

Site Allocations Plan

Volume 2: 10 Outer South West

Leeds Local Development Framework



Development Plan Document
Issues and Options for the Plan
June 2013

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(Bengali):-

যদি আপনি ইংরেজীতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

(Chinese):-

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

(Hindi):-

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रिटर (दुभाषिण) से संपर्क करेंगे।

(Punjabi):-

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ.

(Urdu):-

اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود تہ جمان (انٹرپرائٹر) سے رابطہ کریں گے۔

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This is your chance to have your say

This consultation sets out options for the Site Allocations Plan to identify land for retail, housing, employment and greenspace across Leeds. The council is seeking your views on the approach taken and the site suggestions made, and whether other sites and proposals should be considered.

Leeds City Council is consulting on the Leeds Site Allocations Plan Issues and Options from 3rd June to 29th July 2013. The Issues and Options documents and response form are available for inspection at the following locations.

- **Development Enquiry Centre, City Development, Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD (Monday – Friday 8:30am – 5pm, Wednesday 9:30am – 5pm)**
- **All libraries across the Leeds district – please check local opening times**
- **All One Stop Centres across the Leeds district**

These documents are also published on the council's website. To download or view the material go to www.leeds.gov.uk/siteallocations. Please submit your response to the consultation on-line via the council's web site.

Email: ldf@leeds.gov.uk

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VOLUME 2: SITE PROPOSALS FOR EACH HOUSING MARKET CHARACTERISTIC AREA 10. OUTER SOUTH WEST:

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APPENDIX 1

UDP designated greenspace sites not identified as greenspace in the Open Space Audit
– proposed to be deleted

PLANS:

RETAIL: OUTER SOUTH WEST

- PLAN 10.2A Beeston Higher Order Local Centre
- PLAN 10.2B Drighlington Lower Order Local Centre Oxford Road
- PLAN 10.2C East Ardsley Lower Order Local Centre
- PLAN 10.2D Middleton Park Circus Higher Order Local Centre
- PLAN 10.2E Middleton Ring Road Town Centre
- PLAN 10.2F Morley Town Centre
- PLAN 10.2G Tommy Wass Lower Order Local Centre
- PLAN 10.2H Plan showing all centres and 'call for sites' submissions

HOUSING: OUTER SOUTH WEST

- PLAN 10.3 Housing

EMPLOYMENT: OUTER SOUTH WEST

- PLAN 10.4 Employment

GREENSPACE: OUTER SOUTH WEST

- PLAN 10.5A UDP Greenspace allocations and open space audit sites
- PLAN 10.5B Types of Greenspace

10.1.0 INTRODUCTION

- 10.1.1 Volume 1 of the Site Allocations Plan Issues and Options sets out the approach and an overview for each topic which will be included in the final Site Allocations Plan. The plan will cover Retail, Housing, Employment and Greenspace allocations. Please see Volume 1 in conjunction with the area proposals for a full understanding of the context and work involved in producing the Issues and Options for the plan.
- 10.1.2 Plans for initial proposals for retail, housing, employment and greenspace are at the end of this document. View the plans on line at www.leeds.gov.uk/siteallocations. Please note that if you view this document on line, you can access the full site assessments for housing and employment sites. If you do not have access to a computer, you can use computers at libraries. The Council can make further details available on request, but printing costs may be incurred. It is not practical to put all site details in an appendix due to the volume of sites and information involved.
- 10.1.3 The Outer South West area is characterised by the Major Settlement of Morley, the settlements of West and East Ardsley, Gildersome and Drighlington and the communities of Middleton. The M621 and M62 form part of the area, together with the A58, A62 and A653, linking communities. Important Green Infrastructure links are also a feature of the area, together with area of open land, which help maintain the character and distinctiveness of communities.

10.2.0 OUTER SOUTH WEST RETAIL ISSUES AND OPTIONS:

- 10.2.1 The main retail centre in Outer South West is Morley. Three of the below centres are being identified for the first time. Whilst White Rose out of town retail park is located in this area, it is not identified as a centre within the Core Strategy. There are seven centres within the Outer South West area:
- Beeston Higher Order Local Centre (See Plan 10.2A)
 - Drighlington Lower Order Local Centre – new proposed centre (See Plan 10.2B)
 - East Ardsley Lower Order Local Centre – new proposed centre (See Plan 10.2C)
 - Middleton Park Circus Higher Order Local Centre (See Plan 10.2D)
 - Middleton Ring Road Town Centre (See Plan 10.2E)
 - Morley Town Centre (See Plan 10.2F)
 - Tommy Wass Lower Order Local Centre – new proposed centre (See Plan 10.2G)
- 10.2.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. This has involved redefining the boundaries of town centres to accommodate retail development within centres. The Council is not allocating sites for retail in these centres but making boundary changes 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). It is proposed to contract Morley town centre to reflect the implementation of residential development permissions and consolidation of the retail core. Contracting and

focussing retail development on the resulting core of retail activity should further support the role of the centre in the longer term.

10.2.3 Volume 1 page 14 defines these as:

Primary Shopping Areas (PSA)

This is the area where retail development and activity is concentrated.

Frontages

Primary Frontages include the main shopping core of the centre where class A1 premises, such as shops, post offices, travel agencies, hairdressers and dry cleaners, are normally protected.

Secondary Frontages include premises on the edge of centres where a wider mix of uses are permitted including financial and professional services, restaurants and cafés and pubs.

See page 14 Volume 1 for full details as to why these designations are required.

10.2.4 Call for sites

The following sites were submitted for retail use as part of the Council's 2012 'call for sites':

Site Name	REF	Ward	Nearest Centre	Distance to Edge of Centre Buffer (mtrs) ¹	Sequential Location	Comment
Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF	CFSM019	Beeston and Holbeck	Tommy Wass (Dewsbury Road) Local Centre	0	In Centre	Mixed use submission for employment, housing and retail. Already located in centre. Retail acceptable use pending other planning considerations.
Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU	CFSM003	Farnley and Wortley	Lower Wortley (Granny Lane) Local Centre	297	Outside Centre & 300m Buffer	Mixed use submission for housing and retail. Sequentially unacceptable. Poor public transport connections.
Wakefield Road, Gildersome, Morley, Leeds	CFSM040	Morley North	Morley	1,292	Outside Centre & 300m Buffer	Mixed use submission for employment, housing and retail. Sequentially unacceptable. Poor public transport connections.
116, Old Lane, Beeston, Leeds LS11	CFSM023	Beeston and Holbeck	Tommy Wass (Dewsbury Road) Local Centre	0	Contained within 300m	Mixed use submission for employment, housing and retail. Sequentially inappropriate; preferable sites in centre available for development.
White Rose Shopping Centre Dewsbury Road, Leeds	CFSM047	Morley South	Middleton Park Circus Local Centre	955	Outside Centre & 300m Buffer	Mixed use submission for housing and retail. Sequentially inappropriate. Require evidence that some retail at the site related to an out of centre retail park would not compromise the centres first approach, including consideration of the impact on centres beyond the Leeds boundary.

¹ The buffer is 300m from the identified edge of centre. Sites with 0 metres, are within the centre or within the buffer. The figure is the distance from the buffer. To calculate the distance from the closest identified centre, add 300 metres.

Site Name	REF	Ward	Nearest Centre	Distance to Edge of Centre Buffer (mtrs) ¹	Sequential Location	Comment
Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome	CFSM006	Morley North	Morley	636	Outside Centre & 300m Buffer	Mixed use submission for employment, housing and retail. Site promoted for mixed use with retail element. Sequentially inappropriate. Unsustainable location for retail.

See plan 10.2H showing location of the 'call for sites' submissions shown in the table above.

QUESTIONS ON RETAIL ISSUES AND OPTIONS

The council would like your views on the proposed boundaries and frontage designations.

R1. Do you have any comments on the proposed centre and Primary Shopping Area (PSA) boundary? Please state the centre/s to which your comments relate.

Use plans to support your comments where possible.

R2. Do you have any comments on the proposed frontage designations? Please state the centre/s to which your comments relate.

Use plans to support your comments where possible.

R3. Do you have any comments on the 'call for sites', sites coming forward for retail uses within the plan period?

R4. Do you have any other sites to suggest for retail development?(please provide details and plans)

10.3.0 OUTER SOUTH WEST HOUSING ISSUES AND OPTIONS:

10.3.1 See Volume 1, pages 16 - 20 for a full explanation of the approach to considering which sites should be allocated for housing. See plan 10.3 Housing showing the sites referred to in this section.

10.3.2 **Total housing target for Outer South West** (set out in the Core Strategy) = 7,200 units (11% of District wide total)

Total number of dwellings/capacity we are seeking:

The target of 7,200 residential units does not mean that land for 7,200 new units has to be allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed) and planning permissions with units still remaining to be built as at 31.3.12 will be deducted. These sites are listed in table 10.3.1 below and will count towards the overall target. They are shown in lime green on plan 10.3 Housing.

Table 10.3.1.

