



**Leeds**  
CITY COUNCIL

# Site Allocations Plan as amended 2024

Section 3: Proposals For The 11  
Housing Market Characteristic Areas  
6.Outer North East

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



## **SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS**

### **6. OUTER NORTH EAST**

3.6. The Outer North East area is characterised by a collection of freestanding mainly small towns and villages located within an attractive rural setting. The area is bounded by the main urban area of Leeds to the south-west and the administrative boundaries of the neighbouring Harrogate Borough Council and Selby District Council to the north and east respectively. Wetherby is the largest settlement within the area and provides a wide range of local services and facilities. The smaller settlements of Boston Spa, Bardsey, Bramham and Collingham further help to supplement the local community needs. The majority of the towns and villages within the area contain significant heritage value which is demonstrated by their numerous conservation areas and listed buildings. The River Wharfe meanders around the northern part of area passing through several settlements, adding to the attractive character and providing a valuable ecological resource. The A61, A58 and A64 are the main roads linking the areas towns and villages and connecting residents to the City Centre. The A1 (M) also runs north/south across the area providing good regional connections for people and local businesses. Lotherton Hall, Bramham Park, Eccup reservoir and Harewood House provide the major leisure and cultural attractions within the area.

Overall, the socio-economic profile shows that of working households in North East Leeds 20% earn less than £20000 p.a. whilst 49% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 1% in 2014 (claimants of working population). A number of Neighbourhood Plans are also being prepared within this area.

#### **RETAIL PROPOSALS FOR OUTER NORTHEAST:**

3.6.1 The main centre for Outer North East is Wetherby Town Centre. This is supported by the Local Centres of Boston Spa, Collingham and Slaid Hill. The full list of centres for the Outer North East HMCA is as follows:

- Boston Spa
- Collingham
- Slaid Hill
- Wetherby

3.6.2 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).

3.6.3 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 OUTER NORTHEAST

3.6.4 See Section 2, paragraphs 2.26 – 2.72 for the Housing overview which explains the context for the housing allocations in this area.

3.6.5 **Total housing target for Outer North East** (set out in the Core Strategy) = 2,549 units (8% of District wide total).

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

3.6.6 The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 379 new homes completed in Outer North East between 1 April 2012 and 2017 with 1,757 dwellings remaining on identified and allocated sites. A further 76 dwellings have been approved on large windfall sites, which provides a total of 1,833 dwellings. Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.

### **POLICY HG1: IDENTIFIED HOUSING SITES**

**THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:**

- 1) SITES THAT HAVE EXISTING PLANNING PERMISSION; AND**
- 2) EXPIRED PLANNING PERMISSIONS FOR HOUSING OR MIXED USE INCLUDING HOUSING THAT ARE STILL DEEMED TO BE APPROPRIATE FOR HOUSING DELIVERY; AND**
- 3) ARE ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN.**

**THESE CATEGORIES OF IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY POLICY SP7.**

**THE UDP SITES ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA, WHERE APPLICABLE.**

**IN OUTER NORTH EAST THESE SITES ARE:**

| <b>Plan Ref</b>                  | <b>Saved UDP Ref</b> | <b>Address</b>   | <b>Capacity</b> |
|----------------------------------|----------------------|--|-----------------|
| HG1-37                           | H3-3A.25             | Churchfields, Boston Spa                                     | 153             |
| HG1-41                           | H3-3A.22             | Harewood Village Farm  | 8               |
| HG1-44                           | H3-3A.24             | Woodacre Green and Bankfield (land to south), Bardsey        | 14              |
| HG1-47                           | H3-3A.15             | Syke Lane/Moses Syke, Scarcroft                              | 11              |
| HG1-48                           | H3-3A.26             | Wetherby Road (land to east at Castle Mona Lodge), Scarcroft | 11              |
| HG1-51                           | H3-1A.33             | Bowcliffe Road - Bramham House, Bramham                      | 30              |
| HG1-288                          | H3-3A.33             | East Leeds Extension   | 675             |
| <b>Identified housing total:</b> |                      |  | <b>902</b>      |

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

3.6.7 In Outer North East, identified, allocated and large windfall sites have a total capacity of 1,833 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -716 against the Core Strategy target for the HMCA.

**POLICY HG2: HOUSING ALLOCATIONS**

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

**IN OUTER NORTH EAST THE SITES ALLOCATED FOR HOUSING ARE:**

| Plan ref                         | Address                                | Area ha | Capacity     | Green/Brown |
|----------------------------------|--|---------|--------------|-------------|
| HG2-19                           | Land at Sandbeck Lane, Wetherby        | 6.3     | 165          | Greenfield  |
| HG2-20                           | Mercure Hotel, Wetherby Road, Wetherby | 2.4     | 86           | Mix 20:80   |
| HG2-22                           | Church Street, Boston Spa              | 1.7     | 36           | Greenfield  |
| HG2-28                           | Land to the east of Belle Vue Avenue   | 0.6     | 15           | Greenfield  |
| HG2-226                          | Land to the east of Wetherby           | 55.4    | 1,100        | Greenfield  |
| HG2-227                          | Land to the north of HMP Wealston      | 6.3     | 142          | Mix 80:20   |
| <b>Housing Allocation Total:</b> |  |         | <b>1,544</b> |             |

3.6.8 Sites allocated for housing in Outer North East have a total capacity of 1554

**Site Specific Requirements For Sites Allocated For Housing In Outer North East**

3.6.9 The Site Allocations Plan housing allocations mean that should a planning application for housing on an allocated site be submitted to the Council, it is acceptable in principle by virtue of it being allocated for that use in the Local Plan. However, each planning application is judged on its individual merits and where there are specific requirements that will need to be applied, these are listed against each site below. Some planning requirements apply equally to all sites and so are not detailed for each site specifically. See Section 2, paragraphs 2.42 – 2.53 for generic technical considerations and existing planning policy.

