

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

3. EAST LEEDS

- 3.3. The East area consists of an area which covers the eastern extent of the Main Urban Area of Leeds including the varied communities of Whinmoor, Swarcliffe, Manston, Cross Gates, Austhorpe, Whitkirk, Halton, Halton Moor, and Colton. It also includes Temple Newsam Park and the major employment area of Cross Green, of which much lies within the boundary of the Aire Valley Leeds Area Action Plan. Cross Gates and Halton are the identified Town Centres providing local shopping and services, plus there are a number of primary schools and two secondary schools within the different residential communities. The key transport infrastructure within the area includes a short section of the M1 around Junction 46, together with a major rail link with a station at Cross Gates, and sections of the Wetherby Road A58, York Road A64, and Selby Road A63. The Ring Road runs along part of the eastern boundary of the area. The largest areas of greenspace are in the south, with the biggest being the Temple Newsam Estate which also provides a major leisure and cultural attraction for visitors from across the District. There are also parts of the Wyke Beck Valley within the East area including Primrose Valley Park, which forms an important part of the wider network of Green Infrastructure across the whole of East Leeds. East End Park is also within the area boundary, plus a range of less formal greenspaces, with the disused railway line from Cross Gates to Scholes (and beyond to Wetherby) acting as a green corridor and walking route.

Overall, the socio-economic profile shows that of working households in East Leeds 38% earn less than £20000 p.a. whilst 6% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 3% in 2014 (claimants of working population). A number of Neighbourhood Plans are also being prepared within this area.

RETAIL PROPOSALS FOR EAST

- 3.3.1 The main retail centres within East are the Town Centres of Cross Gates and Halton.
- 3.3.2 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).
- 3.3.3 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 EAST LEEDS

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

3.3.5 **Total housing target for East Leeds** (set out in the Core Strategy) = 11,400 units (17% of District wide total)

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

The target of 11,400 residential units does not mean that land for 11,400 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the plan) and 1.4.16 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the Plan.

POLICY HG1 – IDENTIFIED HOUSING SITES

THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

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

IN EAST LEEDS THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-278	n/a	Pepper Road LS10	2	0	0	2
HG1-284	H3-2A.3	Red Hall Lane LS17	300	0	0	300
HG1-285	n/a	Red Hall Lane - Strikes LS17	20	20	0	0
HG1-286	n/a	Naburn Approach, LS14	4	4	0	0
HG1-287	H3-2A.2	York Road - Grime's Dyke LS14	369	274	19	76
HG1-288*	H3- A.33	East Leeds Extension	3,771	0	0	3,771
HG1-289	n/a	Farndale View (PFI K) LS14	10	10	0	0

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-290	n/a	Swarcliffe Avenue - PFI E LS14	25	18	4	3
HG1-291	n/a	Whinmoor Way - PFI C LS14	116	109	7	0
HG1-292	n/a	Ash Tree Grove, (PFI F) LS14	13	13	0	0
HG1-293	n/a	Mill Green Garth - PFI L1 LS14	5	2	0	3
HG1-294	n/a	Squinting Cat, Swarcliffe Avenue	18	0	18	0
HG1-295	n/a	Elmete Towers - PFI Q LS14	30	30	0	0
HG1-296	H3-2A.4	Seacroft Hospital (rear of)	720	0	0	720
HG1-297	n/a	Manston Lane - Radial Park (Ph 1)	148	126	10	12
HG1-298	n/a	Manston Lane	192	93	6	93
HG1-300	n/a	Land At Brooksbank Drive, Halton	6	4	0	2
HG1-301	n/a	Land rear of 22 Barrowby Lane, Austhorpe, Leeds	14	0	14	0
HG1-302	n/a	Barrowby Lane (30-34), Austhorpe LS15 8QE	11	11	0	0
HG1-303	n/a	Cartmell Drive, Halton Moor	31	0	0	31
HG1-311	n/a	Bullerthorpe Lane (Temple Point), Colton	17	17	0	0
MX1-25	n/a	Land bounded by Park Approach and Barrowby Lane off Manston Lane, Manston, Leeds	300	0	0	300
Identified housing total :			6,122	731	78	5,313

* 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.

3.3.7 The housing contribution from the Aire Valley Leeds Area Action Plan can be deducted from the East Leeds target: $11,400 - 2631(11+2620) = 8,769$.

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 $8,769 - 6122 = 2,647$ 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. HOUSING ALLOCATIONS ARE PHASED FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

IN EAST LEEDS THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-104	York Road / Selby Road	0.9	12	Brownfield
HG2-119	Red Hall Offices & Playing Field LS17	13.9	50	Greenfield
HG2-120	Manston Lane - former Vickers Tank Factory Site, Cross Gates	21.5	450	Brownfield
HG2-121	Killingbeck Bridge - Wykebridge Depot Killingbeck	0.6	23	Brownfield
HG2-122	Cartmell Drive, Halton Moor	5.7	170	Greenfield
HG2-210	St Gregory's Primary School, Stanks Gardens, Swarcliffe	1.8	33	Mix 50:50
Phase 1 total:			738	

Phase 2				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-123	Colton Road East, Colton LS15	0.52	14	Greenfield
HG2-174	Wood Lane - Rothwell Garden Centre LS26	3.2	31	Mix 50:50
MX2-38	Barrowby Lane, Manston LS15	21.17	150	Greenfield
Phase 2 total:			195	
Housing allocation total:			933	

3.3.8 Sites allocated for housing in East Leeds have a total capacity of 933 which is under the target by 1714. 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 East

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

Site Reference: HG2-104 (4123)

Site Address: York Road / Selby Road

Housing allocation

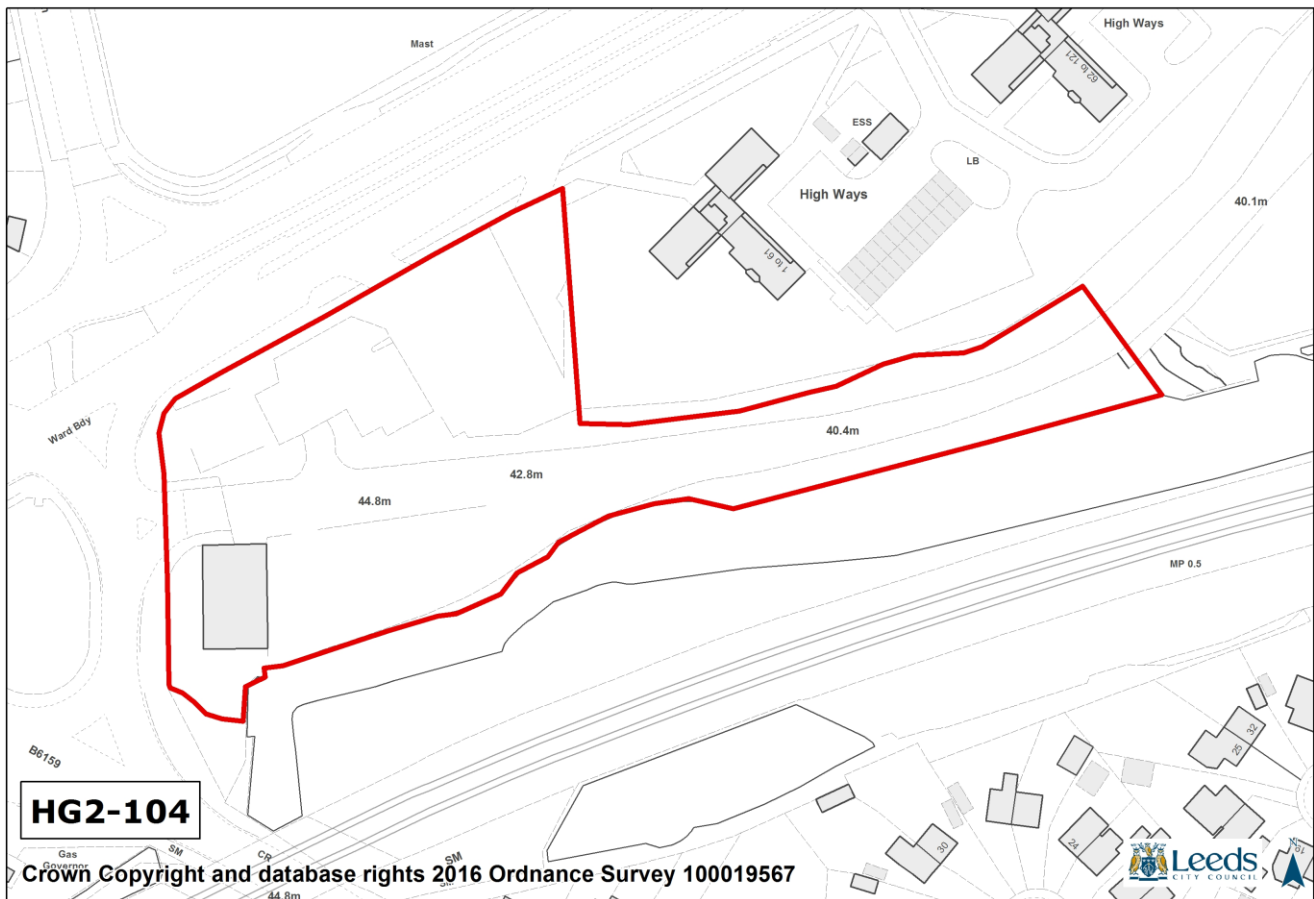
Site Capacity: 32 units (12 in East Leeds)

