

SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

11. OUTER WEST

3.11. The Outer West HMCA area is characterised by the communities of Pudsey, Farsley, Bramley, Stanningley, Armley, Farnley, and Wortley which form part of the Main Urban Area of Leeds. There are three smaller settlements, Calverley, New Farnley and Tyersal located beyond the main urban area and surrounded by Green Belt. The Green Belt acts as a buffer to coalescence with the neighbouring authority of Bradford Metropolitan District Council. The Leeds Bradford Corridor runs along the A647 between the two cities. Various transport and environmental improvements have been carried out and are planned to improve the Corridor both for commuters and residents of the area. This area is included, in part, within the West Leeds Gateway Supplementary Planning Document. This is an identified regeneration area in the Core Strategy and is made up of the communities of Wortley and Armley. The key aims of the WLGSPD are to tackle environmental, economic and social issues in an integrated way.

West Leeds Country Park and Green Gateways runs through Outer West HMCA from New Farnley up to Calverley and then back down into Leeds through the North HMCA. The park links countryside and urban green space to create accessible green routes through the area. It is an important asset which makes positive use of natural environment on offer from the Green Belt and the River Aire corridor.

Overall, the socio-economic profile shows that of working households in Outer West Leeds 35% earn less than £20,000 p.a. whilst 7% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 3% in 2014 (claimants of working population). There are currently no designated neighbourhood plan areas in Outer West.

RETAIL PROPOSALS FOR OUTER WEST

3.11.1 The main retail centres within Outer West are the town centres of Bramley, Farsley and Pudsey, which are supported by three local centres. The six designated centres within the Outer West area are:

- Bramley Town Centre
- Chapeltown Road (Pudsey) Local Centre
- Farsley Town Centre
- Lower Wortley Local Centre
- Pudsey Town Centre
- Stanningley Bottom Local Centre

3.11.2 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).

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

HOUSING PROPOSALS FOR OUTER WEST

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

3.11.5 **Total housing target for Outer West** (set out in the Core Strategy) = 4,700 units (7% of District wide total)

Total number of dwellings/capacity to be allocated:

3.11.6 The target of 4,700 residential units does not mean that land for 4,700 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the plan) and 5.4.16 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the plan.

POLICY HG1 – IDENTIFIED HOUSING SITES

THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

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

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

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-130	1337	Harrogate Road - Stylo House Apperley Bridge, Bradford BD10	17	0	17	0
HG1-131	602	Pollard Lane LS13	179	43	77	59
HG1-132	HLA2503350	Ross Studios, Rodley Lane, Rodley, Leeds	8	0	8	0
HG1-133	2121	Calverley Lane, Farsley	47	0	13	34
HG1-134	645	Bagley Lane, Farsley	45	44	0	1
HG1-135	5110	Springfield Iron Works, Bagley Lane, Farsley	11	0	0	11
HG1-136*	658	Bank Bottom Mills, Farsley	32	32	0	0
HG1-137	652	Cherry Tree Drive, Farsley	13	12	1	0

HG1-138	648	Cherry Tree Drive, Farsley	10	0	10	0
HG1-139	5120	Whitecote Hill LS13	5	0	5	0
HG1-140	3304	The Old Vic, 17 Whitecote Hill, Bramley, Leeds	9	0	0	9
HG1-141	HLA2405290	Hayley's Yard, Upper Town Street Bramley	10	10	0	0
HG1-142	163	Broad Lane (139) - Salvation Army, Bramley	83	26	7	50
HG1-143	3305	Victoria Park Avenue, Bramley	21	21	0	0
HG1-144	587	Broad Lane, Bramley LS5	19	19	0	0
HG1-145	625	Canal Wharf, Wyther Lane LS5	84	0	0	84
HG1-146	HLA2405460	Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds	8	0	6	2
HG1-147	HLA2405050	BRAMLEY DISTRICT CENTRE LS13	36	0	0	36
HG1-148	3303	Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE	14	14	0	0
HG1-149	3302	New Street, Farsley, Pudsey, LS28 5DJ	10	0	0	10
HG1-150	24	Newlands - Farsley Celtic AFC, Farsley	14	14	0	0
HG1-151	5114	Land And Premises Opposite 60 To 68, Half Mile Lane, Stanningley, Pudsey	12	0	0	12
HG1-152	636	Broad Lane - Westfield Mill LS13	133	0	0	133
HG1-153	HLA2404670	Brown Cow Ph Stanningley Rd Pudsey	18	1	17	0
HG1-154	242	Fairfields, Fairfield Grove, Bramley	16	0	5	11
HG1-155	613	Elder Road / Swinnow Road LS13	25	0	0	25
HG1-156	26	Swinnow Road - land north of Morrisons	25	0	0	25
HG1-157	3196	Elder Road, LS13	22	0	0	22
HG1-158	4199	Town End Works, Bramley	28	0	0	28
HG1-160	HLA2405140	Hisco Works Aston Mount LS13	5	0	0	5
HG1-161	649	Charity Farm, Swinnow	50	0	0	50

HG1-162	678	Bradford Road (83-105), Stanningley	78	0	0	78
HG1-163	HLA2405090	Vernon Place LS28	8	0	0	8
HG1-165	669	Dick Lane - Midpoint, Pudsey	129	129	0	0
HG1-166	3344	Land off Waterloo Mount, Pudsey LS28	22	22	0	0
HG1-167	5119	Ingham's Avenue, Waterloo Mount & Grove	24	24	0	0
HG1-168	646	Delph End, Pudsey	38	4	0	34
HG1-169	4193	Land At Waterloo Road and Gibraltar Road, Pudsey	29	29	0	0
HG1-170	248	Waterloo Infants School, Waterloo Road, Pudsey	4	4	0	0
HG1-171	3208	9 Marsh, Pudsey	5	5	0	0
HG1-172	666	Occupation Lane, Pudsey	83	83	0	0
HG1-173	153	Cemetery Road, Pudsey LS28 7HH	103	103	0	0
HG1-174	4189	Former Pudsey Grangefield School, LS28 7ND	49	49	0	0
HG1-175	3226	Clifton Road, Pudsey	3	3	0	0
HG1-176	3209	51-61 Mount Pleasant Road, Pudsey	5	5	0	0
HG1-177	650	Lane End, Pudsey	20	0	0	20
HG1-178	671	Lane End, Pudsey	14	0	0	14
HG1-179	3179	Former Bowling Green, Intake Road, Pudsey	4	4	0	0
HG1-180	5185	Former Garage Site, Harley Green	8	0	0	8
HG1-181	656	Pudsey Road, Bramley LS13	10	0	0	10
HG1-182	HLA2405190	30 Tower Lane LS12	5	0	0	5
HG1-183	41	Moorfield Road -Tower Works LS12 3RS	62	0	0	62
HG1-184	255	Far Fold, Theaker Lane LS12	46	46	0	0
HG1-185	HLA2405410	The Former Barleycorn, 114 Town Street, Armley, Leeds	8	8	0	0

HG1-186	HLA2404440	Oddy's Yard Town Street LS12	9	9	0	0
HG1-187	HLA2405100	43 Carr Crofts LS12	7	0	7	0
HG1-188	4197	St Lawrence House, Pudsey	11	10	1	0
HG1-189	653	Robin Lane/Longfield Road, Pudsey	28	0	0	28
HG1-190	644	Berry Mount, Wood Lane LS12	12	0	0	12
HG1-191*	HLA2405250	249 Pudsey Road LS13	5	0	5	0
HG1-192	4194	Land Off Tong Way, Farnley	16	0	0	16
HG1-193	HLA2405470	Royal Oak, 40 Silver Royd Hill, Wortley, Leeds, LS12 4QQ	6	0	0	6
HG1-194	638	Land rear of 22 Thornhill Croft and Upper Wortley County Primary School, Ashley Road, Upper Wortley, Leeds	49	0	0	49
HG1-195	3202	120-122 Smalewell Road, Pudsey	4	4	0	0
HG1-196	3379	Site Under construction of New Builds, Green Lane, Pudsey	14	0	14	0
HG1-197	5187	Land Off Fartown, Pudsey	13	0	13	0
HG1-198	33	Carlisle Road - Daytona Works, Pudsey LS28 8PL	23	5	0	18
HG1-199	5118	Roker Lane, Hare Lane	9	1	0	8
HG1-200	3203	Lumby Lane	12	0	0	12
HG1-201	382	Walmer Grove, Pudsey	36	36	0	0
HG1-202	HLA2503170	WEasel Ph Roker Lane Pudsey	12	0	0	12
HG1-203	5105	Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et	8	8	0	0
HG1-204	HLA2404820	Prospect House Fawcett Lane LS12	12	0	0	12
HG1-205	595	Fawcett Lane - Cliff House, LS12	7	0	0	7
HG1-206*	64	South Park Mills (15a 15 16 17) - Acrivan Ltd	14	0	0	14
HG1-468	5203	The Swinnow, Swinnow Lane, Swinnow, Leeds, LS13 4QX	14	0	0	14
HG1-469	5204	3 Crowther Avenue, Calverley, Pudsey, LS28 5SA	5	0	0	5

HG1-473	5209	Broadlea Street, Leeds, LS13 2SD	24	0	0	24
HG1-476	5226	Land South Of By Pass, Hough End Lane, Bramley, Leeds, LS13 4ET	36	0	0	36
HG1-488	5238	Block 1, Whingate House, Whingate, Armley	54	0	39	15
HG1-497	5249	Former Farnley Working Mens Club, Butt Lane, Farnley, Leeds, LS12 5BD	8	0	0	8
HG1-501	5344	Site Of The Former Christ Church Vicarage, Armley Ridge Road, Leeds, LS12	9	0	0	9
HG1-507	5136	Site of Hillside Reception Centre, Leeds And Bradford Road, Bramley, Leeds	20	0	14	6
MX1-3*	626	Abbey Road - Kirkstall Forge LS5	415	0	0	415
MX1-4	CFSM051	Site of Sunnybank Mills, Town Street, Farsley, Pudsey	12	0	0	12
Identified housing total:			2,670	827	308	1,535

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

3.11.7 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 $4,700 - 2670 = 2030$ 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 WEST THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-53	4097	Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge	1.1	32	Greenfield
HG2-58	1322	Airedale Mills, Rodley	1.9	5	Brownfield
HG2-61	4042A	Raynville Road/Raynville Crescent, Bramley (East)	0.5	15	Mix 70:30
HG2-63	1201	Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3	7.4	196	Greenfield

Phase 1					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-64	4047	Bradford Road, Sunnybank Lane, Pudsey	0.6	22	Brownfield
HG2-65	4046	Daleside Road, Thornbury, North	3.4	89	Greenfield
HG2-66	2120	Hill Foot Farm, Pudsey	2.7	60	Greenfield
HG2-67	1073A_3440	Owlcotes Farm/Owlcotes Gardens Pudsey	3.3	100	Mix 70:30
HG2-68	1195	Waterloo Road (land at), Pudsey LS28	1.1	28	Greenfield
HG2-69	3011_4044	Dick Lane Thornbury	7.5	206	Mix 80:20
HG2-70	3121	Tyresal Lane	0.9	27	Greenfield
HG2-71	4169	Land off Tyersal Road, Pudsey	1.1	33	Greenfield
HG2-72	3464	Land off Tyersal Court, Tyersal	2.9	40	Greenfield
HG2-73	1343A	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	11.2	283	Greenfield
HG2-74	659	Station Street, Pudsey	0.5	20	Greenfield
HG2-75	5135	Musgrave House Crawshaw Road Pudsey	0.4	14	Brownfield
HG2-76	1060A_3377 A	Hough Side Road Pudsey	7.62	200	Greenfield
HG2-77	4039	Regina House, Ring Road Bramley	1.8	64	Brownfield
HG2-80	1184_3050	Acres Hall Avenue Pudsey	2.5	62	Greenfield
HG2-82	4007	Wortley High School	6.6	40	Mix 60:40
HG2-83	4036	Upper Wortley Road, Thornhill Road, Wortley	0.5	18	Mix 30:70
HG2-84	254	Oldfield Lane - Leeds City Boy's pitch, LS12	1.7	61	Greenfield
HG2-200	4249_5010	Stanningley Road, Leeds	0.6	22	Brownfield
HG2-204	5286	Wood Nook, North of the B6155, Pudsey	5.4	60	Greenfield
HG2-205	5303	Stonebridge Mills, Farnley	3.6	75	Mix 50:50

HG2-206	5337	Heights Lane, Armley	0.8	28	Mix 80:20
HG2-207	5305	Hough Top Court, Hough Top, Pudsey	2.5	76	Mix 20:80
MX2-5	3412	Waterloo Lane, Leeds	1.2	20	Brownfield
Phase 1 total:				1,896	
Phase 2					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-56	1193A	Rodley Lane (land at) - Calverley Lane, Calverley LS19	2	53	Greenfield
HG2-59	4213	Land at Rodley lane	0.6	17	Greenfield
Phase 2 total:				70	
Phase 3					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-54	1124	Upper Carr Lane (land off), Calverley	0.9	18	Greenfield
HG2-55	4049	Calverley Lane, Calverley	0.6	18	Greenfield
Phase 3 total:				36	
Housing allocation total:				2,002	

3.11.8 Sites allocated for housing in Outer West have a total capacity of 2,002 which is under the target by 28. 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 West

3.11.9 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: HG2-53 (4097)

Site Address: Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

Housing allocation

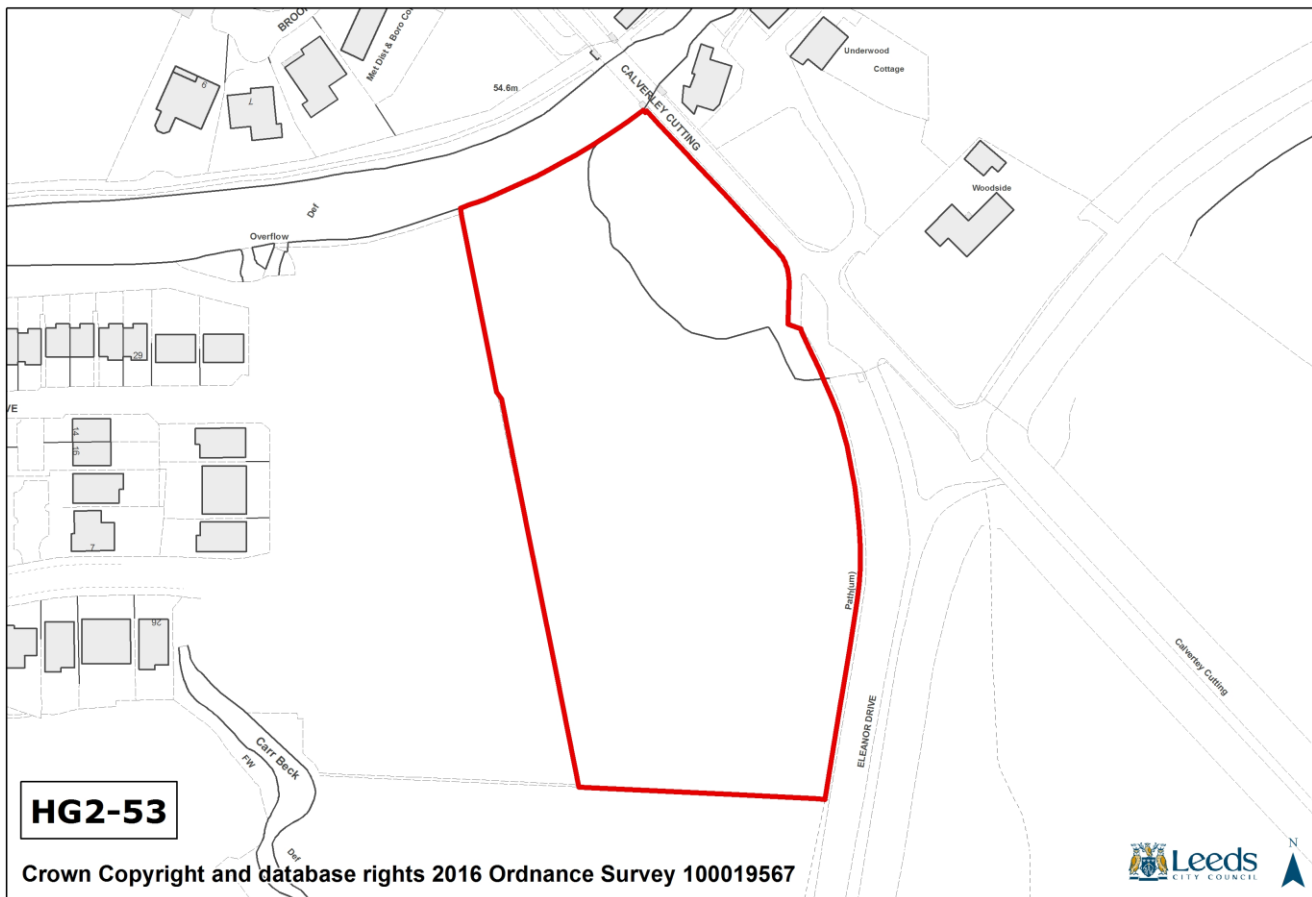
Site Capacity: 32 units

Site Area: 1.11 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-53:

- **Highway Access to Site:**

Access to the site can only be gained through the former industrial site that abuts it to the west (site HG1-130).

- **Flood Risk:**

A small part of the site is affected by flood risk. A sequential approach should be taken to the layout of the site so that no housing or other more vulnerable development is located in the zone 3 high flood risk part of the site.

- **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 including a biodiversity buffer (not private garden space) to the Leeds Liverpool Canal SEGI and to Calverley Woods ancient woodland.

- **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:**

This site affects the setting of the Calverley and Leeds Liverpool Canal Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Development should be set back from the canal and focussed to the west of the site, capping off the new development to the west and presenting a positive frontage towards the Conservation Area. Further guidance on these requirements is provided in the Heritage Background Paper.

Site Reference: HG2-54 (1124)

Site Address: Upper Carr Lane (land off), Calverley

Housing allocation

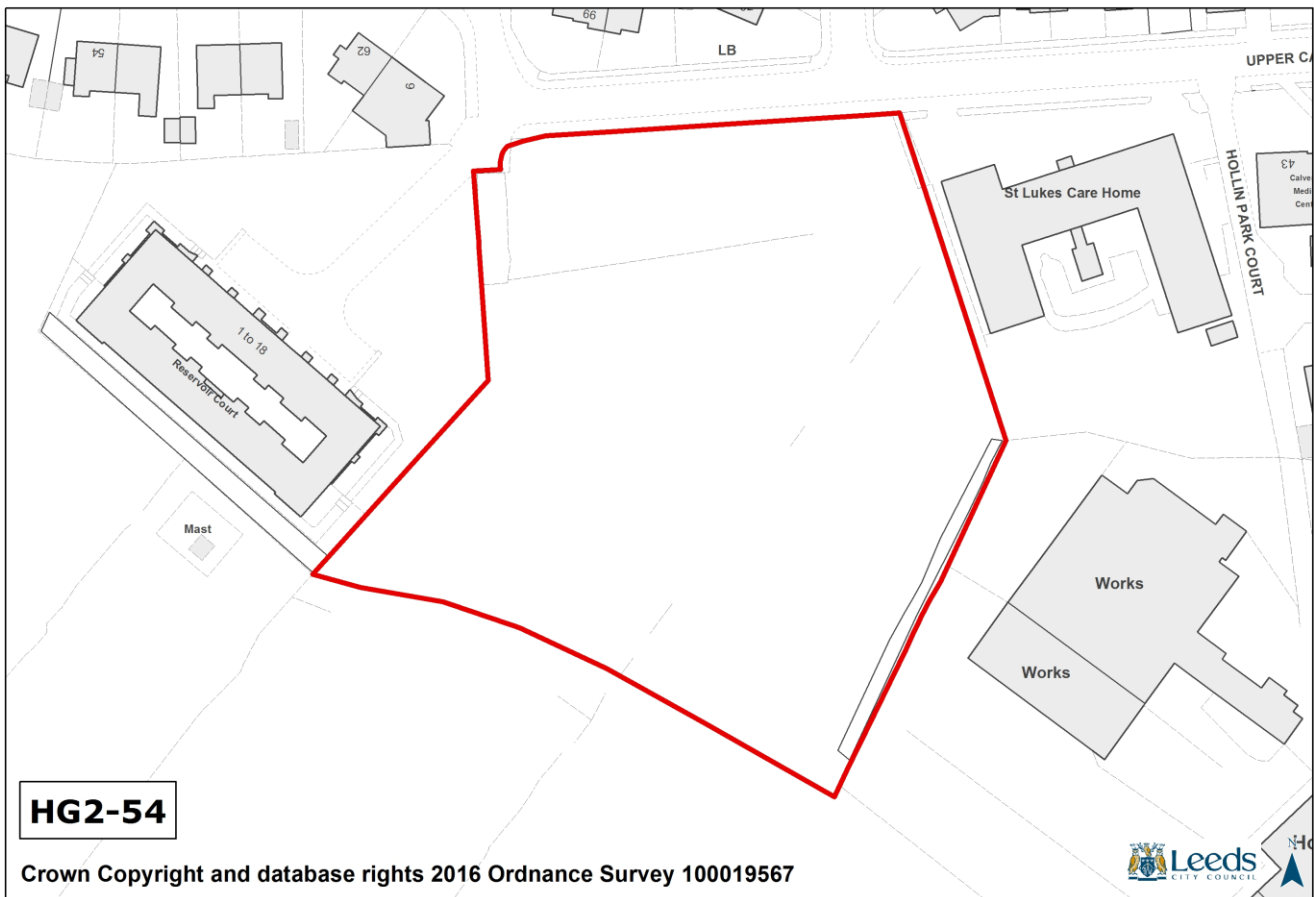
Site Capacity: 18 units

Site Area: 0.93 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 3



No site specific requirements

Site Reference: HG2-55 (4049)

Site Address: Calverley Lane, Calverley

Housing allocation

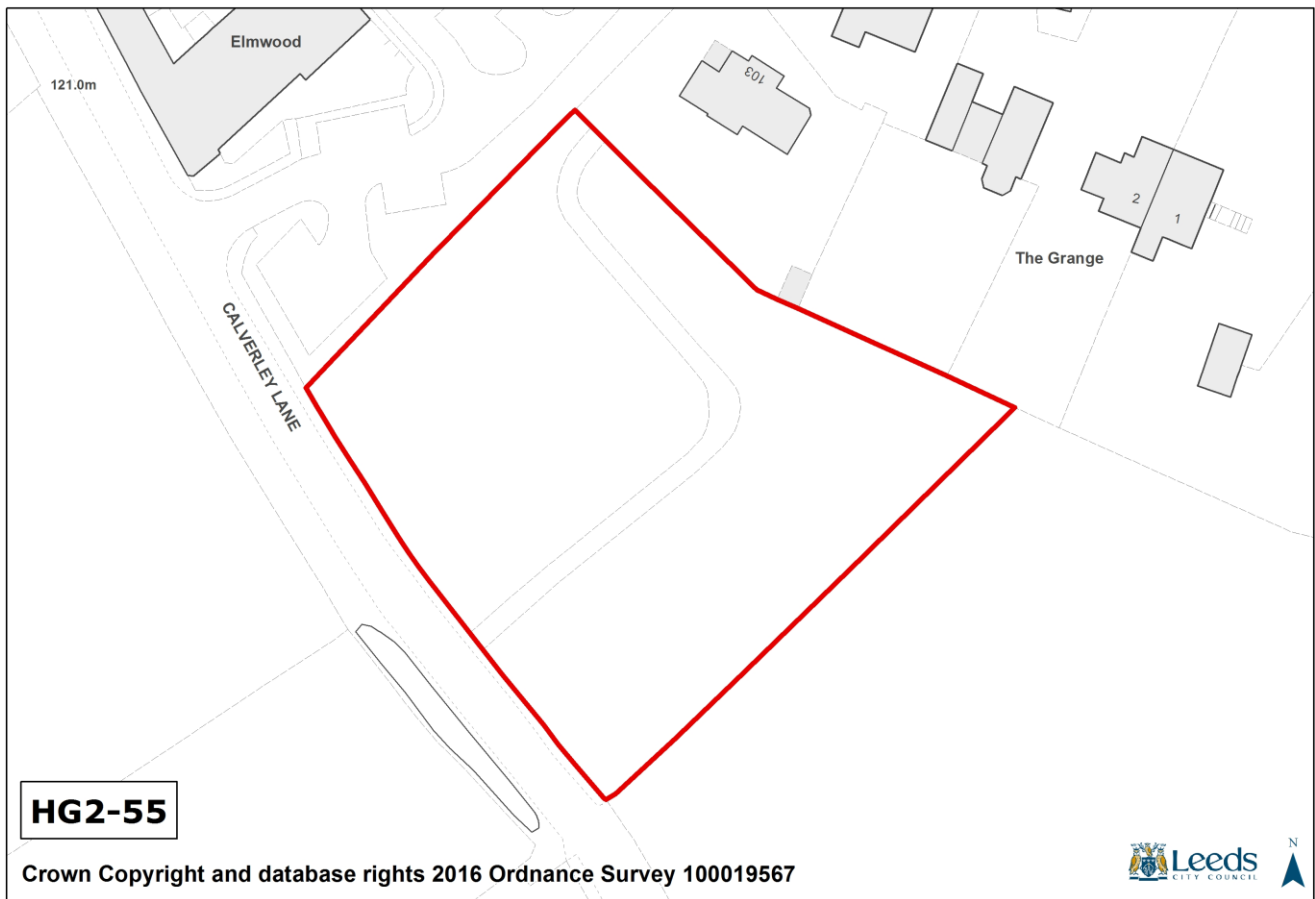
Site Capacity: 18 units

Site Area: 0.59 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 3



Site Requirements - HG2-55:

- **Highway Access to Site:**

To achieve a safe means of access, the speed limit and visibility splays need to be commensurate with guidance.