# Site Reference: HG2-19 (5166)

**Site Address:** Land at Sandbeck Lane Wetherby

## Housing allocation

**Site Capacity:** 165 units

**Site Area:** 6.28 hectares

**Ward:** Wetherby

**HMCA:** Outer North East



## Site Requirements - HG2-19:

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- **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:**

An ecological assessment of the site is required and where appropriate mitigation measures will need to be provided. The southernmost triangular field may have locally valuable grassland that may need to be retained as part of POS or a biodiversity buffer.

- **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: HG2-20 (4075)

**Site Address:** Mercure Hotel, Wetherby Road, Wetherby

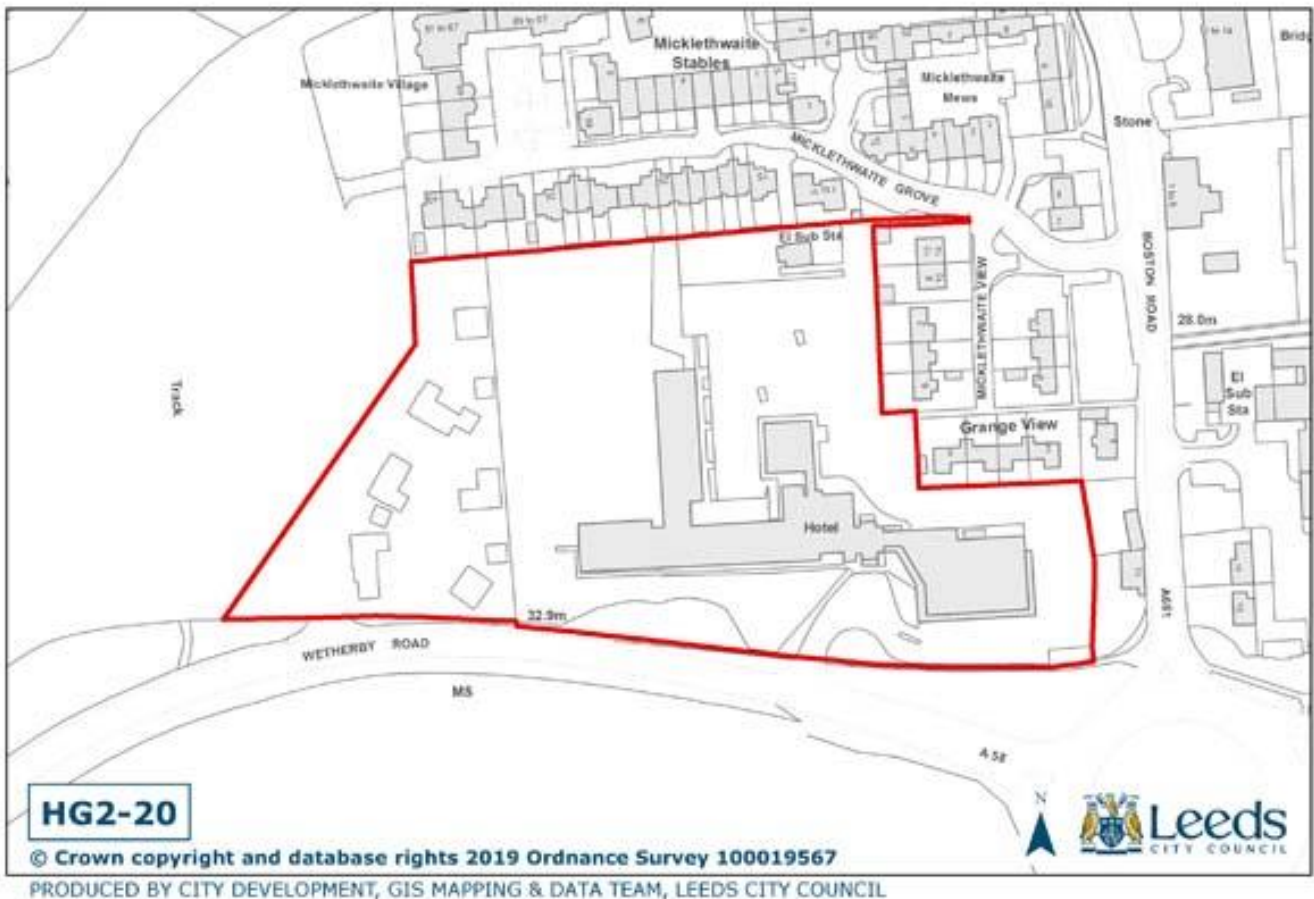
## Housing allocation

**Site Capacity:** 86 units

**Site Area:** 2.39 hectares

**Ward:** Wetherby

**HMCA:** Outer North East



## Site Requirements - HG2-20:

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

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

- **Listed Buildings:**

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



