



Leeds
CITY COUNCIL

Site Allocations Plan as amended 2024

Section 3: Proposals For The 11 Housing Market Characteristic Areas 11.Outer West

**Leeds Local Plan
Development Plan Document**

Adopted July 2019
Amendments Adopted
17th January 2024



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

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 (WLGSPD). 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).

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 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 WEST

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

3.11.5 **Total housing target for Outer West** (set out in the Core Strategy) = 2,231 units (7% of District wide total).

Total number of dwellings/capacities to be allocated:

3.11.6 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 983 new homes completed in Outer West between 1 April 2012 and 2017 with 2,083 dwellings remaining on identified and allocated sites. A further 290 dwellings have been approved on large windfall sites, which provides a total of 2,373 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 WEST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity
HG1-134	H3-3A.23	Bagley Lane, Farsley	45
HG1-137	H3-3A.7	Cherry Tree Drive, Farsley	13
HG1-138	H3-3A.8	Cherry Tree Drive, Farsley	10
HG1-142	H3-1A.31	Broad Lane (139) - Salvation Army, Bramley	83
HG1-161	H3.3A.12	Charity Farm, Swinow	50
HG1-168	H3-2A.9	Delph End, Pudsey	38
HG1-177	H3-1A.11	Lane End, Pudsey	20
HG1-181	H3-2A.8	Pudsey Road, Bramley LS13	10
HG1-189	H3-3A.11	Robin Lane/Longfield Road, Pudsey	28

HG1-199	H3-1A.41	Roker Lane, Hare Lane	9
HG1-200	H3-3A.10	Lumby Lane	12
Identified housing total:			318

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

3.11.7. In Outer West, identified, allocated and large windfall sites have a total capacity of 2,373 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of +142 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 WEST THE SITES ALLOCATED FOR HOUSING ARE:

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-58	Airedale Mills, Rodley	1.9	5	Brownfield
HG2-61	Raynville Road/Raynville Crescent, Bramley (East)	0.5	15	Mix 70:30
HG2-64	Bradford Road, Sunnybank Lane, Pudsey	0.6	22	Brownfield
HG2-66	Hill Foot Farm, Pudsey	2.7	60	Greenfield
HG2-67	Owlcotes Farm/Owlcotes Gardens, Pudsey	3.3	100	Mix 70:30
HG2-70	Land off Tyersal Close	0.9	27	Greenfield
HG2-73	Harper Gate Farm, Tyersal Lane, Bradford, BD4 0RD	11.2	283	Greenfield
HG2-74	Station Street, Pudsey	0.5	20	Greenfield
HG2-75	Musgrave House Crawshaw Road, Pudsey	0.4	14	Brownfield
HG2-77	Edison Business Centre, Ring Road, Bramley	1.8	64	Brownfield
HG2-82	Wortley High School	6.6	40	Mix 60:40
HG2-83	Upper Wortley Road, Thornhill Road, Wortley	0.5	18	Mix 30:70
HG2-84	Oldfield Lane - Leeds City Boy's Pitch, LS12	1.7	61	Greenfield
HG2-200	Stanningley Road, Leeds	0.6	22	Brownfield
HG2-204	Wood Nook, North of the B6155, Pudsey	5.4	60	Greenfield
HG2-205	Stonebridge Mills, Farnley	3.6	75	Mix 50:50
HG2-206	Heights Lane, Armley	0.8	28	Mix 80:20
HG2-207	Hough Top Court, Hough Top, Pudsey	2.5	76	Mix 20:80
MX2-5	Waterloo Lane, Leeds	1.2	20	Brownfield

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

3.11.8 Sites allocated for housing in Outer West have a total capacity of 1,010.

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 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: HG2-58 (1322)

Site Address: Airedale Mills, Rodley

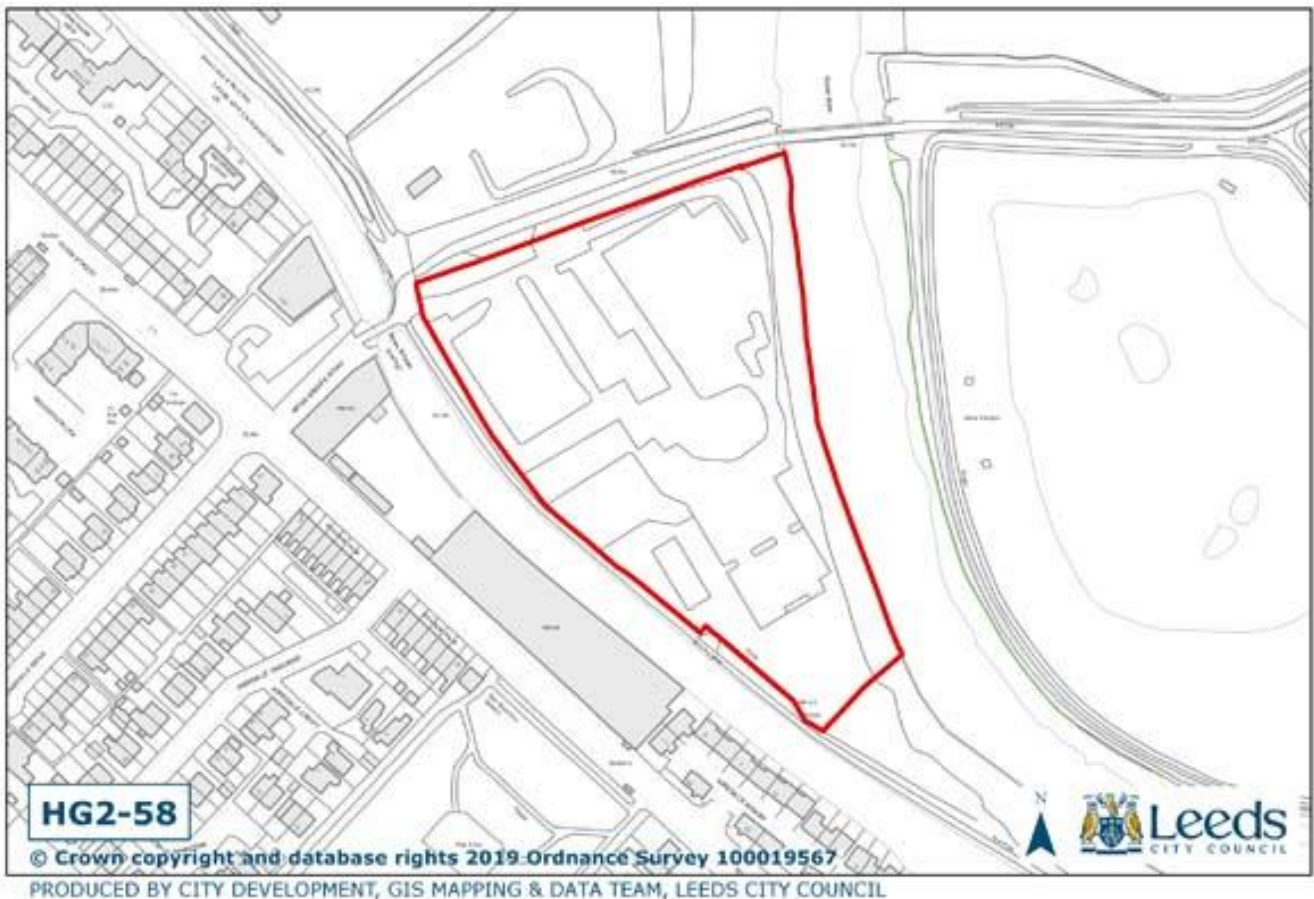
Housing allocation

Site Capacity: 5 units

Site Area: 1.93 hectares

Ward: Bramley and Stanningley

HMCA: Outer West



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: HG2-61 (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



No site specific requirements

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



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: HG2-66 (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



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



Site Requirements - HG2-67:

- **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.

- **Heritage:**

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.

Site Reference: HG2-70 (3121)

Site Address: Land off Tyersal Close, Tyersal

Housing allocation

Site Capacity: 27 units

Site Area: 0.88 hectares

Ward: Pudsey

HMCA: Outer West



No site specific requirements

Site Reference: HG2-73 (1343A)

