



**Leeds**  
CITY COUNCIL

# Site Allocations Plan as amended 2024

Section 3: Proposals For The 11  
Housing Market Characteristic Areas  
4.Inner

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



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

### **4. INNER AREA**

- 3.4. The Inner Area HMCA comprises of a ring of inner-city neighbourhoods around the city centre comprising of a mix of high density Victorian terraced housing, council estates and industrial areas. Clockwise, the neighbourhoods include Woodhouse, Chapeltown, Harehills, Burmantofts (North), Richmond Hill, East End Park (East), Hunslet, Beeston, Holbeck (South), Wortley and Armley (West). The HMCA projects eastwards and southwards to include the lower density inter-war council estates of Gipton, Seacroft, Halton Moor (East) and Belle Isle and Middleton (South). The Aire Valley Area Action Plan area runs from the City Centre south eastwards through the Inner Areas HMCA. There are a number of Town and Local Centres spread throughout the area. Transport accessibility is high with a good network of high frequency bus services. The City Centre is within walking distance of adjoining neighbourhoods.

Overall, the socio-economic profile shows that of working households in the Inner Area 57% earn less than £20,000 p.a. whilst 3% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 6% in 2014 (claimants of working population). A number of Neighbourhood Plans are also being prepared within this area.

### **RETAIL PROPOSALS FOR INNER:**

- 3.4.1 The Inner HMCA is a large, densely populated area and as such is characterised by a large number of designated centres, the largest of which being the town centres of Armley, Dewsbury Road, Harehills Lane, Middleton and Seacroft. These centres are further supported by a number of Local Convenience Centres, which includes the newly identified centre of Cardigan Road. The full list of centres is:

- Armley
- Beeston Hill
- Burley Lodge
- Cardigan Road
- Chapeltown Road
- Dewsbury Road
- Harehills Corner
- Harehills Lane
- Holbeck
- Hollin Park
- Hyde Park Corner
- Lincoln Green
- Middleton
- Royal Parks
- Seacroft

- 3.4.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. The Council is not allocating sites for retail in these centres but has made



boundary changes which may provide scope to accommodate additional retailing. The survey of uses has been used to determine the Primary Shopping Area and frontages (primary and secondary).

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

## HOUSING PROPOSALS FOR INNER

- 3.4.4 See Section 2, paragraphs 2.26 – 2.72 for the Housing overview which explains the context for the housing allocations in this area.
- 3.4.5 **Total housing target for Inner** (set out in the Core Strategy) = 4,780 units (15% of District wide total).
- 3.4.6 **Total number of dwellings/capacities to be allocated:**

The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 1,880 new homes completed in Inner between 1 April 2012 and 2017 with 9,638 dwellings remaining on identified and allocated sites. A further 911 dwellings have been approved on large windfall sites, which provides a total of 10,549 dwellings. Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map. Part of the Inner HMCA overlaps with the Aire Valley Leeds Area Action Plan area which has its own housing allocations. These total 1691 dwellings in identified sites and 359 dwellings in proposed allocations.

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

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

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

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

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

**IN INNER THESE SITES ARE:**

<b>Plan Ref</b>	<b>Saved UDP Ref</b>	<b>Address</b>	<b>Capacity</b>
HG1-223	H3-1A.22	Coldcotes Thorn Walk LS9	51
HG1-224	H3-1A.22	Oak Tree Drive LS8	77
HG1-234	H3-1A.37	Killingbeck Hospital - C LS14	156
HG1-255	H3-1A.18	East Park Road, The Glensdales LS9	32
HG1-256	H3-1A.23	Waterloo Sidings LS9	140
HG1-280	H3-3A.16	West Grange Road (Ph 2) LS10	35

HG1-281	H3-3A.17	Middleton Road - Urn Farm LS10	100
HG1-282	H3-1A.43	Sharp Lane F	69
HG1-283	H3-1A.43	Sharp Lane C	43
HG1-357	H3-1A.43	Sharp Lane B	78
Identified housing total:			781

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

3.4.7 In Inner, identified, allocated and large windfall sites have a total capacity of 10,549 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of +5,769 against the Core Strategy target for the HMCA.

## **POLICY HG2: HOUSING ALLOCATIONS**

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

**IN INNER THE SITES ALLOCATED FOR HOUSING ARE:**

<b>Plan Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>	<b>Green/Brown</b>
HG2-85	Beckhill Approach, Miles Hill Primary School, Meanwood	2.3	79	Brownfield
HG2-86	Beckhill Grove - former Hill Top Public House, Meanwood	0.5	14	Mix 30:70
HG2-87	Amberton Terrace	1.6	43	Brownfield
HG2-88	Amberton HOP (Home for Older People), Thorn Mount, Gipton	0.6	20	Mix 40:60
HG2-90	Barncroft Close, Seacroft	0.7	27	Brownfield
HG2-91	Askets and Boggarts (B), Seacroft	5.4	150	Greenfield
HG2-92	Askets and Boggarts (D), Seacroft	4.4	88	Greenfield
HG2-93	Brooklands Avenue	0.8	26	Mix 50:50
HG2-95	South Parkway and Brooklands, Seacroft	1.6	68	Brownfield
HG2-96	South Parkway and Brooklands, Seacroft	1.5	65	Brownfield
HG2-98	Hawkshead Crescent	0.8	25	Brownfield
HG2-99	Buslingthorpe Tannery/Hill Top Works Sheepscar	3.2	189	Brownfield
HG2-100	Gleadhow Road/Gleadhow Terrace	0.4	25	Brownfield
HG2-103	Former Shaftesbury PH, York Road	0.6	23	Brownfield
HG2-104	York Road / Selby Road	0.9	20	Brownfield
HG2-105	Wykebeck Avenue, Osmondthorpe	1.4	52	Mix 80:20
HG2-106	Kendall Drive, Halton Moor	0.5	15	Brownfield

HG2-107	Neville Road, Halton Moor	2.8	83	Brownfield
HG2-108	Burley Willows Care Home, Willow Garth, Burley	0.5	28	Brownfield
HG2-109	Burley Street (46) LS3 1DH	0.1	48	Brownfield
HG2-110	Wesley Road (west of ), Tong Road (north of), Armley	1	38	Mix 50:50
HG2-111	Land off Holdforth Place	0.8	48	Brownfield
HG2-112	Oak Road, New Wortley - Gasey Fields	2.3	113	Greenfield
HG2-113	Round House (rear of)	1	310	Brownfield
HG2-114	Cambrian Street, LS11	0.6	37	Greenfield
HG2-116	Winrose Drive, Middleton	0.4	13	Greenfield
HG2-211	Burley Liberal Club, Burley Road/Willow Road	0.6	50	Mix 70:30
HG2-212	Seacroft Crescent, Seacroft	1.5	50	Mix 80:20
HG2-213	Bishops Way, LS14	3.7	62	Mix 60:40
HG2-214	York Road/ South Parkway, Seacroft	1.2	30	Mix 30:70
HG2-215	The Halton Moor PH, Halton Moor	0.7	30	Mix 80:20
HG2-216	Ramshead Approach, Seacroft	1.3	48	Mix 80:20
MX2-7	Thomas Danby College, Roundhay Road, Leeds	4.8	118	Brownfield
MX2-8	Compton Road - Compton Arms, Burmantofts LS9 7B	0.4	50	Brownfield
MX2-9	Kirkstall Road, Leeds	5.2	553	Brownfield
MX2-10	Wellington Road, Leeds	2.5	325	Brownfield
MX2-11	Armley Gyratory - former Gas Works	5.4	122	Brownfield
MX2-13	Benyon House	2.5	37	Brownfield
MX2-37	Hudson Road, Hudson Mill (Arcadia), Burmantofts	20.2	470	Brownfield
<b>Housing allocation total:</b>			<b>3592</b>	

3.4.8 Sites allocated for housing in Inner have a total capacity of 3,592.

#### **Site Specific Requirements For Sites Allocated For Housing In Inner**

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

# Site Reference: HG2-85 (262)

**Site Address:** Beckhill Approach, Miles Hill Primary School, Meanwood

## Housing allocation

**Site Capacity:** 79 units

**Site Area:** 2.28 hectares

**Ward:** Chapel Allerton

**HMCA:** Inner Area



## Site Requirements - HG2-85:

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Any development should pay due consideration to the 'Beckhill Neighbourhood Framework 2014'

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

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

- **Culverts and Canalised Water Courses:**

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



# Site Reference: HG2-86 (263)

**Site Address:** Beckhill Grove - former Hill Top Public House, Meanwood

## Housing allocation

**Site Capacity:** 14 units

**Site Area:** 0.49 hectares

**Ward:** Chapel Allerton

**HMCA:** Inner Area



## Site Requirements - HG2-86:

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Any development should pay due consideration to the 'Beckhill Neighbourhood Framework 2014'



# Site Reference: HG2-87 (817)

**Site Address:** Amberton Terrace

## Housing allocation

**Site Capacity:** 57 units (43 in Inner Area)

**Site Area:** 1.57 hectares

**Ward:** Gipton and Harehills

**HMCA:** Inner Area, North Leeds



## Site Requirements - HG2-87:

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

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

# Site Reference: HG2-88 (5017)

**Site Address:** Amberton HOP, Thorn Mount, Gipton

## Housing allocation

**Site Capacity:** 20 units

**Site Area:** 0.55 hectares

**Ward:** Gipton and Harehills

**HMCA:** Inner Area



No site specific requirements



# Site Reference: HG2-90 (2146)

**Site Address:** Barncroft Close, Seacroft

## Housing allocation

**Site Capacity:** 27 units

**Site Area:** 0.67 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



No site specific requirements

# Site Reference: HG2-91 (2147B)

**Site Address:** Askets and Boggarts (B), Seacroft

## Housing allocation

**Site Capacity:** 150 units

**Site Area:** 5.44 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



## Site Requirements - HG2-91:

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- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) to retain young woodland and acidic grassland areas.

- **Greenspace:**

The Northern-most part of site should be retained for Greenspace uses.



# Site Reference: HG2-92 (2147D)

**Site Address:** Askets and Boggarts (D), Seacroft

## Housing allocation

**Site Capacity:** 88 units

**Site Area:** 4.39 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



## Site Requirements - HG2-92:

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- **Culverts and Canalised Water Courses:**

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

- **Greenspace:**

Western extent of site should be retained as Greenspace, as accounted for in the site capacity.



# Site Reference: HG2-93 (4110)

**Site Address:** Brooklands Avenue

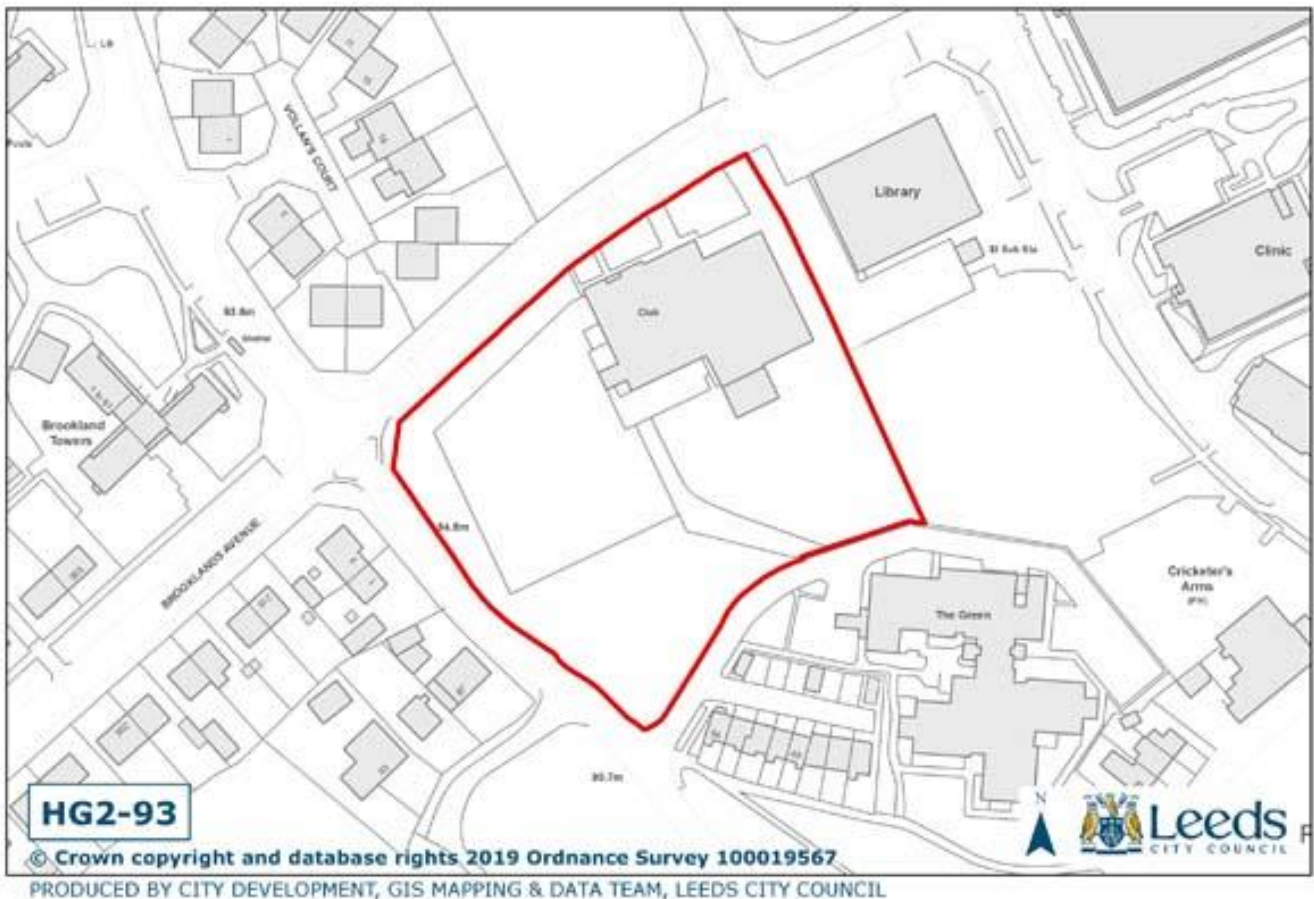
## Housing allocation

**Site Capacity:** 26 units

**Site Area:** 0.83 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



## Site Requirements - HG2-93:

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

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

# Site Reference: HG2-95 (2150A)

**Site Address:** South Parkway and Brooklands, Seacroft

## Housing allocation

**Site Capacity:** 68 units

**Site Area:** 1.58 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



No site specific requirements



# Site Reference: HG2-96 (2150C)

**Site Address:** South Parkway and Brooklands, Seacroft

## Housing allocation

**Site Capacity:** 65 units

**Site Area:** 1.54 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



## Site Requirements - HG2-96:

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- **Flood Risk:**

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

- **Culverts and Canalised Water Courses:**

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

# Site Reference: HG2-98 (4120)

**Site Address:** Hawkshead Crescent

## Housing allocation

**Site Capacity:** 25 units

**Site Area:** 0.78 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



No site specific requirements



# Site Reference: HG2-99 (125\_210)

**Site Address:** Buslingthorpe Tannery/Hill Top Works Sheepscar

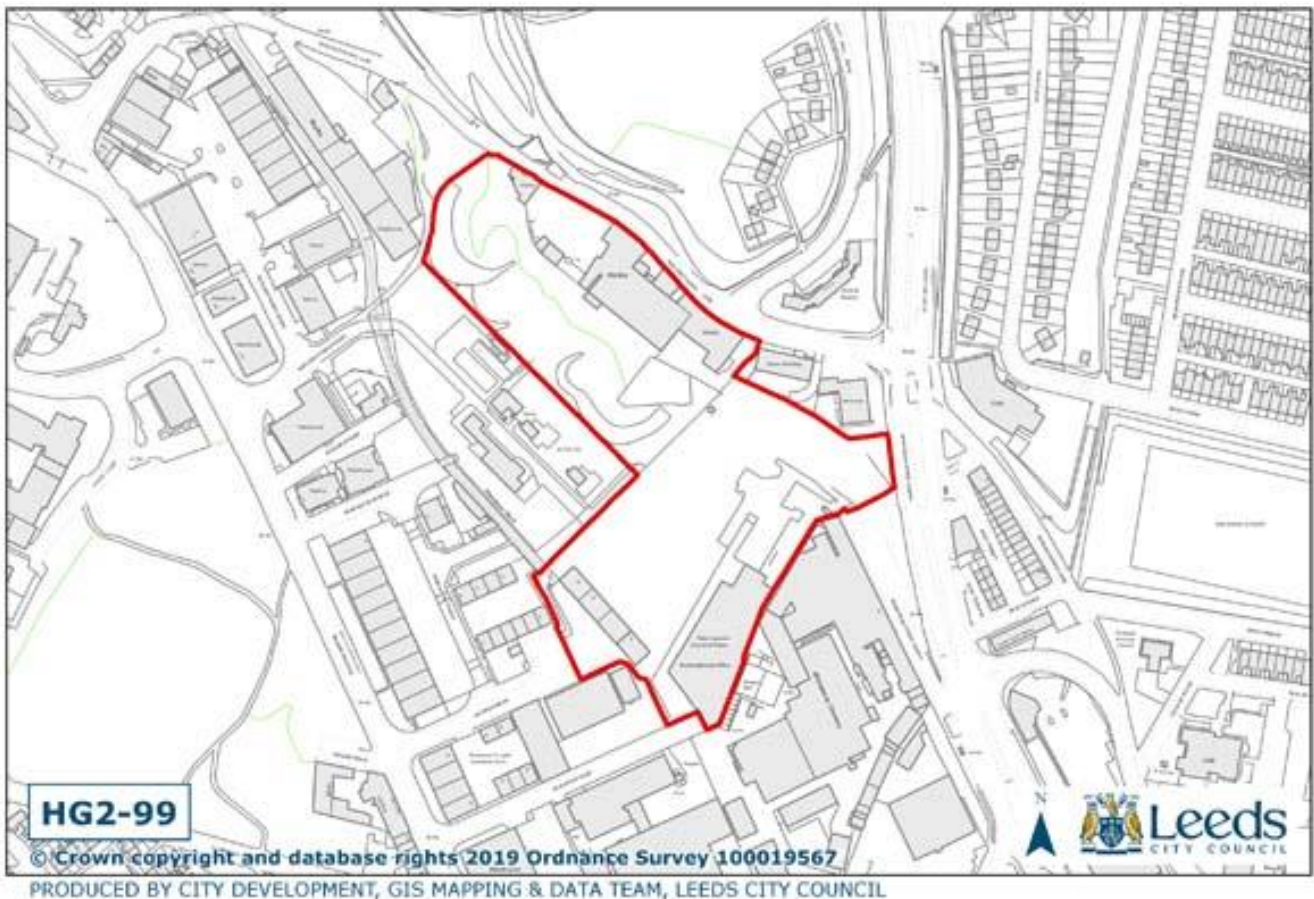
## Housing allocation

**Site Capacity:** 189 units

**Site Area:** 3.23 hectares

**Ward:** Chapel Allerton

**HMCA:** Inner Area



## Site Requirements - HG2-99:

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

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

- **Highway Access to Site:**

Vehicular access should be taken from Buslingthorpe Lane, pedestrian and cycle linkages to Scott Hall Road, Education Road and Jackson Road should be provided with convenient links through the site.

- **Local Highway Network:**

This site will have a cumulative impact upon the Sheepscar interchange, in particular the A58 Clay Pit Lane junction with Meanwood Rd. A contribution will be required towards mitigation measures.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Culverts and Canalised Water Courses:**

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

- **Conservation Area:**

Conservation Area. This site is within the Buslingthorpe Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The main tannery and chimney of the Buslingthorpe Hill Top Works make a positive contribution to the character of the Conservation Area. These should be retained and reused in any development proposals for this site. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.