- **Listed Buildings:**

Listed Building. 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. The existing boundary planting and stone walls should be retained and reinforced as part of any development proposal. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Conservation Area:**

The site affects the setting of Calverley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The existing boundary planting and stone walls should be retained and reinforced as part of any development proposal. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-56 (1193A)

Site Address: Rodley Lane (land at) - Calverley Lane, Calverley LS19

Housing allocation

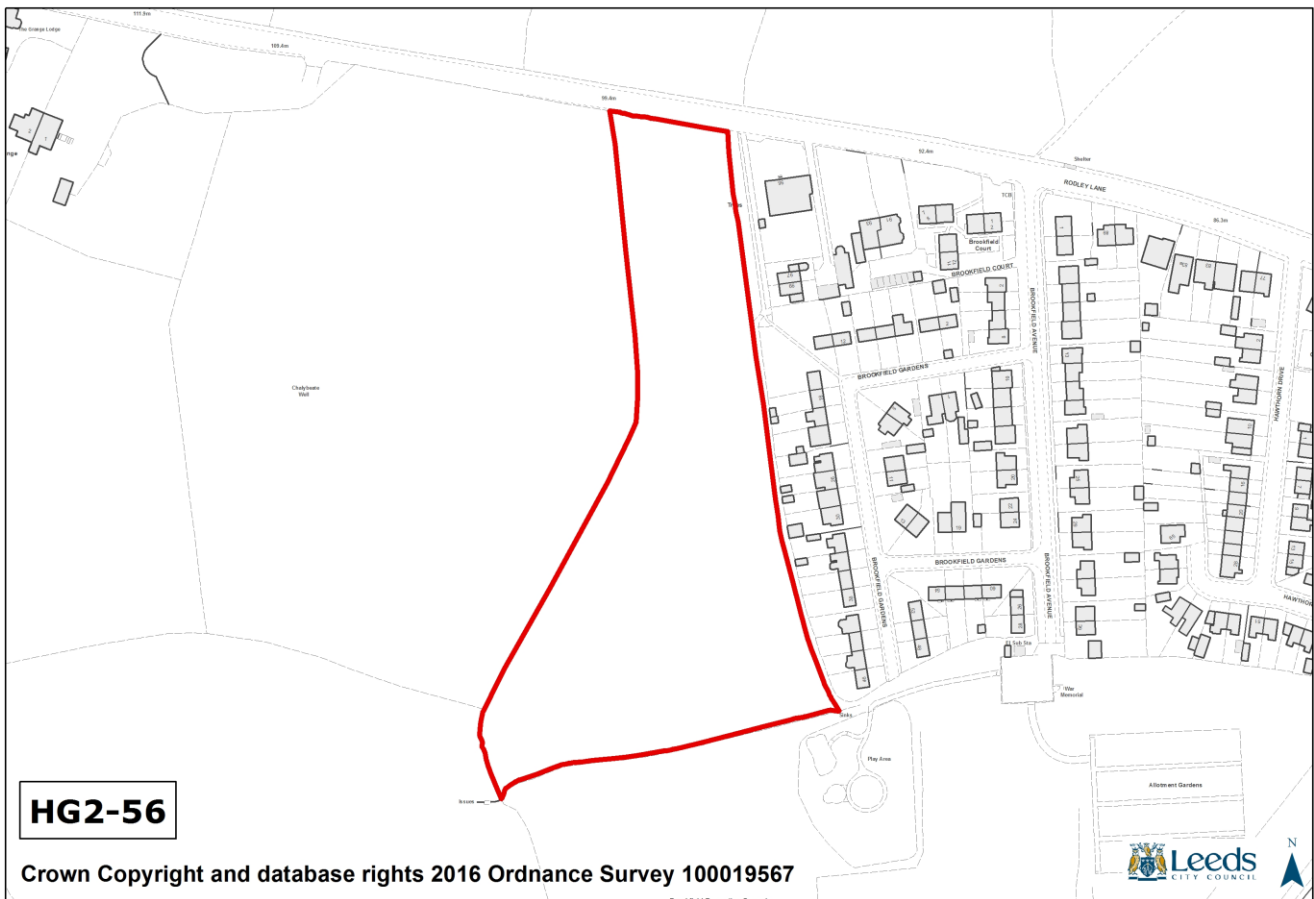
Site Capacity: 53 units

Site Area: 2.03 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 2



Site Requirements - HG2-56:

- **Local Highway Network:**

This site will have a cumulative impact upon the A657/A6120 junction. A contribution towards mitigating measures will be required.

- **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 affects the setting of Calverley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Landscaping to the site boundaries should be retained and enhanced, and highways access should be sensitively designed. Further guidance on these requirements is provided in the Heritage Background Paper.

Site Reference: HG2-58 (1322)

Site Address: Airedale Mills, Rodley

Housing allocation

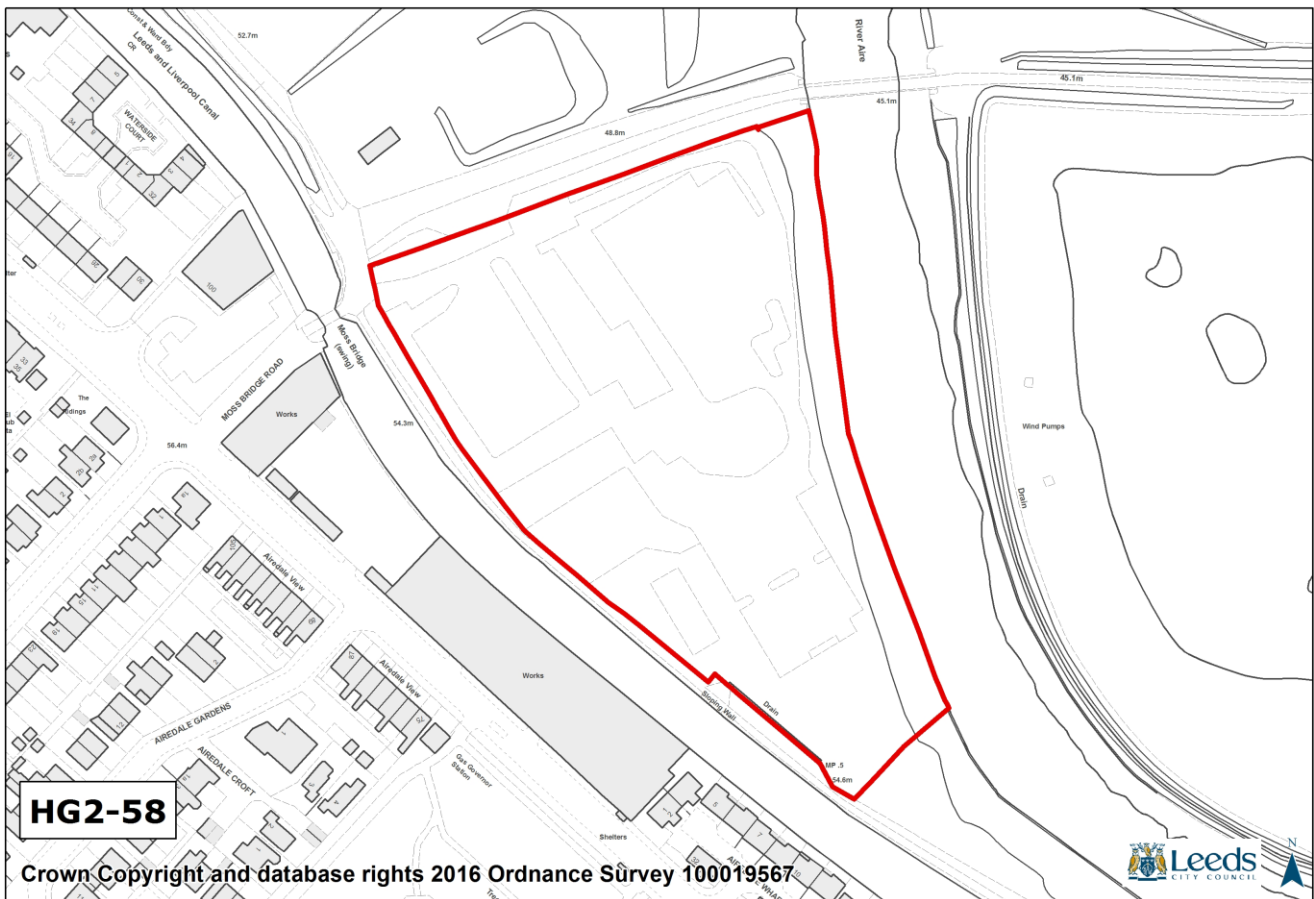
Site Capacity: 5 units

Site Area: 1.93 hectares

Ward: Bramley and Stanningley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-58:

- **Local Highway Network:**

The site should contribute to local towpath improvements.

- **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, including provision of a biodiversity buffer (not private garden space) to the eastern boundary with the River Aire and western boundary with the canal. This should be of an open aspect to prevent shading and seek to minimise the risk of the introduction of freshwater invasive non-native species to the canal.

Site Reference: HG2-59 (4213)

Site Address: Land at Rodley lane

Housing allocation

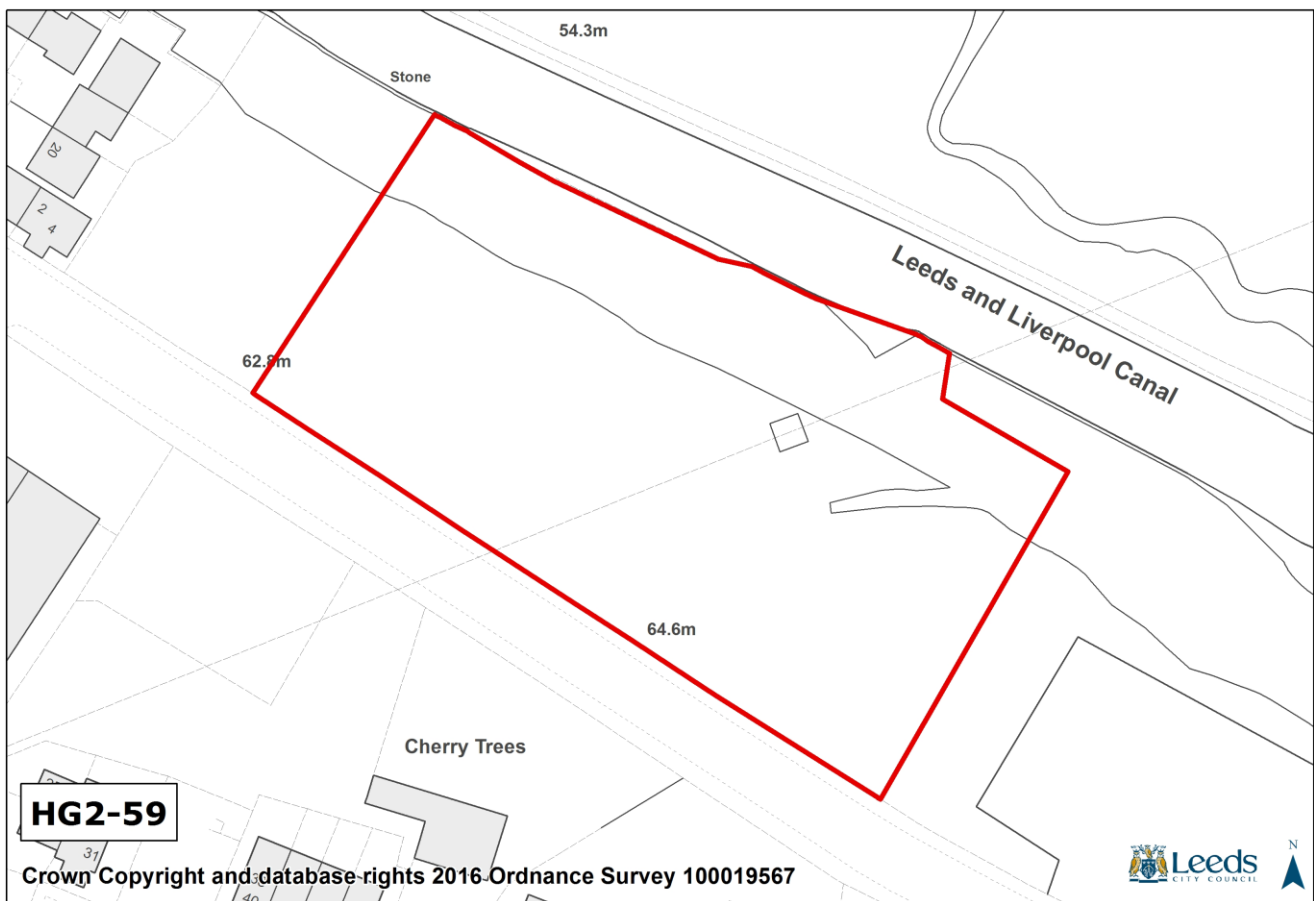
Site Capacity: 17 units

Site Area: 0.56 hectares

Ward: Bramley and Stanningley

HMCA: Outer West

Phase: 2



Site Requirements - HG2-59:

- **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 due to the proximity of the Leeds Liverpool Canal SSSI including a biodiversity buffer to the canal.

Site Reference: HG2-61 (4042A)

Site Address: Raynville Road/Raynville Crescent, Bramley (East)

Housing allocation

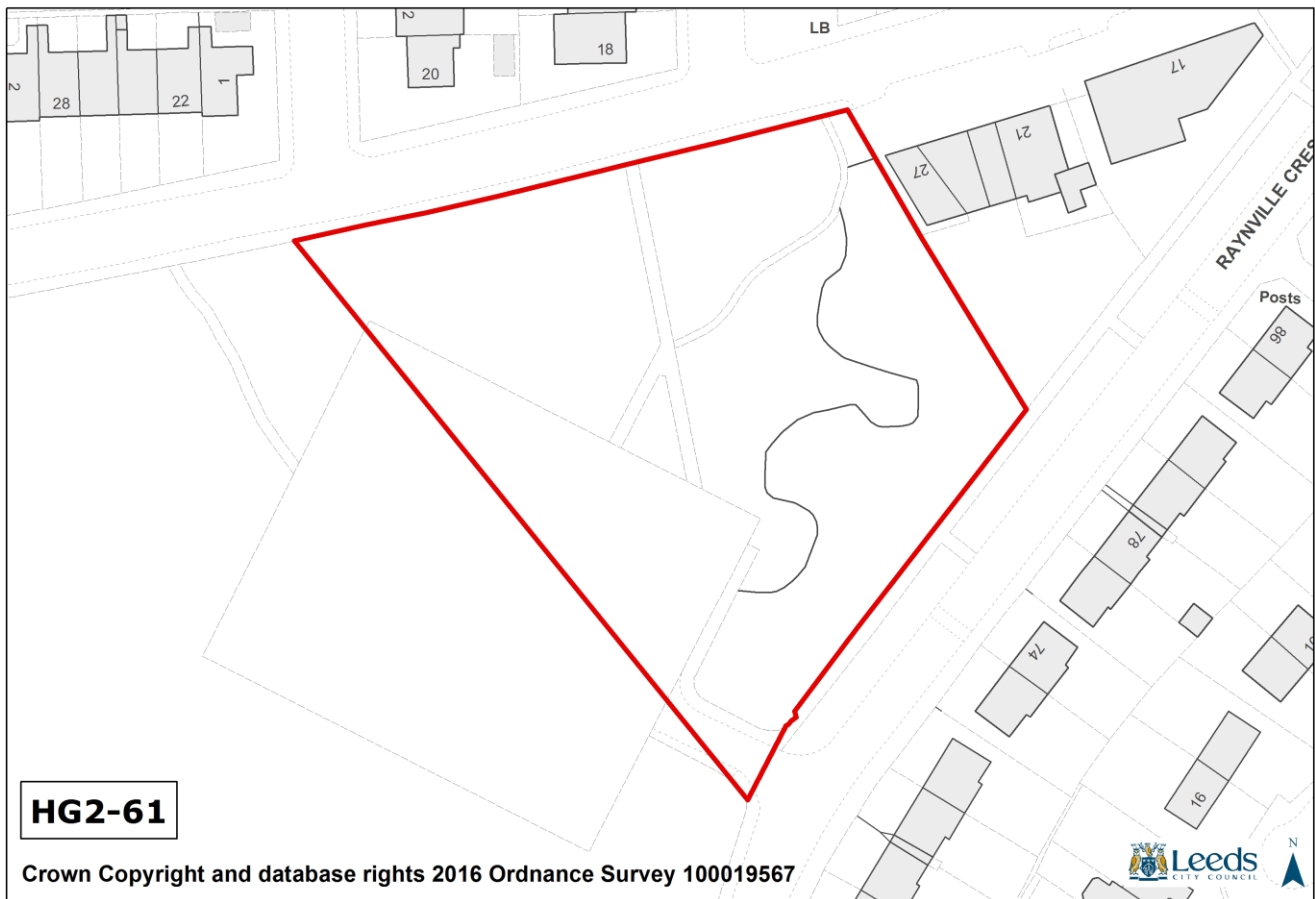
Site Capacity: 15 units

Site Area: 0.48 hectares

Ward: Armley

HMCA: Outer West

Phase: 1



No site specific requirements

Site Reference: HG2-63 (1201)

Site Address: Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3

Housing allocation

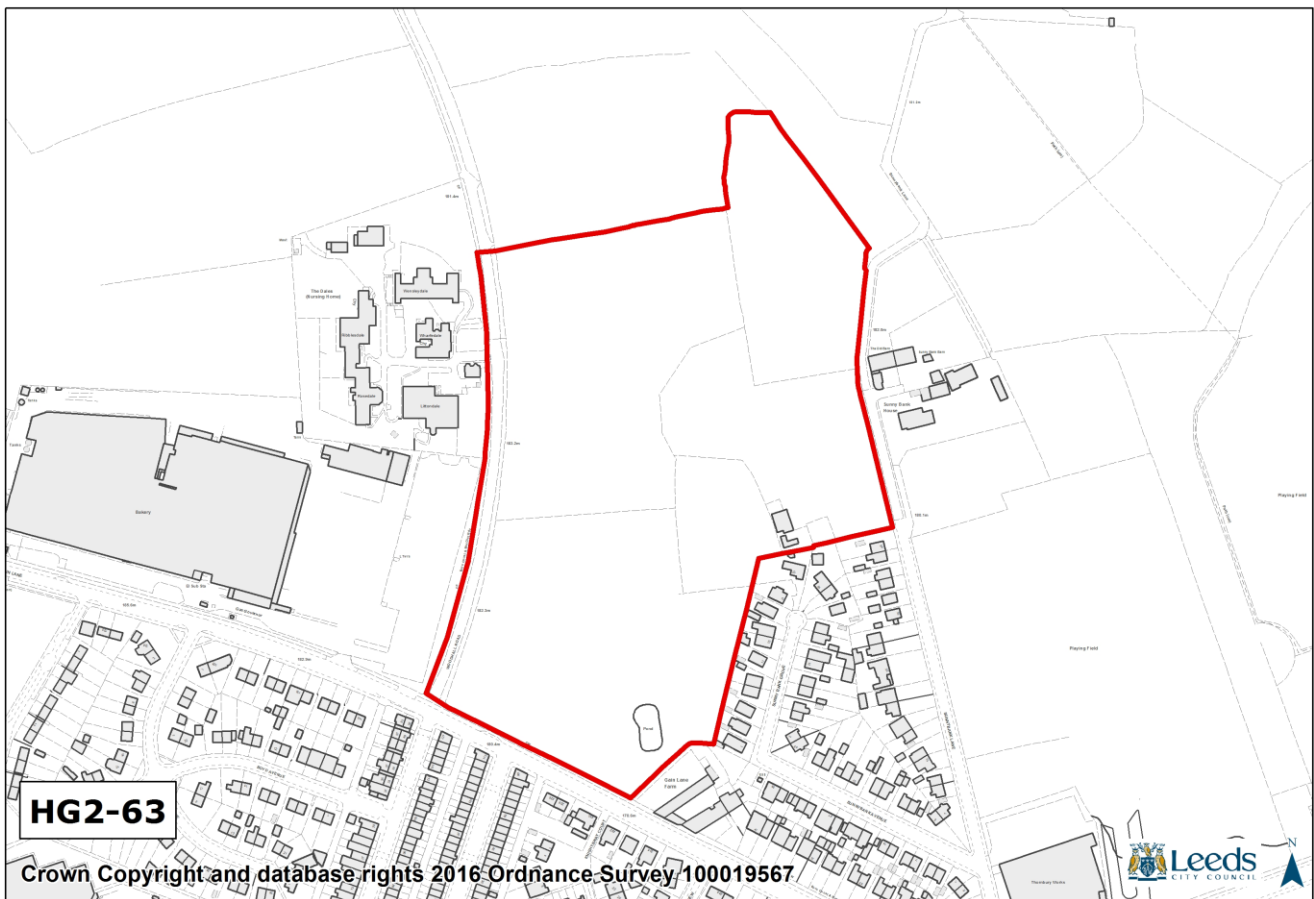
Site Capacity: 196 units

Site Area: 7.37 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-63:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner) and the Dick Lane/A647 Leeds Road/Leeds Old Road junction (Thornbury Gyratory). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting these junctions.

- **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) along the east boundary to strengthen the Leeds Habitat Network.

- **Listed Buildings:**

The site is in the setting of Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting by maintaining a buffer to the south eastern part of the site. Additional landscaping should also be provided to the western boundary. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-64 (4047)

Site Address: Bradford Road, Sunnybank Lane, Pudsey

Housing allocation

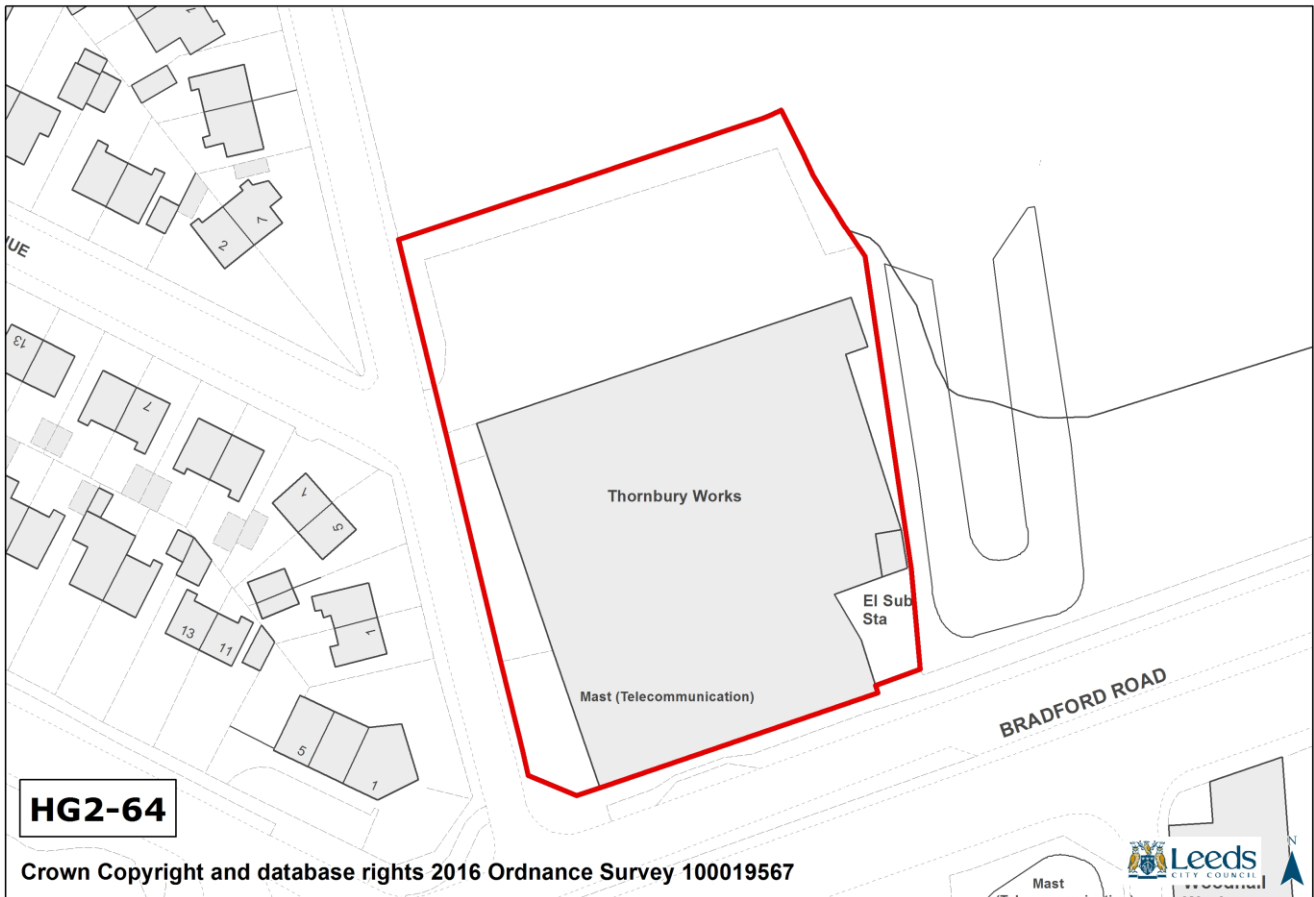
Site Capacity: 22 units

Site Area: 0.6 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-64:

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-65 (4046)

Site Address: Daleside Road, Thornbury, North

Housing allocation

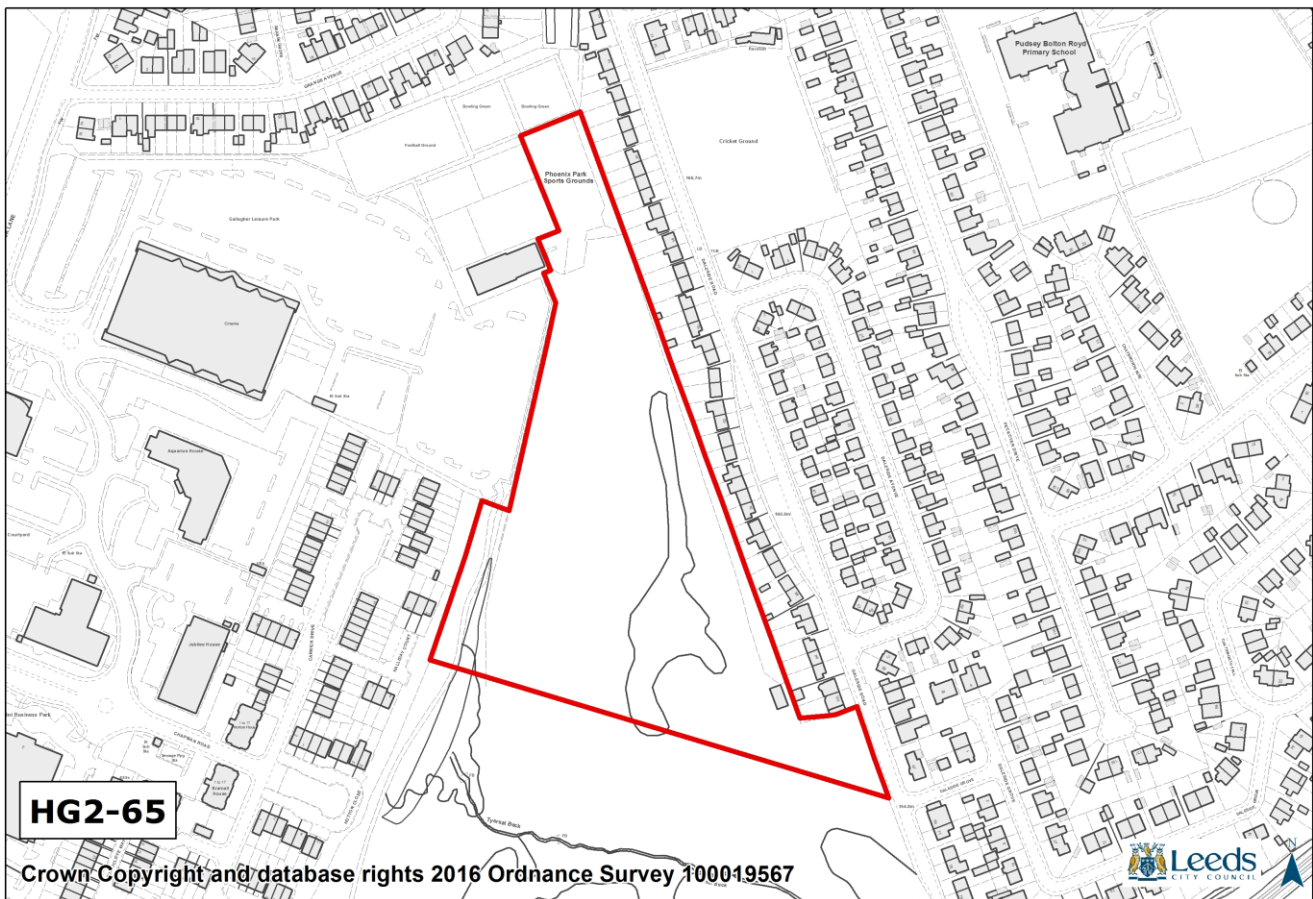
Site Capacity: 89 units

Site Area: 3.37 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-65:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner) and the Dick Lane/A647 Leeds Road/Leeds Old Road junction (Thornbury Gyratory). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting these junctions.