Site Address: Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD

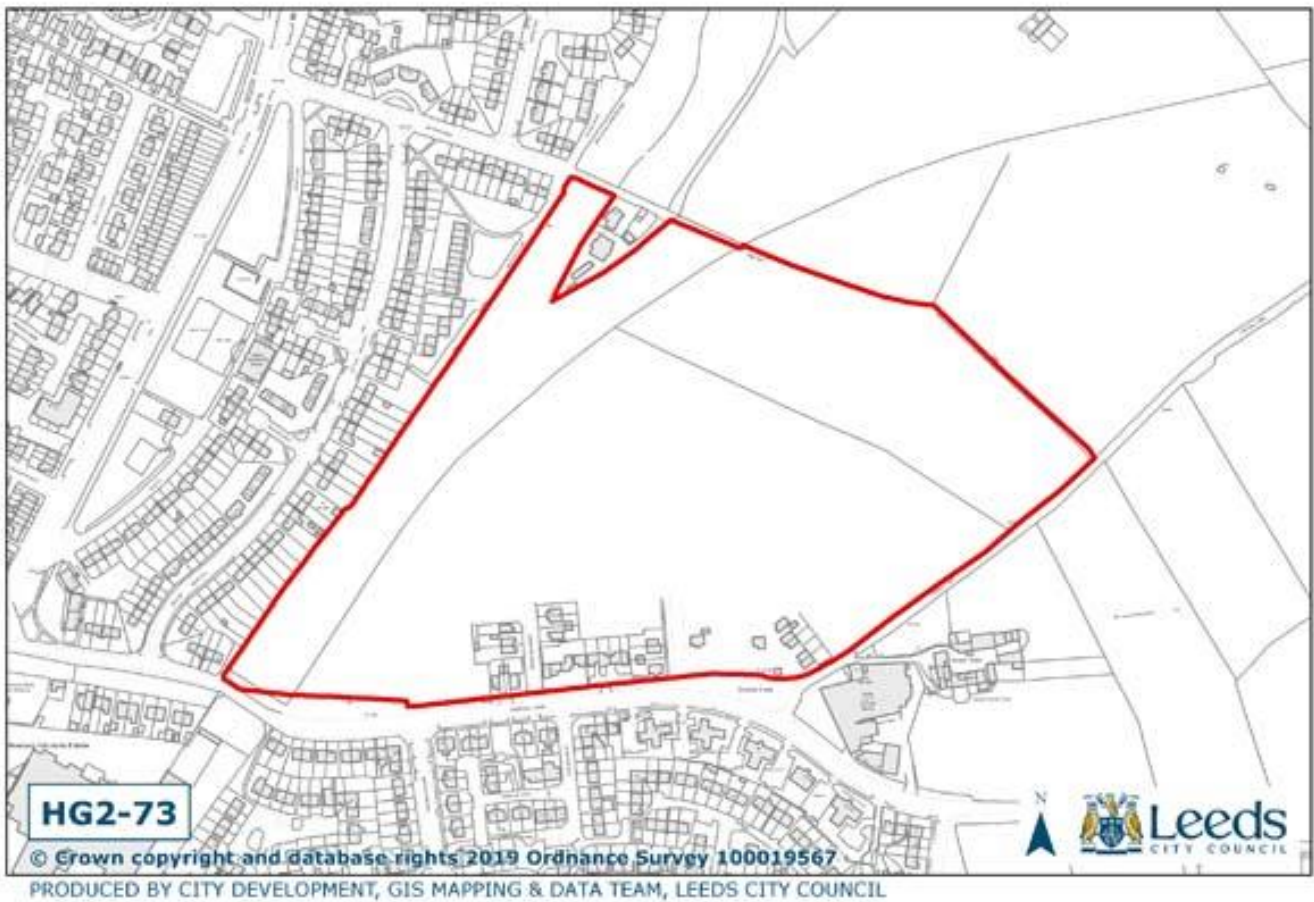
Housing allocation

Site Capacity: 283 units

Site Area: 11.23 hectares

Ward: Pudsey

HMCA: Outer West



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



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

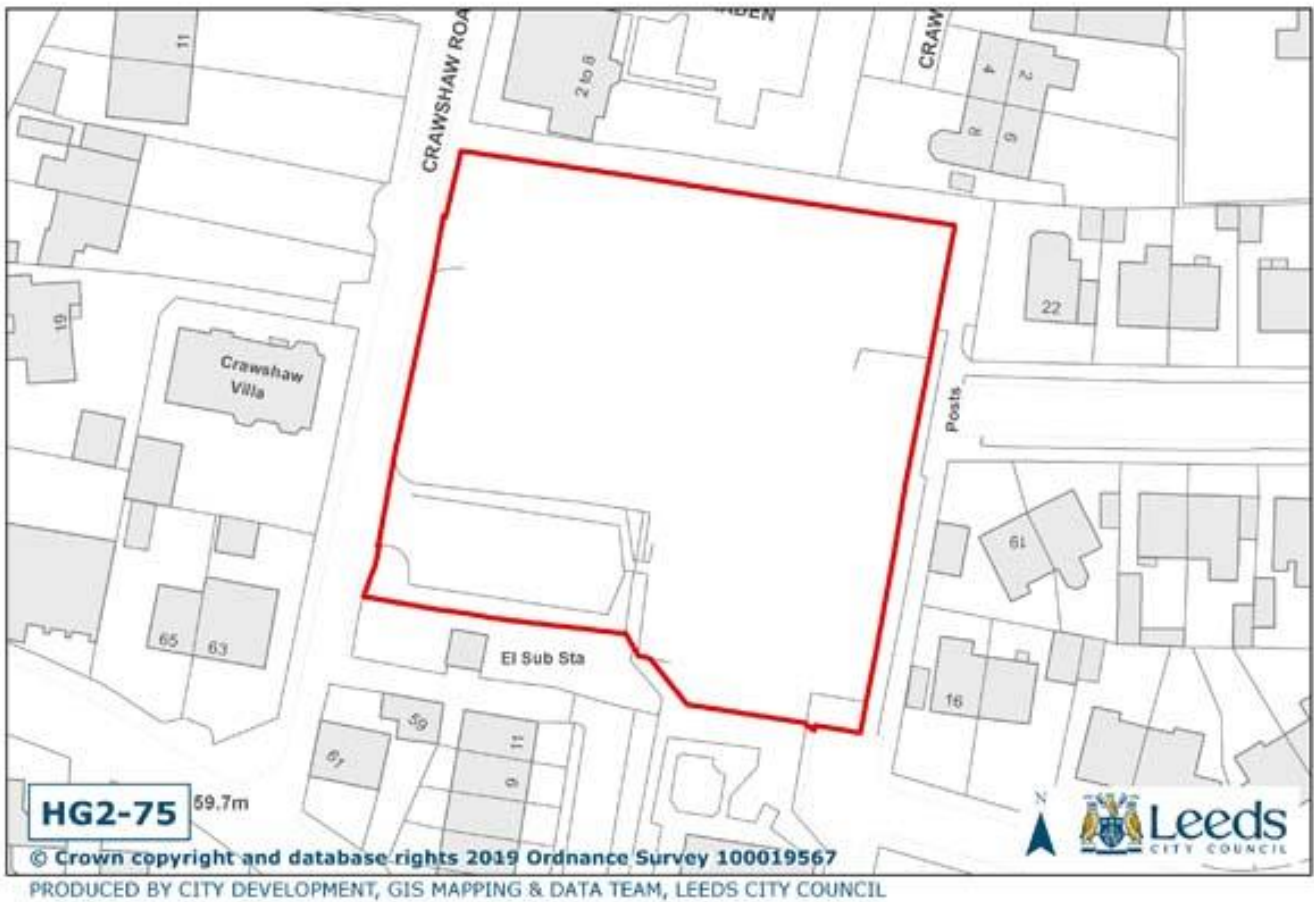
Housing allocation

Site Capacity: 14 units

Site Area: 0.39 hectares

Ward: Pudsey

HMCA: Outer West



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: HG2-77 (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



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 Road.

- **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: HG2-82 (4007)

Site Address: Wortley High School

Housing allocation

Site Capacity: 40 units

Site Area: 6.65 hectares

Ward: Farnley and Wortley

HMCA: Outer West



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



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



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



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

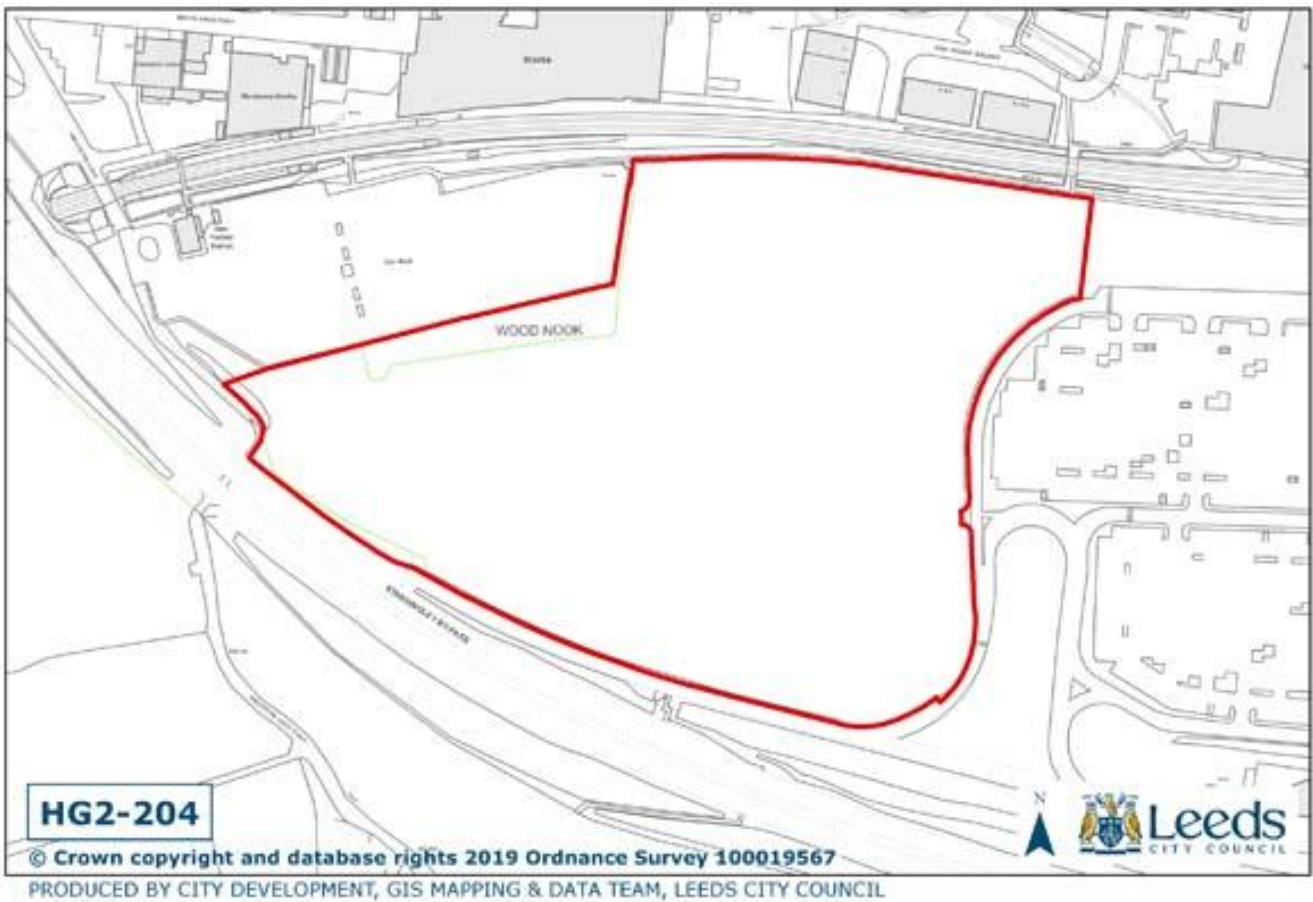
Housing allocation

Site Capacity: 60 units

Site Area: 5.37 hectares

Ward: Pudsey

HMCA: Outer West



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 to the northern boundary of the site from New Pudsey Station to the Owlcotes Shopping Centre and to the northwest corner of the site 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



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, unless suitable alternative access to Stonebridge Lane can be gained.

- **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 calming on Stonebridge Lane/Silver Royd Hill/Pipe and Nook Lane will be required.

- **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 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. 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 Site Allocations Plan Heritage Assessment.

- **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

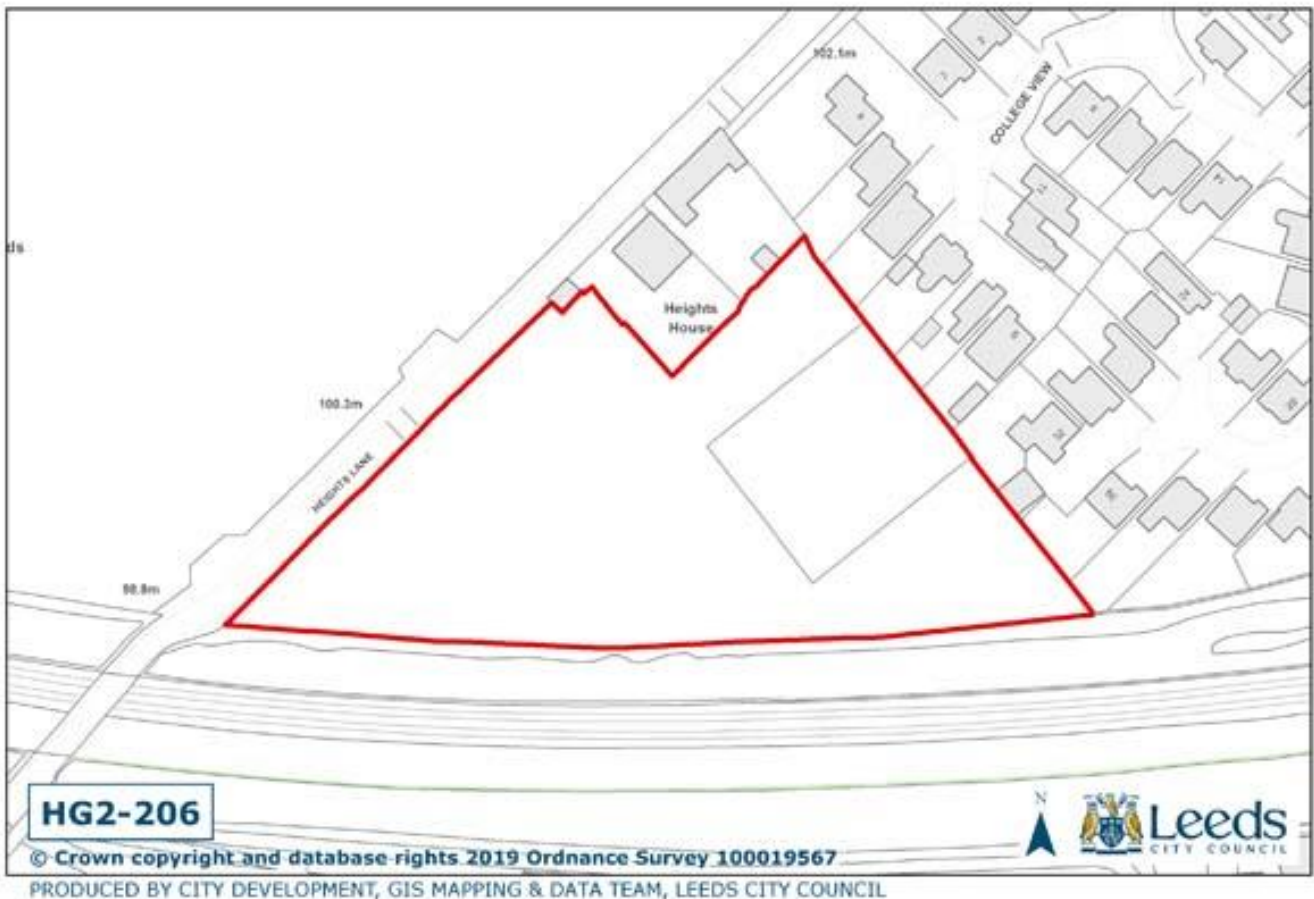
Housing allocation

Site Capacity: 28 units

Site Area: 0.76 hectares

Ward: Armley

HMCA: Outer West



Site Requirements - HG2-206:

- **Highway Access to Site:**

A footway should be provided along the Heights Lane site frontage. The existing traffic calming measure may need alteration to accommodate the site access.