# Site Reference: HG2-100 (5014)

**Site Address:** Gledhow Road/Gledhow Terrace

## Housing allocation

**Site Capacity:** 25 units

**Site Area:** 0.43 hectares

**Ward:** Gipton and Harehills

**HMCA:** Inner Area



## Site Requirements - HG2-100:

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- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

# Site Reference: HG2-103 (4060)

**Site Address:** Former Shaftesbury PH, York Road

## Housing allocation

**Site Capacity:** 23 units

**Site Area:** 0.63 hectares

**Ward:** Burmantofts and Richmond Hill

**HMCA:** Inner Area



No site specific requirements



# Site Reference: HG2-104 (4123)

**Site Address:** York Road / Selby Road

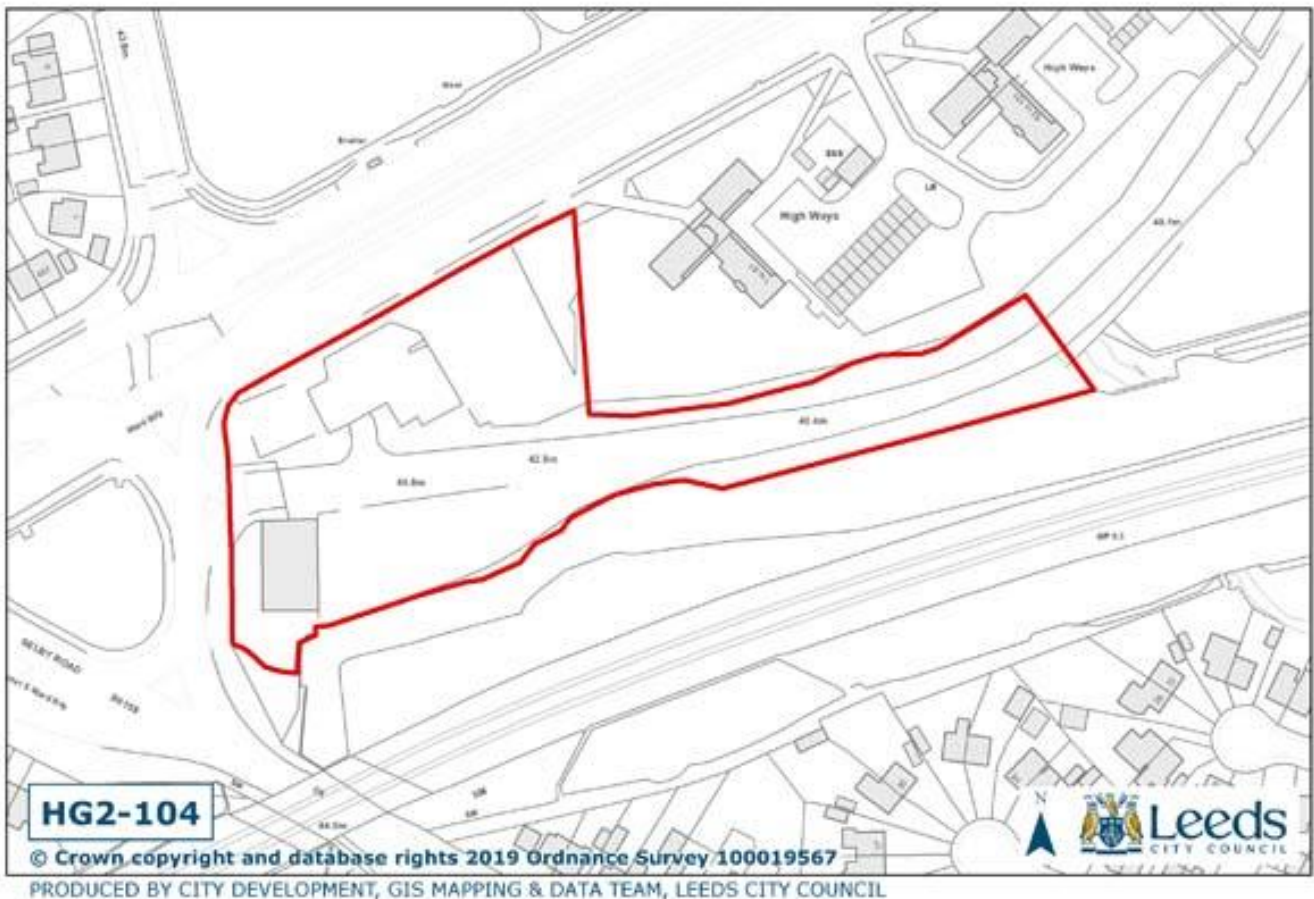
## Housing allocation

**Site Capacity:** 32 units (20 in Inner Area)

**Site Area:** 0.9 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** East Leeds, Inner Area



No site specific requirements

# Site Reference: HG2-105 (2141B)

**Site Address:** Wykebeck Avenue, Osmondthorpe

## Housing allocation

**Site Capacity:** 52 units

**Site Area:** 1.44 hectares

**Ward:** Temple Newsam

**HMCA:** Inner Area



## Site Requirements - HG2-105:

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- **Ecology:**

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



# Site Reference: HG2-106 (2142)

**Site Address:** Kendall Drive, Halton Moor

## Housing allocation

**Site Capacity:** 15 units

**Site Area:** 0.51 hectares

**Ward:** Temple Newsam

**HMCA:** Inner Area



No site specific requirements

# Site Reference: HG2-107 (2143)

**Site Address:** Neville Road, Halton Moor

## Housing allocation

**Site Capacity:** 83 units

**Site Area:** 2.75 hectares

**Ward:** Temple Newsam

**HMCA:** Inner Area





## Site Requirements - HG2-107:

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

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

# Site Reference: HG2-108 (5020)

**Site Address:** Burley Willows Care Home, Willow Garth, Burley

## Housing allocation

**Site Capacity:** 28 units

**Site Area:** 0.47 hectares

**Ward:** Hyde Park and Woodhouse

**HMCA:** Inner Area



## Site Requirements - HG2-108:

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

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

# Site Reference: HG2-109 (226)

**Site Address:** Burley Street, Burley

## Housing allocation

**Site Capacity:** 48 units

**Site Area:** 0.14 hectares

**Ward:** Hyde Park and Woodhouse

**HMCA:** Inner Area



## Site Requirements - HG2-109:

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- **Listed Buildings:**

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

- **Conservation Area:**

The site affects the setting of Hanover Square - Woodhouse Square Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.



# Site Reference: HG2-110 (1023)

**Site Address:** Wesley Road (west of ), Tong Road (north of), Armley

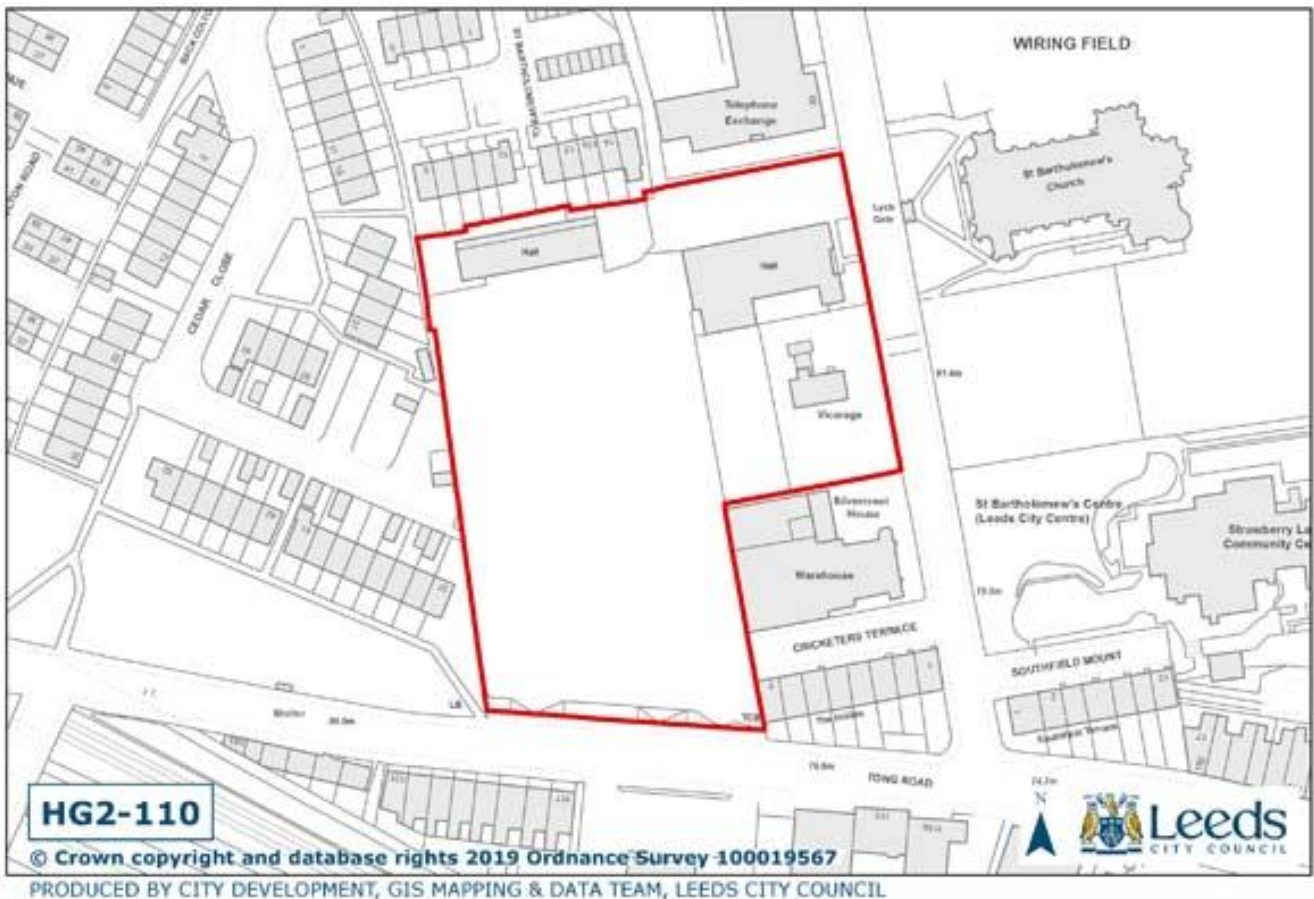
## Housing allocation

**Site Capacity:** 38 units

**Site Area:** 1.03 hectares

**Ward:** Armley

**HMCA:** Inner Area



## Site Requirements - HG2-110:

---

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

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

- **Listed Buildings:**

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

- **Conservation Area:**

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

# Site Reference: HG2-111 (3454)

**Site Address:** Land off Holdforth Place

## Housing allocation

**Site Capacity:** 48 units

**Site Area:** 0.82 hectares

**Ward:** Armley

**HMCA:** Inner Area



No site specific requirements



# Site Reference: HG2-112 (1340B)

**Site Address:** Oak Road, New Wortley - Gasey Fields

## Housing allocation

**Site Capacity:** 113 units

**Site Area:** 2.32 hectares

**Ward:** Armley

**HMCA:** Inner Area





## Site Requirements - HG2-112:

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- **Local Highway Network:**

The development of the site will make a direct impact on the congested Armley Gyratory junction. Land is required to be reserved for the planned improvement works to the Armley Gyratory. A contribution will also be required to fund the improvement works.

# Site Reference: HG2-113 (2027)

**Site Address:** Round House (rear of), Graingers Way, Armley

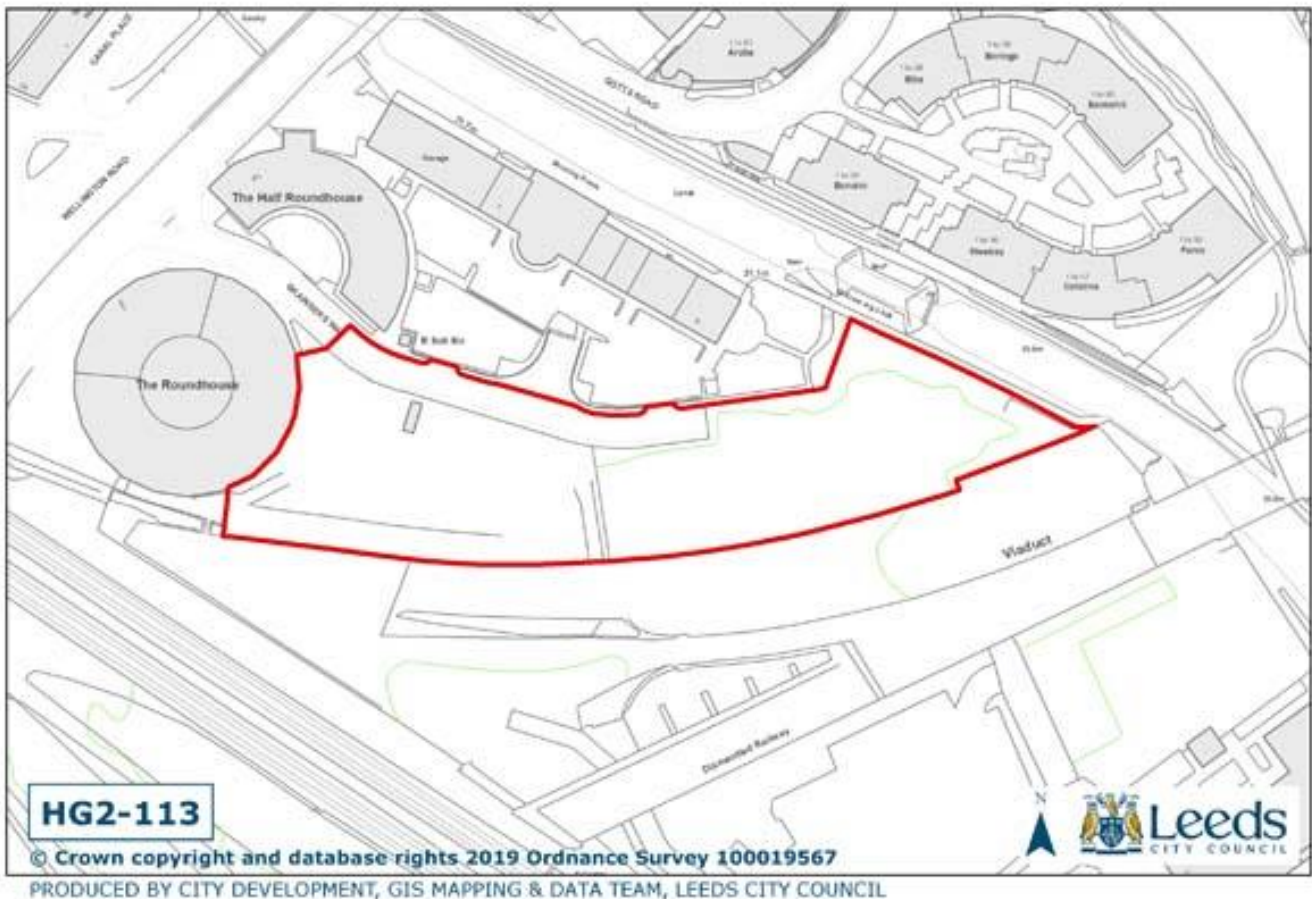
## Housing allocation

**Site Capacity:** 310 units

**Site Area:** 0.99 hectares

**Ward:** City and Hunslet

**HMCA:** Inner Area



## Site Requirements - HG2-113:

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

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

- **Local Highway Network:**

The development will make a cumulative impact on the congested Armley and A65 / A58 / Wellington Street gyratories. A contribution towards mitigation measures at these locations will be required.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. Consideration needs to be given to the importance of the new development continuing to facilitating the active use of the associated listed buildings.

# Site Reference: HG2-114 (3143)

**Site Address:** Cambrian Street, Beeston

## Housing allocation

**Site Capacity:** 37 units

**Site Area:** 0.64 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Inner Area





## Site Requirements - HG2-114:

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

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

# Site Reference: HG2-116 (4125)

**Site Address:** Winrose Drive, Middleton

## Housing allocation

**Site Capacity:** 13 units

**Site Area:** 0.41 hectares

**Ward:** Middleton Park

**HMCA:** Inner Area



## Site Requirements - HG2-116:

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

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

# Site Reference: HG2-211 (5307)

**Site Address:** Burley Liberal Club, Burley Road/Willow Road

## Housing allocation

**Site Capacity:** 50 units

**Site Area:** 0.57 hectares

**Ward:** Hyde Park and Woodhouse

**HMCA:** Inner Area





## Site Requirements - HG2-211:

---

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

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

- **Listed Buildings:**

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

# Site Reference: HG2-212 (5331)

**Site Address:** Seacroft Crescent, Seacroft

## Housing allocation

**Site Capacity:** 50 units

**Site Area:** 1.55 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



## Site Requirements - HG2-212:

---

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

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

# Site Reference: HG2-213 (5332)

**Site Address:** Bishops Way, LS14

## Housing allocation

**Site Capacity:** 62 units

**Site Area:** 3.74 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



No site specific requirements



# Site Reference: HG2-214 (5333)

**Site Address:** York road/ South Parkway, Seacroft

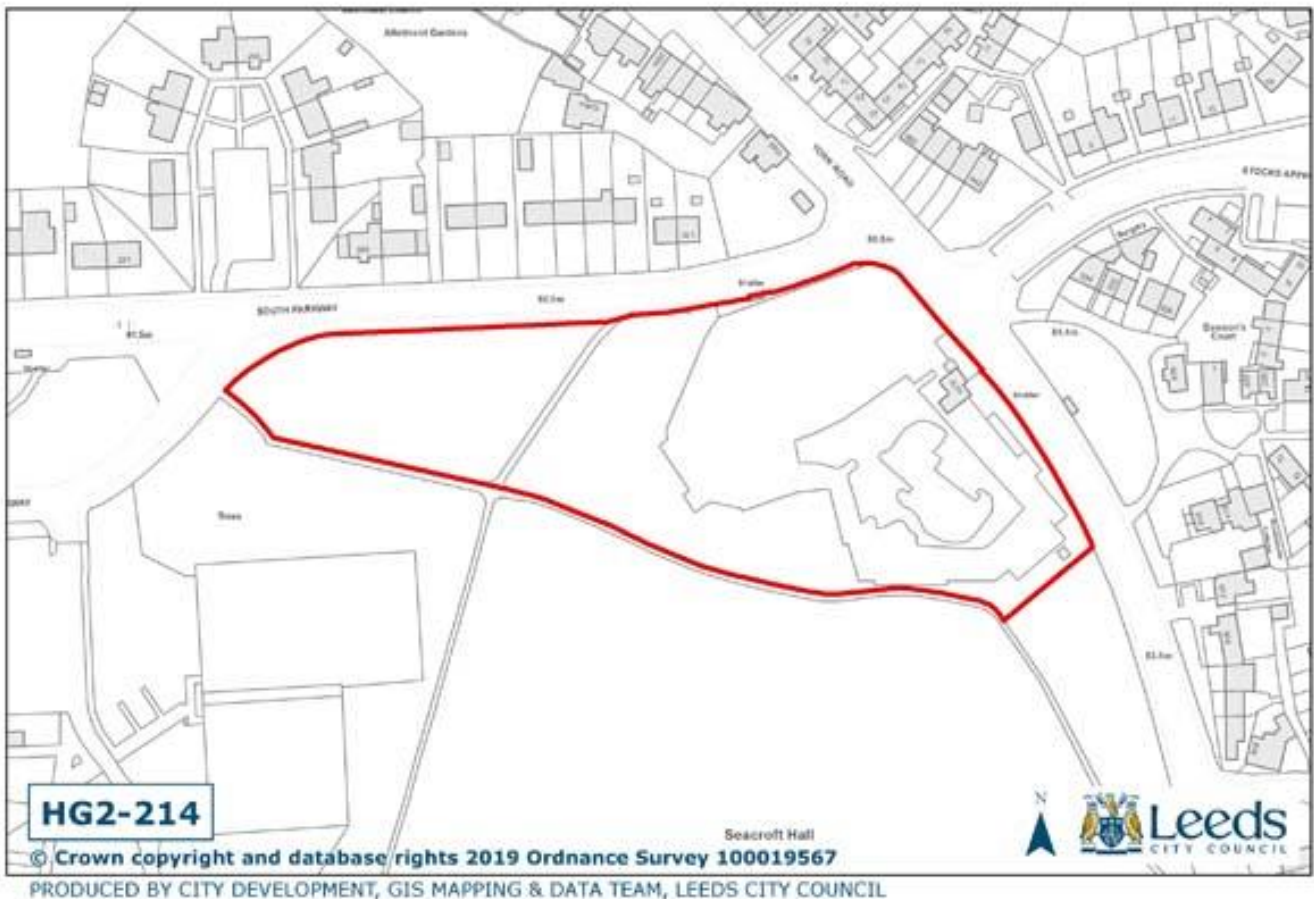
**Housing allocation**

**Site Capacity:** 30 units

**Site Area:** 1.22 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



## Site Requirements - HG2-214:

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

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

- **Culverts and Canalised Water Courses:**

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

- **Conservation Area:**

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

# Site Reference: HG2-215 (5334)

**Site Address:** The Halton Moor PH, Halton Moor

## Housing allocation

**Site Capacity:** 30 units

**Site Area:** 0.72 hectares

**Ward:** Temple Newsam

**HMCA:** Inner Area



## Site Requirements - HG2-215:

---

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

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

- **Highway Access to Site:**

A footway should be provided around the perimeter of the site on Rathmell Road and a north South public pedestrian route through the site