- **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 including a biodiversity buffer (not private garden space) forming north south link for Leeds Habitat Network.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-66 (2120)

Site Address: Hill Foot Farm, Pudsey

Housing allocation

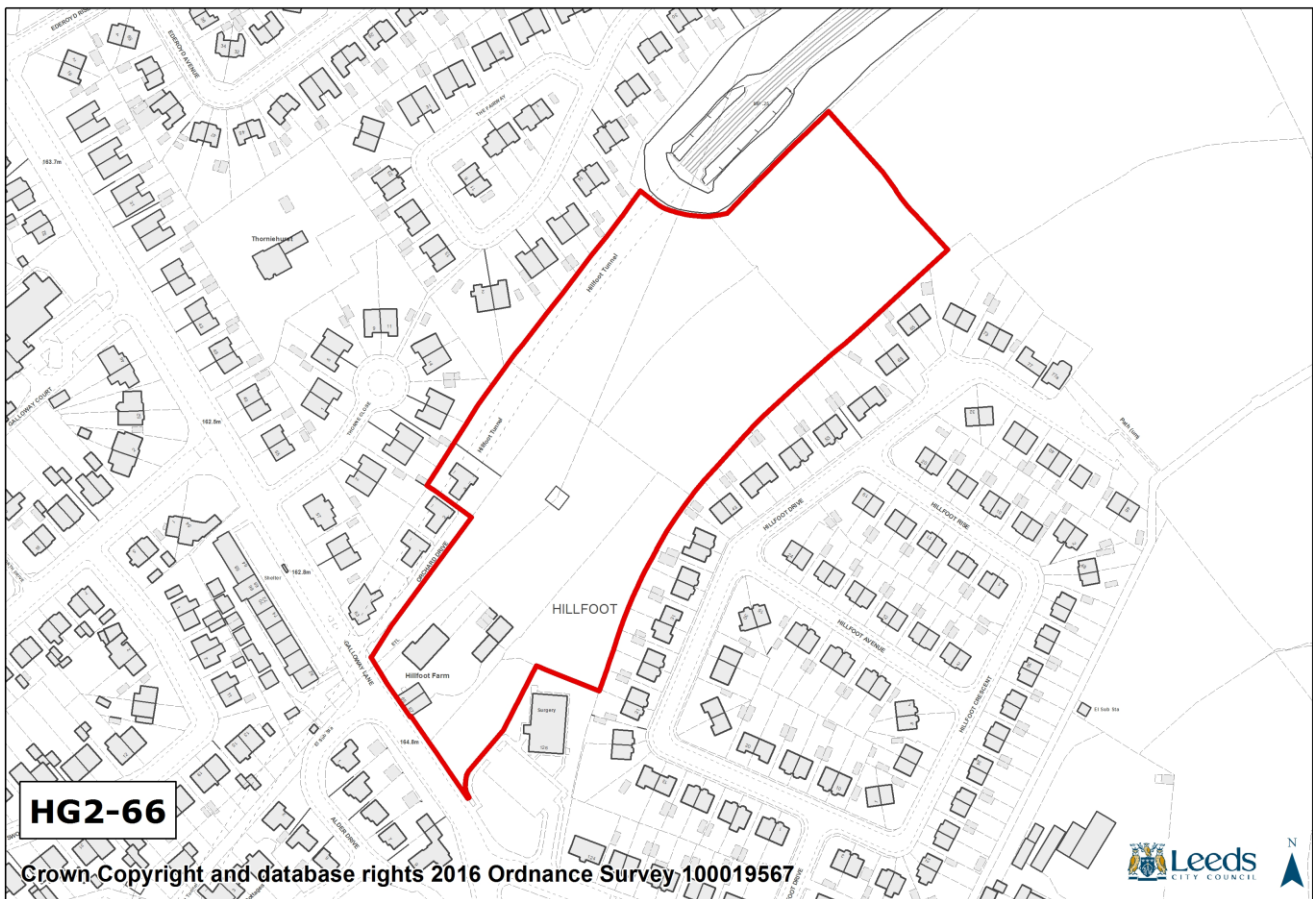
Site Capacity: 60 units

Site Area: 2.68 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-66:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner) and the Dick Lane/A647 Leeds Road/Leeds Old Road junction (Thornbury Gyratory). 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: HG2-67 (1073A_3440)

Site Address: Owlcotes Farm/Owlcotes Gardens Pudsey

Housing allocation

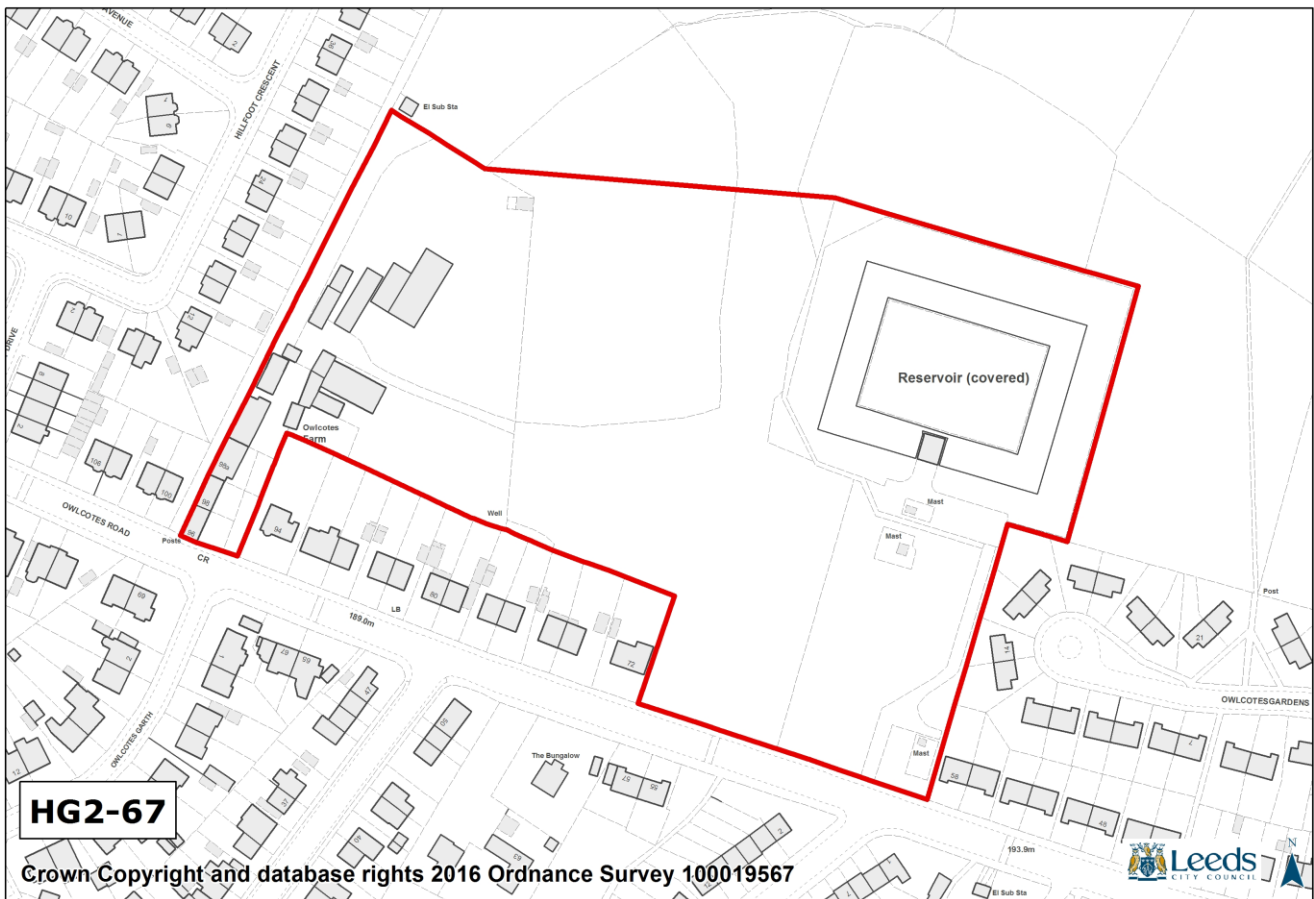
Site Capacity: 100 units

Site Area: 3.27 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-67:

The stone built buildings to the far west of the site are positive non-designated heritage assets and should be retained and reused, where possible, as part of the development.

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.

Site Reference: HG2-68 (1195)

Site Address: Waterloo Road (land at), Pudsey LS28

Housing allocation

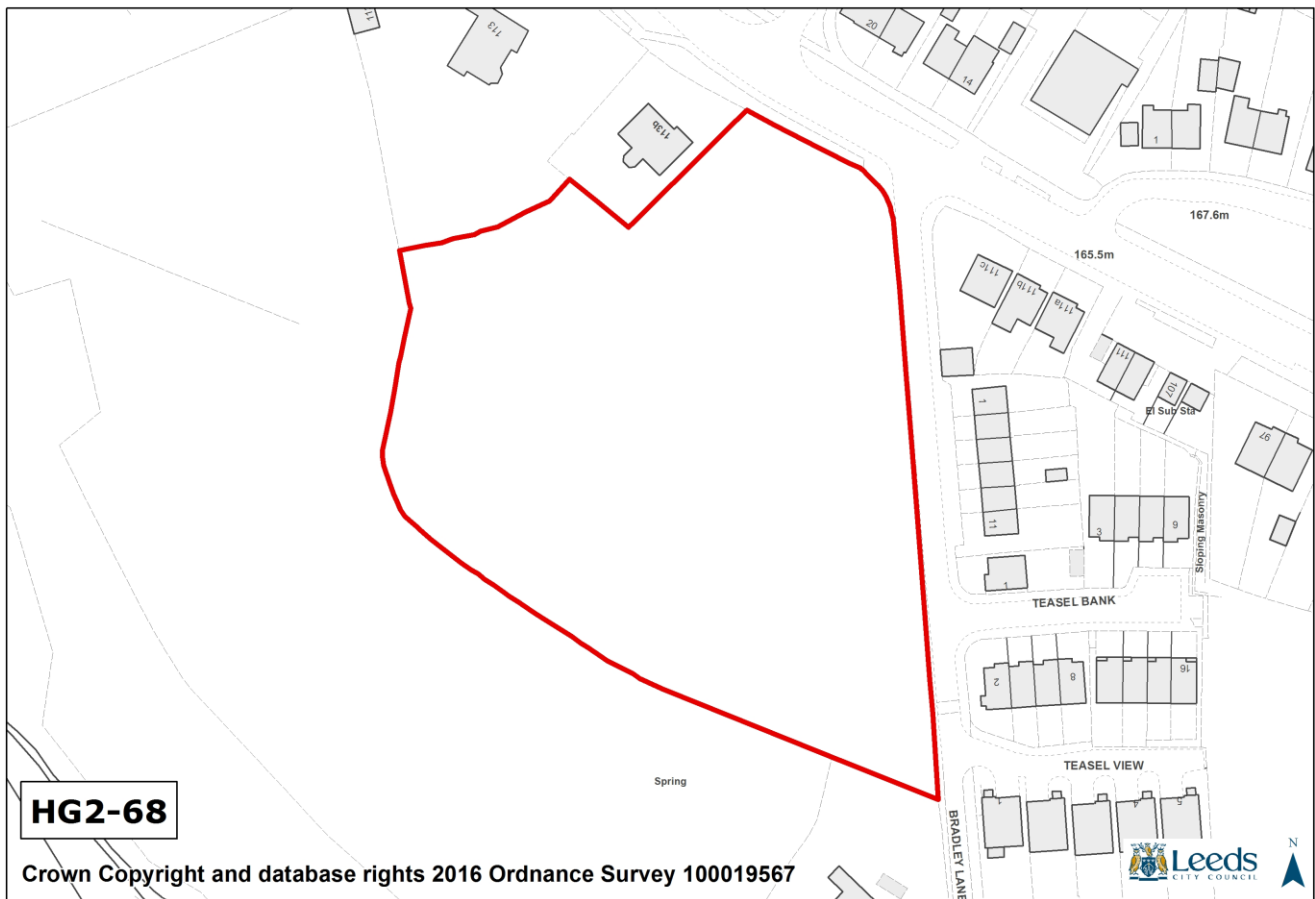
Site Capacity: 28 units

Site Area: 1.12 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



Site Requirements - HG2-68:

- **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) along south and east boundary for Leeds Habitat Network.

Site Reference: HG2-69 (3011_4044)

Site Address: Dick Lane Thornbury

Housing allocation

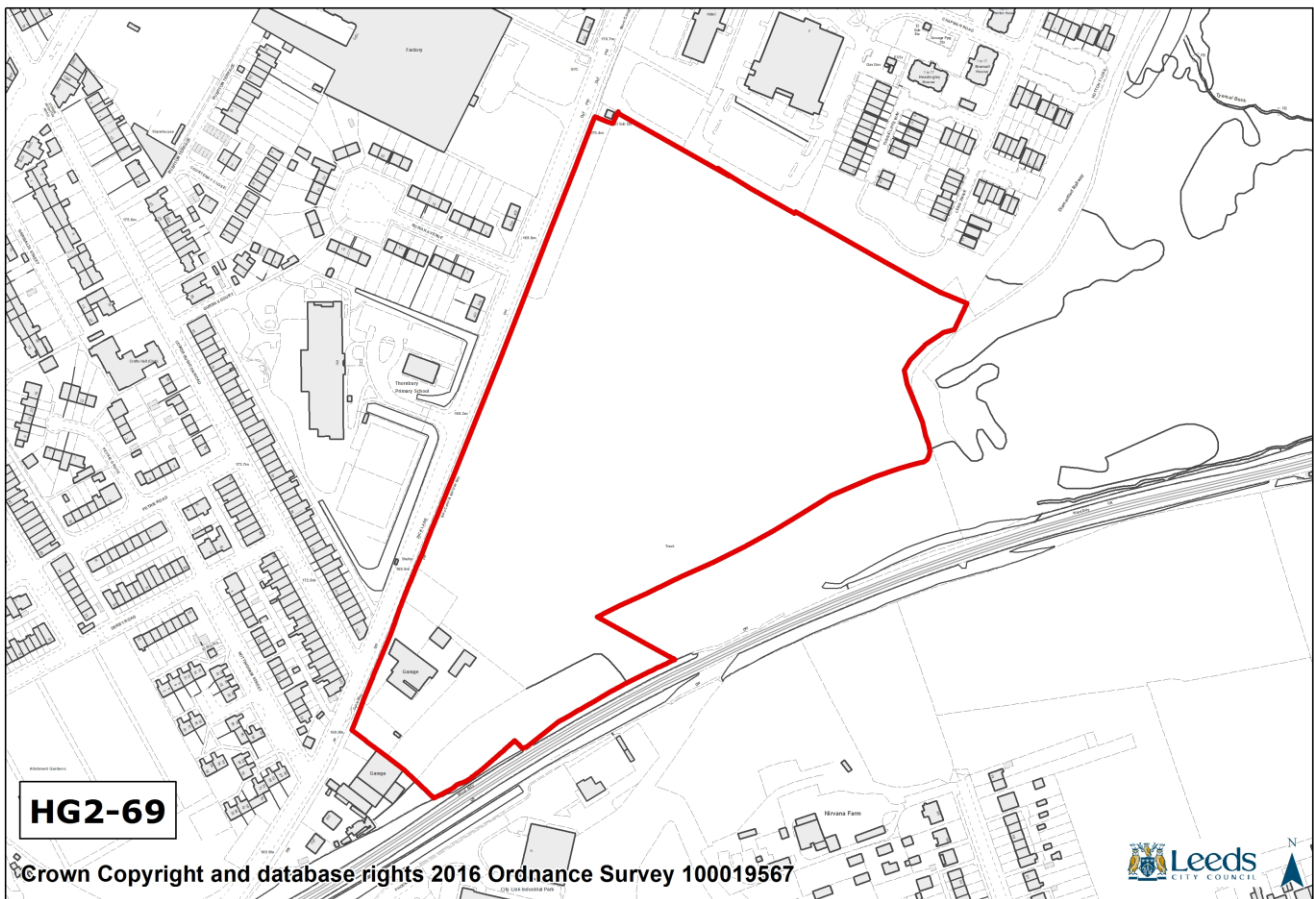
Site Capacity: 206 units

Site Area: 7.52 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-69:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner) and the Dick Lane /A647 Leeds Road/ Leeds Old Road junction (Thornbury Gyratory) and junctions along Cutler Heights Lane. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting these junctions. Contributions to the Leeds Bradford Corridor scheme will also be sought.

- **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 to protect the young woodland adjacent to the railway including a biodiversity buffer (not private garden space) along north-east and east boundary.

- **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: HG2-70 (3121)

Site Address: Tyresal Lane, Tyersal

Housing allocation

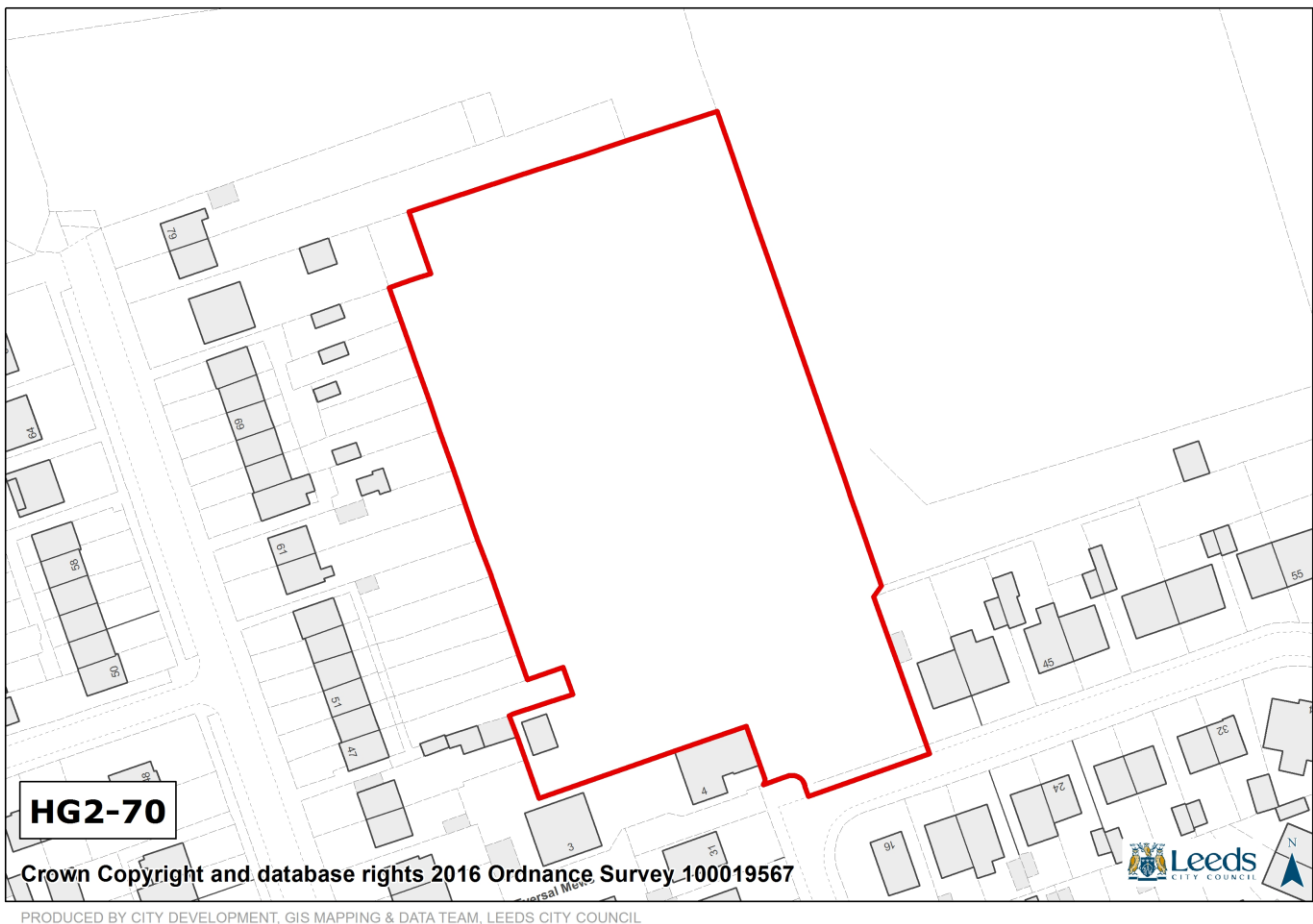
Site Capacity: 27 units

Site Area: 0.88 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



No site specific requirements

Site Reference: HG2-71 (4169)

Site Address: Land off Tyersal Road, Pudsey

Housing allocation

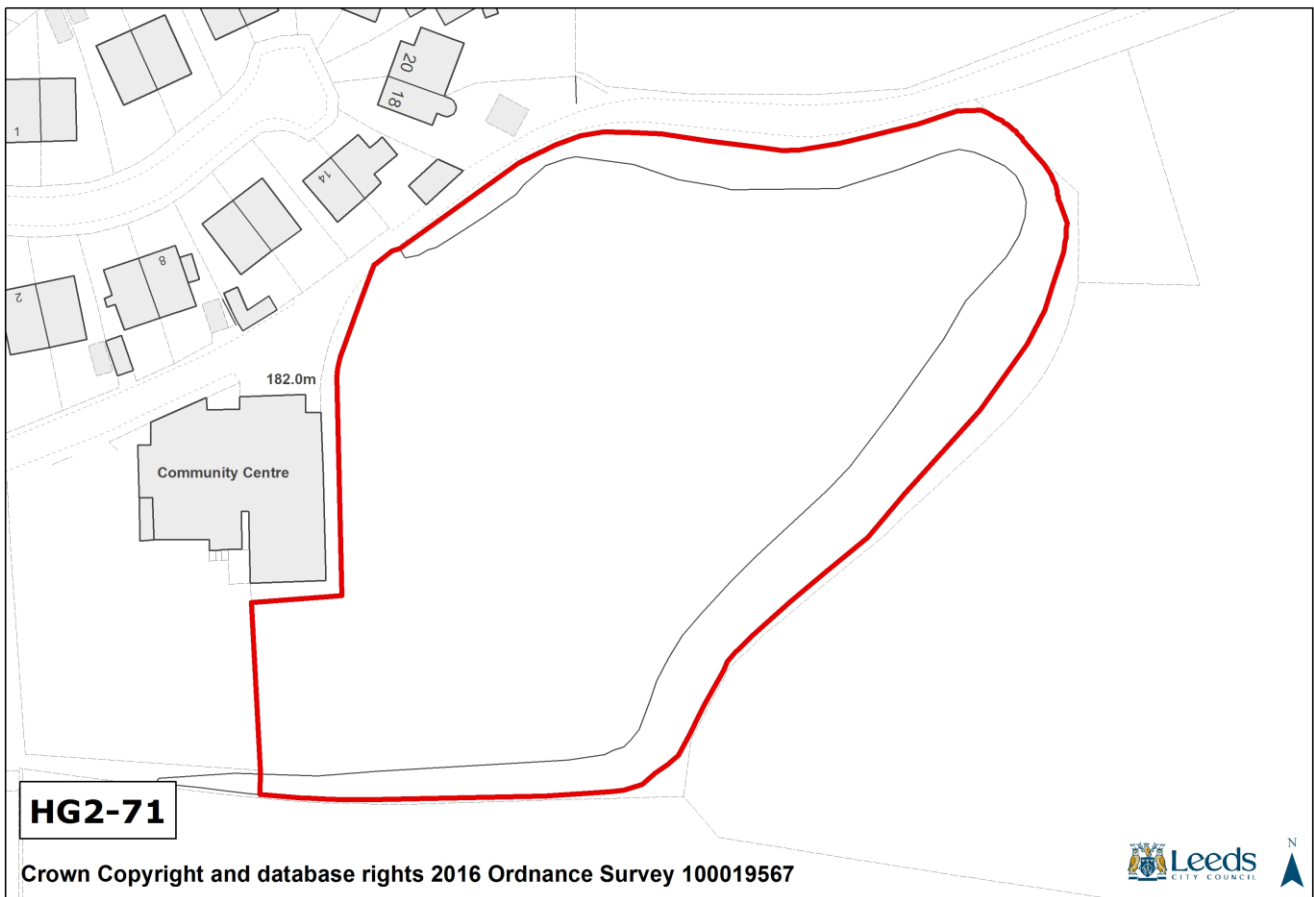
Site Capacity: 33 units

Site Area: 1.07 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



Site Requirements - HG2-71:

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-72 (3464)

Site Address: Land off Tyersal Court, Tyersal

Housing allocation

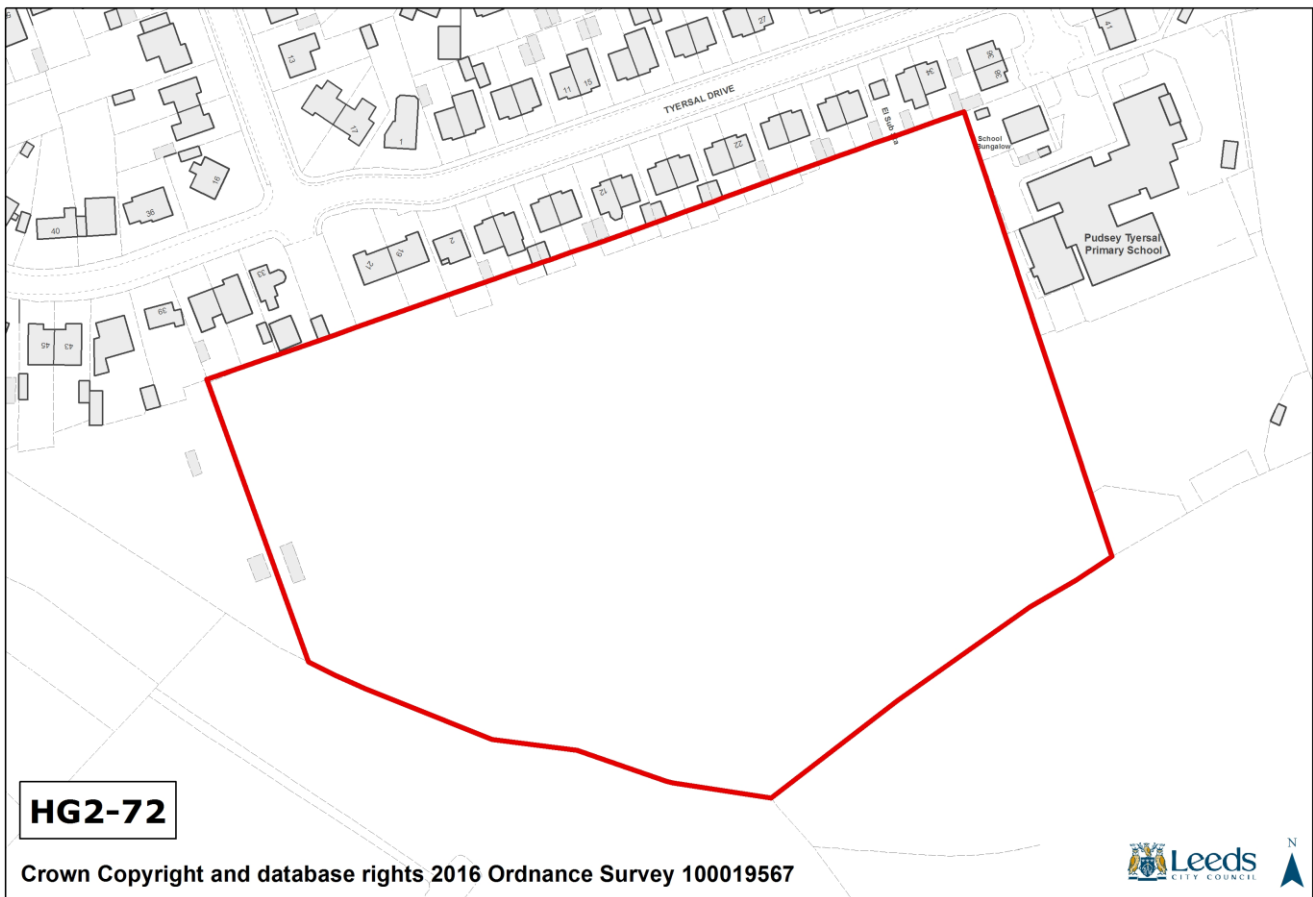
Site Capacity: 40 units

Site Area: 2.9 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



Site Requirements - HG2-72:

- **Listed Buildings:**

This site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of the Listed Building and its setting. Development should be focussed to the north of the site, with open space and landscaping provided to the southern boundary. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Education Provision:**

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

Site Reference: HG2-73 (1343A)

Site Address: Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD

Housing allocation

Site Capacity: 283 units

Site Area: 11.23 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



Site Requirements - HG2-73:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner) and the Dick Lane /A647 Leeds Road / Leeds Old Road junction (Thornbury Gyratory) and junctions along Cutler Heights Lane. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting these junctions.