Site Area: 0.9 hectares

Ward: Killingbeck and Seacroft

HMCA: East Leeds, Inner Area

Phase: 1



No site specific requirements

Site Reference: HG2-119 (2062)

Site Address: Red Hall Offices & Playing Field LS17

Housing allocation

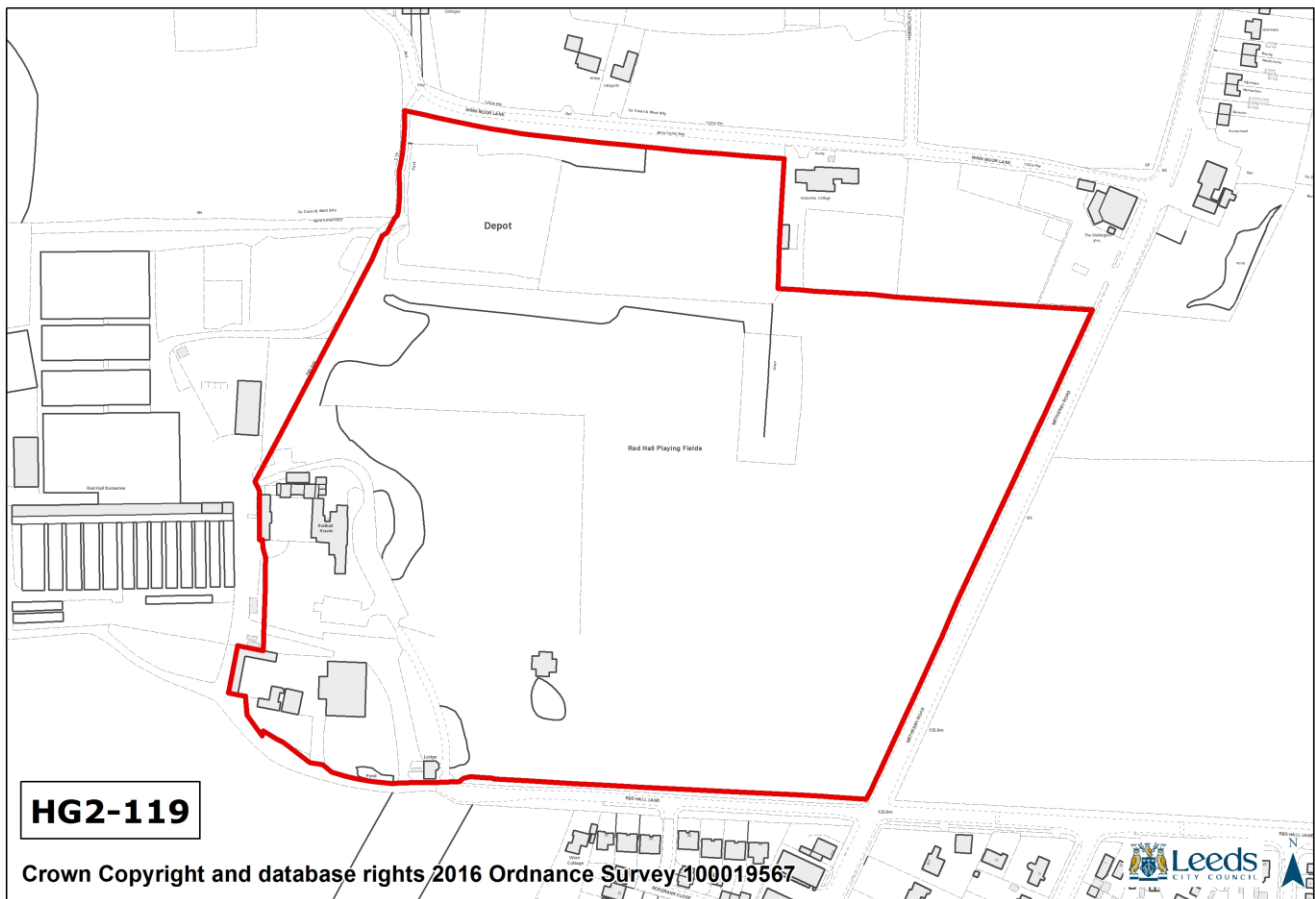
Site Capacity: 50 units

Site Area: 13.91 hectares

Ward: Cross Gates and Whinmoor

HMCA: East Leeds

Phase: 1



Site Requirements - HG2-119:

The Red Hall site will be the subject of a detailed planning brief (this includes site HG1-284 the remainder of the Red Hall site) and development will be subject to the provision of the section of the East Leeds Orbital Route which will run through the northern part of the site.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) along the northern boundary to strengthen the east-west links in the Leeds Habitat Network.

- **Greenspace:**

Site subject to detailed planning brief. On site green space provision to be determined through the Planning Brief.

- **Listed Buildings:**

This site includes Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The openness of the historic primary parkland setting to Red Hall House should be maintained as part of the development. A robust landscaping scheme, or shielding with built form, should also be incorporated to mitigate the potential impact that the proposal East Leeds Orbital Road may have on the site. A formal landscaped approach to Red Hall House should be created through the centre of the site, to maintain views of the building from Wetherby Road. The listed coach house and stable buildings should be retained and reused, where possible, as part of the development and their setting enhanced through the sensitive redevelopment of the surrounding area. Further guidance on this is provided in the Heritage Background Paper.

- **Natural Resources and Waste DPD:**

The site contains a Safeguarded Municipal Waste Site in the NRWDPD, but this is being reprovided as part of the relocation of the Parks and Countryside operation, so will not affect future development on the site.

Site Reference: HG2-120 (1297)

