Area: 0.41 hectares

Ward: Middleton Park

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-116:

- **Scheduled Ancient Monuments (I & II):**

The site is in the setting of a Scheduled Monument. Any development should preserve the significance of the Monument and its setting.

Site Reference: HG2-117 (252)

Site Address: Belle Isle Road - Merlyn Rees High School

Housing allocation

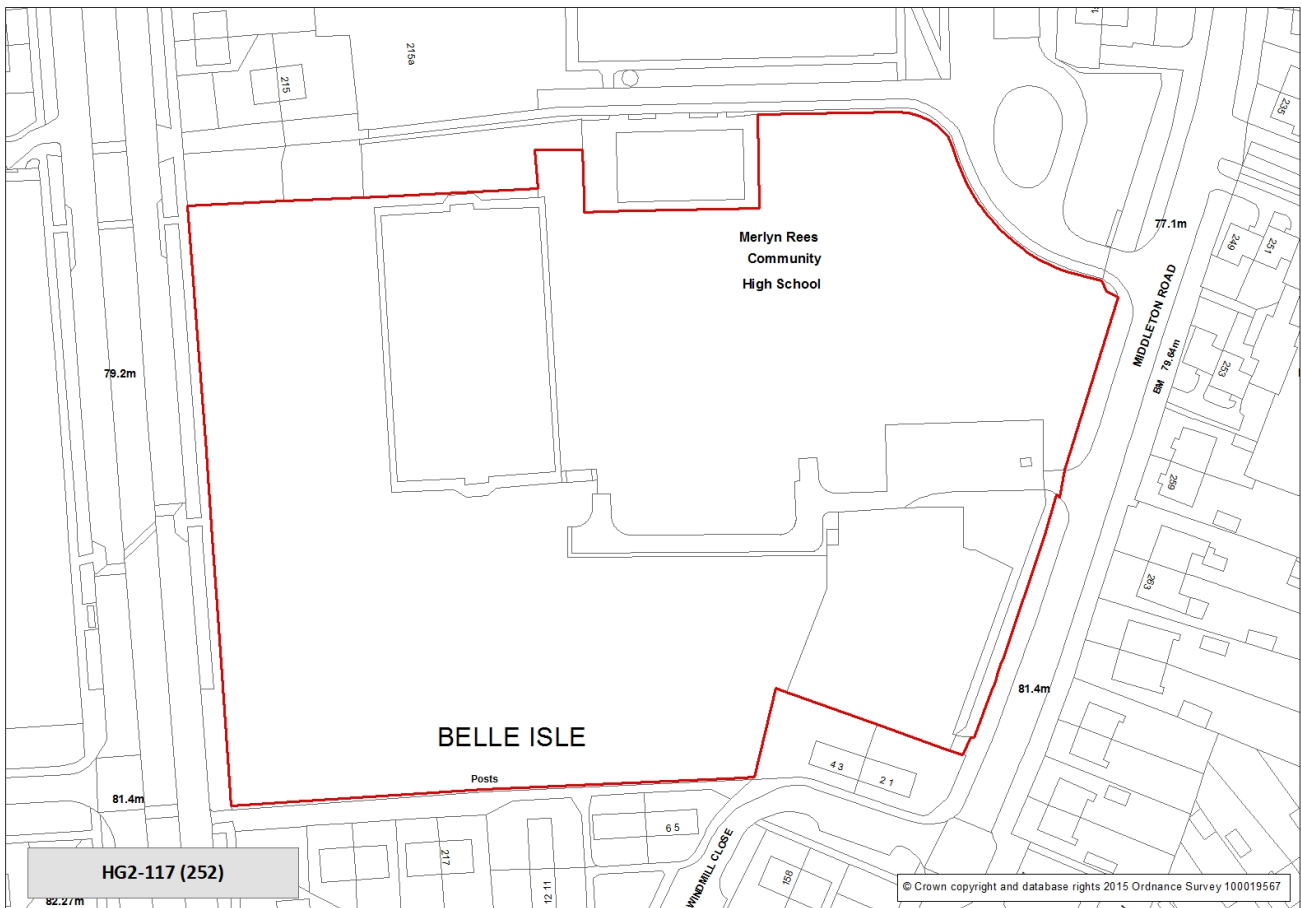
Site Capacity: 67 units

Site Area: 2.24 hectares

Ward: Middleton Park

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-117:

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

Site Reference: HG2-118 (4027)

Site Address: Newhall Gate, Newhall Crescent, Middleton

Housing allocation

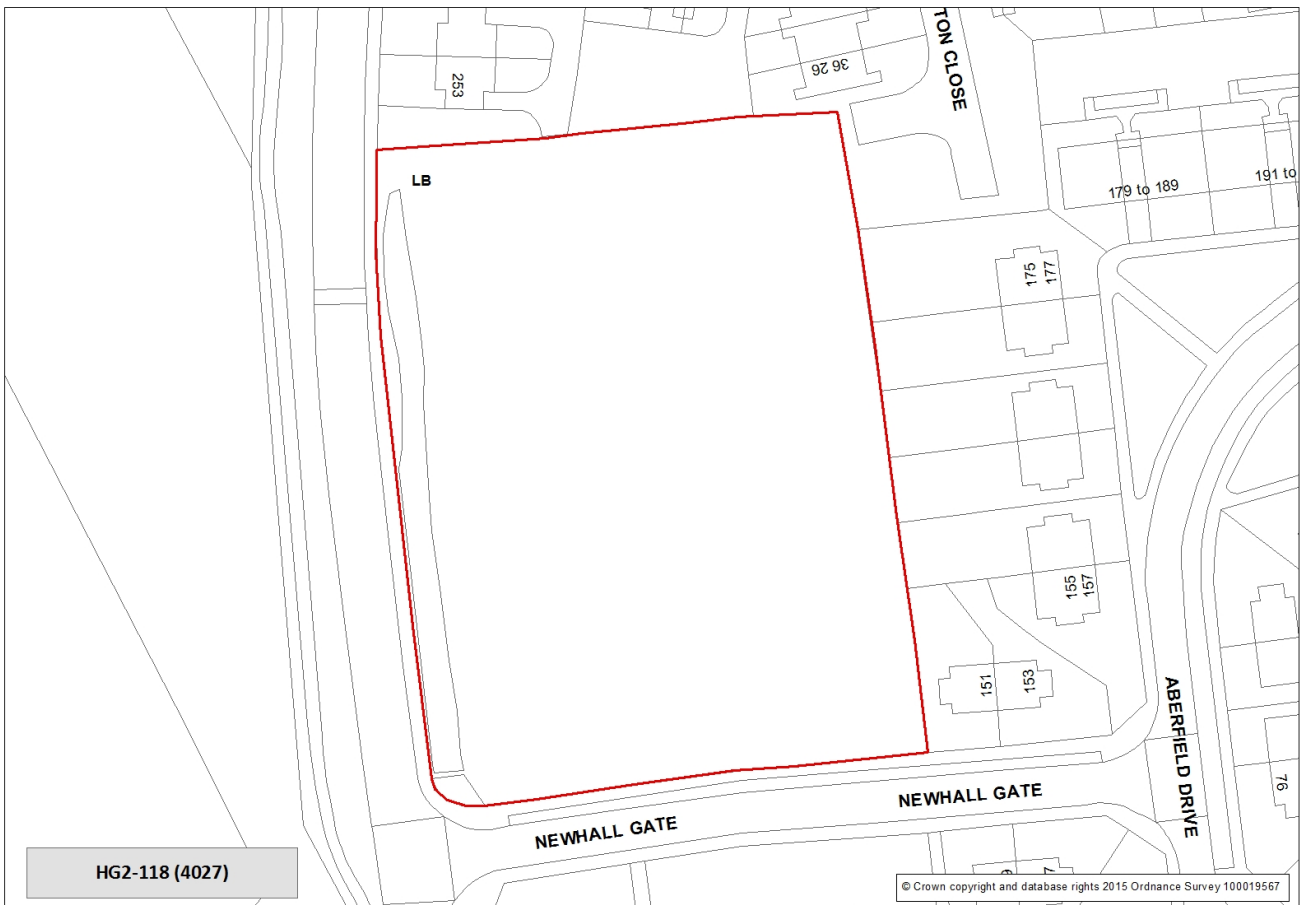
Site Capacity: 23 units

Site Area: 0.63 hectares

Ward: Middleton Park

HMCA: Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-201 (1146)

Site Address: York Road (land south of), East of Pontefract lane, Richmond Hill LS9

Housing allocation

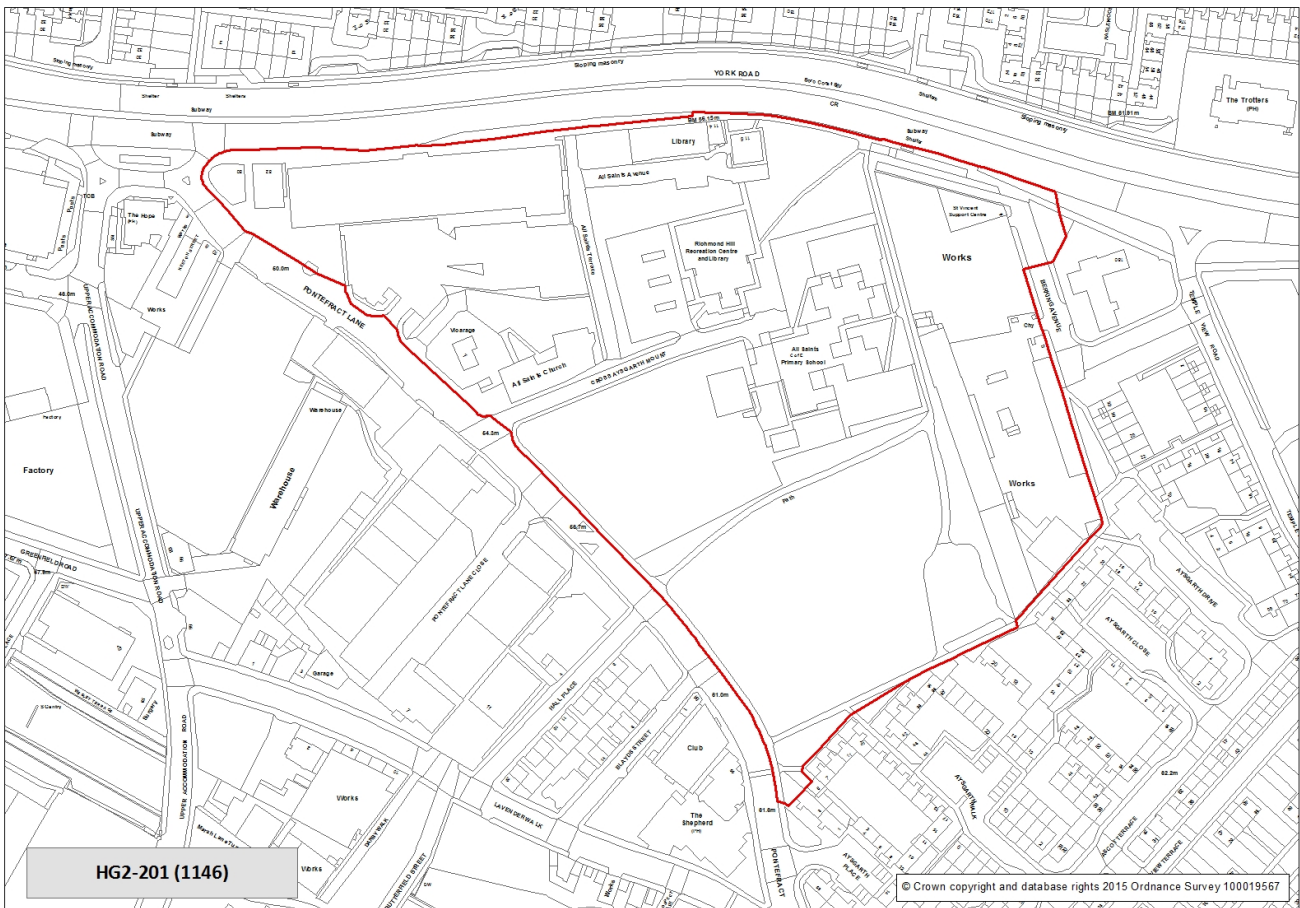
Site Capacity: 121 units

Site Area: 5.55 hectares

Ward: Burmantofts and Richmond Hill

HMCA: Inner Area

Phase: 1



Site Requirements - HG2-201:

Site suitable for mixed use development.

- **Greenspace:**

Existing greenspace within the site to be retained or reprovided

- **Listed Buildings:**

The site includes, or is in the setting of, a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site includes a Listed Building At Risk - the former York Road Library. Any development here should facilitate the repair and reuse of the building.

- **Education Provision:**

Part of the site should be retained to allow for the expansion of the school provision at All Saints School

Site Reference: MX2-7 (CFSM049)

Site Address: Thomas Danby College, Roundahay Road, Leeds

Mixed use allocation

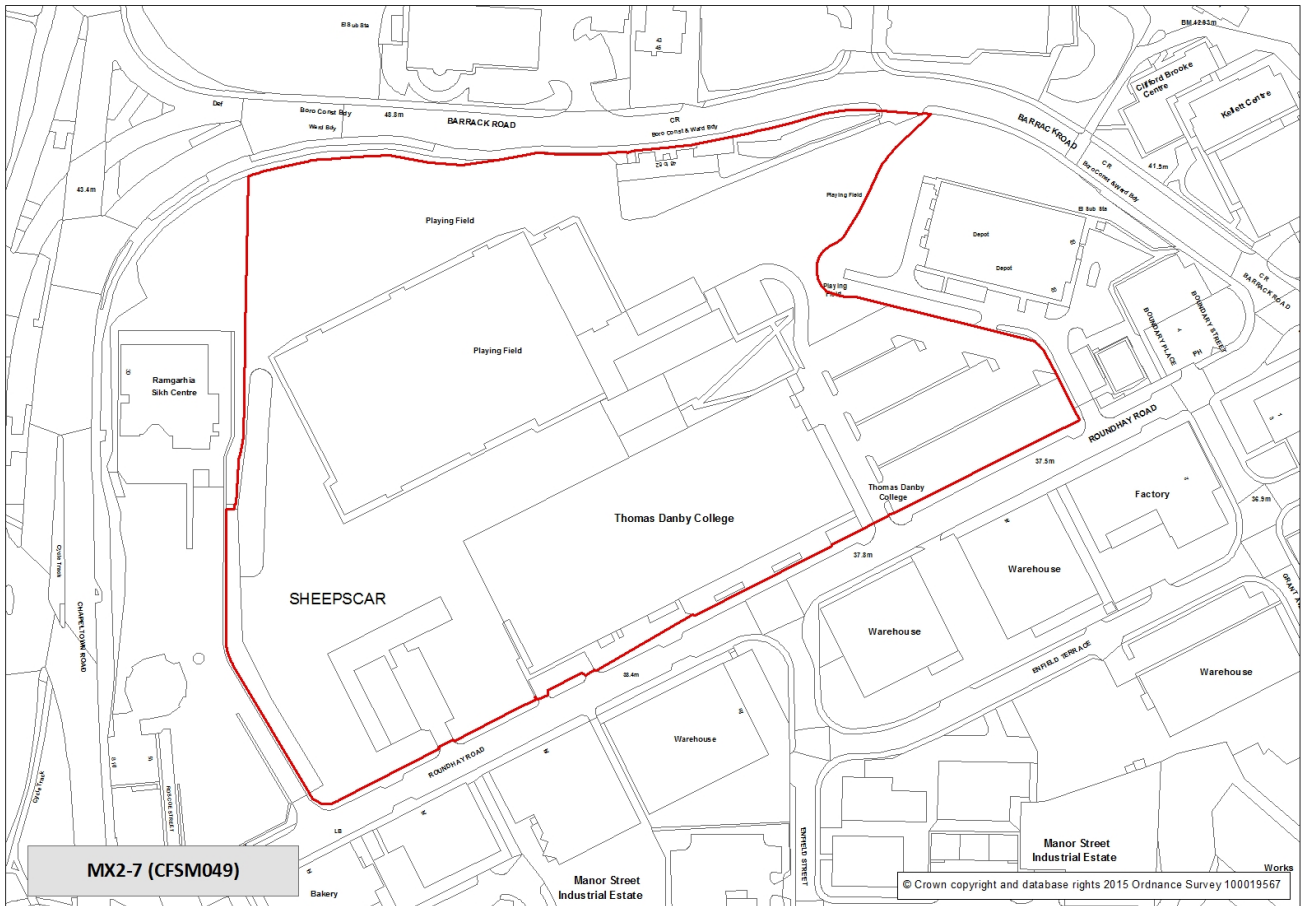
Site Capacity: 118 units & 1 ha employment