- **Listed Buildings:**

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

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-74 (659)

Site Address: Station Street, Pudsey

Housing allocation

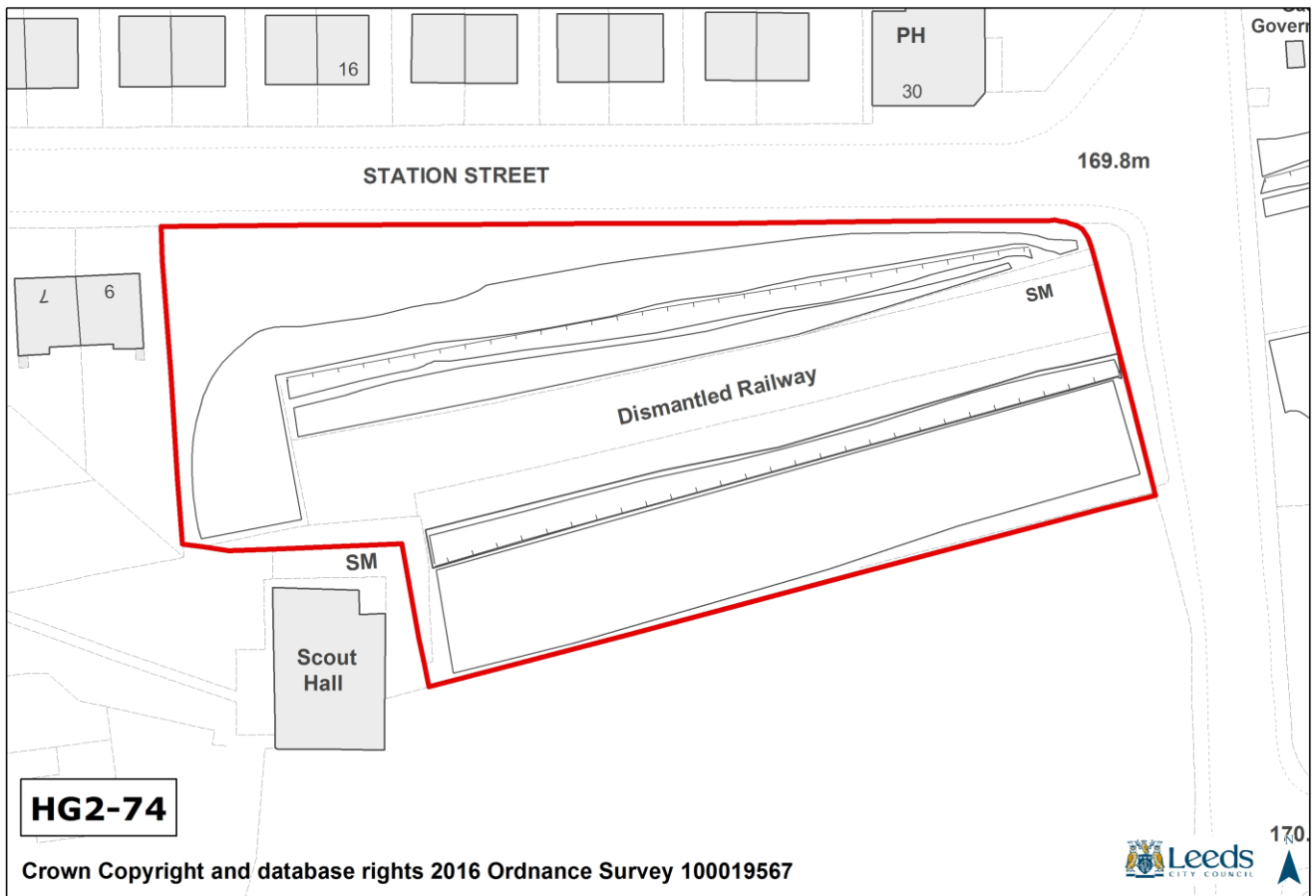
Site Capacity: 20 units

Site Area: 0.46 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



Site Requirements - HG2-74:

- **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 a safeguarded existing waste management site in the Natural Resources and Waste DPD. It has planning permission to be filled with inert materials which would take approximately 5 years to fill after which housing may be developed on site.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-75 (5135)

Site Address: Musgrave House Crawshaw Road Pudsey

Housing allocation

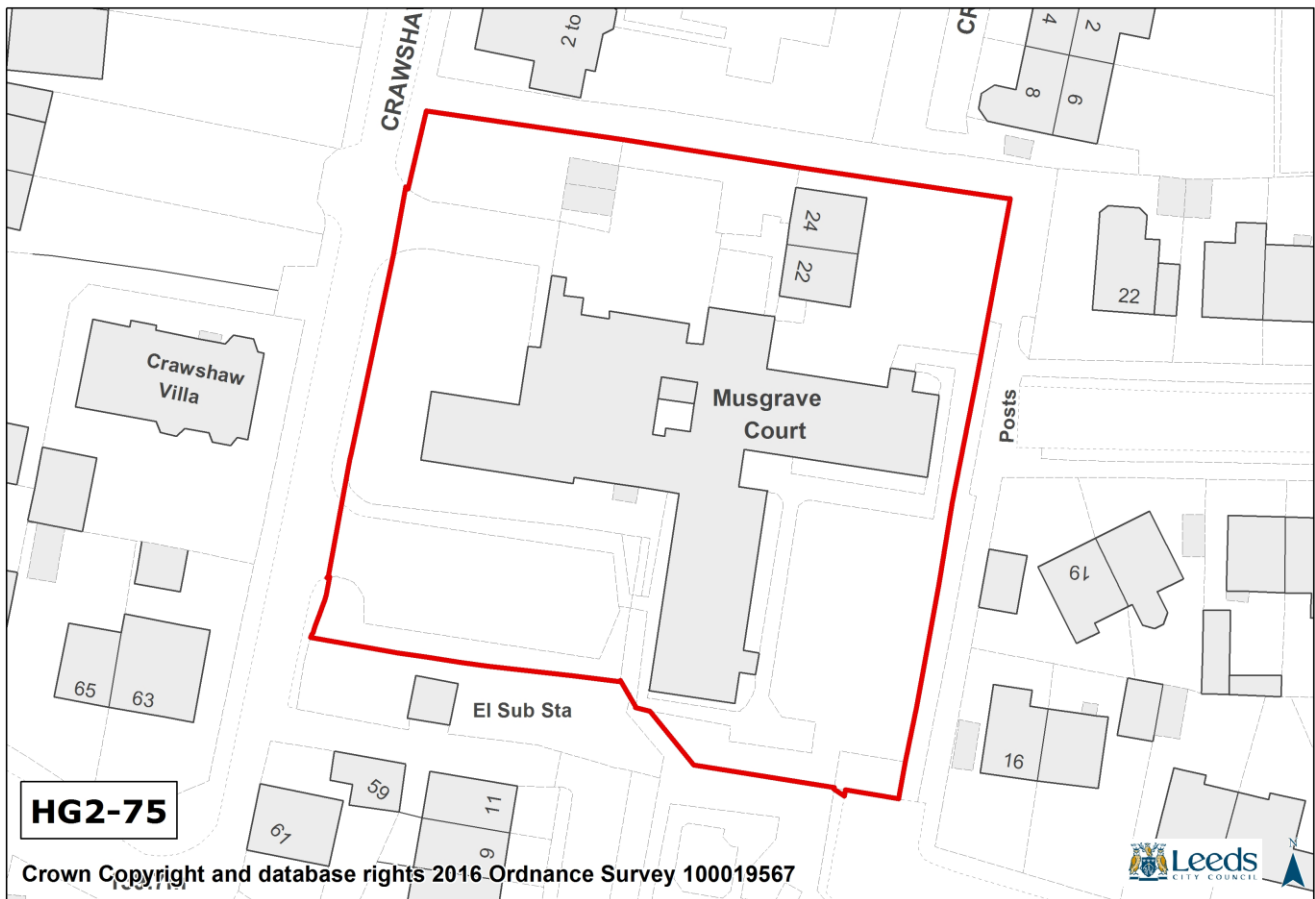
Site Capacity: 14 units

Site Area: 0.39 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



Site Requirements - HG2-75:

- **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 Pudsey Conservation Area. Any development should preserve or enhance the character or appearance of Pudsey Conservation Area.

Site Reference: HG2-76 (1060A_3377A)

Site Address: Hough Side Road Pudsey

Housing allocation

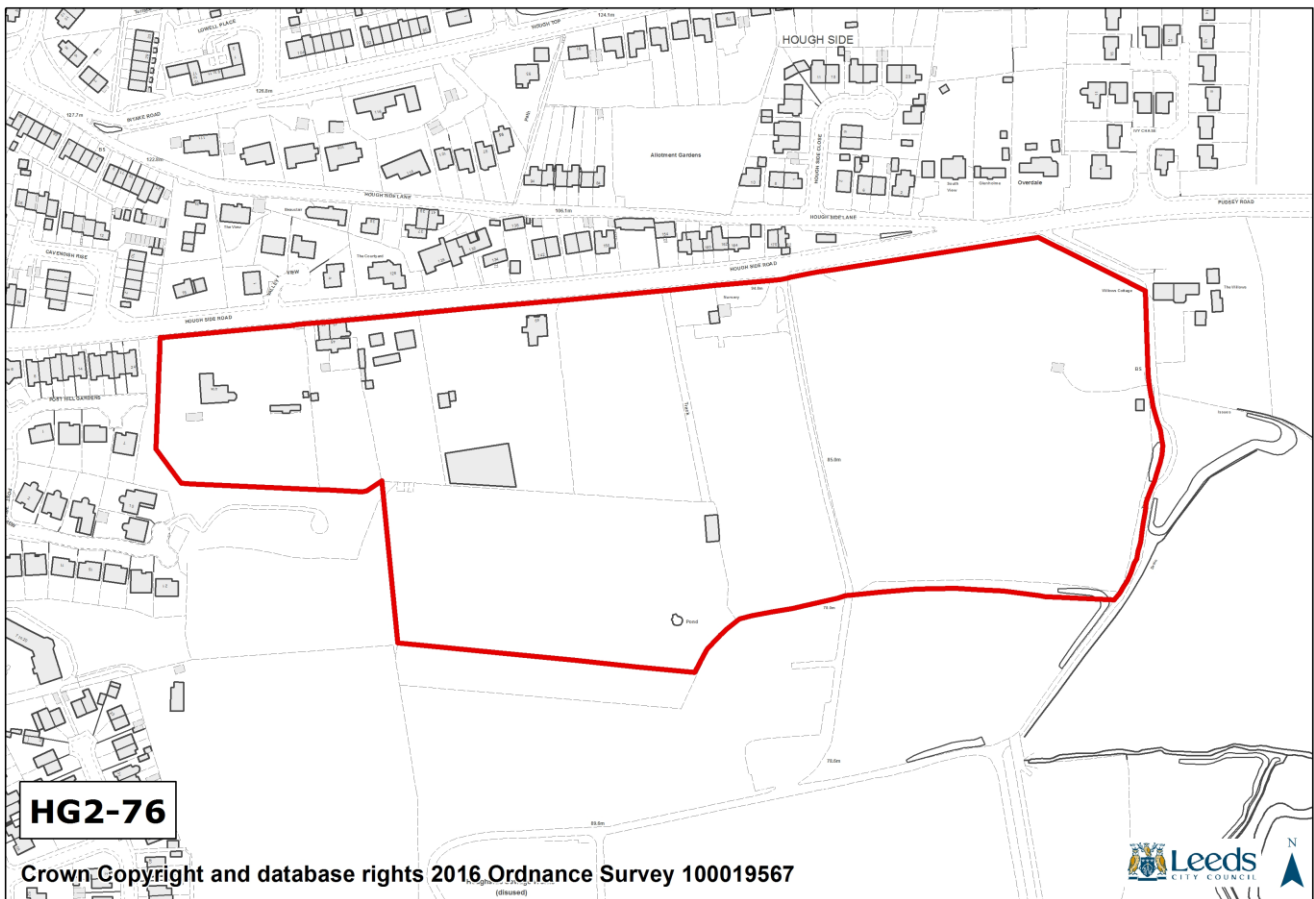
Site Capacity: 200 units

Site Area: 7.63 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



Site Requirements - HG2-76:

- **Local Highway Network:**

The site will have a direct impact at the Pudsey Road / A6110 Ring Road junction. The development will be required to contribute to measures to mitigate the impact of this. It will also have a cumulative impact at the A6110 junctions with Tong Rd and Branch Rd and will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting these junctions.

Site Reference: HG2-77 (4039)

Site Address: Regina House, Ring Road Bramley

Housing allocation

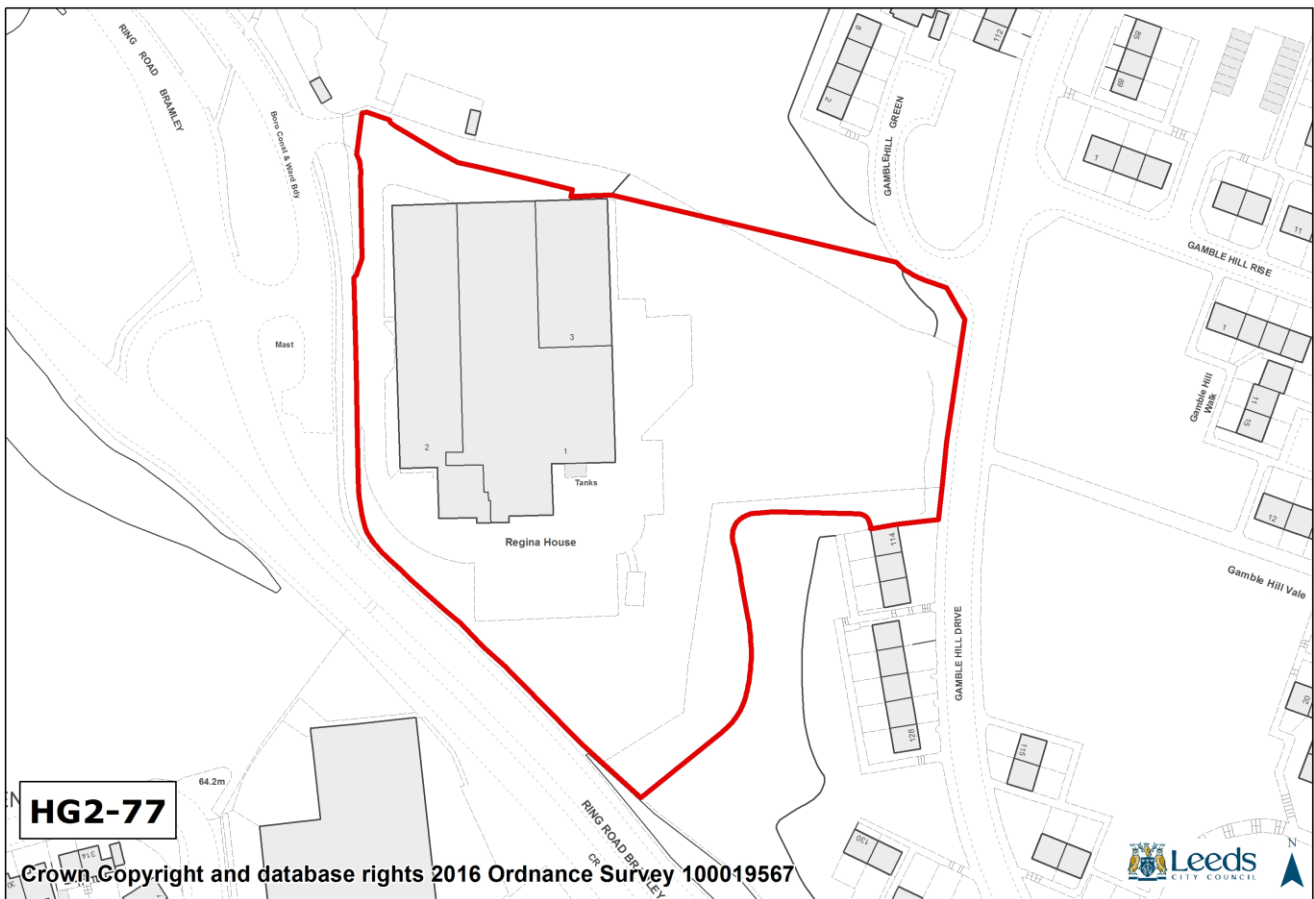
Site Capacity: 64 units

Site Area: 1.81 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-77:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road (A6110). 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, including the junction with Tong Rd.

- **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: HG2-80 (1184_3050)

Site Address: Acres Hall Avenue Pudsey

Housing allocation

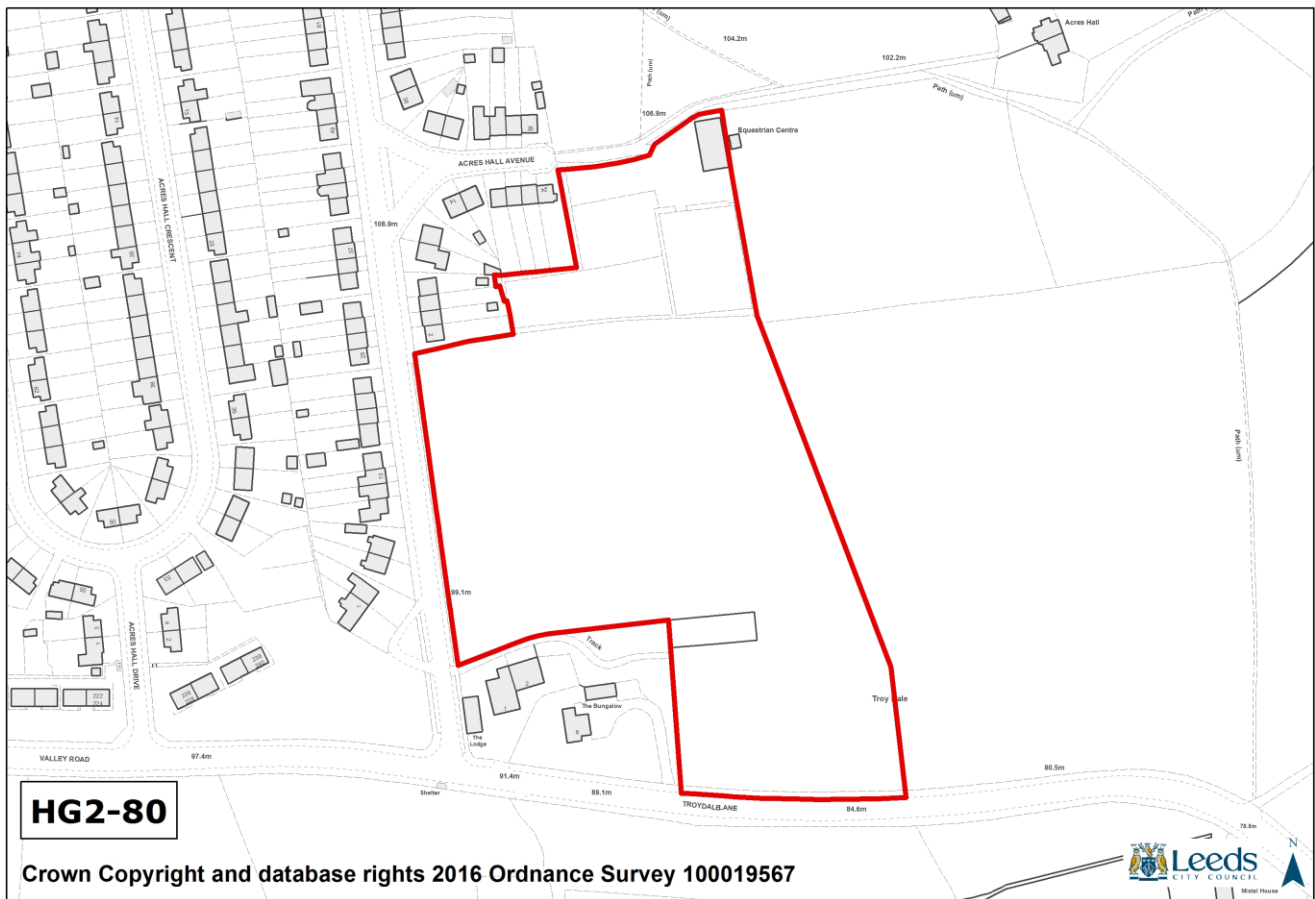
Site Capacity: 62 units

Site Area: 2.45 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



Site Requirements - HG2-80:

- **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: HG2-82 (4007)

Site Address: Wortley High School

Housing allocation

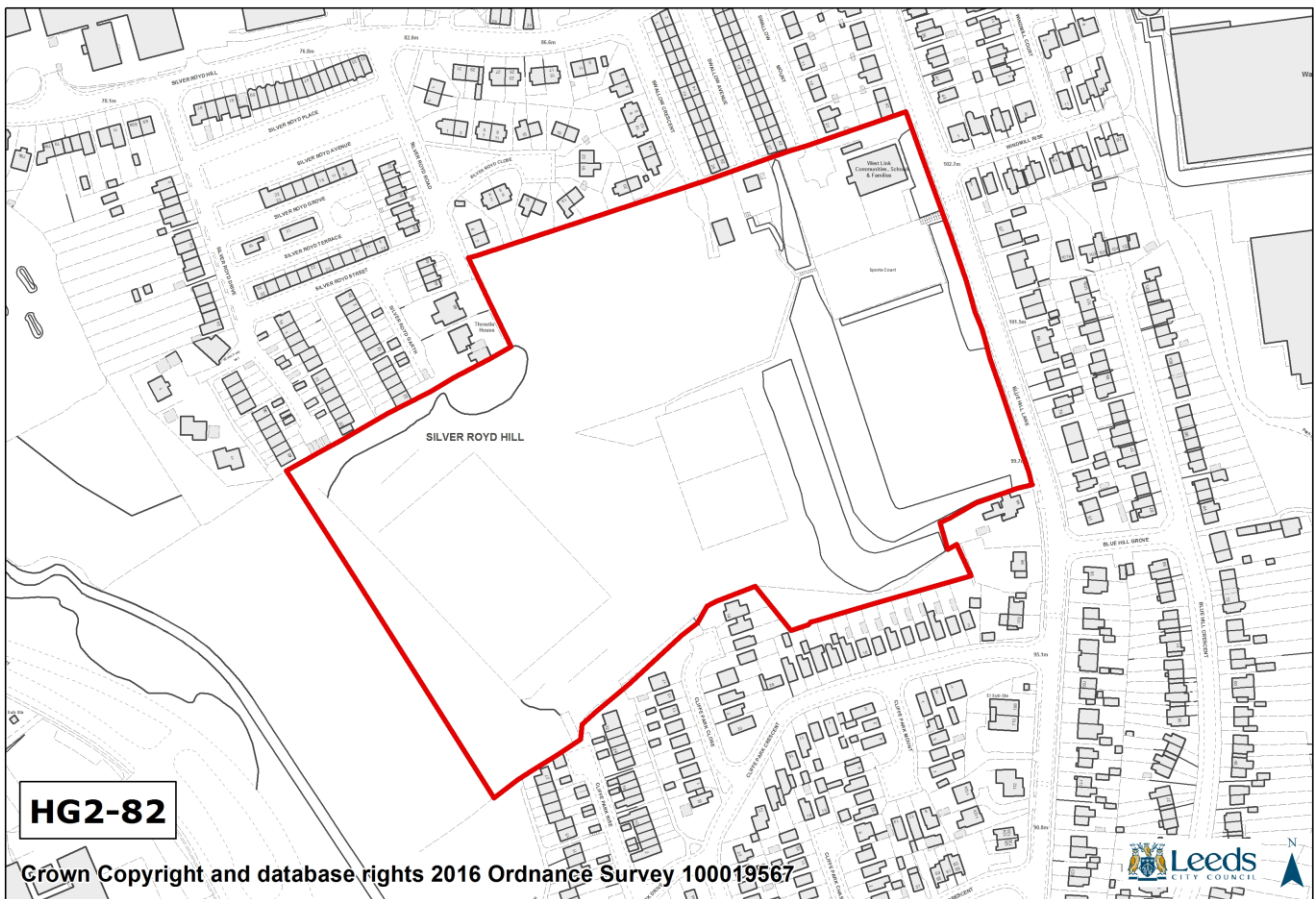
Site Capacity: 40 units

Site Area: 6.65 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-82:

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a buffer along the south western boundary which forms part of Farnley Reservoir and Silver Royd Hill Local Nature Area.

- **Greenspace:**

Development needs to allow for retention of existing playing pitches, as shown in the development brief that has been prepared for this site.