Site Address: Manston Lane - former Vickers Tank Factory Site, Cross Gates

Housing allocation

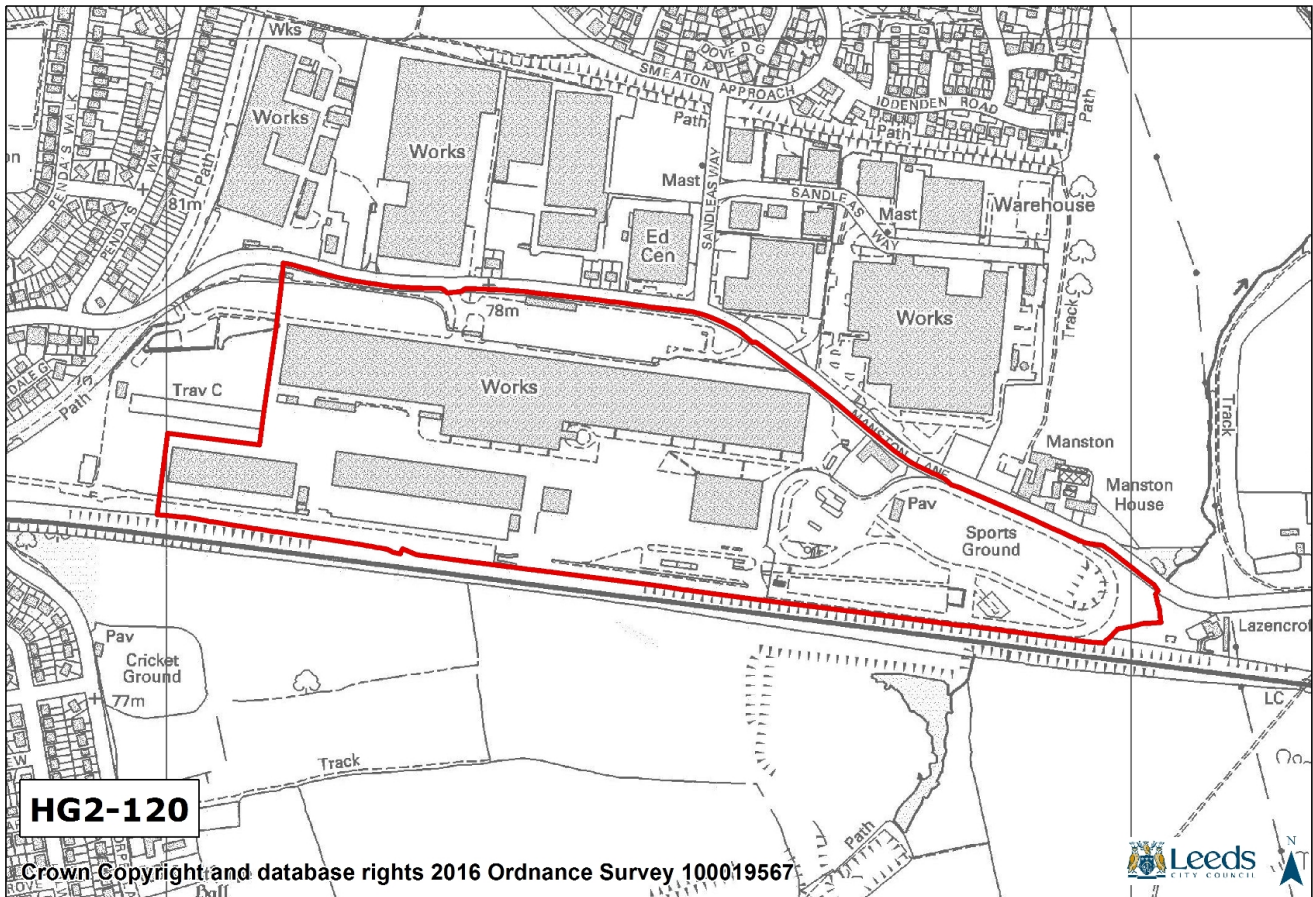
Site Capacity: 450 units

Site Area: 21.49 hectares

Ward: Cross Gates and Whinmoor

HMCA: East Leeds

Phase: 1



Site Requirements - HG2-120:

- **Highway Access to Site:**

The site access will require a right turn ghost island arrangement that will involve widening of the highway into the site.

- **Local Highway Network:**

The development shall not commence until the Manston Lane Link Road is complete. The site will be expected to contribute to the improvement scheme at M1 junction 46, in line with plans from Highways England.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) adjacent to the railway line on the southern boundary.

- **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: HG2-121 (267)

Site Address: Killingbeck Bridge - Wykebridge Depot, Killingbeck

Housing allocation

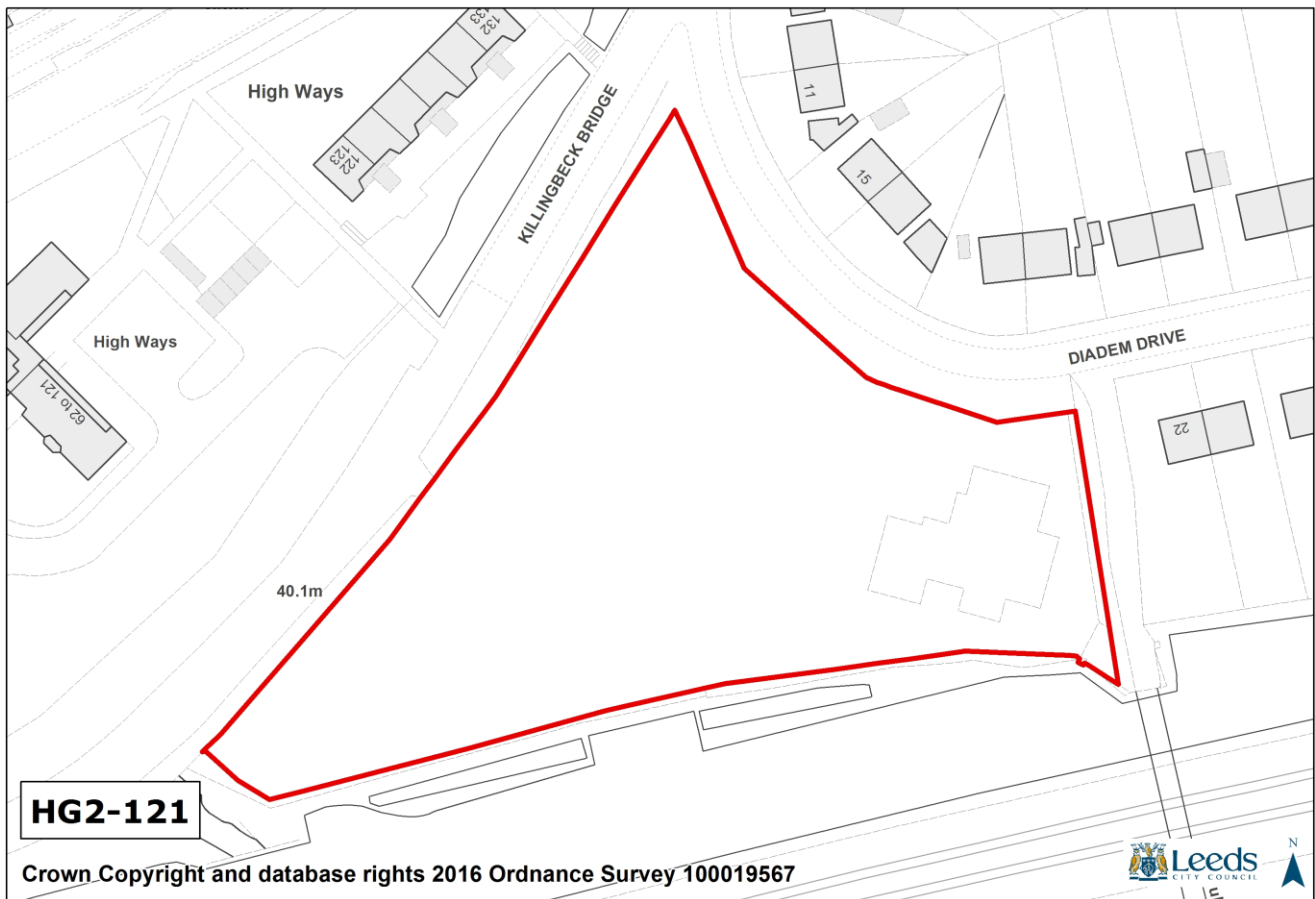
Site Capacity: 23 units

Site Area: 0.64 hectares

Ward: Killingbeck and Seacroft

HMCA: East Leeds

Phase: 1



No site specific requirements

Site Reference: HG2-122 (2144B)