Table illustrating existing permissions and allocations as at 31.3.12. These sites are shown in lime green on the plan.

Site Ref	HLA Ref	Address	Capacity	Complete	Under construction	Not started
Allocations - not yet developed						
493	2200330	Milner Lane Robin Hood	72	0	0	72
502	2201383	Sharp Lane C*	29*	0	29*	0*
500	2201381	Sharp Lane A	245	141	42	62
501	2201382	Sharp Lane B*	118*	233	41*	62*
508	2201570	Throstle Grove	140	0	0	140
509	2201651	Lingwell Road LS10	174	101	0	73
530	2300550	Bruntcliffe Road Morley	180	0	0	180
531	2300560	Daisy Hill Morley	100	0	0	100
0	2300940	Fall Lane, East Ardsley	10	0	0	10
533	2301640	Whitehall Rd Drighlington	43	0	0	43
0	2301770	Reedsdale Gardens, Gildersome	15	0	0	15
535	2301860	Haigh Moor Road West Ardsley	59	27	0	32
3216	2302160	Wakefield Road Drighlington	8	3	0	5
Sites 0.4ha+ with planning permission						
481	2104220	Barkly Road LS11	25	0	0	25
494	2200460	Ardsley Sidings East Ardsley	247	73	58	116
495	2200461	Fall Lane (West) East Ardsley	400	336	0	64
516	2202140	Lingwell Gate Lane Thorpe	85	76	6	3
3123	2202370	Acre Mount, Middleton, Leeds	20	0	0	20
525	2300180	Haigh Moor Rd Westerton Rd	65	60	0	5
527	2300213	Ardsley Common	89	66	2	21
544	2303190	Bradford Road E Ardsley	10	0	0	10
547	2303400	Park Mills South St Morley	33	0	0	33
552	2303640	Parkfield Mills Fountain St Morley	57	40	0	17
559	2303740	Chartists Way Morley	51	0	2	49
1038	2304340	Land Off 7 Waterwood Close, West Ardsley, WF3 1QJ	28	0	0	28

Site Ref	HLA Ref	Address	Capacity	Complete	Under con	Not started
0	2304350	Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 ONX	8	0	0	8
608	2404470	Whitehall Road (Dunlop & Ranken) LS12	236	235	1	0
52	2405210	Whithall Road (Print Factory) LS12	14	0	10	4
Sites 0.2ha to 0.4ha with planning permission						
3199	2104420	Cottingley Gate LS11	19	16	3	0
3350	2202420	309 Leeds Road, Lofthouse, WF3 3QD	5	0	0	5
3214	2303240	Batley Road W Ardsley	5	0	1	4
3218	2303810	18 Bradford Road Gildersome	8	4	0	4
3224	2303860	Hilltop Gar Victoria Rd Churwell	13	10	0	3
3222	2303910	Blackgates Bradford Road Tingley	14	7	3	4
3212	2303980	Common Lane East Ardsley	14	4	10	0
375	2304040	Main Street East Ardsley	6	0	0	6
0	2304110	Bridge Street Morley	12	0	0	12
3188	2304120	Corporation Street Morley	22	0	0	22
3185	2304250	Beech Works Worrall Street Morley	11	0	0	11
1096	2303940	Snittles Fm New Village Way Churwell	7	0	0	7
Sites below 0.2ha with planning permission						
0	2104510	Green Lane LS11	8	0	0	8
0	2104900	1 Low Moor Terrace, Dewsbury Road, Hunslet, Leeds, LS11 7E	5	0	0	5
0	2302950	South Queen Street Morley	44	0	0	44
0	2303730	224 Wakefield Rd Drighlington	5	0	3	2
0	2303950	Hollow Top Mill Bridge Street Morley	13	4	4	5
0	2304170	Land Adj To 5 King Street Morley	9	0	0	9
0	2304180	Chapel Hill, Morley LS27 9JH	22	21	1	0
3176	2304210	The Former Sycamore Public House, High Street, Morley, Leeds	6	0	0	6
3172	2304220	7 & 9 Haigh Moor Road, West Ardsley, WF3 1ED	5	0	0	5
3180	2304230	Bramley House, Rear Of 31/93 Bradford Road	6	0	0	6
0	2304260	Commercial Street, Morley, Leeds, LS27 8HX	6	0	0	6
0	2304270	Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF	5	0	0	5
0	2304280	Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds	9	0	0	9
0	2304310	Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds	7	0	0	7
3349	2304330	Land Adjacent To 10 Woollin Avenue, West Ardsley, WF3 1EX	6	0	0	6
Outer South West TOTAL			2853	1457	216	1398

* Sharp Lane B - site split between Inner Area (103 units) and Outer South West (85 units)

* Sharp Lane C - site split between Inner Area (55 units) and Outer South West (29 units)

The number of dwellings still to be built (still under construction or not started) is 216 + 1398 (last 2 totals in table) = 1614 dwellings still to be built from existing permissions and allocations.

So, the residual target is 7200 – 1614 = **5586 units remaining to find from pool of SHLAA sites as at 31.3.12.**

10.3.3 As Volume 1 para 8.3 explains figures will constantly change as planning permissions are granted through the course of production of this plan. In addition, the target set in the Core Strategy could change as the Core Strategy plan is not yet adopted. The target for each area is therefore based on information at a point in time. If the final target is less, we will be able to further select from the pool of sites the ones we consider most suitable for development. If the final target

is more we will have to reconsider some sites, or consider further suggestions for sites.

10.3.4 Sites 'sieved out' of the assessment process (removed from further consideration)

See page 17 Volume 1 for an explanation of sites which have been sieved out as a first stage in the overall assessment process.

Table 10.3.2 Sieved out sites prior to site assessments in Outer South West

Site ref	address	Reason sieved out
171	Land Off Elwell Street Thorpe Wakefield	Not within settlement hierarchy
2037	Fall Lane, East Ardsley	Not within settlement hierarchy
3311	Land south of Gascoigne Road, Thorpe, Wakefield WF3 3BP	Not within settlement hierarchy
3313	Batley Road/Woodhouse Lane, Kirkhamgate, Wakefield, WF3 1	Not within settlement hierarchy
3383	Land at 95-123 Howden Clough Road, Morley, LS27	Not within settlement hierarchy
3458	Wood End Farm, Farnley, LS12 6	Not within settlement hierarchy
550	32-34 Rein Road, Morley	Minerals safeguarded site
1205	Land off Mill Lane, East Ardsley WF3	Minerals safeguarded site

These sites are shown in purple on Plan 10.3 Housing.

10.3.5 Remaining sites in the Strategic Housing Land Availability Assessment (SHLAA) to assess

The sites remaining in SHLAA after taking account of sites in table 10.3.1 and table 10.3.2 are the ones left to assess to see which may have potential as housing allocations. A site assessment methodology has been developed. The site proforma including the Green Belt Review Assessment is attached at Volume 1 Appendix.

All sites have been assessed using this proforma and the Green Belt Review assessment undertaken where relevant. In addition a sustainability appraisal has been undertaken of all sites surveyed. See the Issues and Options Sustainability Appraisal Report.

From undertaking this process, sites have been categorised according to the following colour coding:

Green – sites which have the greatest potential to be allocated for housing.

Amber – sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.

Red – sites which are not considered suitable for allocation for housing.

Table 10.3.3 shows the colour coding and reasons for the sites being within the relevant categories. The colour coding and sites listed are shown on Plan 10.3 Housing.