Site Area: 4.82 hectares

Ward: City and Hunslet

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-7:

The site is allocated for a mix of uses including housing and general employment.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

Site Reference: MX2-8 (278)

Site Address: Compton Road - Compton Arms, Burmantofts LS9 7B

Mixed use allocation

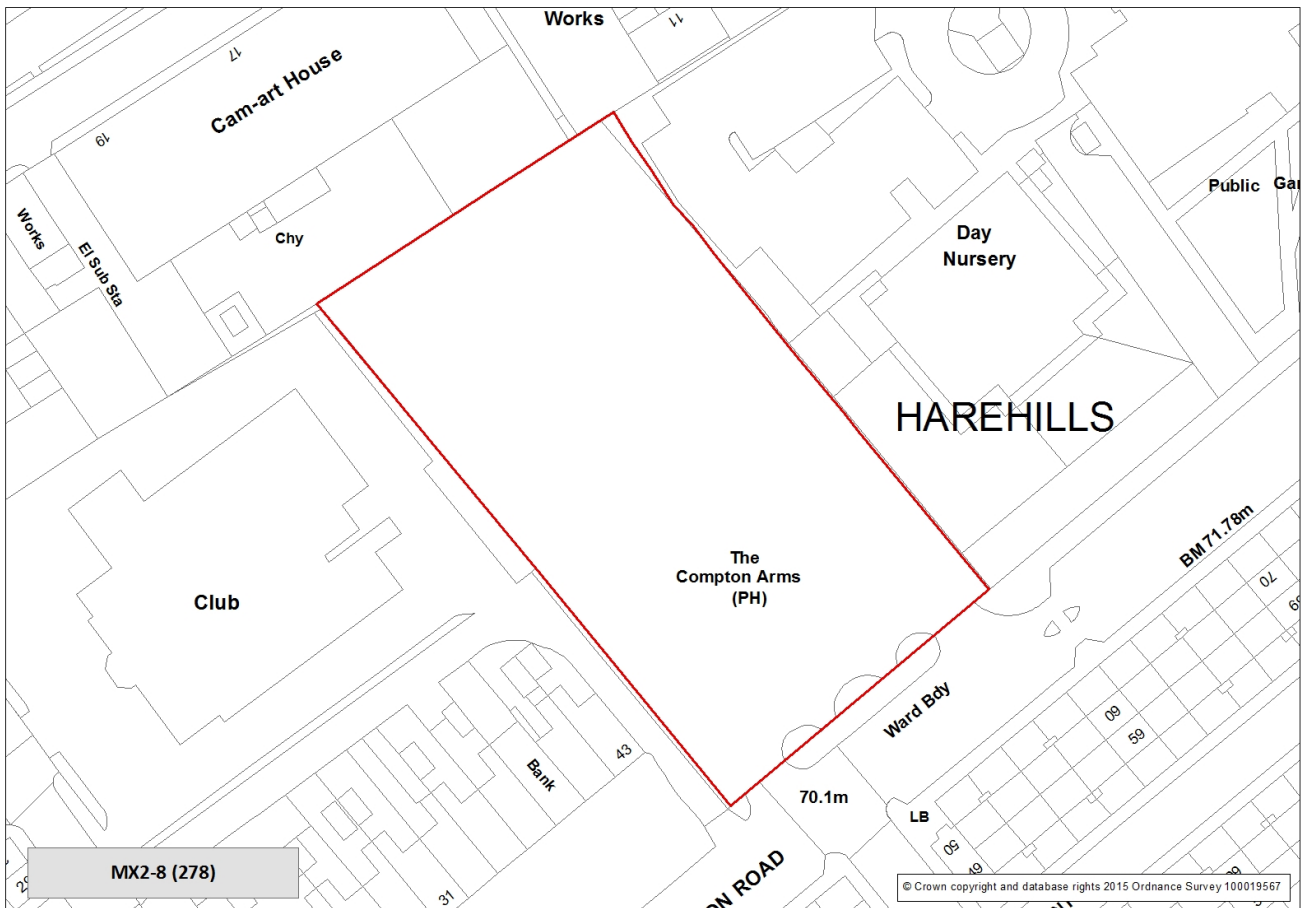
Site Capacity: 50 units

Site Area: 0.45 hectares

Ward: Gipton and Harehills

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-8:

The site is allocated for a mix of uses including housing and town centre uses.

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

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

Site Reference: MX2-9 (198_3390_3393)

Site Address: Kirkstall Road, Leeds

Mixed use allocation

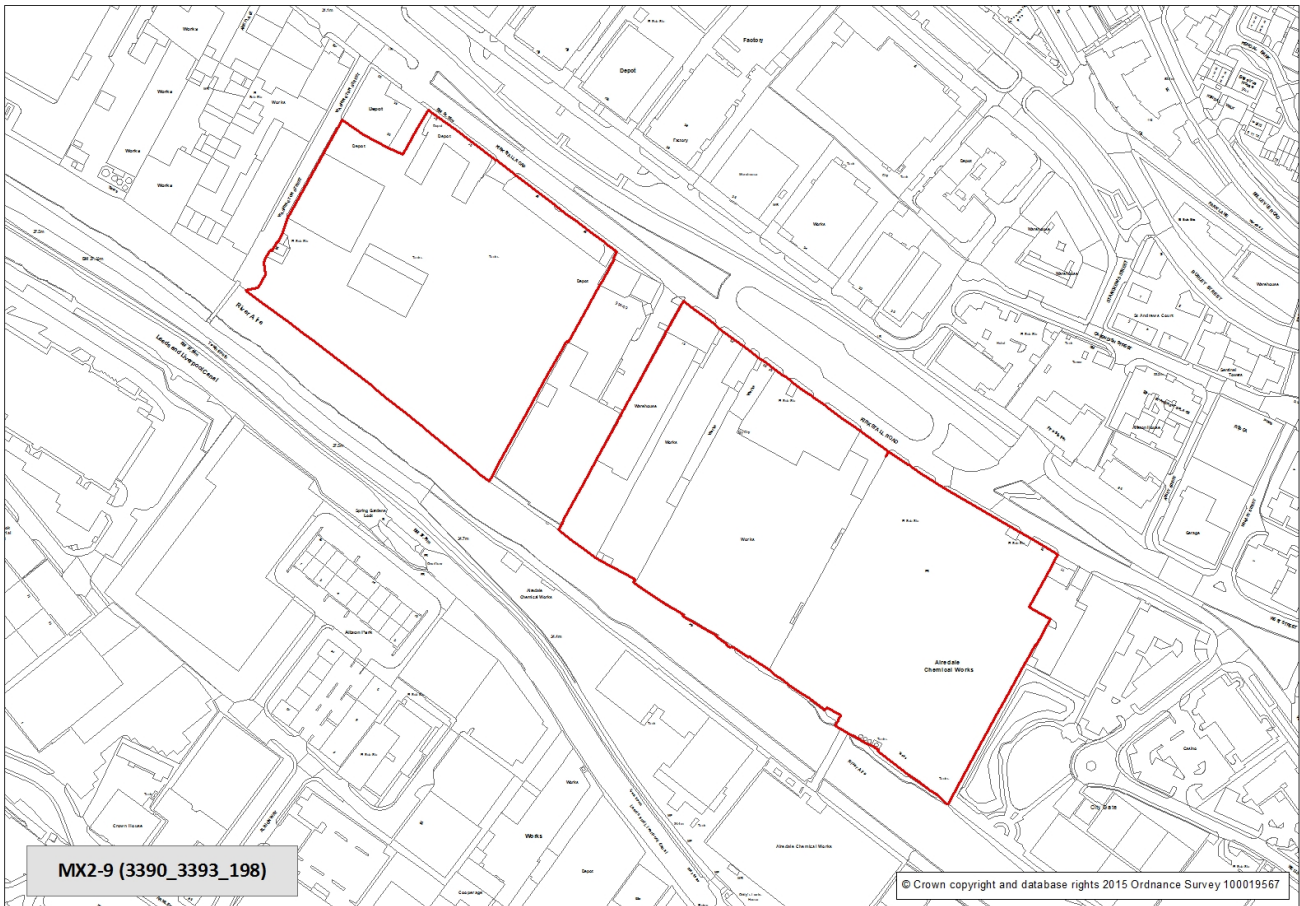
Site Capacity: 826 units & 41000 sqm office

Site Area: 7.24 hectares

Ward: City and Hunslet

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-9:

This site is suitable for a mixed use development, mainly housing and office but other uses acceptable subject to policy. A development brief for the area is being prepared.

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

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

- **Highway Access to Site:**

Suitable primary access should be provided onto the A65 that minimises delay to public transport. Improvements will be required at the West Street Gyratory junction, Wellington Bridge Road / A58 Inner Ring Road junction, Armley Gyratory and Willow Road junction. The existing footbridge over the River Aire should be refurbished or replaced to provide a pedestrian and cycle link to the development to the south and the canal.

- **Local Highway Network:**

The development will have a direct impact on the congested Willow Road junction and A65 / A58 / Wellington Street gyratory. There will also be a cumulative impact at Armley Gyratory. A contribution towards mitigation measures at these locations will be required.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) alongside the River Aire.

- **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.

- **Education Provision:**

Part of the site within the Otter island complex (MX2-9 (198_3390_3393) and MX2-10 (3408) should be retained for the provision of a school. A detailed Masterplan approach is required for the development of the site.

Site Reference: MX2-10 (3408)

Site Address: Wellington Road, Leeds

Mixed use allocation

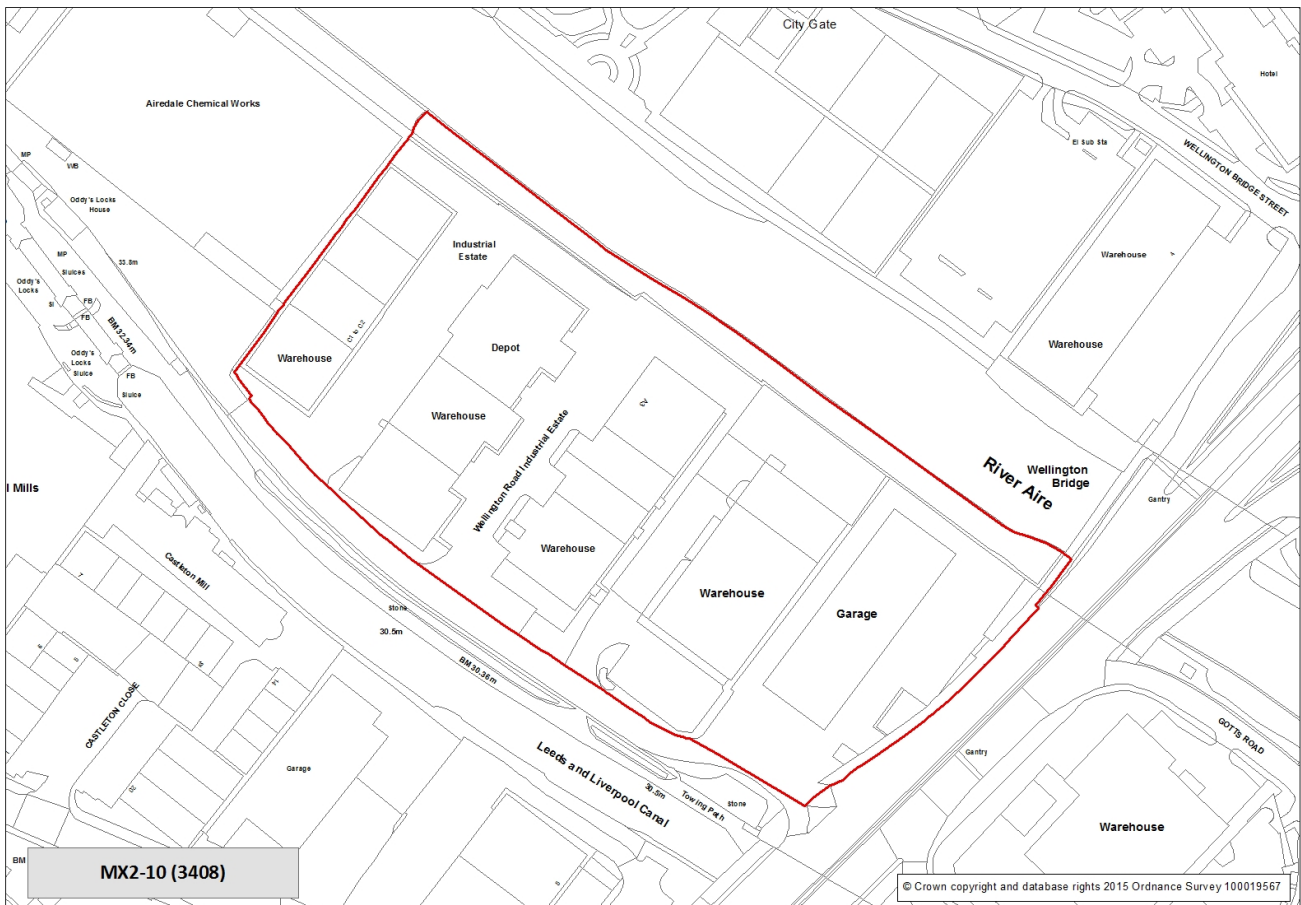
Site Capacity: 325 units & 5000 sqm office

Site Area: 2.48 hectares

Ward: City and Hunslet

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-10:

This site is suitable for a mixed use development, mainly housing and office but other uses acceptable subject to policy. A development brief for the area is being prepared.

- **Highway Access to Site:**

The access road parallel to the canal should be widened and footways provided on the north side of the road.

- **Local Highway Network:**

The development will make a cumulative impact on the congested Armley and A65 / A58 / Wellington Street gyratories. A contribution towards mitigation measures at these locations will be required.

- **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) alongside the River Aire.

- **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 and the river and canal setting.

Site Reference: MX2-11 (1265)

Site Address: Armley Gyratory - former Gas Works

Mixed use allocation

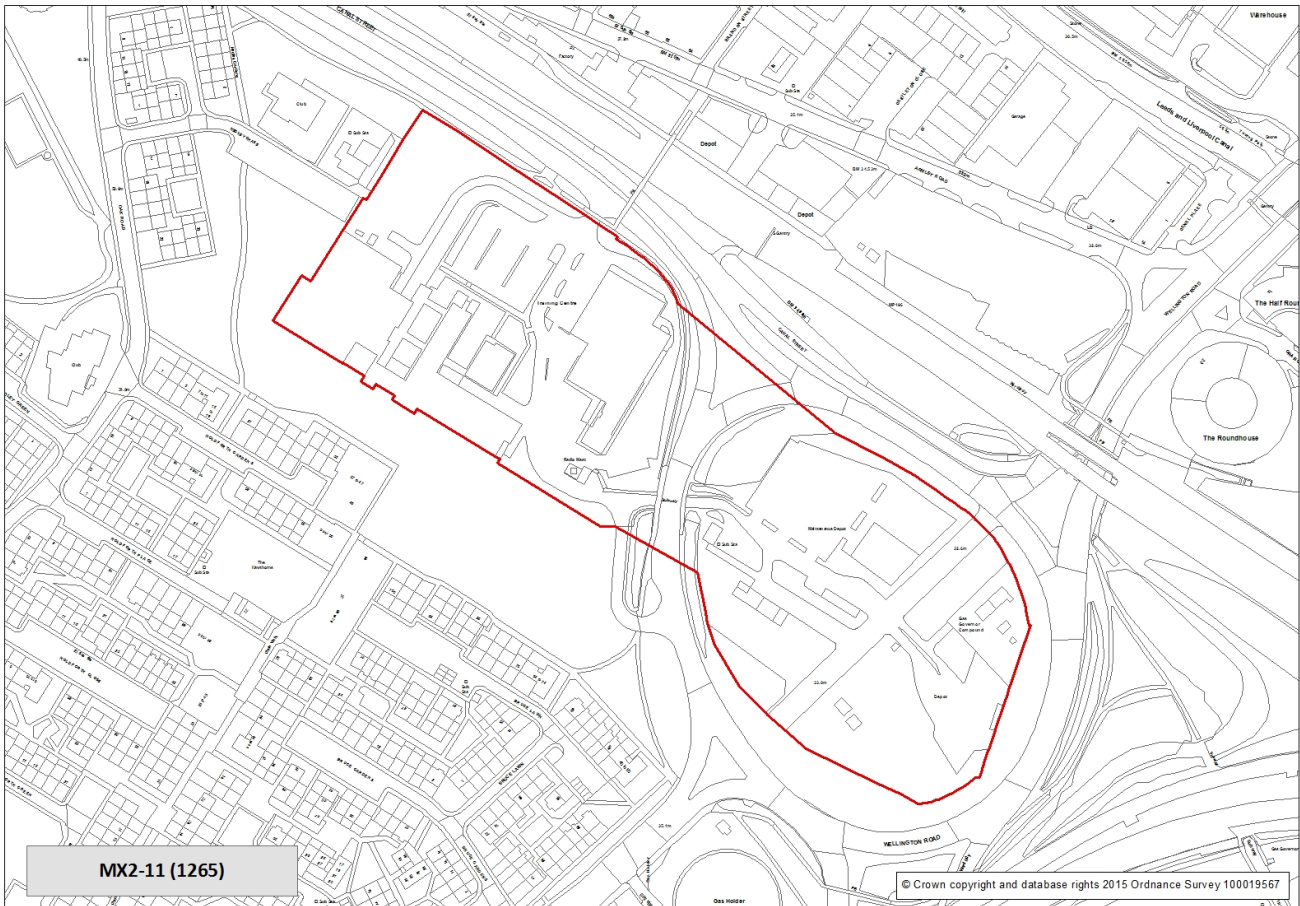
Site Capacity: 122 units & 2.5 ha employment

Site Area: 5.42 hectares

Ward: Armley

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-11:

The site is allocated for a mix of uses including housing and general employment.