Site Address: Cartmell Drive, Halton Moor

Housing allocation

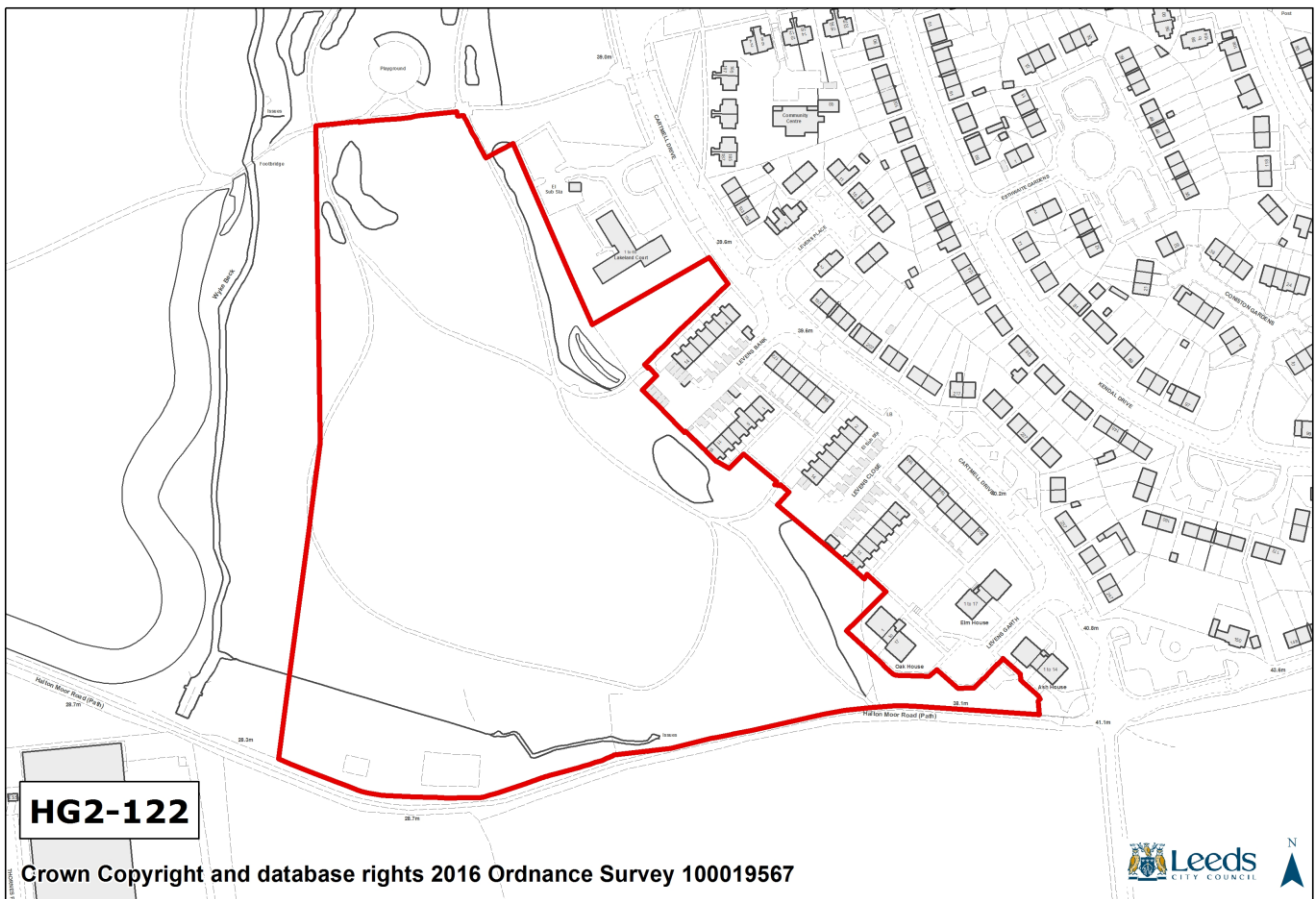
Site Capacity: 170 units

Site Area: 5.66 hectares

Ward: Temple Newsam

HMCA: East Leeds

Phase: 1



Site Requirements - HG2-122:

- **Ecology:**

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

- **Registered Parks and Gardens:**

Historic Park and Garden: The site lies close to the boundary of the grade II Registered Historic Park and Garden at Temple Newsam. Any development will be required to safeguard the elements which contribute to the significance of this designed landscape.

Site Reference: HG2-123 (2090A)

Site Address: Colton Road East, Colton

Housing allocation

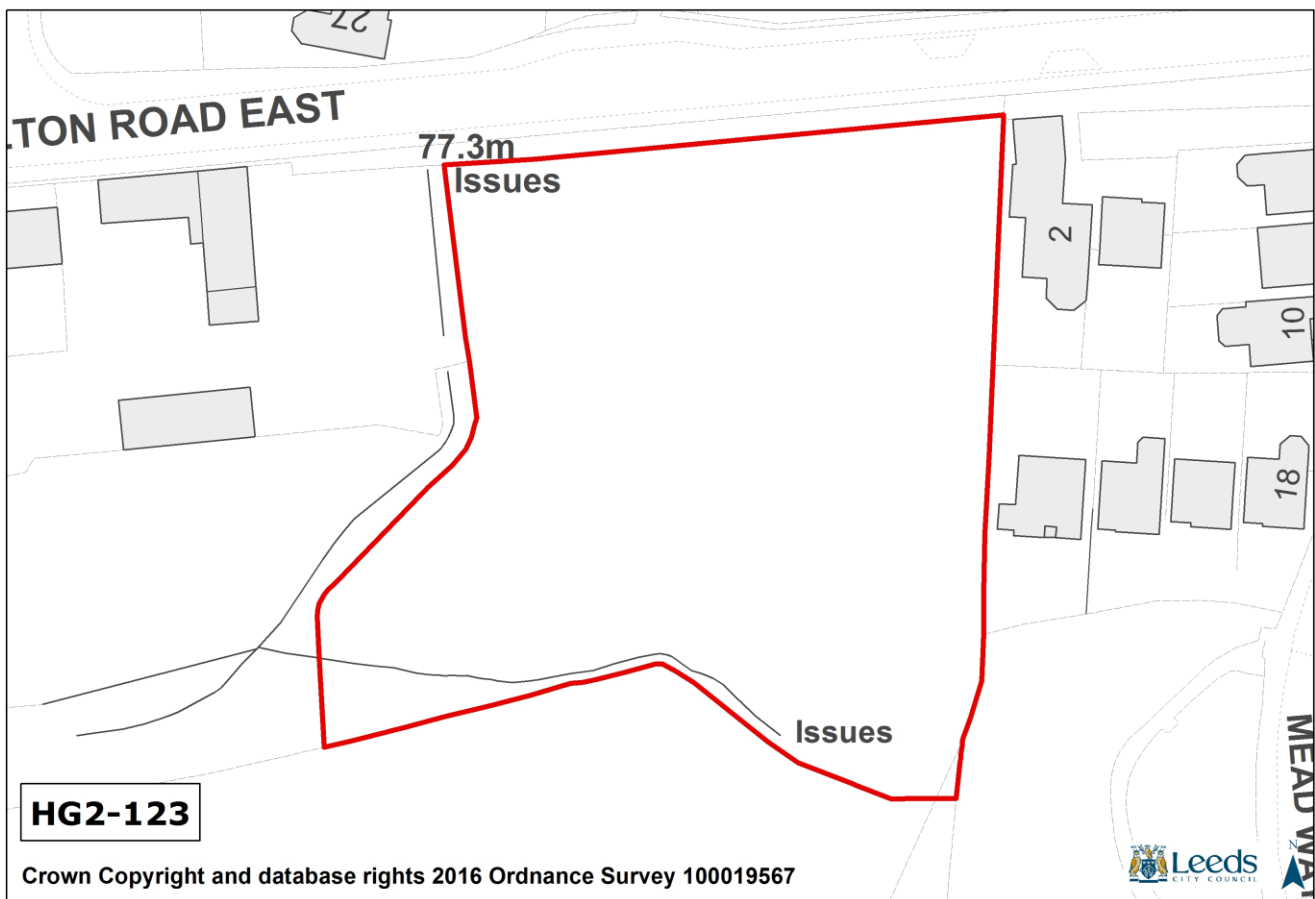
Site Capacity: 14 units

Site Area: 0.52 hectares

Ward: Temple Newsam

HMCA: East Leeds

Phase: 2



Site Requirements - HG2-123:

- **Highway Access to Site:**

Bus stop and traffic calming alteration will be required to achieve access.