TABLE 10.3.3: SITES ASSESSED FOR POTENTIAL HOUSING ALLOCATIONS IN OUTER SOUTH WEST

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
1	126	Valley Mills, Valley Road, Morley, Leeds LS27 8AA	Morley South	3.872	116	Site is within urban area, accessible to Morley town centre. Currently in employment use, bounded by steep hillside to the south and railway to the north. Access is over short, narrow bridge on unadopted private highway. Highways concerned about very poor access.
2	137A	Britannia Road, Morley, Leeds	Morley South	1.038	33	Site A is situated between existing housing to the west and east and is considered acceptable in principle for residential use.
3	137B	Britannia Road, Morley, Leeds	Morley South	3.330	87	Site B has employment uses to 3 sides including an access road through from the existing employment uses. The preferred use is employment.
4	141	Tingley Mills, Tingley Common, Morley, Leeds	Morley South	0.991	36	Existing mill. The site could continue in employment use but would be suitable for conversion to residential in principle.
5	148	Lingwell Gate Lane, Thorpe, WF3	Ardsley and Robin Hood	3.411	54	The site is within the settlement and would be suitable for either employment or residential use. Site is unused land, with evidence of historic use - hardstanding etc.
6	173	Football Ground Rear Of 58 Main Street East Ardsley	Ardsley and Robin Hood	1.078	29	Green Belt site. No existing defensible southeastern boundary, which could set a precedent for further sprawl. The site is an N6 protected playing pitch designation on the existing UDP. See also greenspace section, page 40, question G8. Highways concerns regarding access - would require third party land.
7	304	Park Farm Industrial Estate, Westand Road, LS11	Beeston and Holbeck	0.8	29	Existing employment site within larger employment area. Employment considered the most appropriate use. Highway concerns regarding poor accessibility of site.
8	309	Thorpe Hall, Middleton Lane, Thorpe	Ardsley and Robin Hood	4.176	70	Part Green Belt site/part existing UDP employment allocation. Development of the site would extend the settlement to the east and north. Development would need to consider the listed building on site which is paramount to any scheme. A limited enabling development, which would retain and enhance the listed building could be acceptable in principle.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
9	314	Boyle Hall, Haigh Moor Road, WA	Ardsley and Robin Hood	0.906	9	Site within the existing settlement. Significant tree cover including Tree Preservation Orders (TPOs) on site surrounding the main building which is listed. Highway concerns re poor visibility at access.
10	333	Off Whitehall Road Drighlington BD11 1BX	Morley North	1.578	49	Site within the existing settlement. Noise from the neighbouring factory use would need to be mitigated as part of any future planning application (previously refused permission on these grounds). Otherwise, residential development acceptable in principle.
11	341	Jubilee Works, Old Lane, Beeston	Beeston and Holbeck	1.229	44	Cleared and vacant site. Pending application for supermarket which is currently recommended for refusal (out of centre site). Employment or residential development considered acceptable in principle.
12	343	Off Gelderd Road Gildersome Leeds	Morley North	5.147	135	Existing employment area. Site has planning permission for employment use and work has started with one of the 4 proposed new units now erected.
13	536	Nook Farm, West Ardsley	Ardsley and Robin Hood	1.052	28	Site within existing settlement. Site has previously benefitted from permission for residential development however this has since expired. (Overlaps with site 3373). Residential development therefore acceptable in principle.
14	562	East Ardsley PS, Fall Lane, East Ardsley	Ardsley and Robin Hood	0.778	25	This is a brownfield site set within the existing settlement. Residential development acceptable in principle.
15	563	Albert Road, Morley	Morley South	0.804	40	Site currently in employment use however could be brought forward for residential development. Development for residential could provide an opportunity for improved access to the train station to the north (current access is adjacent site to East).
16	637	Royds Lane, Wortley, LS12	Farnley and Wortley	5.338	258	Planning permission for residential development recently approved, application no. 09/05553/OT. Site will become 'lime green' when plan is updated.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
17	1018A	Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds	Morley South	8.83	231	Green Belt site. Steep sloping site down to beck which provides strong defensible boundary to existing residential area. Significant tree coverage on northern boundary, with well used public right of way bordering the site. Site has no road access.
18	1018B	Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds	Morley South	26.840	704	Green Belt site. Land on hill top overlooking neighbouring Topcliffe Farm, residential areas and Capitol Park. Site is separated by steep gully and beck (site A) from residential area, with much better connection to existing Capitol Park business park. Better suited to an employment use, if allocated at all.
19	1029	Land of Long Thorpe Lane, Thorpe, Wakefield, WF3 3BZ	Ardsley and Robin Hood	0.643	17	Green Belt site. Unused area of land adjacent to M1 motorway. Land to north has recently been developed for residential. Development of the site would be a continuation of existing development. No constraints. The site is well contained with existing defensible boundaries.
20	1032	Land off Bradford Road , East Ardsley WF3	Ardsley and Robin Hood	13.480	293	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. There are no physical constraints with the site, it is flat with a road frontage.
21	1043	Pylee House, Thorpe Lower Lane, Robin Hood , Wakefield, WF3 3BQ	Ardsley and Robin Hood	1.87	58	Green Belt site. The whole site is protected by a Tree Preservation Order. It is also designated in the existing UDP as N1 greenspace. See also greenspace section, page 40, question G9. Whilst the site is well contained in terms of Green Belt with the motorway to the west the site is sloping and has significant constraints.
22	1064A	Bruntcliffe Road and Scott lane, Morley Leeds LS27	Morley South	7.58	227	Site within the urban area. The adjacent site is in employment use. This site has been identified as a site to retain for employment (see page 33).
23	1064B	Bruntcliffe Road and Scott lane, Morley Leeds LS27	Morley South	1.3	11	This site is part of a recent planning permission (12/01332/OT) for residential development. The site will become 'lime green' when the plan is updated.
24	1067A	Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3	Ardsley and Robin Hood	11.660	262	Green Belt site. The original SHLAA submission has been split in two. Site A is isolated and unrelated to settlement and would result in a significant encroachment into the Green Belt which could set a precedent for further unrestricted sprawl.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
25	1067B	Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3	Ardsley and Robin Hood	1.976	53	Green Belt site. The original SHLAA submission has been split in two. Site B is located to the south of the existing residential area, and is well bounded by a tree line. Development would 'round off' the settlement. Highways concerns re suitable access.
26	1068	Stoney Lane, East Ardsley, Wakefield, WF3	Ardsley and Robin Hood	0.769	21	Green Belt site. The site backs onto the motorway interchange roundabout, the slip road makes up the southern boundary. The site currently acts as a good buffer between the motorway and residential development. Highways concerns - no suitable access.
27	1069	Manor farm East Ardsley WF3	Ardsley and Robin Hood	3.309	87	Green Belt site. The site is well related to the existing settlement, fronting the main road and contained by a cricket ground to the south, limiting the potential for further sprawl. Highways concerns re access.
28	1072	Dewsbury Road, Woodkirk, WF12	Morley South	1.58	43	Green Belt site. Good flat site to the rear of residential area. Residential properties to the south and east boundaries. Northern boundary is raised above the site, offering a natural defensible boundary means the site is well contained.
29	1077	Nethertown Pig Farm, Old Lane, Drighlington, Leeds, BD11 1LU	Morley North	1.300	46	Green Belt site. The site is brownfield (previously developed), surrounded by existing housing and roads bounding the site, so well contained and development would have limited impact on the Green Belt.
30	1096	Snittles Farm, New Village Way, Churwell, Leeds, LS27	Farnley and Wortley / Morley North	4.176	7	Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.
31	1099A	Land at Hepworth Avenue, Churwell, LS27	Morley North	9.95	261	Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
32	1099B	Land at Hepworth Avenue, Churwell, LS27	Morley North / Farnley and Wortley	3.08	80	Site is not within Green Belt but contained by the motorway to the northwestern boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway - this will need further consideration at detailed design stage.
33	1112	Land off Asquith Avenue/Geldered Road, Nepshaw Lane, Gildersome	Morley North	16.305	428	The site is a significant portion of a larger strategic employment allocation which is well located for this use. An application is currently pending for development of the larger employment allocation.
34	1126	Land at Bradford Road Drighlington	Morley North	0.846	22	Site within the existing settlement. Area of potential infill development on grazing land between recent residential development on one side and nursing home on the other. Suitable for residential development in principle.
35	1135	Former Woodkirk Station, Dewsbury Road, Woodkirk WF3	Morley South	4.110	50	Green Belt site. Site is raised above surrounding development, steeply sloping and does not relate well to the existing settlement form. Development would result in linear development and set a precedent for further sprawl into Green Belt.
36	1143A	Land off Old Thorpe Lane, Tingley WF3	Ardsley and Robin Hood	7.23	162	Green Belt site. site ref 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site A is the most northern part and extends up to the boundary with the motorway. It is not as well related to the existing settlement and its release would result in a ribbon development. The site is well contained between roads with little chance of further Green Belt sprawl. However, given its location development would be contingent on the release of site 1143B to link it to the settlement, and this would result in a substantial development.
37	1143B	Land off Old Thorpe Lane, Tingley WF3	Ardsley and Robin Hood	9.24	207	Green Belt site. site ref 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site B has strong links to the settlement and is well contained by existing roads to the north and east, resulting in a low potential for further sprawl. The south eastern corner is designated as a Park and Ride site in the existing UDP.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
38	1143C	Land off Old Thorpe Lane, Tingley WF3	Ardsley and Robin Hood	1.62	43	Green Belt site.site ref 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site C is an existing playing pitch and designated as N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 40, question G10. The site also has no road frontage so would need to be developed with 1143B.
39	1143D	Land off Old Thorpe Lane, Tingley WF3	Ardsley and Robin Hood	18.350	412	Green Belt site.site ref 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site D is well related to the existing settlement and has a road frontage along the southern and western boundaries. The site is well contained as the motorway abuts the site from the north, consequently there is no opportunity for further sprawl into the Green Belt.
40	1143E	Land off Old Thorpe Lane, Tingley WF3	Ardsley and Robin Hood	5.07	114	Green Belt site.site ref 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site E is currently in use as a football ground and part of the playing field is protected being designated as N6 protected playing pitch in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 40, question G11.
41	1143F	Land off Old Thorpe Lane, Tingley WF3	Ardsley and Robin Hood	11.27	253	Green Belt site. site ref 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site F is the most eastern part of the site and like the others is well contained by development to the south and the motorway, these boundaries reduce the potential for unrestricted sprawl. The site itself is well connected to the settlement but only has a small road frontage with the majority of the site set behind exiting properties.
42	1166	Land at Horsfall Street, Churwell, morley LS27	Morley North	1.04	38	Triangular piece of land behind existing residential properties. No suitable access into site. Adjacent existing school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie as to whether the site could be needed for expansion).