# Site Reference: HG2-22 (1154\_3132)

**Site Address:** Church Street, Boston Spa

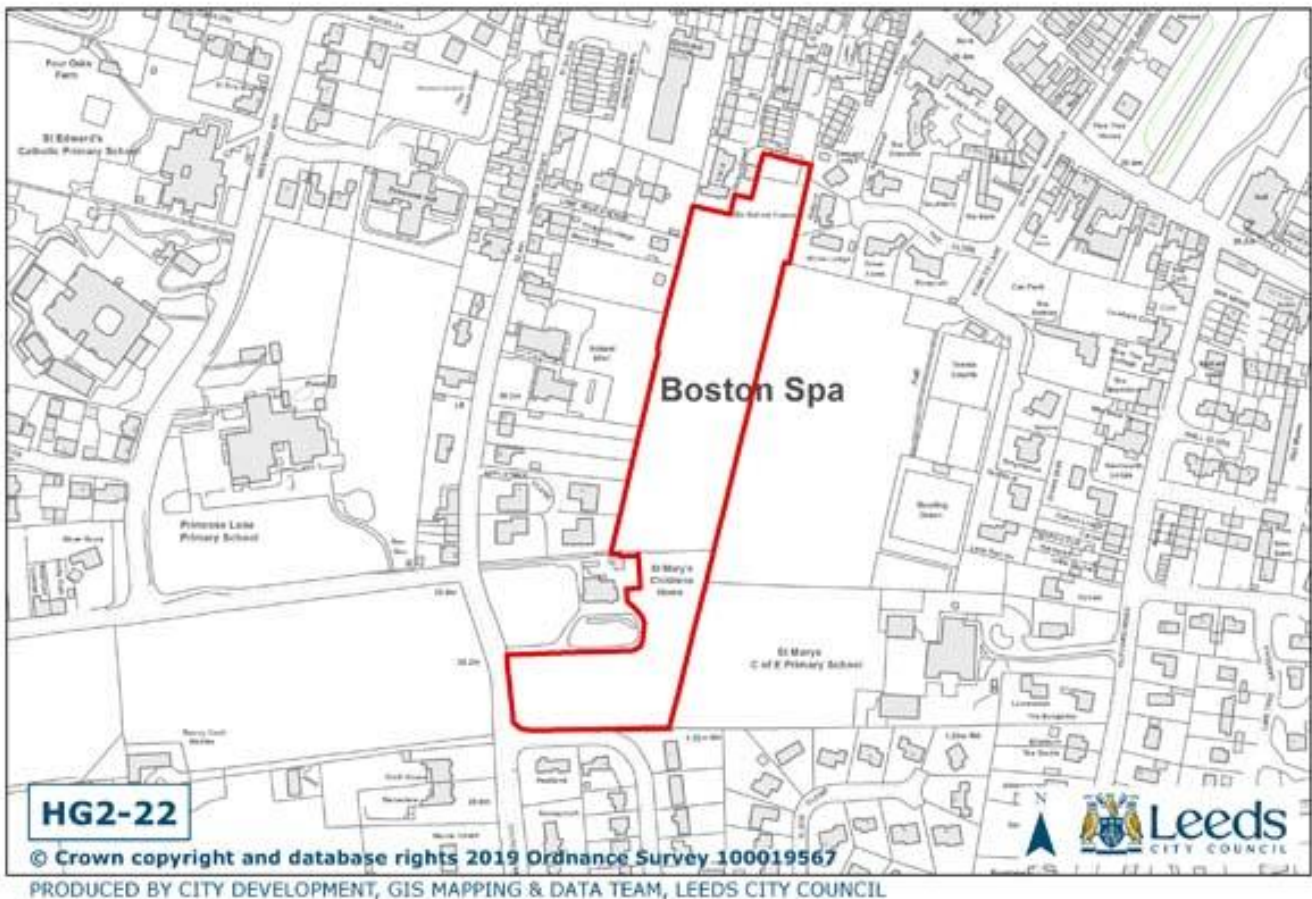
## Housing allocation

**Site Capacity:** 36 units

**Site Area:** 1.69 hectares

**Ward:** Wetherby

**HMCA:** Outer North East



## Site Requirements - HG2-22:

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

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

- **Highway Access to Site:**

Preference for access to be achieved through adjacent site to the west (HG1-39).

- **Greenspace:**

Provide a pedestrian link to the adjacent Green Space at Stables Lane from Church Street and Lonsdale Meadows.

- **Conservation Area:**

The site is within the Boston Spa Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The openness of the southern part of the site has an important role in contributing to the significance of the Conservation Area, and so no built development should take place on this part of the site. Development should also seek to preserve historic field boundaries. Areas of potential archaeological sensitivity are also present within the site. An archaeological evaluation of the site needs to be undertaken prior to the development of the site. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