- **Local Highway Network:**

The development of the site will make a direct impact on the congested Armley Gyratory junction. Land is required to be reserved for the planned improvement works to the Armley Gyratory. A contribution will also be required to fund the improvement works.

Site Reference: MX2-13 (3015)

Site Address: Benyon House

Mixed use allocation

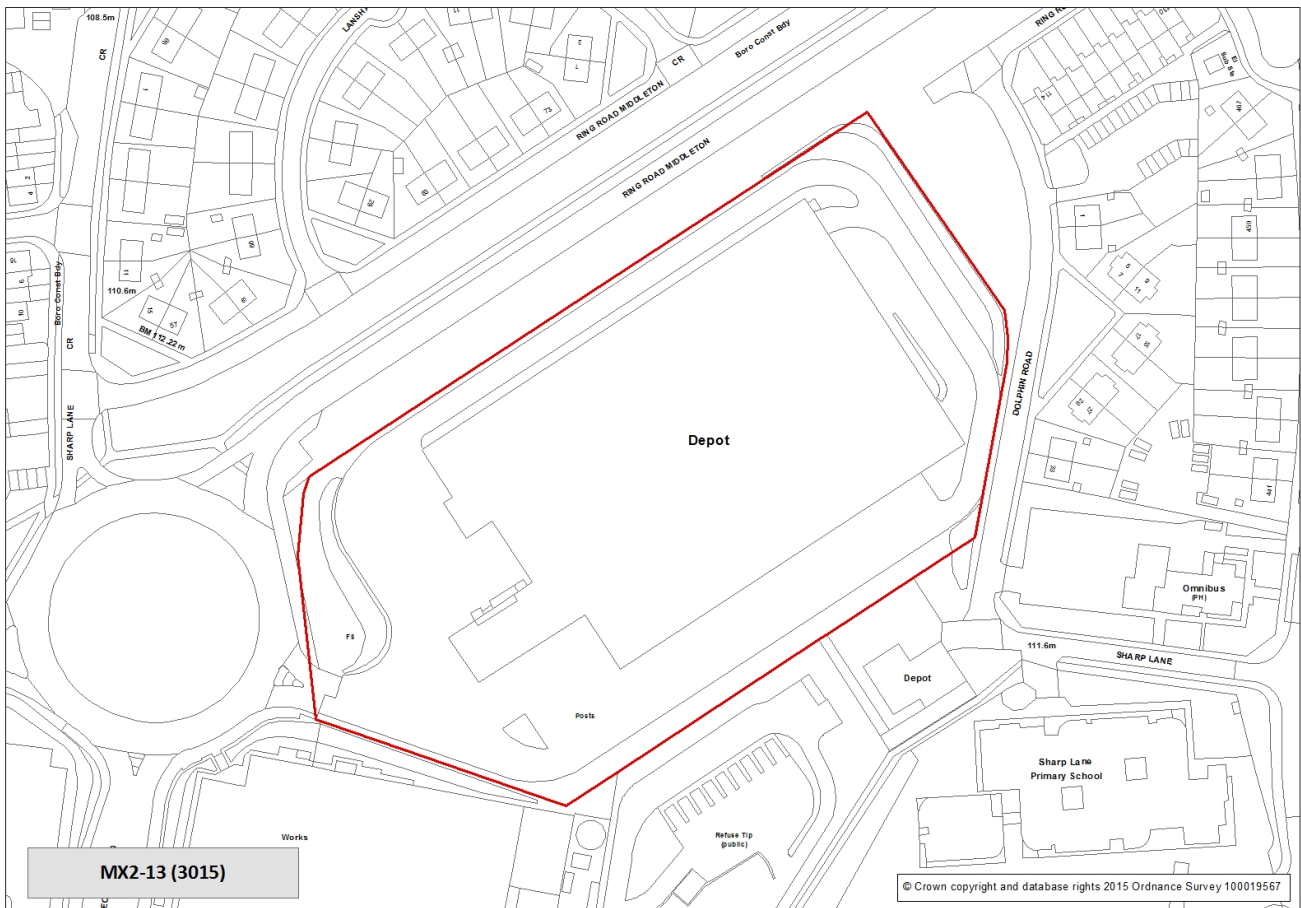
Site Capacity: 37 units & 1.24 ha employment

Site Area: 2.48 hectares

Ward: Middleton Park

HMCA: Inner Area

Phase: 1



Site Requirements - MX2-13:

The site is allocated for a mix of uses including housing and general employment.

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

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

- **Natural Resources and Waste DPD:**

The site is adjacent to a Minerals/Waste allocation at Highmoor Quarry to the north east, which is allocated for a safeguarded minerals extraction site and a preferred area for minerals extraction.

Safeguarded Land

- 3.4.10 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. There are no safeguarded land designations in the Inner HMCA.

Sites for Older Persons Housing/Independent Living

- 3.4.11 Sixteen housing allocations have easy access to local centres in the Inner HMCA and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans

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

**HG2-85 Beckhill Approach, Miles Hill Primary School, Meanwood
HG2-87 (partly in Inner, partly in North HMCA) Amberton Terrace
HG2-93 Brooklands Avenue
HG2-94 York Road Depot/South Parkway
HG2-99 Buslingthorpe Tannery/Hill Top Works Sheepscar
HG2-101 Hudson Road, Hudson Mill (Arcadia), Burmantofts
HG2-107 Neville Road, Halton Moor
HG2-108 Burley Willows Care Home, Willow Garth, Burley
HG2-110 Wesley Road (west of), Tong Road (north of), Armley
HG2-113 Round House (rear of)
HG2-114 Cambrian Street
MX2-8 Compton Road - Compton Arms, Burmantofts
MX2-9 Kirkstall Road
MX2-13 Benyon House**

Sites reserved for Future School Use

- 3.4.12 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 the Inner HMCA there are two sites where part of a housing site is to be retained for a school. These sites are:
HG2-201 York Road (land south of), East of Pontefract lane, Richmond Hill
MX2-9 Kirkstall Road, Kirkstall

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

**POLICY HG5:
THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR SCHOOL USE. THESE ARE SHOWN ON THE POLICIES MAP. IN THE INNER HMCA THESE SITES ARE:**

**HG5-3 East Leeds Family Learning Centre, Seacroft
HG5-4 Barrack Road Area Offices, Roundhay Road Chapel Allerton
HG5-5 Former Primrose High School, Lincoln Green
HG5-6 Former Whitebridge Primary School, Cartmell Drive, Halton Moor**

Sites for Gypsies and Travellers

3.4.13 Paragraph 2.66 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. In Inner an existing Gypsy and Travellers site is safeguarded at Urn Farm, Middleton Road under Policy HG6 and a proposed replacement site for Kidacre Street is proposed at Tulip Street.

POLICY HG6: THE FOLLOWING GYPSY AND TRAVELLER SITES WILL BE SAFEGUARDED FOR GYPSY AND TRAVELLER USE. THESE ARE SHOWN ON THE POLICIES MAP AND FOR INNER ARE AS FOLLOWS:

NEW PUBLICLY MANAGED SITE PENDING DECISION ON HIGH SPEED 2 RAIL LINK AND CONSEQUENT LOSS OF SITE AT HG6-2 KIDACRE STREET

- **HG6-3 – FORMER MOOREND TRAINING CENTRE, TULIP STREET, HUNSLET (8 PITCHES)**

EXISTING PRIVATE SITES

- **HG6-13 – URN FARM, MIDDLETON ROAD, MIDDLETON (2 PITCHES)**

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

Sites for Travelling Showpeople

3.4.14 Paragraph 2.73 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in Inner.

HG6-3: FORMER MOOREND TRAINING CENTRE, TULIP STREET, HUNSLET

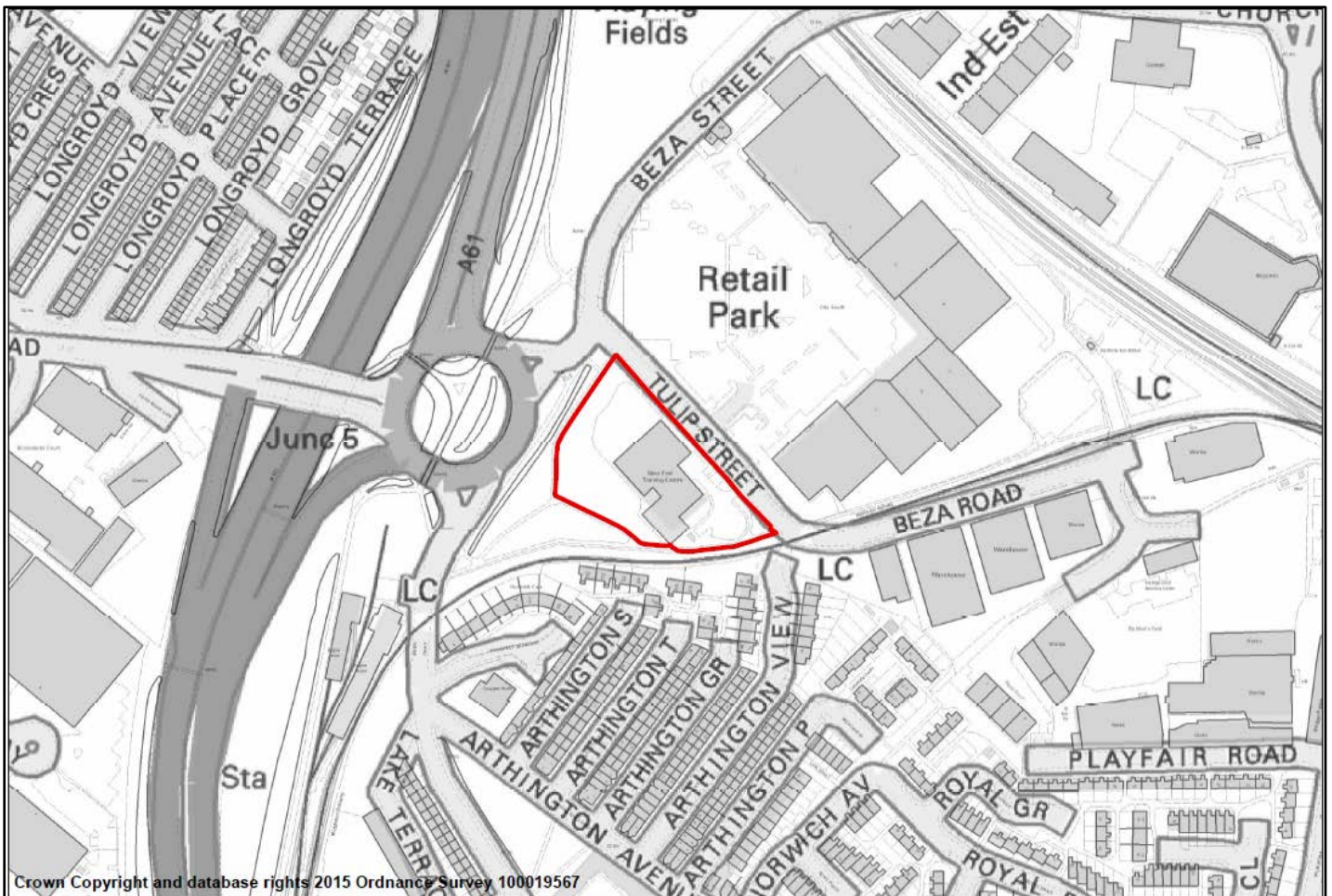
Site Type: Gypsy & Travellers

Site Area: 0.72 ha

Number of Pitches: 8

Ward: City and Hunslet

HMCA: Inner Area



HG6-13: URN FARM, MIDDLETON ROAD, MIDDLETON

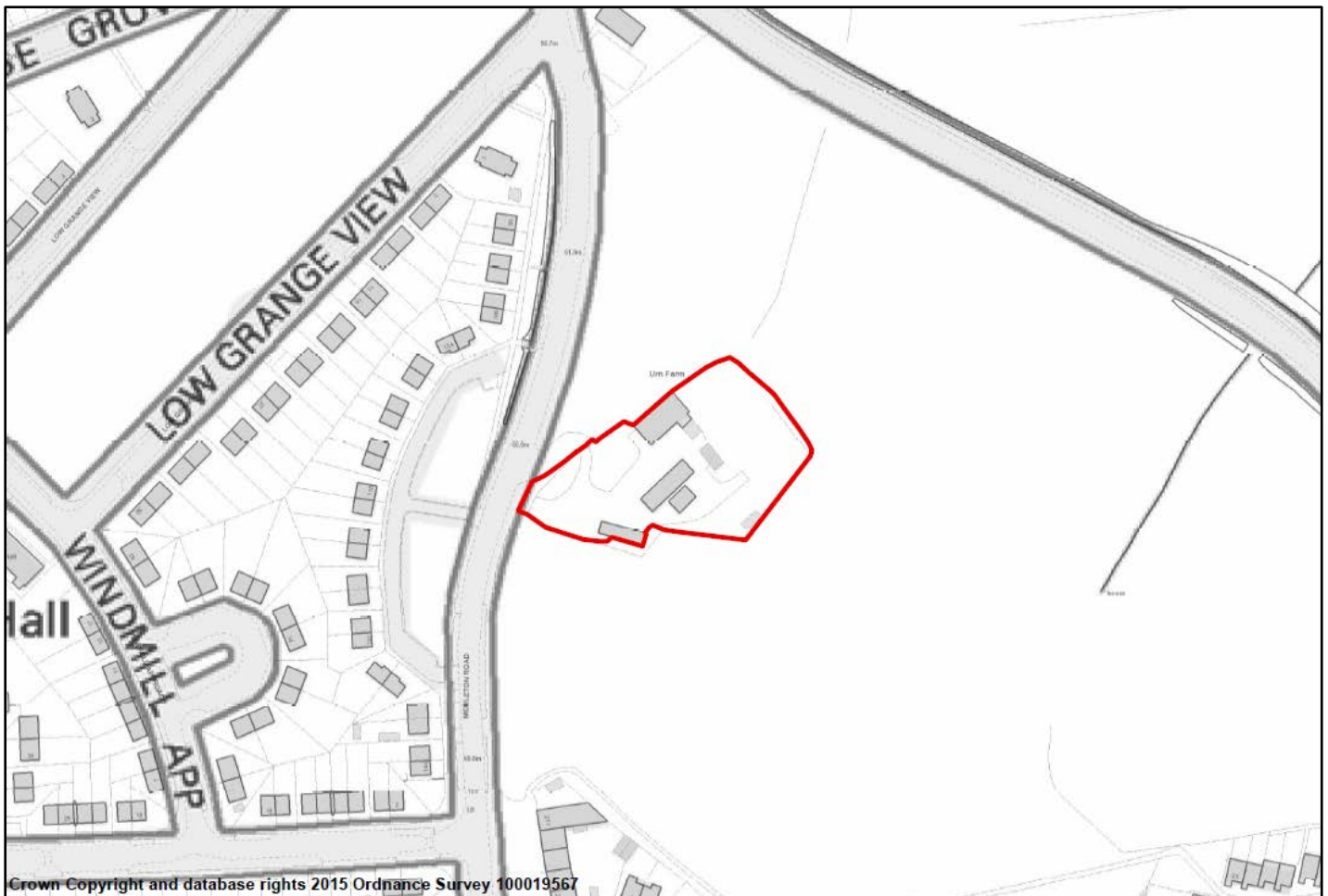
Site Type: Gypsy & Travellers

Site Area: 0.40 ha

Number of Pitches: 2

Ward: Middleton Park

HMCA: Inner Area



EMPLOYMENT PROPOSALS FOR INNER

Offices

3.4.15 The sites in Inner 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 5.4.15) and/or were allocated for employment including office on the Unitary Development Plan and are to be retained as such count towards the office requirement. Part of the Inner Areas HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own office allocations. These total 6290sqm in identified sites and 0sqm in proposed allocations.