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
43	1171A (Part of site in Outer West area)	Harpers Farm, South of Whitehall Road, Located to the South of employment area	Farnley and Wortley	3.53	93	Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development on along road frontage.
44	1171B	Harpers Farm, South of Whitehall Road, Located to the South of employment area	Farnley and Wortley	10.66	279	Green Belt site. Relates well to main urban area. Existing development on three sites of site. Sites 2078, 3056 4029 and 1171B could be linked dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.
45	1200A	Land of Highfield Drive/Harthill Lane, Gildersome, LS27	Morley North	3.42	76	Green Belt site. Development would partially round off the existing settlement. Part of the site includes a designated proposed area of greenspace (N5) on the existing UDP. See also greenspace section, page 40, question G12.
46	1200B	Land of Highfield Drive/Harthill Lane, Gildersome, LS27	Morley North	1.48	39	Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.
47	1207	Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw, LS11	Beeston and Holbeck / Morley North	11.500	334	The site is within an employment area and it is considered that the site should be retained for future employment use.
48	1208	White Rose Shopping Centre, Dewsbury Road, LS11	Morley North	32.627	175	In current retail use (White Rose Centre)
49	1209	Cotton Mill (Site A) and Grove Farm (SiteB) Dewsbury Road LS11	Morley South / Morley North	33.318	862	Green Belt site. The site is isolated from the existing built area, and would only be viable with a large scale extension to the east of Morley. Development here would significantly reduce the Green Belt gap between Morley and Middleton.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
50	1220A	Land to the east of Churwell LS27 (rename Land to East of Highfield Drive, Gildersome)	Morley North	10.74	281	Green Belt site. The site has been split into A and B. Site A has a road frontage, bounded by the railway to the east and residential development to the west. Development would effectively 'round off' development on Churwell Hill. Retention of the current allotment use on northern corner of the site would need to be considered in any detailed design. Highways concerns re access.
51	1220B	Land to south of Wood View, Churwell, LS27 7SA	Morley North	17.98	471	Green Belt site. The site has been split into A and B. Development of site B would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.
52	1229	Land at Churwell, Leeds, North of Ibbetson Oval and adjacent to M621	Morley North	2.330	61	Whilst not within the Green Belt, the site is set behind existing residential development and is adjacent to an area of woodland and recreation maintained by Parks and Countryside. No direct access.
53	1258	Land to rear of Westerton Road, tingley, WF3	Ardsley and Robin Hood	1.605	34	Green Belt site. The site has a long road frontage and strong defensible boundary to south, so relates well to the existing settlement and development would not set a precedent for further sprawl.
54	1260	Land to north and south of Batley Road, Tingley, Wakefield, WF3 1HA	Ardsley and Robin Hood	56.983	1282	Green Belt site. The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility.
55	1266	Land at Wakefield Road Drighlington	Morley North	5.495	146	Green Belt site. Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.
56	1274	Land north of East Ardsley, WF3	Ardsley and Robin Hood	14.530	326	Green Belt site. Development of the site in conjunction with adjacent site 2155 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
57	1275A	Land north of Wide Lane, Morley	Morley South	3.45	90	Green Belt site. The site extends to the east of Morley and has been split into two sections. Site A adjoins the urban area and whilst extending beyond the existing settlement, would still allow a green buffer to remain along Dewsbury Road corridor, maintaining a Green Belt gap between Morley and Middleton. If developed with site 1279 it could round off the settlement.
58	1275B	Land north of Wide Lane, Morley	Morley South	6.35	166	Green Belt site. The site extends to the east of Morley and has been split into two sections. Site B is the western section of site 1275 and provides important separation between settlements.
59	1279	Owlers Farm Extension , Wide Lane, Morley	Morley South	3.454	116	Green Belt site. This would need to be developed alongside the adjacent Protected Area of Search (PAS) site 1285 for it to be connected to the urban area. The site extends to the east of Morley and there is potential for this site alongside 1275A to the north to round off the settlement if both sites were brought forward for development. This would still leave a green gap between the sites within the Dewsbury Road corridor, and retain a sense of separation between Morley and Middleton to the east.
60	1280	Land at Station Road, Morley	Morley North	0.591	21	The site is designated as N1 Greenspace on the existing UDP - Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 40, question G13. The site is in a densely built up area, with employment and residential uses adjacent.
61	1281B	Bruntcliffe Road Morley	Morley South	8.117	234	Outline planning application for residential development approved March 2013. When the plan is updated, this will become a 'lime green' site.
62	1282	Lane Side Farm PAS Morley	Morley North	20.643	542	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Flat agricultural land, between residential developments. Change in levels from road to site. No Highways issues.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
63	1283	Lane Side Farm Extension Morley	Morley North	29.452	560	Green Belt site. Site falls away steeply down to a railway cutting. Highways concerns re access. Development would represent a major incursion into the Green Belt gap separating Morley and Middleton, contrary to one of the purposes of Green Belts in preventing coalescence of settlements.
64	1284A	Low Moor Farm Extension Albert Drive, Morley	Morley South / Morley North	1.42	44	Green Belt site. Site A is the western part of the original SHLAA submission. This site is well related to the existing residential area and development would round off the built up area. The site also has an existing defensible boundary, unlike site B.
65	1284B	Low Moor Farm Extension Albert Drive, Morley	Morley South	11.57	303	Green Belt site. Site B is the eastern part of the original SHLAA submission. Site B is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, and the gap between Morley and Middleton.
66	1285	Owlers Farm PAS , Wide Lane, Morley	Morley South	3.816	100	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Good flat site, no constraints.
67	1319	Land North of Albert Road , Morley	Morley South	2.500	75	The site is designated on the existing UDP as N1 greenspace. Loss of greenspace would need to be considered through the greenspace review. See also greenspace section, page 40, question G14. Site is bounded by residential development to 2 sides and has road frontage for access.
68	1320	Lower Moor Farm PAS , Albert Drive, Morley	Morley South	7.229	190	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site has good access to the highway, at the end of a residential road. No Highway issues raised.
69	1325	501 Dewsbury Road, LS11 5LL	Beeston and Holbeck	0.774	28	The site is located within an existing employment area and is considered more appropriate for employment use.
70	1330B	Jude's Pond, Haigh Moor Road, West Ardsley, WF3 1EF	Ardsley and Robin Hood	1.5145	32	Site within the existing settlement. Site A has planning permission (shown as a lime green site) which includes access through to site B and is part of the same field. Residential development is considered acceptable in principle.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
71	1332	Penfields Adwalton Drighlington	Morley North	18.412	414	Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary. Highways concerns re poor accessibility and limited access provision.
72	1334	Pitty Close Farm, Drighlington, BD11	Morley North	14.345	321	Green Belt site. The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl. Poor site access.
73	1336	Land at Westerton Road, West Ardsley	Ardsley and Robin Hood / Morley South	2.044	75	The site is within the existing settlement and residential development is considered acceptable in principle.
74	1344	Westfield Farm Drighlington, BD11	Morley North	0.570	17	Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.
75	2036	Rod Mills Lane, High Street, Morley	Morley South	1.842	66	Site within the urban area. Heavily treed. Existing mill which we would seek to retain. Conversion potential.
76	2078	Land to the south of Gelderd Road, Wortley, LS12 [Should be north of Gelderd Rd]	Farnley and Wortley	11.686	307	Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.
77	2095	Stank Hall Barn, Beeston, LS11	Middleton Park	8.237	72	Green Belt site, ancient monument and conservation area status covers much of the site. A small element of the site is 3ai (high) flood risk. The site is isolated and is identified as green infrastructure in the Core Strategy. Development would represent a finger incursion into Green Belt, unrelated to the existing settlement form.
78	2096	West Wood Road, Middleton, LS10	Ardsley and Robin Hood / Middleton Park	5.915	103	Green Belt site, between Morley and Middleton. Separated from the urban area with no connections to either settlement (Morley or Middleton). The land is steeply sloping. Release of the site would represent an island of development in the Green Belt gap between Morley and Middleton, totally unrelated to the existing settlement.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
79	2098A	Sissons Farm, Middleton, LS10	Middleton Park	1.21	38	Green Belt site. Original SHLAA submission split into 3. Site A is small and relates well to the existing residential area. Development of this site would constitute rounding off of the settlement.
80	2098B	Sissons Farm, Middleton, LS10	Middleton Park	26.79	703	Green Belt site. Original SHLAA submission split into 3. Site B has substantial tree cover and part is situated between the existing and disused railway embankments, making development very difficult.
81	2098C	Sissons Farm, Middleton, LS10	Middleton Park	7.01	184	Green Belt site. Original SHLAA submission split into 3. Site C is situated between A and B and relates better to the settlement than B. It is identified for housing on the draft Belle Isle and Middleton Neighbourhood Framework.
82	2099	Dunningley Hill, Tingley, WF3	Ardsley and Robin Hood	3.11	82	Green Belt site. The site is separated from the urban area by Green Belt, a Protected Area of Search (PAS) site on the existing UDP and the motorway. Release of the site would result in an isolated island of development, unrelated to the existing settlement. The site is covered by dense woodland. Highway concerns re accessibility and poor access options.
83	2100B	Playing Fields Throstle Lane, Middleton, LS10	Middleton Park	6.272	125	The site is within the urban area, but designated as N1 greenspace on the existing UDP. As it is in a fairly densely built up area, its release needs to be considered in the context of the greenspace review. See also greenspace section, page 40, question G15.
84	2104 (Part of site in Outer South area)	Leeds Road Lofthouse, WF3	Ardsley and Robin Hood	11.845	267	Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
85	2105	East Ardsley Adult Training Centre, Tingley, WF3	Ardsley and Robin Hood	1.805	49	Green Belt site, well related to the existing settlement and would make a good extension, linking with new development proposals for the vacant care home. Whilst the site could be developed without significant harm to the Green Belt it is currently designated in the existing UDP as N6 - Protected Playing Pitch. It hasn't been used a playing pitch for some considerable time, but an assessment needs to be undertaken to establish whether it is indeed surplus before any allocation. See also greenspace section, page 41, question G16. Highways concerns re access.
86	2114	Gelderd Road, Wortley, LS12	Farnley and Wortley	1.916	60	Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.
87	2124	Spring Gardens Drighlington	Morley North	9.243	208	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Development of the site is dependent on achieving access via adjoining site 3003.
88	2125	Manor House Farm, Churwell	Morley North	2.984	77	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Considered acceptable in principle for housing.
89	2127	Tingley Station	Ardsley and Robin Hood	43.145	1133	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is located between three settlements (Morley, Tingley and Middleton) and is isolated by the Green Belt and motorway. This lack of connection to the urban area is the main constraint, as otherwise the site is flat with a road frontage.
90	2128	New Lane East Ardsley	Ardsley and Robin Hood	3.815	48	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. No Highways issues raised.
91	2155	South of Ardsley Common	Ardsley and Robin Hood	10.952	246	Green Belt site. Development of the site in conjunction with adjacent site 1274 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
92	2159 (Part of site in Outer West area)	Craven Park, Whitehall Road, Farnley	Farnley and Wortley	16.336	429	Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.
93	2164	Broad Oaks Farm, Churwell	Morley North	9.573	251	Green Belt site. By itself the site is isolated and unrelated to the existing settlement. Development would represent a significant incursion into the Green Belt gap between Morley and Middleton, setting a precedent for further sprawl. Highway concerns re access - no access to adopted highway.
94	3000	Land r/o 1-24a Street Lane, Gildersome	Morley North	1.205	32	Green Belt site. The site is relatively small and adjoining residential development to the east and south, with a cricket ground to the north, so is relatively well contained and would have relatively limited impact on the Green Belt. A comprehensive development along with site 3064 could be considered. Highways concerns re access.
95	3003	Spring Gardens, Drighlington, Bradford, BD11	Morley North	1.526	48	Site within existing settlement. Residential use is considered acceptable in principle. Adjoining site 2124 would require access through site 3003 to achieve access to highway.
96	3007	Land At M621 Junction 27 And Wakefield Road, Gildersome, Leeds, LS27	Morley North	3.708	97	Existing employment allocation in the existing UDP, well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.
97	3056	Wood Lane (land south of), Farnley, LS12 6	Farnley and Wortley	21.777	275	Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.
98	3057	Cottingley Springs, Gelderd Road, Gildersome, Morley, LS27 7	Farnley and Wortley	7.466	196	Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses. Highways concerns re accessibility.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
99	3058	Gelderd Road, Gildersome, Morley, LS27 7 [change name to Cottingley Springs and adjoining land to north and west]	Farnley and Wortley	21.181	556	Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Development would represent a significant incursion into Green Belt. Highways concerns re impact on A62/A6120 junction.
100	3059	Hill Top Cemetery off Gelderd Road, Wortley, LS12 6DJ	Farnley and Wortley	6.866	180	Green Belt site. The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.
101	3060	Gilead Farm, Bell Royd Farm and Cricket Hill, Gelderd Road, Gildersome, Morley, LS27 7LX	Morley North	119.773	3144	Green Belt site. The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns re cumulative impact on the A62 and A62/ A6120 junction.
102	3061	Cricket Hill Brow, Gelderd Road, Gildersome, Morley, LS27 7LS	Morley North	2.353	62	Green Belt site. Development would not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.
103	3062	Land rear of 51 Harthill Rise, Harthill Lane, Gildersome, LS27 7	Morley North	0.950	30	Green Belt site. The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.
104	3063	Land adjacent to 57b Spring View, Gildersome, Morley, LS27 7HG	Morley North	3.788	85	Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
105	3064	Land adjacent to Birchfield Primary School, Birchfield Avenue, Gildersome, Morley, LS27 7HU	Morley North	17.832	401	Green Belt site. Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement, especially if combined with site 3064. A comprehensive development along with site 3064 could be considered. Highways concerns re access.
106	3068	Land north of Valley Mills, Valley Road, Morley, LS27 8AA	Morley North	2.199	58	Green Belt site. The site is isolated with no road access, and totally unrelated to the existing urban area. The land falls away towards the railway. Development of this site in isolation would result in an island of development surrounded by Green Belt, within the gap between the settlements of Morley and Middleton.
107	3069	Harvester White Rose Pub, Dewsbury Road, Morley, Leeds, LS27 8PL	Morley South	4.715	124	Green Belt site. This is the eastern site of three that adjoin Morley along Wide Lane, and being the furthest from the urban area release of this site alone would result in an isolated development within the Green Belt gap between Morley and Middleton.
108	3075	Scrap Yard, Thorpe Lane, Middleton, Leeds, LS10 4EP	Middleton Park / Ardsley and Robin Hood	6.792	178	Green Belt site. Site is currently in use as a scrap yard. Site would require remedial work before any alternative use could be considered. In Green Belt terms the site does not relate particularly well to the existing settlement pattern and development of the site would extend the existing built up urban area to the south.
109	3077A	118-168 Rein Road, Tingley, Wakefield, WF3 1JB	Morley South	9.40	246	Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site A is set behind the neighbouring residential properties, and there are open fields beyond the site's boundary. Single access achievable from Rein Road would limit capacity to 200 dwellings.
110	3077B	118-168 Rein Road, Tingley, Wakefield, WF3 1JB	Morley South	4.75	124	Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site B is unrelated to the existing settlement. The site slopes steeply towards the beck making any development difficult. Development would set a precedent for further encroachment or sprawl.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
111	3078A	Land surrounding St Mary's Church/Cemetary/Parish Centre, Dewsbury Road, Tingley Wakefield, WF12 7JL	Morley South	5.94	133	Green Belt site. site ref 3078 has been split into A and B. Site A is well related to the existing settlement and development could constitute a partial 'rounding off' of the settlement.
112	3078B	Land surrounding St Mary's Church/Cemetary/Parish Centre, Dewsbury Road, Tingley Wakefield, WF12 7JL	Morley South	29.62	666	Green Belt site. site ref 3078 has been split into A and B. Site B has poorly defined boundaries and includes roads, dwellings, a sports club and St Marys Church and cemetery. The site relates poorly to the settlement and development would result in a significant incursion into Green Belt, in the strategic gap between Leeds and Kirklees.
113	3120	Topcliffe Grange, Dewsbury Road, Morley, WF3 1SH	Morley South	22.941	602	Green Belt site. The north western side of the site is separated from the existing residential area by a steep cutting with a small beck flowing through. The eastern side of the site is dominated by employment uses. The north eastern boundary is tree lined. Development would represent a significant incursion into Green Belt and set a precedent for further sprawl and pressure for release of adjacent sites to the southwest.
114	3189	Bridge Street, Morley	Morley South	0.27	14	Former school site in residential area with expired planning permission for housing development. Residential development therefore considered acceptable in principle.
115	3320	Thorpe Villa (land to north) Middleton Lane, Thorp, LS10 4GY	Ardsley and Robin Hood	27.763	624	Green Belt site. The site is totally unrelated to an existing settlement. Development would represent a significant incursion into Green Belt of a scale out of keeping with Thorpe on the Hill to the south, and would set a precedent for further unrestricted sprawl.
116	3365	Westerton Road, Tingley	Ardsley and Robin Hood	3.7	83	Green Belt site. The site has a long road frontage within established residential area, so relates well to the existing settlement and development would not set a precedent for further sprawl. Southern area of the site is bounded by tree line.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
117	3372	East side of Baghill Road, West Ardsley	Ardsley and Robin Hood	1.272	40	Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation.
118	3373A	Haigh Wood, West Ardsley	Ardsley and Robin Hood	5.78	130	Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site A relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the middle section of the site (site B) which should be retained and enhanced.
119	3373B	Haigh Wood, West Ardsley	Ardsley and Robin Hood	16.24	365	Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site B is the central valley. It is important that the openness of the central valley is protected and retained as an attractive local resource. The valley is popular among walkers and cyclists and offers impressive open views. Should sites A and C be released for development, the protection and enhancement of site B should be ensured.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
120	3373C	Haigh Wood, West Ardsley	Ardsley and Robin Hood	6.44	144	Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site C relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the middle section of the site (site B) which should be retained and enhanced.
121	3378	Finning (UK) Ltd, Gelderd Road, Gildersome, LS27 7JS	Morley North	3.806	85	Brownfield site within the urban area, adjoining residential development to the north and east. Residential development considered acceptable in principle.
122	3386	Makro store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU	Farnley and Wortley	3.697	97	The site is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential or employment uses in principle.
123	3387	Gelderd Road, Gildersome, LS27 7LQ	Morley North	11.847	310	The site is within the urban area, within an established employment area, allocated for employment uses on the existing UDP. Considered suitable for employment rather than residential use.
124	3394	Sugar Mill, Oakhurst Avenue (just off Dewsbury Road), Leeds, LS11 7DF	Beeston and Holbeck	1.85	66	Brownfield site, within the urban area. Suitable for residential use in principle.
125	3397	116 Old Lane, Beeston, Leeds, LS11	Beeston and Holbeck	0.544	19	Within the urban area. Pending application for foodstore. The site is between a foodstore and employment uses and would therefore be most appropriate for employment use. Highway concerns re residential access through private industrial road.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
126	3428	Land off Daisy Hill Close, Morley, Leeds	Morley North	0.607	22	Site within the urban area, bordered on three sides by housing. Residential development acceptable in principle.
127	3456A	Ardsley Reservoir (large site), WF3 1	Ardsley and Robin Hood	1.55	41	Green Belt site. The site has been split into 2. Development of site A would represent partial infill development and would retain the openness between the built up area and reservoir.
128	3456B	Ardsley Reservoir (large site), WF3 1	Ardsley and Robin Hood	12.07	271	Green Belt site. The site has been split into 2. Site B borders the reservoir and it is considered important to protect the openness between the built up area and reservoir. The path around the reservoir is well used.
129	3467	Land adjacent to the covered reservoir, Bruntcliffe Road, Morley LS27	Morley South	0.468	16	Site within the urban area. Access through site is required for the covered reservoir. However, there may be the opportunity for limited development of the site if access is maintained.
130	4002	Park Lees site, St Anthony's Road, Beeston	Beeston and Holbeck	0.515	18	Previously a care home and now vacant. If the school requires space to expand then this site would provide an opportunity. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites. The site is otherwise suitable for residential development in principle.
131	4004	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	Ardsley and Robin Hood	2.174	57	Green Belt site, surrounded by development, well contained and has a road frontage. However, the site is in existing employment use.
132	4028	Thorpe Road	Middleton Park	1.22	44	Vacant site in an existing residential area. Suitable for residential development in principle.
133	4029	Ravells Works, Gelderd Road, Farnley	Farnley and Wortley	2.755	83	Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.
134	4030	Thorpe Road / Thorpe Crescent	Middleton Park	0.475	17	Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
135	4031	Thorpe Road / Thorpe Crescent / Thorpe Way	Middleton Park	0.619	22	Cleared site in residential area currently grassed. Would be suitable for residential development in principle.
136	4032	Thorpe Square	Middleton Park	0.72	26	Cleared site in residential area currently grassed. Would be suitable for residential development in principle.
137	4033	Throstle Road / Throstle Terrace	Middleton Park	0.229	9	Flat site in residential area suitable in principle for residential development.
138	4034	Sisson Drive / Sissons Road	Middleton Park	0.35	14	Flat grassed site in residential area previously occupied by flats. Suitable in principle for residential development.
139	4035	Throstle Mount	Middleton Park	0.373	15	Site is within a residential area, is currently vacant and has had previous permission for housing. Suitable in principle for residential development.
140	4052	Syke Road, Woodkirk	Morley South	0.327	10	Within the urban area. The site has a number of trees on site but buildings on site have been demolished and it would be appropriate for residential development in principle.
141	4053	Joseph Priestley College, Peel Street, Morley	Morley South	0.401	14	Existing building should be retained and converted, but suitable for residential in principle.
142	4054	Melbourne Street, Morley	Morley South	0.225	8	Site currently used for parking in an area of mixed employment and residential uses. There is residential development (including a nursery) to three sides. Suitable for residential development in principle.
CALL FOR SITES:						
143	CFSM003	Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU	Farnley and Wortley	3.661	200	Call for sites - mixed use submission for 200 dwellings and retail (11.000sqm). See site 3386 above.