# Site Reference: HG2-216 (5338)

**Site Address:** Ramshead Approach, Seacroft

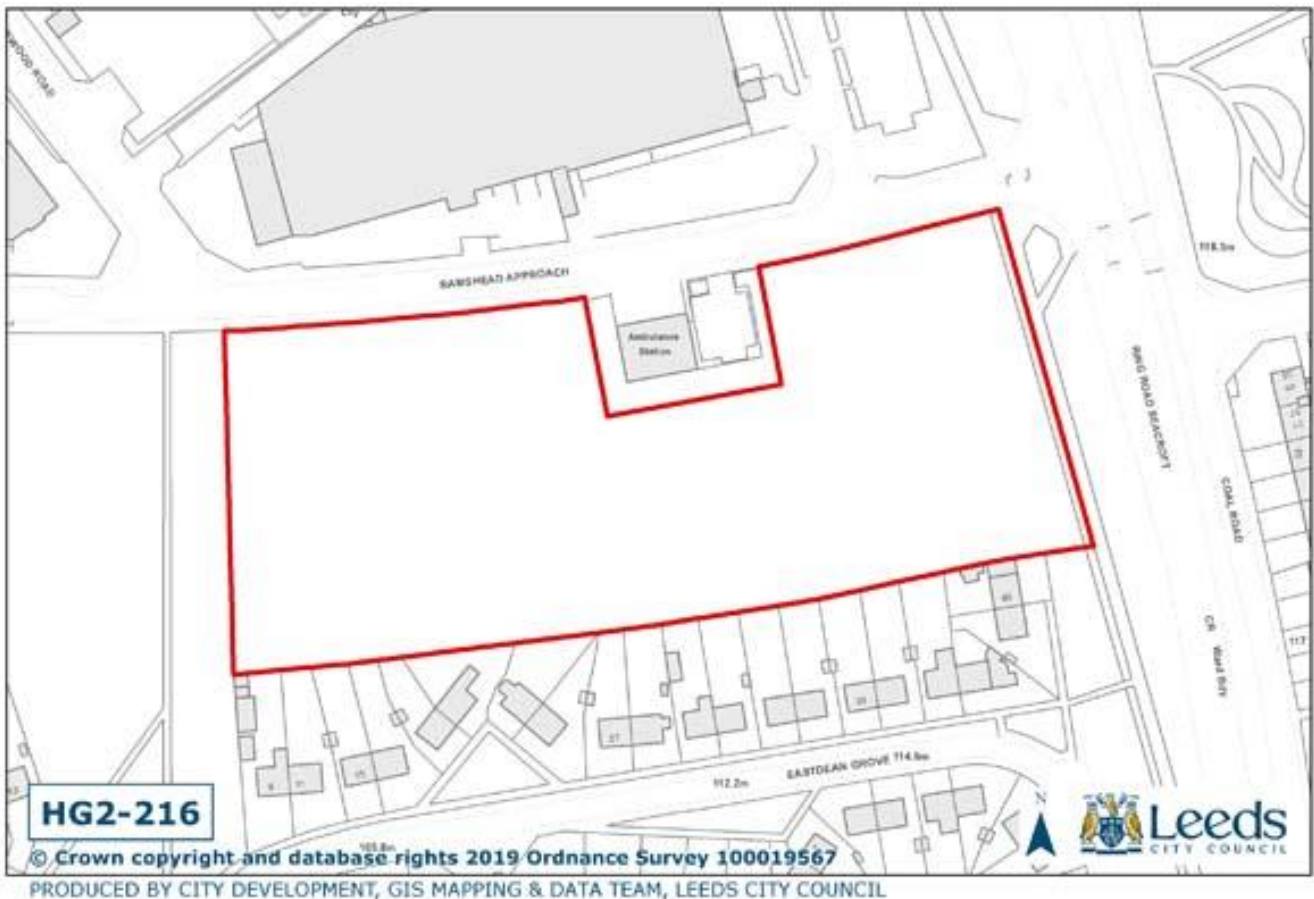
## Housing allocation

**Site Capacity:** 48 units

**Site Area:** 1.33 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area



## Site Requirements - HG2-216:

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The site is part of Killingbeck and Seacroft Neighbourhood Framework and the location/boundaries of housing and green space to the west could vary once more detailed investigation work is carried out.

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

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

# Site Reference: MX2-7 (CFSM049)

**Site Address:** Thomas Danby College, Roundhay Road, Leeds

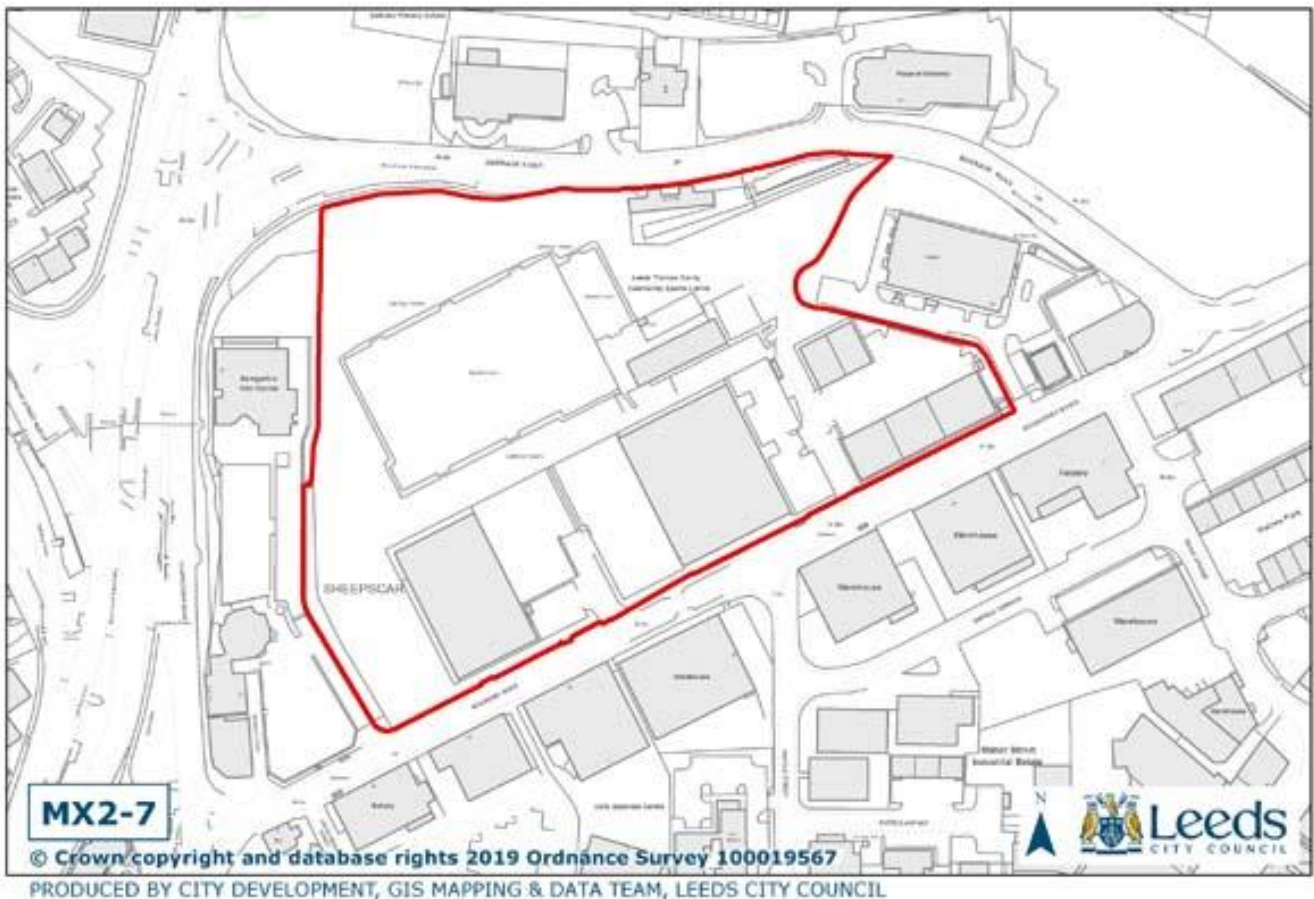
**Mixed use allocation**

**Site Capacity:** 118 units & 1 ha employment

**Site Area:** 4.82 hectares

**Ward:** Hyde Park and Woodhouse

**HMCA:** Inner Area



## Site Requirements - MX2-7:

---

The site is allocated for a mix of uses including housing and general employment.

- **Listed Buildings:**

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



# Site Reference: MX2-8 (278)

**Site Address:** Compton Road - Compton Arms, Burmantofts LS9 7B

**Mixed use allocation**

**Site Capacity:** 50 units

**Site Area:** 0.45 hectares

**Ward:** Gipton and Harehills

**HMCA:** Inner Area



## Site Requirements - MX2-8:

---

The site is allocated for a mix of uses including housing and town centre uses.

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

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

# Site Reference: MX2-9 (3390\_3393)

**Site Address:** Kirkstall Road, Leeds

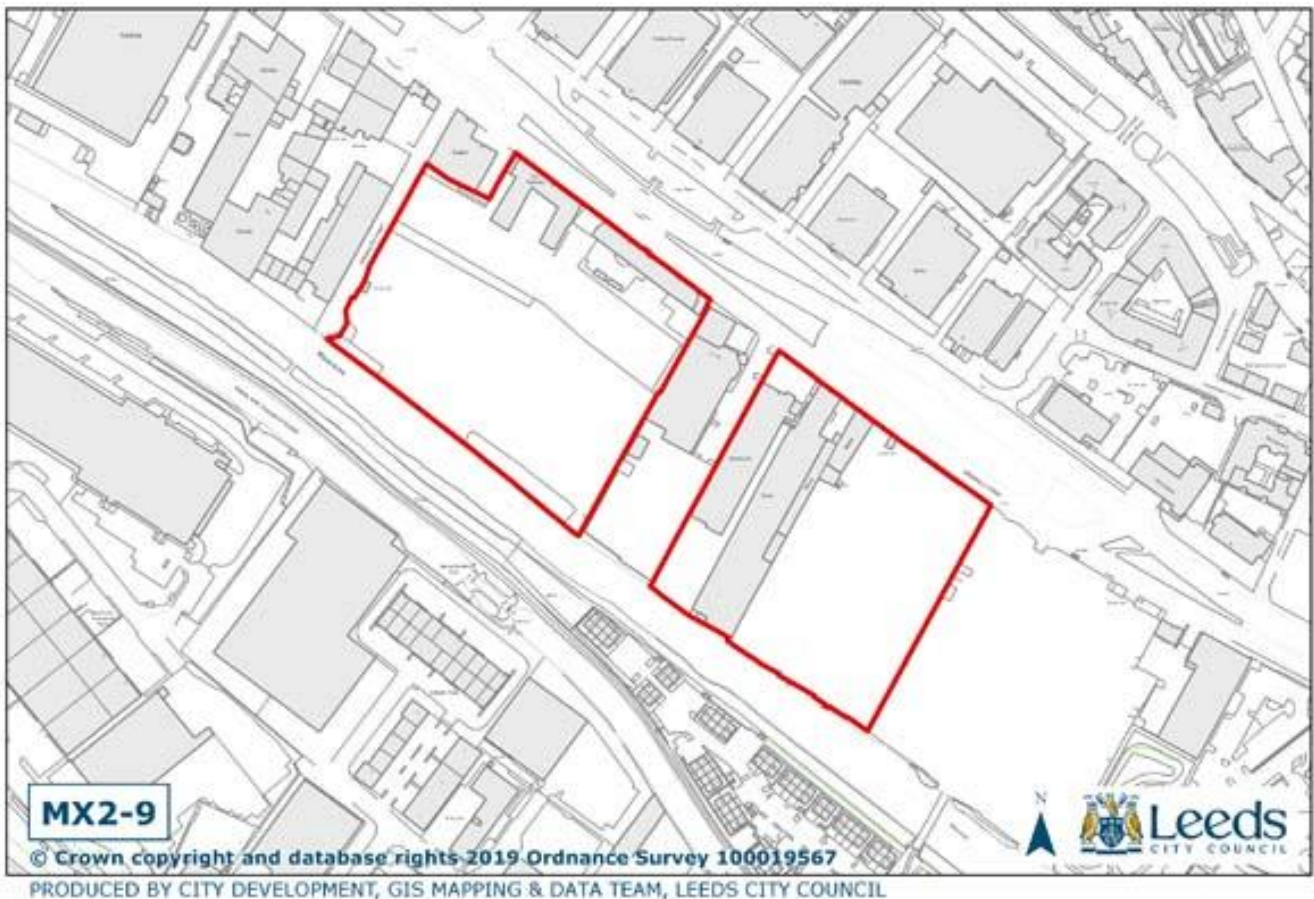
**Mixed use allocation**

**Site Capacity:** 553 units & 41000 sqm office

**Site Area:** 5.16 hectares

**Ward:** Hyde Park and Woodhouse

**HMCA:** Inner Area



## Site Requirements - MX2-9:

---

This site is suitable for a mixed use development, mainly housing and office but other uses acceptable subject to policy. A development brief for the area is being prepared.

- **Highway Access to Site:**

Suitable primary accesses should be provided onto the A65 that minimises delay to public transport.

- **Local Highway Network:**

The development will have a direct impact on the congested Willow Road junction and A65 / A58 / Wellington Street gyratory. A contribution towards mitigation measures at these locations will be required. There will also be a cumulative impact at Armley Gyratory and at M621 Junction 2. A contribution towards improvement schemes at these locations in the form of a contribution towards the Leeds City Centre Package scheme and the Highways England RIS scheme will also be required. There is also likely to be a cumulative impact at the junction of Willow Rd / Burley Rd, and a contribution will be required towards mitigation works. The existing footbridge over the River Aire should be refurbished or replaced to provide a pedestrian and cycle link to the development to the south of the canal.

- **Flood Risk:**

The site, or part of the site is located within Flood Zone 3. Flood risk mitigation measures set out in the Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment should be applied.

- **Ecology:**

An ecological assessment of the site is required. Biodiversity Buffer (not private garden space) alongside the River Aire.

- **Listed Buildings:**

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

- **Education Provision:**

Part of the site should be retained for the provision of a school



# Site Reference: MX2-10 (3408)

**Site Address:** Wellington Road, Leeds

**Mixed use allocation**

**Site Capacity:** 325 units & 5000 sqm office

**Site Area:** 2.48 hectares

**Ward:** Hyde Park and Woodhouse

**HMCA:** Inner Area



## Site Requirements - MX2-10:

---

This site is suitable for a mixed use development, mainly housing and office but other uses acceptable subject to policy. A development brief for the area is being prepared.

- **Highway Access to Site:**

The access road parallel to the canal should be widened and footways provided on the north side of the road.

- **Local Highway Network:**

The development will make a cumulative impact on the congested Armley and A65 / A58 / Wellington Street gyratories. A contribution towards mitigation measures at these locations will be required.

- **Ecology:**

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

- **Listed Buildings:**

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

# Site Reference: MX2-11 (1265)

**Site Address:** Armley Gyratory - former Gas Works

**Mixed use allocation**

**Site Capacity:** 122 units & 2.5 ha employment

**Site Area:** 5.42 hectares

**Ward:** Armley

**HMCA:** Inner Area





## Site Requirements - MX2-11:

---

The site is allocated for a mix of uses including housing and general employment.

- **Local Highway Network:**

The development of the site will make a direct impact on the congested Armley Gyratory junction. Land is required to be reserved for the planned improvement works to the Armley Gyratory. A contribution will also be required to fund the improvement works.



# Site Reference: MX2-13 (3015)

**Site Address:** Benyon House

**Mixed use allocation**

**Site Capacity:** 37 units & 1.24 ha employment

**Site Area:** 2.48 hectares

**Ward:** Middleton Park

**HMCA:** Inner Area



## Site Requirements - MX2-13:

---

The site is allocated for a mix of uses including housing and general employment.

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

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

- **Natural Resources and Waste DPD:**

The site is adjacent to a Minerals/Waste allocation at Highmoor Quarry to the north east, which is allocated for a safeguarded minerals extraction site and a preferred area for minerals extraction.