Site Reference: HG2-83 (4036)

Site Address: Upper Wortley Road, Thornhill Road, Wortley

Housing allocation

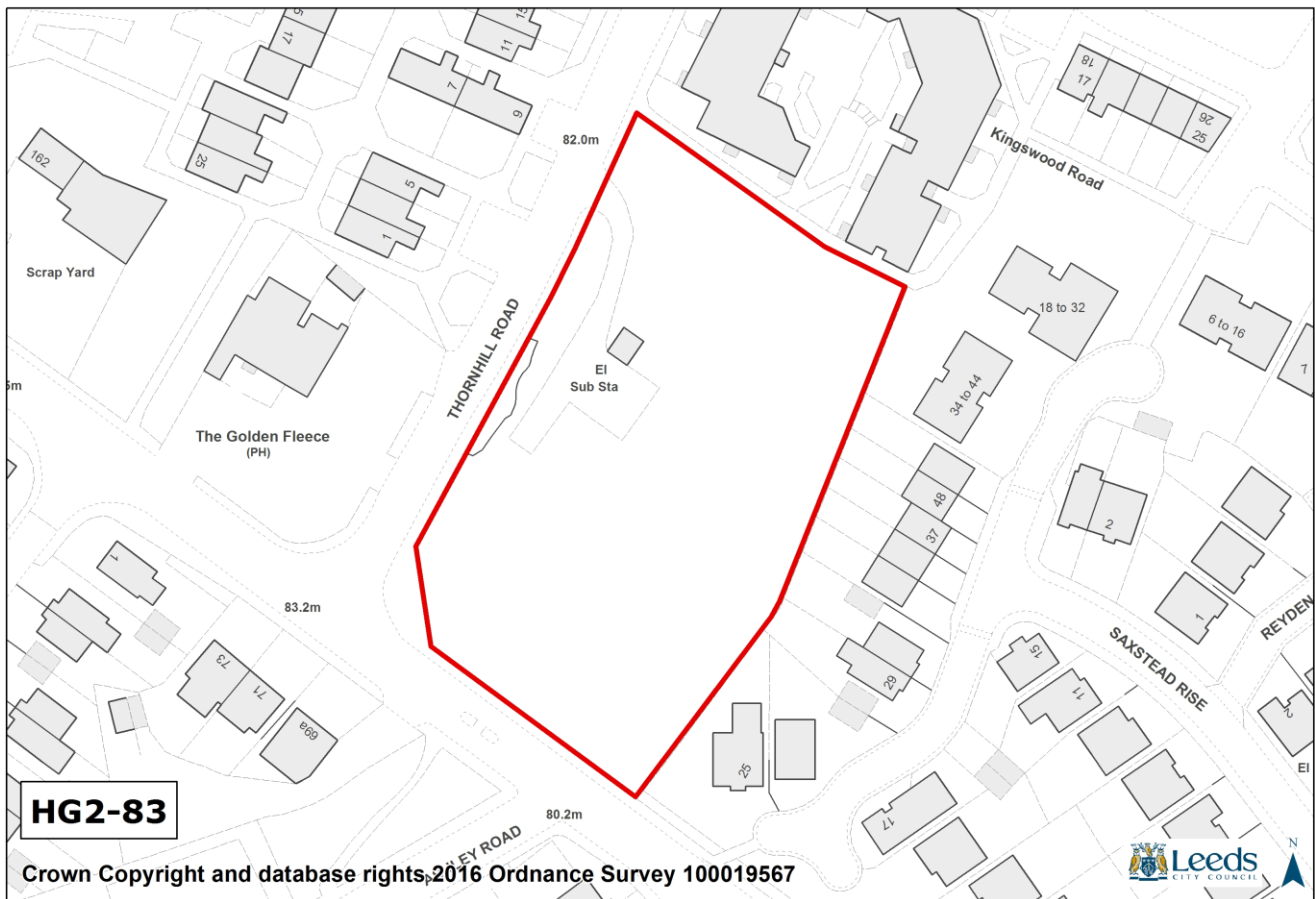
Site Capacity: 18 units

Site Area: 0.5 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-83:

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

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

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-84 (254)

Site Address: Oldfield Lane - Leeds City Boy's pitch, LS12

Housing allocation

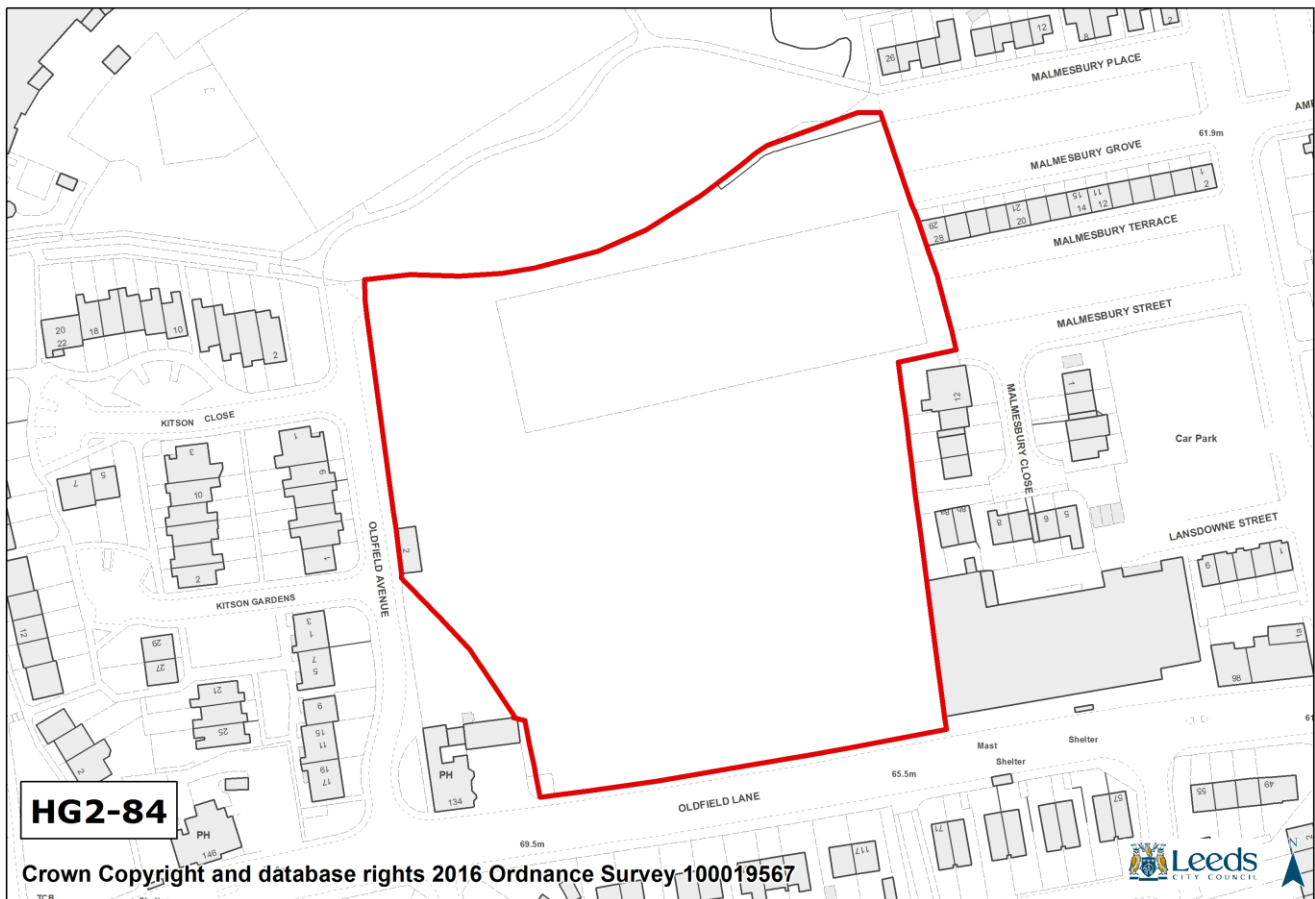
Site Capacity: 61 units

Site Area: 1.7 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-84:

- **Greenspace:**

The development should provide new greenspace to extend the existing area of greenspace to the north and to create a green link across the site from this greenspace to Oldfield Lane, in accordance with West Leeds Gateway SPD. The existing sports facilities should be relocated in Leeds and / or local improvements to existing facilities in the locality of the site should be provided.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-200 (4249_5010)

Site Address: Stanningley Road, Leeds

Housing allocation

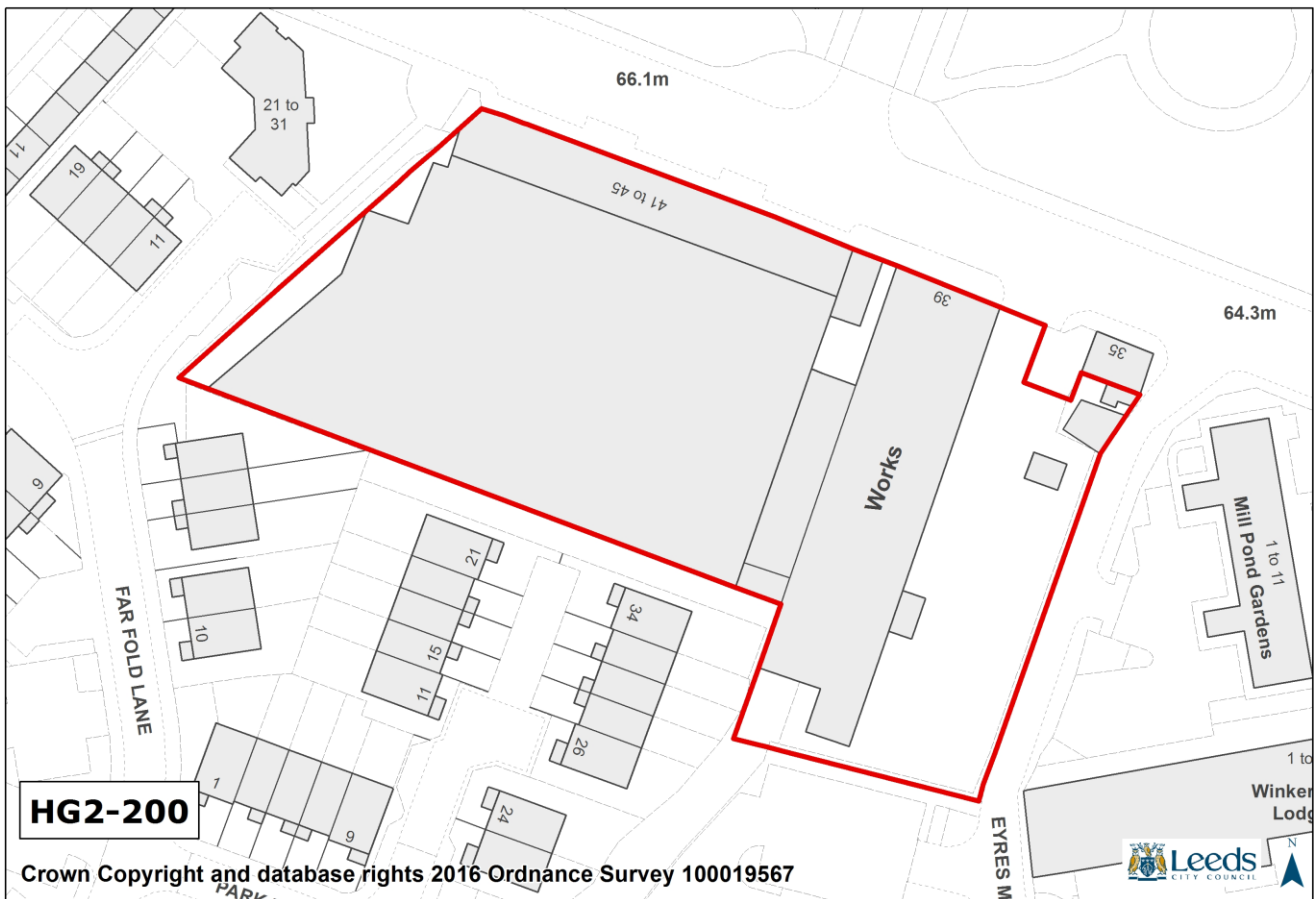
Site Capacity: 22 units

Site Area: 0.56 hectares

Ward: Armley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-200:

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

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

- **Listed Buildings:**

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

- **Conservation Area:**

The site adjoins the boundary of the Armley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-204 (5286)

Site Address: Wood Nook, North of the B6155, Pudsey

Housing allocation

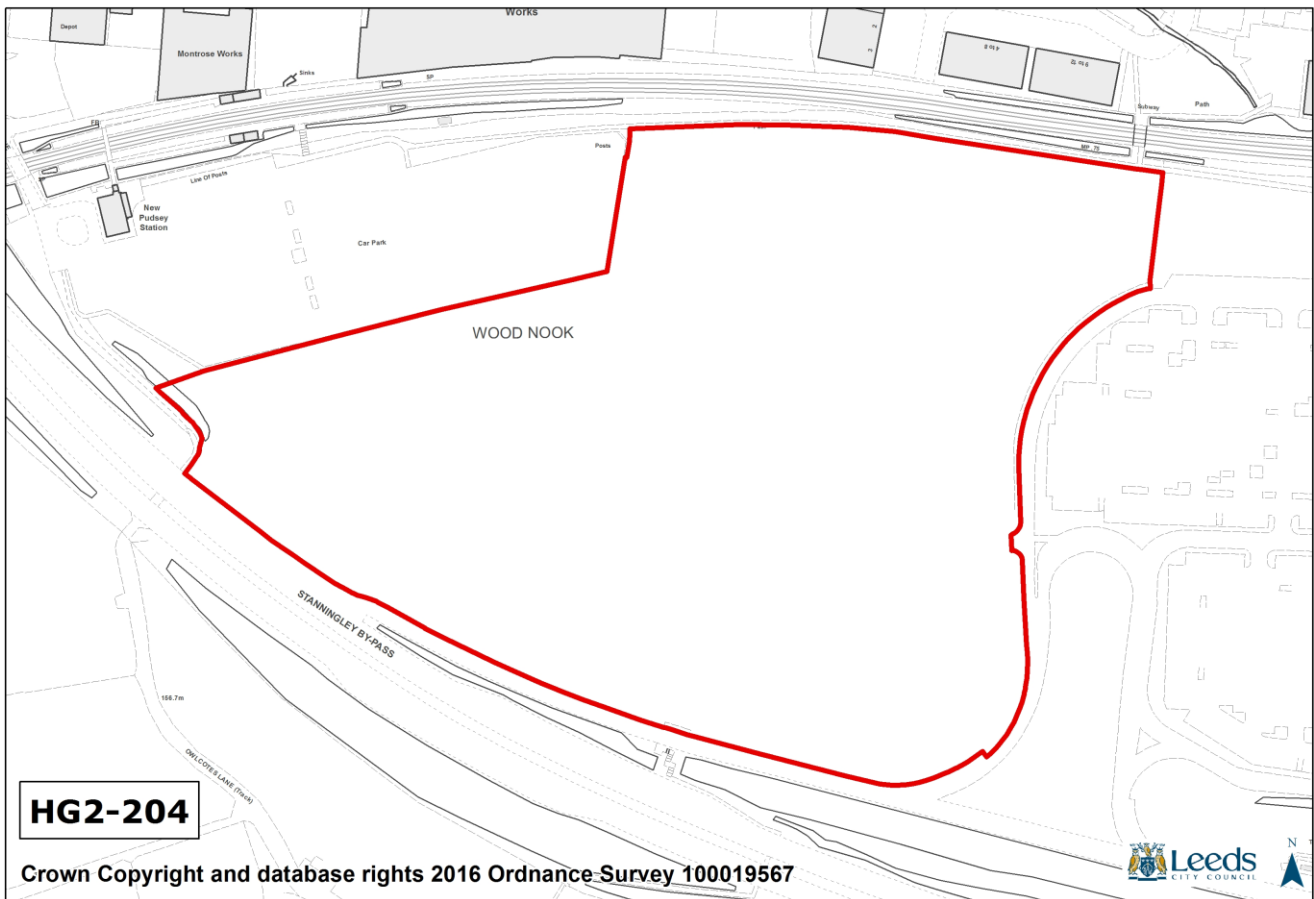
Site Capacity: 60 units

Site Area: 5.37 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-204:

The site offers significant potential to deliver improvements to parking capacity and vehicle/pedestrian/cycle access to New Pudsey Train Station, which residential development on the site should help to facilitate.

- **Highway Access to Site:**

The site would need to be linked to the existing footpath network in order to reach local facilities and public transport.

- **Local Highway Network:**

This site will have a cumulative impact on Dawson's Corner junction. A contribution towards mitigating works or a more significant improvement will therefore be required. In addition, the site offers significant potential to deliver improvements to parking capacity and vehicle/pedestrian/cycle access to New Pudsey Train Station, which residential development on the site should help to facilitate. Allowance should be made within the site for a new access road to the station car park and expansion of the car park.

- **Ecology:**

An Ecological Assessment of the site is required. Provide a biodiversity buffer (not private garden space) to the northern, southern and western boundary.

- **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: HG2-205 (5303)

Site Address: Stonebridge Mills, Farnley

Housing allocation

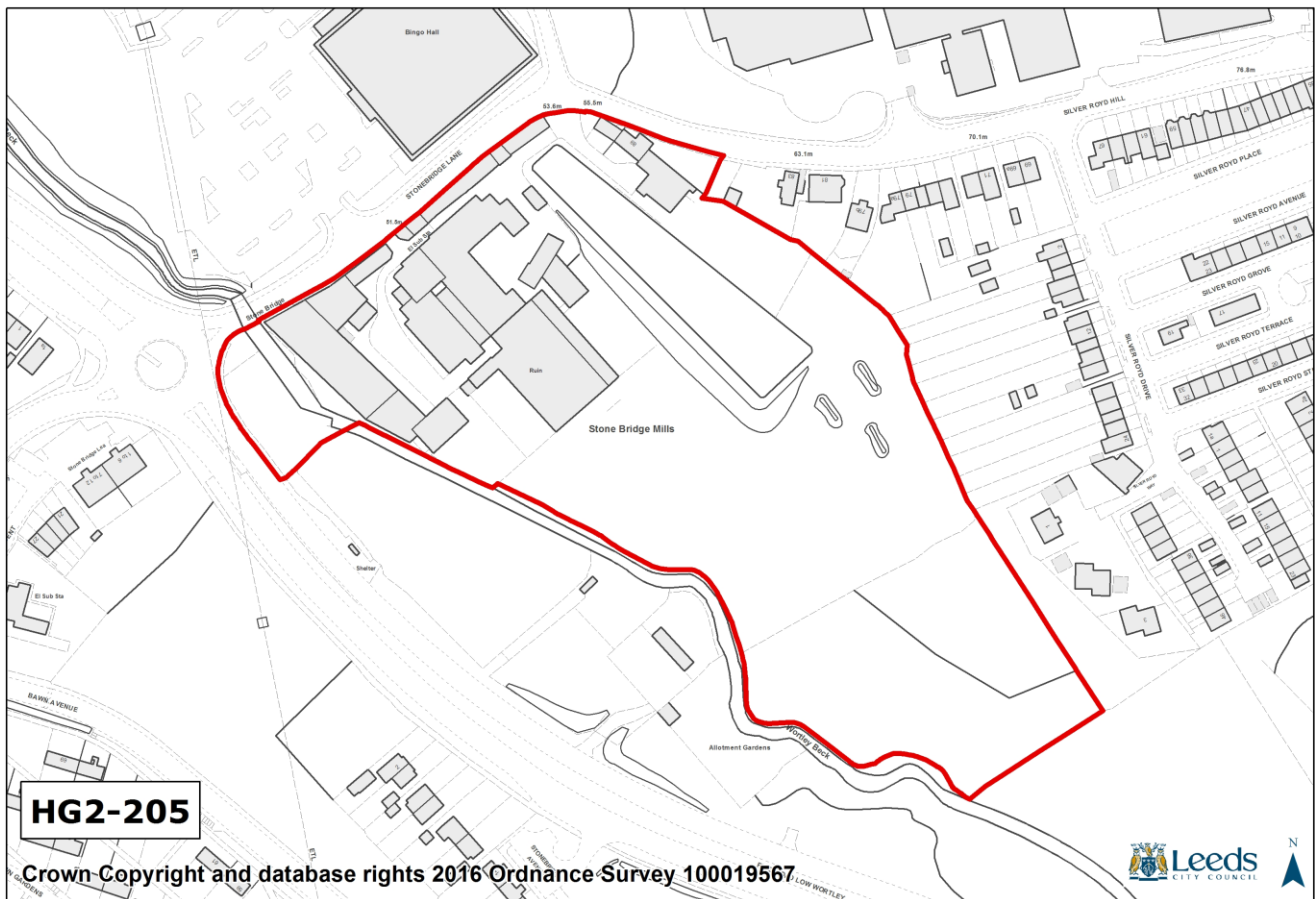
Site Capacity: 75 units

Site Area: 3.63 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-205:

- **Highway Access to Site:**

Public Transport improvements, footway improvements on Stonebridge Lane. Significant alteration to Ring Road roundabout to provide vehicular access to the site.

- **Local Highway Network:**

This site will have a cumulative effect upon junctions on the A6110. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this section of the Outer Ring Road. In addition, a review of TRO's and traffic claming on Stonebridge Lane/Silver Royd Hill/Pipe and Nook Lane will be required.

- **Ecology:**

An Ecological Assessment of the site is required. Provide a biodiversity buffer (not private garden space) to the northern, southern and eastern boundary.

- **Listed Buildings:**

The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. An assessment of the historic significance of the existing buildings should be undertaken to inform development on this site. The Listed Building, other positive buildings and the existing mill pond should be retained as part of the development. A buffer should also be provided between new build development and the mill buildings. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-206 (5337)

Site Address: Heights Lane, Armley

Housing allocation

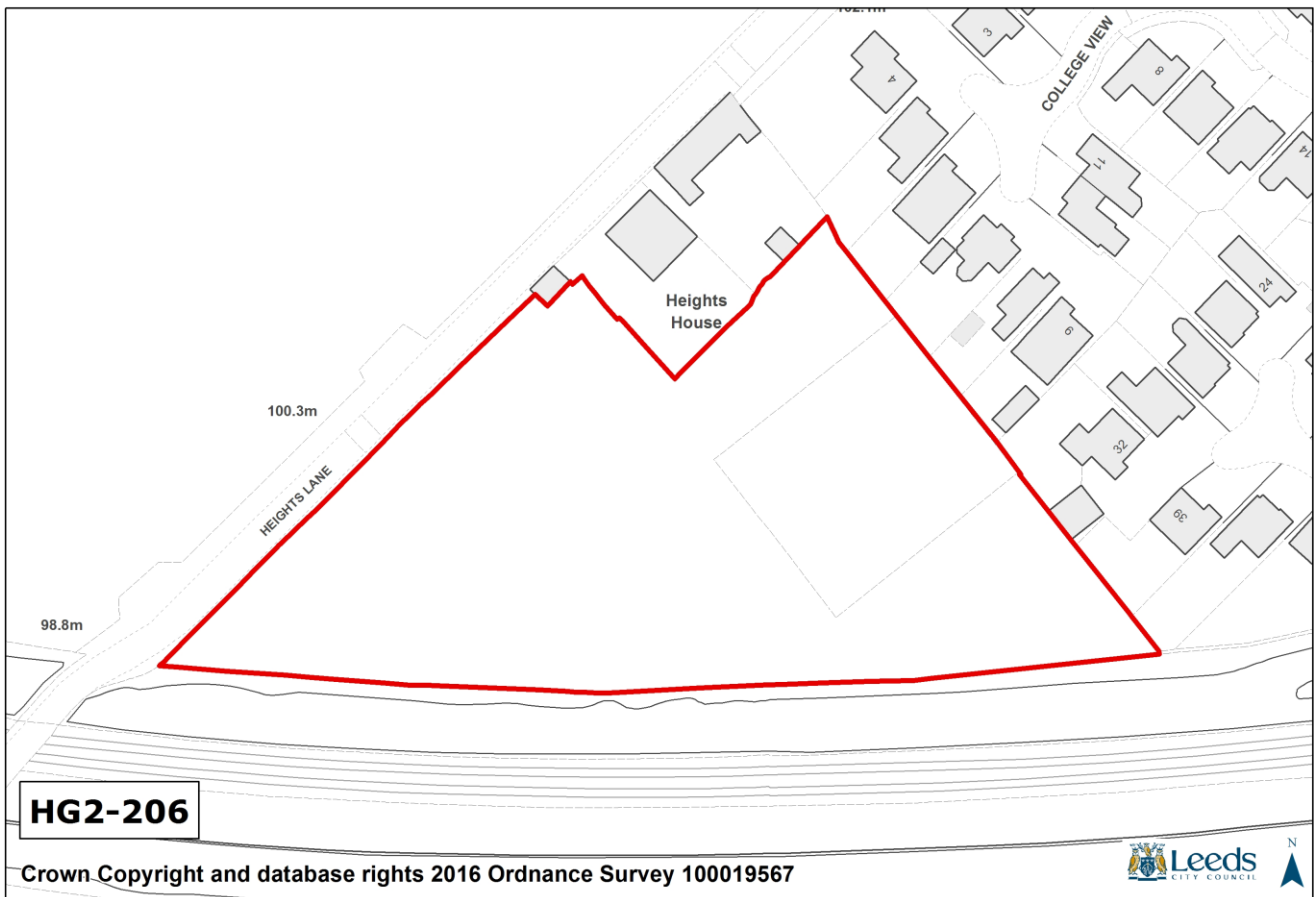
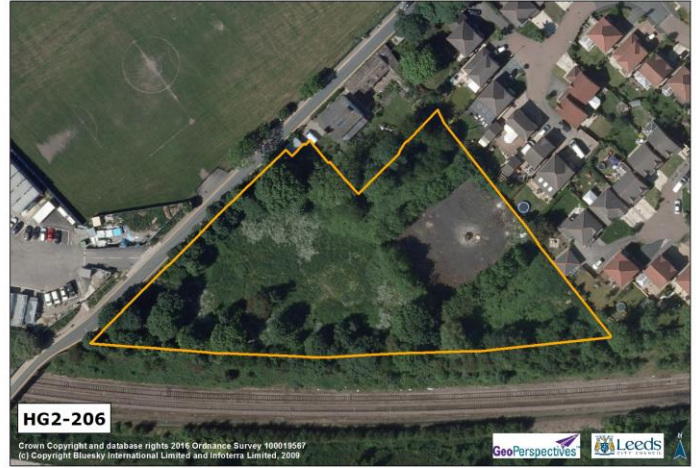
Site Capacity: 28 units

Site Area: 0.76 hectares

Ward: Armley

HMCA: Outer West

Phase: 1



Site Requirements - HG2-206:

- **Highway Access to Site:**

Nearside footway required - will affect trees. Review of TRO's and Traffic Management measures.