POLICY EO1 – IDENTIFIED SITES FOR OFFICE USE
THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING OFFICE ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED OFFICE SITES. 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 INNER THESE SITES ARE:

Identified Office Sites (with planning permission or UDP allocations)

Plan Ref	ELR Ref	Address	Area ha	Capacity
MX1-6	208	Mabgate, Macaulay Street, Argyll Road (land between)	1.2	3670
MX1-11	447	Whitehall Road - Doncasters LS12	3.5	50380
MX1-12	433	Globe Road - Doncasters/Lattitude LS11	1.9	3220
EO1-8	2005700	Former John Peters Armley Road	0.7	2245
EO1-9	2005760	Kirkstall Road - Maxis Restaurant site	0.3	7330
EO1-10	2104460	Tristram Centre Brown Lane West Ls12	0.1	650
EO1-11	2103380	City West Office Park Gelderd Road Leeds 12	1.4	4160
EO1-37	2401781	Ph2 Arlington Mills Armley Road Pickering Street Ls12	0.5	1780
Identified office employment total (sqm):				73435

New office allocations

3.4.16 Further sites suitable for office or mixed use including office have been allocated in or on the edge of the City Centre and Town Centres.

POLICY EO2 – OFFICE ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE OFFICE USE.
THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR OFFICE OR MIXED USE INCLUDING OFFICE IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES MAP. IN THE INNER AREA THESE ALLOCATIONS ARE:

Plan Ref	ELR Ref	Address	Area	Capacity
MX2-9	198_3390_33 93	Kirkstall Road, Leeds	7.2	41000
MX2-10	3408	Wellington Road, Leeds	2.5	5000
EO2-2	2004069	Office Scheme Wellington Road & Gotts Road Leeds 12	0.5	20370
Allocated for office employment total (sqm):				66370

General Employment

3.4.17 The sites in Inner 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 5.4.15 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. Part of the Inner Areas HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own general employment allocations. These total 1.21ha in identified sites and 0ha in proposed allocations.

POLICY EG1 – IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE
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. 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 INNER THESE SITES ARE:

Identified General Employment Sites (with planning permission or UDP allocations)

Plan Ref	ELR Ref	Address	Area ha	Capacity (ha)
EG1-20	3402480	Long Close Industrial Estate Dolly Lane Burmantofts	0.2	0.2
EG1-21	3400620	Trent Road Torre Road Ls9	8.6	8.63
EG1-22	2104060	S/o 30 Springwell Road Holbeck Leeds 12	0.4	0.39

EG1-23	2105070	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	0.1	0.11
EG1-24	2105180	48-52 Springwell Road Holbeck LS12 1AW	0.2	0.15
EG1-25	2104130	139 Gelderd Road Leeds 12	0.2	0.23
EG1-26	2001252	Land Inc Plot 7 The Piggeries Brown Lane West Ls12	0.1	0.13
EG1-27	2001250	Brown Lane Ls 12	1	0.99
EG1-28	2001251	Brown Lane Ls 12	0.2	0.18
EG1-29	2104700	Ex- Boc Works Gelderd Road Ls12	3.3	3.28
EG1-30	2105170	Latchmore Road LS11	0.6	0.63
EG1-31	2202540	Holme Well Road Middleton LS10 4SL	0.2	0.18
Identified general employment total:				15.1

POLICY EG2 – GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE. THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES MAP. IN INNER THESE ALLOCATIONS ARE:

Plan Ref	ELR Ref	Address	Area ha	Capacity (ha)
MX2-7	CFSM049	Thomas Danby College, Roundahay Road, Leeds	4.8	1
MX2-11	1265	Armley Gyrotory - former Gas Works	5	2.5
MX2-13	3015	Benyon House	2.5	1.24
EG2-10	2105050	Land at Brown Lane West Holbeck	1.5	1.46
EG2-11	2104230	Former Co-op Dairy Depot Gelderd Road Ls12	1.6	1.62
EG2-12	2103385	Gelderd Road Leeds 12	1	0.99
EG2-13	2104710	Tulip Street Beza Street Ls10	0.5	0.46
Allocated for general employment total (ha):				9.27

Site Reference: EO2-2 (2004069)

Site Address: Office Scheme Wellington Road & Gotts Road Leeds 12

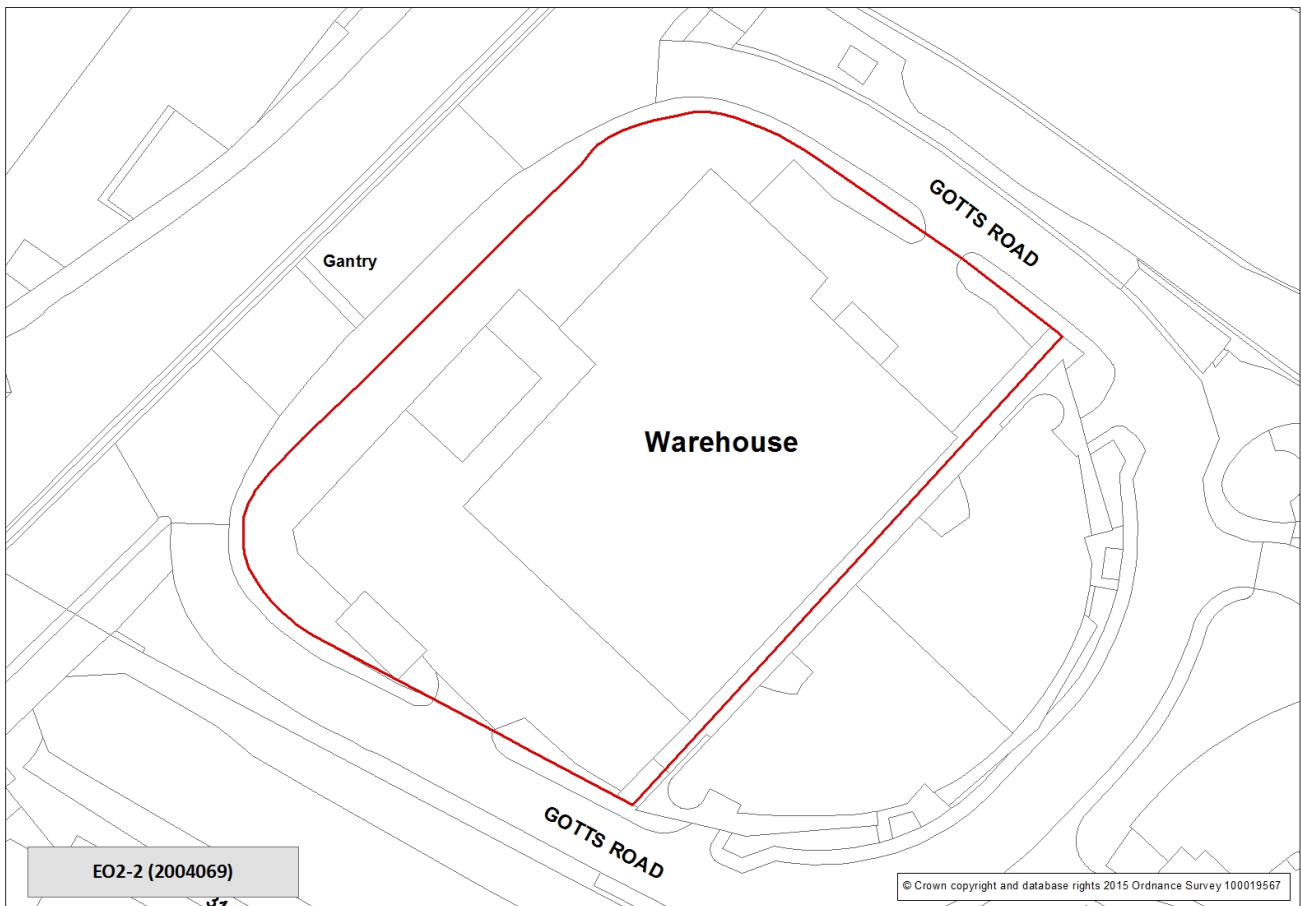
Office allocation

Site Capacity: 20370 sq metres

Site Area: 0.49 hectares

Ward: City and Hunslet

HMCA: Inner Area



Site Requirements - EO2-2:

- **Local Highway Network:**

The development will make a direct impact on the congested Armley Gyratory. There will also be a cumulative impact on the A65 / A58 / Wellington Street gyratories. A contribution towards mitigation measures at these locations will be required..

Site Reference: EG2-10 (2105050)

Site Address: Land at Brown Lane West Holbeck

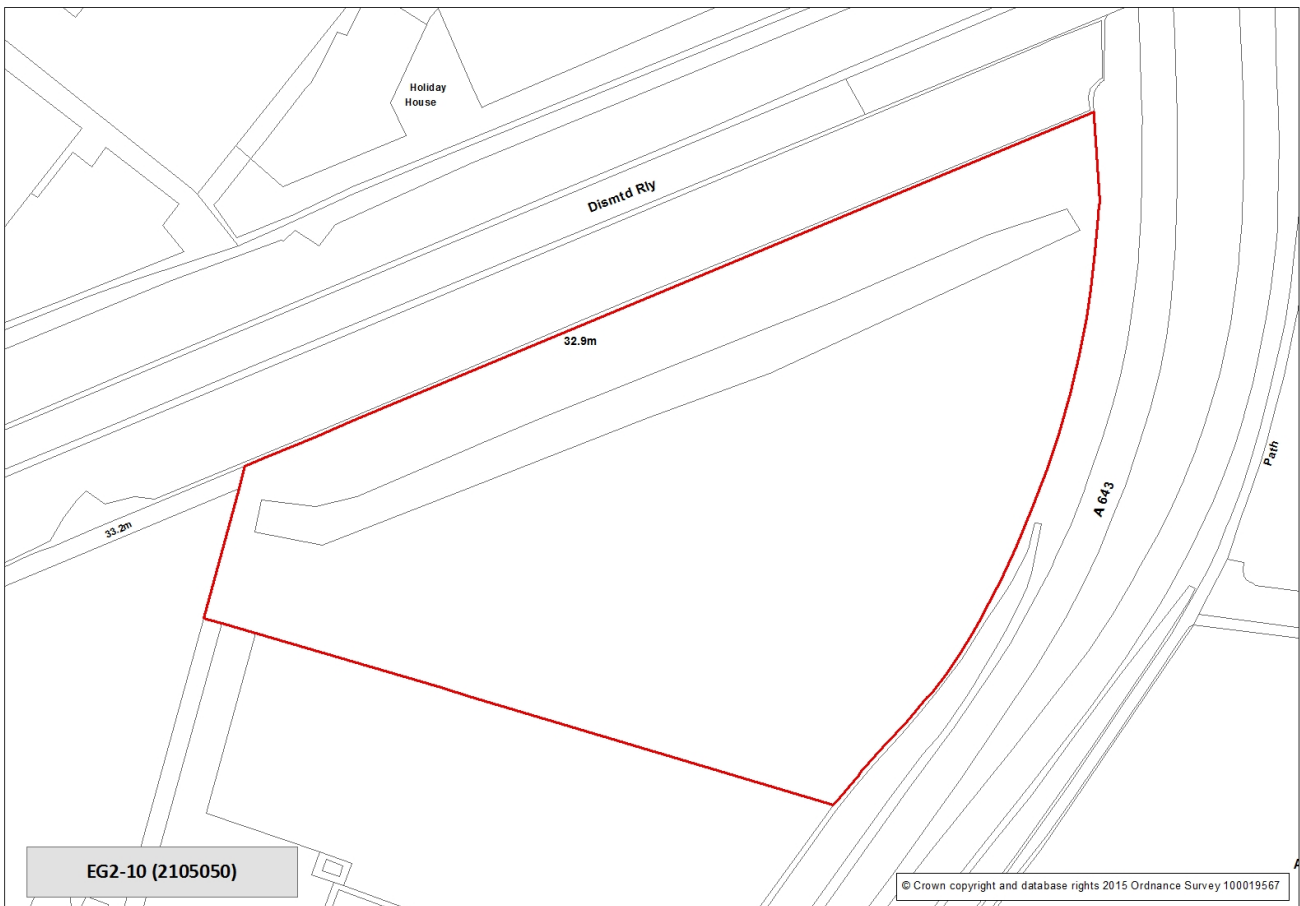
General employment allocation

Site Capacity: 1.46 hectares

Site Area: 1.46 hectares

Ward: Beeston and Holbeck

HMCA: Inner Area



No site specific requirements

Site Reference: EG2-11 (2104230)

Site Address: Former Co-op Dairy Depot Gelderd Road Ls12

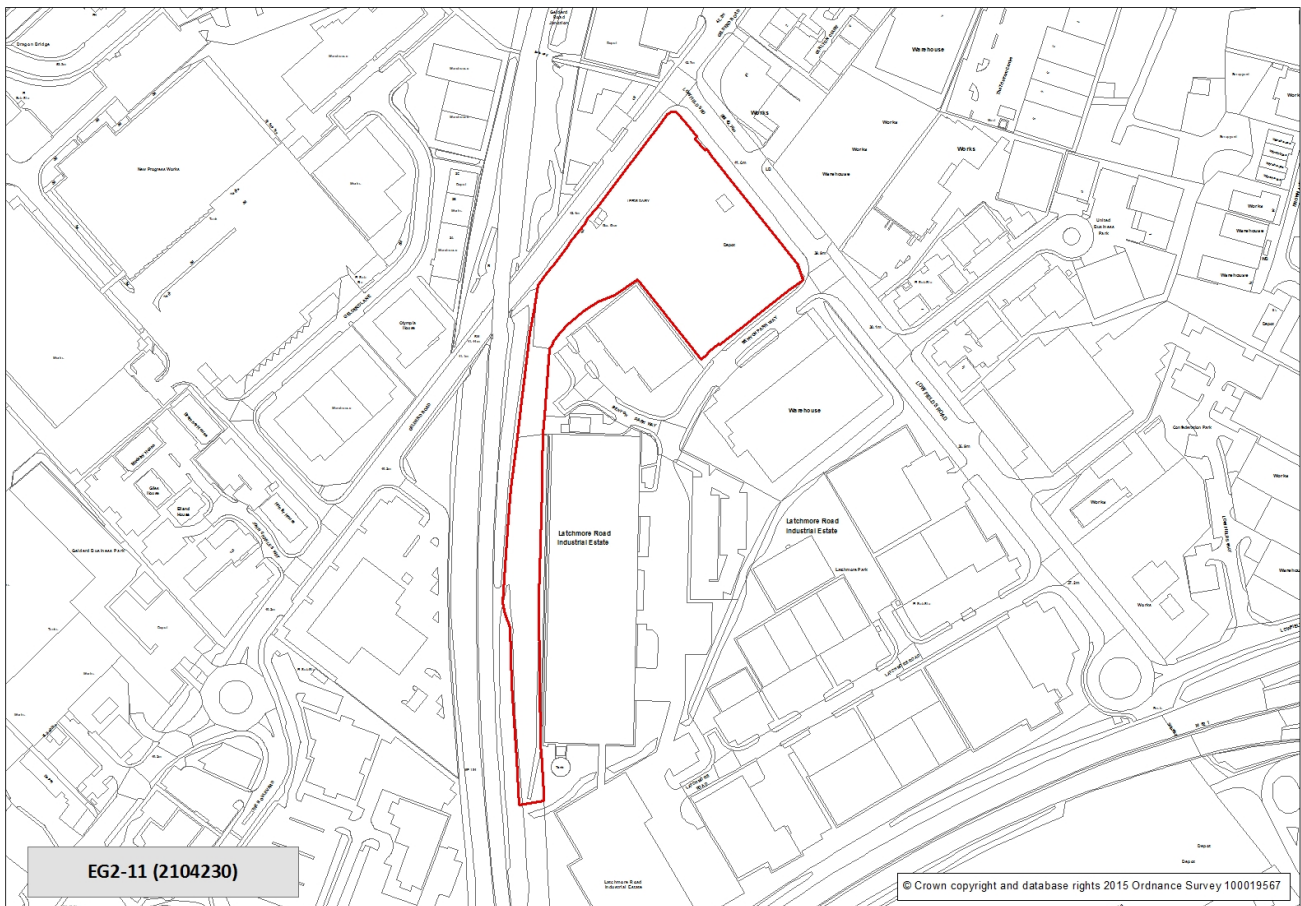
General employment allocation

Site Capacity: 1.62 hectares

Site Area: 1.62 hectares

Ward: Beeston and Holbeck

HMCA: Inner Area



No site specific requirements

Site Reference: EG2-12 (2103385)