# Site Reference: MX2-37 (1145A)

**Site Address:** Hudson Road, Hudson Mill (Arcadia), Burmantofts

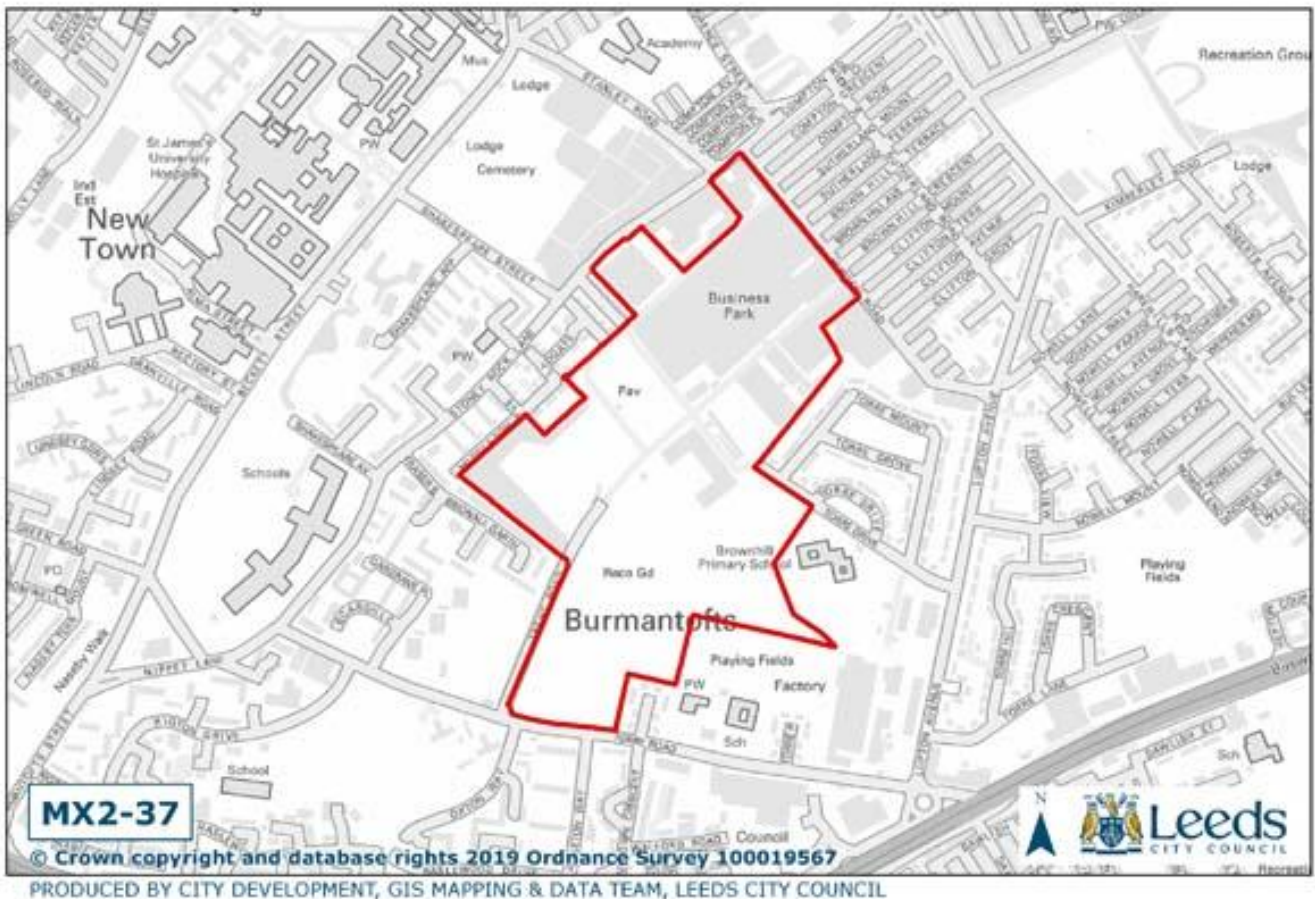
**Mixed use allocation**

**Site Capacity:** 470 units & 4.3 ha employment

**Site Area:** 20.2 hectares

**Ward:** Burmantofts and Richmond Hill

**HMCA:** Inner Area



## Site Requirements - MX2-37:

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

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

- **Local Highway Network:**

This site will have an impact upon the congested Beckett Street / Burmantofts Street corridor and the Torre Road / Lupton Avenue / A64 junctions. There will be a cumulative impact on the A64 / Burmantofts St junction. Works or a contribution towards mitigation measures such as capacity or bus priority improvements will be required.

- **Ecology:**

An ecological assessment of the site is required. Biodiversity Buffer required to south-west and east boundaries of the site.

- **Registered Parks and Gardens:**

The site is in the setting of a Registered Historic Park and Garden. Any development should preserve the significance of the designated heritage asset and its setting.



### **Safeguarded Land**

3.4.10 Section 2, paragraph 2.58 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028. There are no safeguarded land designations in the Inner HMCA.

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

3.4.11 Seventeen housing allocations have easy access to Local Centres in the Inner HMCA and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans.

**POLICY HG4: THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH ARE PARTICULARLY SUITABLE FOR OLDER PERSONS HOUSING/ INDEPENDENT LIVING. THESE ARE SHOWN ON THE POLICIES MAP. IN THE INNER AREA THESE SITES ARE:**

- **HG2-85 Beckhill Approach, Miles Hill Primary School, Meanwood**
- **HG2-87 (partly in Inner, partly in North HMCA) Amberton Terrace**
- **HG2-93 Brooklands Avenue**
- **HG2-99 Buslingthorpe Tannery/Hill Top Works Sheepscar**
- **HG2-107 Neville Road, Halton Moor**
- **HG2-108 Burley Willows Care Home, Willow Garth, Burley**
- **HG2-110 Wesley Road (west of), Tong Road (north of), Armley**
- **HG2-113 Round House (rear of)**
- **HG2-114 Cambrian Street**
- **HG2-211 Burley Liberal Club, Burley Road**
- **HG2-212 Seacroft Crescent, Seacroft**
- **HG2-214 South Parkway, Seacroft**
- **HG2-215 The Halton Moor PH, Halton Moor**
- **HG2-216 Ramshead Approach, Seacroft**
- **MX2-8 Compton Road - Compton Arms, Burmantofts**
- **MX2-13 Benyon House**
- **MX2-37 Hudson Mill (Arcadia), Hudson Road, Burmantofts**

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

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

- **MX2-9 KIRKSTALL ROAD, KIRKSTALL**

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

3.4.13 Section 2, paragraph 2.64 to 2.71 explain the approach to allocating and safeguarding land for Gypsies and Travellers. In Inner an existing Gypsy and Travellers site is safeguarded at Urn Farm, Middleton Road under Policy HG6 and a proposed replacement site for Kidacre Street is proposed at Tulip Street.

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

**NEW PUBLICLY MANAGED SITE FOLLOWING LOSS OF SITE HG6-2 KIDACRE STREET**

- **HG6-3 – FORMER MOOREND TRAINING CENTRE, TULIP STREET, HUNSLET EXISTING PRIVATE SITES**
- **HG6-13 – URN FARM, MIDDLETON ROAD, MIDDLETON**

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

#### **Sites for Travelling Showpeople**

3.4.14 Paragraph 2.72 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in Inner.



## HG6-13: URN FARM, MIDDLETON ROAD, MIDDLETON

**Site Type:** Gypsy & Travellers

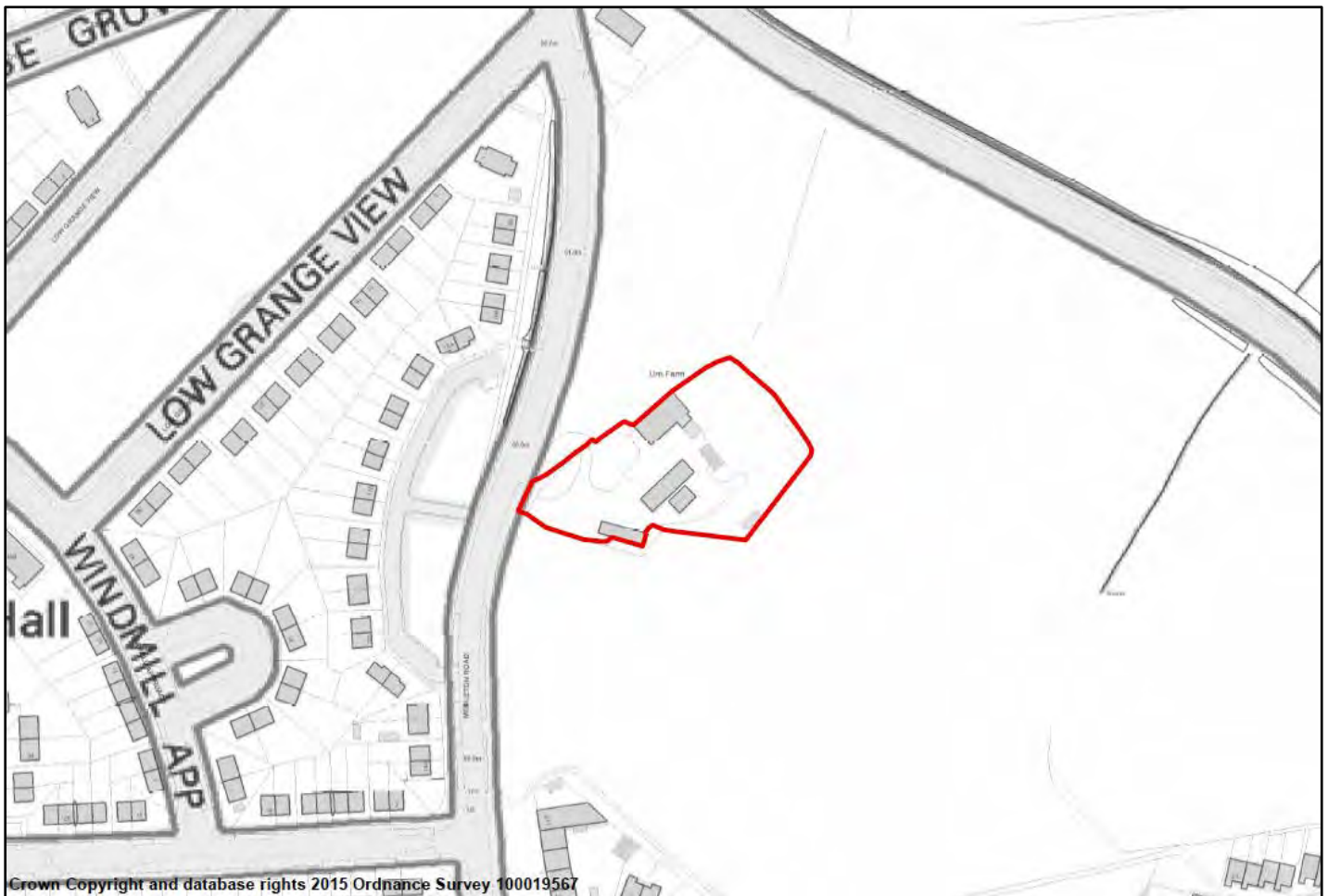
**Site Area:** 0.40 ha

**Number of Pitches:** 4

(2 existing pitches + 2 additional pitches)

**Ward:** Middleton Park

**HMCA:** Inner Area



### Other

The site shall only be occupied by those persons who meet the legal definition of Gypsies and Travellers.



## EMPLOYMENT PROPOSALS FOR INNER

### Offices

3.4.15 The sites in Inner have been assessed to determine their total contribution towards an overall district requirement of 1,000,000 sq m office based development. Sites which either have planning permission for office use (as at 1.4.16) and/or were allocated for employment including office in the Unitary Development Plan and are to be retained as such count towards the office requirement. Part of the Inner Areas HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own office allocations. These total 6290sqm in identified sites and 8850sqm in proposed allocations.

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

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

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

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

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

**IN INNER LEEDS THESE SITES ARE:**

<b>Plan Ref</b>	<b>Saved UDP Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity sqm</b>
<b>EO1-10</b>	<b>E3C:18</b>	<b>Tristram Centre Brown Lane West LS12</b>	<b>0.1</b>	<b>650</b>
<b>EO1-11</b>	<b>E4:29</b>	<b>City West Office Park Gelderd Road Leeds 12</b>	<b>1.4</b>	<b>4,160</b>
<b>Identified office employment total (sqm):</b>				<b>4,810</b>

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

### **New office allocations**

3.4.16 Further sites suitable for office or mixed use including office have been allocated in or on the edge of the City Centre and Town Centres.

**POLICY EO2: OFFICE ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE OFFICE USE**

- 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR OFFICE OR MIXED USE INCLUDING OFFICE IN ACCORDANCE WITH CORE STRATEGY POLICY SP9.**
- 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED**

**THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP.  
IN INNER THESE ALLOCATIONS ARE:**

<b>Plan Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity sqm</b>
<b>MX2-9</b>	<b>Kirkstall Road, Leeds</b>	<b>5.2</b>	<b>41,000</b>
<b>MX2-10</b>	<b>Wellington Road, Leeds</b>	<b>2.5</b>	<b>5,000</b>
<b>EO2-2</b>	<b>Office Scheme Wellington Road &amp; Gotts Road Leeds 12</b>	<b>0.5</b>	<b>20,370</b>
<b>Allocated for office employment total (sqm):</b>			<b>66,370</b>

General Employment

- 3.4.17 The sites in Inner have been assessed to determine their total contribution towards an overall district requirement of 493 hectares of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 1.4.16 and/or are allocated for general employment in the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites. Part of the Inner Areas HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own general employment allocations. These total 1.21ha in identified sites and 0ha in proposed allocations.

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

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

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

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

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

### IN INNER THESE SITES ARE

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-26	E3C:18	Land Inc Plot 7 The Piggeries Brown Lane, West, LS12	0.1	0.13
EG1-27	E3C:18	Brown Lane, LS12	1	0.99
EG1-28	E3C:18	Brown Lane, LS12	0.2	0.18
EG1-31	E3C(22)	Holme Well Road, Middleton, LS10 4SL	0.2	0.18
Identified general employment total:				1.48

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

### POLICY EG2: GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE

- 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY POLICY SP9.
- 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN SECTION 3.

THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP.

### IN INNER THESE ALLOCATIONS ARE:

Plan Ref	Address	Area ha	Capacity (ha)
MX2-7	Thomas Danby College, Roundahay Road, Leeds	4.8	1
MX2-11	Armley Gyratory - former Gas Works	5.4	2.5
MX2-13	Benyon House Ring Road Middleton, Middleton, Leeds	2.5	1.24
MX2-37	Site of Burton Business Park and bounded by Trent Road, Hudson Road, Burmantofts, Leeds	20.2	4.3
EG2-10	Land at Brown Lane West, Holbeck	1.5	1.46
EG2-11	Former Co-op Dairy Depot Gelderd Road, LS12	1.6	1.62
EG2-12	Gelderd Road, Leeds 12	1	0.99
EG2-13	Tulip Street, Beza Street, LS10	0.5	0.46
EG2-36	Land at Armley Road/Wellington Road, Leeds	0.8	0.82
Allocated for general employment total:			14.39

# Site Reference: EO2-2 (2004069)

**Site Address:** Office Scheme Wellington Road & Gotts Road Leeds 12

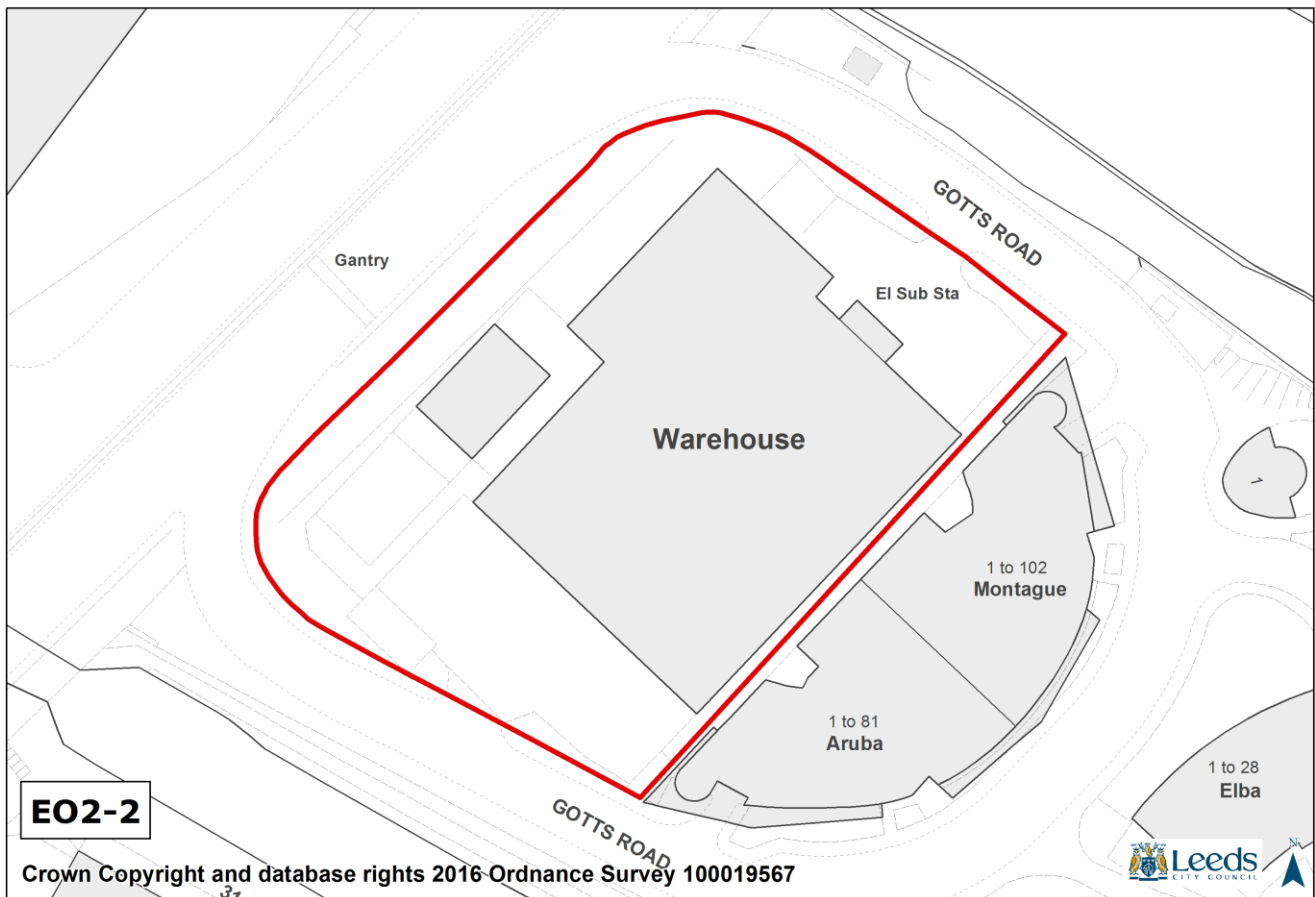
## Office allocation

**Site Capacity:** 20370 sq metres

**Site Area:** 0.49 hectares

**Ward:** Hyde Park and Woodhouse

**HMCA:** Inner Area





## Site Requirements - EO2-2:

---

- **Local Highway Network:**

The development will make a direct impact on the congested Armley Gyratory. There will also be a cumulative impact on the A65 / A58 / Wellington Street gyratory and M621 junction 2. A contribution towards mitigation measures at these locations will be required as agreed with Leeds City Council and Highways England.