# Site Reference: HG2-28 (4068)

**Site Address:** Land to the East of Belle Vue Avenue, Scholes

## Housing allocation

**Site Capacity:** 15 units

**Site Area:** 0.57 hectares

**Ward:** Harewood

**HMCA:** Outer North East



No site specific requirements

# Site Reference: HG2-226 (1233\_2158\_3125)

**Site Address:** Land to the east of Wetherby

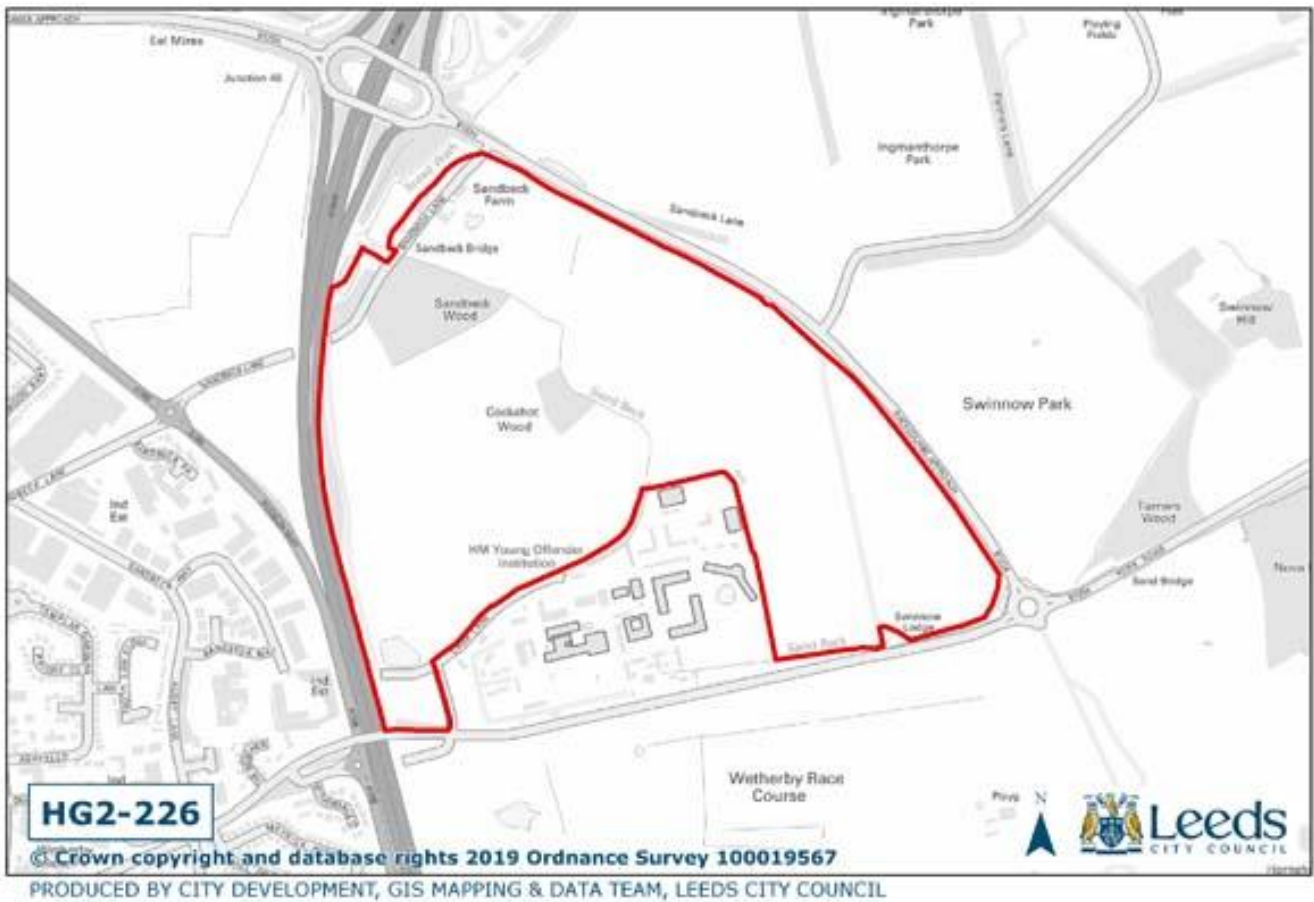
## Housing allocation

**Site Capacity:** 1100 units

**Site Area:** 55.43 hectares

**Ward:** Wetherby

**HMCA:** Outer North East



## Site Requirements - HG2-226:

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A comprehensive design brief for the development needs to be agreed prior to the development of the site. The design brief should show the retention of key landscape features such as the avenue of trees and areas of woodland within the site as well as positively address all of the individual site requirements listed below.

- **Highway Access to Site:**

Access points must be created onto York Road and Racecourse Approach B1224, possibly requiring widening for ghost island junctions. The access points will need to be linked within the site. Highway quality pedestrian and cycle routes are to be provided within the site. A pedestrian and cycle link to York Road shall be provided to the south-west of the site, providing safe, practical all year round links to Wetherby town centre from the new housing. These links should involve improvements to Bridleway No.7 and Footpath No.8. In addition, a link to the public right of way and A1(M) junction 46 to the north-west of the site should also be provided and along the northern flank of York Road between Racecourse Approach and Bridleway No.7.

- **Local Highway Network:**

This site will have a significant impact on the surrounding strategic and local road network. A comprehensive transport planning exercise will need to confirm the details of the road network and public transport enhancements required. Mitigation works should be carried out in accordance with the findings of the assessment work. In addition, development of the site will have a cumulative impact upon junctions within Wetherby and a contribution will be required towards mitigation works at the Linton Road and Crossley St junctions with the A661.

- **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:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. These are likely to include the provision of a biodiversity buffer (not private garden space) adjacent to the A1 providing a north-south connection for the Leeds Habitat Network, together with retention and positive management of woodland blocks and the water course. Open span bridge structures should also be provided over the water course to keep a natural channel bed and bankside vegetation beneath any crossing points.

- **Listed Buildings:**

The site is in the setting of Listed Buildings at Ingmanthorpe Hall. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. There is likely to be a requirement for a buffer to the B1224 within the site to preserve the setting of the listed building. Areas of potential archaeological sensitivity are also present within the site. An archaeological evaluation of the site needs to be undertaken prior to the development of the site.

- **Education Provision:**

Primary school provision to the equivalent of 2 forms of entry shall be provided on the site.