- **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

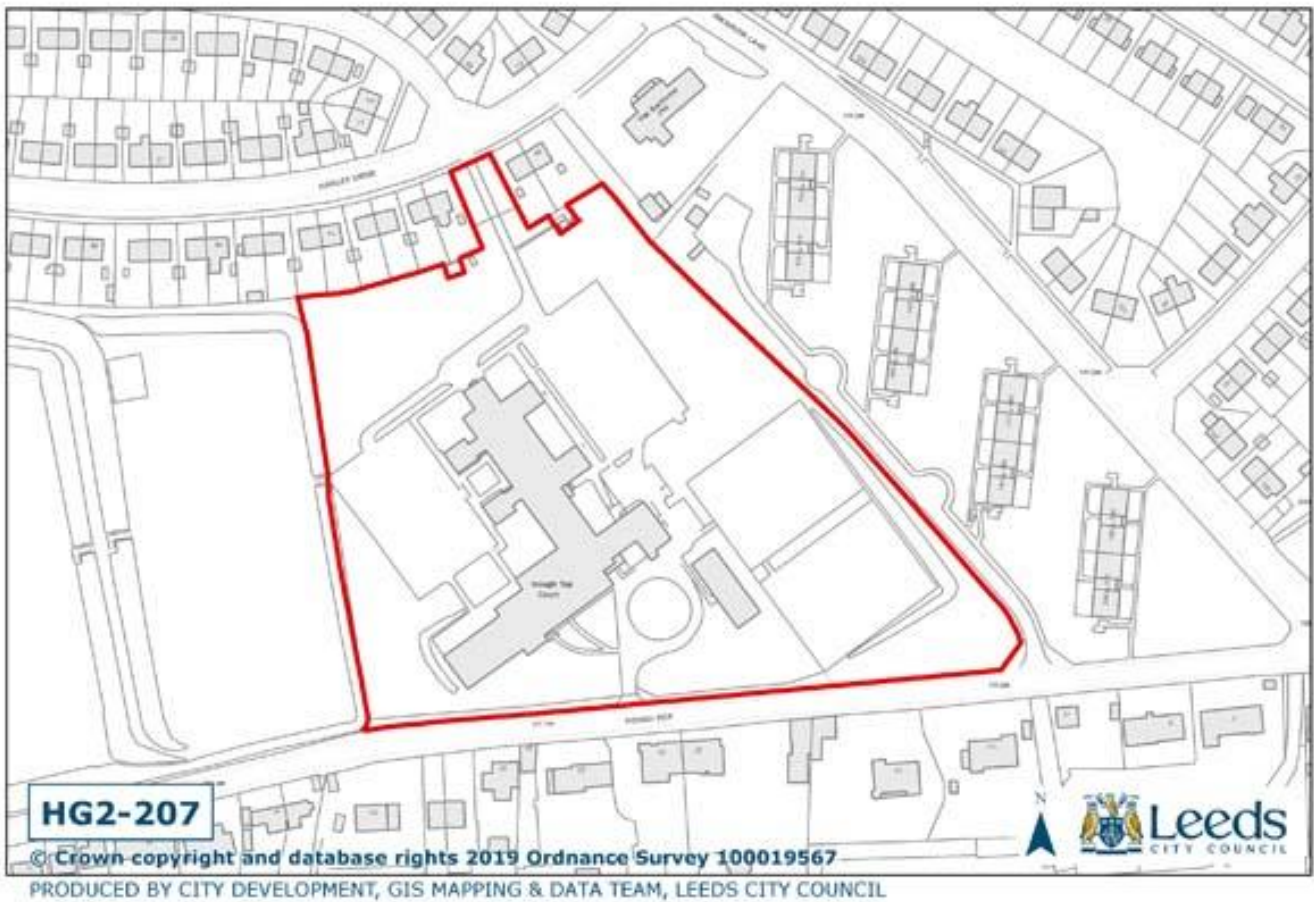
Housing allocation

Site Capacity: 76 units

Site Area: 2.52 hectares

Ward: Pudsey

HMCA: Outer West



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

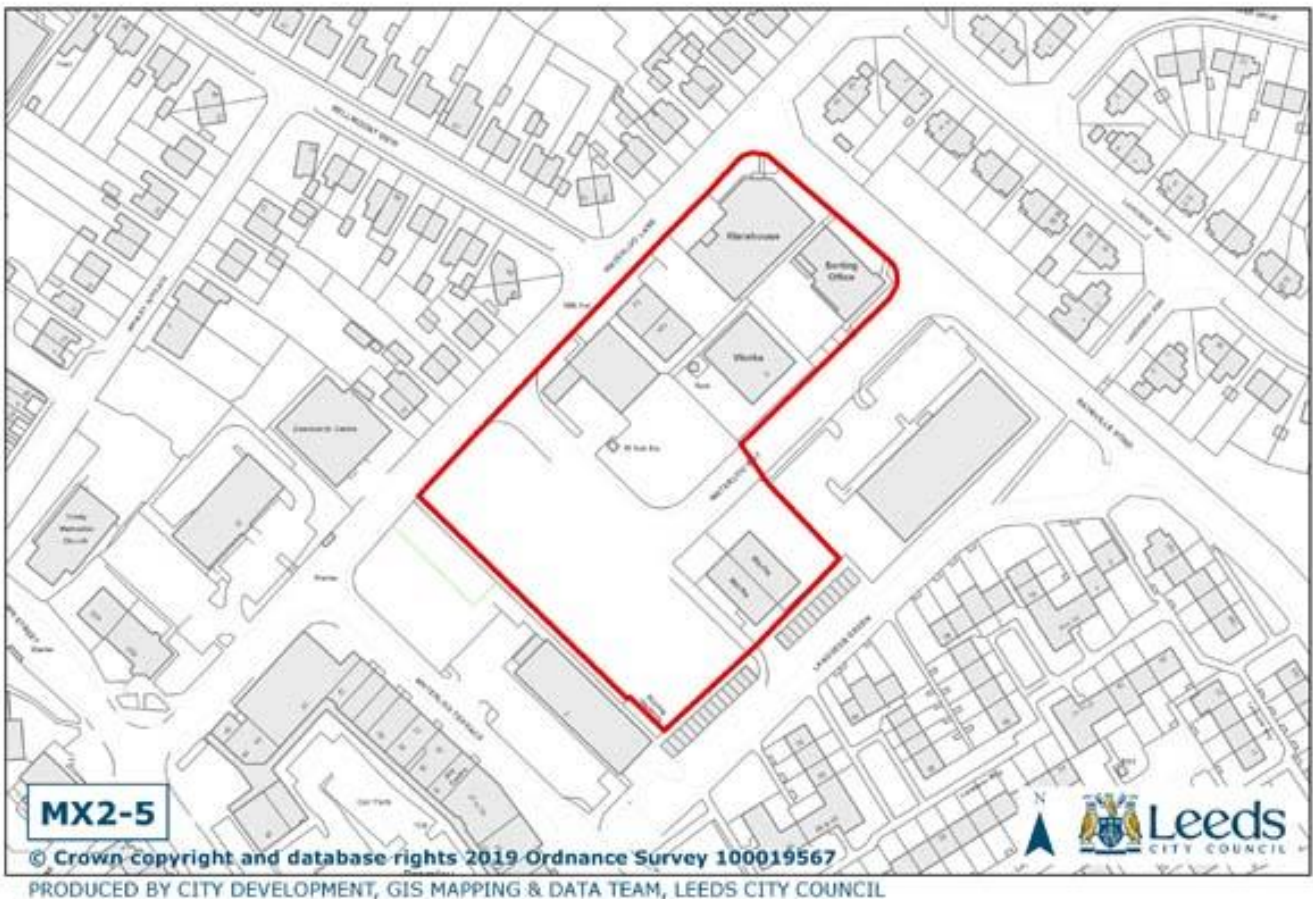
Mixed use allocation

Site Capacity: 20 units

Site Area: 1.25 hectares

Ward: Bramley and Stanningley

HMCA: Outer West



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 2.58 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 WEST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	Address	Area ha	Capacity
HG3-14	Rodley (land at), Leeds LS13	1.6	50
HG3-15	Kirklees Knowl (land at), Bagley Lane, Bagley	17.8	415
Safeguarded land total:			465

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 2.62 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 West there are no sites where part of the site is to be retained for a school.

Sites for Gypsies and Travellers

- 3.11.13 Section 2, paragraphs 2.64 to 2.71 explain the approach to allocating and safeguarding land for Gypsies and Travellers. In Outer South West existing Gypsy and Travellers sites 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 Tong Road, Wortley under Policy HG7.

POLICY HG7: THE FOLLOWING SITES ARE ALLOCATED AS PERMANENT GYPSY AND TRAVELLER SITES. THESE ARE SHOWN ON THE POLICIES MAP 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 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed for Travelling Showpeople.