Site Address: Gelderd Road Leeds 12

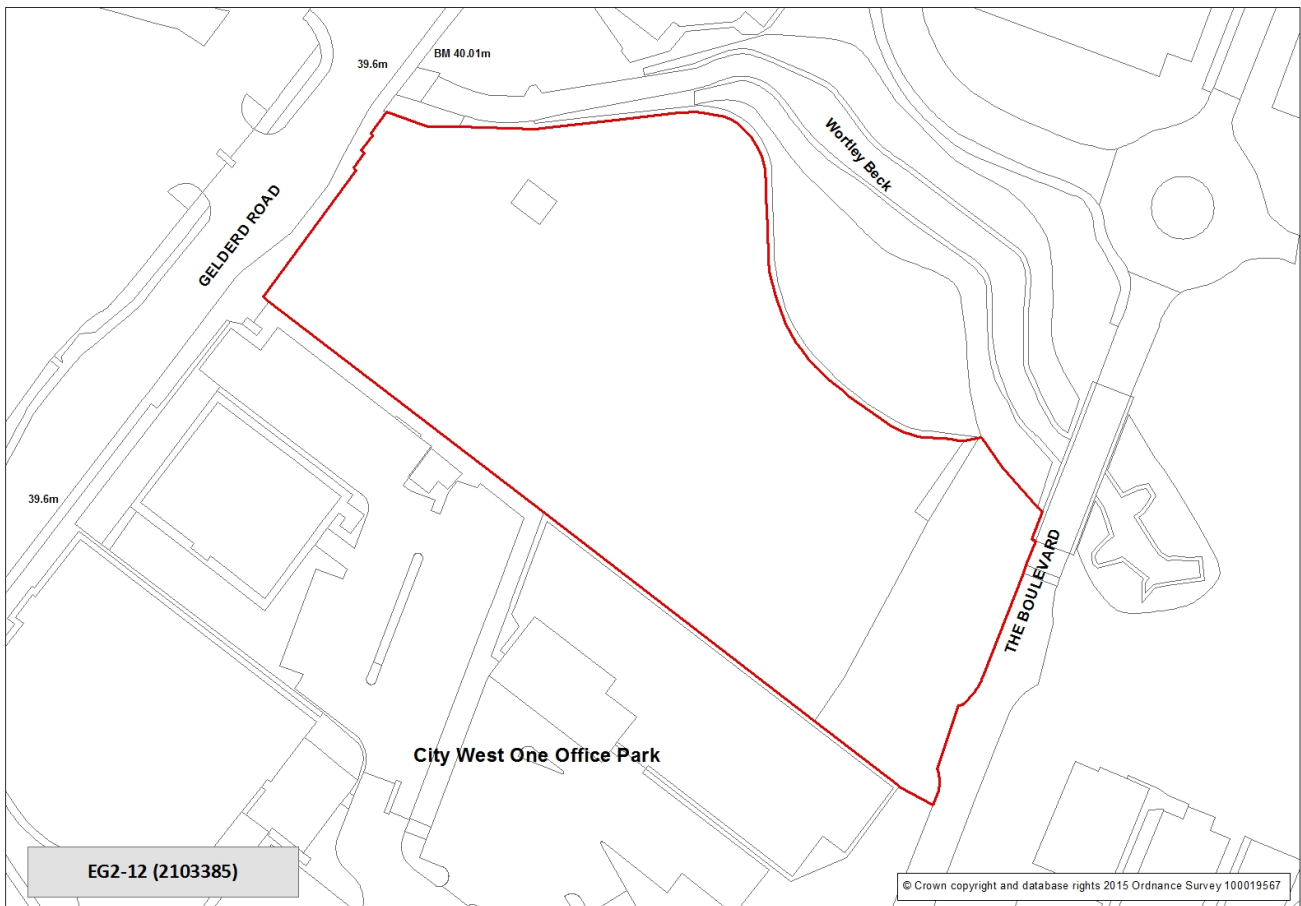
General employment allocation

Site Capacity: 0.99 hectares

Site Area: 0.99 hectares

Ward: Beeston and Holbeck

HMCA: Inner Area



No site specific requirements

Site Reference: EG2-13 (2104710)

Site Address: Tulip Street Beza Street Ls10

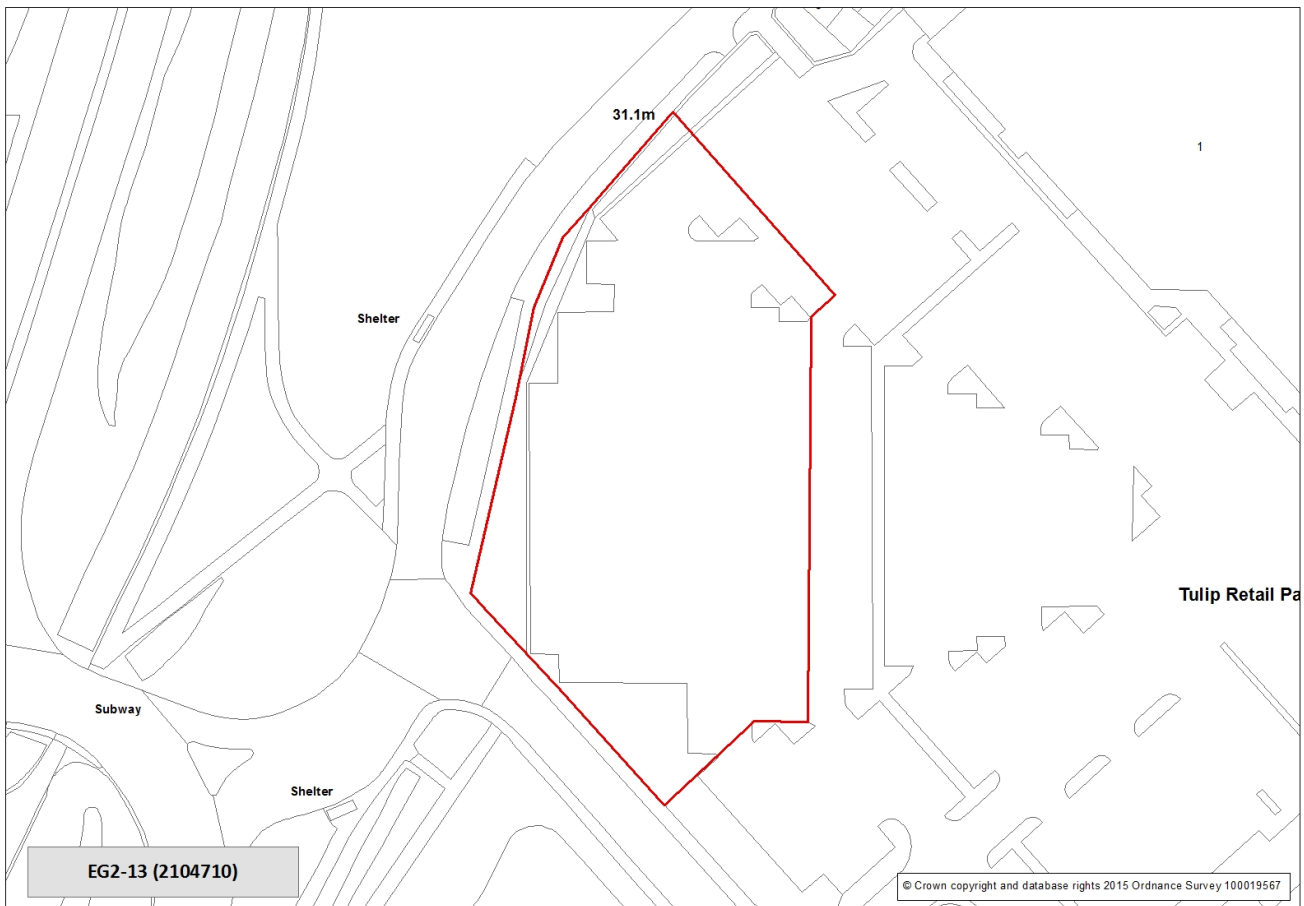
General employment allocation

Site Capacity: 0.46 hectares

Site Area: 0.46 hectares

Ward: City and Hunslet

HMCA: Inner Area



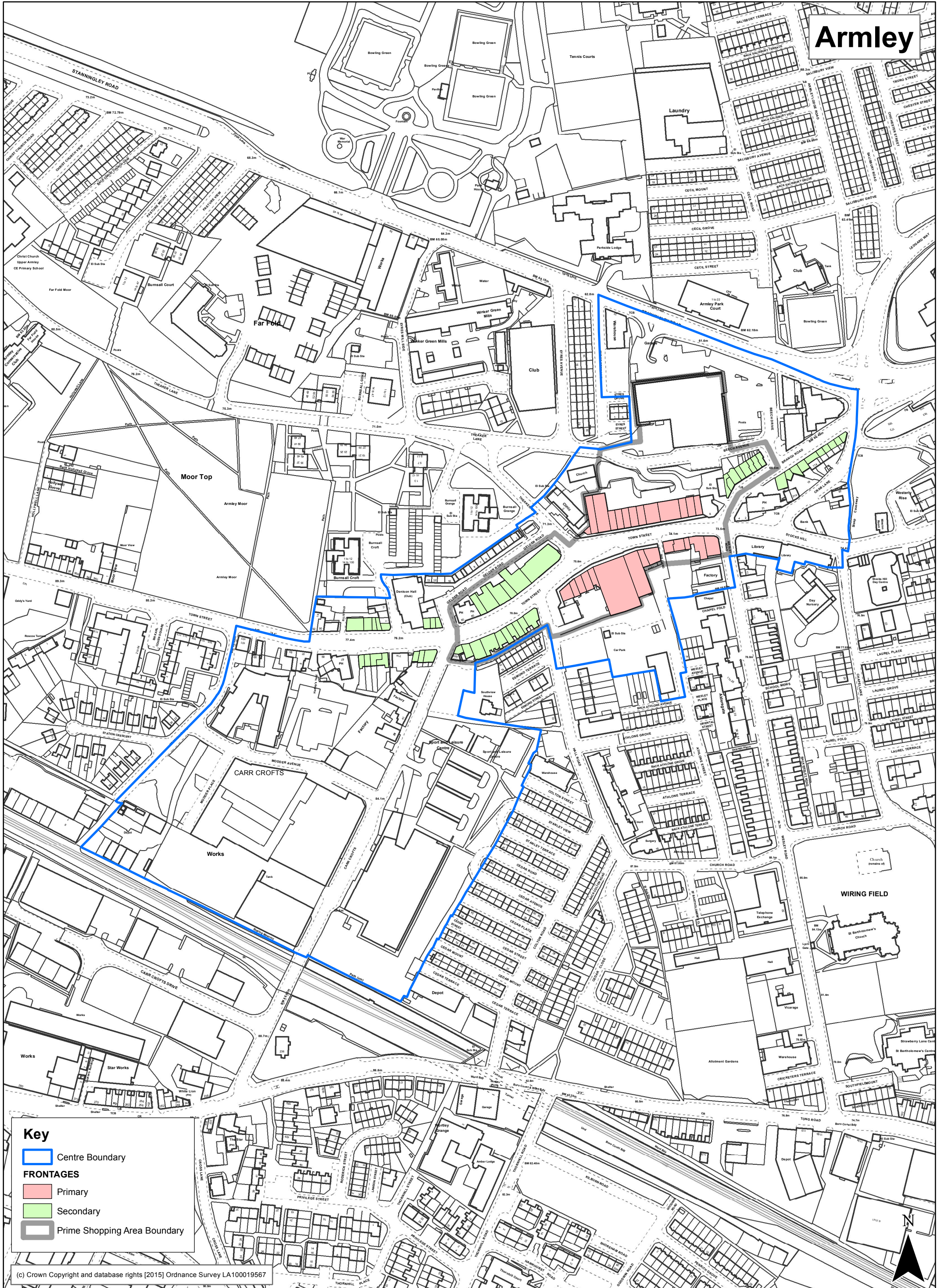
No site specific requirements

GREENSPACE PROPOSALS FOR INNER

- 3.4.18 The plan shows the green space sites proposed for designation within the Inner HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the Open Space, Sport and Recreation Assessment (OSSRA July 2011) . Existing green space located within housing or employment allocations is not identified for designation however green space provision within any housing proposal will be addressed through the planning application process and the application of Policy G4 (New Green Space Provision) of the Core Strategy. The provision of green space 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.
- 3.4.19 The Inner area is highly built up and very 'urban' in character therefore there are not the large areas of green space that are found in other areas of the city. Woodhouse Moor (19.8ha) and Woodhouse Ridge (16ha) provide opportunities for a variety of recreation in the inner north west whilst the Wykebeck Valley corridor is a 'green divide' between the high density areas of Gipton and Seacroft. There are a number of smaller open spaces such as Harehills Park (11.2ha), Holbeck Moor (4.7ha), part of Armley Park (8.9ha) and Sharp Lane (12.6ha) which are very valuable in giving people in such high built up areas access to open spaces and chances to take part in outdoor recreational activities. Provision is still in need of improvement in terms of quantity, quality and accessibility. Revised surpluses and deficiencies by typology (undertaken in May 2015) for the Wards that fall completely or partially within the Inner HMCA are contained in the Green Space Background Paper.