# Site Reference: HG2-227 (5300)

**Site Address:** Land to the north of HMP Wealstun Prison

## Housing allocation

**Site Capacity:** 142 units

**Site Area:** 6.33 hectares

**Ward:** Wetherby

**HMCA:** Outer North East



## Site Requirements - HG2-227:

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- **Local Highway Network:**

The traffic impacts of this site in Walton and Boston Spa will need to be addressed.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. This includes a biodiversity buffer to be provided to the south-eastern boundary with the land not be transferred to private ownership

### **Safeguarded Land**

3.6.10 Section 2, paragraph 2.58 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028.

#### **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 NORTH EAST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:**

| <b>Plan Ref</b>                | <b>Address</b>   | <b>Area ha</b> | <b>Capacity</b> |
|--------------------------------|--|----------------|-----------------|
| <b>HG3-7</b>                   | <b>The Ridge, Linton</b>   | <b>4.1</b>     | <b>100</b>      |
| <b>HG3-9</b>                   | <b>West Park, Boston Spa</b>   | <b>4.1</b>     | <b>110</b>      |
| <b>HG3-11</b>                  | <b>Chapel Lane (land to the east of), Clifford LS23</b>                    | <b>1.6</b>     | <b>36</b>       |
| <b>HG3-12</b>                  | <b>Wood Lane (land off), and east of the former railway, Scholes, LS15</b> | <b>1.9</b>     | <b>60</b>       |
| <b>HG3-13</b>                  | <b>Scholes (east of)</b>   | <b>32.1</b>    | <b>850</b>      |
| <b>Safeguarded land total:</b> |  |                | <b>1,156</b>    |



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

3.6.11 Two housing allocations have easy access to Local Centres in Outer North East and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans. In addition, as paragraph 2.61 details, further local centres may be delivered as part of large housing allocations such as HG2-226 Land to the East of Wetherby.

**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 NORTH EAST THESE SITES ARE:**

- **HG2-20 MERCURE HOTEL, WETHERBY ROAD, WETHERBY**
- **HG2-22 CHURCH STREET, BOSTON SPA**

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

3.6.12 Section 2 paragraph 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In Outer North East there is one site where part of the site is to be retained for a school. This is:

- **HG2-226 Land to the East of Wetherby**

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

3.6.13 Section 2, paragraphs 2.64 to 2.71 explain the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in Outer North East.

### **Sites for Travelling Showpeople**

3.6.14 Paragraph 2.72 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in Outer North East.

## EMPLOYMENT PROPOSALS FOR OUTER NORTH EAST

### Offices

- 3.6.15 The sites in Outer North East have been assessed to determine their total contribution towards an overall district requirement of 1,000,000sqm office based development. Sites which either have planning permission for office use (as at 1.4.16) and or were allocated for employment including office in the Unitary Development Plan and are to be retained as such count towards the office requirement.

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

**THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:**

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

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

**THERE ARE NO UDP SITES IN THIS HOUSING MARKET CHARACTERISTIC AREA.**

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

- 3.6.16 There are no proposed allocations for office development in Outer North East.

### General Employment

- 3.6.17 The sites in Outer North East have been assessed to determine their total contribution towards an overall district requirement of 493 hectares of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 1.4.16 and/or are allocated for general employment in the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites. (For information the extent of the existing Thorp Arch Trading Estate is shown on the Plan).

**POLICY EG1: IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE**

**THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:**

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

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

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

**IN OUTER NORTH EAST THESE SITES ARE:**

| <b>Plan Ref</b>                                  | <b>Saved UDP Ref</b> | <b>Address</b>   | <b>Area</b> | <b>Capacity</b> |
|--|----------------------|--|-------------|-----------------|
| <b>EG1-63</b>                                    | <b>E3B:22</b>        | <b>Avenue D Thorp Arch Trading Estate</b>                | <b>4.3</b>  | <b>4.32</b>     |
| <b>EG1-64</b>                                    | <b>E3A:31</b>        | <b>Wighill Lane &amp; Rudgate, Thorp Arch Ind Estate</b> | <b>3.5</b>  | <b>3.49</b>     |
| <b>EG1-65</b>                                    | <b>E3B:21</b>        | <b>Avenue D &amp; E Thorp Arch Estate</b>                | <b>8.1</b>  | <b>8.06</b>     |
| <b>Identified general employment total (ha):</b> |                      |  |             | <b>15.87</b>    |