- **Culverts and Canalised Water Courses:**

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

- **Listed Buildings:**

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

- **Conservation Area:**

The site affects the wider setting of Colton Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

- **Registered Parks and Gardens:**

The site is in the setting of a Registered Historic Park and Garden. Any development will be required to demonstrate that it will not harm the significance of the Registered Historic Park and Garden or key views from its principal building

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

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

Site Reference: HG2-174 (1359)

Site Address: Wood Lane - Rothwell Garden Centre LS26

Housing allocation

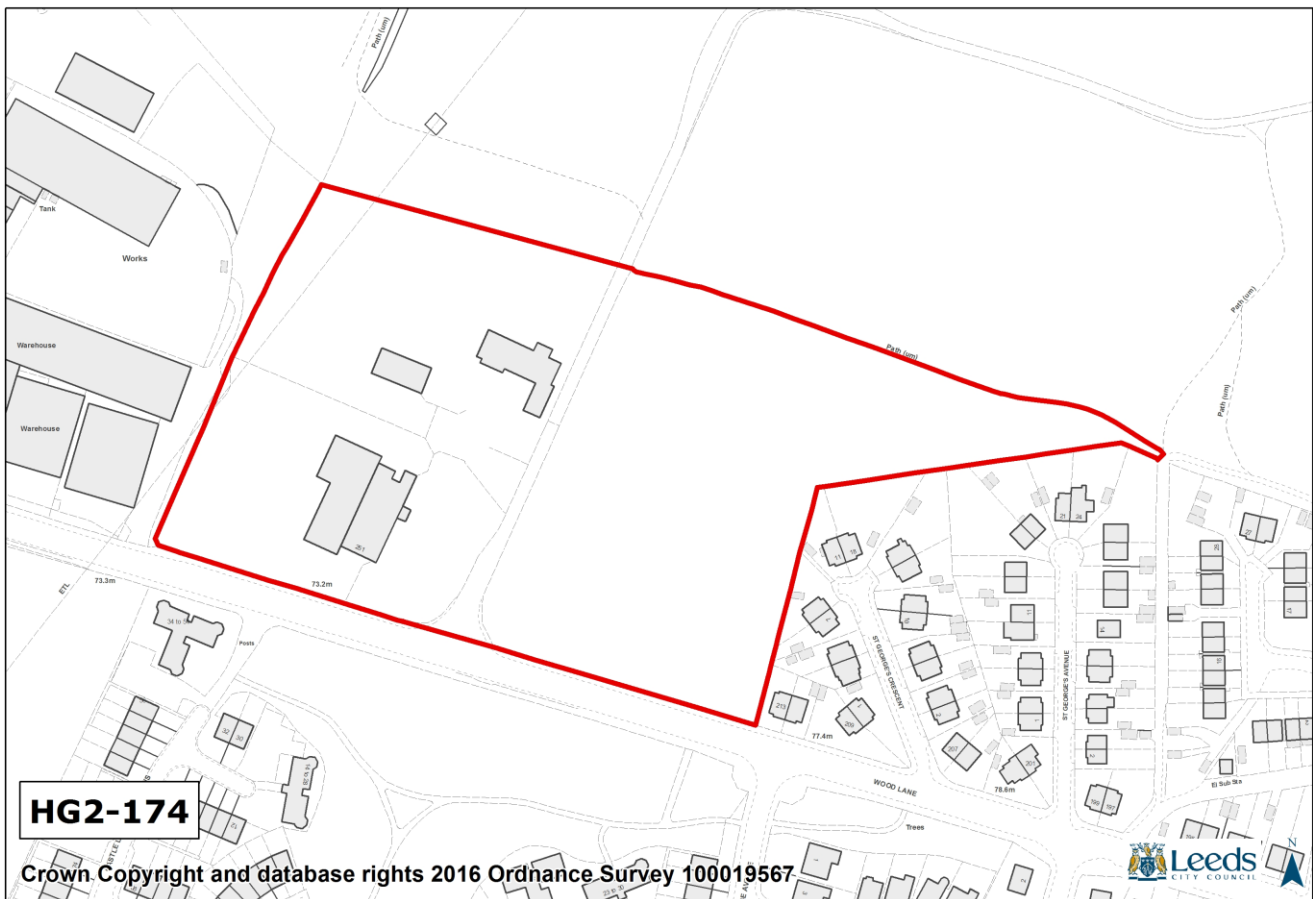
Site Capacity: 83 units (31 in East Leeds)

Site Area: 3.16 hectares

Ward: Rothwell

HMCA: East Leeds, Outer South

Phase: 2



Site Requirements - HG2-174:

- **Local Highway Network:**

There is a cumulative impact on the A61 junction of Wood Lane. 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: HG2-210 (5329)

Site Address: St Gregory's Primary School, Stanks Gardens, Swarcliffe

Housing allocation

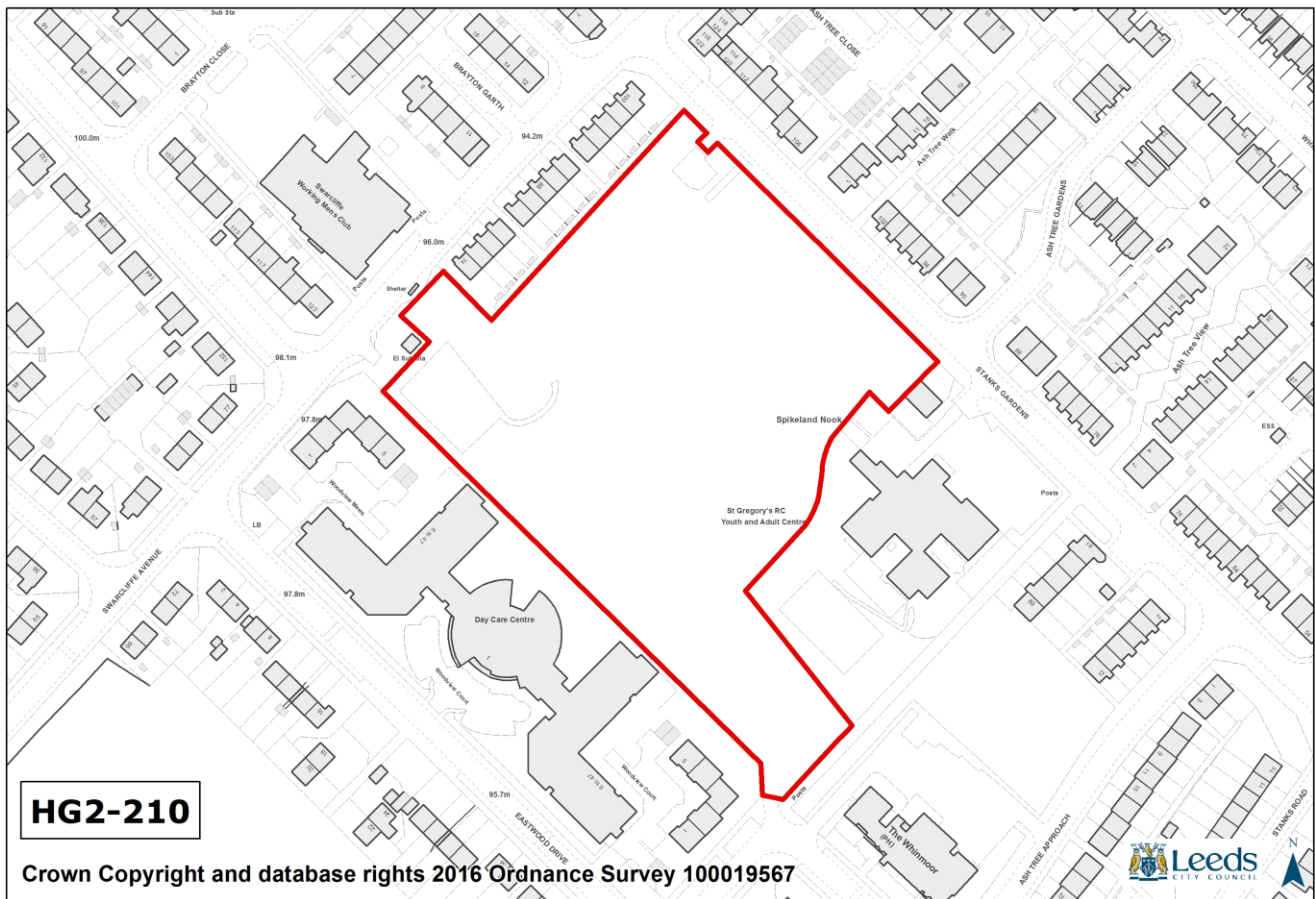
Site Capacity: 33 units

Site Area: 1.83 hectares

Ward: Cross Gates and Whinmoor

HMCA: East Leeds

Phase: 1



Site Requirements - HG2-210:

- **Greenspace:**

Half of site to be reserved for Greenspace.

Site Reference: MX2-38 (2086)

Site Address: Barrowby Lane, Manston LS15

Mixed use allocation

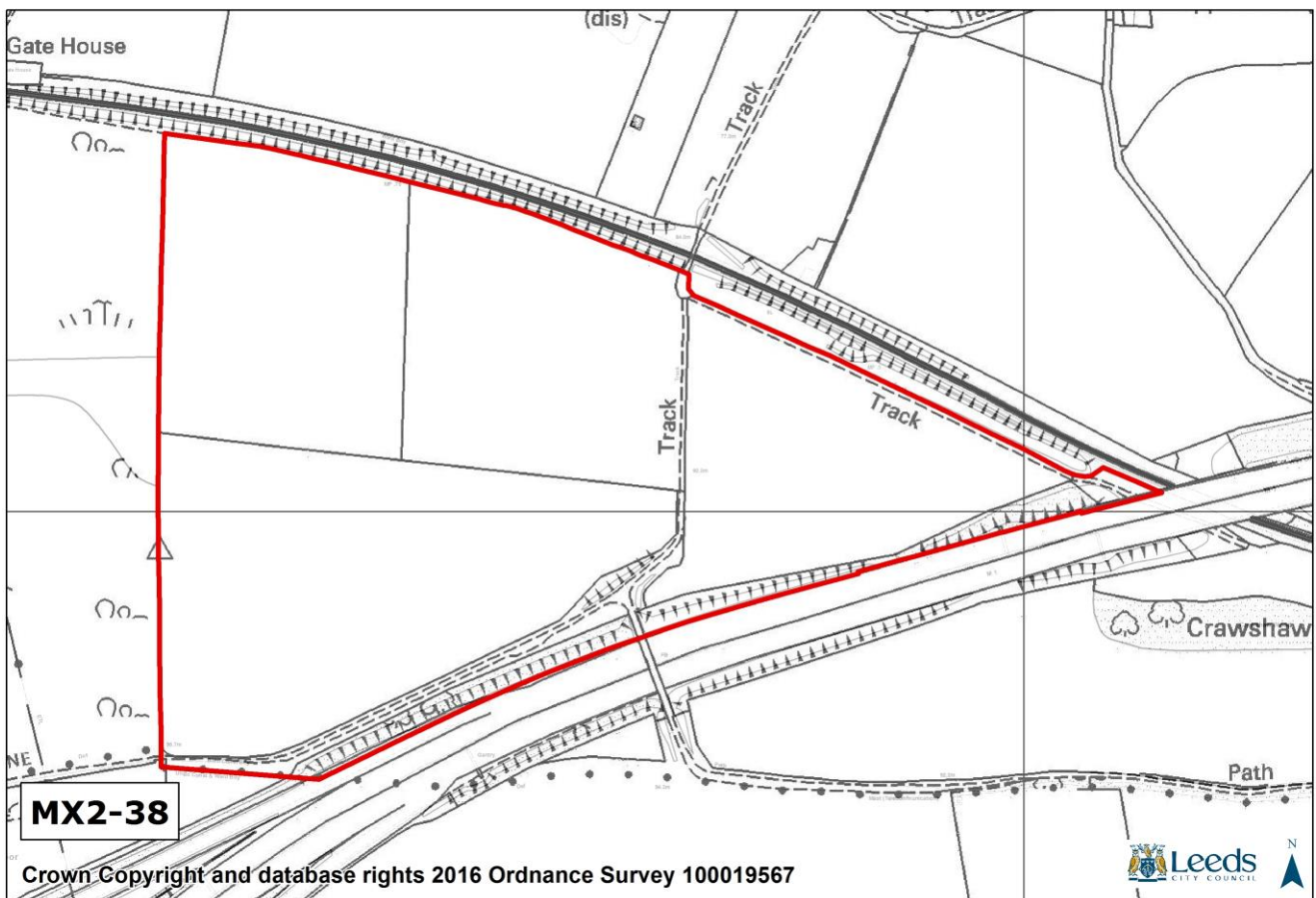
Site Capacity: 150 units & 10 ha employment

Site Area: 21.17 hectares

Ward: Temple Newsam

HMCA: East Leeds

Phase: 2



Site Requirements - MX2-38:

- **Highway Access to Site:**

A suitable vehicular access is required from the Manston Lane Link Road and safe pedestrian/cycle infrastructure will be required to connect the site with the wider network and Thorpe Park.

- **Local Highway Network:**

This site should not be brought forward until completion of Manston Lane Link Road (MLLR). The site will have a direct impact upon MLLR and M1 Jn 46 and mitigating measures will be required. This may take the form of a contribution towards to the cost of future works on MLLR, in line with the proposals for East Leeds Orbital Road, together with a contribution to works at Jn 46 in line with the requirements of Highways England.

- **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.

Safeguarded Land

3.3.10 Section 2, paragraph 2.60 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028. There are no safeguarded land designations in the East HMCA.

Sites for Older Persons Housing/Independent Living

3.3.11 Policy HG4 identifies sites within 400m walking distance of a Local Centre as being suitable for older persons housing/independent living. There are no such sites in the East HMCA.

Sites reserved for Future School Use

3.3.12 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 East HMCA there are two sites where part of the site is to be retained for a school. These sites are:

HG1-288 East Leeds Extension

HG1-296 Seacroft Hospital (rear of)

Sites for Gypsies and Travellers

3.3.13 Section 2, paragraphs 2.66 to 2.73 explains the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in East.

Sites for Travelling Showpeople

3.2.14 Paragraph 2.74 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in East.

EMPLOYMENT PROPOSALS FOR EAST LEEDS

Offices

3.3.15 The sites in East Leeds have been assessed to determine their total contribution towards an overall district requirement of 1,000,000 sqm office based development. Sites which either have planning permission for office use (as at 1.4.16) and/or were allocated for employment including office in the Unitary Development Plan and are to be retained as such count towards the employment requirement. Part of East Leeds HMCA overlaps with part of the Aire Valley Leeds Area Action Plan which has its own office allocations. These total 47,059sqm in identified sites and 0 sqm in proposed allocations.

POLICY EO1 – IDENTIFIED SITES FOR OFFICE USE

THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

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

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

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
MX1-25	n/a	Land bounded by Park Approach and Barrowby Lane off Manston Lane, Manston, Leeds	34.7	83,615
EO1-14	E4:6	Plot 4500 Century Way Thorpe Park LS15	2	6,310
EO1-15	E4:6	Plot 4400 Park Approach Thorpe Park LS15	0.9	360
EO1-16	E4:6	Plot 3175 Century Way Thorpe Park LS15	0.6	3,000
Identified office employment total (sqm):				93,285

3.3.16 There are no proposed office allocations in East Leeds, outside of the Aire Valley Leeds Area Action Plan area

General Employment

3.3.17 The sites in East Leeds 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 were 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. Part of East Leeds HMCA overlaps with part of the Aire Valley Leeds Area Action Plan which has its own general employment allocations. These total 176.35 ha in identified sites and 10.04 ha in proposed allocations.

POLICY EG1- IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE

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

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

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

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-32	E3A-6	Coal Road Seacroft LS 14	3.7	3.65
EG1-34	n/a	Land off Bullerthorpe Lane LS15	0.1	0.06
Identified general employment total:				3.71

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 EAST THESE ALLOCATIONS ARE:

Plan Ref	Address	Area ha	Capacity (ha)
MX2-38	Barrowby Lane, Manston LS15	21.2	10
EG2-27	Manston Road, Leeds, LS15 8SX	3.4	3.43
Allocated for general employment total (ha):			13.43

Site Reference: EG2-27 (EMP00357)