No. of sites assessed	Site Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
144	CFSM006	Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome	Morley North	29.958		Call for sites - mixed use submission for 400-600 dwellings or flats, B1b/c or B8, offices and retail. See sites 3387 & 1112 above.
145	CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	Morley South	35.352	420	Call for sites - mixed use submission for 420 dwellings, B1b/c or B8 (22,000sqm), offices. See site 1018 above.
146	CFSM019	Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF	Beeston and Holbeck	1.85		Call for sites submission for residential, offices and retail. See site 3394 above.
147	CFSM023	116, Old Lane, Beeston, Leeds LS11	Beeston and Holbeck	0.539		Call for sites submission for residential - houses/flats, B1b/c, B8 and retail. See site 3397 above.
148	CFSM040	Wakefield Road, Gildersome, Morley, Leeds	Morley North	3.312		Call for sites submission for 100 dwellings, B1b/c, B8, offices (11500sqm), retail, A3, A4, C1 uses. See site 3007 above.
149	CFSM046	Cotton Mill and Grove Farm Dewsbury Road, Leeds	Morley North	32.584		Call for sites submission for residential (houses/flats), retail and leisure. See site 1208 above.
150	CFSM047	White Rose Shopping Centre Dewsbury Road, Leeds	Morley South / Morley North	32.783		Call for sites submission for residential, retail, leisure and complementary commercial uses. See site 1209 above.