- **Listed Buildings:**

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

# Site Reference: EG2-10 (2105050)

**Site Address:** Land at Brown Lane West Holbeck

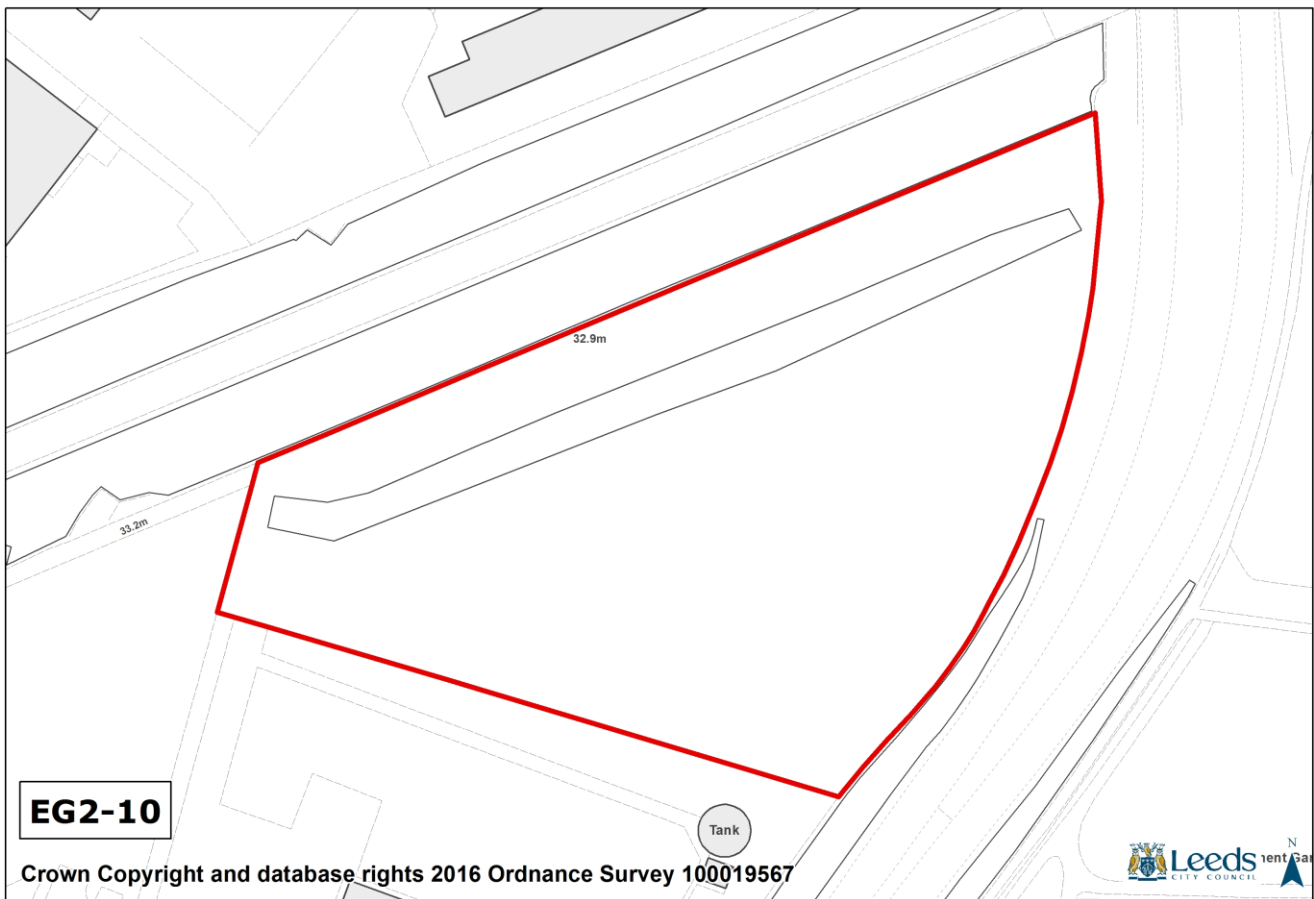
**General employment allocation**

**Site Capacity:** 1.46 hectares

**Site Area:** 1.46 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Inner Area



No site specific requirements

# Site Reference: EG2-11 (2104230)

**Site Address:** Former Co-op Dairy Depot Gelderd Road Ls12

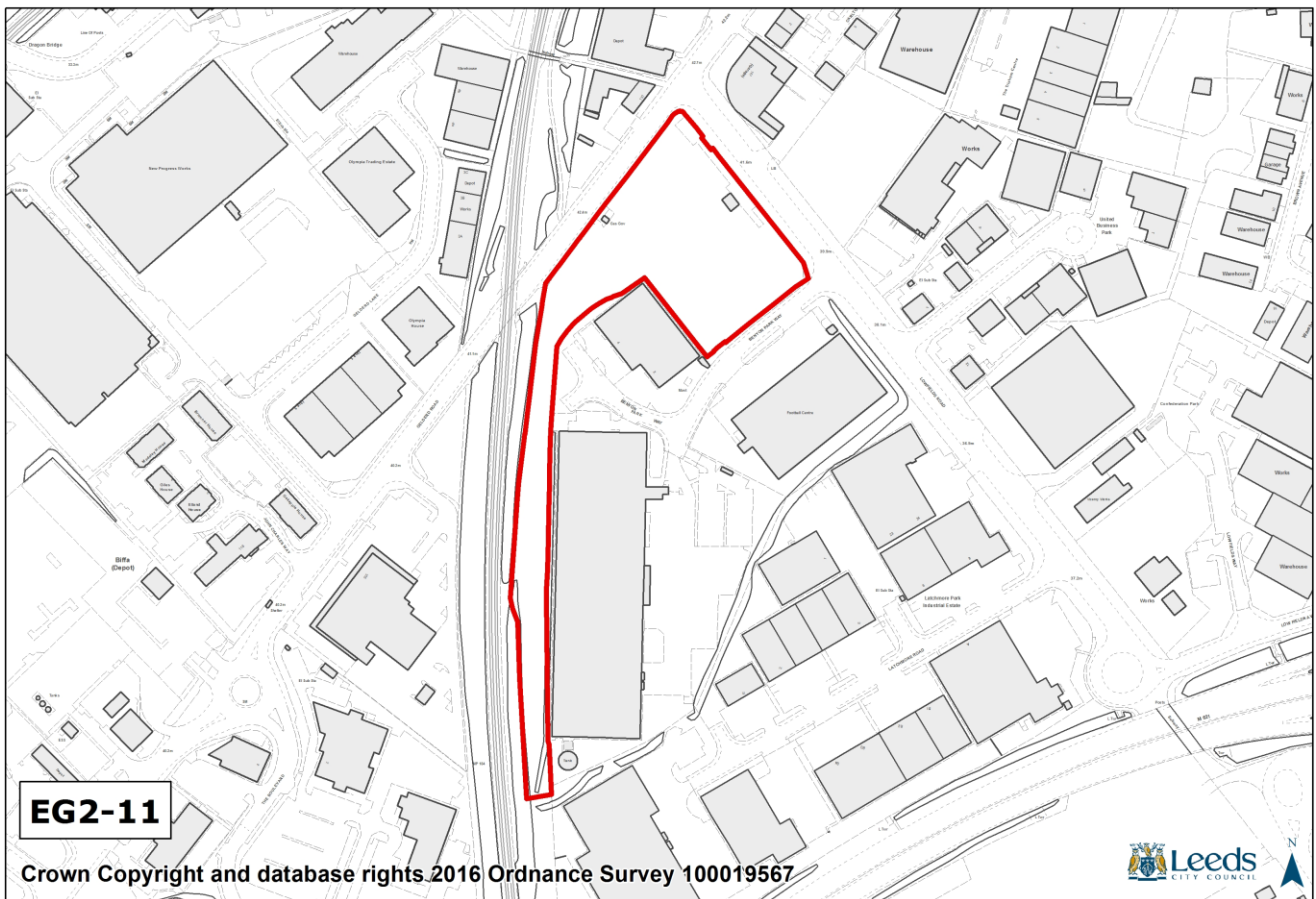
**General employment allocation**

**Site Capacity:** 1.62 hectares

**Site Area:** 1.62 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Inner Area



No site specific requirements

# Site Reference: EG2-12 (2103385)

**Site Address:** Gelderd Road Leeds 12

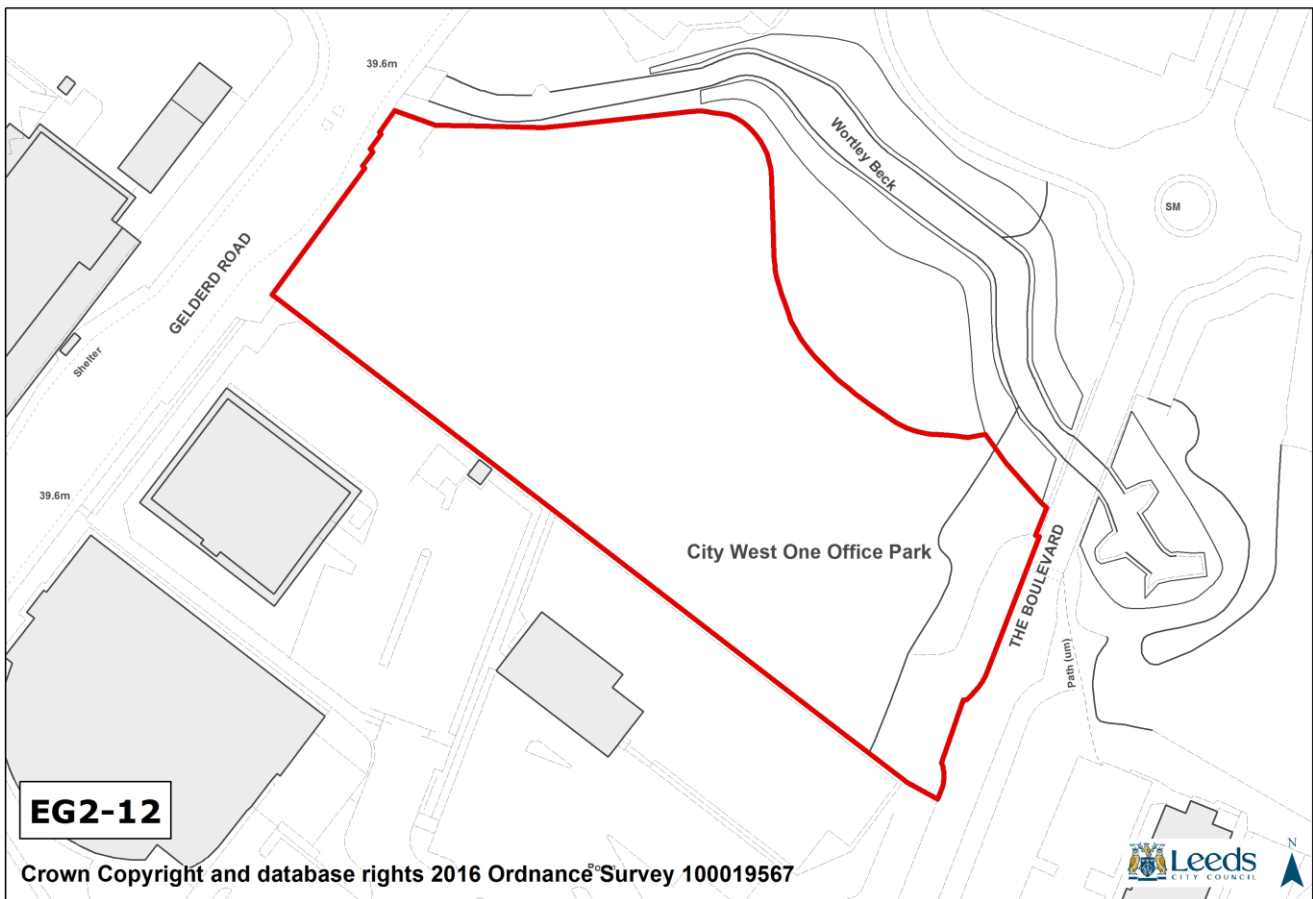
## General employment allocation

**Site Capacity:** 0.99 hectares

**Site Area:** 0.99 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Inner Area





## Site Requirements - EG2-12:

---

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer along the north-eastern boundary.

# Site Reference: EG2-13 (2104710)

**Site Address:** Tulip Street Beza Street Ls10

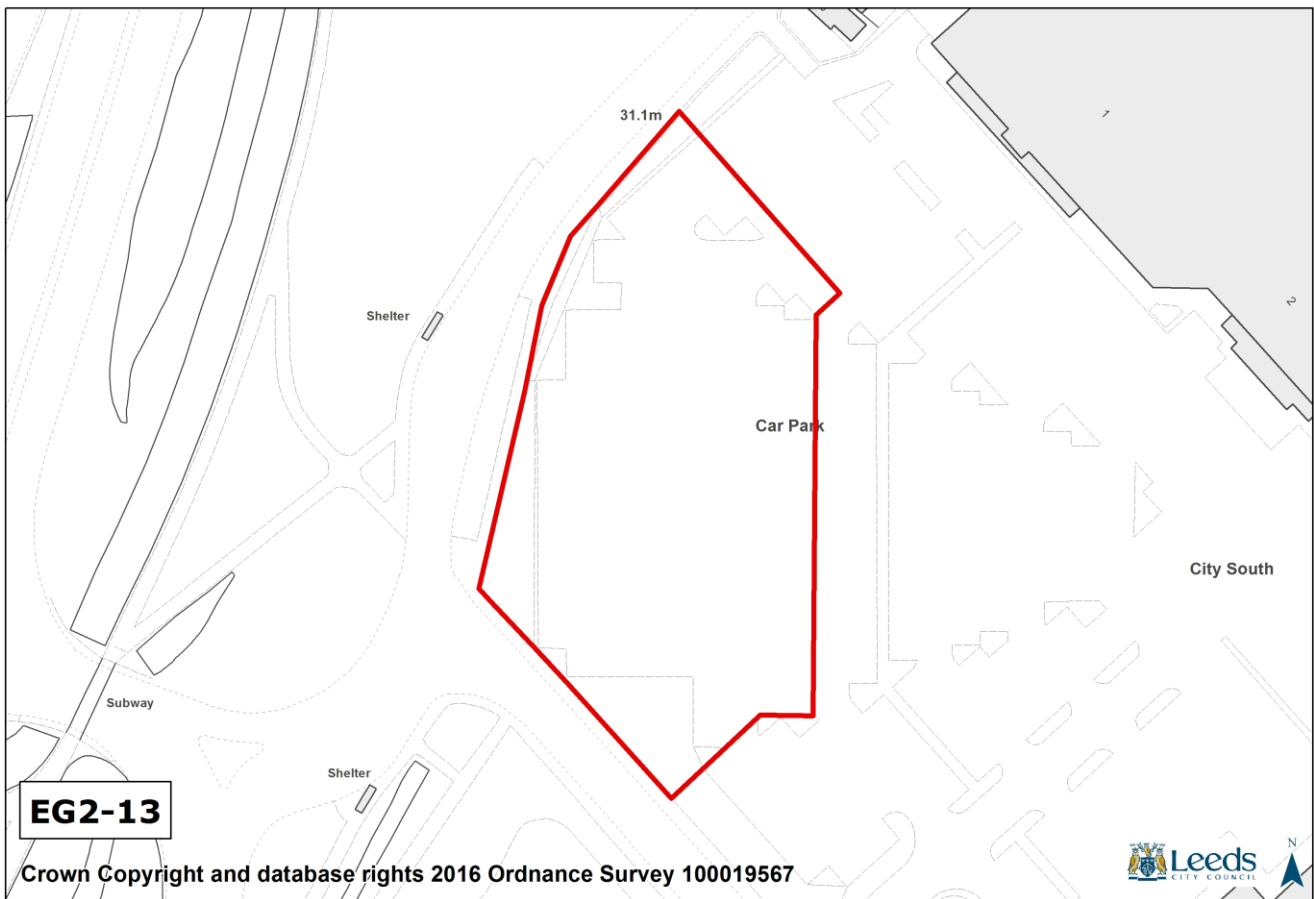
## General employment allocation

**Site Capacity:** 0.46 hectares

**Site Area:** 0.46 hectares

**Ward:** City and Hunslet

**HMCA:** Inner Area



No site specific requirements

# Site Reference: EG2-36 (EMP00354)

**Site Address:** Land at Armley Road/Wellington Road, Leeds

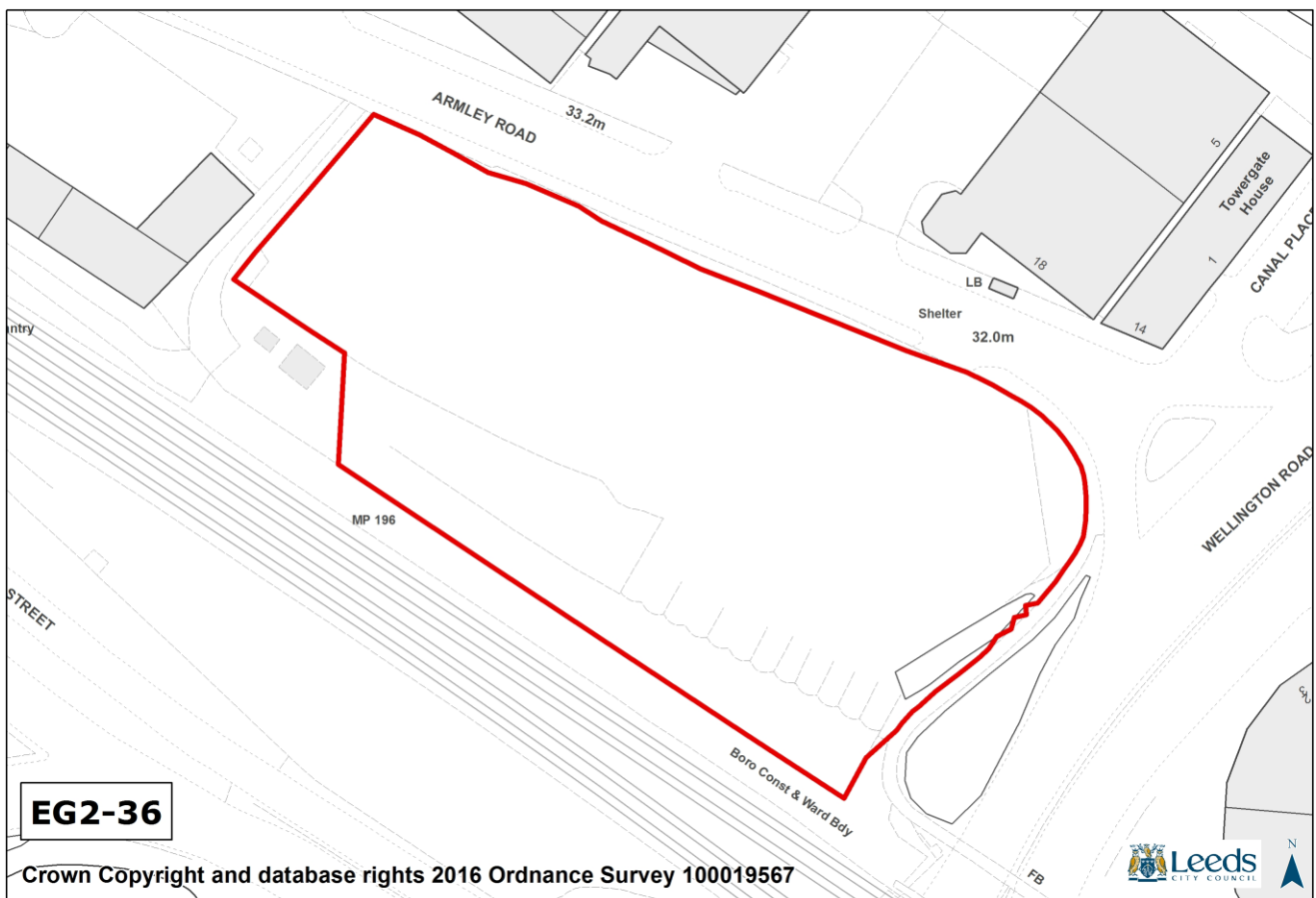
## General employment allocation

**Site Capacity:** 0.82 hectares

**Site Area:** 0.82 hectares

**Ward:** Hyde Park and Woodhouse

**HMCA:** Inner Area



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## Site Requirements - EG2-36:

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- **Highway Access to Site:**

Access should be taken towards the eastern end of the site avoiding the cycle track along the frontage, the north east corner of the site will need to be kept clear to provide sufficient visibility to the junction with Wellington Road

- **Local Highway Network:**

This site will have a direct impact upon Armley Gyratory and to mitigate this a contribution will be required towards works to improve capacity at Armley Gyratory and approach routes. This may take the form of a contribution towards the Leeds City Centre Package scheme.