Site Address: Former ice-cream factory, Manston Road, Leeds, LS15 8SX

General employment allocation

Site Capacity: 3.43 hectares

Site Area: 3.43 hectares

Ward: Cross Gates and Whinmoor

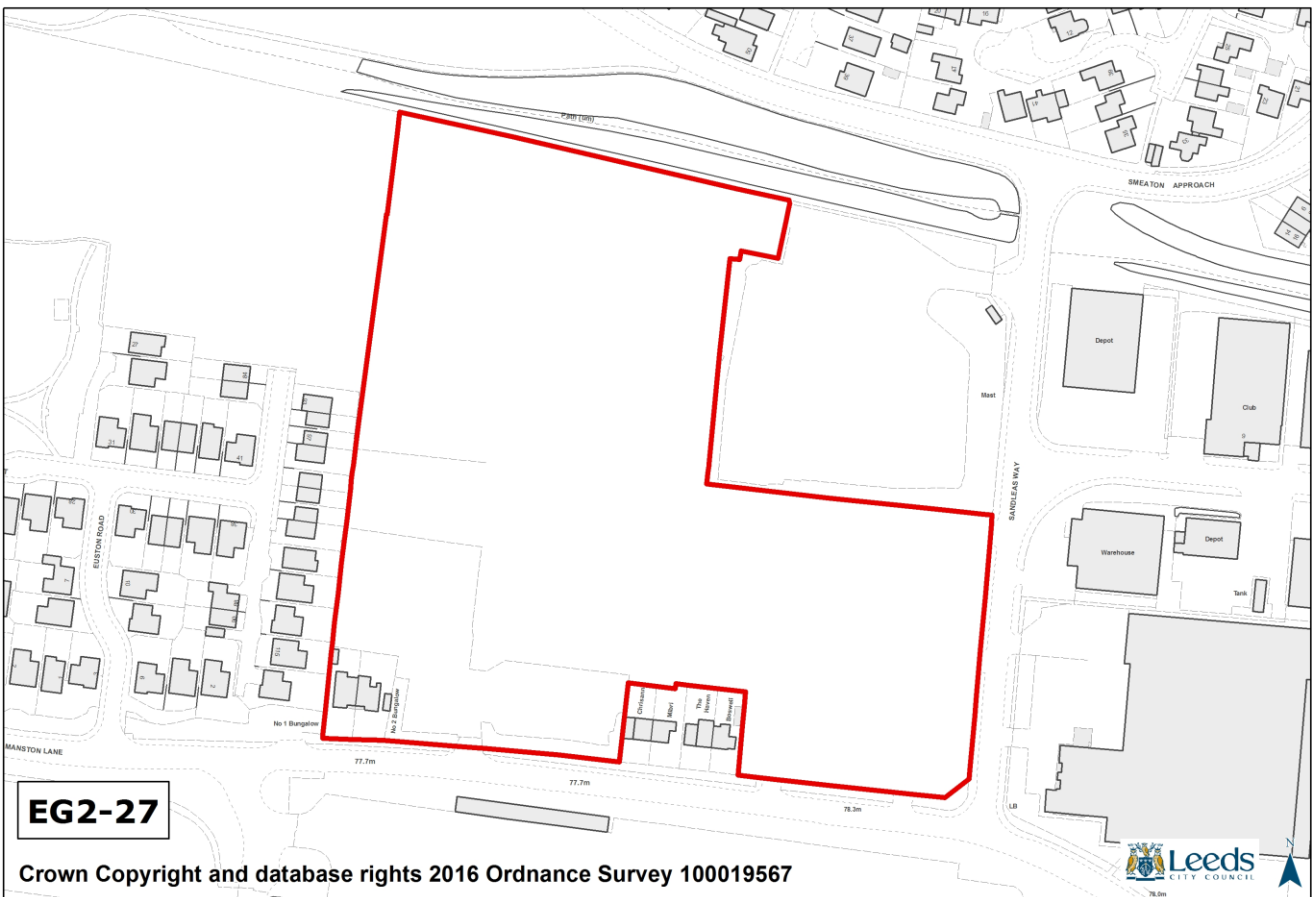
HMCA: East Leeds



EG2-27

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Site Requirements - EG2-27:

- **Local Highway Network:**

This site should not be brought forward until completion of Manston Lane Link Road (MLLR). The site will have a direct impact upon MLLR and M1 Jn 46 and mitigating measures will be required. This may take the form of a contribution towards to the cost of future works on MLLR, in line with the proposals for East Leeds Orbital Road, together with a contribution to works at Jn 46 in line with the requirements of Highways England.

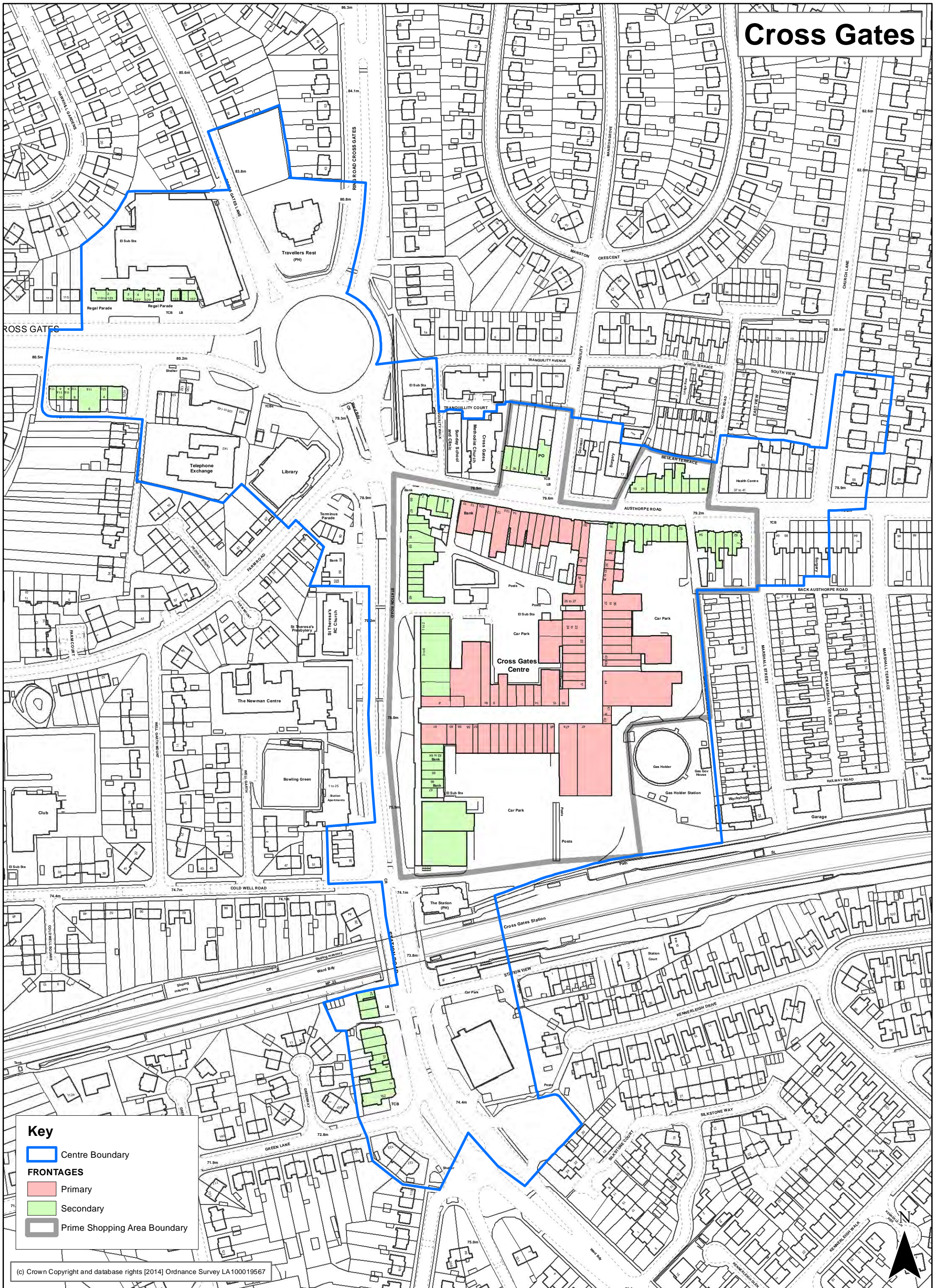
GREEN SPACE PROPOSALS FOR EAST

3.3.19 The Plan shows the green space sites proposed for designation within the 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 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.