10.3.6 Para 10.3.2 identifies that in this area we need to allocate sites to accommodate 5586 residential units. From table 10.3.3 above, the total capacity from green sites alone is 4154. The total capacity from amber sites is 5499. The total from both green and amber is 9653 which is over and above the 5586 we are seeking, so not all green and amber sites will eventually need to be allocated. At this stage, we are seeking views as to whether we have got the colour coding right and which are the most suitable sites. Alternative sites can also be suggested.

QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR HOUSING

'GREEN' SITES

H1. Do you agree that the sites that have been identified as 'green' represent the most suitable sites to consider allocating for future housing development?

Yes/No

Reason

H2. Which sites do you disagree with and why? (Give site ref and reason).

H3. Do you think a site that is not colour coded green should have been? If so, please give site ref and reason.

'AMBER' SITES

H4. Do you agree that the sites that have been identified as 'amber' represent sites with potential for allocating for future housing development?

Yes/No

Reason

H5. Which sites do you disagree with and why? (Give site ref and reason).

H6. Do you think a site that is not colour coded amber should have been? If so, please give site ref no. and reason.

'RED' SITES

H7. Do you agree that the sites that have been identified as 'red' are not suitable for allocation for future housing development?

Yes/No

Reason

H8. Which sites do you disagree with and why? (Give site ref and reason)

H9. Do you think a site that is not colour coded red should have been? If so, please give site ref and reason

OTHER SITES?

H10. Do you think there are other more suitable sites not shown on the plan that could be considered as future housing allocations? If so, please supply details – address and site plan.

PHASING

H11. The Site Allocations Plan will need to also identify phasing of housing allocations (see Volume 1 page 19). The phases are:

Delivery/development in the short term, 0-5 years

Delivery/development in the medium term, 5-10 years

Delivery/development in the long term, 10 + years

Do you think any particular sites should be developed in the short, medium or long term? If so, please state site ref no of site and phase (short, medium or long term) and why.

GYPSY AND TRAVELLER SITES (See Volume 1, para 8.18)

H12. Do you think that any sites being considered in this area could be suitable for gypsy and traveller site use? Please state reason, and list site ref of any specific sites.

H13. Do you think there are other more suitable sites not shown on the plan that could be considered for future gypsy and traveller site use? If so, please supply details – address and site plan.

ELDERLY ACCOMMODATION (See Volume 1, para 8.19)

H14. Do you think that any sites being considered in this area could be suitable for use solely or in part for elderly housing accommodation? Please state reason, and list site ref of specific sites.

H15. Do you think there are other more suitable sites not shown on the plan that could be considered for elderly housing accommodation? If so, please supply details – address and site plan.