HG6-5: ROSENEATH PLACE, WORTLEY

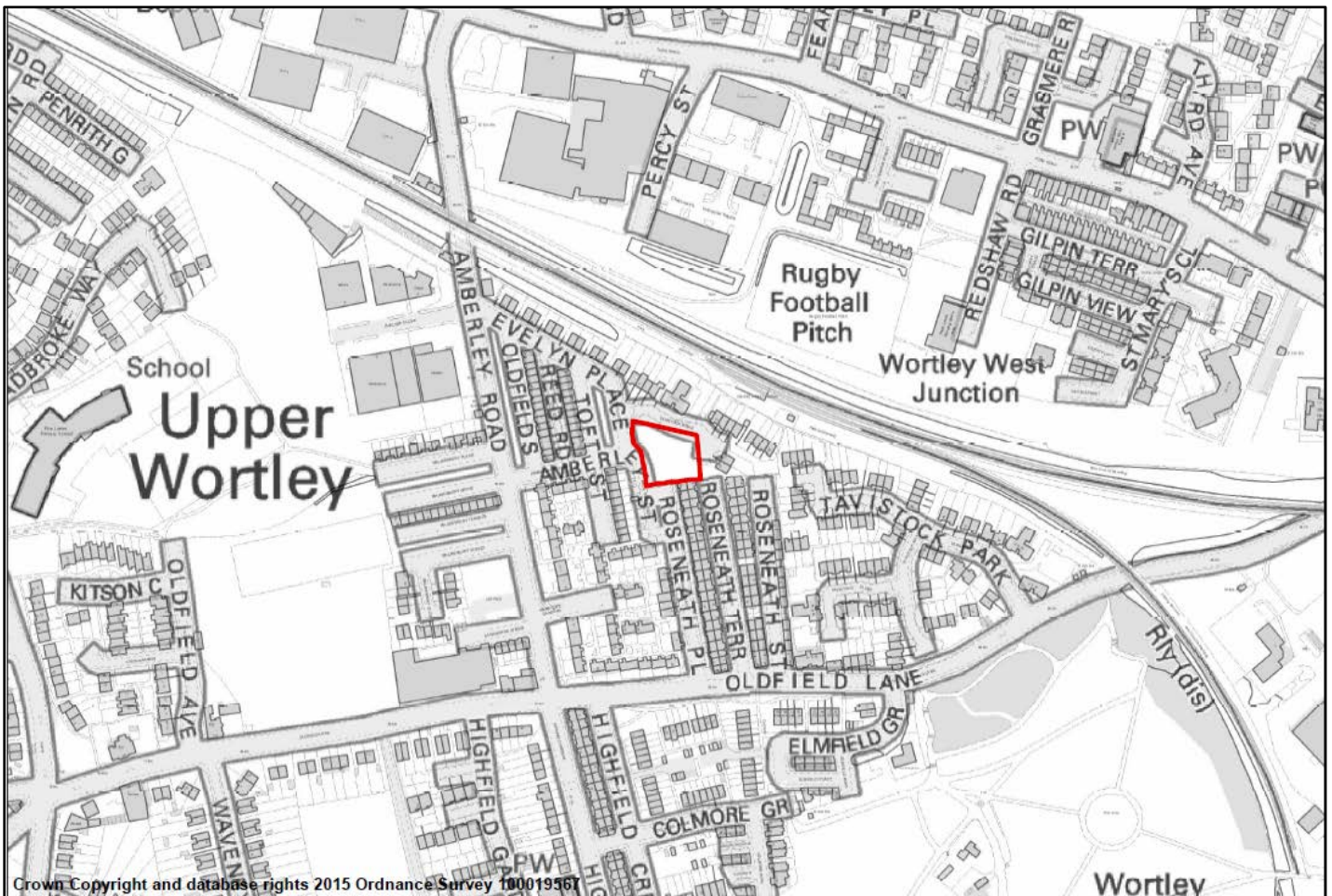
Site Type: Gypsy & Travellers

Site Area: 0.13 ha

Number of Pitches: 1

Ward: Farnley & Wortley

HMCA: Outer West



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

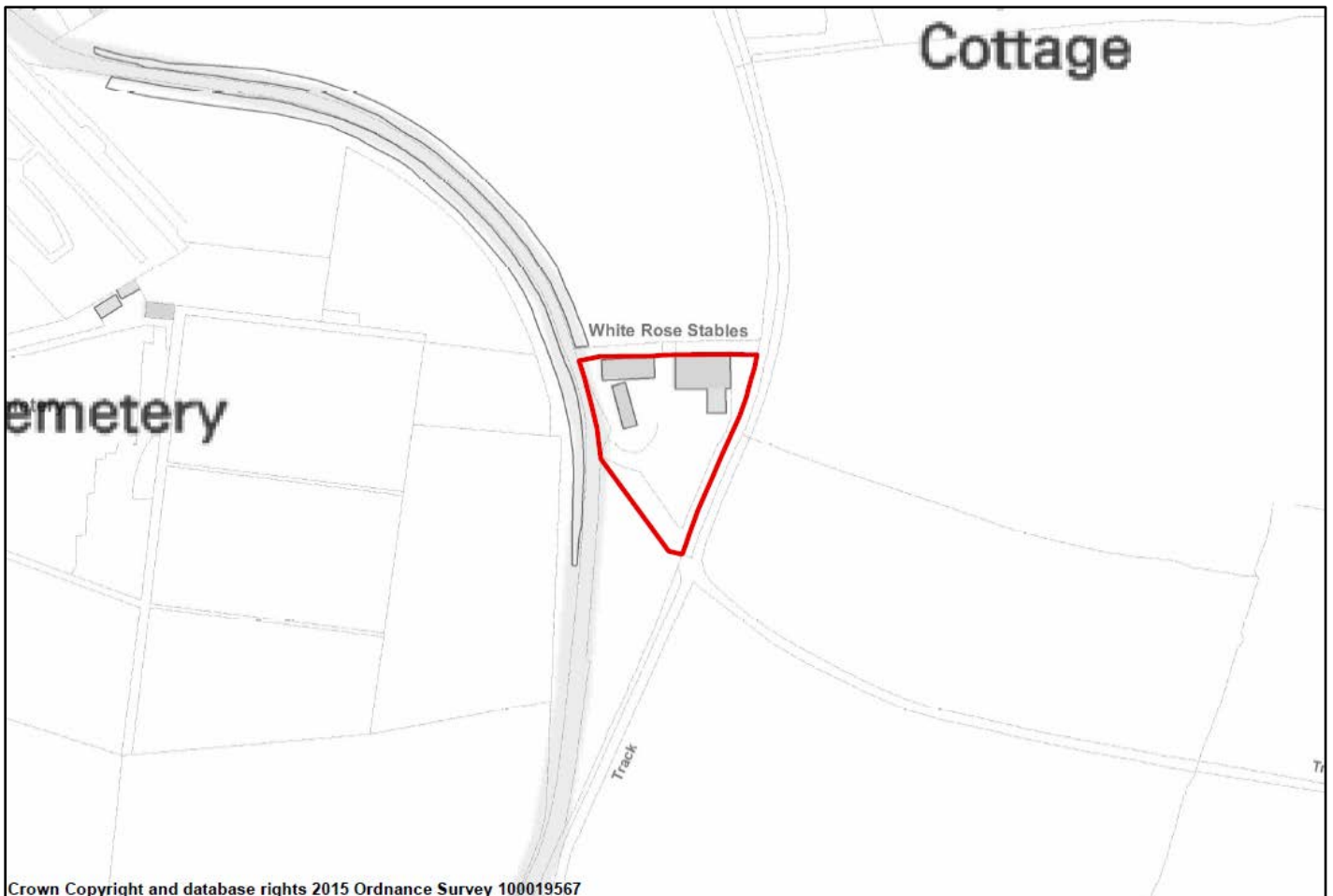
Site Type: Gypsy & Travellers

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



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

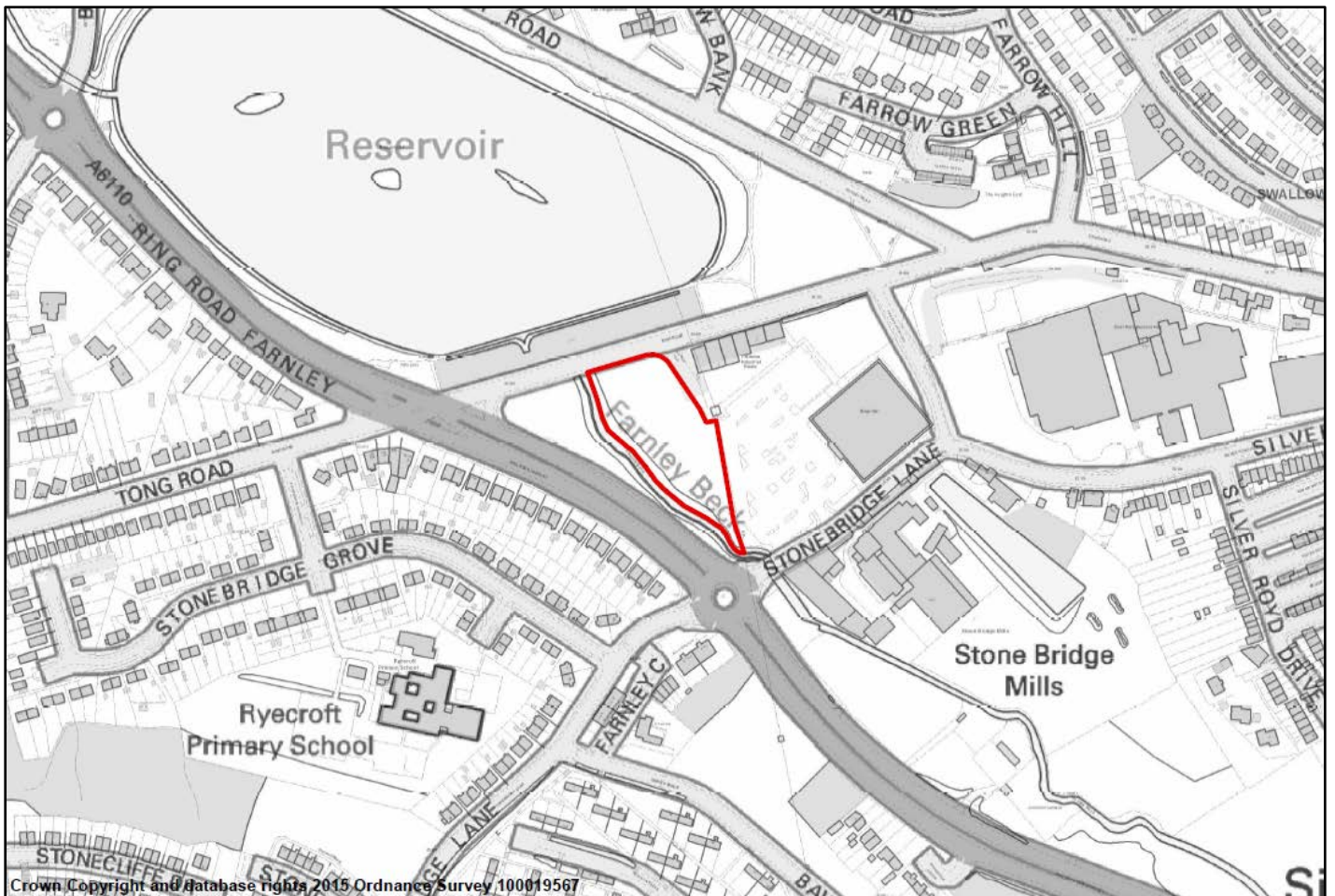
Site Type: Gypsy & Travellers

Site Area: 0.58 ha

Number of Pitches: 5

Ward: Farnley & Wortley

HMCA: Outer West



Site Requirements - HG7-2

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 1.4.16) and/or were allocated for employment including office use in the Unitary Development Plan and are to be retained as such count towards the employment requirement.

POLICY EO1: IDENTIFIED SITES FOR OFFICE USE

THE SITE ALLOCATIONS PLAN IDENTIFIES 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.

- 3.11.16 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 1.4.16 and/or are allocated for general employment in the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites.