- **Ecology:**

An ecological assessment of the site is required. Biodiversity Buffer to be provided along the southern boundary - not to be transferred to private ownership

Site Reference: HG2-207 (5305)

Site Address: Hough Top Court, Hough Top, Pudsey

Housing allocation

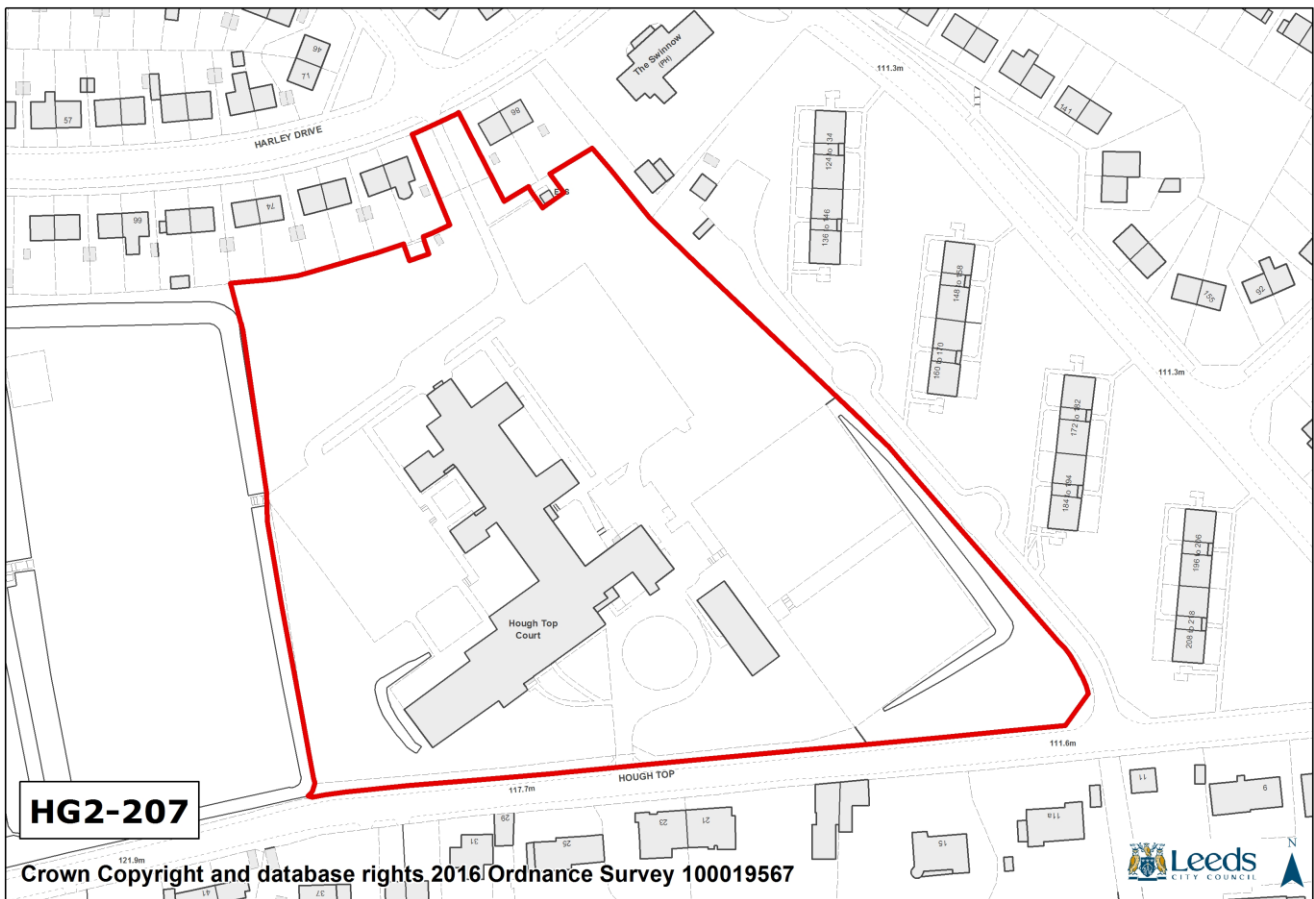
Site Capacity: 76 units

Site Area: 2.52 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1



Site Requirements - HG2-207:

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: MX2-5 (3412)

Site Address: Waterloo Lane, Leeds

Mixed use allocation

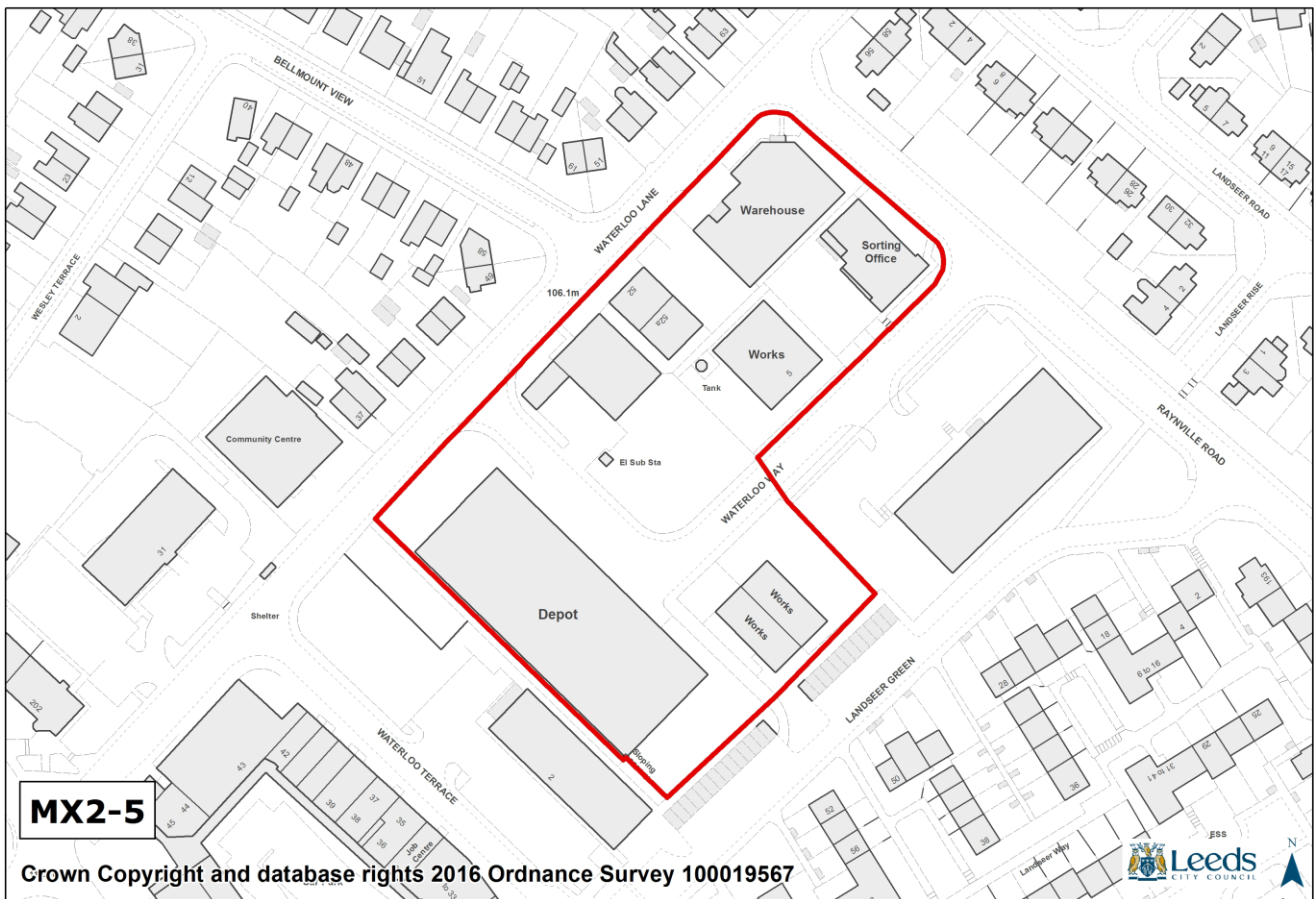
Site Capacity: 20 units

Site Area: 1.25 hectares

Ward: Bramley and Stanningley

HMCA: Outer West

Phase: 1



Site Requirements - MX2-5:

The site within the town centre boundary and therefore town centre uses will be considered appropriate

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

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

Safeguarded Land

3.11.10 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 WEST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	SHLAA	Address	Area ha	Capacity
HG3-14	1110	Rodley (land at), Leeds LS13	1.6	50
HG3-15	1114	Kirklees Knowl (land at), Bagley Lane, Bagley	17.8	415
HG3-16	3455A	Land off Gamble Lane	4.5	120
HG3-17	2123	Low Moor Side, New Farnley	5.7	130
HG3-29	3455B	Land off Gamble Lane	7.6	200
Safeguarded land (PAS) total:				915

Sites for Older Persons Housing/Independent Living

3.11.11 Six housing allocations have easy access to local centres in Outer 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 WEST THESE SITES ARE:

HG1-177 Lane End, Pudsey

HG2-74 Station Street, Pudsey

HG2-75 Musgrave House Crawshaw Road Pudsey

HG2-83 Upper Wortley Road, Thornhill Road, Bramley

HG2-200 Stanningley Road

MX2-5 Waterloo Lane

Sites Reserved for Future School Use

3.11.12 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 West there is one site where part of the site is to be retained for a school. This site is:

HG2-72 Land off Tyersal Court, Tyersal

Sites for Gypsies and Travellers

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

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

PRIVATE SITES

- **HG6-5 – ROSENEATH PLACE, WORTLEY**
- **HG6-11 – WHITE ROSE STABLES, OFF WHITEHALL RD, GILDERSOME**
- **HG6-12 – SCARECROW FARM, OFF WHITEHALL ROAD, GILDERSOME**

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

In Outer 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 AND AND FOR OUTER WEST ARE AS FOLLOWS

PUBLICLY MANAGED SITES:

- **HG7-2 - LAND ON THE CORNER OF TONG ROAD AND LAKESIDE ROAD, WORTLEY**

Sites for Travelling Showpeople

3.11.14 Paragraph 2.72 to 2.73 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed for Travelling Showpeople.

HG6-5: ROSENEATH PLACE, WORTLEY

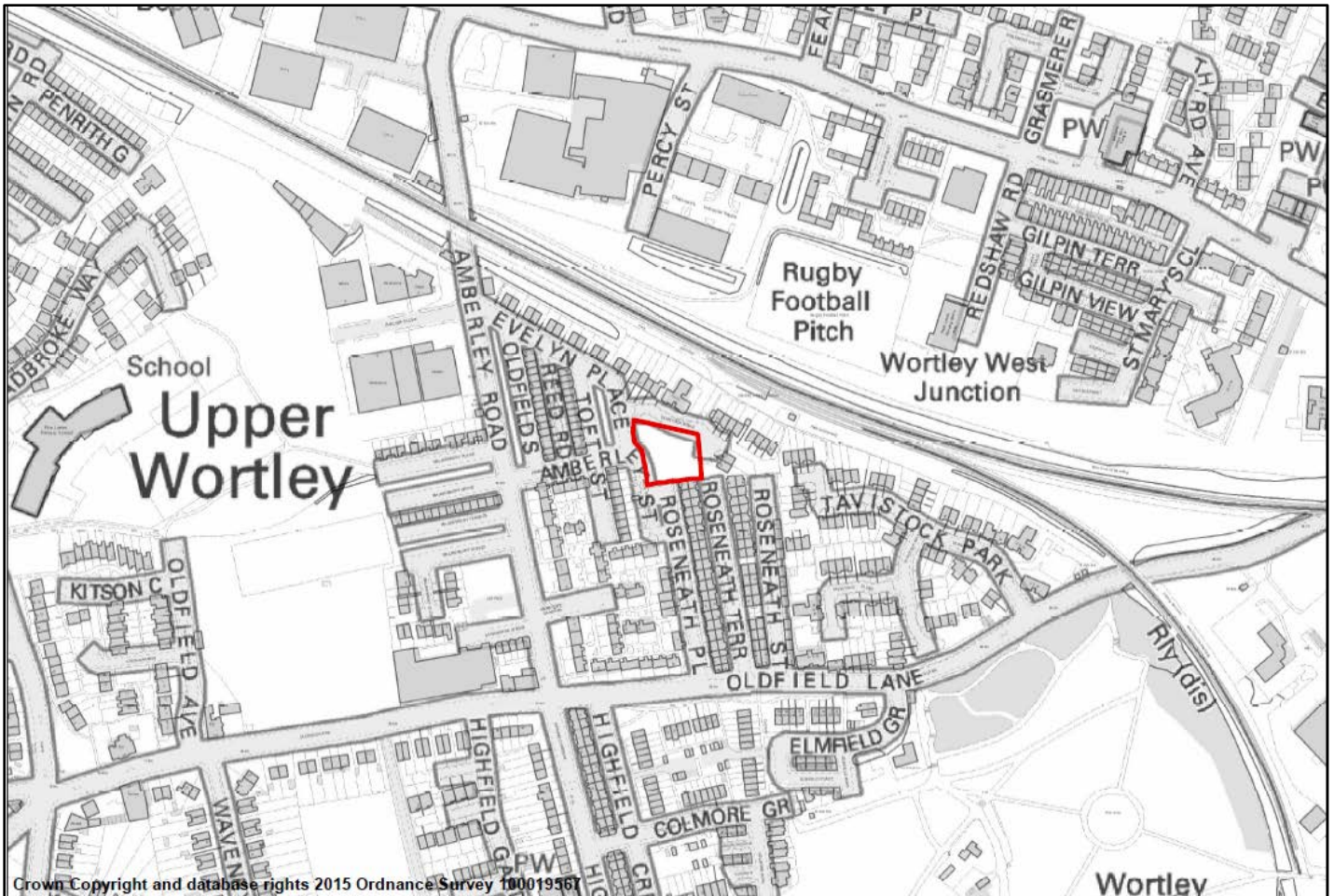
Site Type: Gypsy & Travellers

Site Area: 0.13 ha

Number of Pitches: 1

Ward: Farnley & Wortley

HMCA: Outer West



HG6-11: WHITE ROSE STABLES, WHITEHALL ROAD, GILDERSOME

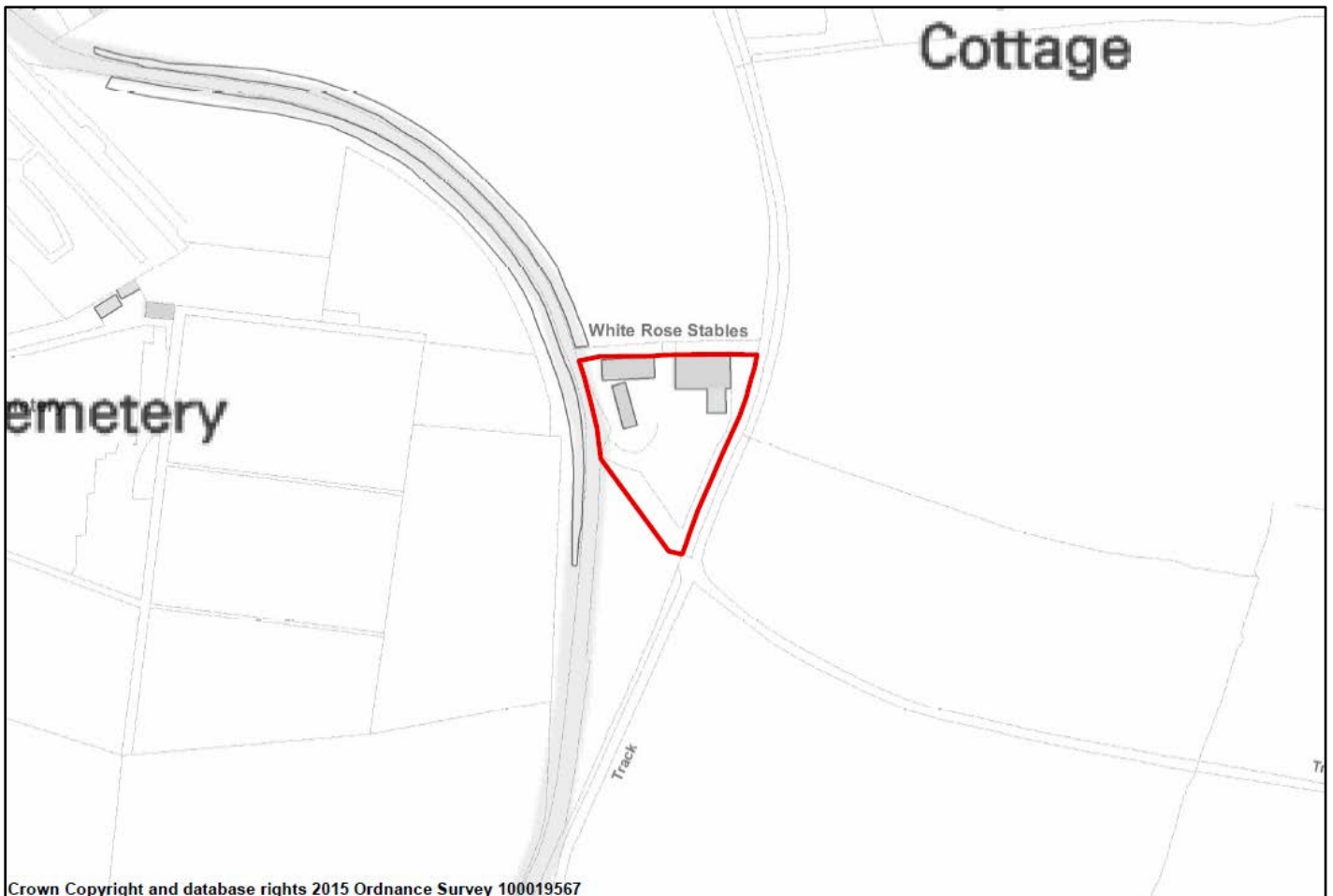
Site Type: Gypsy & Travellers

Site Area: 0.18 ha

Number of Pitches: 2

Ward: Farnley & Wortley

HMCA: Outer West



HG6-12: SCARECROW FARM, WHITEHALL ROAD, GILDERSOME

Site Type: Gypsy & Travellers

Site Area: 0.26 ha

Number of Pitches: 1

Ward: Farnley & Wortley

HMCA: Outer West



HG7-2: LAND ON THE CORNER OF TONG ROAD AND LAKESIDE ROAD, WORTLEY

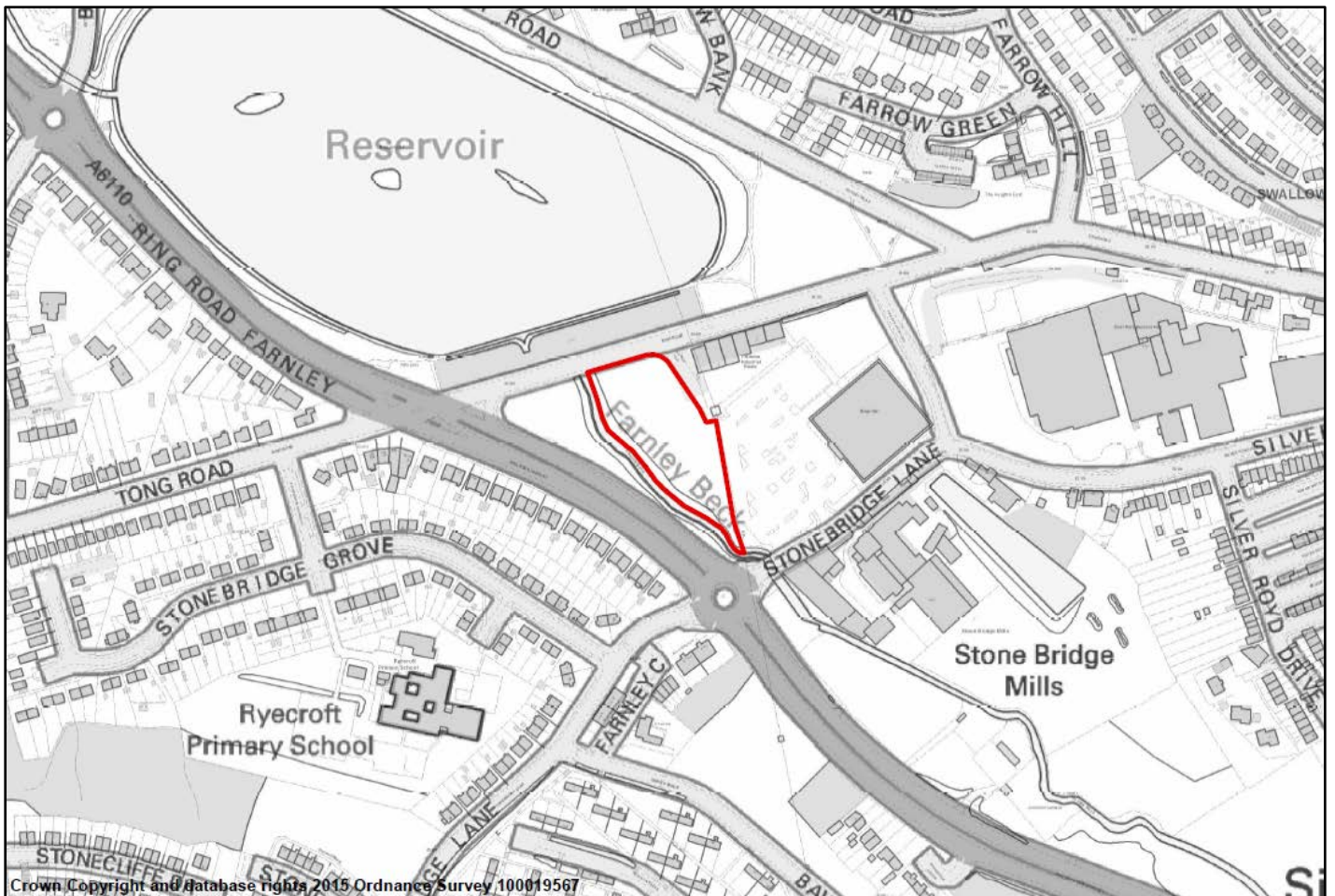
Site Type: Gypsy & Travellers

Site Area: 0.58 ha

Number of Pitches: 5

Ward: Farnley & Wortley

HMCA: Outer West



Site Requirements

Highways

Access to be taken from Lakeside Road, if practicable.

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

The site partly lies within Flood Zone areas but is elevated from the adjacent beck. 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.

Contaminated Land

A contaminated land assessment should accompany any subsequent planning application. Removal of asbestos has occurred in the past and been remediated.

Listed Buildings

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

Other

The site shall only be occupied by those persons who meet the legal definition of Gypsies and Travellers. Preference will be given to those Gypsies and Travellers who are living in overcrowded conditions at Cottingley Springs.

EMPLOYMENT PROPOSALS FOR OUTER WEST

Offices

3.11.15 The sites in Outer West have been assessed to determine their total contribution towards an overall district requirement of 1,000,000 sq m office based development. Sites which either have planning permission for office use (as at 5.4.16) and/or were allocated for employment including office use on the Unitary Development Plan and are to be retained as such count towards the employment requirement.

POLICY EO1 – IDENTIFIED SITES FOR OFFICE USE

THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

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

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

Plan Ref	ELR Ref	Address	Area ha	Capacity
MX1-4	CFSM051	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	3.3	5,000
Identified office employment total (sqm):				5,000

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

General Employment

3.11.17 The sites in Outer West have been assessed to determine their total contribution towards an overall district requirement of 493 hectares of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 5.4.16 and/or are allocated for general employment on the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites.

POLICY EG1- IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE

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

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

Plan Ref	ELR Ref	Address	Area ha	Capacity
EG1-15	2501660	Intercity Way Stanningley Ls13	0.5	0.5

EG1-16	2401631	Tong Road/pipe & Nook La Ls 12	0.2	0.22
EG1-17	2405670	DSL House Wortley Moor Road Upper Wortley LS12 4JE	0.3	0.29
EG1-18	2402152	Carr Crofts Drive Armley Moor Ls 12	0.2	0.17
EG1-19	2401181	Allocated Site Chelsea Close Leeds 12	0.9	0.93
EG1-66	2500680	Land adjacent to Canada Dry, Intercity Way, Swinnow, Leeds	0.8	0.81
Identified general employment total:				2.92

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

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

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

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

Plan Ref	ELR Ref	Address	Area ha	Capacity
EG2-6	2400850	Land Rear of Stanninley Field Close, Swinnow Lane, Swinnow	0.5	0.48
EG2-7	2401892	Stanningley Road & Swinnow Road, Pudsey	0.4	0.42
EG2-9	2501424	Expansion Land At Emballator Ltd Phoenix Way Bd4	1.2	1.15
EG2-25	HSG01793	Wortley Low Mills Whitehall Road	1.7	35
Allocated for general employment total				3.75

Site Reference: EG2-6 (2400850)

Site Address: Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow

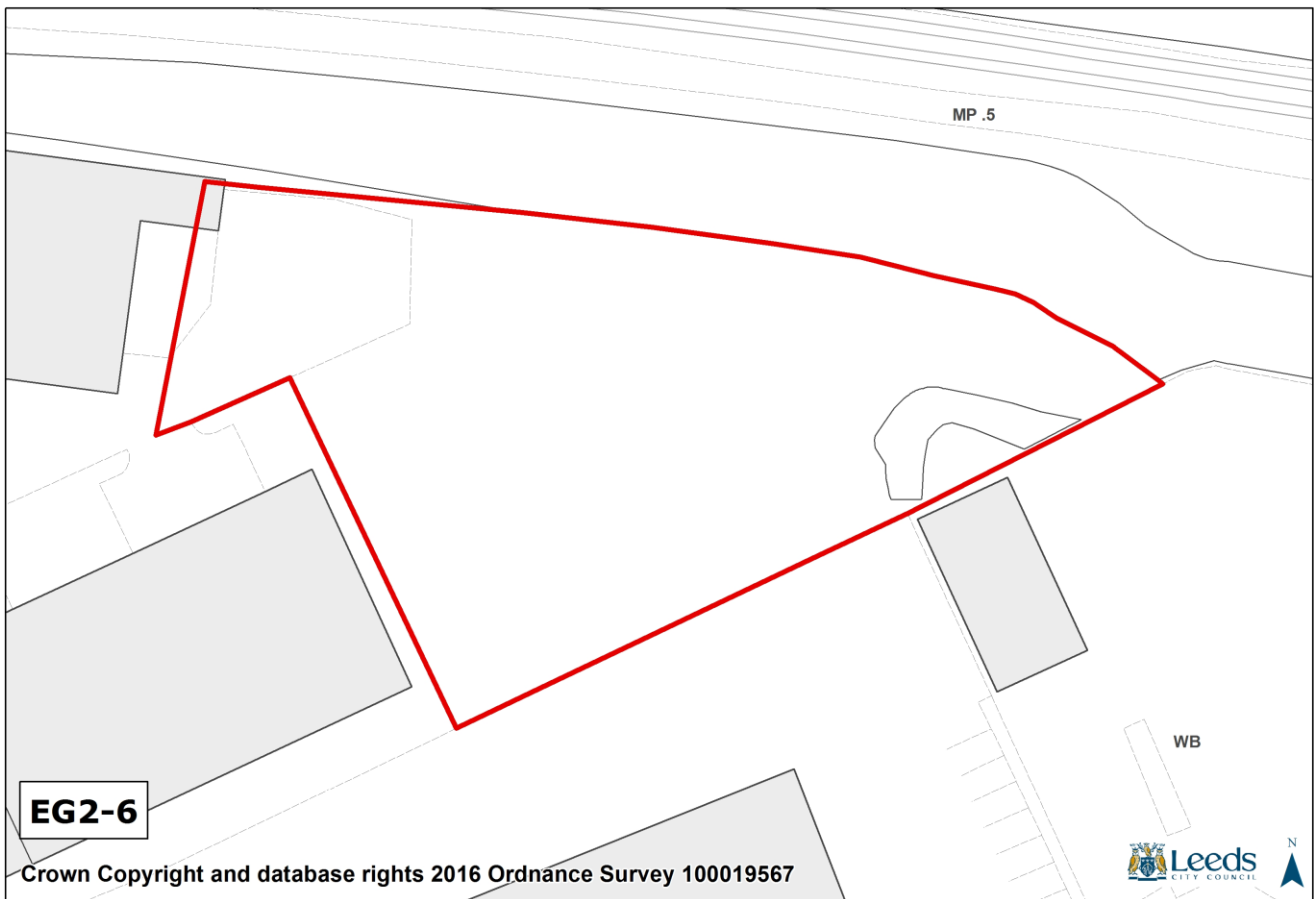
General employment allocation

Site Capacity: 0.48 hectares

Site Area: 0.48 hectares

Ward: Pudsey

HMCA: Outer West



Site Requirements - EG2-6:

- **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 including a Biodiversity Buffer along north boundary.