10.4.0 OUTER SOUTH WEST EMPLOYMENT ISSUES AND OPTIONS:

See Plan 10.4 Employment

10.4.1 The employment sites in Outer South West have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development and **493 hectares** of industrial and warehousing. Sites which either have planning permission for employment uses (as at 31.3.12) and/or are allocated for employment as part of the existing development plan and are to be retained for employment are shown as lime green on plan 10.4. These sites will count towards the employment requirement.

In Outer South West these sites are:

Table 10.4.1: Office based development
'Lime Green' sites for office development.

Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Reason for retention
Lime Green				
2301611	Wakefield Road Gildersome	3.57	11340	Site has outline consent for office development (23/360/03/RE) expired 10/9/2010.
2302835	Phase 2c Capitol Park Tingley Common Tingley WF3	0.96	4400	Site has full planning permission for offices and is being promoted for this use.
2401060	Former Loco Shed Site Off Royds Lane LS 12	5.44	4670	There is residential/mixed use consent (06/02324/OT) on the site which expires 1/2/2011.
2302837	Flats Adj Block B Capitol Park Tingley Common Tingley WF3	0.13	476	Current site with planning permission for employment purposes
2104440	S/O Premier House Ring Road Royds Lane LS12	0.33	4910	Current site with planning permission for employment purposes
2304190	Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome LS27	0.32	1290	Current site with planning permission for employment purposes
2302404	R/O Arlington Business Centre Millshaw Park Avenue LS11	0.37	3280	Current site with planning permission for employment purposes
2303441	Warehouse Units Adwalton Business Park Wakefield Road Drighlington BD11	0.24	580	Current site with planning permission for employment purposes
TOTAL		11.36	30946	

Table 10.4.2: Industrial & Warehousing
'Lime Green' sites for industrial and warehousing development.

Site Ref	Address	Site area (ha)	Reason for retention
Lime Green			
2300894	Adj Ravenheat Ltd Chartists Way Morley	0.09	Current site with planning permission for employment purposes
2300262	Plots 210-220 Howley Park Ind Est Morley	3.55	Site at core of well-established industrial area. Neighbouring uses mainly B2/B8
2300267	Plot 460 Howley Park Ind Est Morley	1.23	Site may still be best suited to a Waste Transfer Station
2403810	Opp Ravell Works Gelderd Road Wortley LS12	4.95	Potential for employment uses adjacent main radial (A62); access to J1 M621 within 1km
2403262	R/O Nina Works Cottingley Spring Gelderd Road LS27	0.90	Vacant site to the rear of established B2/B8 operation; Retain to reflect consent 06/01804/FU granted 27/11/2006.
2303020	Hub62 Bruntcliffe Road Morley LS27	5.94	Vehicular access will be a problem, especially for employment uses but potential access off Scott Lane needs to be investigated
2303010	Nepshaw Lane Asquith Avenue	15.10	Good motorway location Planning Brief & three

Site Ref	Address	Site area (ha)	Reason for retention
	Gildersome		applications for employment uses pending.
2300268	Plots 410 & 420 Howley Park Road East Morley LS27	1.81	Site at edge of well-established industrial area. Housing nearby so buffering needed
2302750	Topcliffe Lane Tingley LS27	1.28	Vacant site within now-established employment location (Capitol Park) at J28 M62.
2304060	R/O Epsom Court Bruntcliffe Avenue Morley LS27	0.30	Current site with planning permission for employment purposes
2301350	Howley Park Ind Est Morley	2.37	Issue of access over third party land resolved by consent 09/00833/FU
2303011	Moorfield Land At Nepshaw Lane Asquith Avenue Gildersome	15.26	Current site with planning permission for employment purposes
2304191	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome LS27	0.83	Retain to reflect consent for new build B1c B2 & B8 units as part of 09/03934/FU.
2103631	Plots 2 & 3 Astra Park Parkside Lane LS11	0.39	Retain subject to highway information.
2403250	Carr Crofts Tong Rd LS12	0.20	Current site with planning permission for employment purposes
TOTAL		54.20	

10.4.2 Sites assessed for employment are those sites from the Employment Land Review which are categorised as ‘LDF to determine’ sites and new sites submitted through the ‘Call for Sites’. There were no ‘call for sites’ for employment, or mixed use including employment submitted in Outer South West. There will of course be numerous existing employment sites both in use or last in use for employment which do not require planning permission or allocation. From undertaking assessments, sites have been categorised according to the following colour coding:

Green ‘To assess’ sites which have the greatest potential to be allocated for employment.

Amber ‘To assess’ sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.

Red ‘Remove’ sites from the Employment Land Review and ‘To assess’ sites which are not considered suitable for allocation for employment.

Table 10.4.3 below shows the colour coding and reasons for the sites being within the relevant categories. The sites are shown on Plan 10.4 Employment.

Table 10.4.3 SITES ASSESSED FOR POTENTIAL EMPLOYMENT ALLOCATIONS IN OUTER SOUTH WEST

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
Offices							
Green							
	2302836	PHASE 3 CAPITOL PARK TINGLEY COMMON WF3	2.47	1600	ELR	Retain	Need to amend site boundary in view of implementation of Phase 1 office block (ref 06/05573/RM)
	2303459	PEEL MILLS COMMERCIAL STREET MORLEY LS27	0.434	430	ELR	Retain	Concluded that as there are further phases remaining to be developed on the site, these should be retained within supply.
Amber							
None							
Red							
	2201930	Thorpe Hall Thorpe Lane Thorpe WF3	1.00	3750	ELR	Remove	Out of centre. The scale, cost & urgency of works needed to save the Listed Building are likely to dictate that employment use
	2302530	Rods Mills La - High St Morley	1.84	6900	ELR	Remove	Site falls within town centre boundary and would be suitable for wider range of residential and town centre uses.
	2200462	Fall Lane East Ardsley WF3	0.58	430	ELR	Remove	This site forms part of the larger Meadowside Road Housing Development. Recent approval for housing retail and medical centre.
Industry							
Green							
	2101900	Parkside Lane LS 11	1		Site assessment	Retain	Retain. Unimplemented.
	2302250	Off Britannia Rd Morley	2.63		Site assessment	Retain	Retain. Unimplemented.
Amber							
None							
Red							
	2301552	BRUNTCLIFFE LANE MORLEY	1.10			Remove	Site is in operational use as a Motor Auction business. Attempts to gain consent for housing.
	2201921	FORMER BRICK WORKS LINGWELL GATE LANE THORPE	2.21			Remove	This site is already has full planning permission for housing and is being developed and promoted for this use.
	2201920	FORMER BRICK WORKS LINGWELL GATE LANE THORPE	2.68		Site assessment	Remove	Allocated site. May still come forward for employment use but housing a possibility in view of residential development on adjoining land

QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR EMPLOYMENT

E1. Do you think a site that is not colour coded 'green' should have been? If so, please state which site (site ref) this is and why.

E2. Do you think a site that is not colour coded 'amber' should have been? If so, please state which site (site ref) this is and why.

E3. Do you agree that the sites that have been identified as 'red' are not suitable for allocation for future employment or office development?

Yes/No

Reason

E4. Do you think there are other more suitable sites not shown on the plan that could be considered as future employment or office allocations? If so, please supply details – address and site plan.

10.5.0 OUTER SOUTH WEST GREENSPACE ISSUES AND OPTIONS:

10.5.1 The two plans at the end of this document show 1) greenspace sites currently designated through the UDP Review 2006 and sites identified through the open space audit in the Outer South West Housing Market Characteristic Area (Plan 10.5A) and 2) the categories or types of greenspace (Plan 10.5B). There are two elements to consider, firstly the changes being proposed to the allocated greenspace as a result of the 2011 Open Space, Sport & Recreation Assessment (*hereafter referred to as the 'Open Space Audit'*) and secondly the implications of the subsequent assessments undertaken in relation to surpluses and deficiencies, quality and accessibility to greenspace. Sites that are proposed for deletion following the Open Space Audit are listed at the end of this document and are the sites which are not overlain by hatching on Plan 10.5A. Sites proposed to be deleted will be considered in the context of the surpluses and deficiencies identified in each particular area.

10.5.2 Core Strategy policy G3 sets quantity, quality and accessibility standards for these different types of open space:

Type	Quantity per 1000 people	Quality (Sites were scored from 1 to 10, 10 being excellent quality, 1 very poor. A score of 7 is considered good)	Accessibility
Parks and gardens	1 hectare	Good (7)	720 metres
Outdoor sports provision	1.2 hectares (does not include education provision)	Good (7)	Tennis court 720 metres, bowling greens and grass playing pitches 3.2km, athletics tracks, synthetic pitches 6.4km
Amenity greenspace	0.45 hectares	Good (7)	480 metres
Children and young people's equipped play facilities	2 facilities (per 1000 children/young people 0-16 years old)(excluding education provision)	Good (7)	720 metres
Allotments	0.24 hectares	Good (7)	960 metres
Natural greenspace	0.7 hectares main urban area and major settlements, 2 hectares other areas	Good (7)	720 metres and 2km from site of 20 hectares
City Centre open space (all types including civic space)	0.41 hectares	Good (7)	720 metres

There are no standards in the Core Strategy for cemeteries, green corridors and golf courses therefore there is no analysis of surpluses and deficiencies for these typologies. They are, however, shown on Plan 10.5B for completeness.