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

3.6.18 There are no proposed allocations for general employment in Outer North East.

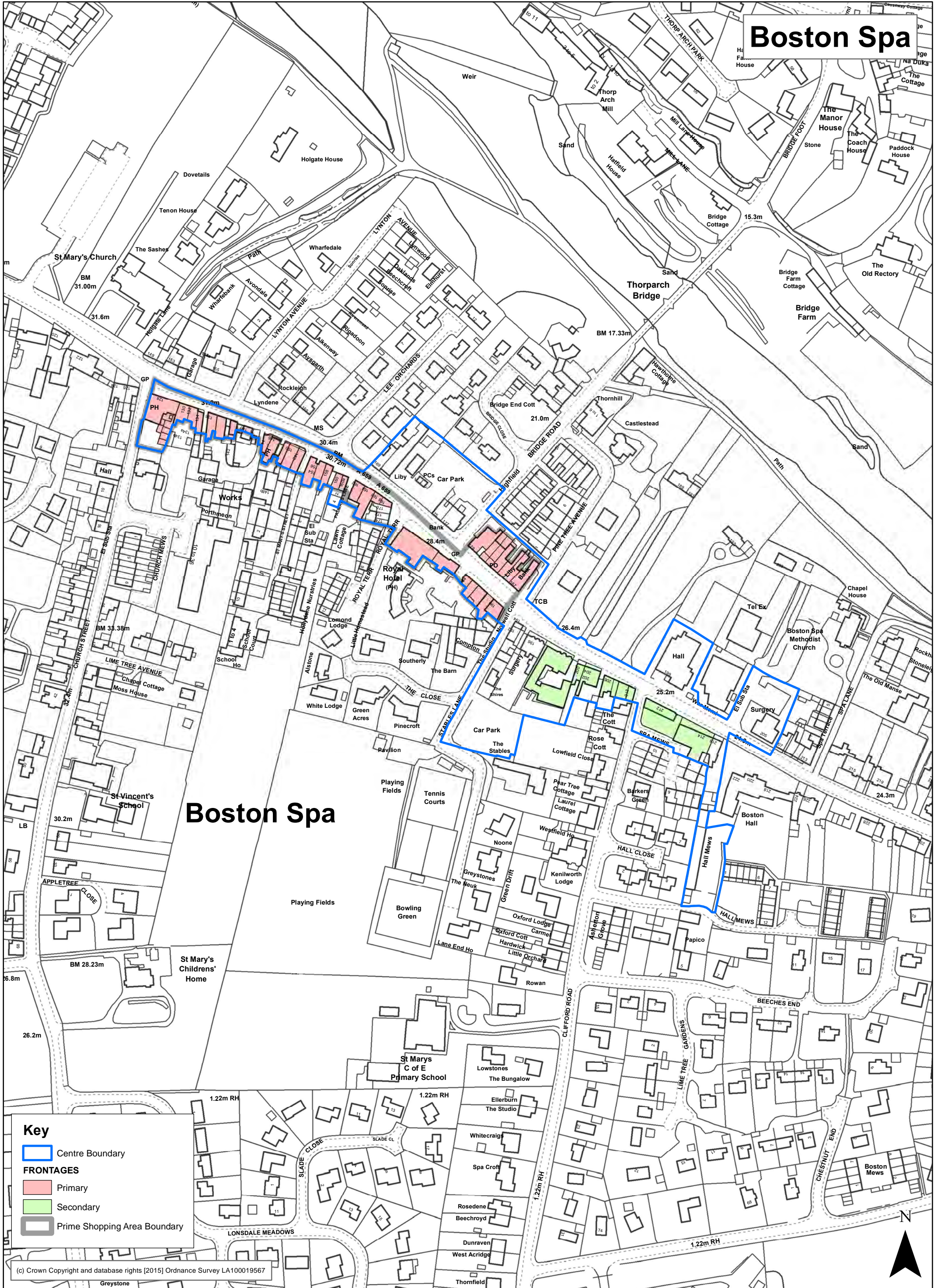
## GREEN SPACE PROPOSALS FOR OUTER NORTH EAST

- 3.6.19 The Plan shows the green space sites proposed for designation within the Outer North East HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the Open Space, Sport and Recreation Assessment (OSSRA July 2011). Existing green space located within housing or employment allocations is not identified for designation however green space provision within any housing proposal will be addressed through the planning application process and the application of Policy G4 (New Green Space Provision) of the Core Strategy. The provision of green space is also be a site requirement in some cases in the housing section. Any UDP green space sites that are not shown are proposed for deletion mainly because they are no longer in an open space use or are below the 0.2ha threshold.
- 3.6.20 The key areas of green space within the Outer North East area are Lotherton Hall (57.1ha) (to the south east of Aberford) and Harewood House Estate (39.6ha). Harewood House is unusual as part of the estate is open to the public but for a fee. There are various smaller green spaces within or adjacent to the villages and towns of the Outer North East including some stretches of old railway lines in Wetherby and running south from Bardsey. There are large areas of predominantly woodland to the west of the A1 which are not specifically protected as green space however they lie within green belt and are therefore protected from future development. Provision is still in need of improvement in terms of quantity, quality and accessibility. Surpluses and deficiencies by typology for the wards that fall completely or partially within the Outer North East HMCA will be updated and monitored by the Council.