Inner Area Retail and Site Allocations Plans

Armley

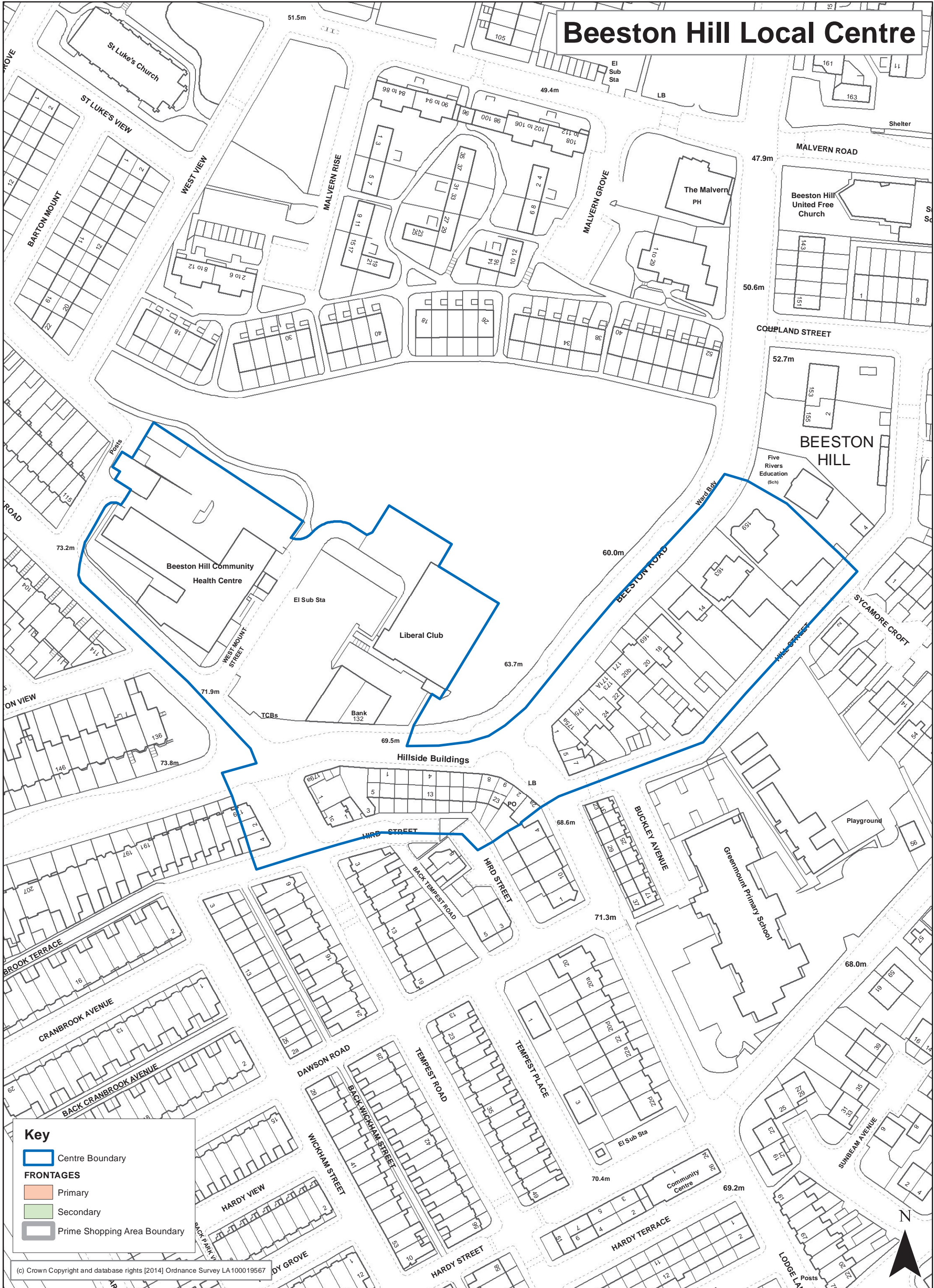


Key

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

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Beeston Hill Local Centre



Key

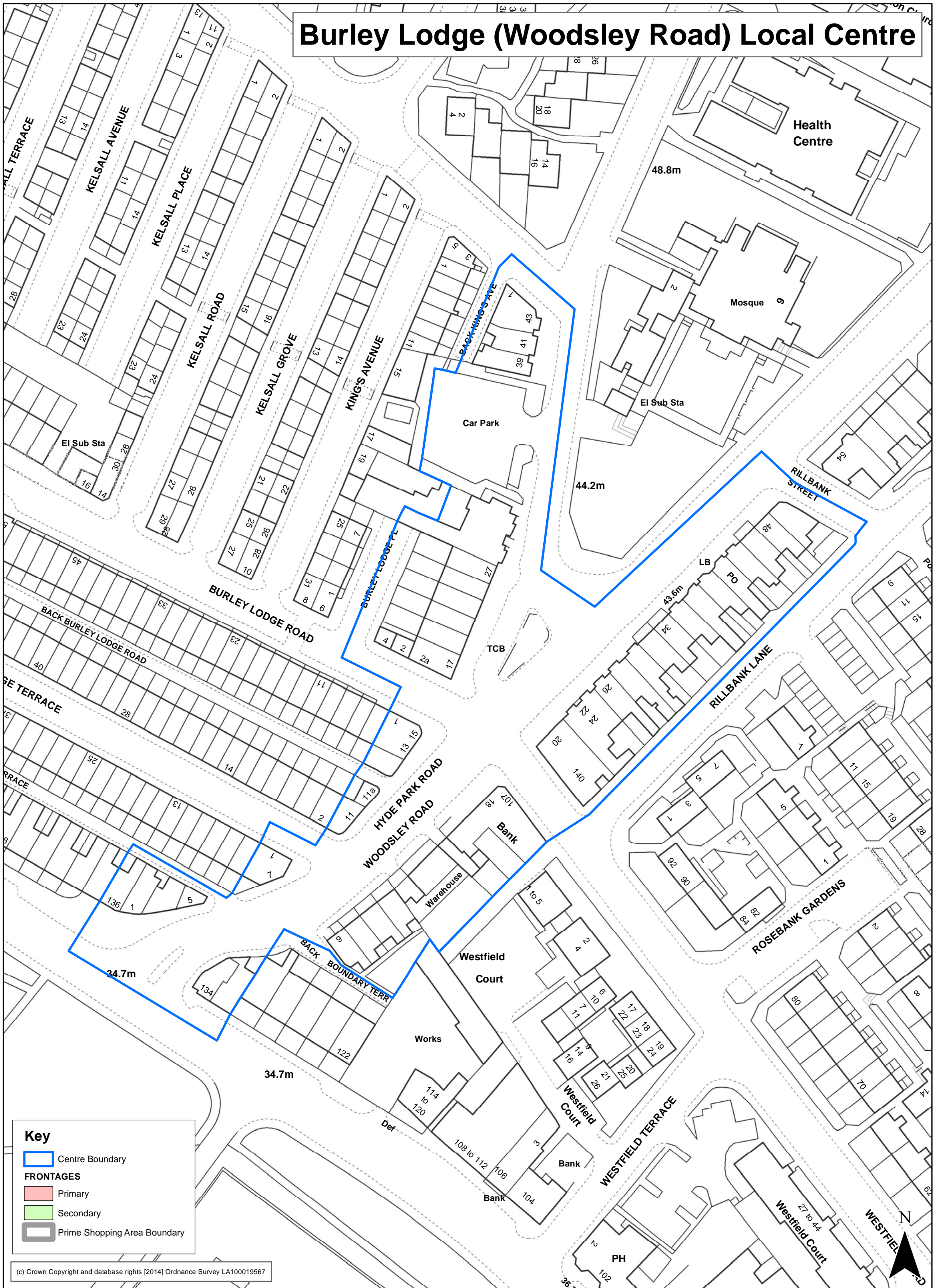
- Centre Boundary

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

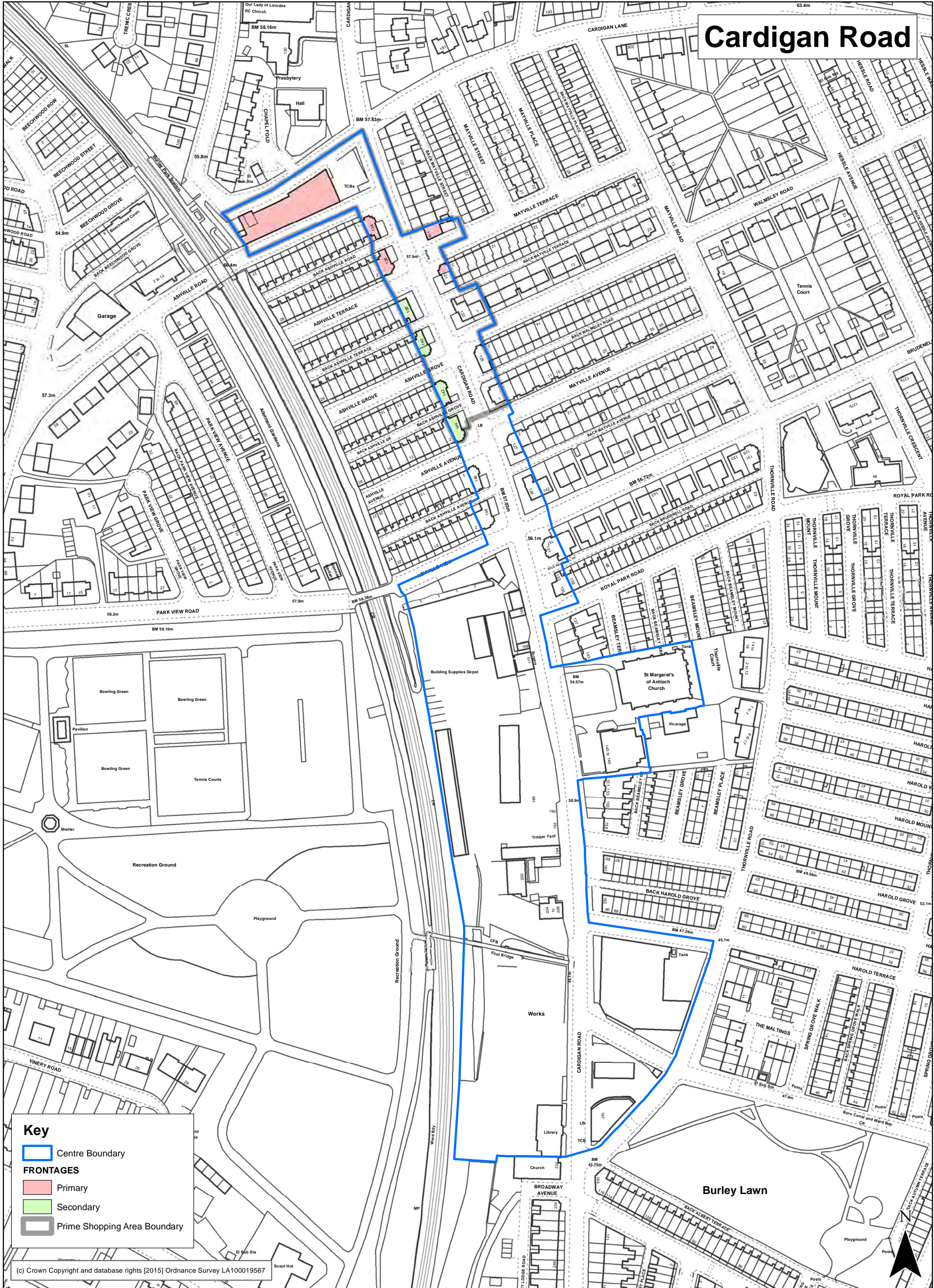
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Burley Lodge (Woodsley Road) Local Centre



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Cardigan Road



Key

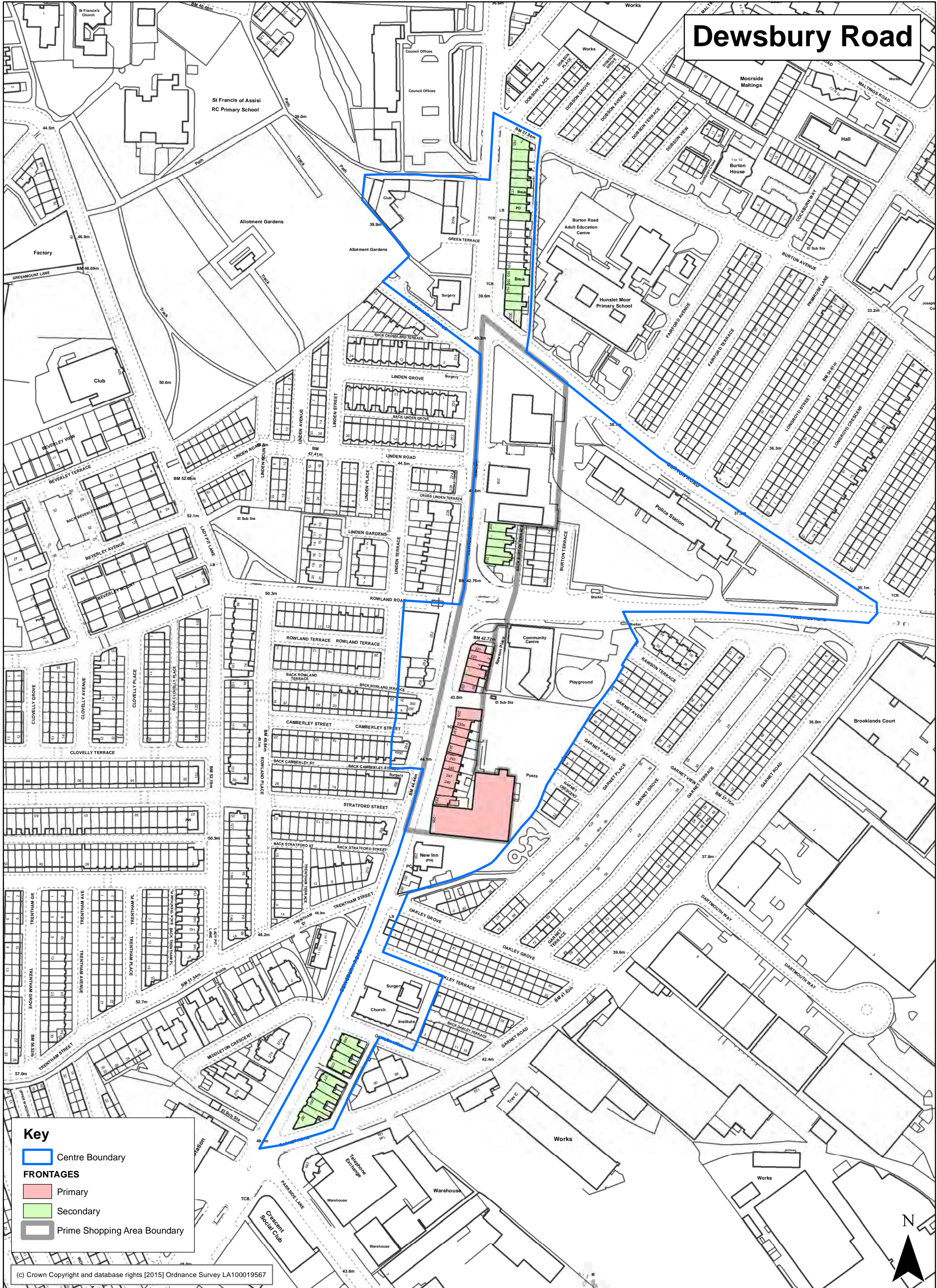
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Chapeltown Road Local Centre



Dewsbury Road



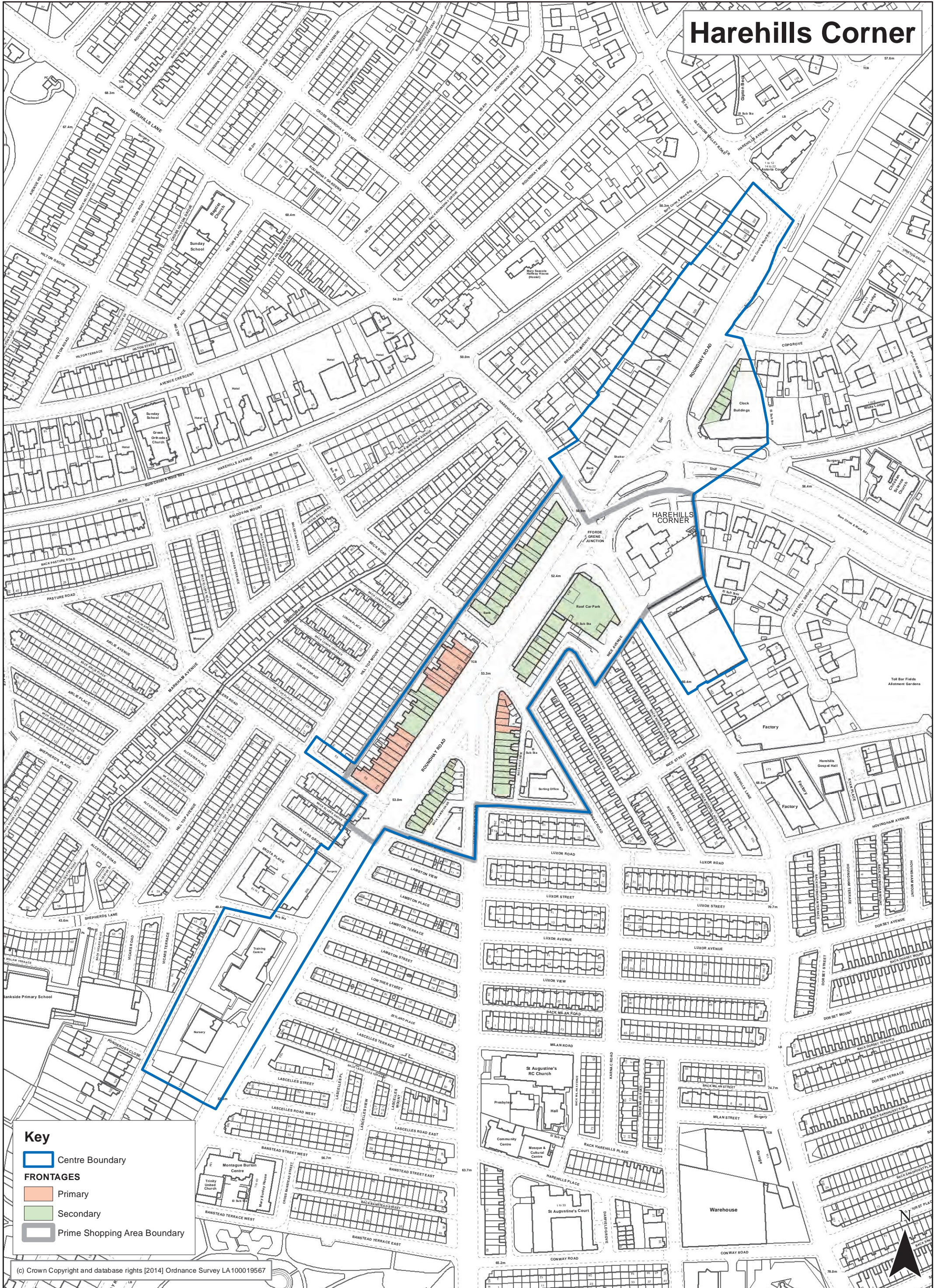
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Harehills Corner