POLICY EG1: IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE

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 PERMISIONS 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 WEST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-15	E3B:16	Intercity Way Stanningley, LS13	0.5	0.5
EG1-18	E3C:25	Carr Crofts Drive, Armley Moor, LS12	0.2	0.17
EG1-19	E4:32	Allocated Site Chelsea Close, Leeds, LS12	0.9	0.93
Identified general employment total:				1.6

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

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	Address	Area ha	Capacity (ha)
EG2-6	Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow	0.5	0.48
EG2-7	Stanningley Road & Swinnow Road, Pudsey	0.4	0.42
EG2-9	Expansion Land At Emballator Ltd, Phoenix Way, BD4	1.2	1.15
EG2-25	Wortley Low Mills, Whitehall Road	1.7	1.7
Allocated for general employment total:			3.75

Site Reference: EG2-6 (2400850)

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

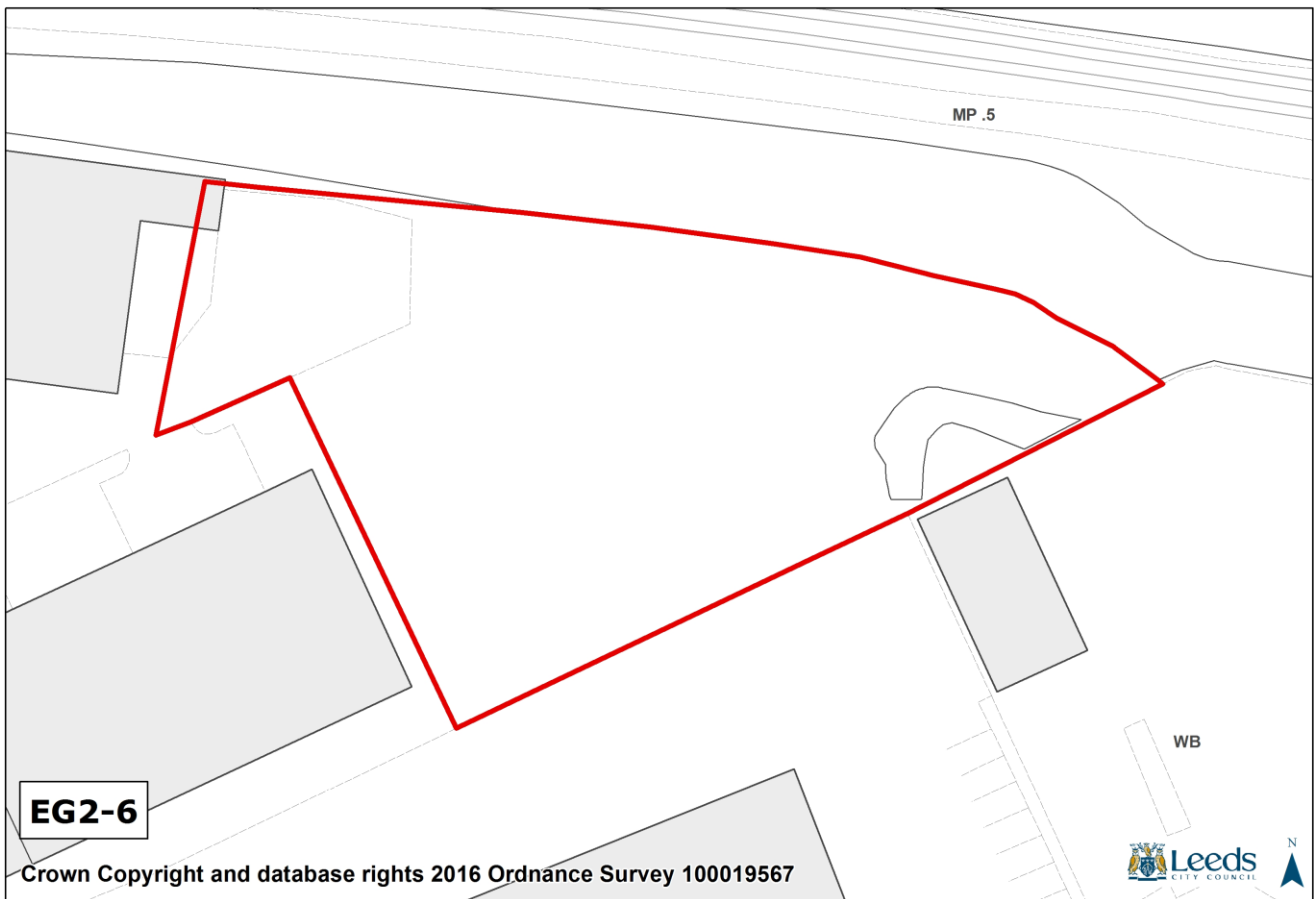
General employment allocation

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

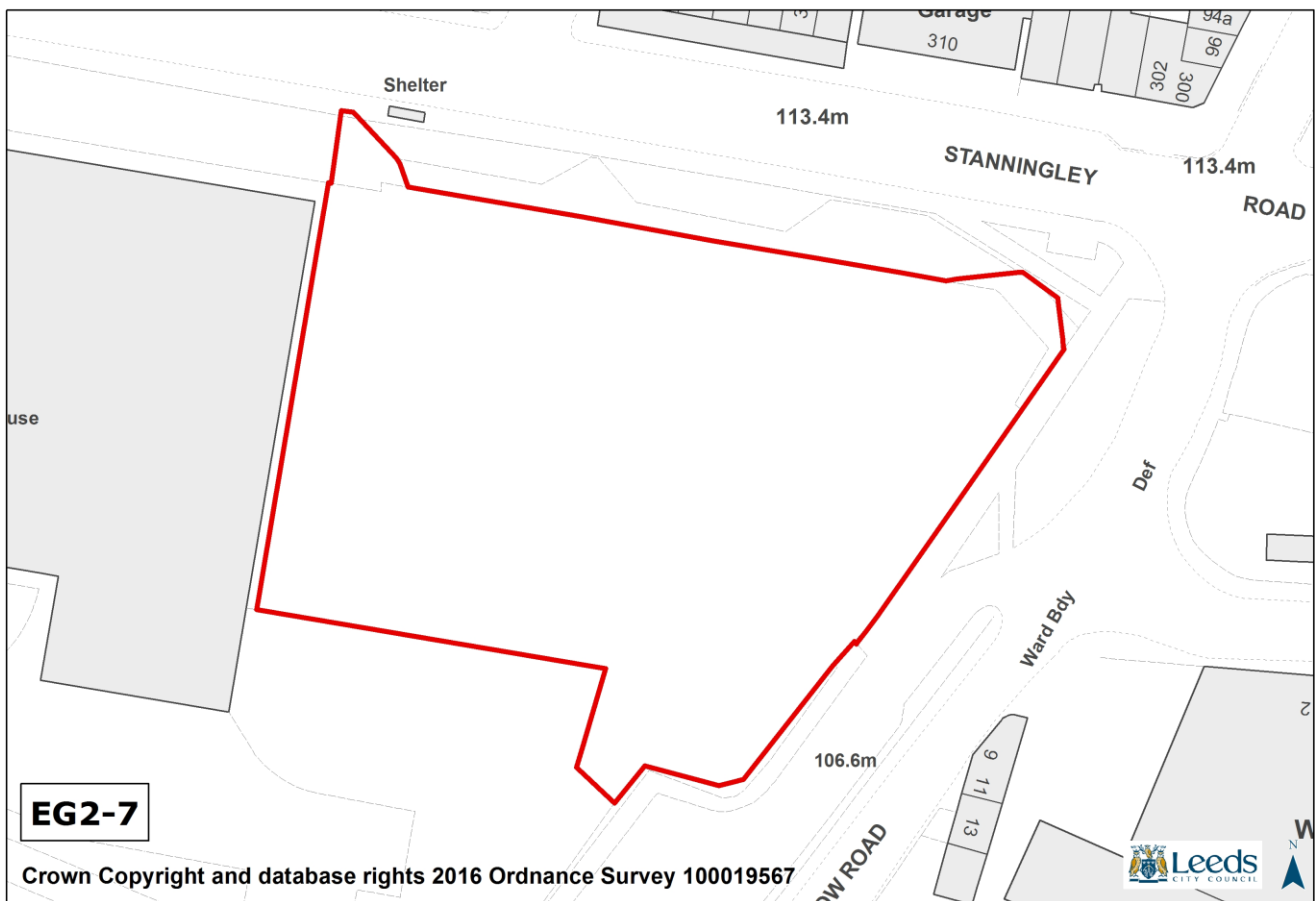
General employment allocation

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

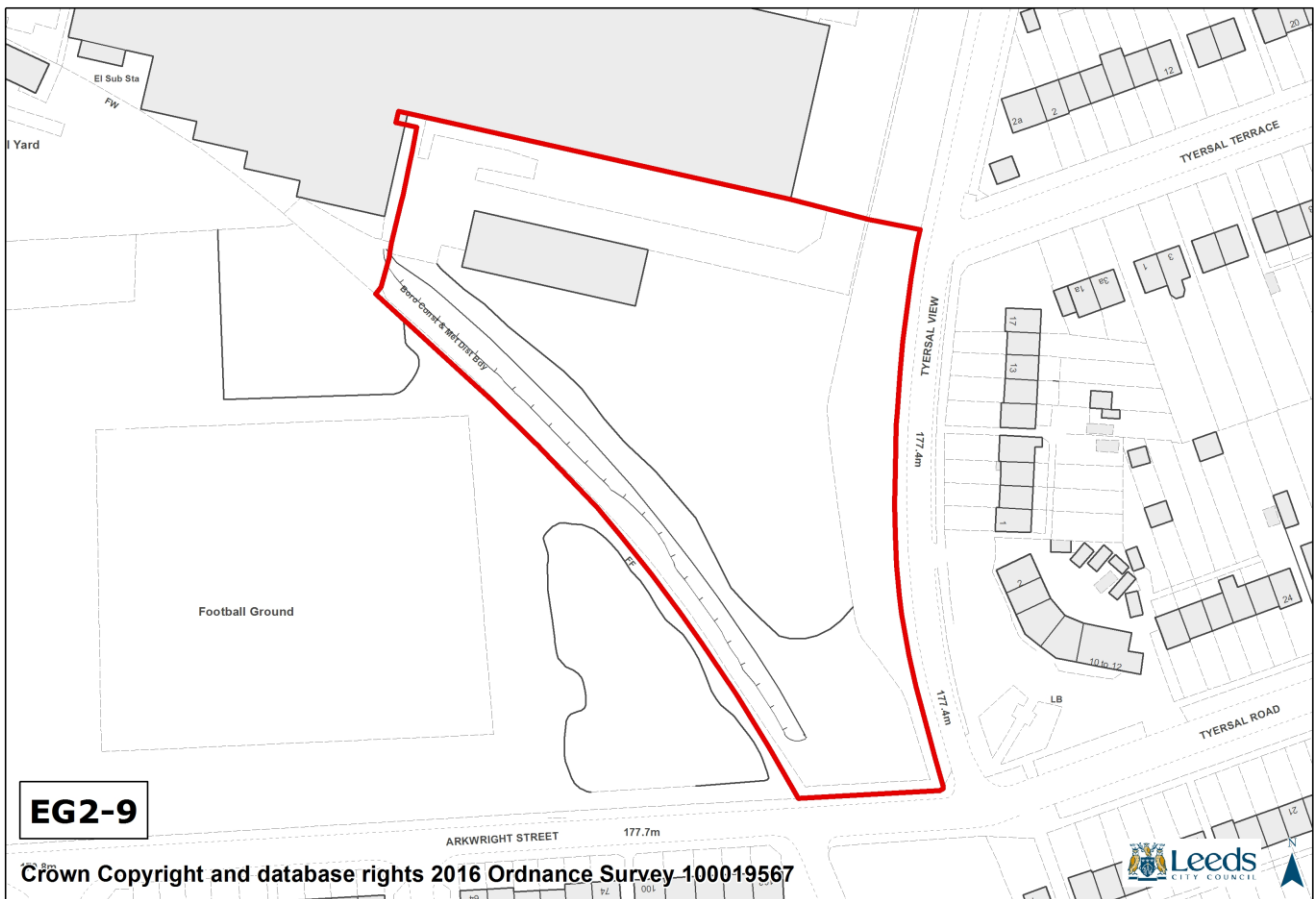
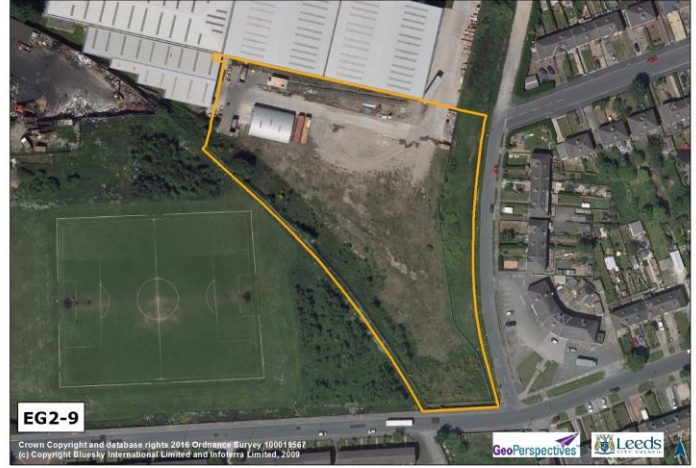
General employment allocation