Site Reference: EG2-7 (2401892)

Site Address: Stanningley Road & Swinnow Road, Pudsey

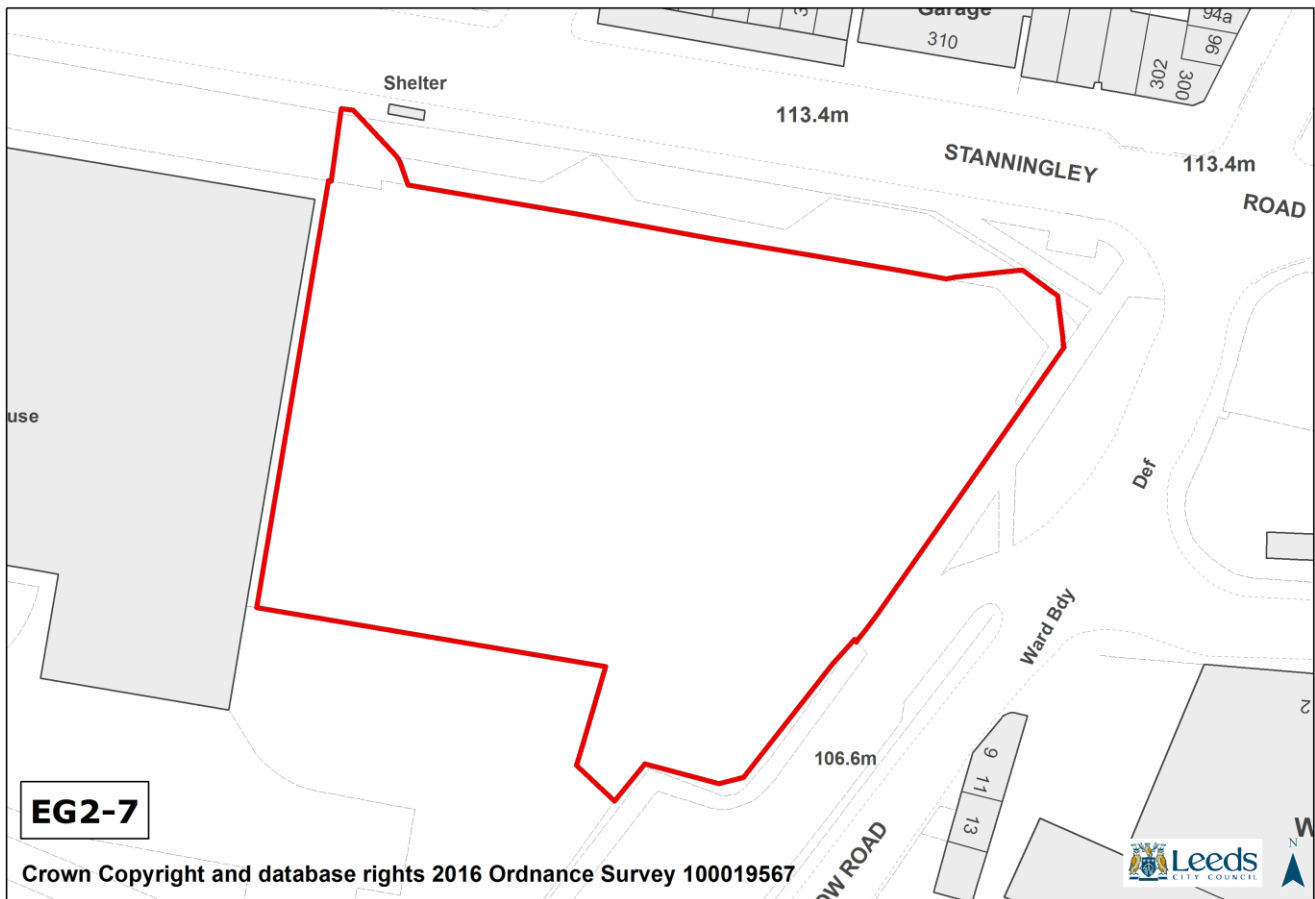
General employment allocation

Site Capacity: 0.42 hectares

Site Area: 0.42 hectares

Ward: Bramley and Stanningley

HMCA: Outer West



Site Requirements - EG2-7:

- **Highway Access to Site:**

The site should be accessed from Dolphin Court.

- **Conservation Area:**

The site affects the setting of Bramley Town Conservation Area. Any development should preserve or enhance the character or appearance of the conservation area.

Site Reference: EG2-9 (2501424)

Site Address: Expansion Land At Emballator Ltd Phoenix Way Bd4

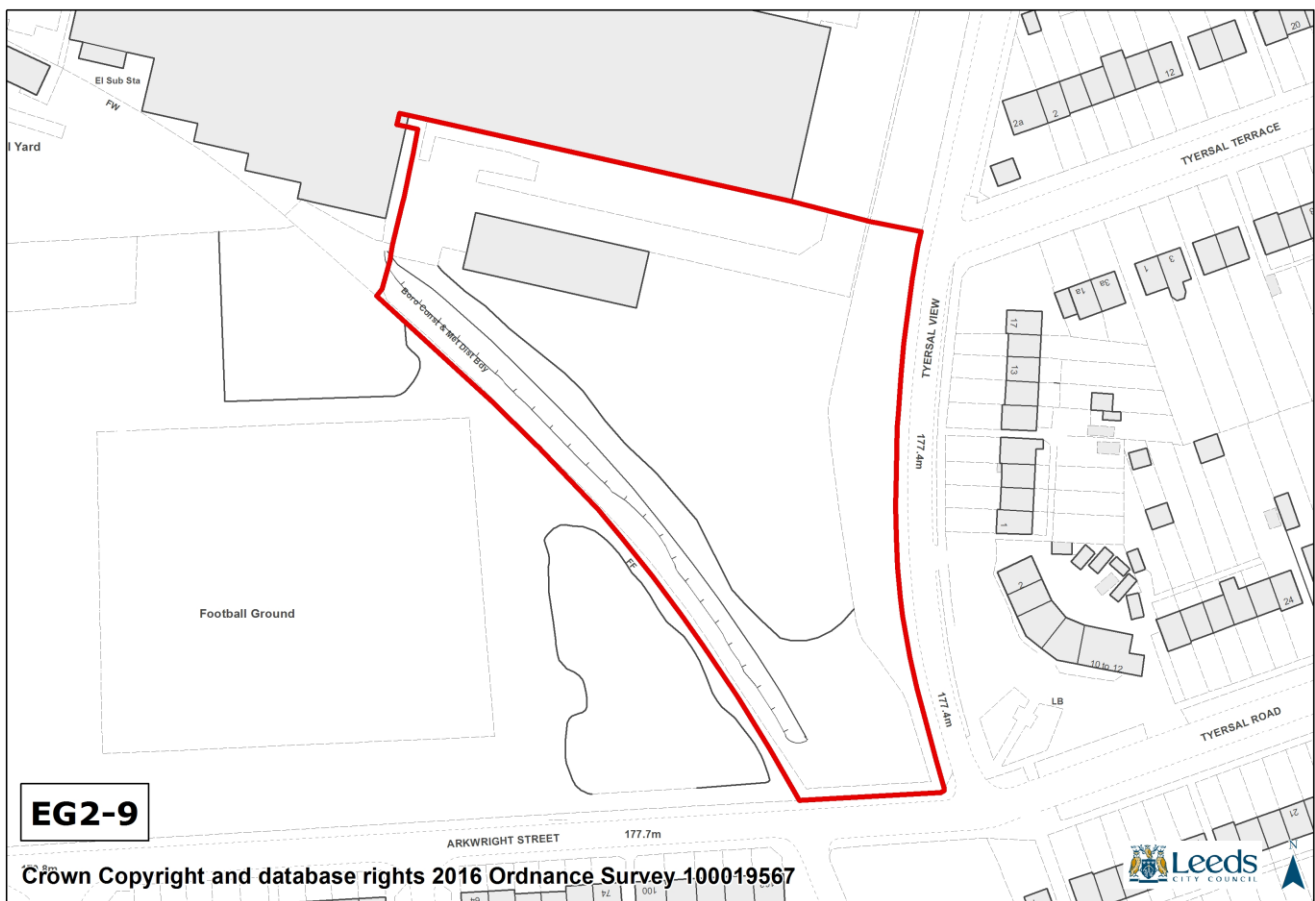
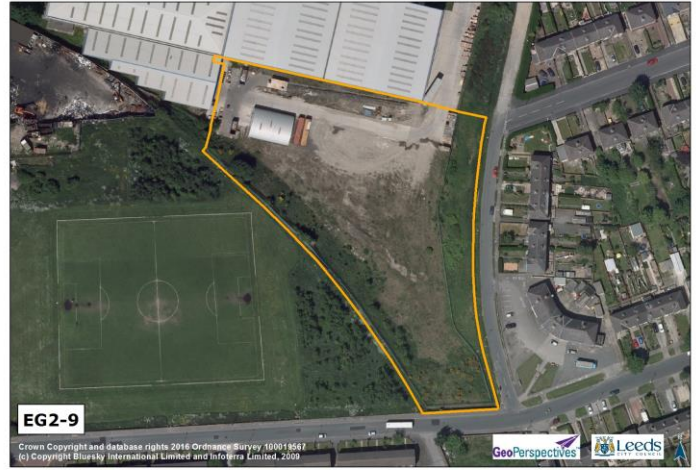
General employment allocation

Site Capacity: 1.15 hectares

Site Area: 1.15 hectares

Ward: Pudsey

HMCA: Outer West



No site specific requirements

Site Reference: EG2-25 (5219)

Site Address: Wortley Low Mills Whitehall Road

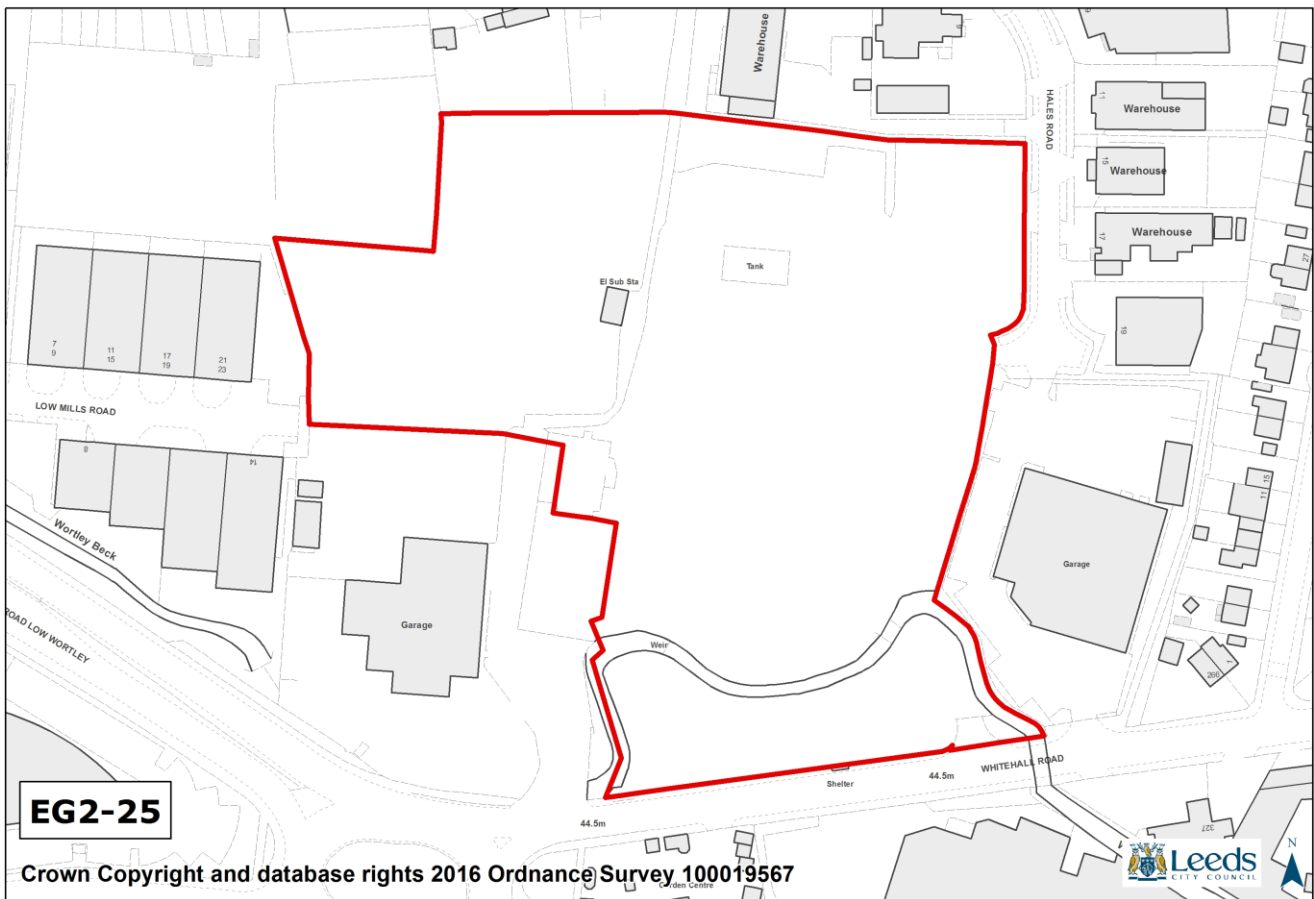
General employment allocation

Site Capacity: 1.7 hectares

Site Area: 2.46 hectares

Ward: Farnley and Wortley

HMCA: Outer West



Site Requirements - EG2-25:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. Provide a biodiversity buffer (not private garden space) to north and north-west boundary, and also on both sides of open water course near south of site for Leeds Habitat Network.

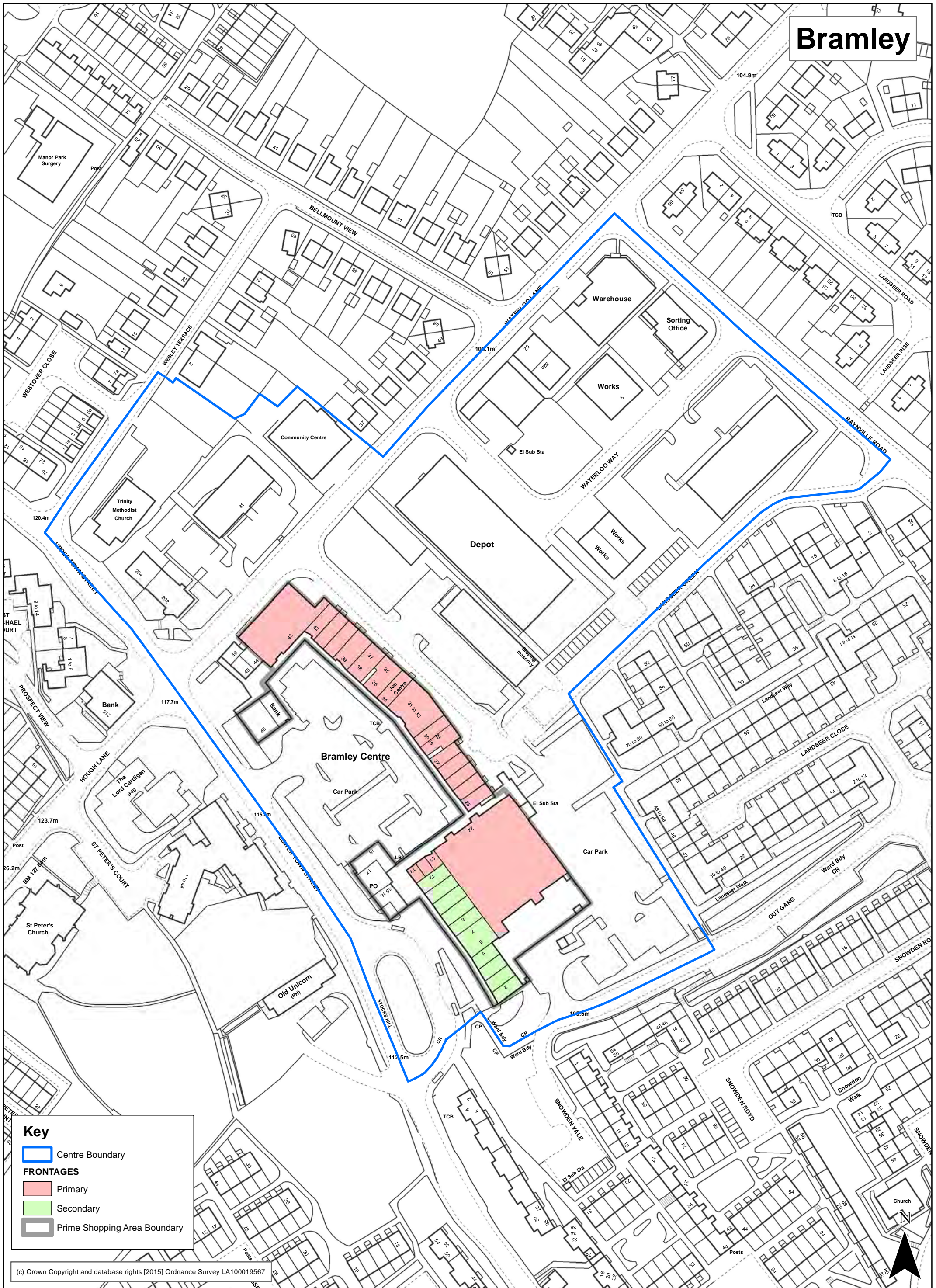
GREENSPACE PROPOSALS FOR OUTER WEST

3.11.18 The plan shows the green space sites proposed for designation within the Outer 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 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.

3.11.19 The Outer West area has a number of sizeable open spaces, such as, Gotts Park (35.5ha), Bramley Falls Park (34.5ha), Rodley Nature Reserve (26.9ha) Post Hill (35.6ha) as well as various smaller, more locally important parks e.g. Bramley Park (14.7ha), Stanningley Park (10.5ha), Farnley Hall Park (16.2ha), Western Flatts Park (12.8ha), Armley Park (8.9ha), Calverley Park (3.8ha) and Pudsey Park (3.3ha). There are also a number of smaller areas within the built up area, the majority of which have been protected open space for many years and allow residents of the area access to green space and opportunities for a range of recreational activities. Nevertheless, provision is still in need of improvement in terms of quantity, quality and accessibility. Revised surpluses and deficiencies by typology for the Wards that fall completely or partially within the Outer West HMCA are contained in the Green Space Background Paper.

Outer West Retail and Site Allocations Plans

Bramley

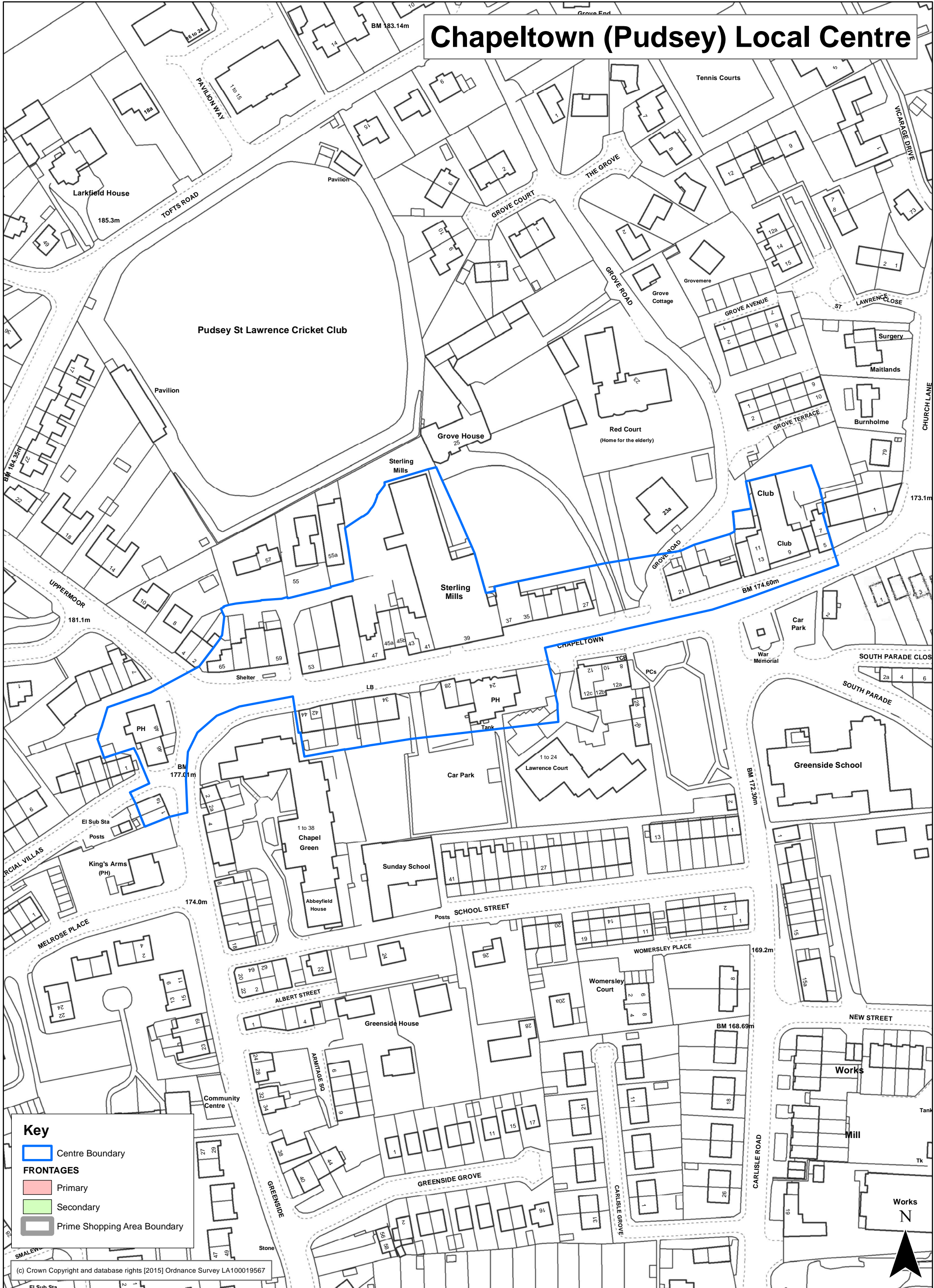


Key

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

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Chapeltown (Pudsey) Local Centre