Key

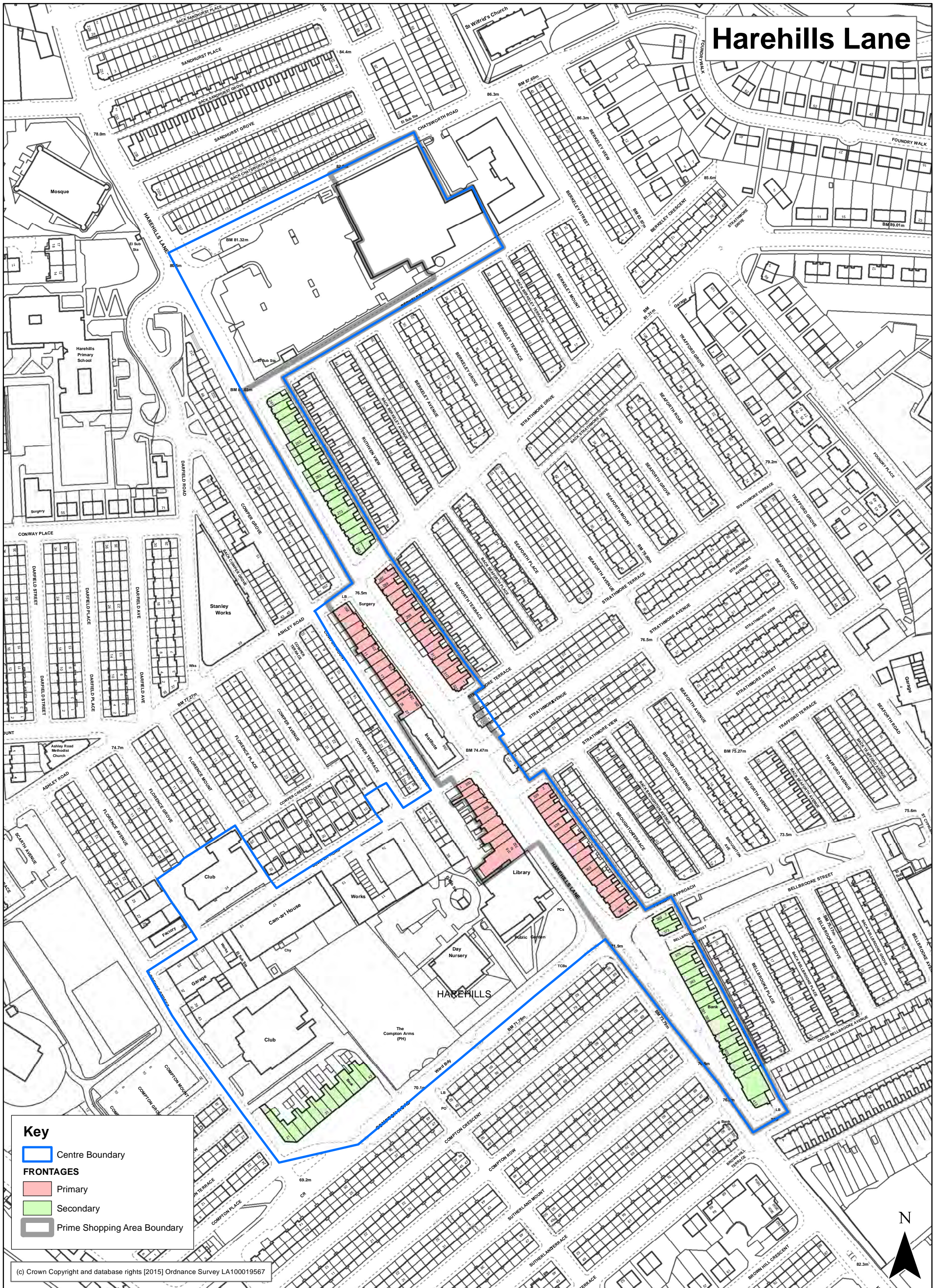
- Centre Boundary

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Harehills Lane

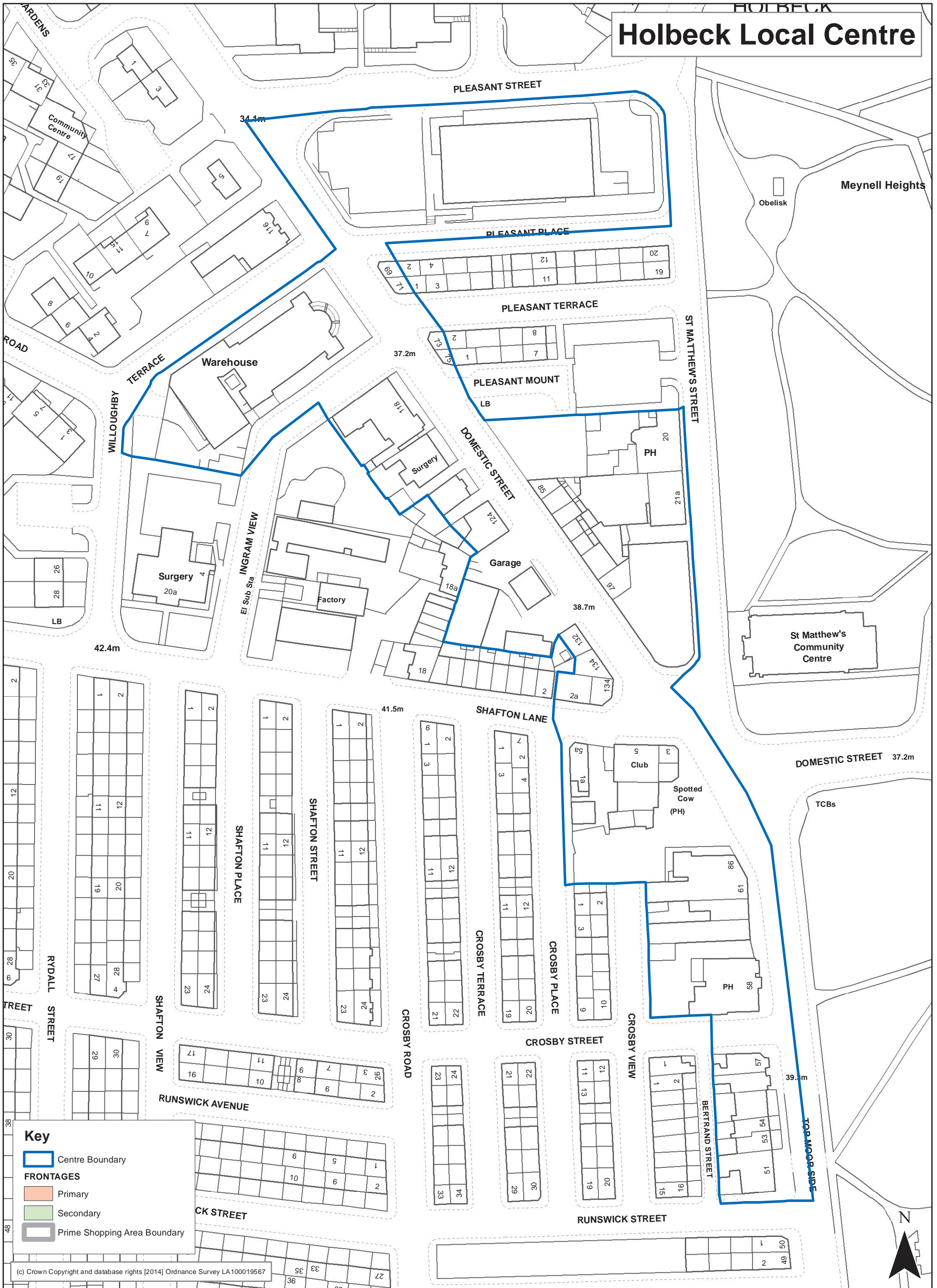


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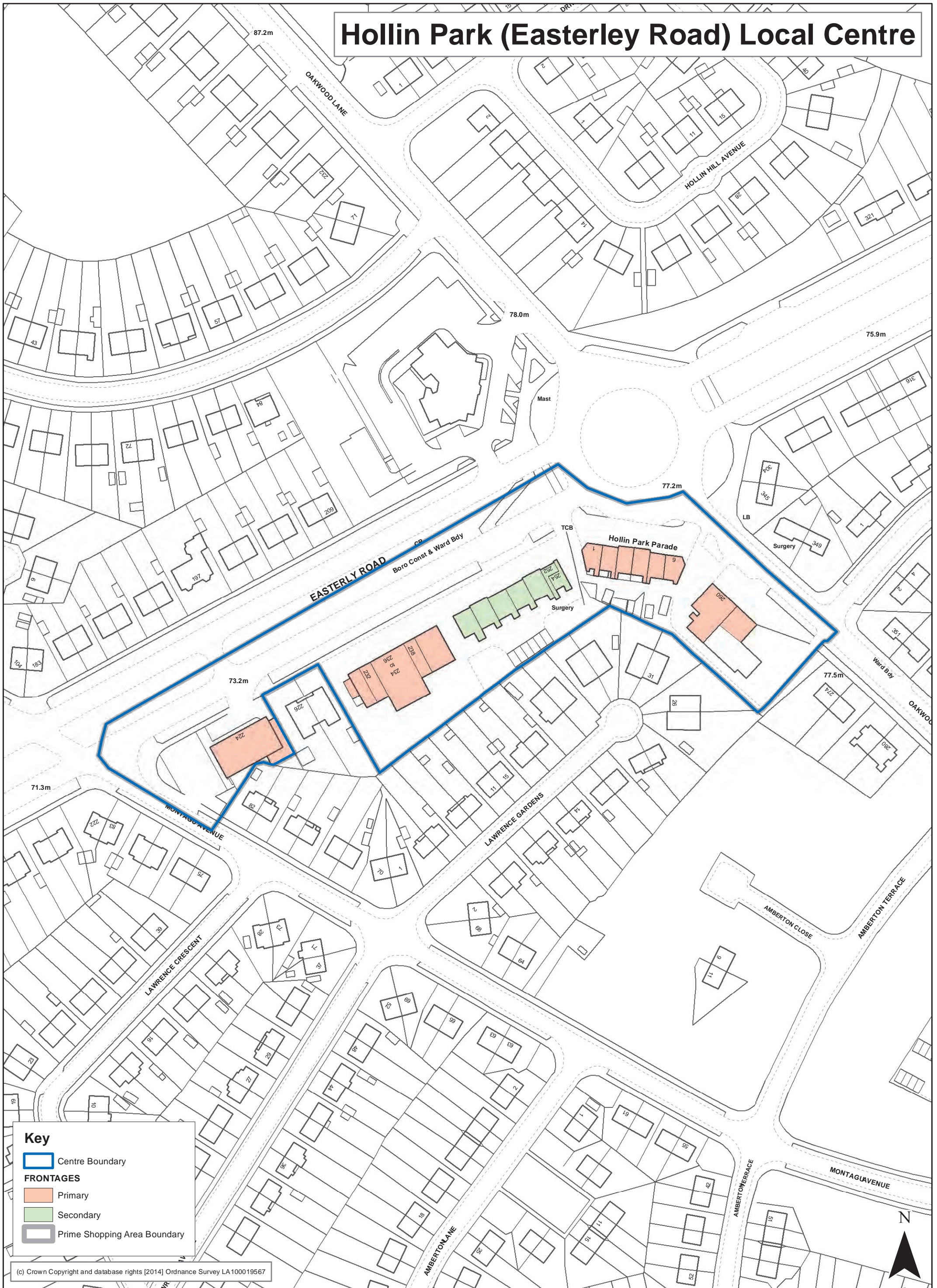
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Holbeck Local Centre