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

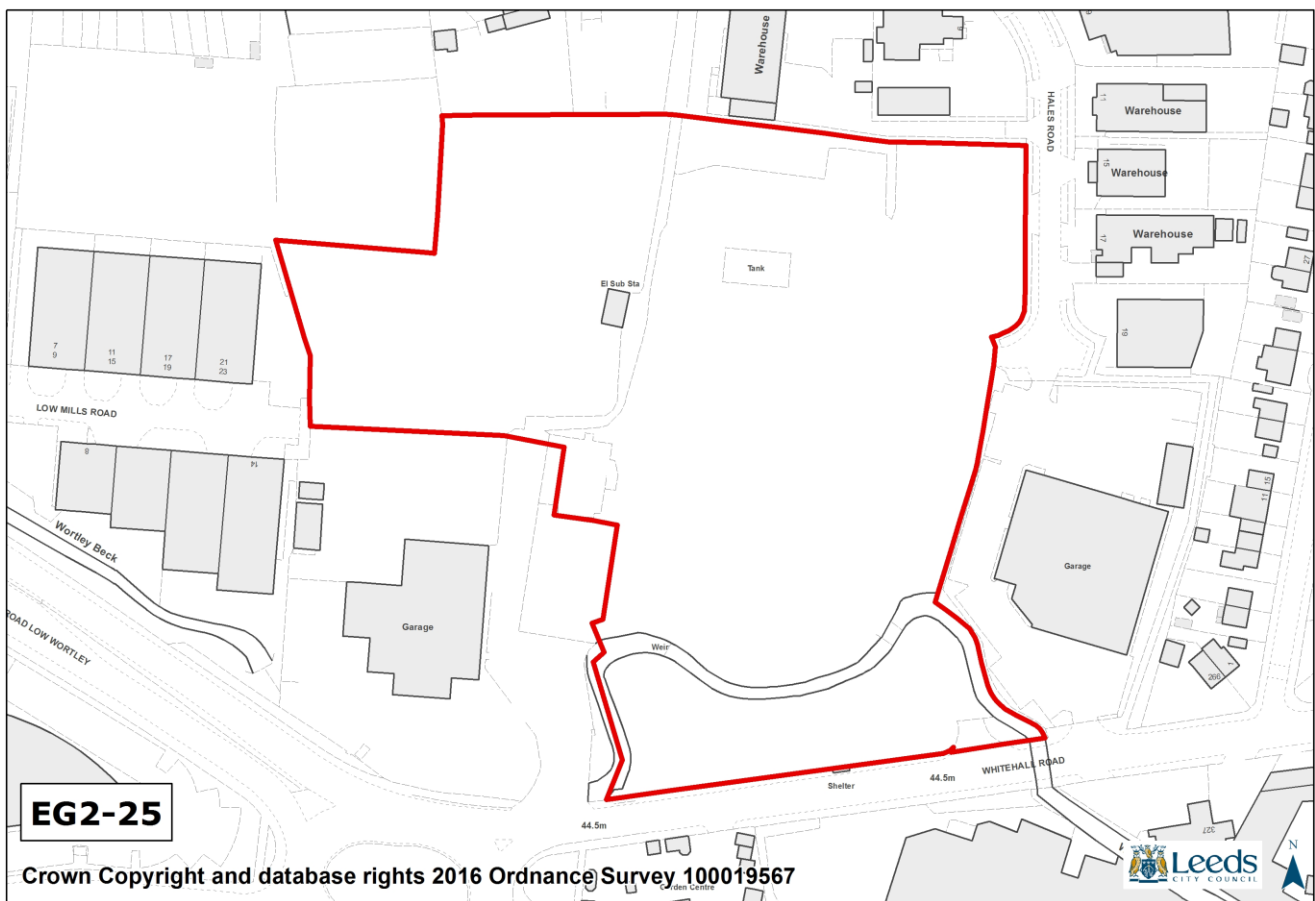
General employment allocation

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.

GREEN SPACE 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 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.
- 3.11.19 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. Surpluses and deficiencies by typology for the wards that fall completely or partially within the Outer West HMCA will be updated and monitored by the Council.
- 3.11.20 The Habitats Regulations Assessment has concluded that measures will be required regarding the provision and enhancement of green spaces within the HMCA so as to help avoid visitor pressure on the South Pennine Moors SPA/SAC. The Council will monitor these through monitoring indicator 24 of the Council's Monitoring Framework which supports preparation of the Authority Monitoring Report. This will quantify the delivery of green space and green infrastructure delivered in the area along with the amount of commuted sums collected and spent on green space projects. Moreover, for the purposes of monitoring this measure the AMR will also report on specific improvements to green spaces in this HMCA, which arise as a result of the North West Leeds Green Gateways and Country Park project.

Outer West Retail and Site Allocations Plans

Bramley



Key

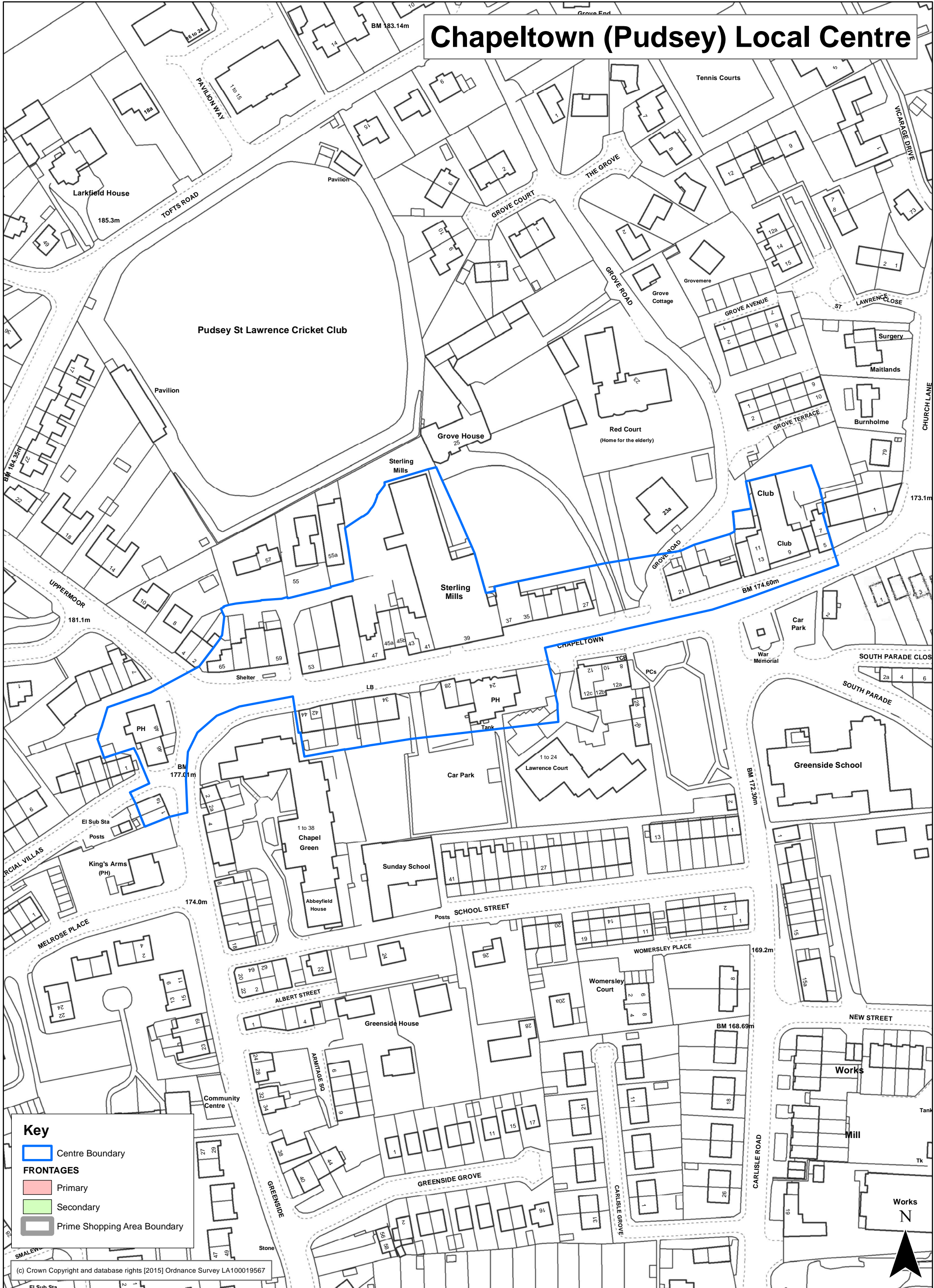
- Centre Boundary

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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Chapeltown (Pudsey) Local Centre