- **Listed Buildings:**

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



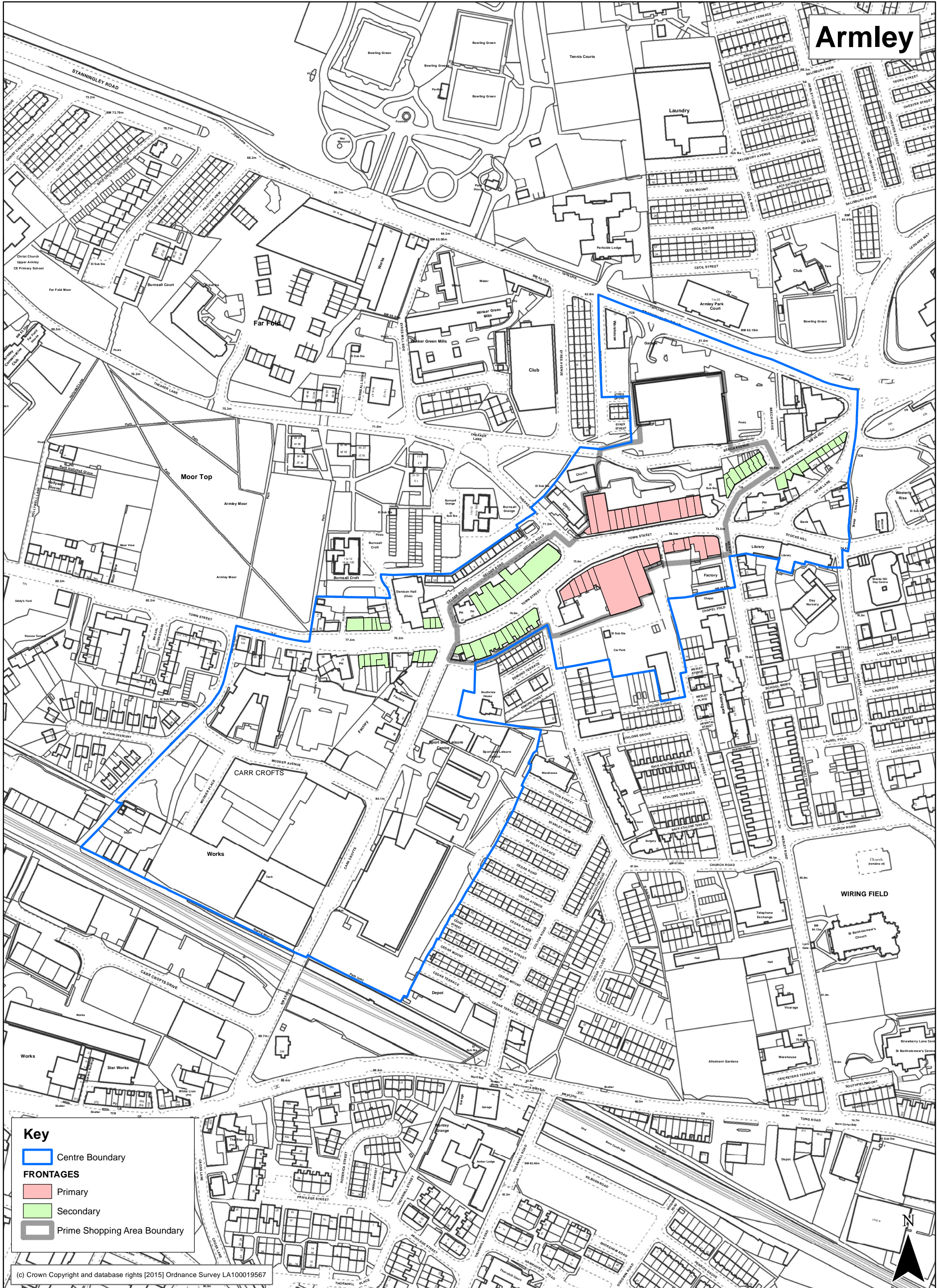
## GREEN SPACE PROPOSALS FOR INNER

- 3.4.18 The plan shows the green space sites proposed for designation within the Inner HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the Open Space, Sport and Recreation Assessment (OSSRA July 2011). Existing green space located within housing or employment allocations is not identified for designation however green space provision within any housing proposal will be addressed through the planning application process and the application of Policy G4 (New Green Space Provision) of the Core Strategy. The provision of green space is also a site requirement in some cases contained in the housing section. Any UDP green space sites that are not shown are proposed for deletion mainly because they are no longer in an open space use or are below the 0.2ha threshold.
- 3.4.19 The Inner area is highly built up and very 'urban' in character therefore there are not the large areas of green space that are found in other areas of the city. Woodhouse Moor (19.8ha) and Woodhouse Ridge (16ha) provide opportunities for a variety of recreation in the inner North West whilst the Wykebeck Valley corridor is a 'green divide' between the high density areas of Gipton and Seacroft. There are a number of smaller open spaces such as Harehills Park (11.2ha), Holbeck Moor (4.7ha), part of Armley Park (8.9ha) and Sharp Lane (12.6ha) which are very valuable in giving people in such highly built up areas access to open spaces and opportunities to take part in outdoor recreational activities. Provision is still in need of improvement in terms of quantity, quality and accessibility. Surpluses and deficiencies by typology for the wards that fall completely or partially within the Inner HMCA will be updated and monitored by the Council.

## **Inner Area Retail and Site Allocations Plans**



# Armley



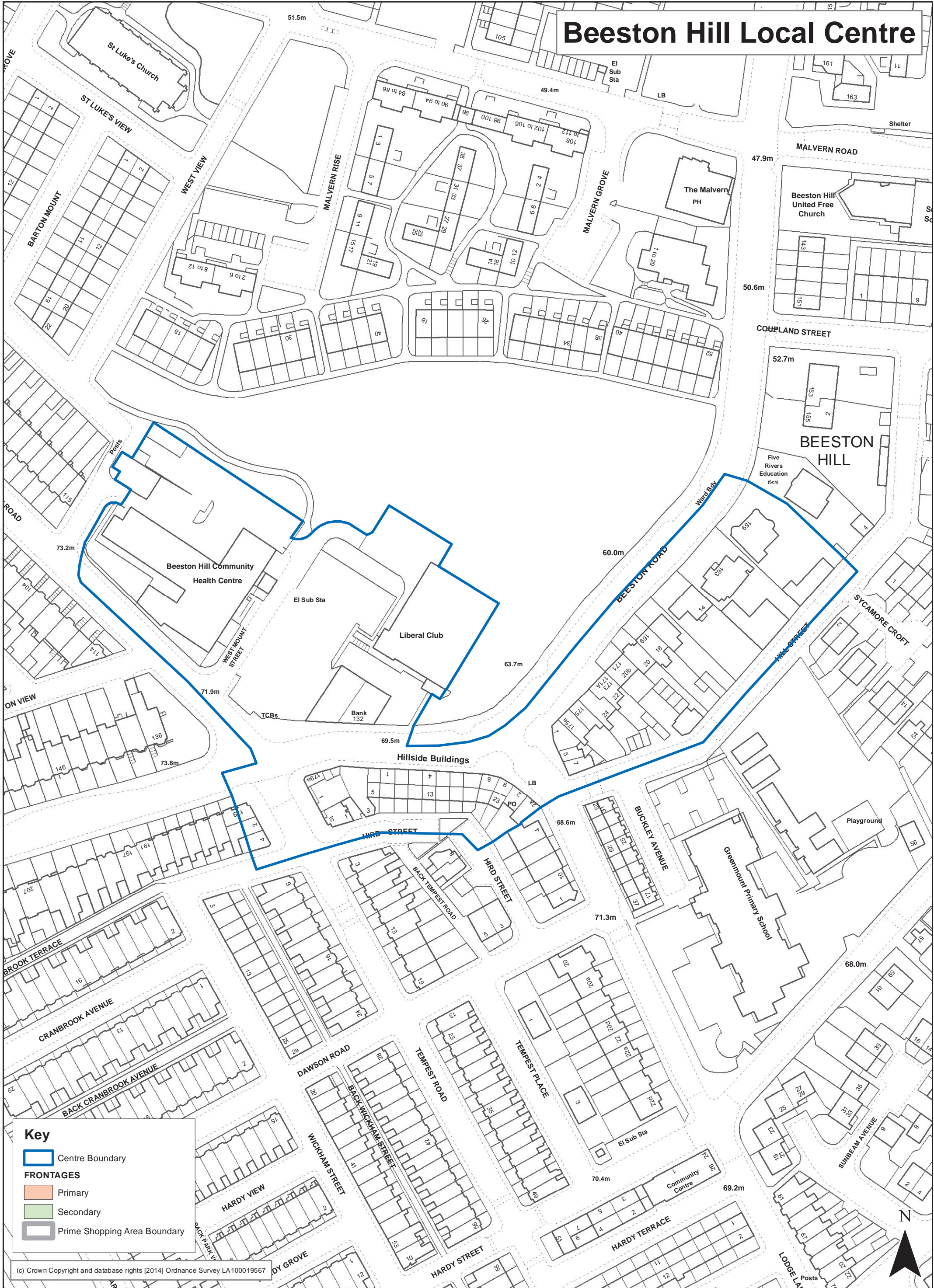
**Key**

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

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# Beeston Hill Local Centre



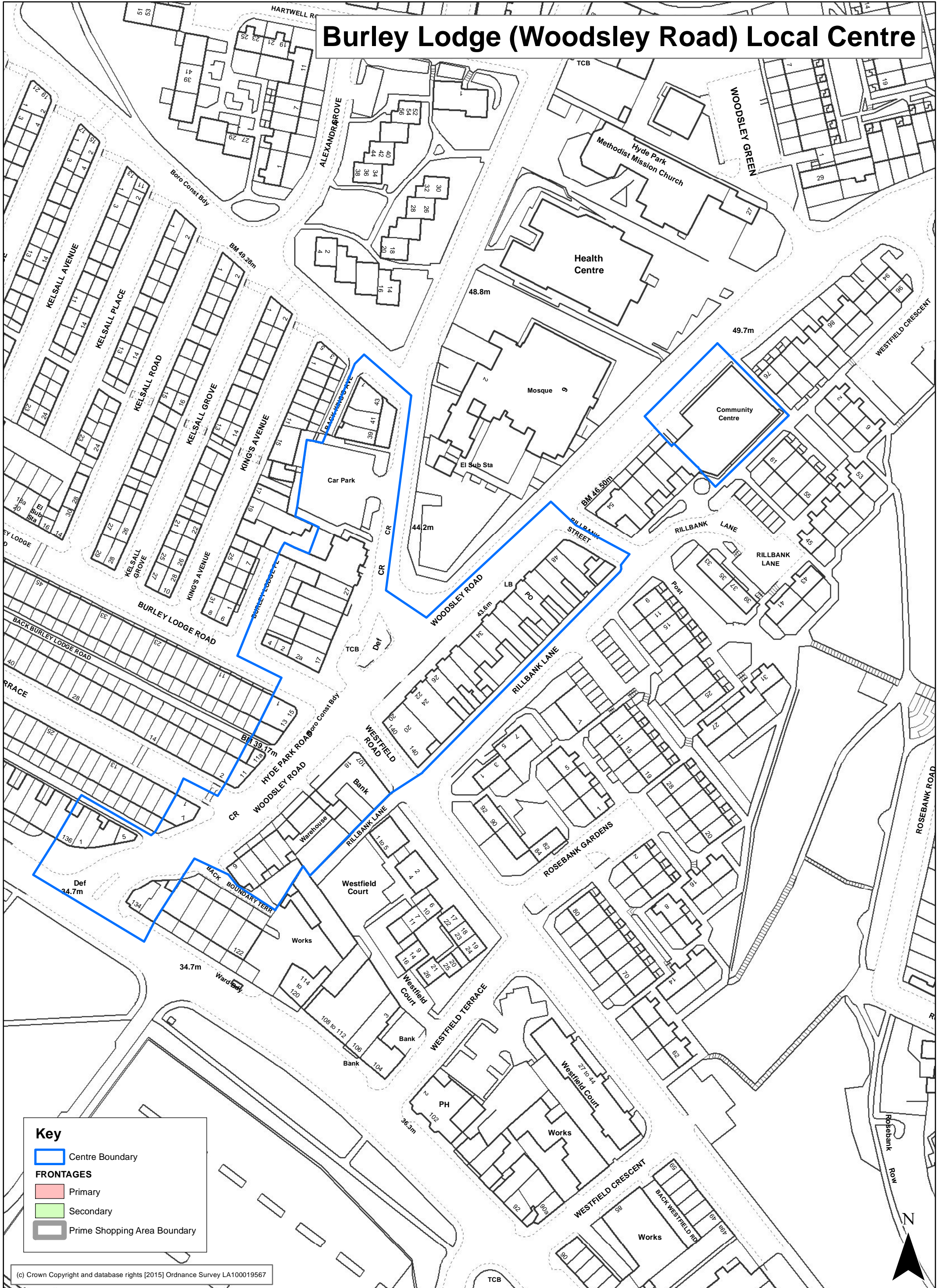
**Key**

- Centre Boundary
- FRONTAGES**
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# Burley Lodge (Woodsley Road) Local Centre