10.5.3 Quantity

The table below sets out the amount of surplus land or the deficiency in provision for each greenspace type.

Table 10.5.1 Surpluses and deficiencies in different types of greenspace in Outer South West

	Parks and Gardens	Outdoor Sports (excluding education)	Amenity	Children & Young People Equipped Play	Allotments	Natural
Standard	1ha/1000 people	1.2ha/1000 people	0.45ha/1000 people	2 facilities/ 1000 children	0.24ha/1000 people	0.7ha/1000 people
Ardsley & Robin Hood	Deficiency (-0.25ha)	Deficiency (-0.47ha)	Surplus (0.09ha)	Deficiency (8 facilities)	Surplus (0.20ha)	Surplus (4.5ha)
Beeston & Holbeck	Surplus (1.34ha)	Deficiency (-0.471ha)	Surplus (0.16ha)	Surplus (12 facilities)	Surplus (0.15ha)	Deficiency (-0.7ha)
Farnley & Wortley	Surplus (0.48ha)	Deficiency (-0.24ha)	Surplus (0.27ha)	Deficiency (6 facilities)	Deficiency (-0.08ha)	Surplus (1.96ha)
Middleton Park	Surplus (5.27ha)	Deficiency (-0.24ha)	Deficiency (-0.12ha)	Deficiency (8 facilities)	Deficiency (-0.18ha)	Surplus (1.24ha)
Morley North	Surplus (0.02ha)	Deficiency (-0.38ha)	Deficiency (-0.10ha)	Deficiency (1 facility)	Deficiency (-0.07ha)	Surplus (1.35ha)
Morley South	Surplus (0.12ha)	Deficiency (-0.40ha)	Surplus (0.33ha)	Deficiency (7 facilities)	Deficiency (-0.06ha)	Surplus (1.55ha)
Average	Surplus (1.275ha)	Deficiency (-0.358ha)	Surplus (0.10ha)	Deficiency (-15 facilities)	Deficiency (-0.01ha)	Surplus (1.64ha)

10.5.4 The Outer South West area scores fairly well in terms of quantity across the various greenspace typologies. There is generally a good quantity of park & garden provision, amenity space provision and natural greenspace provision, though the area is severely lacking against core strategy standards in outdoor sports provision, slightly lacking in children and young people’s equipped play provision, and very slightly lacking in terms of allotment provision. It should be noted that outdoor sport excludes a significant number of sport facilities within education facilities as they have been universally regarded as for the use of the school only and private. In some cases communities will have access to school pitches and facilities therefore these deficiencies may not exist. The background paper provides an analysis of greenspace provision in the 6 wards of Ardsley & Robin Hood, Beeston & Holbeck, Farnley & Wortley, Middleton Park, Morley North and Morley South.

10.5.5 The most striking deficiency across all of the typologies is outdoor sports provision, with each ward failing to reach the standard of 1.2ha per 1000 population. Though each ward falls below the standard of 1.2ha per 1000 population it is important to note that the under provision is not too significant and to this end it would not require a large amount of additional outdoor sports provision to be created in order to reach the core strategy standard.

10.5.6 A number of greenspace sites have been suggested for housing. The following questions (pages 39 to 41) seek views as to whether the sites should be retained for their current or alternative greenspace use, or might be better used for housing in preference to land elsewhere within the area.

10.5.7 **Quality**

Across the Outer South West area, the majority of sites (188 out of 212) are below the required quality standard of 7, which indicates an issue of substandard greenspace provision across all typologies in the area. The quality of allotments, amenity space and natural greenspace areas are particularly poor.

10.5.8 **Accessibility**

Accessibility to all types of greenspace is generally good across the Outer South West area. The Morley South ward generally features much better access to all types of greenspace, however the western edge of the area around the Morley North ward fares much worse and is beyond the accessibility standards for most greenspace types. Provision should be improved in these deficient areas.

QUESTIONS ABOUT GREENSPACE PROVISION IN OUTER SOUTH WEST.

General

- G1. Do you have any comments on the proposed boundary amendments, additions and deletions to the greenspace provision in the area as shown on greenspace plan A?**
- G2. Do you think the Council should consider changing the type of greenspace where that type of greenspace is in surplus (ie more than meets the standard) to another type of greenspace that falls short of the standards?**
- G3. Do you think the Council should consider allowing development of any of the greenspace sites where that type of greenspace is in surplus (ie more than meets the standard)? If so, which sites?**
- G4. The quality of many existing greenspace sites in the area falls below the required standard. Do you agree that resources (including commuted sums obtained from planning permissions and legal agreements) should be channelled to improving quality of existing sites?**
- G5. Alternatively, if a site is of poor quality and/or disused, do you think it is better to consider allowing development of that site to generate resources to invest in greenspace elsewhere?**
- G6. Do you agree that, where opportunities arise, new greenspace provision should be provided in areas that fall below accessibility distance standards, to ensure residents have adequate access to different types of greenspace?**
- G7. Have you any other comments/suggestions about greenspace provision in the area?**

Specific to Outer South West

- G8** The existing UDP N6 (playing pitches) designation at the rear of 58 Main Street East Ardsley has been put forward as part of a possible housing site (site ref 173, see page 9). It was identified as a local park in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G9** Part of the existing UDP N1 greenspace designation at Pylee House, Thorpe Lower Lane, Robin Hood has been put forward as a possible housing site (site ref 1043, see page 11). It was identified as natural greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G10** The existing UDP N1 greenspace designation at Land off Thorpe Lane, Tingley has been put forward as part of a possible housing site (site ref 1143C, see page 14). It was identified as outdoor sport in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G11** The existing UDP N6 (playing pitches) designation at Land off Thorpe Lane, Tingley has been put forward as a possible housing site (site ref 1143E see page 14). It was identified as part of a larger site for outdoor sport in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G12** The existing UDP N5 (proposed greenspace) designation at Land off Highfield Drive/Harthill Lane, Gildersome has been put forward as a possible housing site (site ref 1200A, see page 15). It was not identified as in a greenspace use in the Open Space Audit and has clearly not been delivered through Policy N5, therefore it is proposed to delete the allocation. Do you agree this land could be developed for housing rather than being left as a possible future greenspace opportunity?
- G13** The existing UPD N1 greenspace designation at Land at Station Road, Morley has been put forward as a possible housing site (site ref 1280, see page 17). It was identified as amenity greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G14** The existing UDP N1 greenspace designation at Land north of Albert Road, Morley has been put forward as a possible housing site (site ref 1319, see page 18). It was not identified as in a greenspace use in the Open Space Audit therefore it is proposed to delete the allocation. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G15** The existing UDP N1 greenspace designation at Throstle Lane, Middleton has been put forward as part of a possible housing site (site ref 2100B,

see page 20). The whole SHLAA site was identified as a local park in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?

- G16** The existing UDP N6 (playing pitches) designation at East Ardsley Training Centre, Tingley has been put forward as a possible housing site (site ref 2105 see page 21). The western part of the site was identified as natural greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?

Appendix 1

UDP designated greenspace sites not identified as greenspace in the Open Space Audit – proposed to be deleted

Open Space type	Ref number	Address	Reasons for proposed deletion
N1	4/9	Spring Field Family Nursery & Day Centre/Cottingley Court	Partially developed. Remaining open space less than 0.2ha.
N1	4/10X	Barkly Road.Grovehall Avenue, Beeston	Less than the 0.2ha threshold.
N1	4/19X	Old Lane, Beeston	Less than the 0.2ha threshold.
N1	4/23	Recreation Ground, Town Street, Beeston	Less than the 0.2ha threshold.
N1	17/13	Acre Square, Middleton	Partially developed. Remaining open space less than 0.2ha.
N1	17/16/2	Middleton Park Road, Middleton	Less than the 0.2ha threshold.
N1	19/0	Mill Lane/Town Street Gildersome	Less than the 0.2ha threshold.
N1	19/11	Town End, Gildersome	2 areas less than the 0.2ha threshold.
N1	19/22X	Street Lane, Gildersome	Less than the 0.2ha threshold.
N1	19/32	Land off Moorside Road, Drighlington	4 areas less than the 0.2ha threshold.
N1	20/25X	Albert Road, Morley	In an agricultural (grazing) use rather than a greenspace use
N5 (proposed open space)	19/33X	Land to rear of Margetson Road, Morley	Proposed greenspace not delivered.
N5 (proposed open space)	19/35	Land to east of Highfield Gardens, Morley	Proposed site still in agricultural use.
N5 (proposed open space)	19/36x	Land adjacent to 51 Asquith Avenue, Morley	Rough ground not in a greenspace use. Proposed greenspace not delivered.



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Site Allocations Plan

Leeds Local Development Framework

Issues and Options for the Plan

June 2013