Hollin Park (Easterley Road) Local Centre

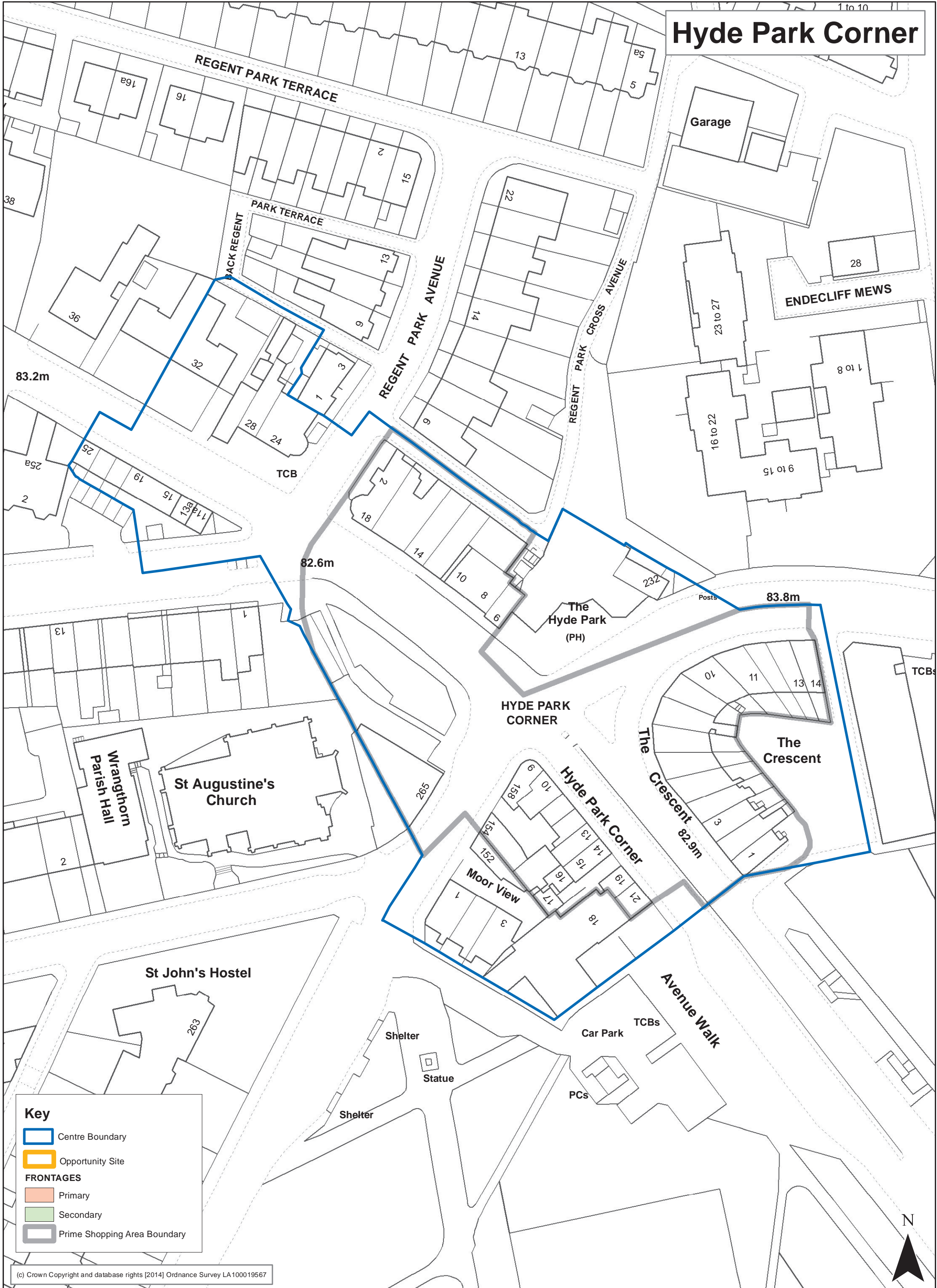


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Hyde Park Corner



Key

- Centre Boundary
- Opportunity Site

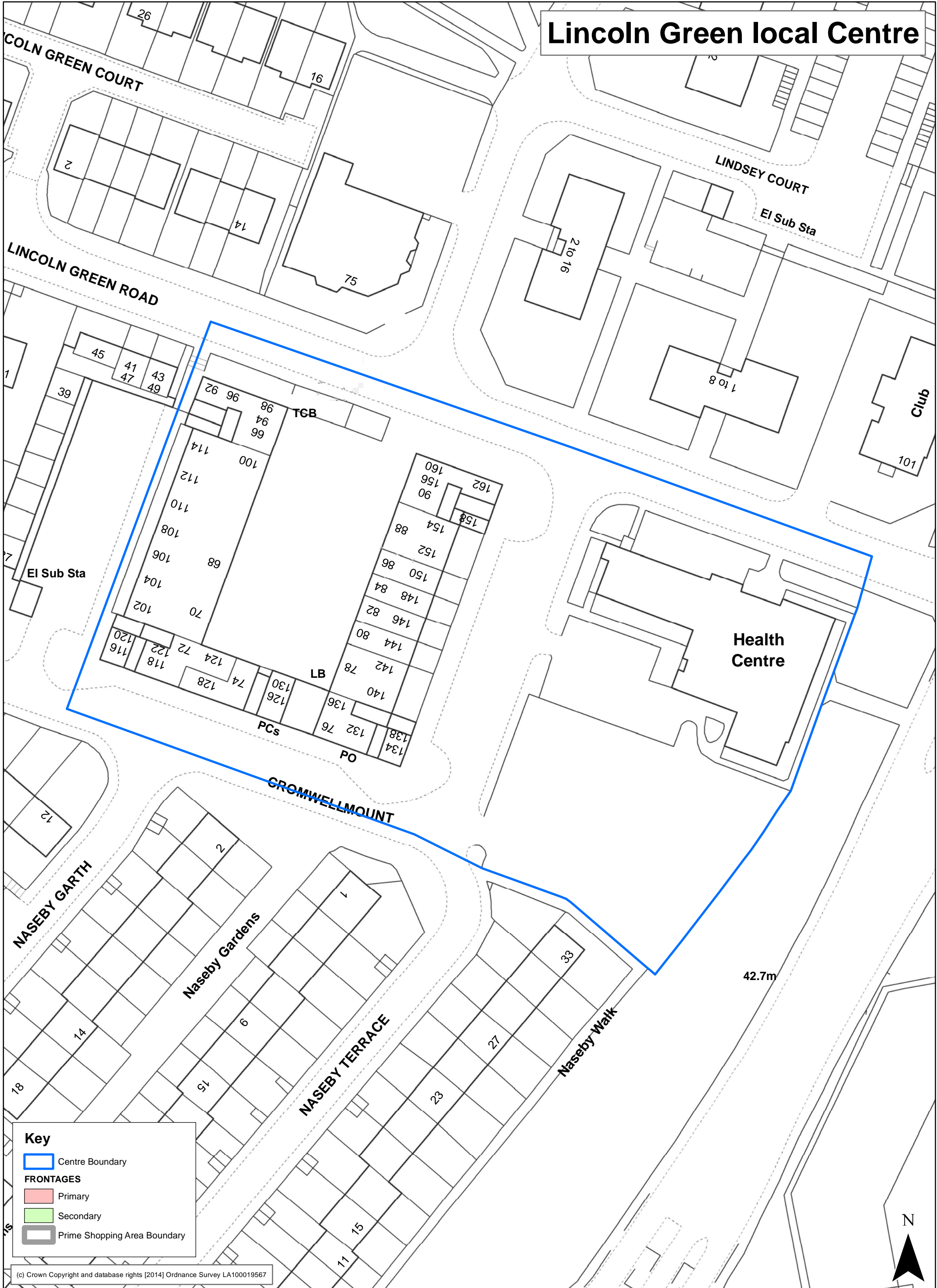
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Lincoln Green local Centre



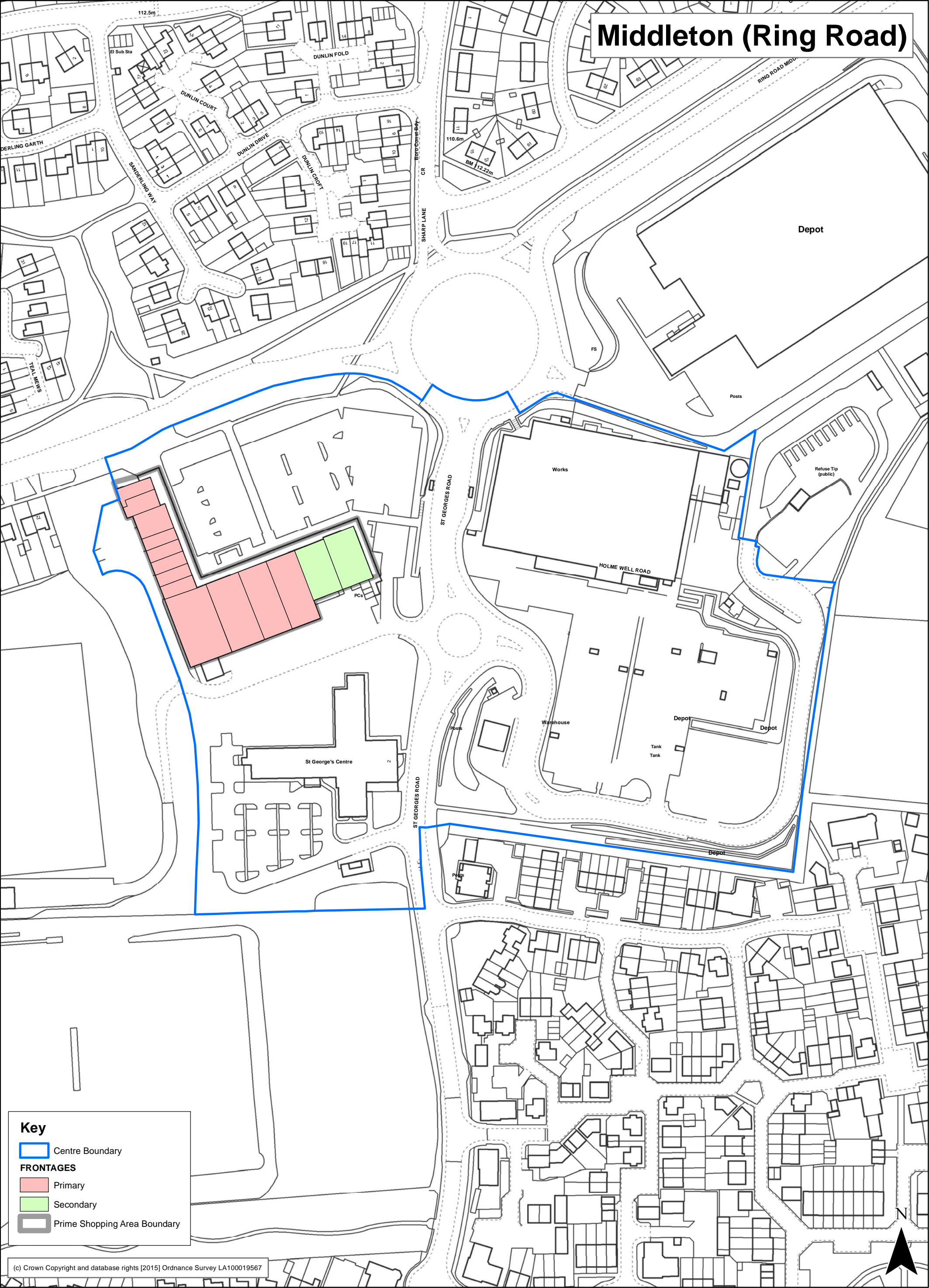
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Middleton (Ring Road)



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Royal Parks Local Centre

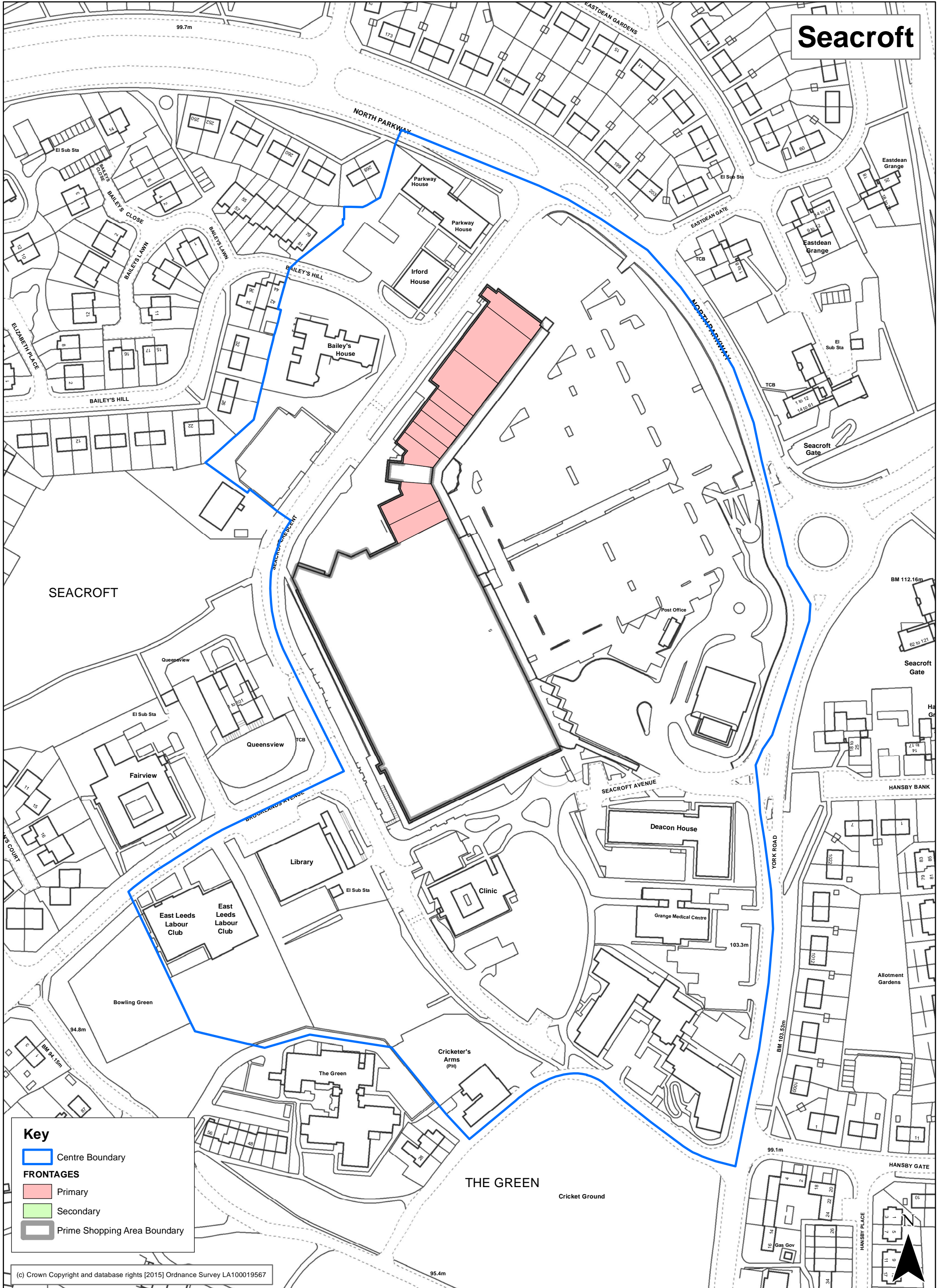


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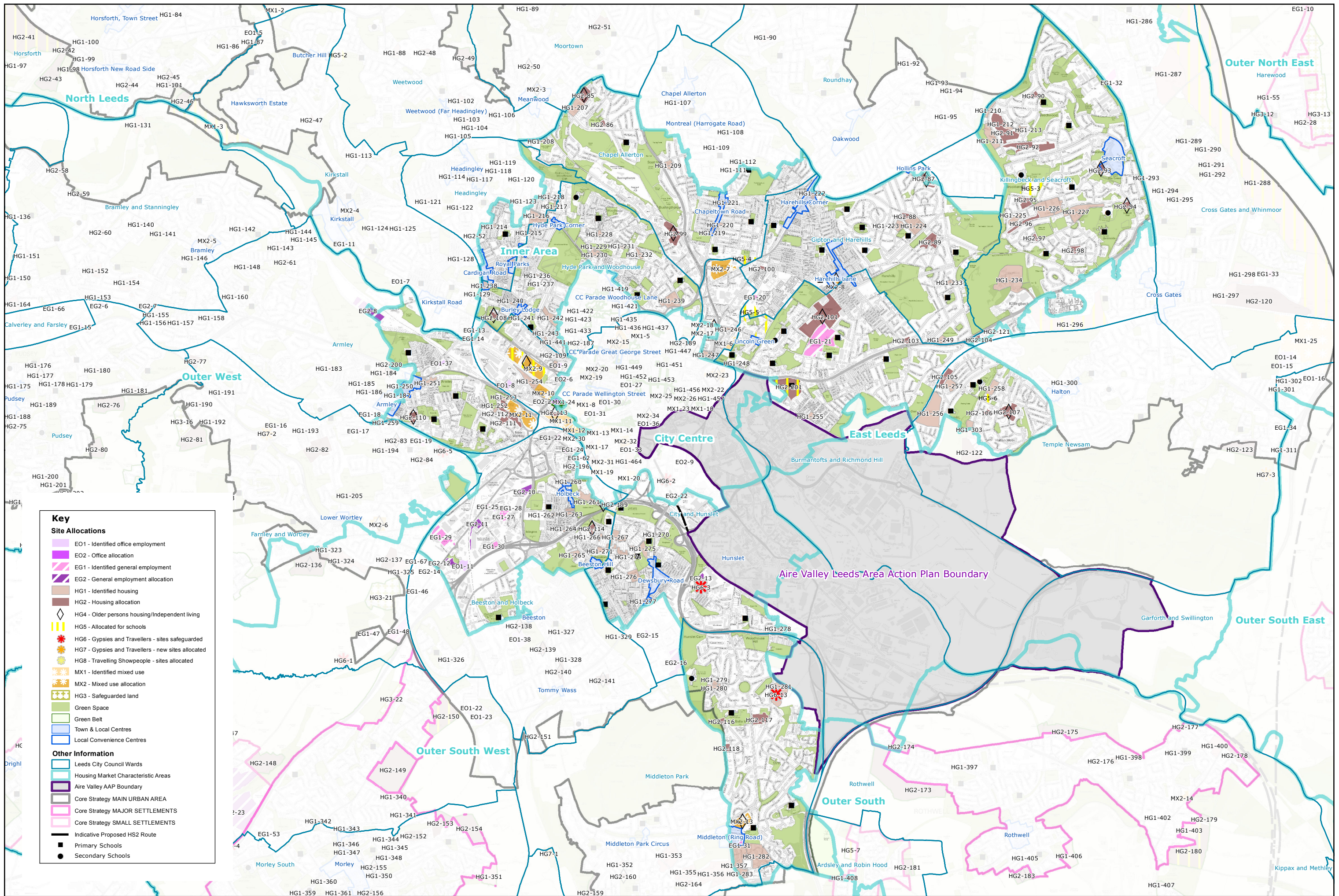
Seacroft



Key

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Key

Site Allocations

- EG1 - 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

For more information, please contact:

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2 Rossington Street
Leeds LS2 8HD

Email: sap@leeds.gov.uk

Web: www.leeds.gov.uk/yourcity



Site Allocations Plan

**Section 3: Area Proposals: 4. Inner
Publication Draft**

Leeds Local Development Framework
Development Plan Document

September 2015