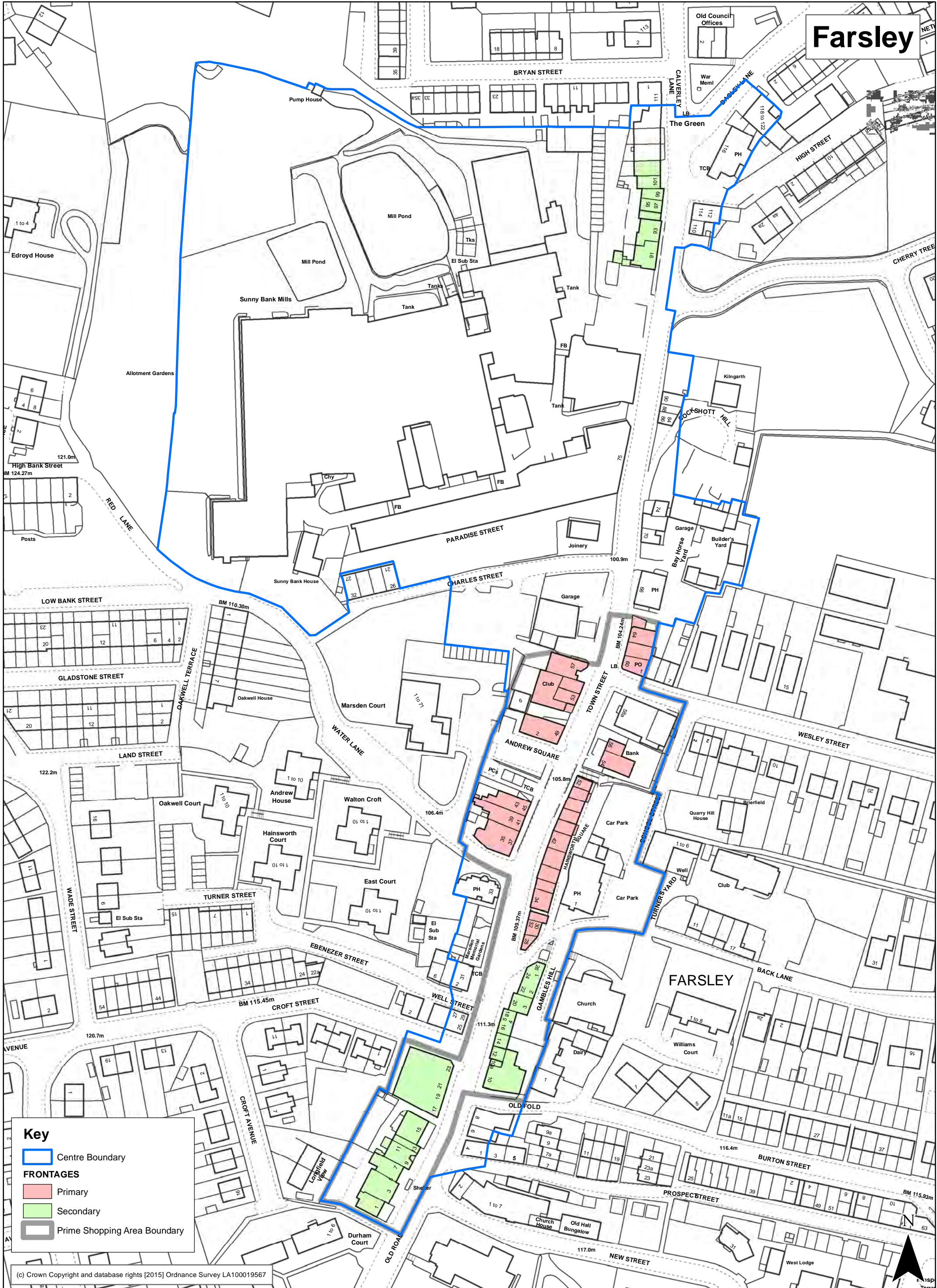


Key

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

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Farsley

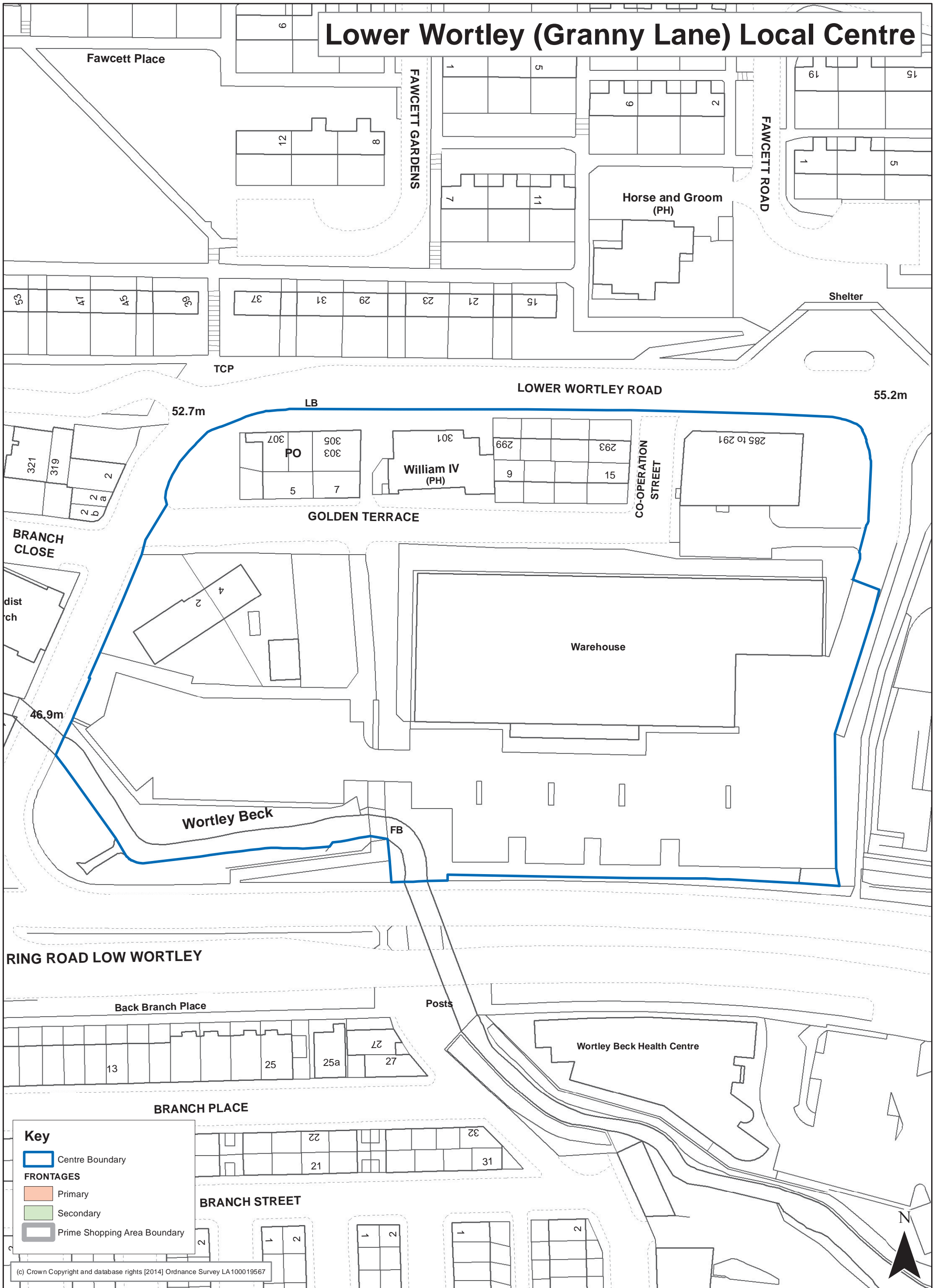


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- Centre Boundary
- FRONTAGES**
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- Secondary
- Prime Shopping Area Boundary

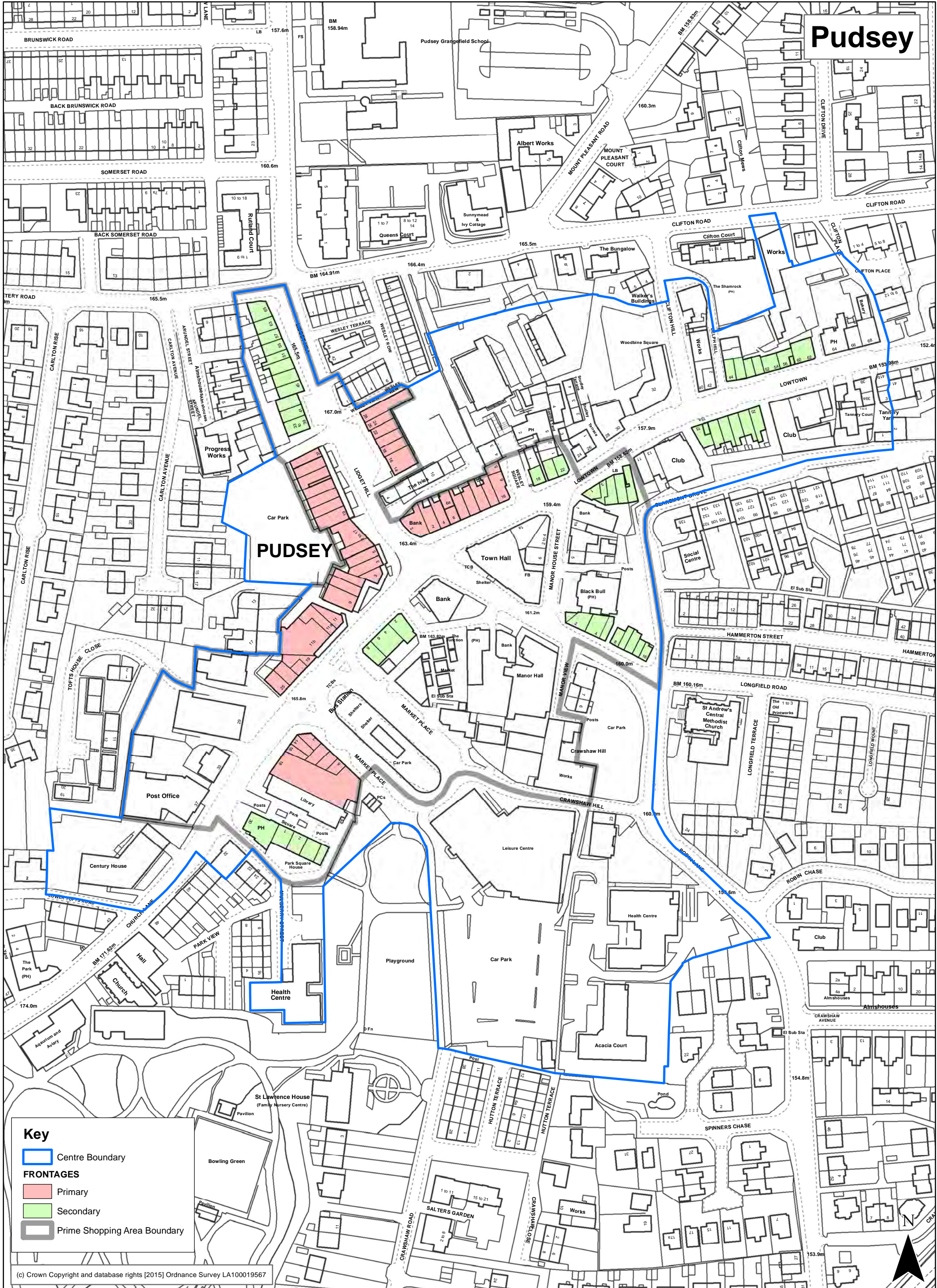
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Lower Wortley (Granny Lane) Local Centre