3.3.20 The Temple Newsam Estate (336.6ha) lies within the East HMCA and provides many opportunities for a wide range of recreation including formal gardens, lakes, parkland, children's play area, home farm and the historic house. It is one of the key parks and gardens within Leeds and draws visitors from the Leeds area and beyond. Adjacent to the park are the two Temple Newsam municipal golf courses (140.5ha) - the Lord Irwin and Lady Dorothy courses. The area also contains part of Leventhorpe Lagoon and Ings (21ha)(part in Outer South East HMCA) and Halton Dene – Primrose Valley (34.5ha). Many of the other smaller green spaces are interspersed within the housing estates of Swarcliffe, Whinmoor, Manston, Whitkirk and Colton and provide local access to a variety of open spaces e.g. Manston Park (5.3ha) and Penda's Field Disused Railway Path (4.3ha).

East Leeds Retail and Site Allocations Plans

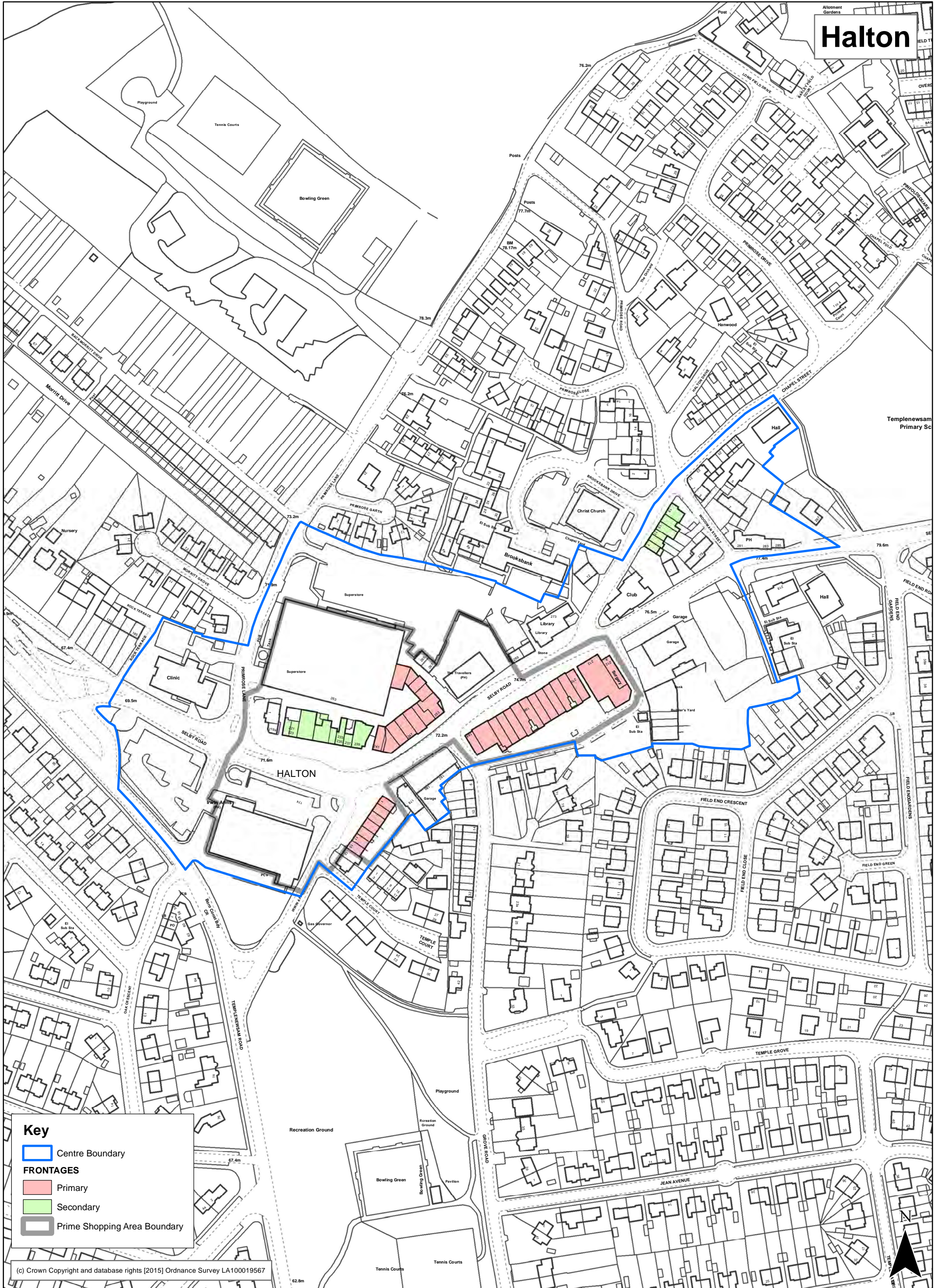
Cross Gates



Key

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

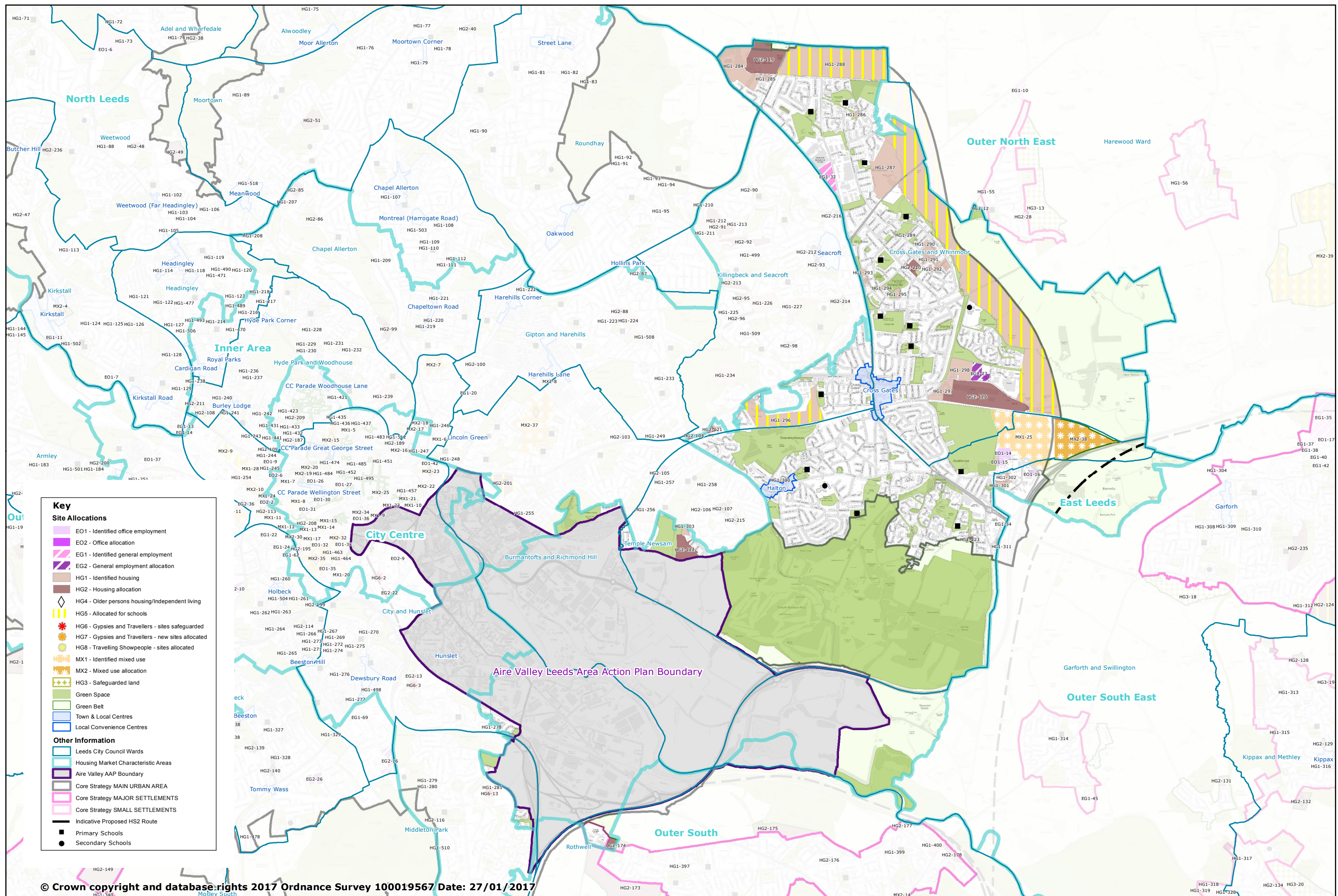
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Key

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

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HMCA AREA
East Leeds