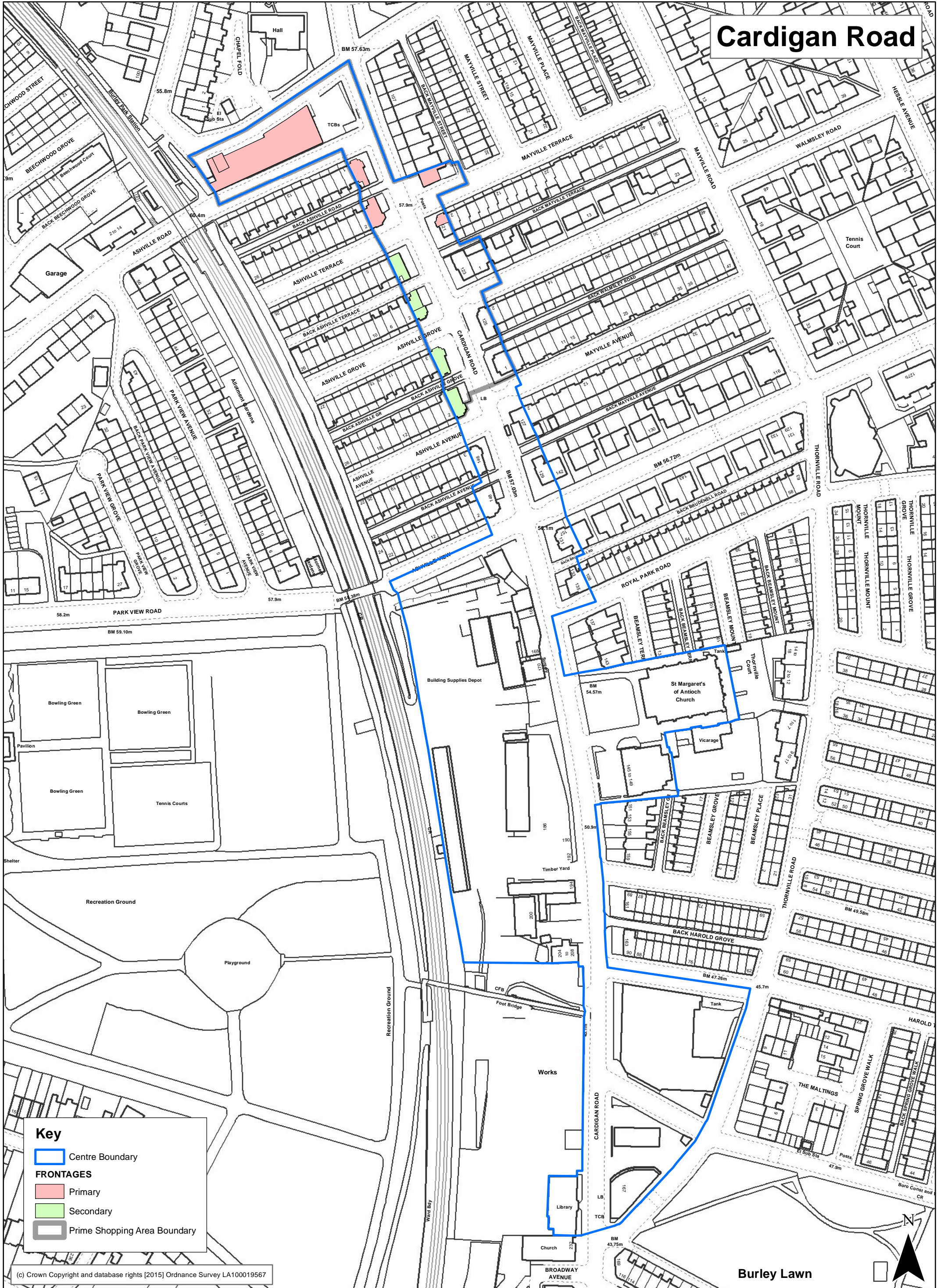
**Key**

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

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# Cardigan Road



**Key**

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

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Burley Lawn



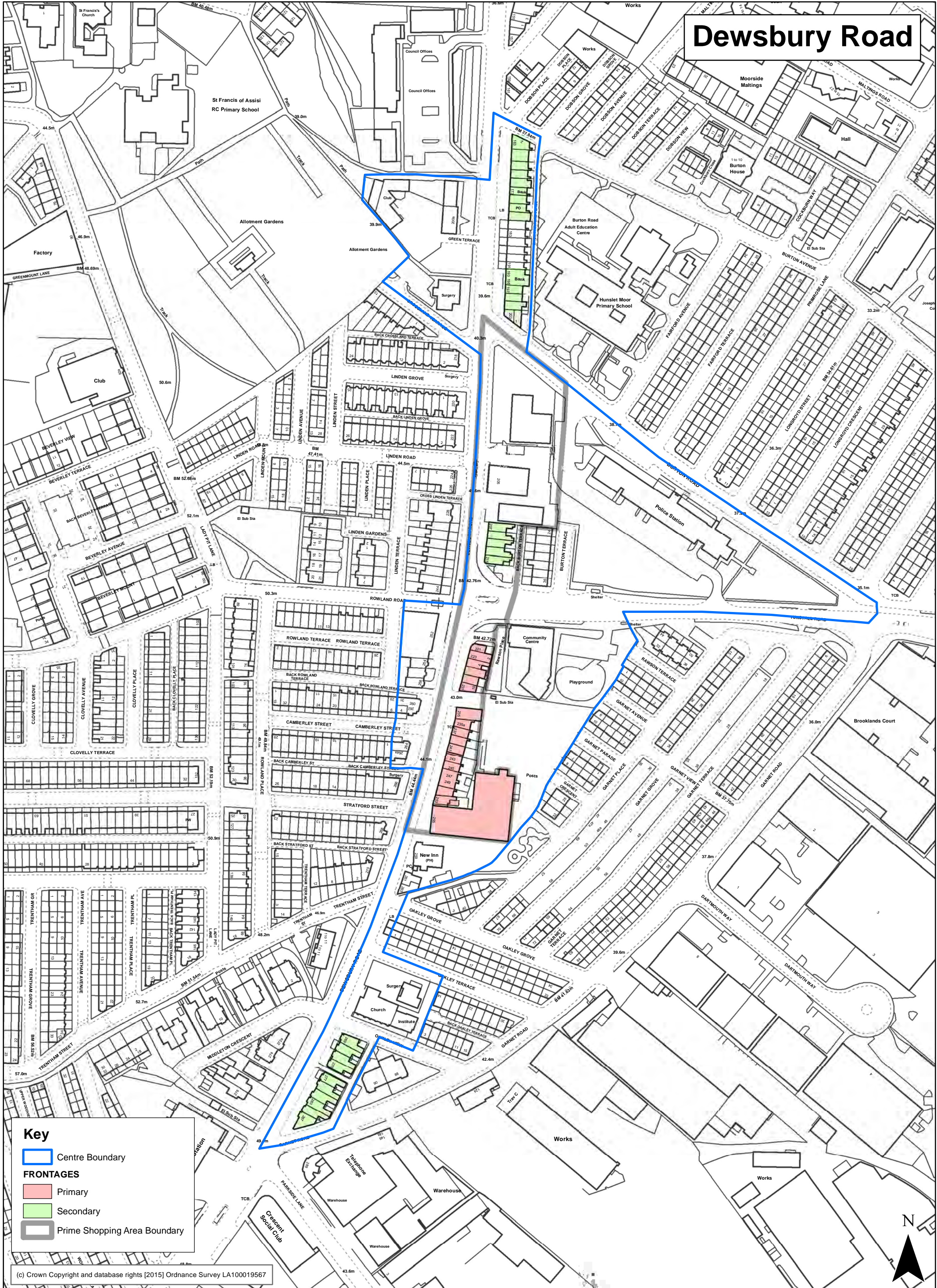


# Chapeltown Road Local Centre





# Dewsbury Road



**Key**

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

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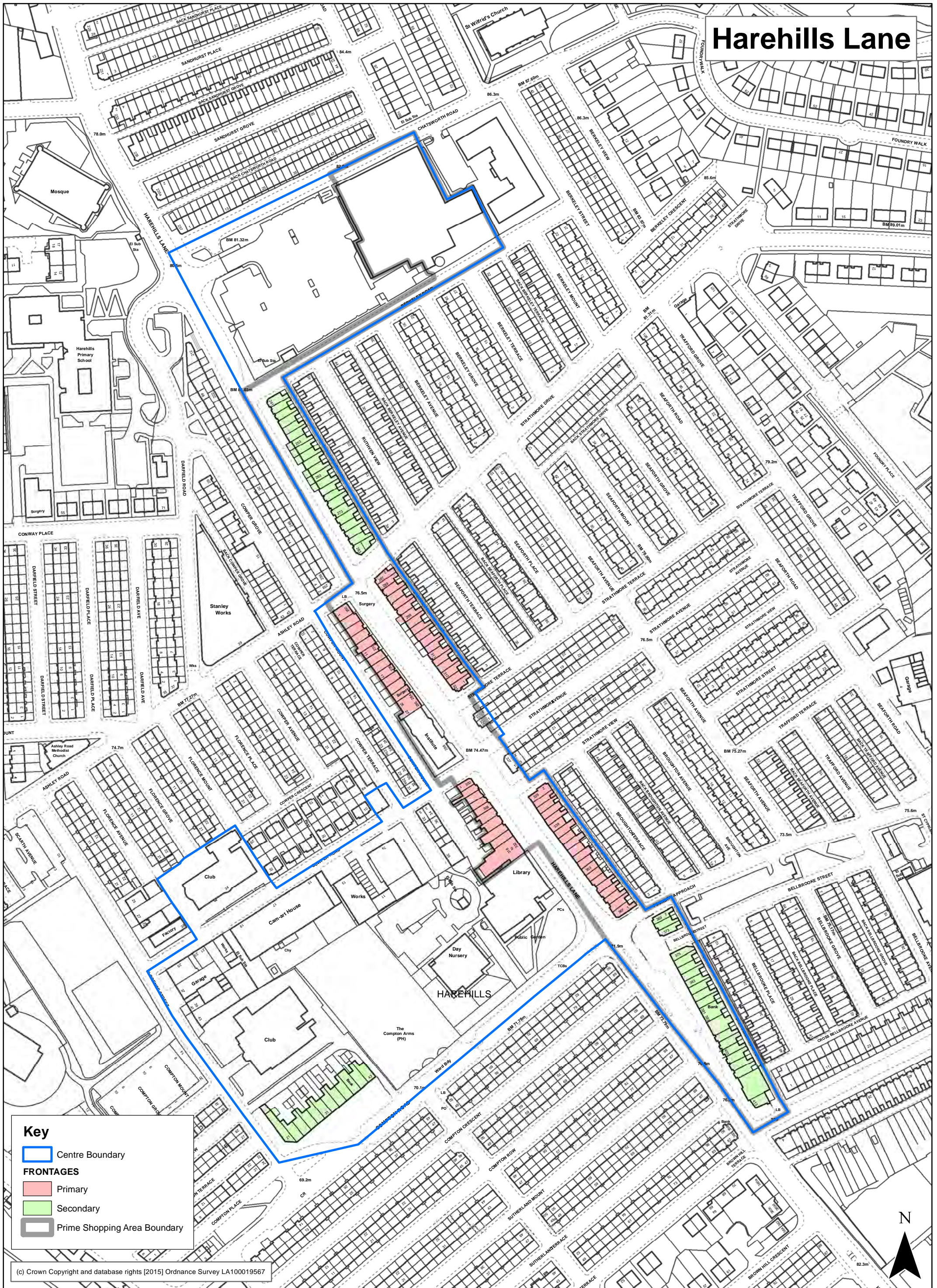








# Harehills Lane



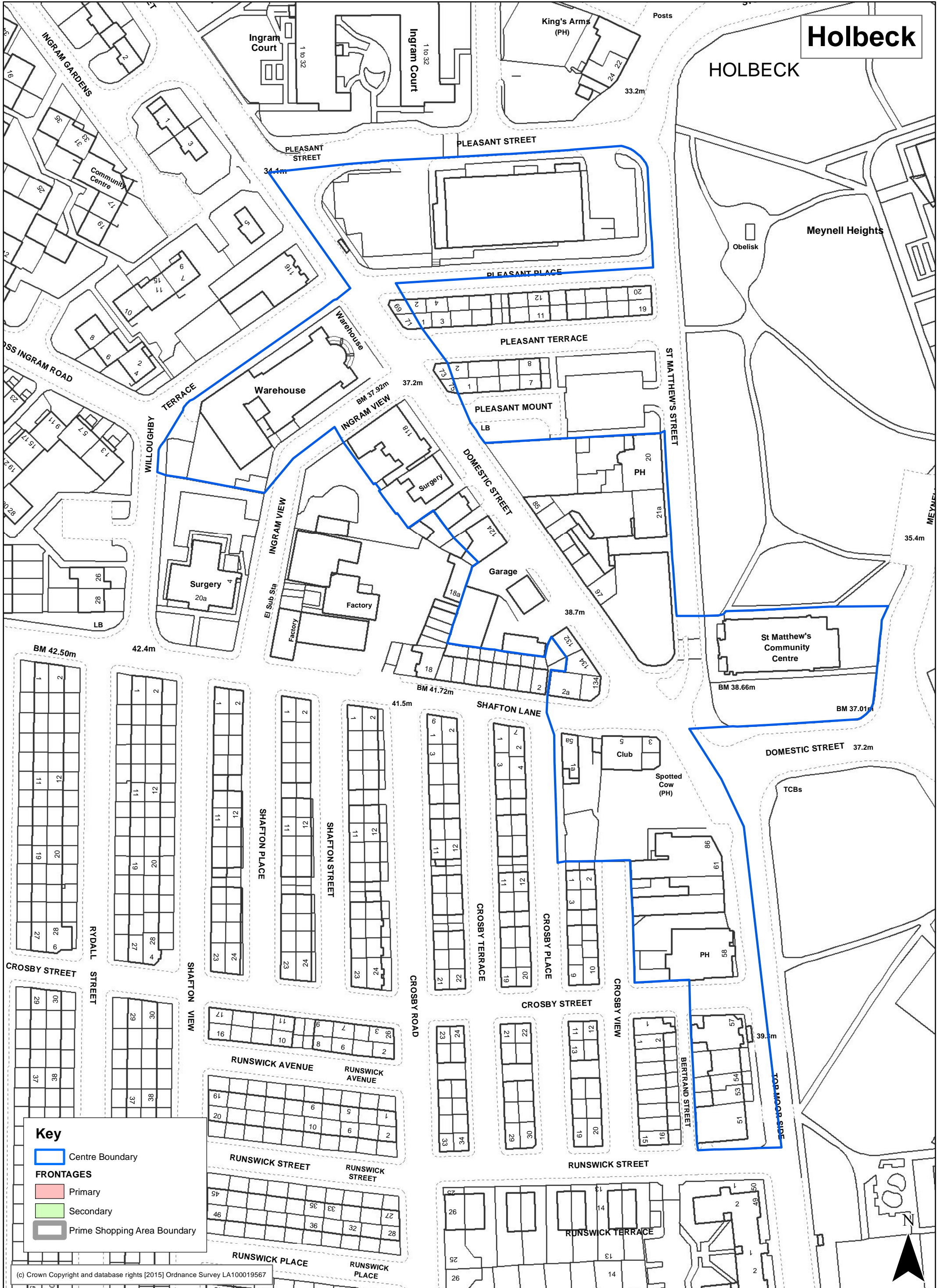
**Key**

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

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# Holbeck



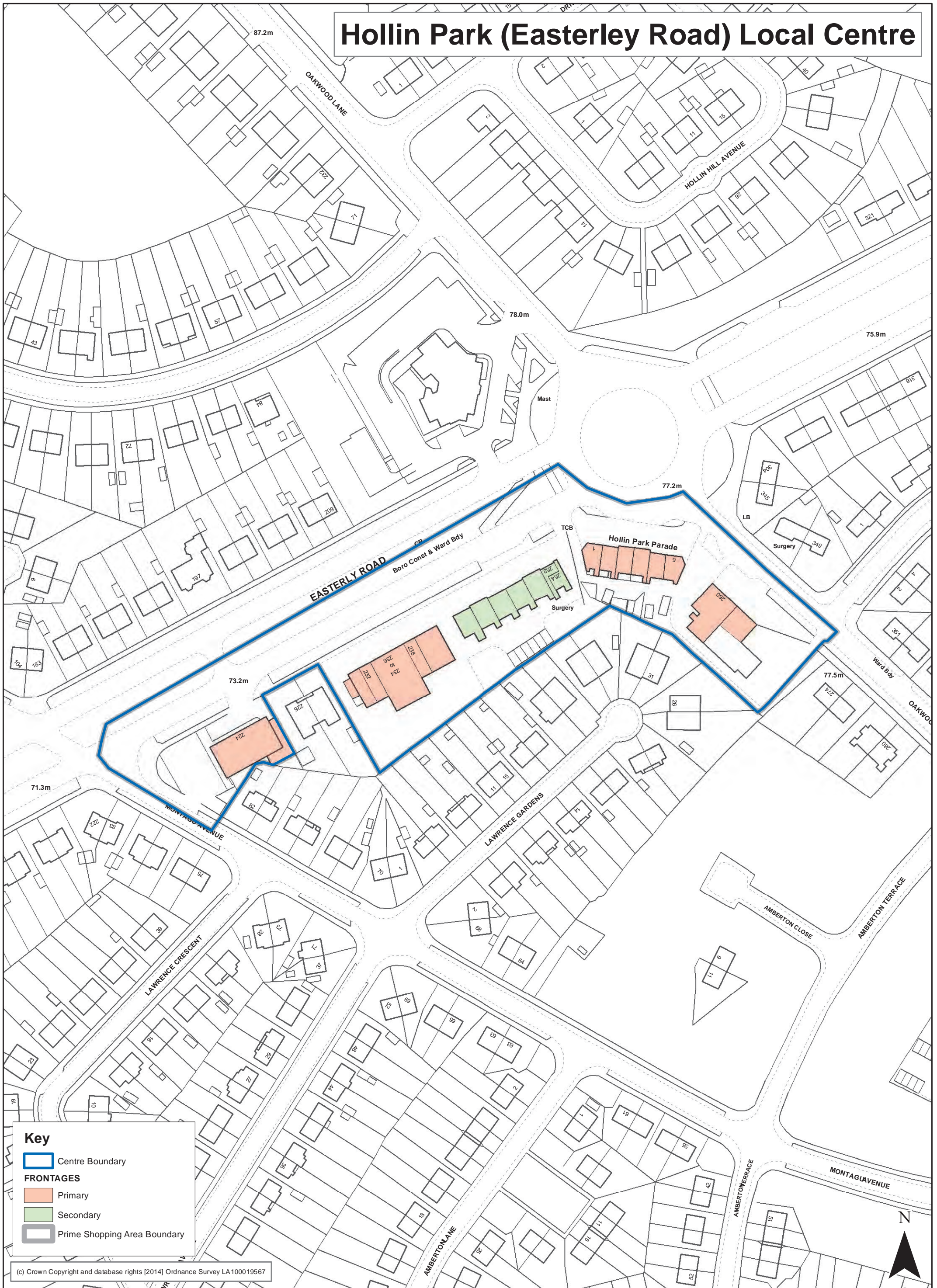
**Key**

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

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# Hollin Park (Easterley Road) Local Centre



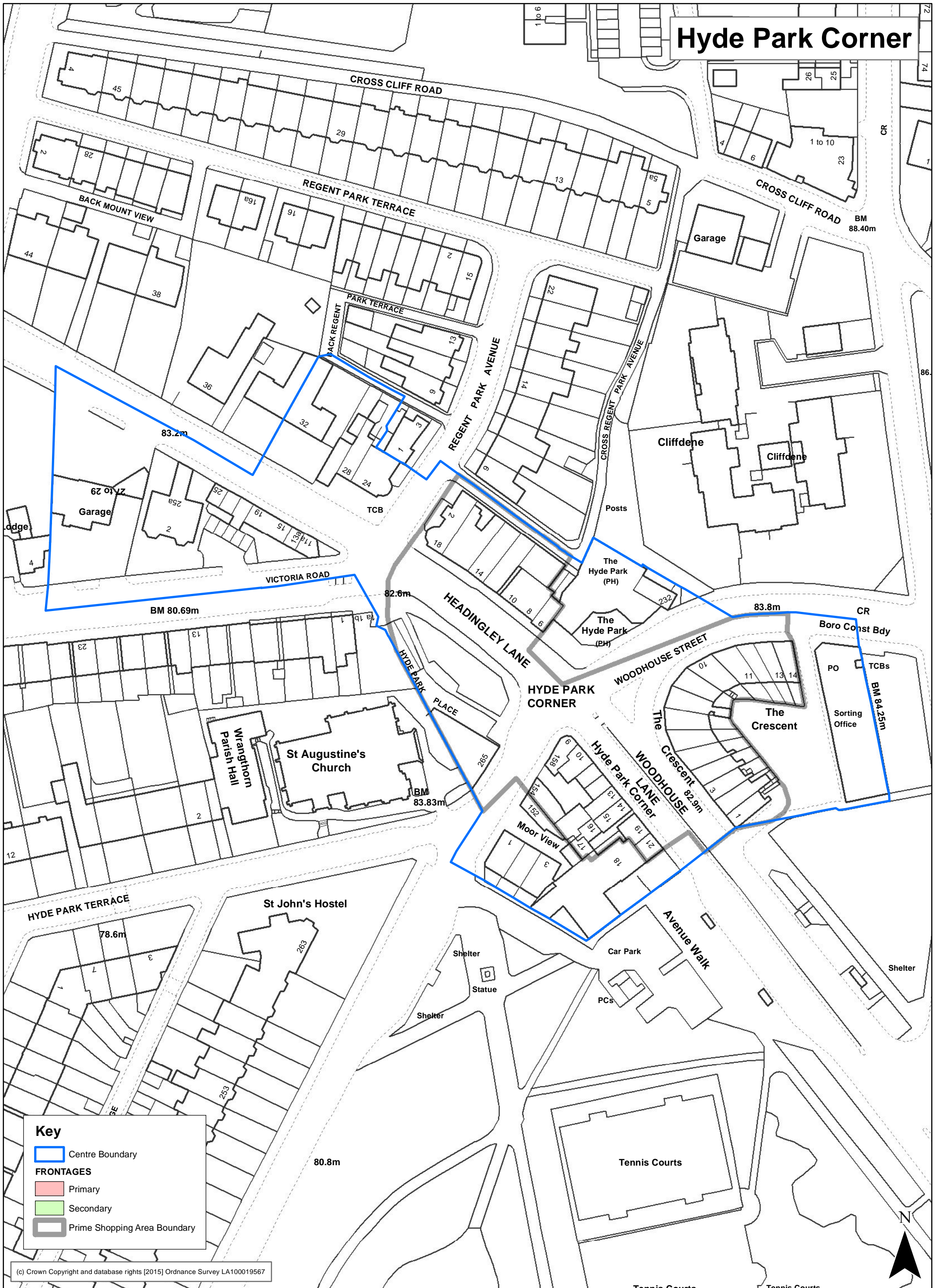
**Key**

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

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# Hyde Park Corner



**Key**

- Centre Boundary

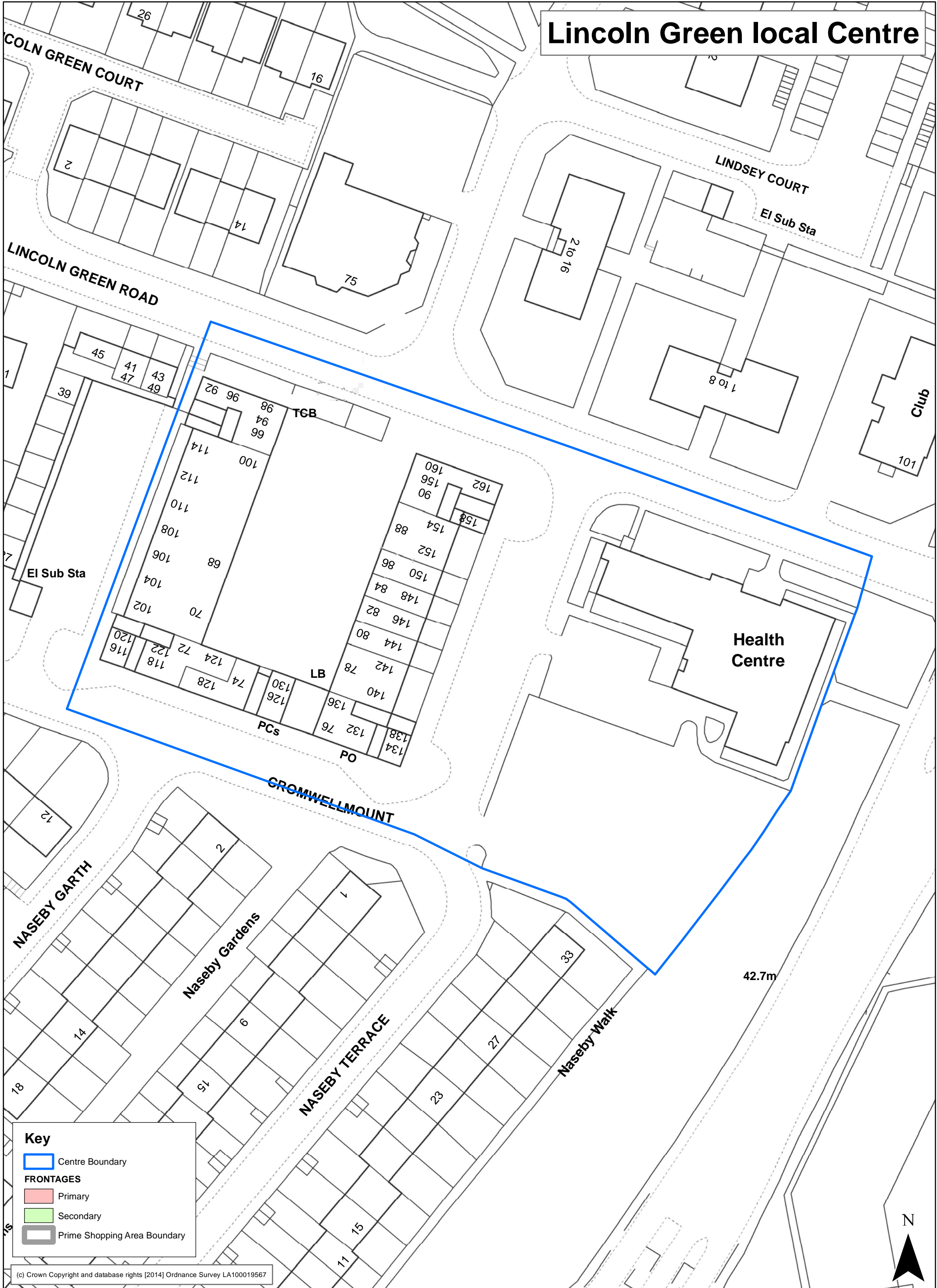
**FRONTAGES**

- Primary
- Secondary
- Prime Shopping Area Boundary

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# Lincoln Green local Centre