## Outer North East Retail and Site Allocations Plans

# Boston Spa

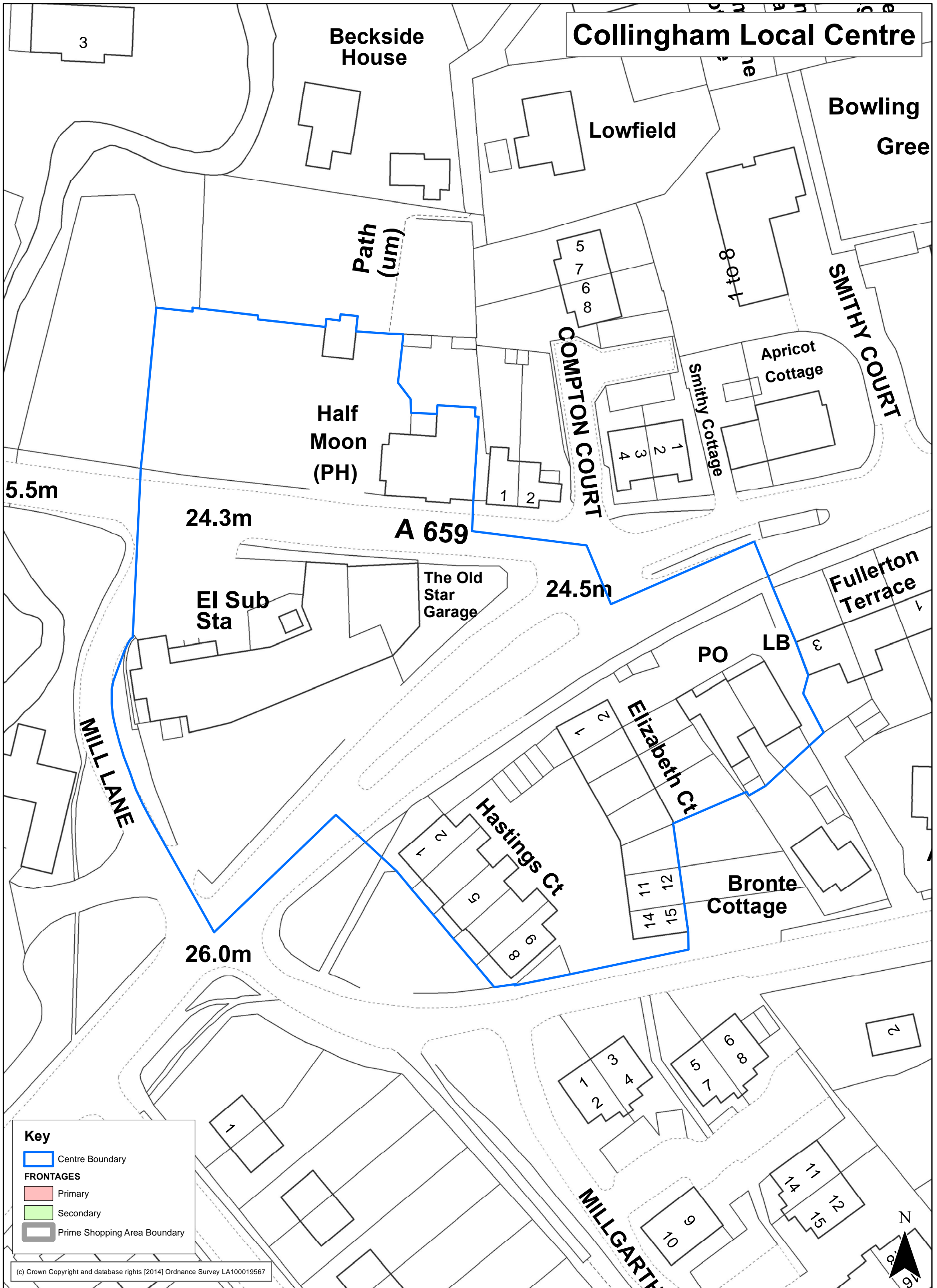
## Boston Spa



**Key**

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

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# Slaid Hill Local Centre

151.8m

The Gables

The Dexter  
(PH)