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Pudsey



Key

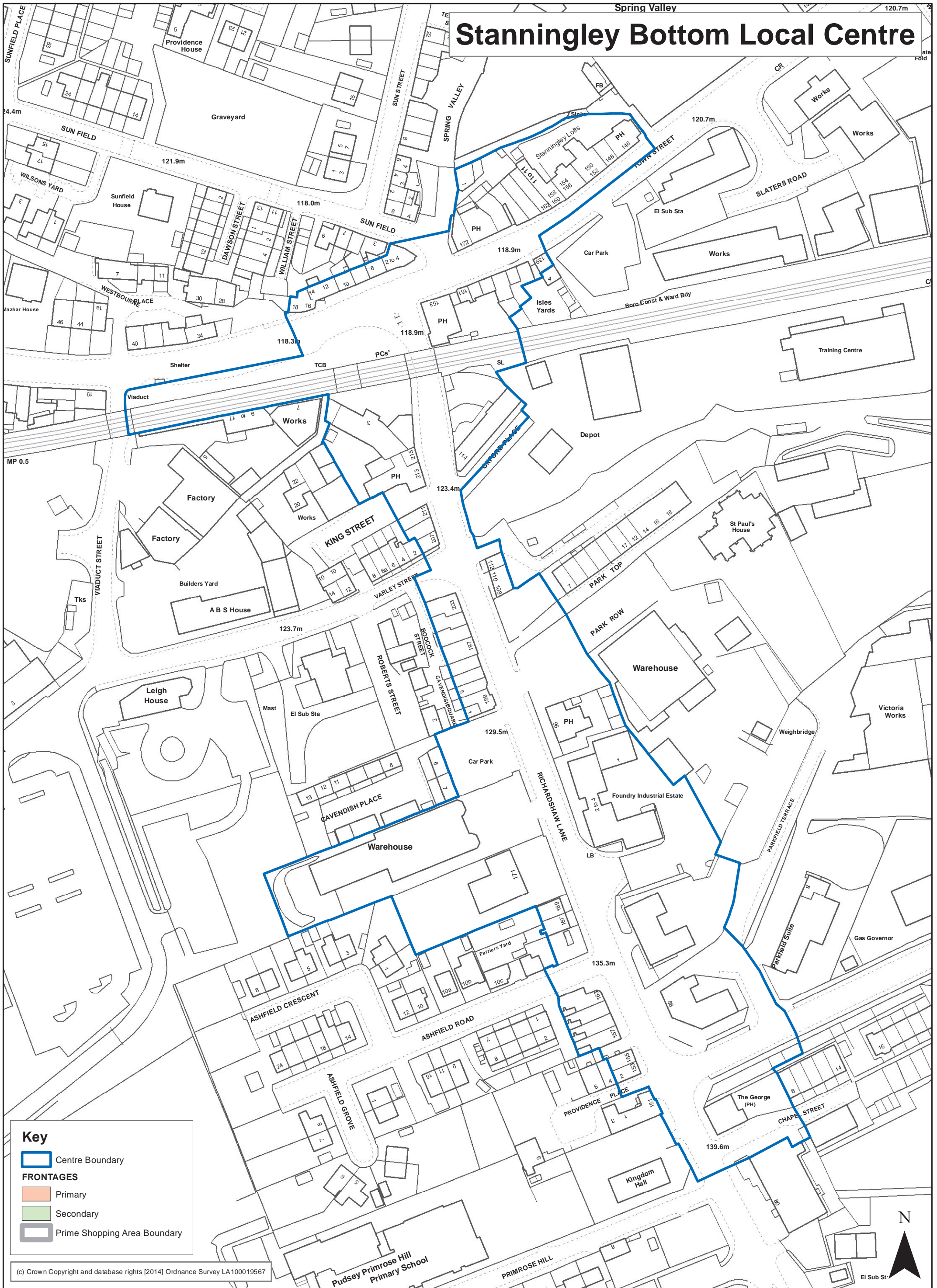
- Centre Boundary

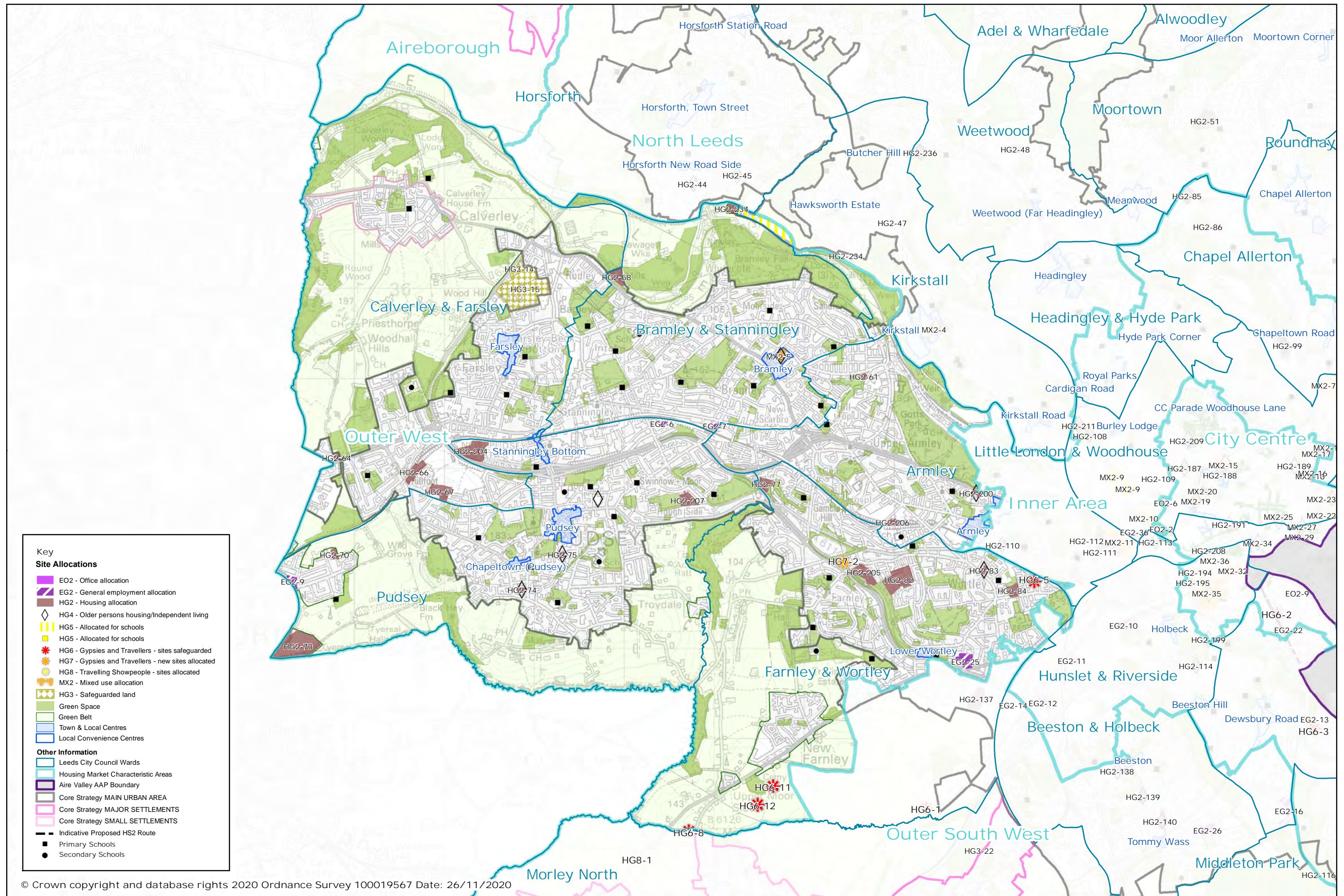
FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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Stanningley Bottom Local Centre





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Path: L:\FPI\GIS Team\01Policy and Plans Group\Site Allocations Plan\SAP Post EIP Mods\SAP Post Remittal 3.mxd

HMCA AREA
Outer West



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

OUTER WEST

Plan Ref	Address	Capacity
HG1-130	Harrogate Road - Stylo House Apperley, Bridge, Bradford BD10	17
HG1-131	Pollard Lane LS13	120
HG1-132	Ross Studios, Rodley Lane, Rodley, Leeds	8
HG1-133	Calverley Lane, Farsley	47
HG1-135	Springfield Iron Works, Bagley Lane, Farsley	11
HG1-136*	Bank Bottom Mills, Farsley	32
HG1-139	Whitecote Hill LS13	5
HG1-140	The Old Vic, 17 Whitecote Hill, Bramley, Leeds	9
HG1-141	Hayley's Yard, Upper Town Street Bramley	10
HG1-143	Victoria Park Avenue, Bramley	21
HG1-144	Broad Lane, Bramley LS5	19
HG1-145	Canal Wharf, Wyther Lane LS5	84
HG1-146	Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds	8
HG1-147	Bramley District Centre LS13	36
HG1-148	Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE	14
HG1-149	New Street, Farsley, Pudsey, LS28 5DJ	10
HG1-150	Newlands - Farsley Celtic AFC, Farsley	14
HG1-151	Land And Premises Opposite 60 To 68, Half Mile Lane, Stanningley, Pudsey	12
HG1-152	Broad Lane - Westfield Mill LS13	133
HG1-153	Brown Cow Ph Stanningley Rd Pudsey	18
HG1-154	Fairfields, Fairfield Grove, Bramley	16
HG1-156	Swinnow Road - land north of Morrisons	25
HG1-158	Town End Works, Bramley	28
HG1-160	Hisco Works Aston Mount LS13	5
HG1-162	Bradford Road (83-105), Stanningley	78
HG1-165	Dick Lane - Midpoint, Pudsey	129
HG1-166	Land off Waterloo Mount, Pudsey LS28	22
HG1-167	Ingham's Avenue, Waterloo Mount & Grove	24
HG1-169	Land At Waterloo Road and Gibraltar Road, Pudsey	29
HG1-170	Waterloo Infants School, Waterloo Road, Pudsey	4
HG1-171	9 Marsh, Pudsey	5
HG1-172	Occupation Lane, Pudsey	83
HG1-173	Cemetery Road, Pudsey LS28 7HH	103
HG1-174	Former Pudsey Grangefield School,LS28 7ND	49
HG1-175	Clifton Road, Pudsey	3
HG1-176	51-61 Mount Pleasant Road, Pudsey	5
HG1-178	Lane End, Pudsey	14
HG1-179	Former Bowling Green, Intake Road, Pudsey	4
HG1-180	Former Garage Site, Harley Green	8

Plan Ref	Address	Capacity
HG1-182	30 Tower Lane LS12	5
HG1-183	Moorfield Road -Tower Works LS12 3RS	62
HG1-184	Far Fold, Theaker Lane LS12	46
HG1-185	The Former Barleycorn, 114 Town Street, Armley, Leeds	8
HG1-186	Oddy's Yard Town Street LS12	9
HG1-187	43 Carr Crofts LS12	7
HG1-188	St Lawrence House, Pudsey	11
HG1-190	Berry Mount, Wood Lane LS12	12
HG1-191	249 Pudsey Road LS13	5
HG1-192	Land Off Tong Way, Farnley	16
HG1-193	Royal Oak, 40 Silver Royd Hill, Wortley, Leeds, LS12 4QQ	6
HG1-194	Land rear of 22 Thornhill Croft and Upper Wortley County Primary School, Ashley Road, Upper Wortley, Leeds	49
HG1-195	120-122 Smalewell Road, Pudsey	4
HG1-196	Site Under construction of New Builds, Green Lane, Pudsey	14
HG1-197	Land Off Fartown, Pudsey	13
HG1-198	Carlisle Road - Daytona Works, Pudsey LS28 8PL	23
HG1-201	Walmer Grove, Pudsey	36
HG1-202	Weasel PH, Roker Lane, Pudsey	12
HG1-203	Lawns House, Chapel Lane, Farnley, Leeds, LS12 5ET	8
HG1-204	Prospect House Fawcett Lane LS12	12
HG1-205	Fawcett Lane - Cliff House, LS12	7
HG1-206*	South Park Mills (15a 15 16 17) - Acrivan Ltd	14
HG1-468	The Swinnow, Swinnow Lane, Swinnow, Leeds, LS13 4QX	14
HG1-469	3 Crowther Avenue, Calverley, Pudsey, LS28 5SA	5
HG1-473	Broadlea Street, Leeds, LS13 2SD	24
HG1-476	Land South Of By Pass, Hough End Lane, Bramley, Leeds, LS13 4ET	36
HG1-488	Block 1, Whingate House, Whingate, Armley	54
HG1-497	Former Farnley Working Mens Club, Butt Lane, Farnley, Leeds, LS12 5BD	8
HG1-501	Site Of The Former Christ Church Vicarage, Armley Ridge Road, Leeds, LS12	9
HG1-507	Site of Hillside Reception Centre, Leeds And Bradford Road, Bramley, Leeds	20
HG1-523	Low Moor Side, New Farnley	130
MX1-3*	Abbey Road - Kirkstall Forge LS5	415
MX1-4	Site of Sunnybank Mills, Town Street, Farsley, Pudsey	12
	Total:	2368

*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 WEST

Plan Ref	Address	Area ha	Capacity sqm
MX1-4	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	3.3	5,000
Total (sqm):			5,000

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

OUTER WEST

Plan Ref	Address	Area ha	Capacity (ha)
EG1-16	Tong Road/pipe & Nook La Ls 12	0.2	0.22
EG1-17	DSL House Wortley Moor Road Upper Wortley LS12 4JE	0.3	0.29
EG1-66	Land adjacent to Canada Dry, Intercity Way, Swinnow, Leeds	0.8	0.81
Total (ha)			1.32

For more information, please contact:

Policy and Plans Group
Merrion House
110 Merrion Centre
Leeds, LS2 8BB

Email: sap@leeds.gov.uk

Web: www.leeds.gov.uk/localplan



Site Allocations Plan

**Section 3: Proposals For The 11 Housing Market
Characteristic Areas 11.Outer West**

Leeds Local Plan
Development Plan Document

Adopted July 2019
Amendments Adopted
17th January 2024