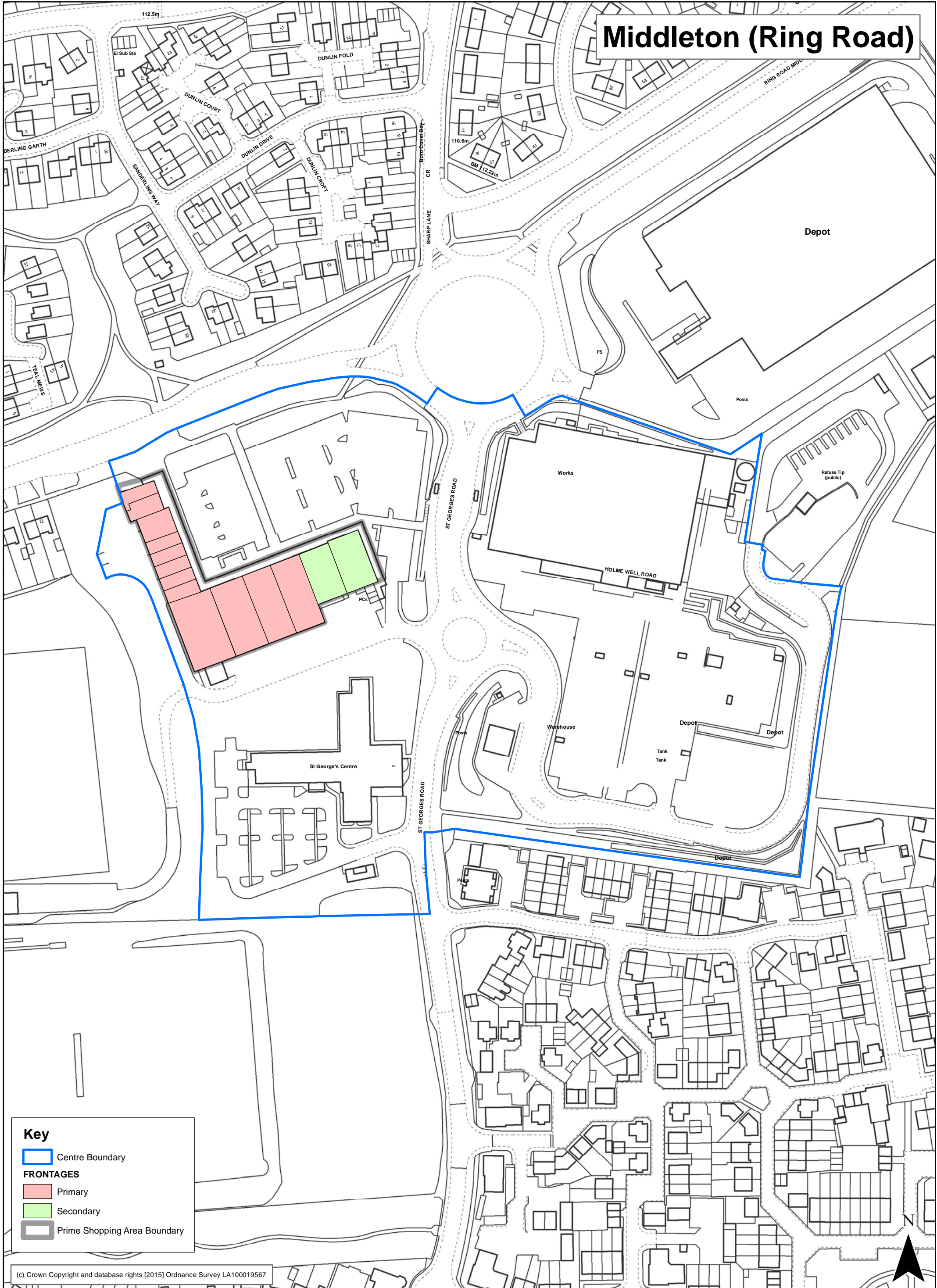
**Key**

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

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# Middleton (Ring Road)



**Key**

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

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# Royal Parks Local Centre



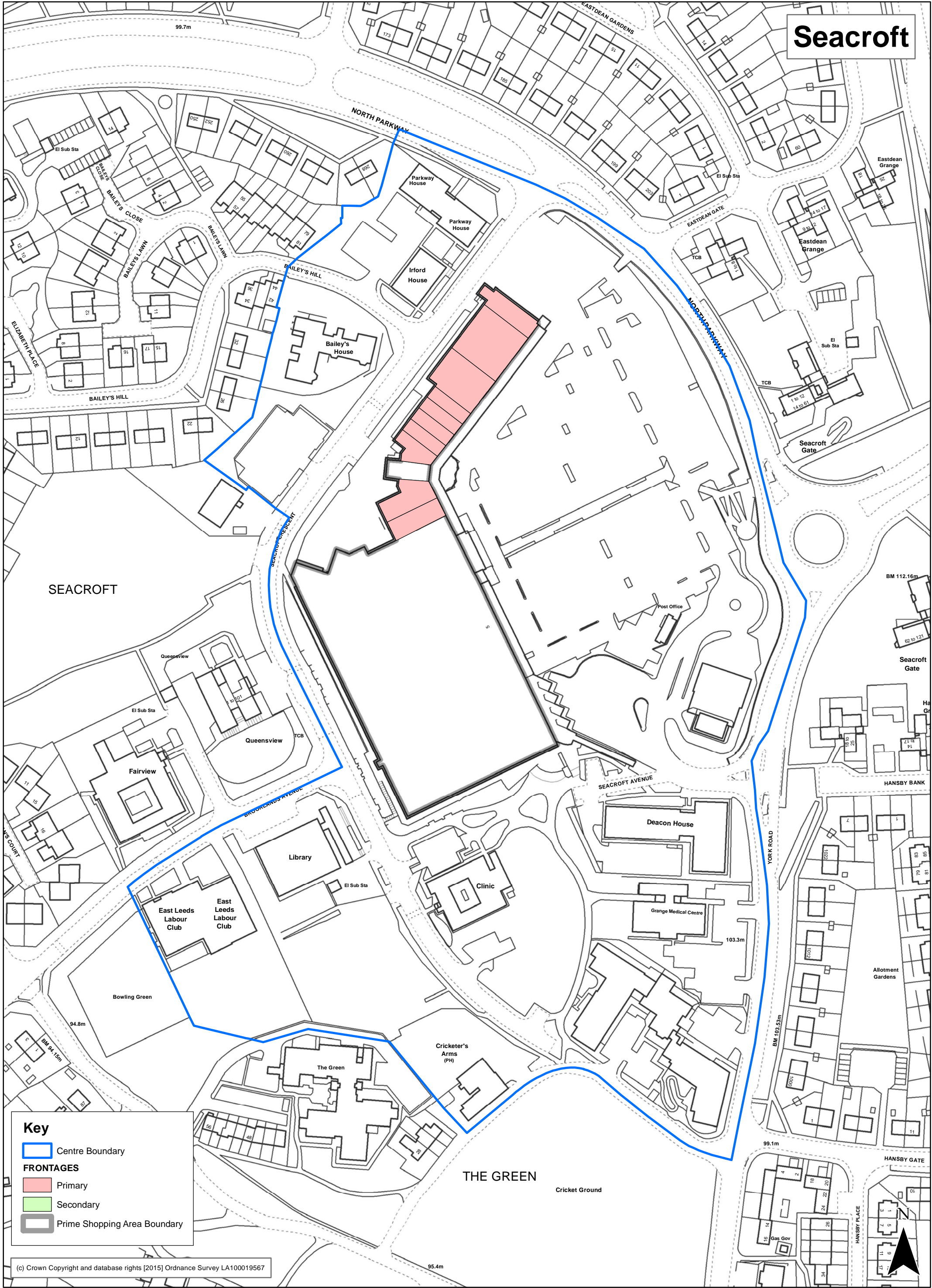
**Key**

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

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# Seacroft

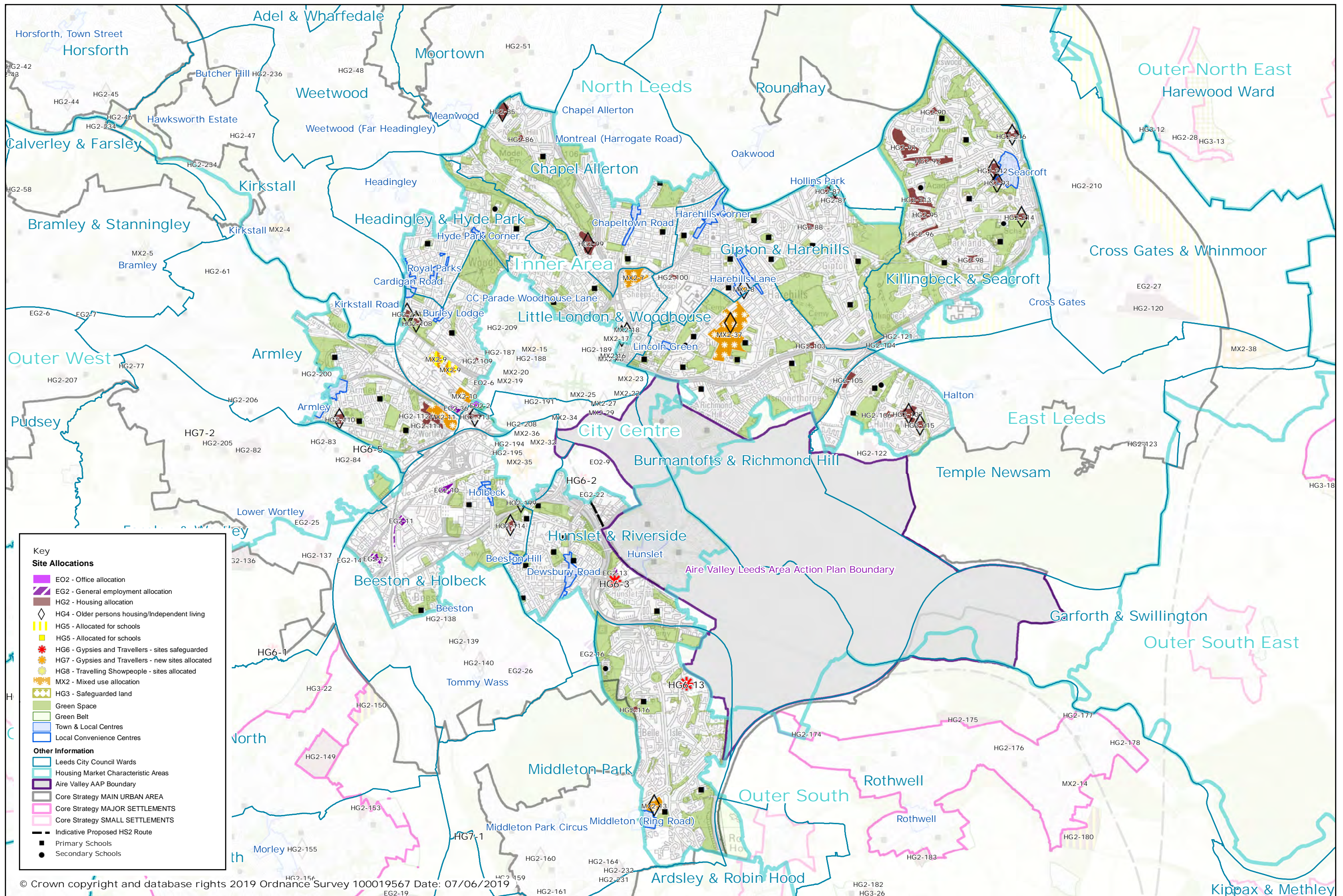


**Key**

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

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HMCA AREA  
Inner Leeds





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

<b>INNER</b>		
<b>Plan Ref</b>	<b>Address</b>	<b>Capacity</b>
HG1-207	Beckhill Garth/Approach	34
HG1-208	Grove Park Care Home Grove Lane Meanwood	77
HG1-209	Scott Hall Square, Chapel Allerton	24
HG1-210	Askets and Boggarts (A), Seacroft	22
HG1-211	Askets and Boggarts (C), Seacroft	106
HG1-212	Boggart Hill Gardens, Seacroft	18
HG1-213	Boggart Hill LS14	18
HG1-214	66 to 68 Victoria Road Headingley	6
HG1-215	Ash Grove LS6	12
HG1-216	Leeds Girls High School	105
HG1-217	6 Grosvenor Mount, Leeds	7
HG1-218	7 Grosvenor Road LS6	7
HG1-219	Chapelton Rd/Savile Road LS7	22
HG1-220	Browning House, 126 Chapelton Road, Chapelton	9
HG1-221	2 Grange View, Chapelton, Leeds, LS7 4EP	6
HG1-222	Din Buildings, Roundhay Road, LS8 3QD	8
HG1-225	South Parkway and Brooklands, Seacroft	45
HG1-226	South Parkway / Brooklands Avenue	160
HG1-227	South Parkway - Easel LS14	106
HG1-228	Leslie Terrace, Woodhouse	18
HG1-229	Former Bricklayers Arms, Low Close Street, Woodhouse	6
HG1-230	St Marks Walk - St Marks Flats, Woodhouse	108
HG1-231	Holborn Court, Woodhouse, Leeds, LS6 2PN	17
HG1-232	Servia Road, Leeds LS7 1NJ	72
HG1-233	LS9 6PQ	12
HG1-235	Royal Park Road LS6	9
HG1-236	Moorland Avenue LS6	15
HG1-237	25 Moorland Avenue, Woodhouse, Leeds, LS6 1AP	6
HG1-238	Cardigan Road (214-244) LS4	65
HG1-239	Carlton Gate, LS7	113
HG1-240	18A-20 Burley Lodge Road LS4	6
HG1-241	114 Burley Road LS4	9
HG1-242	St Johns Road - St Michaels College LS3	459
HG1-243	12-28 Westfield Road LS3	24
HG1-244	Cavendish Street - RSPCA	70
HG1-245*	Kirkstall Road, Abbey Street	50
HG1-246	Skinner Lane LS9	286
HG1-247*	Bridge Street, Gower Street, Regent Street (land at)	636
HG1-248	St Mary's Lane LS 9	6

<b>Plan Ref</b>	<b>Address</b>	<b>Capacity</b>
HG1-249	Dog and Gun, 601 York Road Leeds	7
HG1-250	Theaker Lane LS12	17
HG1-251	Mistress Lane, Armley	41
HG1-252	Oak Road, Armley	9
HG1-253	Oak Road, New Wortley - Former Club	6
HG1-254	Otter Island Wellington Road Leeds	113
HG1-257	Wykebeck Avenue, Osmondthorpe	55
HG1-258	Cartmell Drive, W hitebridge Primary School, Halton Moor	44
HG1-260	Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB	9
HG1-261	Holbeck Towers, LS11	108
HG1-262	65 Brown Lane East LS11	3
HG1-263	Runswick Place LS11	42
HG1-264	86 Elland Road, Holbeck, Leeds, LS11 0AB	8
HG1-265	Fairfax Road, LS11	21
HG1-266	St Luke's Green, LS11	19
HG1-267	Beeston Road - Shaftesbury House LS11	8
HG1-268	Coupland Road, LS11	10
HG1-269	Folly Lane, LS11	18
HG1-270	137 Dewsbury Road, Hunslet, Leeds, LS11 5NN	8
HG1-271	Malvern Rise, LS11	60
HG1-272	Malvern Road, LS11	21
HG1-273	Coupland Place LS11	8
HG1-274	Waverley Garth, LS11	55
HG1-275	Bismarck Street, LS11	70
HG1-276	Beverleys LS11 6DS	55
HG1-277	272A Dewsbury Road, Hunslet, Leeds, LS11 6JT	5
HG1-278	Pepper Road LS10	12
HG1-279	Belle Isle, Leeds	16
HG1-303	Cartmell Drive, Halton Moor	31
HG1-470	Victoria Road, Headingley, Leeds, LS6	24
HG1-489	Victoria House, Longfield House, Buckingham House, Headingley Office Park, 8 Victoria Road, Leeds, LS6 1PF	124
HG1-498	Garnet Grove, Beeston, Leeds, LS11 5JX	25
HG1-499	The Fellmonger, North Parkway, Seacroft, Leeds, LS14 6QS	12
HG1-504	Site Of Former Spotted Cow, Top Moor Side, Holbeck, Leeds, LS11 9LH	14
HG1-508	Oak Tree Mount LS9	79
HG1-509	Moresdale Lane	14
HG1-510	Newhall Gate, Newhall Crescent, Middleton	27
MX1-6	Mabgate, Macaulay Street, Argyll Road (land between)	428
MX1-11	Whitehall Road - Doncasters LS12	463
MX1-12*	Globe Road – Doncasters LS11	609
MX1-28	Kirkstall Road, Yorkshire Chemicals	1010
	<b>Total</b>	<b>6489</b>



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

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

**INNER**

<b>Plan Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity sqm</b>
MX1-6	Mabgate, Macaulay Street, Argyll Road (land between)	1.2	3,670
MX1-11	Whitehall Road - Doncasters LS12	3.5	50,380
MX1-12	Globe Road - Doncasters/Lattitude LS11	2	3,220
MX1-28	Kirkstall Road - Yorkshire Chemicals Plc	2.1	750
EO1-8	Former John Peters Armley Road	0.7	2,245
EO1-9	Kirkstall Road - Maxis Restaurant site	0.3	7,330
EO1-37	Ph2 Arlington Mills, Armley Road, Pickering Street LS12	0.5	1,780
	<b>Total (sqm)</b>		<b>69,375</b>

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

**INNER**

<b>Plan Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity (ha)</b>
EG1-20	Long Close Industrial Estate Dolly Lane Burmantofts	0.2	0.2
EG1-22	S/o 30 Springwell Road Holbeck Leeds 12	0.4	0.39
EG1-23	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	0.1	0.11
EG1-24	48-52 Springwell Road Holbeck LS12 1AW	0.2	0.15
EG1-25	139 Gelderd Road Leeds 12	0.2	0.23
EG1-70	Scattergood and Johnson Ltd, Lowfields Road	1.2	1.24
	<b>Total: (ha)</b>		<b>2.32</b>

**For more information, please contact:**

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

**Email:** [sap@leeds.gov.uk](mailto:sap@leeds.gov.uk)

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



**Site Allocations Plan**

**Section 3: Proposals For The 11 Housing Market  
Characteristic Areas 4.Inner**

Leeds Local Plan  
Development Plan Document

Adopted July 2019  
Amendments Adopted  
17th January 2024