BRANDON COU

Brandon Te

152.1m

150

16

83

140

Slaid Hill Court

2

4

TCB

16

14

LB

Surgery

EI  
Sub Sta

Westroyd

Rose Villa

7 to 10

CHARTWELL  
COURT

6 to 5

1 to 4





GVC

FW

SHADWELL LANE

Und

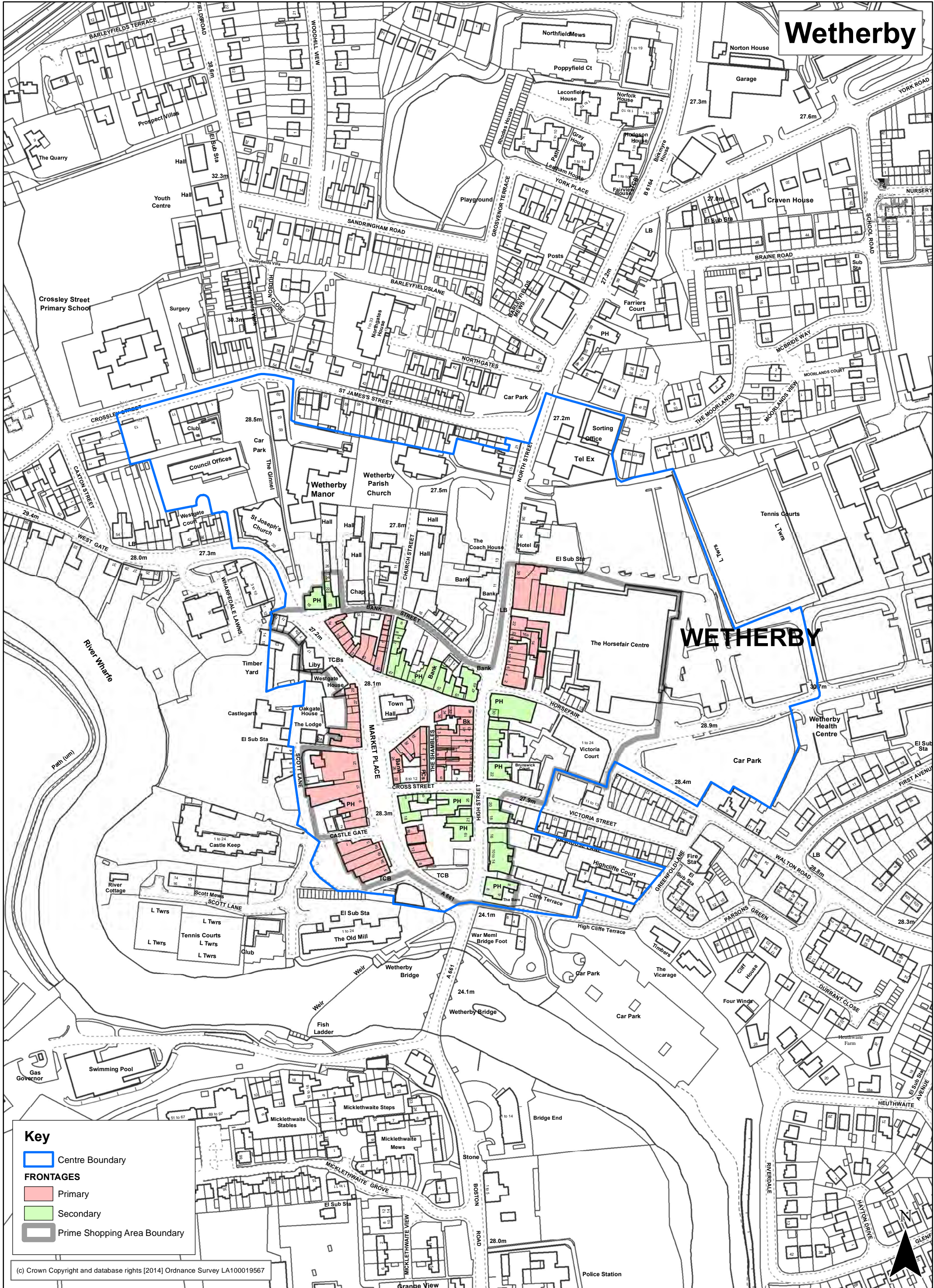
## Key

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

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# Wetherby



**Key**

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

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

**OUTER NORTH EAST**

| <b>Plan Ref</b> | <b>Address</b>  | <b>Capacity</b> |
|-----------------|---|-----------------|
| HG1-27          | Linton Springs, Sicklinghall Road, Linton                   | 7               |
| HG1-28          | Spofforth Hill, Wetherby                                    | 325             |
| HG1-31          | Former George & Dragon, High Street, Wetherby, LS22 6LT     | 2               |
| HG1-32          | Site of Benfield Motors, Deighton Road, Wetherby            | 56              |
| HG1-33          | Hallfield Lane Wetherby                                     | 9               |
| HG1-34          | Site of Forensic Science Services, Sandbeck Way, Wetherby   | 57              |
| HG1-35          | Thorp Arch Grange, Walton Road, Thorp Arch                  | 14              |
| HG1-38          | Rear Of 134-140 High Street, Boston Spa, Wetherby, LS23 6BW | 6               |
| HG1-39          | Church Lane (27) - St Vincent's School, Boston Spa          | 13              |
| HG1-40          | 201 High Street Boston Spa                                  | 10              |
| HG1-42*         | First Avenue, Bardsey                                       | 5               |
| HG1-45          | High Street, Clifford                                       | 5               |
| HG1-46          | Land To Rear Of 20-30 Syke Lane, Scarcroft, Leeds           | 9               |
| HG1-49          | The Biggin, Great North Road, Bramham                       | 7               |
| HG1-50          | Bowcliffe Road Timber Yard, Bramham                         | 14              |
| HG1-52          | Aberford Road - Bramham Lodge                               | 11              |
| HG1-53          | Spenn Common Lane, Bramham                                  | 9               |
| HG1-54          | Black Horse Farm, South Approach, Aberford                  | 5               |
| HG1-55          | Station Road (37-51), Scholes                               | 1               |
| HG1-56          | Elmhurst, Elmwood Lane, Barwick In Elmet                    | 1               |
| HG1-57          | White House Farm, Bunkers Hill, Aberford, LS25              | 5               |
| HG1-519         | Leeds Road, Collingham                                      | 150             |
| HG1-520         | Grove Road, Boston Spa                                      | 88              |
|                 | <b>TOTAL</b>  | <b>809</b>      |

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

**ANNEX 2 – IDENTIFIED OFFICE (EO1) SITES WITH PLANNING PERMISSION/EXPIRED PLANNING PERMISSION**

**OUTER NORTH EAST**

| <b>Plan Ref</b> | <b>Address</b>  | <b>Area ha</b> | <b>Capacity sqm</b> |
|-----------------|---|----------------|---------------------|
| EO1-3           | Park Hill Farm Park Hill Studio Walton Road, Wetherby | 0.5            | 579                 |
| EO1-40          | Bldgs B Park Hill Farm, Walton Road, Wetherby         | 0.1            | 1,050               |
|                 | <b>Total (sqm)</b>                                    |                | <b>1,629</b>        |

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

**OUTER NORTH EAST**

| <b>Plan Ref</b> | <b>Address</b>  | <b>Area ha</b>    | <b>Capacity (ha)</b> |
|-----------------|---|-------------------|----------------------|
| EG1-8           | Land at Rudgate Walton Wetherby                             | 0.7               | 0.37                 |
| EG1-9           | Units 512 & 515 Thorp Arch Trading Estate Wetherby LS23 7BJ | 1.6               | 1.9                  |
| EG1-10          | Holmecroft York Road LS13 4                                 | 2.3               | 2.29                 |
| EG1-68          | Unit 204 Avenue C Thorp Arch Estate, Wetherby               | 1.1               | 1.12                 |
|                 |   | <b>Total (ha)</b> | <b>5.68</b>          |

**For more information, please contact:**

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**Web:** [www.leeds.gov.uk/localplan](http://www.leeds.gov.uk/localplan)



**Site Allocations Plan**

**Section 3: Proposals For The 11 Housing Market  
Characteristic Areas 6.Outer North East**

Leeds Local Plan  
Development Plan Document

Adopted July 2019  
Amendments Adopted  
17th January 2024