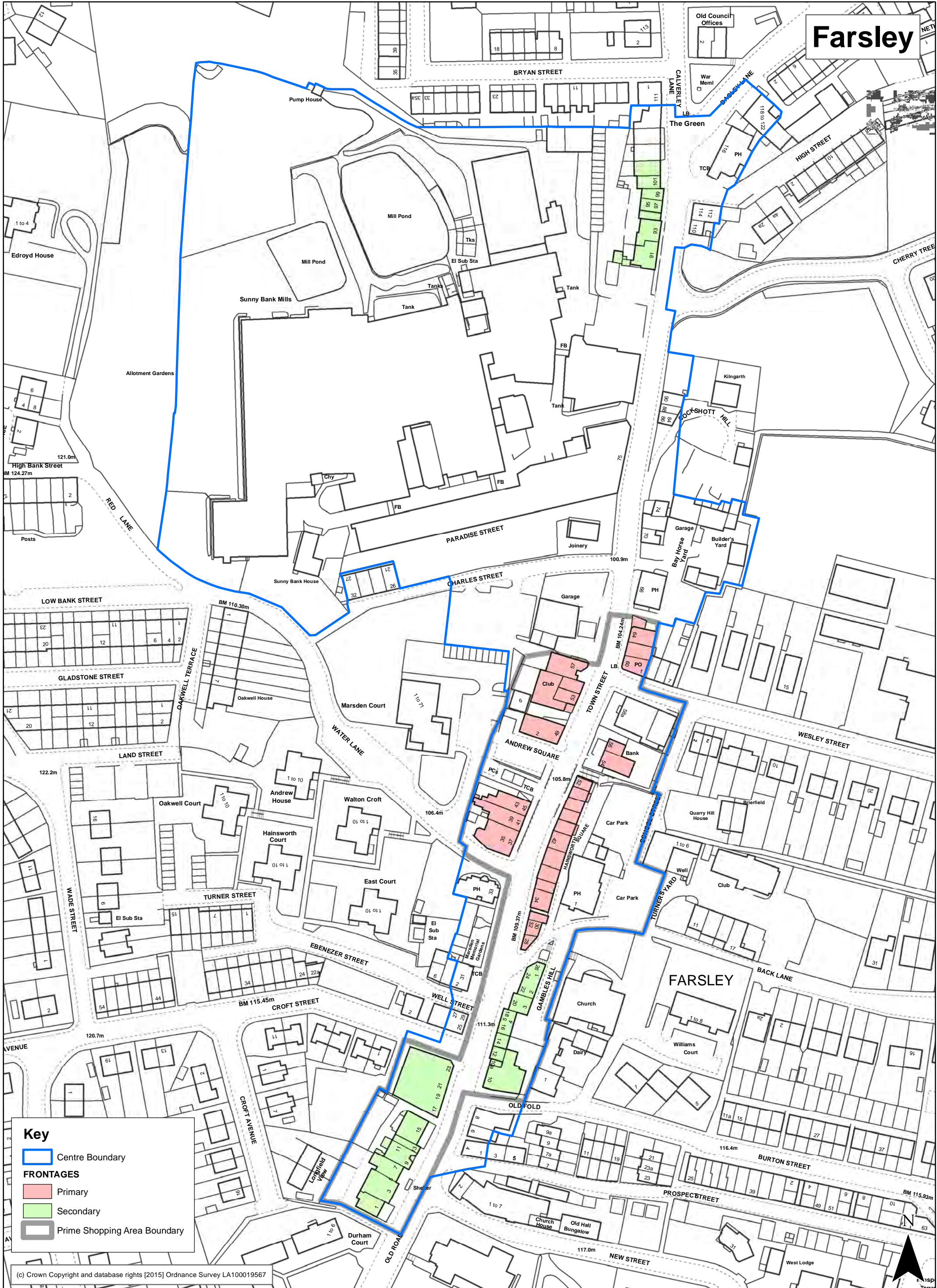


Key

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

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Farsley

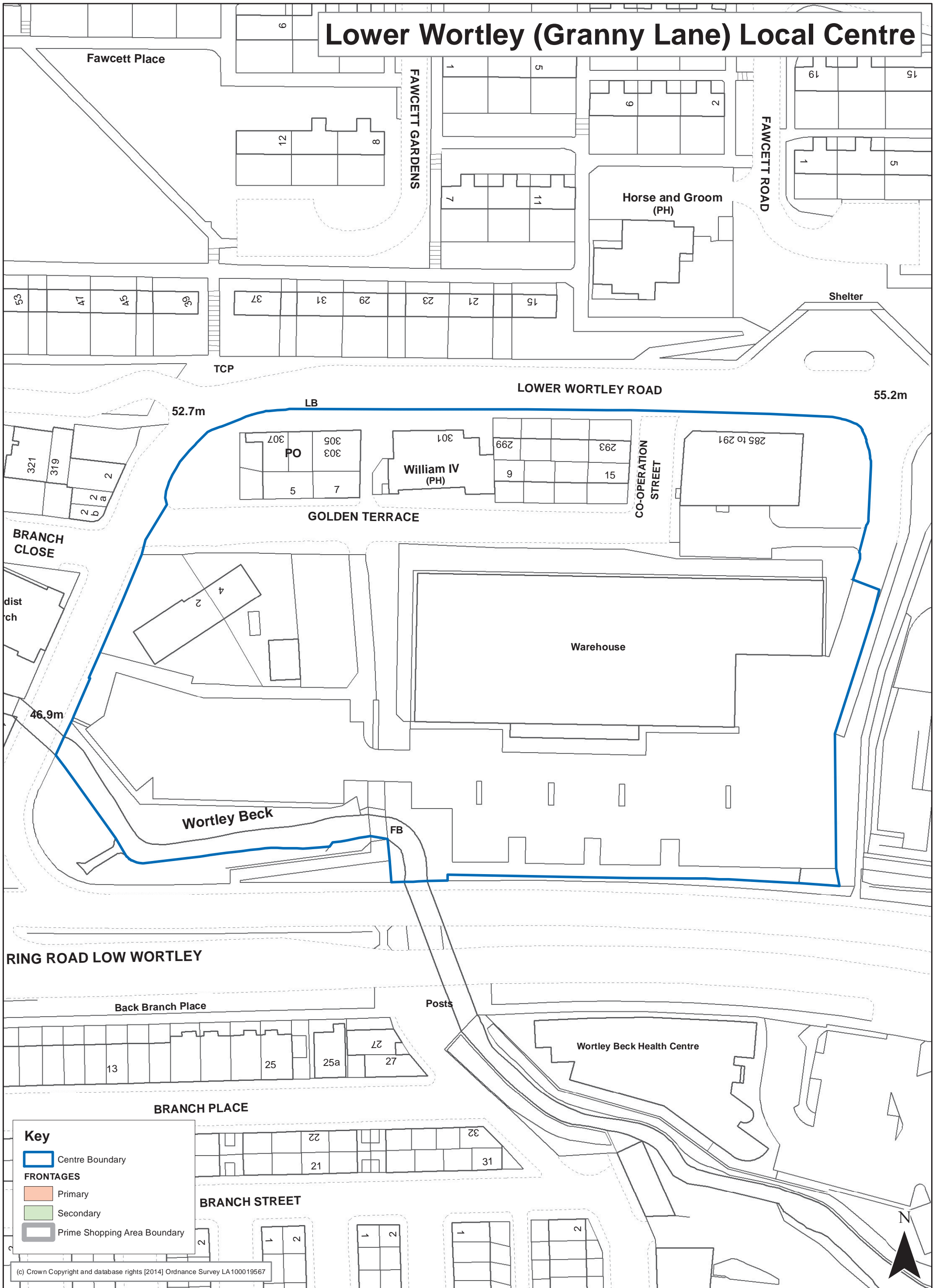


Key

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

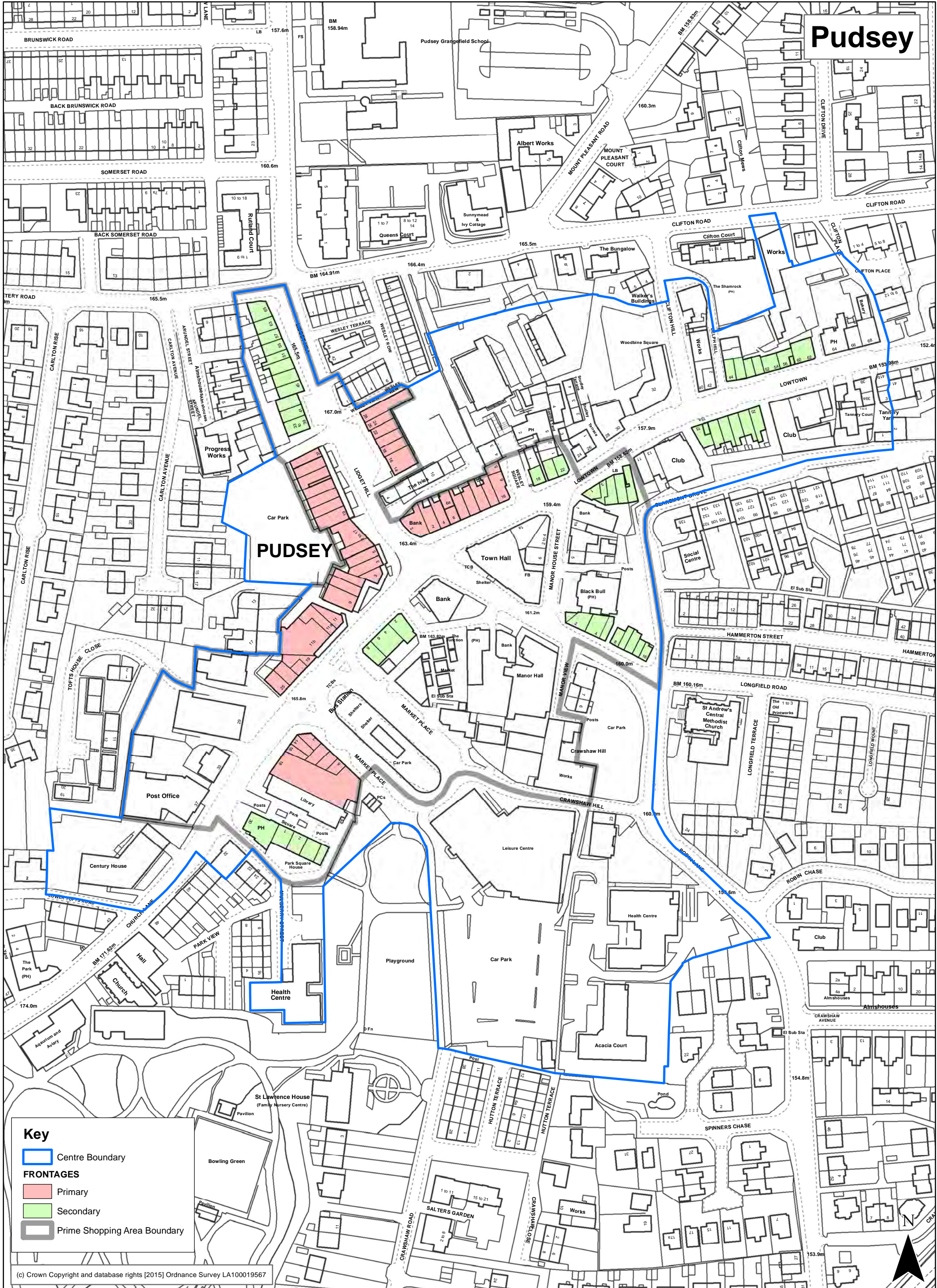
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Lower Wortley (Granny Lane) Local Centre



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Pudsey



Key

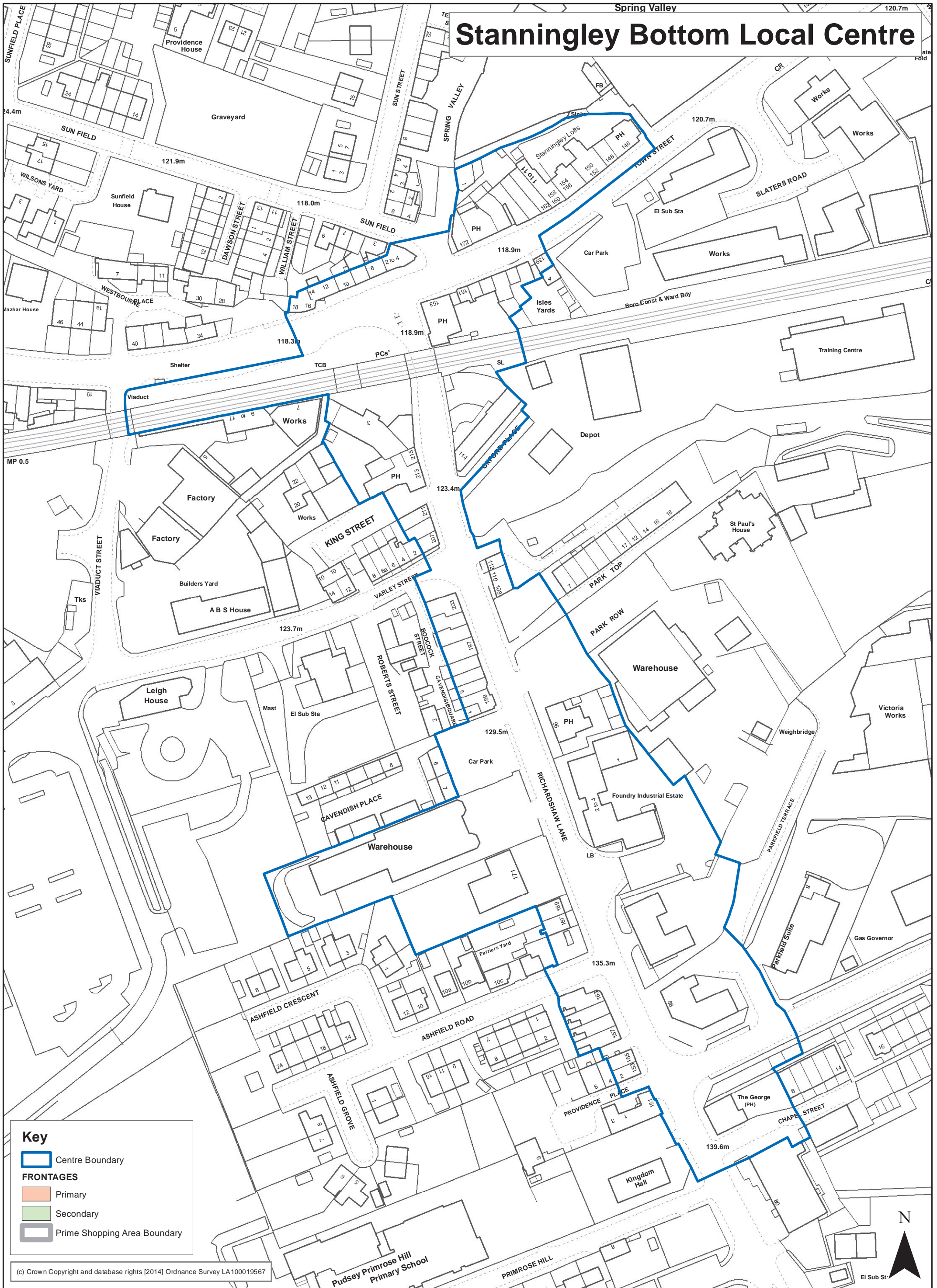
- Centre Boundary

FRONTAGES

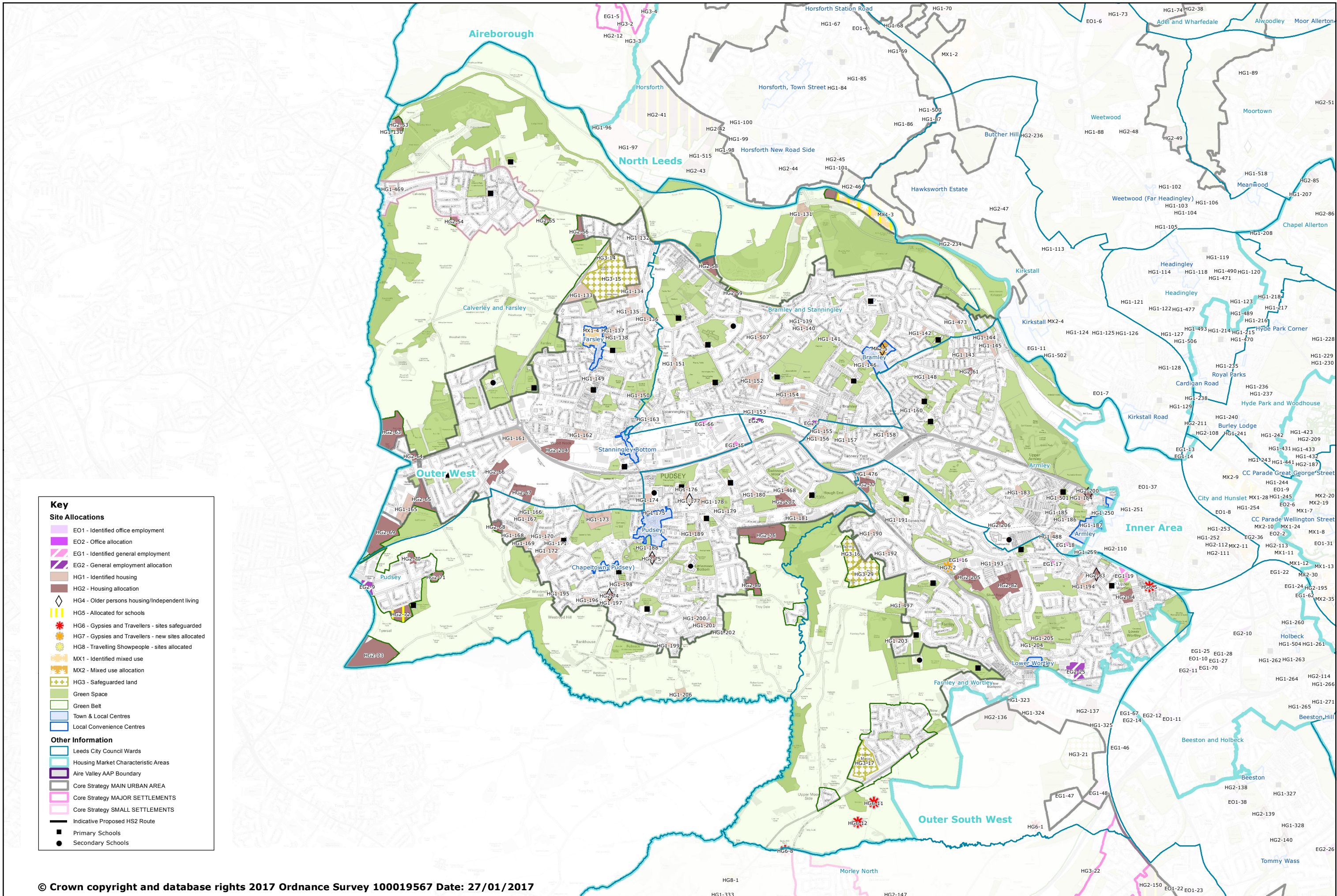
- Primary
- Secondary
- Prime Shopping Area Boundary

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Stanningley Bottom Local Centre



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Key

Site Allocations

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

Other Information

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

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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 West



GLOSSARY

Term	Explanation
Affordable Housing	Housing provided to specific eligible households whose needs are not met by the market. It is generally provided by either the Council, or by a Registered Providers.
Ancient Woodland	Woodland dating back to 1600 or before, which acts as is a very important habitat, including providing for more rare and threatened species than any other UK habitat.
Area Action Plan (AAP)	Development plans within the Local Development Framework which focus on a specific area subject to significant change, such as a major regeneration project. They set out policies and proposals for the development of land to help decide planning applications and guide the future growth of the area.
Authority Monitoring Report (AMR)	Annual report submitted to the government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.
Available	A site is considered available for development, when, on the best information available, there is confidence that there are no insurmountable legal and ownership problems, such as multiple ownerships, ransom strips, tenancies, or operational requirements of landowners.
Brownfield / Previously Developed Land	Any land or premises that has previously been used or developed in association with a permanent structure (although it should not be assumed that the whole of the cartilage should be developed). It does not include land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Building Regulations	Policies and regulations to ensure the health, safety, welfare and convenience of people in and around buildings, and the water and energy efficiency of buildings.
Centres Hierarchy	The different levels of centres across Leeds (City Centre, town centres, and local centres) which accommodate different types and scale of development.
Community Infrastructure Levy (CIL)	A financial charge which local authorities can charge on most types of new development in their area, depending on viability. The money will be spent on infrastructure to support the development of the area.
Core Strategy	The principal document within the Local Development Framework. It sets out the spatial vision for the future of Leeds to 2028, and provides broad policies to shape development.
Density	A measurement of the intensity of residential land use, usually measured by the number of dwellings per hectare (dph). Net housing density is calculated by dividing the developable area (i.e. excluding land for roads, green space etc.) within the red line boundary of the planning approval by the total number of units granted permission.
Development Plan Documents (DPDs)	The statutory documents which contribute towards making up the Local Development Framework. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and once adopted, decisions on planning applications must be made in accordance with them.
East Leeds Extension	A housing site allocated in the UDP around a large extent of the eastern edge of the Leeds urban area. It has the potential to deliver around 5,000 dwellings and associated infrastructure, and will be developed in phases following the planning application process.
Edge of centre	For retail purposes, a location that is well connected to and within easy walking distances (i.e. up to 300 metres) of the Primary Shopping Area. For all other main town centre uses, this is within 300 metres of the town centre boundary taking into account local circumstances (or for offices 500 metres from a centre's public transport interchange).

Employment Land	Employment land relates to all B Class employment sectors including office floorspace (B1a Use Class) and general employment land. General employment land includes research and development (B1b class), light industry (B1c), general industry (B2) and storage or distribution (B8) but excludes office floorspace (B1a).
Employment Land Review (ELR)	Part of the evidence for the LDF which assesses likely demand for office, industrial and warehousing space in Leeds and compares this with potential supply, taking account issues of quality, location and choice.
Enterprise Zone (EZ) or Leeds City Region Enterprise Zone	Designated areas offering incentives to new development and investment for the purposes of stimulating economic growth. Incentives can range from simplified procedures for planning applications, business rate discounts to tax relief on new capital investment. A significant part of Aire Valley Leeds alongside the East Leeds Link Road has been approved by Government as the Leeds City Region Enterprise Zone.
Flood risk zone	Areas with a high, medium or low risk of flooding. Development should generally be located outside of flood risk areas. Flood risk is assessed in Leeds by the Strategic Flood Risk Assessment (SFRA), which sets out the different levels of flood risk across the District.
Functional flood plain	Land where water flows or has to be stored in times of flood, that is subject to flooding with a 1 in 20 year probability (or more frequently), and that may be reserved by Leeds City Council for this purpose.
Green Belt	A designation for areas of open land around certain cities and large built-up areas where strict planning controls apply to keep this land open or largely undeveloped. The purposes of the green belt are to check the unrestricted growth of large built up areas, prevent neighbouring towns from merging, and preserve the special character of historic towns. It also aims to safeguard the countryside from encroachment, and assist urban regeneration by encouraging the recycling of derelict and other urban land. The designation is not intended to be a statement of the quality or attractiveness of the open land.
Green corridor	Green corridors are green spaces, which can link housing areas to the national cycle network, town and city centres, places of employment, and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal. They often act as major breaks around and between parts of settlements.
Green Infrastructure (GI)	An integrated and connected network of green spaces, which have more than one use and function. GI is both urban and rural and includes protected sites, woodlands, nature reserves, river corridors, public parks and amenity areas, and sport facilities, together with green corridors.
Green space	A collective term to describe areas of open space and vegetation, whether public or private, used for formal or informal recreation. Examples include recreation grounds, parks, linear spaces alongside canal towpaths, grass playing pitches, bowling greens, tennis courts, pedestrian areas in the city centre, small play spaces within housing areas, or woodland.
Greenfield land	Land that has not previously been used for urban development. It is normally used for agriculture, forestry, or parks but can also include private residential gardens.
Hectare (Ha)	One hectare (Ha) is equivalent to 10,000 square metres (100 x 100). This is approximately the same size as a full size football pitch.
High Speed Rail or HS2	The Government's proposals for a new high speed rail link between Leeds and London via Birmingham. Current plans envisage construction of the Birmingham to London link first followed by links to Leeds and Manchester by 2033. Forecast Leeds to London journey time would be 80 minutes.
Impact assessment	A planning process which assesses the significance of an impact against existing and new circumstances. An impact could refer to social, environmental and economic matters, for example retail, transport, biodiversity, equality and health issues.

Infrastructure	Basic urban services necessary for development to take place, for example, roads, electricity, telephone lines, sewerage, and water. It is also used to refer to transport provision, and social infrastructure such as education and health facilities, and green infrastructure.
Leeds City Region (LCR)	The Leeds City Region Partnership brings together the eleven local authorities of Barnsley, Bradford, Calderdale, Craven, Harrogate, Kirklees, Leeds, Selby, Wakefield and York, along with North Yorkshire County Council to work toward the common aim of a prosperous and sustainable City Region by working together in areas such as transport, skills, housing, spatial planning and innovation.
Leeds Flood Alleviation Scheme (FAS)	The Leeds Flood Alleviation Scheme is a major project for to provide flood alleviation for 19km of the River Aire from Kirkstall, through the City Centre to Woodlesford. It is intended to provide a 1 in 200 year standard of protection against flooding along the river in the long term.
Local centre	Local centres cater for daily shopping needs, and provide shopping provision to complement weekly shopping known as 'top up' shopping. The range of uses and the scale of units is less than that offered by town centres and there may be no Council, health or community facility, although many provide financial services and offices. Due to the significant differences in scale and function of local centres across Leeds the Core Strategy establishes a two-tier approach to split them into higher and lower order local centres.
Local convenience centre	These are local centres which are within the city centre boundary and where slightly different policies apply to the rest of the district's local centres.
Local Development Framework (LDF)	The collection of development documents, which set out the local planning authority's policies. They take into account the impact of development on the economy, the environment and the social make-up of the area.
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); entertainment facilities; intensive sport, leisure, and recreational use (including cinemas, restaurants, drive through restaurants, bars, pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and art, culture and tourism development (including theatres, museums, galleries, concert halls, hotel and conference facilities).
Main urban area	With the City Centre at its heart, it includes those communities and neighbourhoods which form the main built up areas of the City of Leeds (and not the separate settlements surrounding it).
Major development	Defined by Circular 15/92 as "the erection of 10 or more dwellings, or, if this is not known, where the site is 0.5 hectares or more; In other cases; where the floorspace to be created is 1,000 square metres or more, or the site area is 1 hectare or more."
Major settlement	Those free standing towns which are separated from the main urban area. These settlements are identified as having a town centre.
Mineral Safeguarding Area (MSA)	An area identified to protect potentially economic resources from being sterilised by other development.
Neighbourhood Plan	A plan prepared by a Parish or Town Council or a Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004 and Localism Act 2011).
Open Space	Green space with the addition of civic space, usually comprising hard landscaped open areas for public gathering and churchyards.
Pitch (Gypsy and Traveller)	There is no set definition for the size of a Gypsy and Traveller residential pitch, because in the same way as the settled community, gypsies and travellers require various accommodation sizes, depending on the number of family members. However, on average, a family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, (or two trailers), drying space for clothes, a lockable shed, parking space for two vehicles, and a small garden area. Smaller pitches must be able to accommodate at least an amenity building, a large trailer, drying space for clothes and parking for at least one vehicle.
Policies Map	The illustrations on a base map showing the most up to date policies, allocations, and designations of the development plan.

Primary Shopping Area (PSA)	A defined area where retail development is concentrated (generally comprising the primary frontages, and those secondary frontages which are adjoining and closely related to the primary ones).
Protected Area of Search (PAS)	The designation of green belt boundaries was accompanied by the designation of Protected Areas of Search to provide land for longer-term development needs. No development is permitted on PAS that would prejudice the possibility of longer-term development. The suitability and sustainability of PAS for development is to be comprehensively reviewed as part of the Local Development Framework (LDF) process.
Public Right of Way (PROW)	A route over which the public have a right to pass, whether or not the land that it crosses is privately-owned. The rights have been legally recorded on the Definitive Map and Statement. There are three categories; footpath, Bridleway and Carriageway, and there are also permissive footpaths and bridleways.
Regeneration	A focus of intervention centred on an improvement to the conditions of disadvantaged people or places. It includes interventions to reverse economic failure or to tackle deprivation in target areas. It can be achieved through a range of methods including improvements to the physical environment, education, health, housing, employment opportunities, and community safety. It also includes attracting and growing businesses, skills and workforce development.
Regeneration Priority Programme Areas	The council's key areas for programmes of targeted regeneration, through cross-sector working. These areas are identified in the Core Strategy.
Section 106 Agreement / planning obligations	Legal agreements negotiated by the landowner or developer with the Council in response to a planning application. They are used to make development proposals acceptable in planning terms, and in order to mitigate against the impact new development will have upon the City's existing infrastructure, such as transport provision, local community facilities, and green space.
Settlement Hierarchy	The framework which will guide future development opportunities. The hierarchy prioritises the location of future development and sets out those areas towards which development will be directed, based on the sizes and characteristics of the different settlements (including the City Centre and Main Urban Area) across the Leeds District.
Sequential approach	A planning principle that seeks to identify, allocate, or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre uses sites before out-of-centre sites.
Shopping frontages	Stretches of fronts of shops designated within the city centre and town and local centres where the intention is to maintain minimum concentrations of retail uses at ground floor level and control the mix of supporting uses. Frontages can be classed as primary or secondary.
Site Allocations Plan	Provides site allocations and details that will help to deliver the Core Strategy's long term spatial vision, objectives and policies. It is a key LDF document in identifying specific allocations for development.
Smaller settlement	Smaller settlements are those communities which have a population of at least 1500, a primary school, and a shop or pub. Some but not all smaller settlements have a local centre.
Soundness	A Development Plan Document has to meet formal tests of soundness in order to be approved through the examination process. To be sound it has to show that the plan has developed in a fair and rational way in line with guidance and based on evidence.
Strategic Flood Risk Assessment (SFRA)	Identifies the areas of different flood risk across the Leeds district. It should be used to help identify locations for future growth and inform land use policies.
Strategic Green Infrastructure	Green Infrastructure which has strategic importance across the district, including the strategic connections between green areas for the benefit of people and wildlife.
Strategic Housing Land Availability Assessment (SHLAA)	A technical study which seeks to identify potential housing sites that could be developed over the life of the Core Strategy. It will be used in order to demonstrate the available level of supply, and to influence the decisions taken in the Core Strategy regarding the location and phasing of sites.

Suitable	In deciding whether a site is suitable the following factors needs to be taken into consideration – any policy restrictions, physical problems or limitations, potential impacts and environmental conditions.
Supplementary Planning Document (SPD)	SPDs deal with specific issues (thematic or site specific) and elaborate upon the policy and proposals in Development Plan Documents (DPDs).
Sustainability Appraisal (SA)	A process and a document that takes into account the social, environmental and economic effects of a plan to allow decisions to be made that accord with sustainable development. It also makes sure that plans produced will last.
Sustainable development	Seeking to ensure that all development has a minimal detrimental impact on the environment whilst maximising environmental, economic and social gains. A widely-used and accepted international definition of sustainable development is “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. There are five shared principles of sustainable development in the UK. The aim is to live within environmental limits and achieve a just society, by means of a sustainable economy, good governance, and sound science.
Town centre	Provide for weekly and day-to-day shopping and service needs close to where people live and work. They have a wide range of uses including a supermarket and a range of shops including independent traders, financial services, a council presence either in the form of a library or council offices, healthcare facilities, and community facilities.
Travel plans	A package of practical measures aimed at addressing the transport needs of a particular development (or organisation) where it is likely to generate a significant level of trips.
Unitary Development Plan (UDP)	The current statutory development plan for the whole of the Leeds District (Review 2006). It provides a framework for all new developments and is used as a basis for making decisions regarding land use and planning applications. It will be replaced by the emerging LDF.
Use class order	Planning legislation which groups together similar types of land and buildings into various categories. The current categorisation is from the Use Classes Order 1987 (Use Classes Order 1987 as amended at 2005, 2006, 2010 and 2015).
Viable	Whether there are reasonable prospects that development will occur on a site. This will be influenced by the market, costs, and delivery factors.
Vision for Leeds – the Community Strategy	The long term community plan for Leeds, which feeds into the Core Strategy. The Vision is to be the best City in the UK by 2030. Leeds will be fair, open and welcoming, its economy will be prosperous and sustainable, and all Leeds’ communities will be successful.
West Leeds Gateway (WLG)	The WLG area includes the communities of Armley, Lower Wortley, New Wortley, Upper Wortley, and The Heights. A Supplementary Planning Document has been adopted for the area.
West Yorkshire Local Transport Plan 3 (WYLTP3)	The third statutory transport plan for West Yorkshire produced by a partnership of West Yorkshire Integrated Transport Authority, Leeds and the other four West Yorkshire Districts. It sets out the needs, objectives, ambitions and strategy for transport over the 15 year period 2011-26.
Windfall	A term to describe development on a site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan.