



Leeds
CITY COUNCIL

Site Allocations Plan as amended 2024

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

**Leeds Local Plan
Development Plan Document**

Adopted July 2019

Amendments Adopted

17th January 2024



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

10. OUTER SOUTH WEST

3.10. 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 and Beeston. The area contains settlements which are distinctive and varied from each other with many of these settlements within or close to portions of Green Belt and open land. The area also has important Green Infrastructure links which help to maintain the character and distinctiveness of the area. The north-eastern boundary sits adjacent to the rest of Beeston and the Inner area and is close to the southern edge of the City Centre. Much of the area has good access to the M621 and M62 which bisect the area, communities are also linked by the A58, A62 and A653.

Overall, the socio-economic profile shows that of working households in Outer South West Leeds 32% earn less than £20000 p.a. whilst 8% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 3% in 2014 (claimants of working population).

RETAIL PROPOSALS FOR OUTER SOUTH WEST

3.10.1 The main retail centres within Outer South West are the Town Centres of Morley and Middleton, supported by five Local Centres. The seven designated centres are:

- Beeston Local Centre
- Drighlington Local Centre
- East Ardsley Local Centre
- Middleton (Ring Road) Town Centre
- Middleton Park Circus Local Centre
- Morley Town Centre
- Tommy Wass Local Centre

3.10.2 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).

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

HOUSING PROPOSALS FOR OUTER SOUTH WEST

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

3.10.5 **Total housing target for Outer South West** (set out in the Core Strategy) = 3,505 units (11% of District wide total).

Total number of dwellings/capacities to be allocated:

3.10.6 The SAP 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 1,313 new homes completed in Outer South West between 1 April 2012 and 2017 with 2,759 dwellings remaining on identified and allocated sites. A further 465 dwellings have been approved on large windfall sites, which provides a total of 3,224 dwellings. Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.

POLICY HG1: IDENTIFIED HOUSING SITES

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

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

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

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

IN OUTER SOUTH WEST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity
HG1-283	H3-1A.43	Sharp Lane C	42
HG1-332	H3-3A.2	Whitehall Road, Drighlington	29
HG1-334	H3-3A.3	Reedsdale Gardens, Gildersome	15
HG1-336	H3-1A.2	Wakefield Road, Drighlington	5
HG1-341	H3-2A.6	Daisy Hill, Churwell, Morley	92
HG1-353	H3-1A.20	Lingwell Road, Middleton, LS10	128
HG1-356	H3-1A.43	Sharp Lane A	122
HG1-357	H3-1A.43	Sharp Lane B	105
HG1-368	H3-3A.18	Throstle Lane Playing Fields, Middleton, LS10	140
HG1-369	H3-3A.28	Milner Lane, Robin Hood	72

Plan Ref	Saved UDP Ref	Address	Capacity
HG1-370	H3-2A.5	Bruntcliffe Road, Morley	173
HG1-371	H3-2A.5	Bruntcliffe Road, Morley	61
HG1-383	H3-3A.4	Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF	32
HG1-389	H3-3A.5	Fall Lane, East Ardsley	35
HG1-394	H3-1A.7	Woolin Crescent, West Ardsley	28
HG1-513	E4:47	Hub 62 Bruntcliffe Road, Morley LS27	115
HG1-516	H3-1A.34	Rein Road (32-34), Morley	11
Identified Housing Total:			1,205

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

3.10.7 In Outer South West, identified, allocated and large windfall sites have a total capacity of 3,224 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -281 against the Core Strategy target for the HMCA.

POLICY HG2: HOUSING ALLOCATIONS

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

IN OUTER SOUTH WEST THE SITES ALLOCATED FOR HOUSING ARE:

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-137	Royds Lane, Wortley, Leeds	3.6	111	Brownfield
HG2-138	Park Lees site, St Anthony's Road, Beeston	0.5	18	Brownfield
HG2-139	Old Lane - Jubilee Works, Beeston	1.2	44	Brownfield
HG2-140	Dewsbury Road, Leeds, LS11 7DF	1.8	60	Brownfield
HG2-142	Whitehall Road (off), Drighlington, BD11 1BX	1.6	49	Brownfield
HG2-143	King Street/Spring Gardens, Drighlington	10.8	250	Greenfield
HG2-146	Gelder Road, Leeds	3.8	85	Brownfield
HG2-149	Lane Side Farm, Morley	20.6	542	Greenfield
HG2-155	Joseph Priestly College	0.4	14	Brownfield
HG2-156	Rod Mills Lane, High Street, Morley	1.8	15	Brownfield
HG2-157	Britannia Road, Morley	1.7	63	Greenfield
HG2-158	Tingley Mills, Tingley Common, Morley	1	100	Brownfield
HG2-160	Acre Road, Sissons Drive, Middleton	0.4	14	Brownfield

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-161	Throstle Mount, Middleton	0.4	15	Brownfield
HG2-164	Thorpe Road, Thorpe Square, Middleton	0.7	26	Brownfield
HG2-168	Haigh Wood, Ardsley (North)	4.8	108	Greenfield
HG2-169	Haigh Wood, Ardsley (South)	11.7	262	Greenfield
HG2-171	Healey Croft, East Ardsley	1.3	35	Greenfield
HG2-172	Fall Lane - East Ardsley PS	0.8	25	Brownfield
HG2-231	Land at Throstle Terrace, Middleton	0.6	20	Greenfield
HG2-232	Land at Towcester Avenue, Middleton	1.41	44	Greenfield
Housing Allocation Total:			1,900	

3.10.8 Sites allocated for housing in Outer South West have a total capacity of 1,900.

Site Specific Requirements For Sites Allocated For Housing In Outer South West

3.10.9 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: HG2-137 (3386)

Site Address: Royds Lane, Wortley, Leeds

Housing allocation

Site Capacity: 111 units

Site Area: 3.65 hectares

Ward: Farnley and Wortley

HMCA: Outer South West



Site Requirements - HG2-137:

- **Local Highway Network:**

There is a cumulative impact of this development on the A6110 junctions with A58 Whitehall Rd and A62 Gelderd Rd. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this length of the Outer Ring Road. There is also likely to be a cumulative impact on M621 Junction 1. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England

Site Reference: HG2-138 (4002)

Site Address: Park Lees site, St Anthony's Road, Beeston

Housing allocation

Site Capacity: 18 units

Site Area: 0.51 hectares

Ward: Beeston and Holbeck

HMCA: Outer South West



Site Requirements - HG2-138:

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

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

Site Reference: HG2-139 (341)

Site Address: Old Lane - Jubilee Works, Beeston

Housing allocation

Site Capacity: 44 units

Site Area: 1.23 hectares

Ward: Beeston and Holbeck

HMCA: Outer South West



Site Requirements - HG2-139:

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

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

Site Reference: HG2-140 (3394)

Site Address: Dewsbury Road, Leeds, LS11 7DF

Housing allocation

Site Capacity: 60 units

Site Area: 1.85 hectares

Ward: Beeston and Holbeck

HMCA: Outer South West



Site Requirements - HG2-140:

The southern tip of the site is adjacent to Tommy Wass local centre. Town centre uses on the part of the site adjacent to the centre, of a scale appropriate to that centre, may be supported where they would enhance the vitality and viability of Tommy Wass local centre.

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

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

Site Reference: HG2-142 (333)

Site Address: Whitehall Road (off), Drighlington BD11 1BX

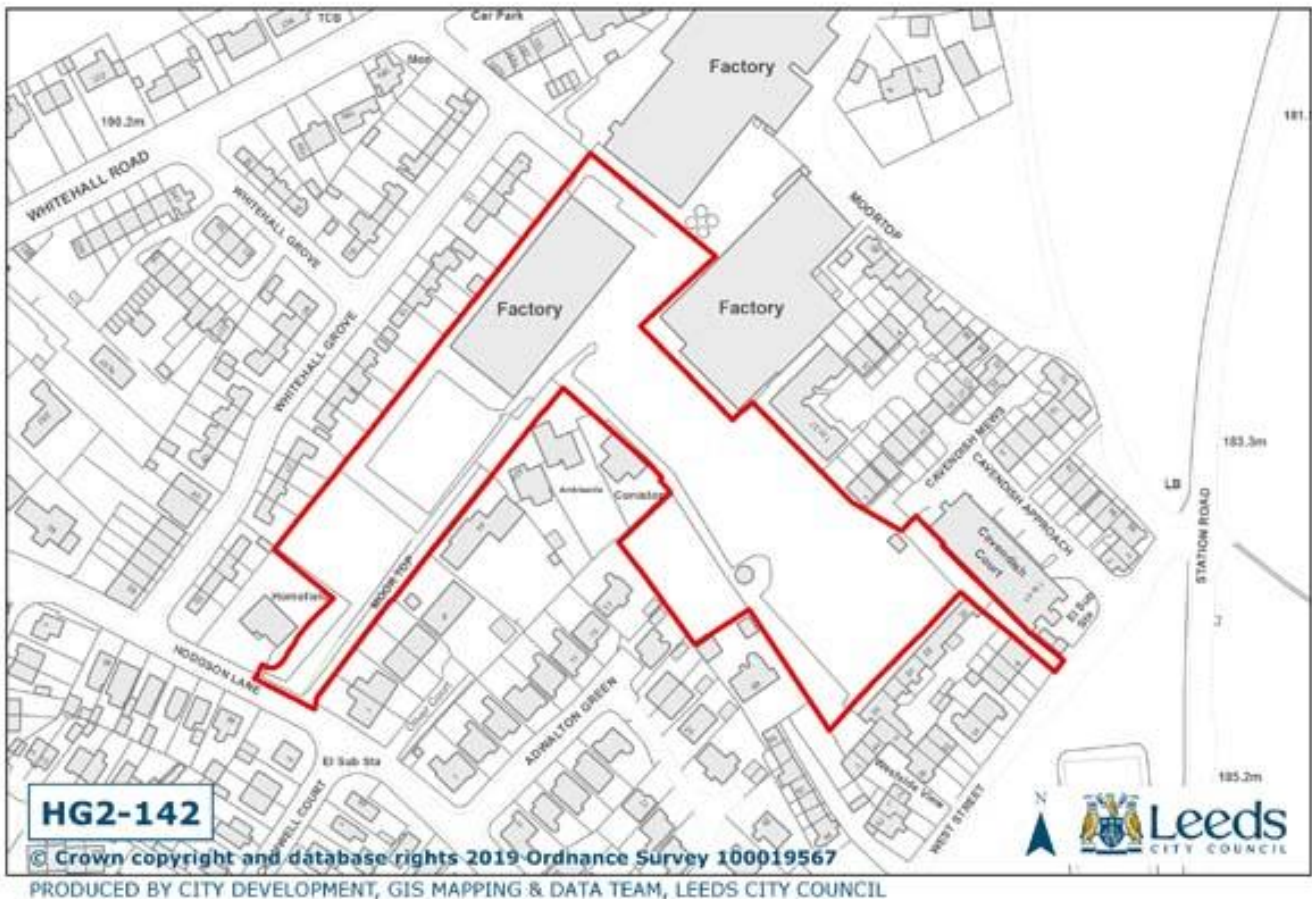
Housing allocation

Site Capacity: 49 units

Site Area: 1.58 hectares

Ward: Morley North

HMCA: Outer South West



Site Requirements - HG2-142:

- **Registered Battlefield:**

The site includes, or is in the setting of, a Registered Battlefield. Any development should preserve the significance of the designated heritage asset and its setting.

Site Reference: HG2-143 (2124_3003)

Site Address: King Street/Spring Gardens Drighlington

Housing allocation

Site Capacity: 250 units

Site Area: 10.77 hectares

Ward: Morley North

HMCA: Outer South West



Site Requirements - HG2-143:

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

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

- **Local Highway Network:**

The proposed development will directly impact on the congested A58 / B6135 junction. To mitigate this impact the development will be required to contribute towards an improvement scheme. It is also likely to have a cumulative impact upon the A650/A62 junction. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **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: HG2-146 (3378)

Site Address: Gelderd Road, Leeds

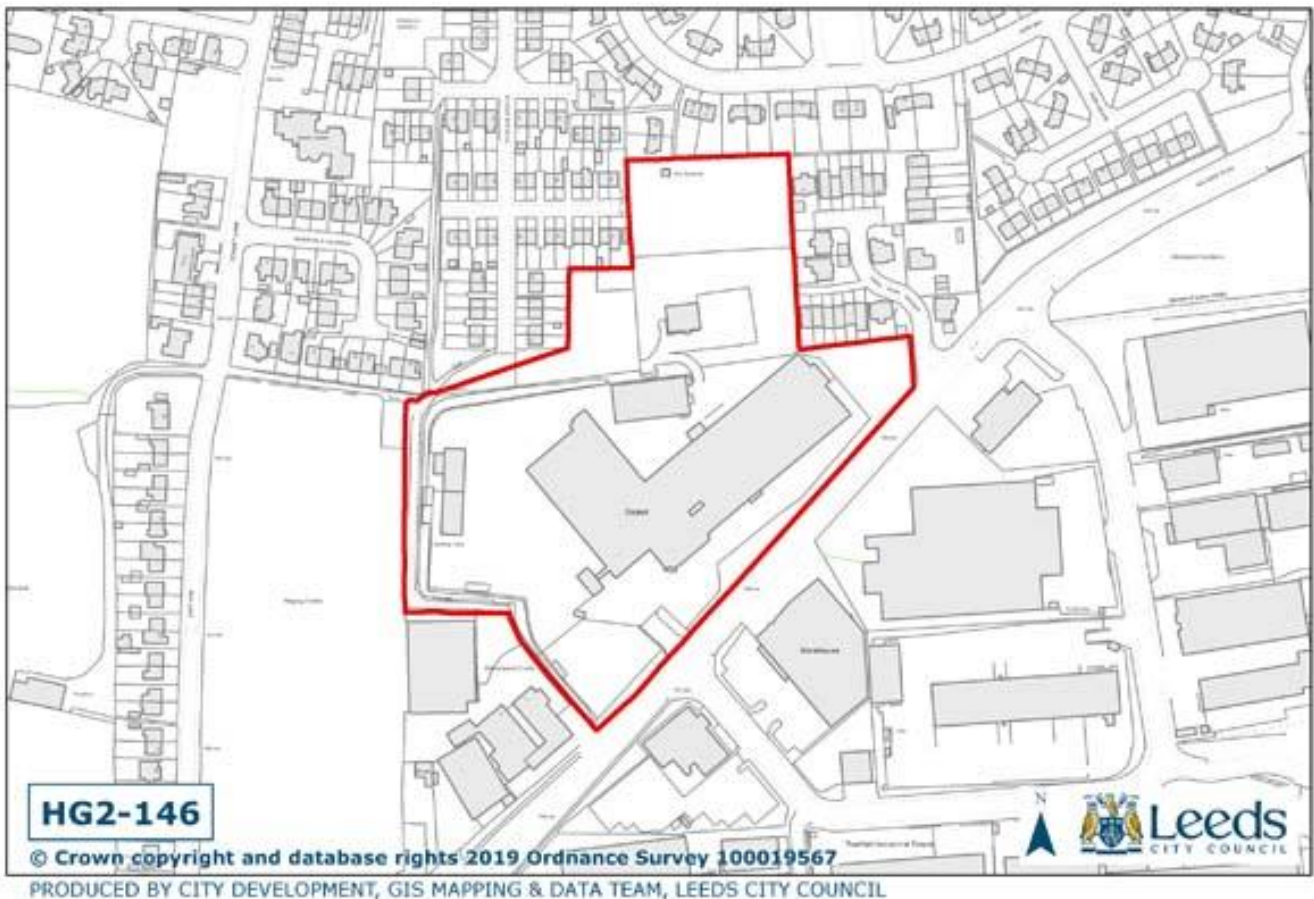
Housing allocation

Site Capacity: 85 units

Site Area: 3.81 hectares

Ward: Morley North

HMCA: Outer South West



Site Requirements - HG2-146:

- **Local Highway Network:**

There is a cumulative impact upon the congested A62/Asquith Avenue junction. To mitigate this impact the development will be required to contribute towards an improvement scheme.

Site Reference: HG2-149 (1282)

Site Address: Lane Side Farm, Morley

Housing allocation

Site Capacity: 542 units

Site Area: 20.64 hectares

Ward: Morley North

HMCA: Outer South West



Site Requirements - HG2-149:

- **Local Highway Network:**

The development will directly impact on the congested length of the A6110 Outer Ring Road, particularly the A643 / A6110 junction. To mitigate this impact a contribution will be required towards an improvement scheme. In addition there will be a direct impact upon the A6110/M621 Junction 1. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **Conservation Area:**

The site is within, or affects the setting of, a proposed Conservation Area. When adopted any development should preserve or enhance the character or appearance of the Conservation Area. This site forms an important break site between Churwell and Morley and it would be important to keep the sense of this as a break between the two settlements in any development here.

- **Education Provision:**

Part of the site should be retained for provision of a school, unless the school is already delivered on site HG2-150.

Site Reference: HG2-155 (4053)

Site Address: Joseph Priestly College

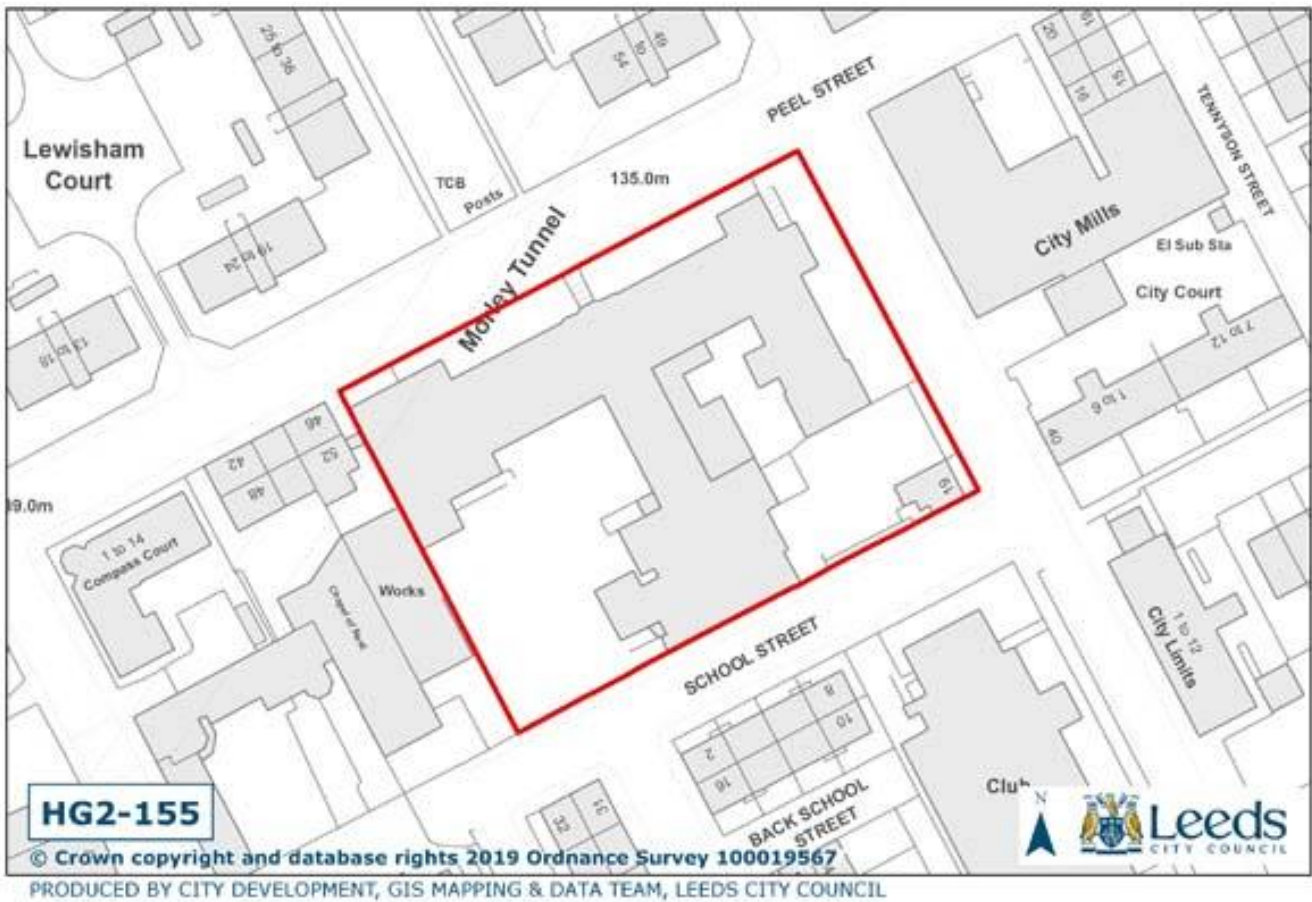
Housing allocation

Site Capacity: 14 units

Site Area: 0.4 hectares

Ward: Morley South

HMCA: Outer South West



Site Requirements - HG2-155:

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

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

- **Conservation Area:**

The site is within, or affects the setting of a proposed Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area when adopted.

- **Heritage:**

The building is identified as a positive historic building in the draft Conservation Area appraisal and is a Non-Designated Heritage Asset. Any development of the site would need to retain the existing building and convert it for residential use in a sensitive way. The loss, rather than conversion of the building, would need robust justification.

Site Reference: HG2-156 (2036)

Site Address: Rod Mills Lane, High Street, Morley

Housing allocation

Site Capacity: 15 units

Site Area: 1.84 hectares

Ward: Morley South

HMCA: Outer South West



Site Requirements - HG2-156:

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

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

- **Listed Buildings:**

The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site is allocated to deliver the sympathetic conversion of the Listed Buildings to residential use. Any development on the wider site will require careful consideration at application stage, and is likely to include substantial buffer zones around the Listed Buildings to preserve their setting. Further guidance on these requirements is provided in the Site Allocations Plan Heritage Assessment.

- **Conservation Area:**

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

Site Reference: HG2-157 (137A)

Site Address: Britannia Road, Morley

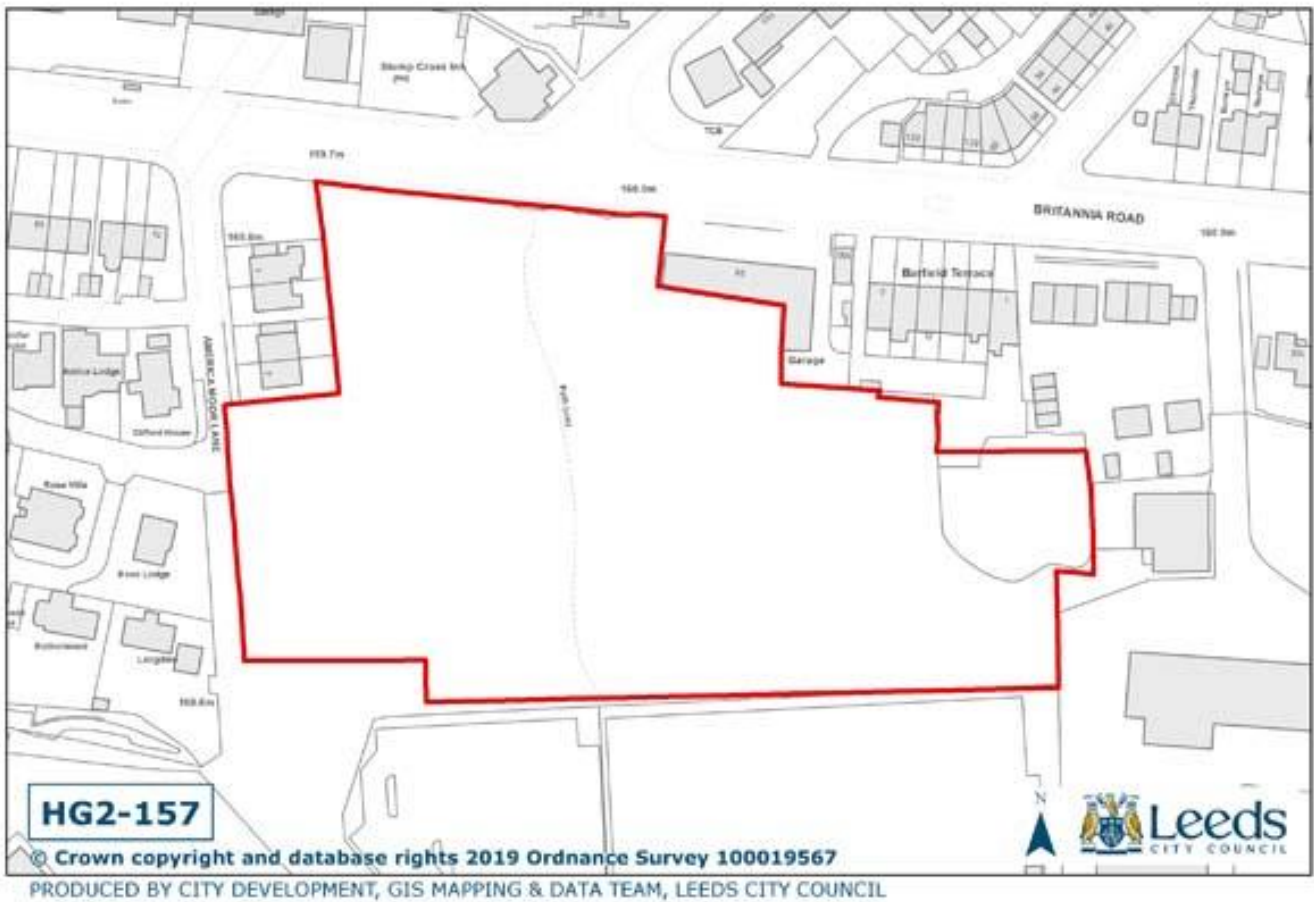
Housing allocation

Site Capacity: 63 units

Site Area: 1.74 hectares

Ward: Morley South

HMCA: Outer South West



Site Requirements - HG2-157:

- **Local Highway Network:**

This site will have a cumulative impact upon the Bruntcliffe La and Rein Rd junctions on the A650. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this length of the A650.

- **Ecology:**

An ecological assessment of the site is required. Provide Biodiversity Buffer (not private garden space) along east and west boundaries.

Site Reference: HG2-158 (141)

Site Address: Tingley Mills, Tingley Common, Morley

Housing allocation

Site Capacity: 100 units

Site Area: 0.99 hectares

Ward: Morley South

HMCA: Outer South West



Site Requirements - HG2-158:

- **Highway Access to Site:**

A suitable access should be provided from Bridge Street.

- **Local Highway Network:**

This site will have a direct impact upon the A650/Bridge St/Rein Rd junction. The development will be required to contribute to measures to mitigate the impact of this. It is also likely to have a cumulative impact at M62 Junction 28 Tingley. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **Conservation Area:**

The site is within, or affects the setting of, a proposed Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area, when adopted.

- **Heritage:**

The site includes a number of historic buildings that have been identified as positive buildings in the draft Conservation Area appraisal. The buildings are Non-Designated Heritage Assets and their loss through demolition would require robust justification.

Site Reference: HG2-160 (4034)

Site Address: Acre Road, Sissons Drive, Middleton

Housing allocation

Site Capacity: 14 units

Site Area: 0.36 hectares

Ward: Middleton Park

HMCA: Outer South West



Site Requirements - HG2-160:

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

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

Site Reference: HG2-161 (4035)

Site Address: Throstle Mount, Middleton

Housing allocation

Site Capacity: 15 units

Site Area: 0.37 hectares

Ward: Middleton Park

HMCA: Outer South West



No site specific requirements

Site Reference: HG2-164 (4032)

Site Address: Thorpe Road, Thorpe Square, Middleton

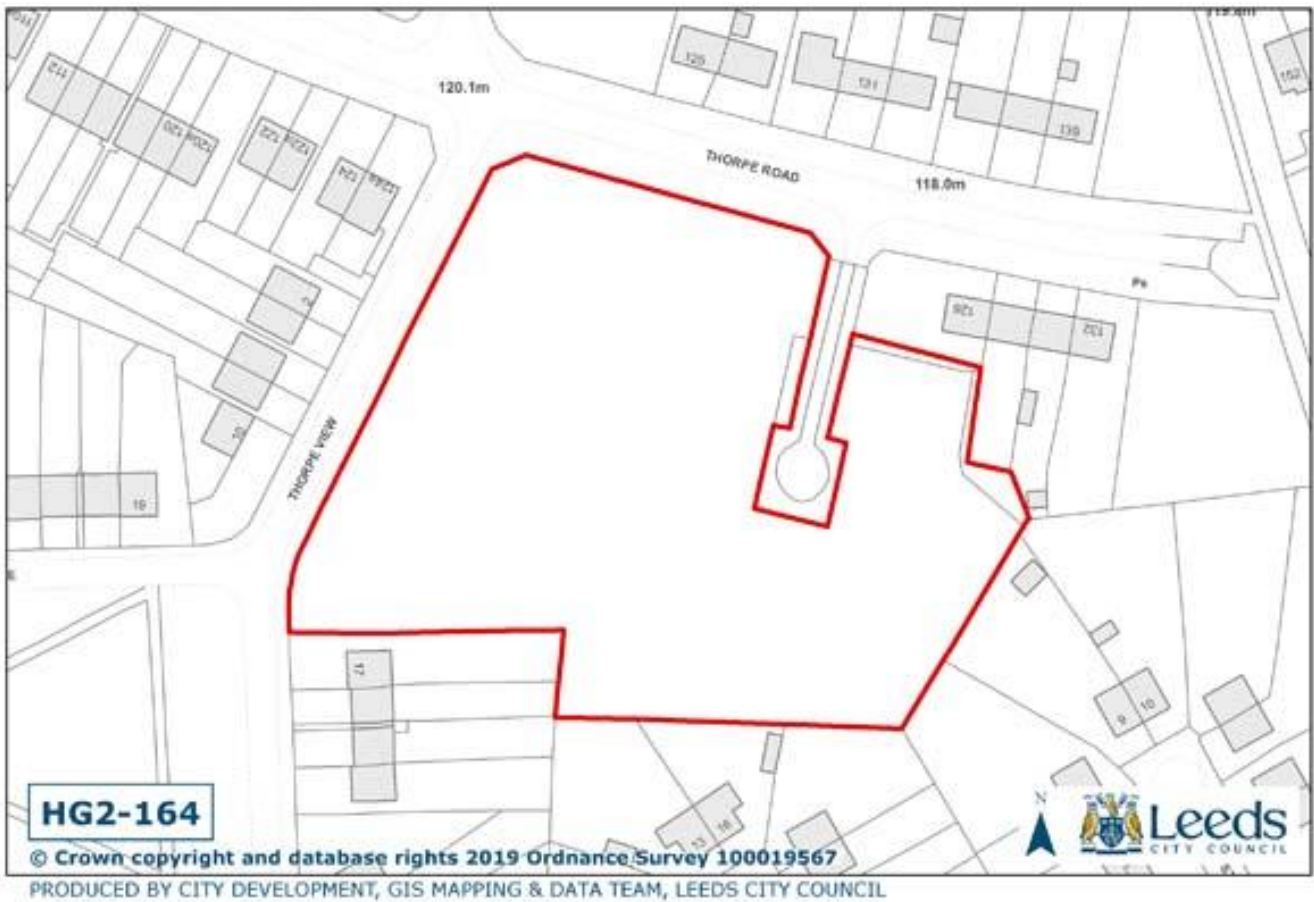
Housing allocation

Site Capacity: 26 units

Site Area: 0.72 hectares

Ward: Middleton Park

HMCA: Outer South West



No site specific requirements

Site Reference: HG2-168 (3373A)

Site Address: Haigh Wood, Ardsley

Housing allocation

Site Capacity: 108 units

Site Area: 4.78 hectares

Ward: Ardsley and Robin Hood/Morley South

HMCA: Outer South West



Site Requirements - HG2-168:

- **Local Highway Network:**

The proposed development will cause a cumulative impact on the congested junction of the A650 with Common Lane. The development will be required to contribute to appropriate mitigation measures in the form of junction capacity improvements. There is also a cumulative impact upon Tingley roundabout. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England, taking into account the cumulative impact of other allocated sites in the area. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. Kirklees Metropolitan Council will be consulted on the transport implications of any future planning applications on the site. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **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 southern boundary. The site immediately to the south has significant ecological value. Development of housing allocations to the north and south of this need to ensure no detriment to the character and habitats of this central open area.

- **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: HG2-169 (3373C)

Site Address: Haigh Wood, Ardsley

Housing allocation

Site Capacity: 262 units

Site Area: 11.66 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West



Site Requirements - HG2-169:

- **Local Highway Network:**

The proposed development will have a direct impact on the congested junction of the A650 with Common Lane. The development will be required to contribute to appropriate mitigation measures in the form of junction capacity improvements. There is also a cumulative impact upon Tingley roundabout. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England, taking into account the cumulative impact of other allocated sites in the area. In addition, a cumulative impact is also likely at the A650 / Rein Rd junction and contributions towards mitigating measures will also be required here. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. Kirklees Metropolitan Council will be consulted on the transport implications of any future planning applications on the site. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. The site immediately to the north has significant ecological value. Development of housing allocations to the north and south of this need to ensure no detriment to the character and habitats of this central open area.

Site Reference: HG2-171 (5144)

Site Address: Healey Croft, West Ardsley

Housing allocation

Site Capacity: 35 units

Site Area: 1.31 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West



No site specific requirements

Site Reference: HG2-172 (562)

Site Address: Fall Lane, East Ardsley

Housing allocation

Site Capacity: 25 units

Site Area: 0.78 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West



No site specific requirements

Site Reference: HG2-231 (5336)

Site Address: Land at Throstle Terrace, Middleton

Housing allocation

Site Capacity: 20 units

Site Area: 0.56 hectares

Ward: Middleton Park

HMCA: Outer South West



No site specific requirements

Site Reference: HG2-232 (5339)

Site Address: Land at Towcester Avenue, Middleton

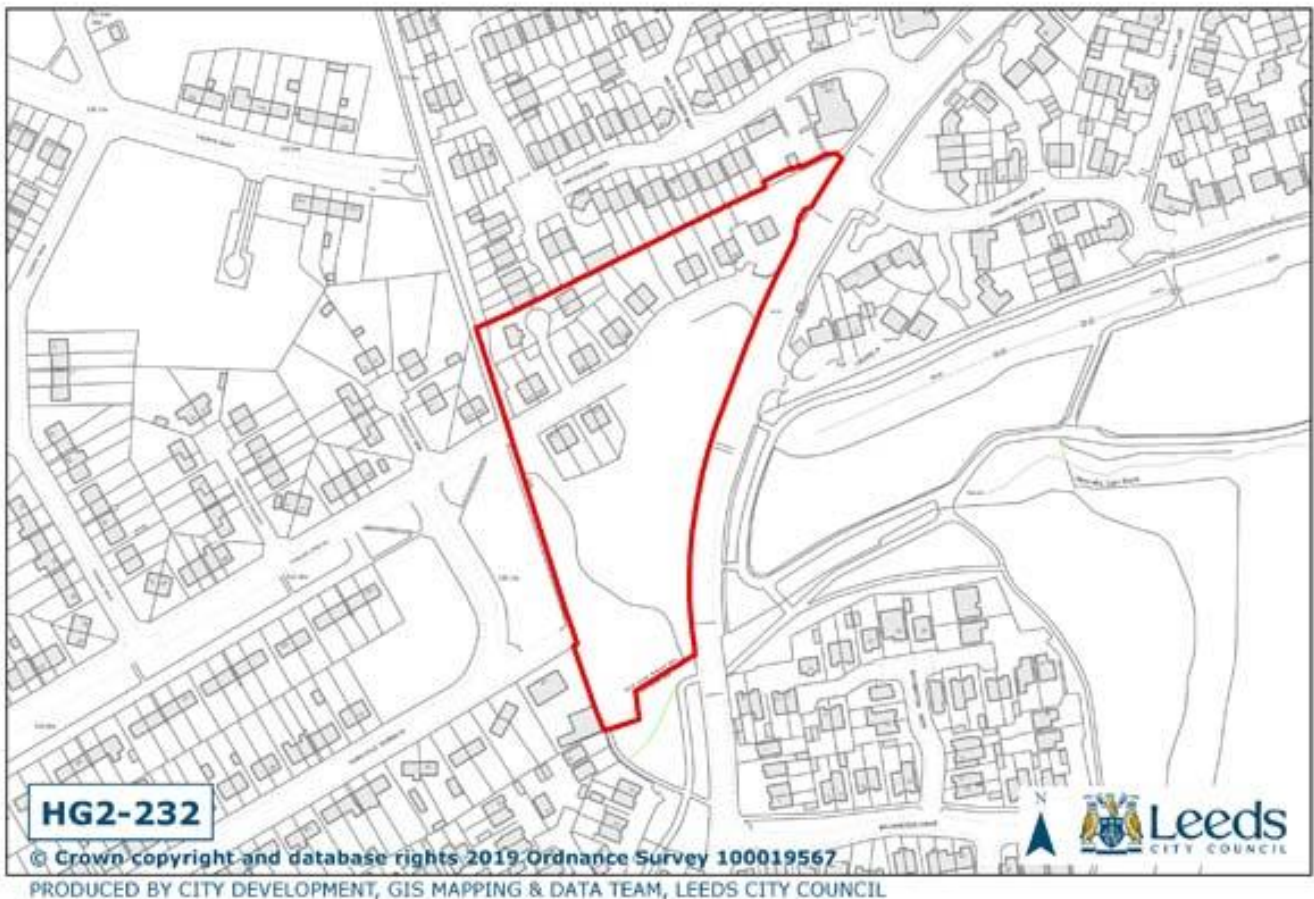
Housing allocation

Site Capacity: 44 units

Site Area: 1.41 hectares

Ward: Middleton Park

HMCA: Outer South West



Site Requirements - HG2-232:

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

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

- **Highway Access to Site:**

Throstle Road should be extended to Towcester Avenue, with suitable traffic calming measures for 20mph zone. The chicane on Towcester Avenue should be replaced with a table feature.

Safeguarded Land

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

POLICY HG3: SAFEGUARDED LAND

THE SITE ALLOCATIONS PLAN DESIGNATES SITES TO BE SAFEGUARDED FROM DEVELOPMENT FOR THE PLAN PERIOD (TO 2028) TO PROVIDE A RESERVE OF POTENTIAL SITES FOR LONGER TERM DEVELOPMENT POST 2028 AND PROTECT THE GREEN BELT. THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER SOUTH WEST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	Address	Area ha	Capacity
HG3-22	Manor House Farm, Churwell	2.9	80
HG3-23	Tingley Station	43.1	1,050
HG3-25	New Lane, East Ardsley	3.8	90
Safeguarded land total:			1,220

Sites for Older Persons Housing/Independent Living

3.10.11 Eight housing allocations have easy access to Local Centres in Outer South West and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans.

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

- **HG2-138 PARK LEES SITE, ST ANTHONY'S ROAD, BEESTON**
- **HG2-139 OLD LANE - JUBILEE WORKS, BEESTON**
- **HG2-140 DEWSBURY ROAD**
- **HG2-143 KING STREET/SPRING GARDENS DRIGHLINGTON**
- **HG2-155 JOSEPH PRIESTLY COLLEGE**
- **HG2-156 ROD MILLS LANE, HIGH STREET, MORLEY**
- **HG2-160 ACRE ROAD, SISSONS DRIVE, MIDDLETON**
- **HG2-232 LAND AT TOWCESTER AVENUE, MIDDLETON**

Sites reserved for Future School Use

3.10.12 Section 2 paragraph 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In Outer South West there are no sites where part of a housing site is to be retained for a school.

3.10.13 In addition some sites that are not allocated for housing also need to be reserved for future school use. Policy HG5 applies to these sites:

POLICY HG5: THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR SCHOOL USE. THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER SOUTH WEST THESE SITES ARE:

- **HG5-8 BRADFORD ROAD, EAST ARDSLEY**
- **HG5-9 LAND NORTH WEST OF BIRCHFIELD PRIMARY SCHOOL, GILDERSOME**

Sites for Gypsies and Travellers

3.10.14 Section 2, paragraphs 2.64 to 2.71 explain the approach to allocating and safeguarding land for Gypsies and Travellers. In Outer South West existing Gypsy and Travellers site are safeguarded under Policy HG6.

POLICY HG6: THE FOLLOWING EXISTING GYPSY AND TRAVELLER SITES WILL BE SAFEGUARDED FOR GYPSY AND TRAVELLER USE. THESE ARE SHOWN ON THE POLICIES MAP AND FOR OUTER SOUTH WEST ARE AS FOLLOWS:

PUBLICLY MANAGED SITES

- **HG6-1 – COTTINGLEY SPRINGS, GELDERED ROAD, NR GILDERSOME**

PRIVATE SITES

- HG6-4 – NEPSHAW LANE SOUTH, MORLEY
- HG6-8 – SPRINGFIELD VILLAS, GILDERSOME
- HG6-9 – DUNNINGLEY LANE, MIDDLETON
- HG6-15 – THORPE LANE WEST
- HG6-16 – THORPE LANE EAST

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

3.10.15 In Outer South West a new Gypsy and Traveller site is allocated at under Policy HG7.

POLICY HG7: THE FOLLOWING SITES ARE ALLOCATED AS PERMANENT GYPSY AND TRAVELLER SITES. THESE ARE SHOWN ON THE POLICIES MAP FOR OUTER SOUTH WEST.

PUBLICLY MANAGED SITES:

- HG7-1 - WEST WOOD, DEWSBURY ROAD, TINGLEY

Sites for Travelling Showpeople

3.10.16 Paragraph 2.72 explains the approach to allocating sites for Travelling Showpeople. An existing Travelling Showpeople's site is safeguarded via allocation at Whitehall Road under Policy HG8.

POLICY HG8: THE FOLLOWING SITES ARE ALLOCATED AS PERMANENT SITES FOR TRAVELLING SHOWPEOPLE. THESE ARE SHOWN ON THE POLICIES MAP AND FOR OUTER SOUTH WEST AS FOLLOWS:

- HG8-1 – WHITEHALL ROAD

NEW TRAVELLING SHOWPEOPLE SITES GRANTED PERMANENT PLANNING PERMISSION AND IMPLEMENTED SHALL ALSO BE SAFEGUARDED FOR TRAVELLING SHOWPEOPLE.

HG6-1: COTTINGLEY SPRINGS, GELDERD ROAD, NR GILDERSOME

Site Type: Gypsy & Travellers

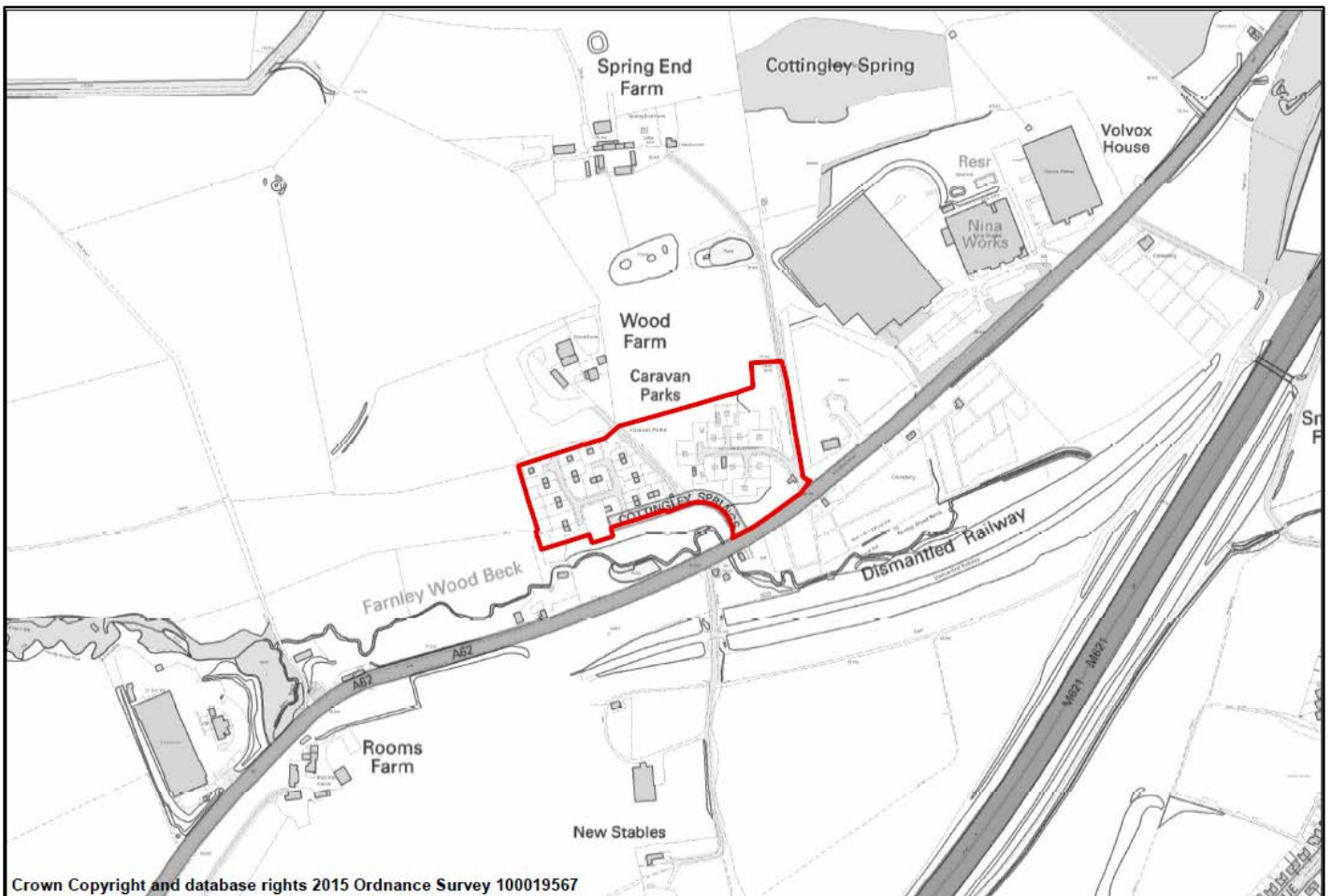
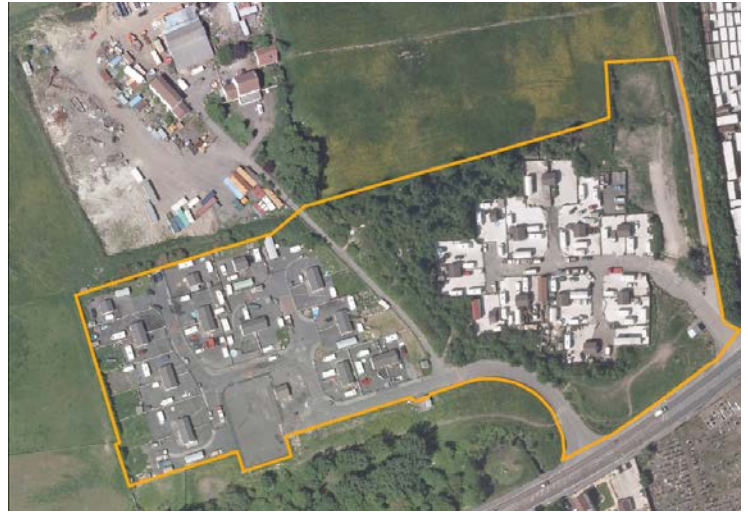
Site Area: 3.46 ha

Number of Pitches: 43

(41 existing pitches + 2 additional pitches)

Ward: Farnley & Wortley

HMCA: Outer South West



Other

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

HG6-4: NEPSHAW LANE SOUTH, MORLEY

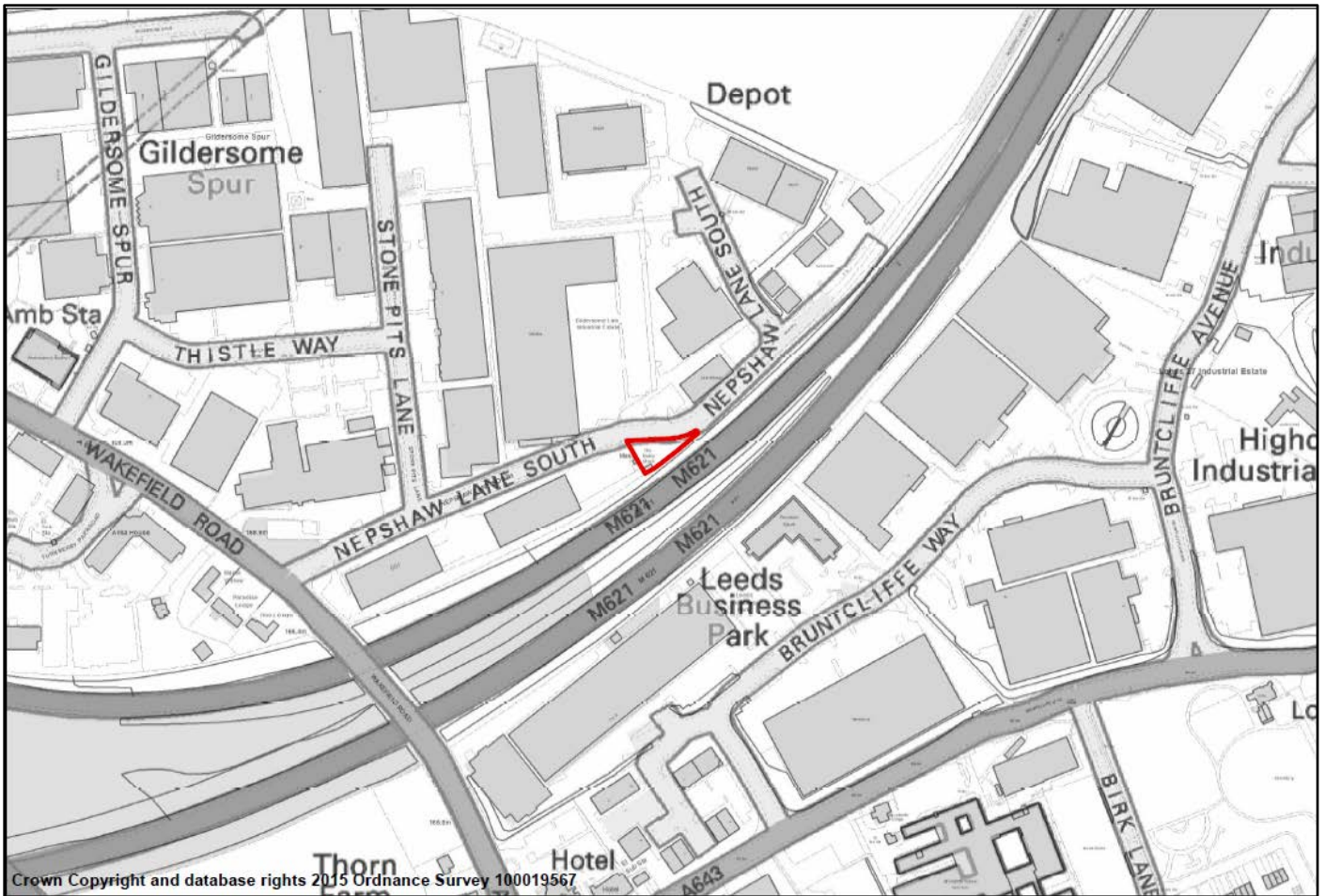
Site Type: Gypsy & Travellers

Site Area: 0.05 ha

Number of Pitches: 2

Ward: Morley South

HMCA: Outer South West



HG6-8: SPRINGFIELD VILLAS, GILDERSOME

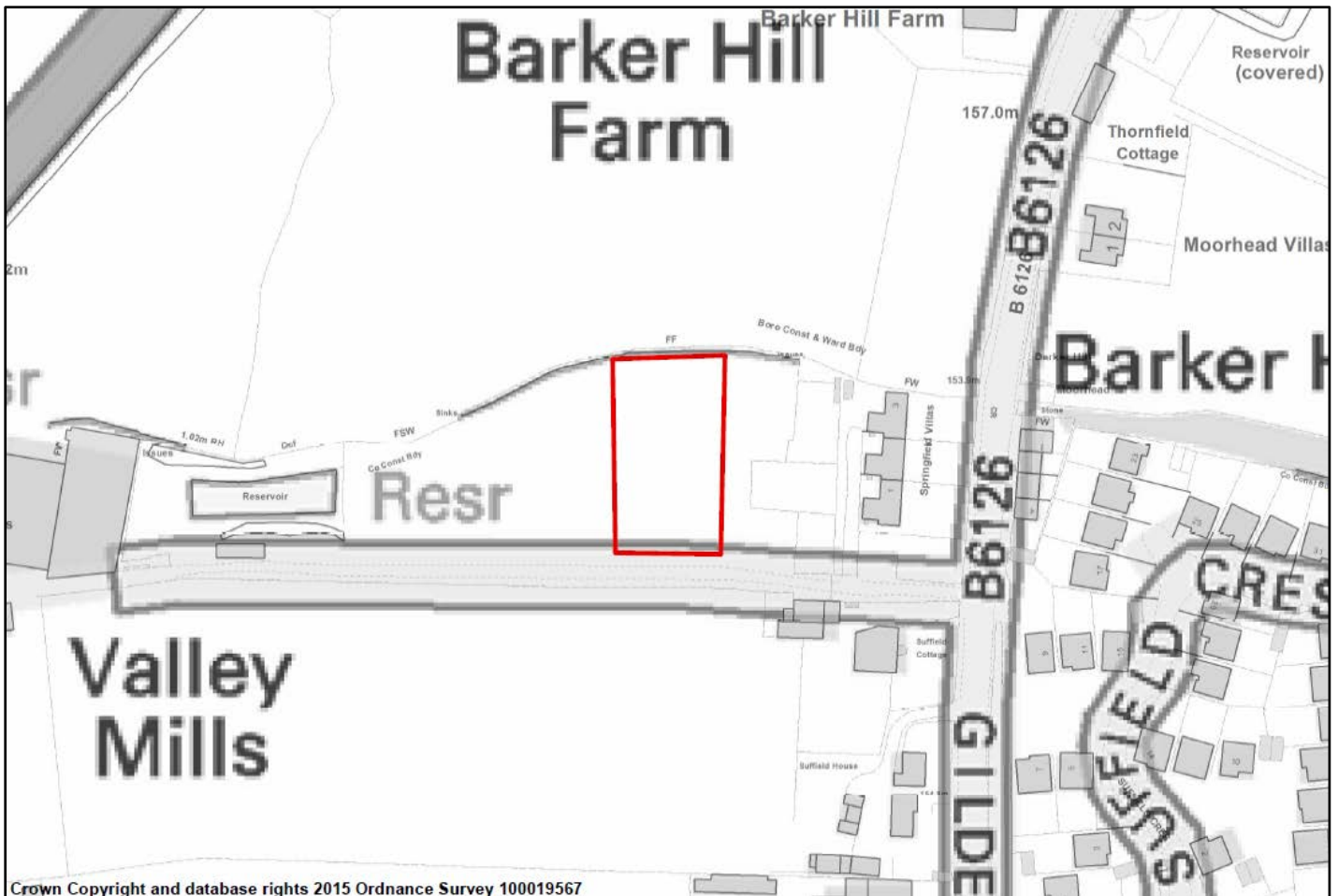
Site Type: Gypsy & Travellers

Site Area: 0.14 ha

Number of Pitches: 2

Ward: Morley North

HMCA: Outer South West



HG6-9: DUNNINGLEY LANE, MIDDLETON

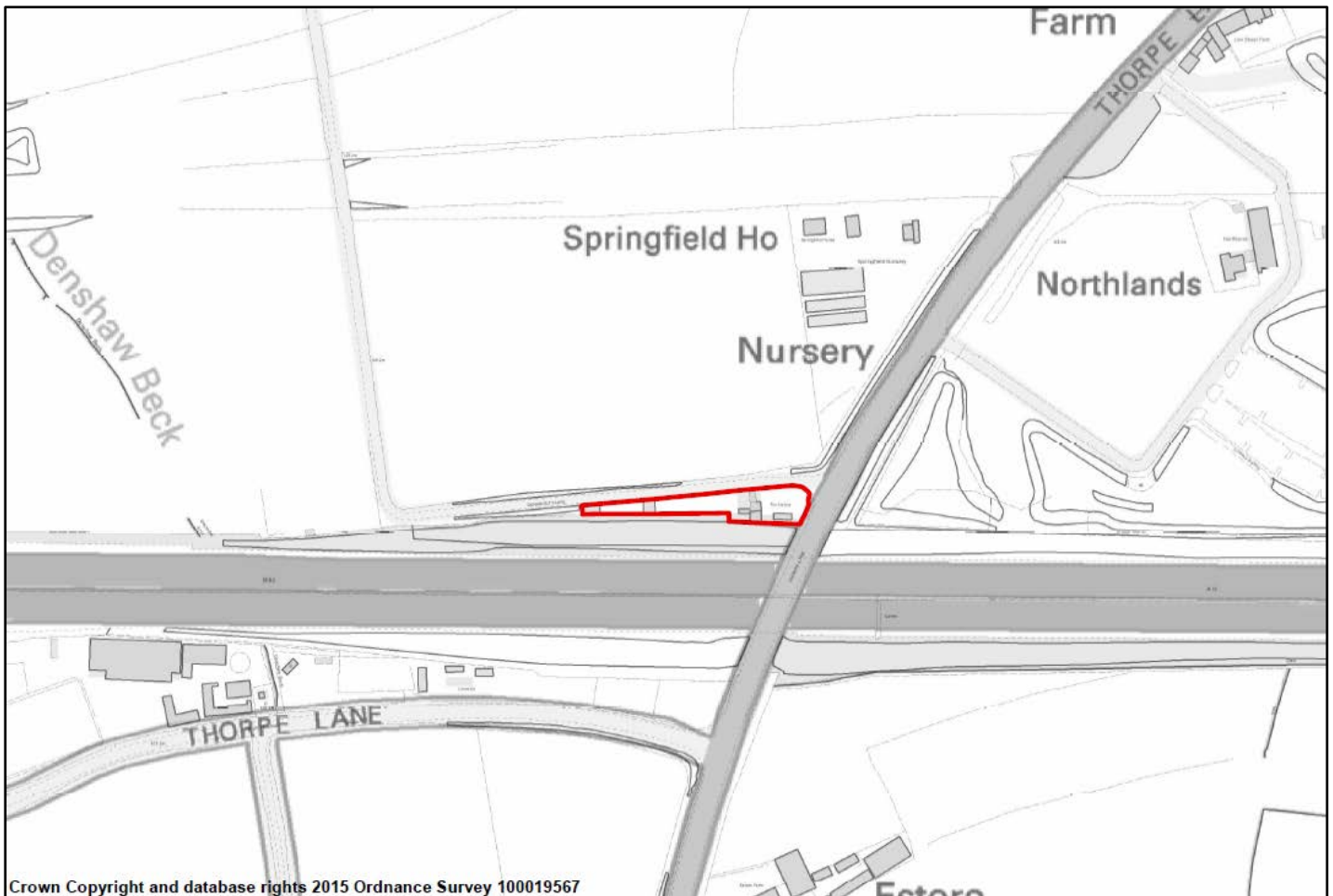
Site Type: Gypsy & Travellers

Site Area: 0.14 ha

Number of Pitches: 2

Ward: Ardsley & Robin Hood

HMCA: Outer South West



HG6-15: THORPE LANE WEST, TINGLEY

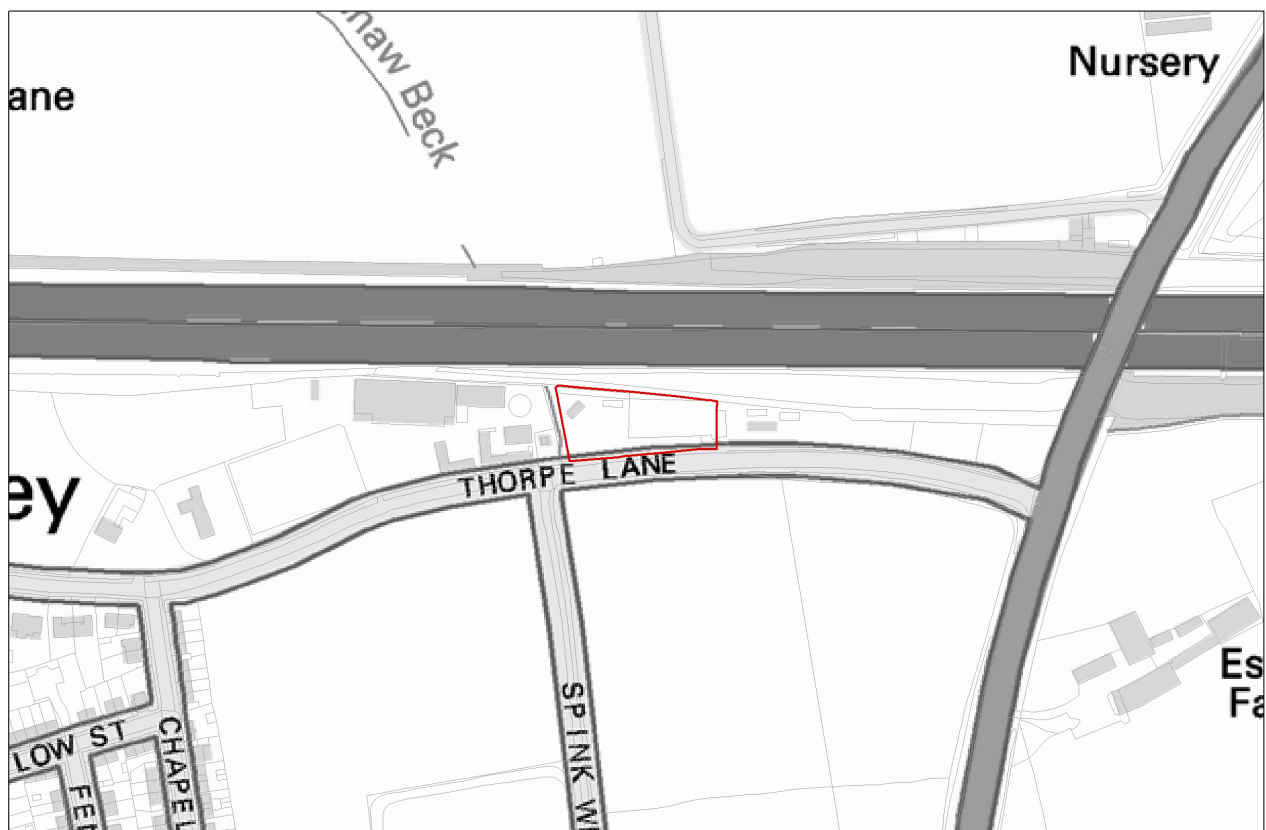
Site Type: Gypsy & Travellers

Site Area:

Number of Pitches: 2

Ward: Ardsley & Robin Hood

HMCA: Outer South West



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL



HG6-16: THORPE LANE EAST, TINGLEY

Site Type: Gypsy & Travellers

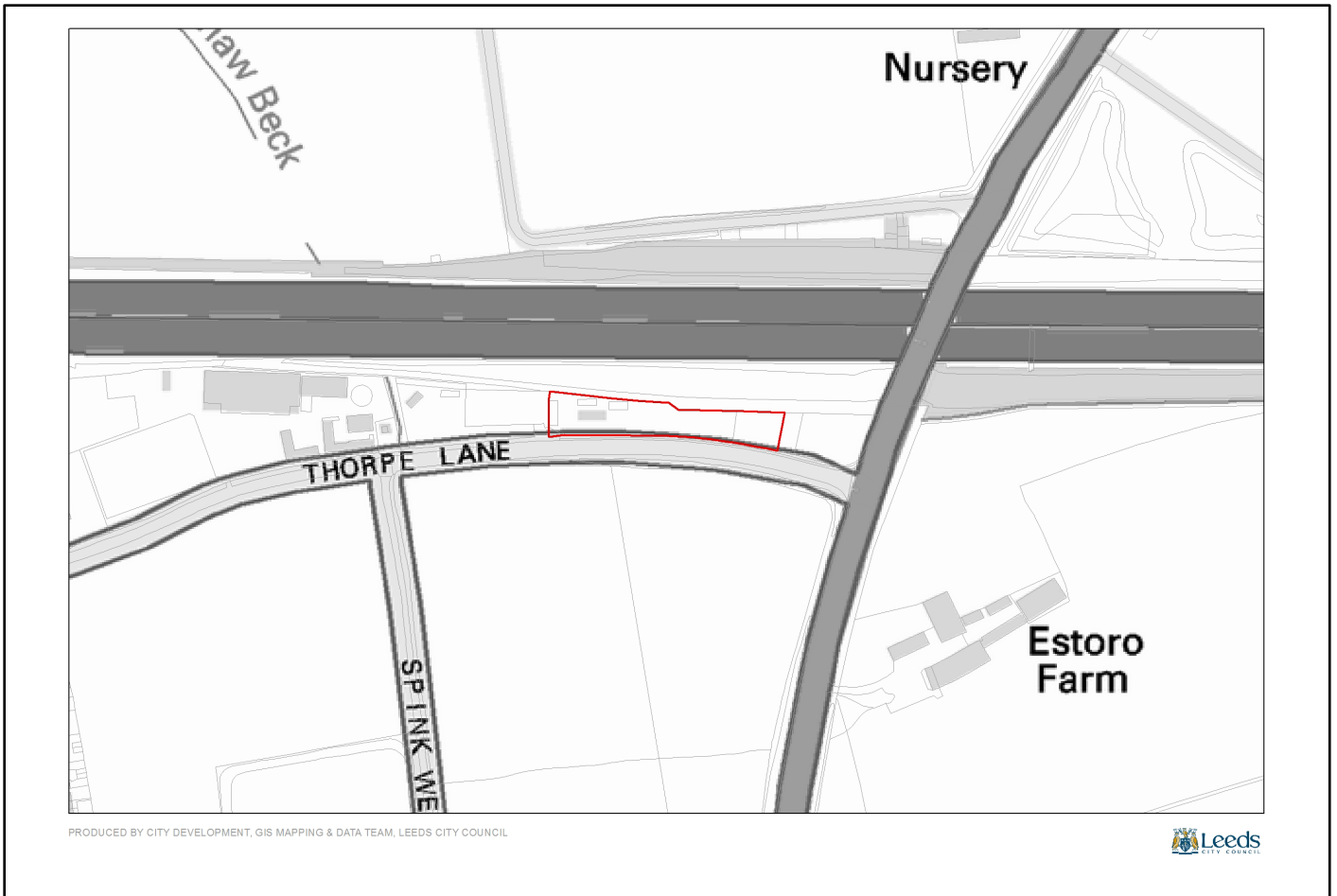
Site Area:

Number of Pitches: 2

(1 existing pitch + 1 additional pitch)

Ward: Ardsley & Robin Hood

HMCA: Outer South West



HG7-1: WEST WOOD, DEWSBURY ROAD, TINGLEY

Site Type: Gypsy & Travellers Site

Area: 0.39ha

Number of Pitches: 5

Ward: Ardsley & Robin Hood

HMCA: Outer South West



Site Requirements

Highways

Access to be taken from A653. Access and access road should be of adoptable standard and may need widening.

Trees

Significant trees and areas of woodland should be protected and safeguarded. A tree survey should accompany any subsequent planning application.

Ecology

An ecological assessment of the site is required and where appropriate, mitigation measures will need to be provided to protect and enhance the ecological interest of the site and surrounding area.

Flood Risk

A Flood Risk Assessment is required and recommended mitigation measures should be incorporated into proposed schemes. Any pitches should be situated outside the areas of the site which are in high flood risk.

PROW

Improvements to the adjacent PROW are required to provide safe vehicular access to the site. Any scheme should effectively manage the potential conflicts between the different users of the access road.

Other

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

HG8-1: WHITEHALL ROAD, GILDERSOME

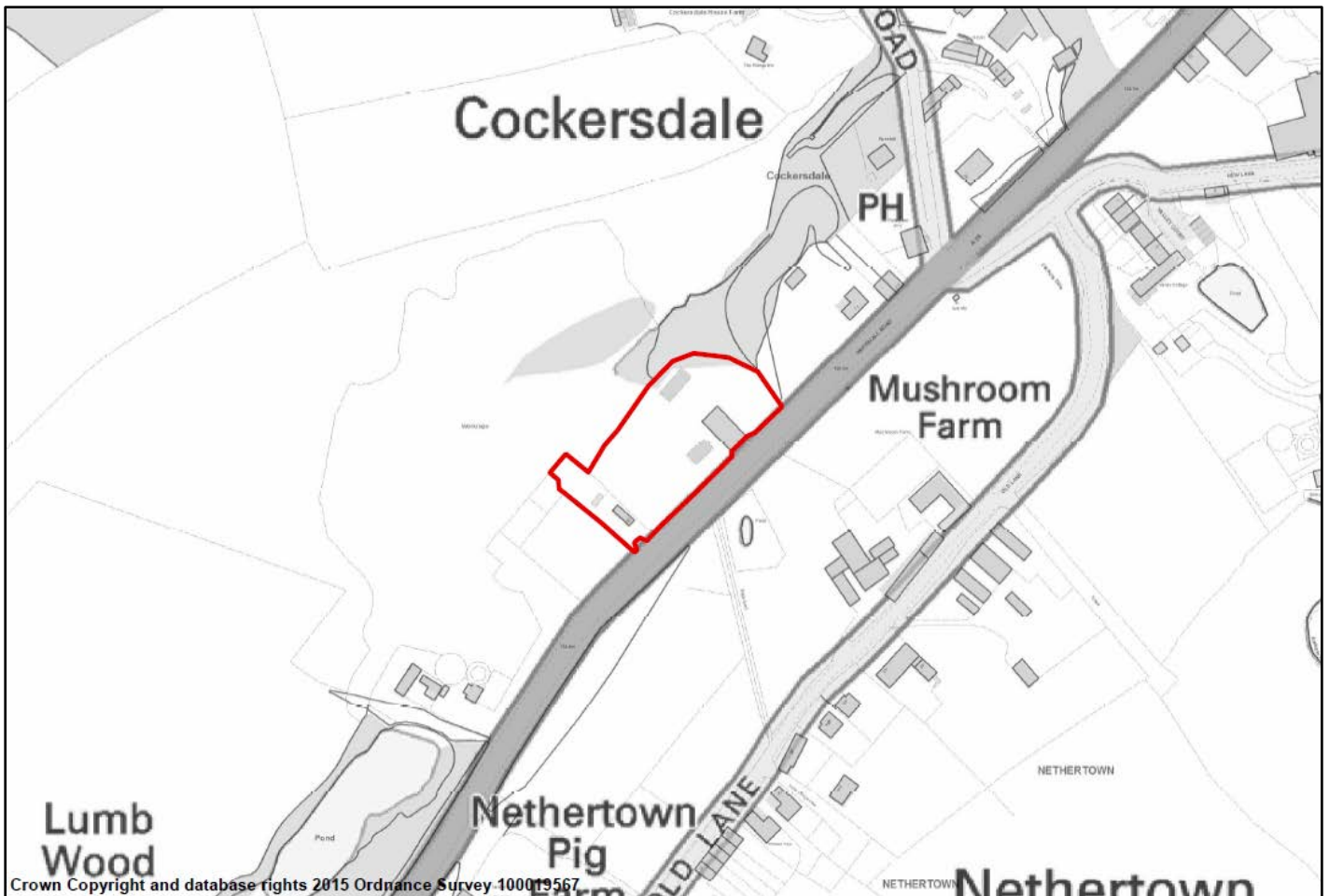
Site Type: Travelling Showpeople

Site Area: 0.50 ha

Number of Plots: 8

Ward: Morley North

HMCA: Outer South West



EMPLOYMENT PROPOSALS FOR OUTER SOUTH WEST

Offices

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

POLICY EO1: IDENTIFIED SITES FOR OFFICE USE

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

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

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

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

IN OUTER SOUTH WEST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
EO1-24	E4:42	Phase 2c Capitol Park Tingley Common Tingley WF3	1	4,400
Identified office employment total (sqm):				4,400

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

3.10.18 There are no proposed allocations for office development in Outer South West.

General Employment

3.10.19 The sites in Outer South West have been assessed to determine their total contribution towards an overall district requirement of 493 hectares of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 1.4.16 and/or are allocated for general employment in the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites.

POLICY EG1: IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE

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

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

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

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

IN OUTER SOUTH WEST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-47	E3A:27	R/o Nina Works, Cottingley Spring, Gelderd Road LS27	0.6	0.63
EG1-48	E4:35	Opp Ravell Works, Gelderd Road, Wortley, LS12	3.19	3.19
EG1-52	E3B:7	Wakefield Road, Gildersome	3.6	3.57
EG1-56	E3C:10	Plots 210-220 Howley Park Ind Est, Morley	1.26	1.26
EG1-57	E3C:10	Plots 410 & 420 Howley Park Road East, Morley, LS27	1.8	1.81
EG1-58	E3C:10	Howley Park Ind Estate, Morley	2.38	2.38
EG1-60	E3A:35	Topcliffe Lane, Tingley, LS27	1.3	1.28
		Identified general employment total (ha):		14.12

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

3.10.20 In addition to the sites above, there are a couple of sites in Outer South West that are already safeguarded Natural Resource and Waste Local Plan (NRWLP) sites. They will contribute towards employment land provision because they have either been given planning permission within the plan period for minerals or waste use that also counts as a type of employment or have been allocated in the adopted NRWLP 2013. These safeguarded NRWLP sites are listed below, amounting to 4.35 hectares.

List of NRW Safeguarded Sites that contribute to employment land requirement:

- Site ref 2300267 (previously EG1-59, saved UDP ref E3C:10) Plot 460 Howley Park Ind Est Morley – 1.15ha capacity
- Site ref 2202570 (previously EG1-61) Lingwell Gate Lane, Thorpe (west) – 3.2ha capacity

The total amount of identified general employment land in Outer South West is therefore 25.53ha.

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.

THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP. IN OUTER SOUTH WEST THESE ALLOCATIONS ARE:

Plan Ref	Address	Area ha	Capacity (ha)
EG2-14	Royds Service Station, Royds Lane, Beeston	0.3	0.26
EG2-16	Parkside Lane, LS 11	3.4	3.4
EG2-19	Land Off Topcliffe Lane, Morley And to The North of Capitol Park, Leeds	26.8	26.8
EG2-21	Lingwell Gate Lane, Thorpe	3.7	3.7
EG2-23	Land At Nepshaw, Lane Asquith Avenue, Gildersome	29.04	29.04
EG2-26	Leeds College of Technology, Westland Road, Beeston	2.03	2.03
Allocated for general employment total (ha):			65.23

Site Reference: EG2-14 (2104450)

Site Address: Royds Service Station Royds Lane Beeston

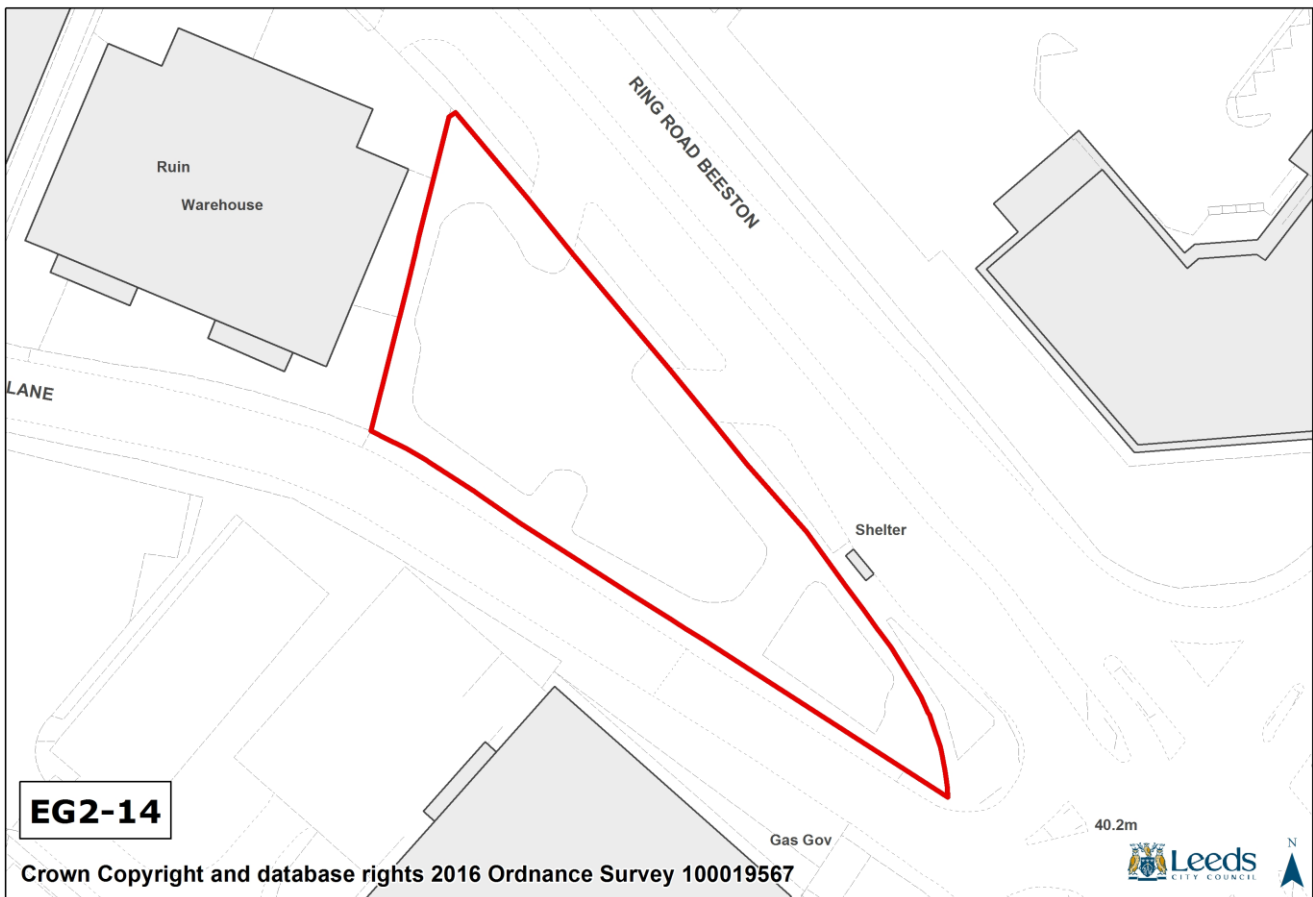
General employment allocation

Site Capacity: 0.26 hectares

Site Area: 0.26 hectares

Ward: Beeston and Holbeck

HMCA: Outer South West



No site specific requirements

Site Reference: EG2-16 (2101900)

Site Address: Parkside Lane Ls 11

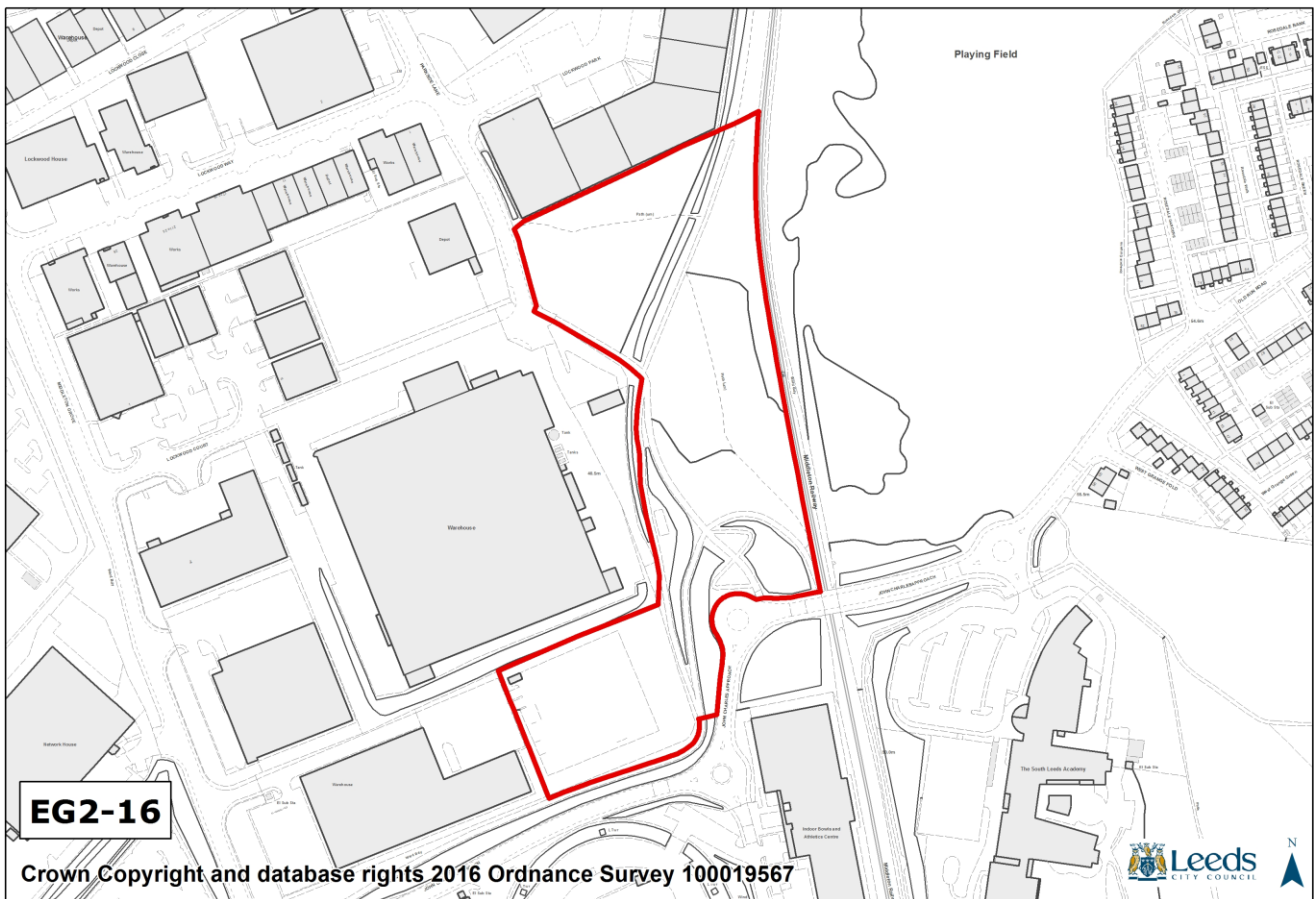
General employment allocation

Site Capacity: 3.4 hectares

Site Area: 3.4 hectares

Ward: City and Hunslet

HMCA: Outer South West



Site Requirements - EG2-16:

- **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: EG2-19 (CFSM010)

Site Address: Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds

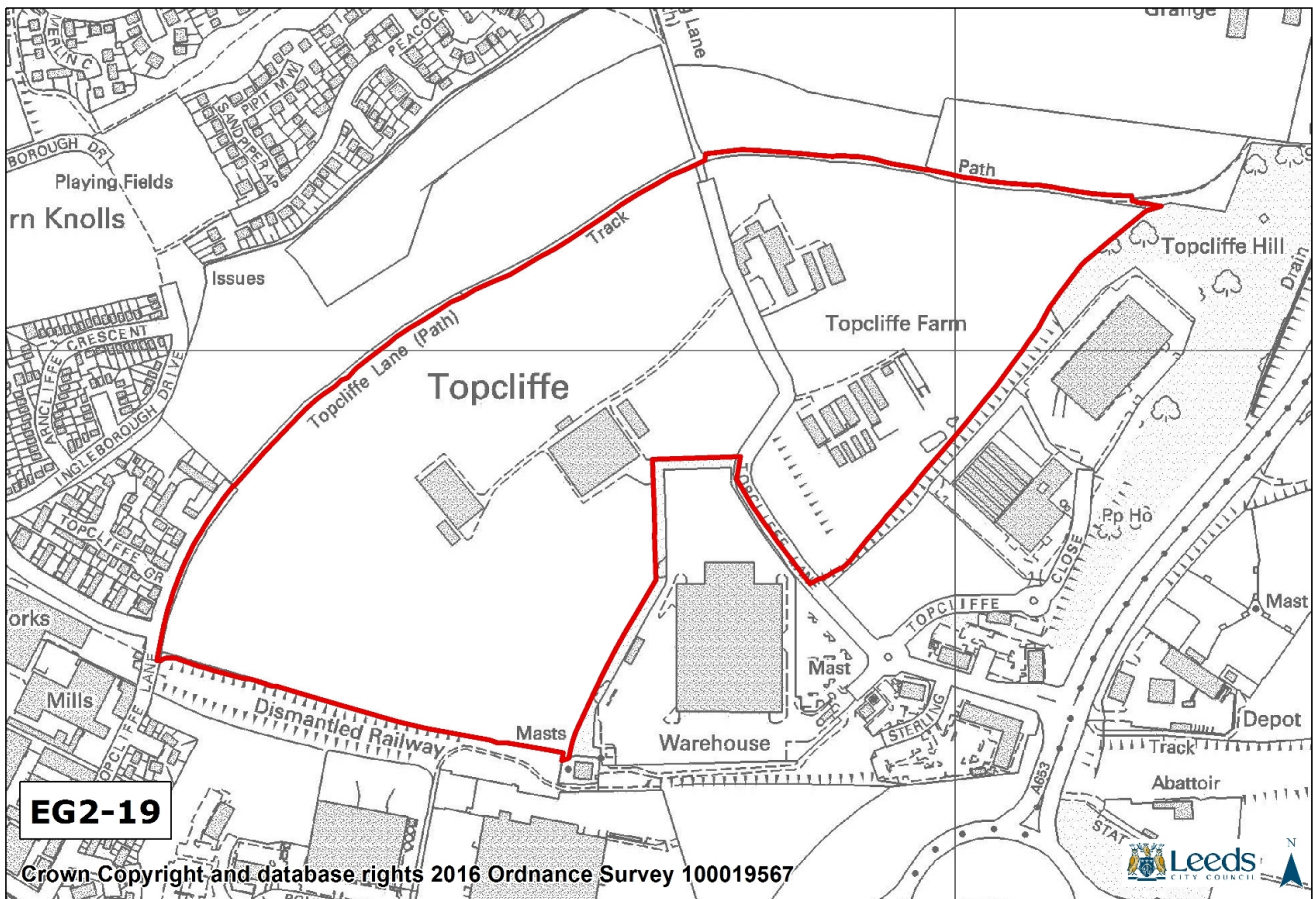
General employment allocation

Site Capacity: 26.8 hectares

Site Area: 26.84 hectares

Ward: Morley South

HMCA: Outer South West



Site Requirements - EG2-19:

- **Local Highway Network:**

There is a direct impact upon M62 Junction 28 Tingley roundabout from this development. To mitigate this impact a contribution will be required towards any improvements as agreed with Highways England, taking into account the cumulative impact of other allocated sites in the area. There is also a direct impact upon the A6110 and a contribution will be required towards planned improvement schemes. In addition, there is also likely to be a cumulative impact upon the A650 / Rein Rd junction and contributions will be required towards mitigating measures. The proposed development is also likely to impact on congested parts of the A653 including within the district of Kirklees. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements.

- **Heritage:**

Some buildings at Topcliffe Farm at end of Topcliffe Lane are Non-Designated Heritage Assets based upon the existing buildings' age and local architectural and vernacular character, and their loss through demolition would require justification.

Site Reference: EG2-21 (2202290)

Site Address: Lingwell Gate Lane, Thorpe

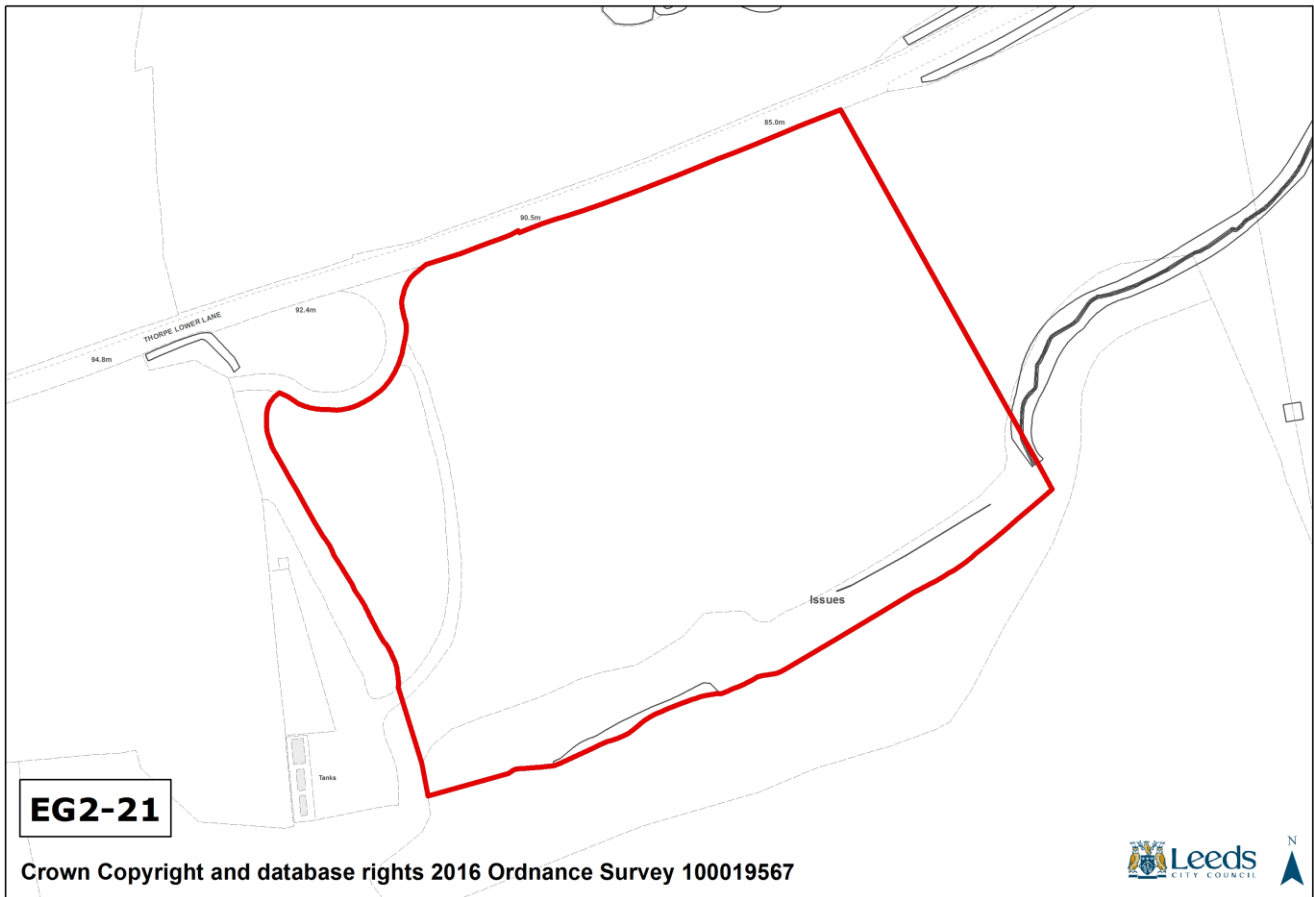
General employment allocation

Site Capacity: 3.7 hectares

Site Area: 3.7 hectares

Ward: Ardsley and Robin Hood

HMCA: Outer South West



Site Requirements - EG2-21:

- **Local Highway Network:**

There is likely to be a cumulative impact upon the A61/A654 junction from this site. Contributions will be expected towards improvements.

Site Reference: EG2-23 (2303010_2303011)

Site Address: Land At Nepshaw Lane Asquith Avenue Gildersome

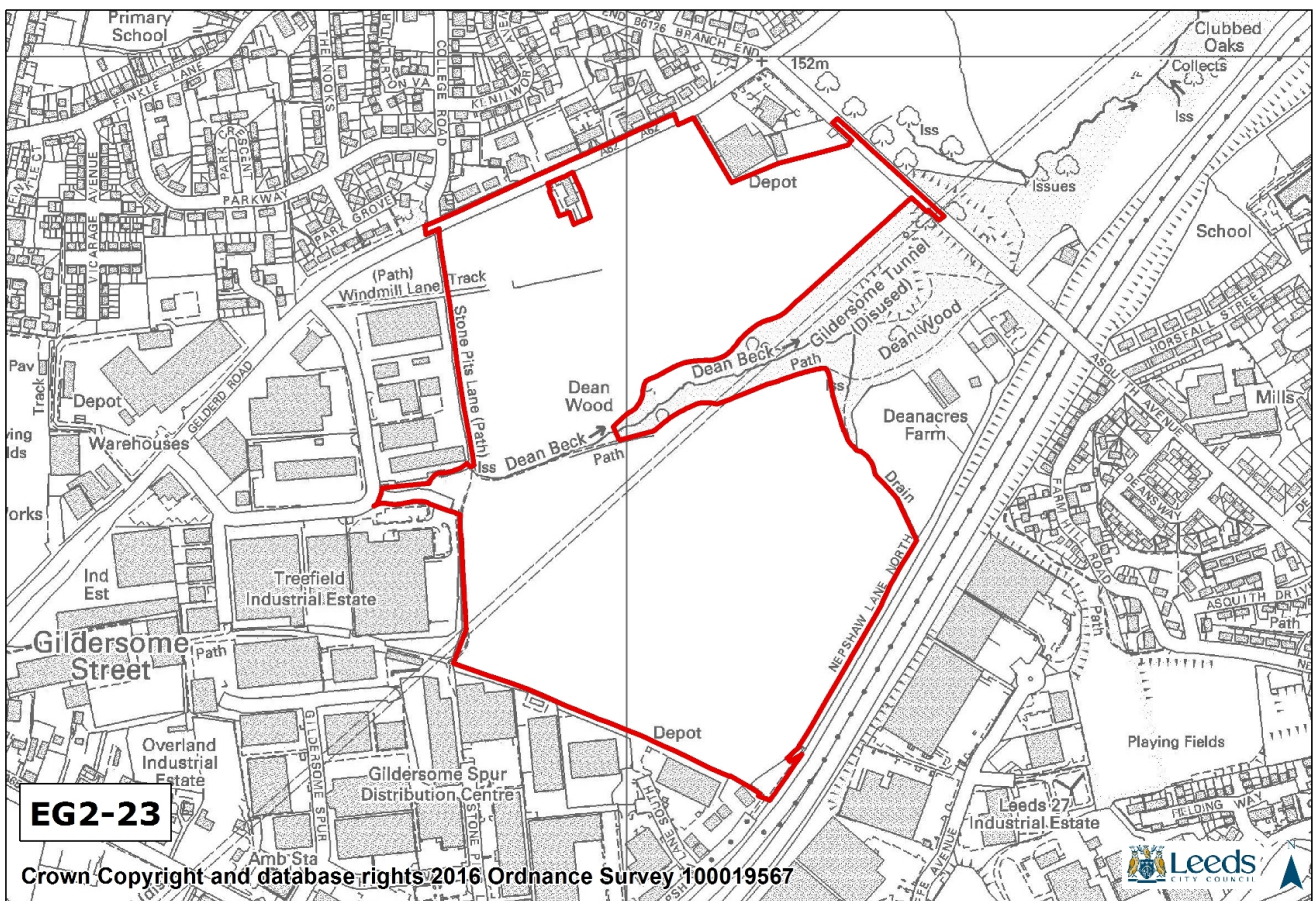
General employment allocation

Site Capacity: 29.04 hectares

Site Area: 29.04 hectares

Ward: Morley North

HMCA: Outer South West



Site Requirements - EG2-23:

- **Highway Access to Site:**

The site requires a link road through the site between A62 Gelderd Road and Asquith Avenue. Traffic management measures will be required on the local road network and suitable accesses on to A62 Gelderd Road and Asquith Avenue.

- **Local Highway Network:**

There is a direct impact upon the congested A62/Asquith Avenue junction. To mitigate this impact the development will be required to contribute towards the planned improvement scheme. There will also be an impact upon the A62/A650 junction at Gildersome. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided.

- **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: EG2-26 (EMP00355)

Site Address: Leeds College of Technology, Westland Road, Beeston, Leeds

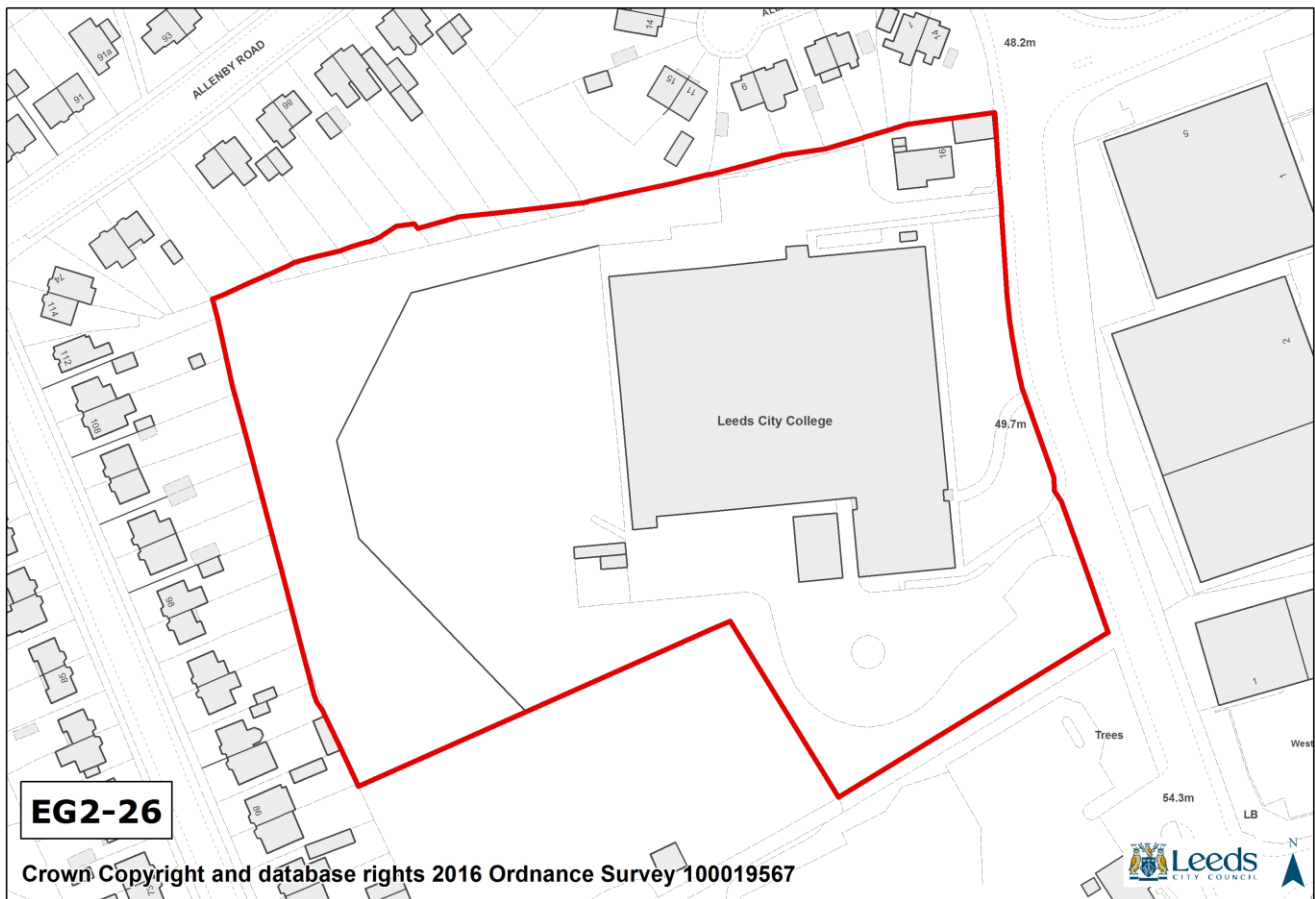
General employment allocation

Site Capacity: 2.03 hectares

Site Area: 2.03 hectares

Ward: Beeston and Holbeck

HMCA: Outer South West



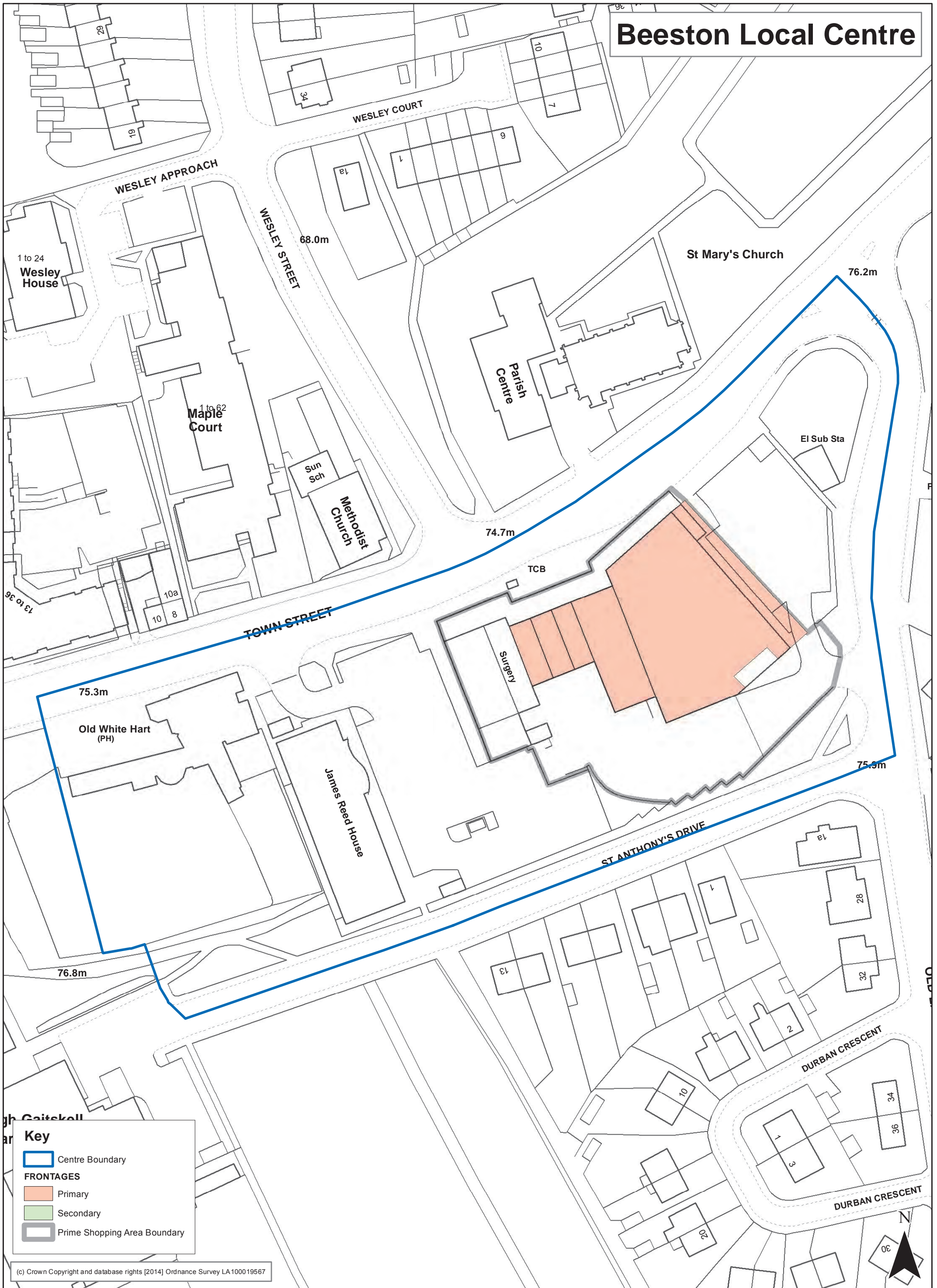
No site specific requirements

GREEN SPACE PROPOSALS FOR OUTER SOUTH WEST

- 3.10.21 The Plan shows the green space sites proposed for designation within the Outer South West HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the Open Space, Sport and Recreation Assessment (OSSRA July 2011). Existing green space located within housing or employment allocations is not identified for designation however greenspace provision within any housing proposal will be addressed through the planning application process and the application of Policy G4 (New Green Space Provision) of the Core Strategy. The provision of green space is also a site requirement in some cases in the housing section. Any UDP green space sites that are not shown are proposed for deletion mainly because they are no longer in an open space use or are below the 0.2ha threshold.
- 3.10.22 The largest area of green space in the Outer South West area is Middleton Park (113.8ha) which gives opportunities for a range of recreational activities. Adjacent to the park is Middleton Park Golf Course (50ha) though the course has now closed. South Leeds Golf Course (18ha & 27.5ha) lies to the west. There are a range of other green spaces offering a variety of facilities and opportunities for recreational activities, such as parks including Cross Flatts Park (17.3ha) and Scatcherd Park (4.3ha), recreation grounds including Glen Road Playing Fields (9.1ha) and Hembrigg Rec (3.9ha), and more natural areas including East Ardsley Reservoir (32.4ha) and Adwalton Moor (17ha). Nevertheless provision is still in need of improvement in terms of quantity, quality and accessibility. Surpluses and deficiencies by typology for the wards that fall completely or partially within the Outer South West HMCA will be updated and monitored by the Council.

Outer South West Retail and Site Allocations Plans

Beeston Local Centre

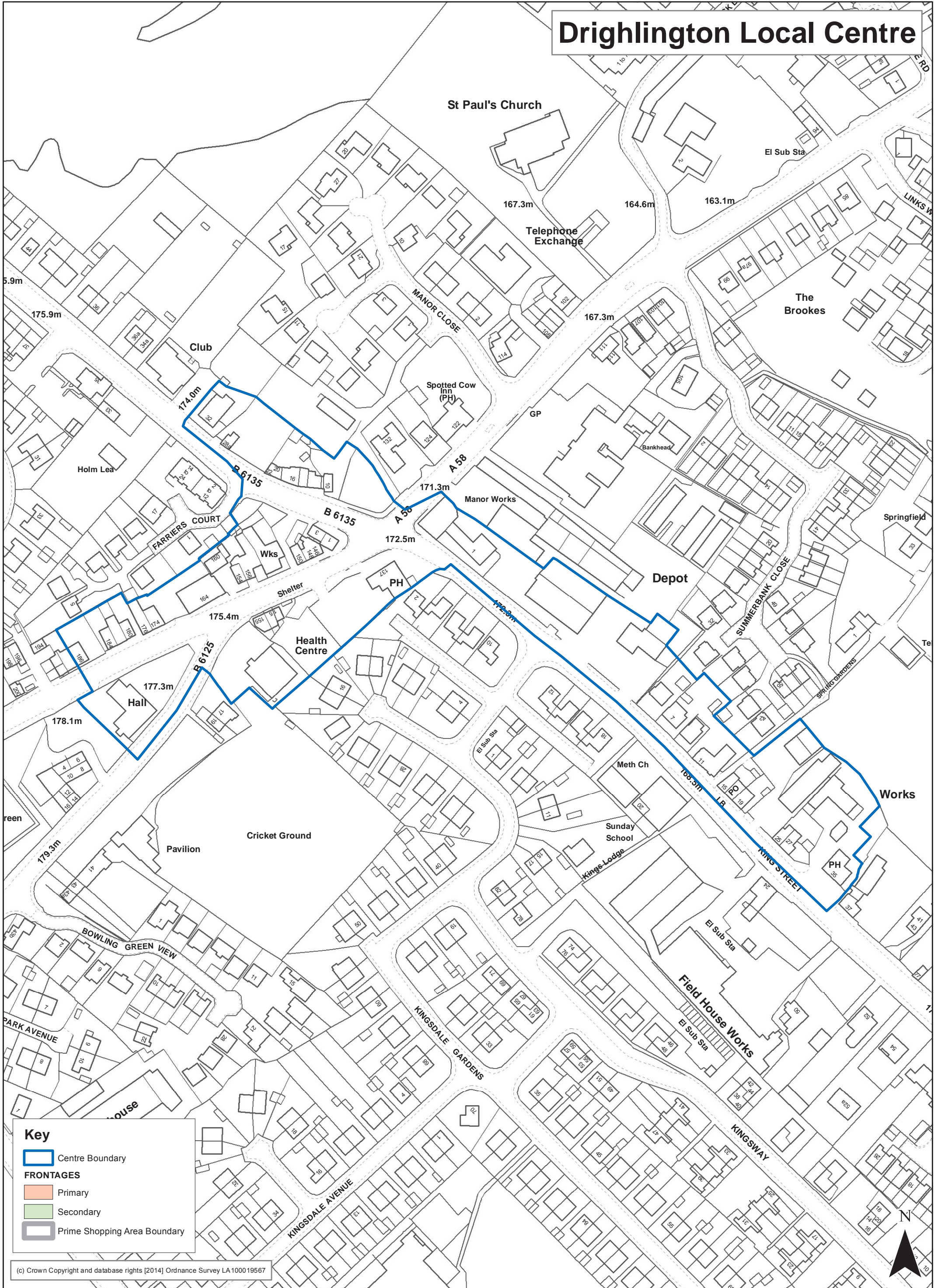


Key

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

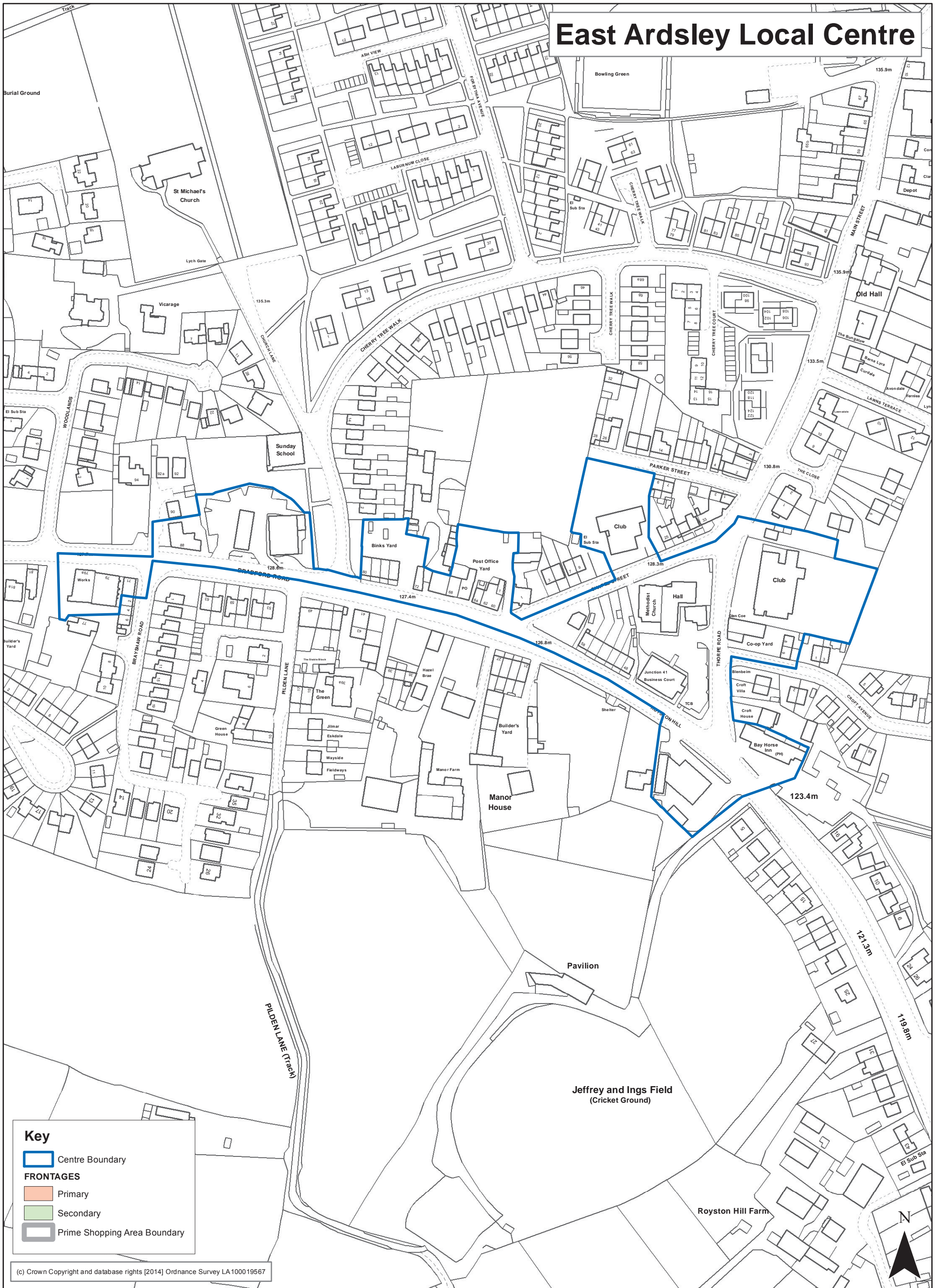
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Drighlington Local Centre



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East Ardsley Local Centre

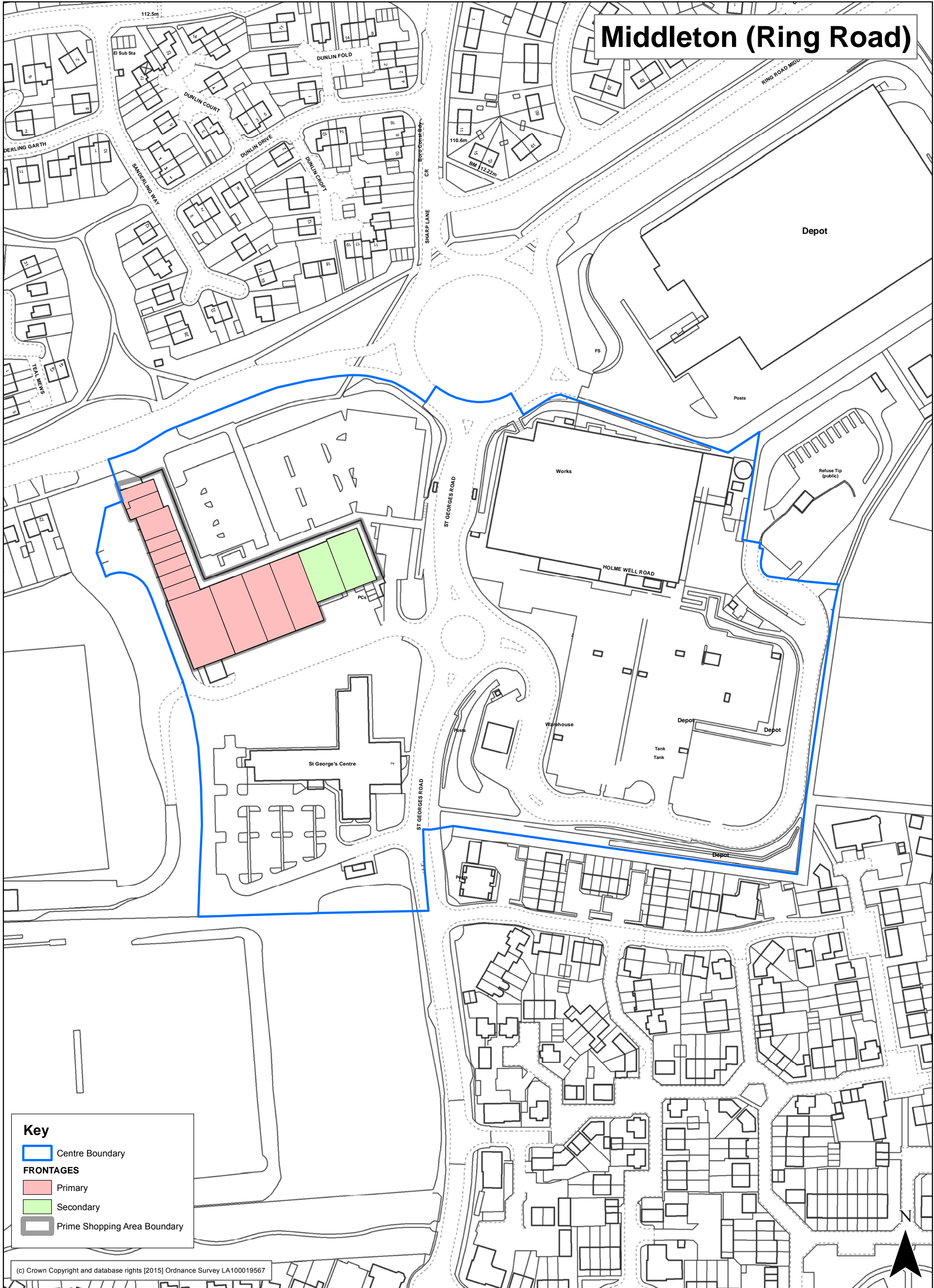


Key

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

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Middleton (Ring Road)

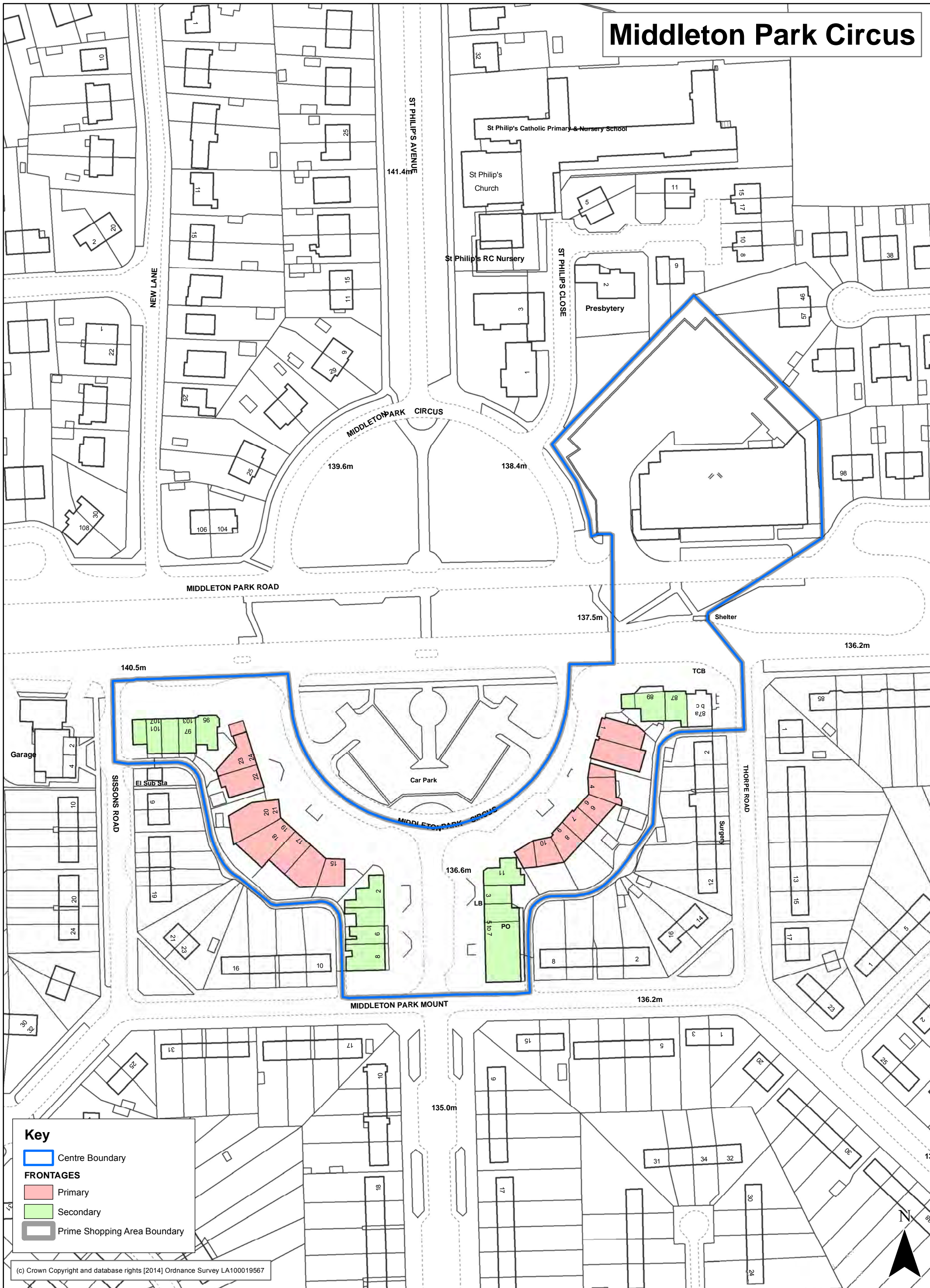


Key

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

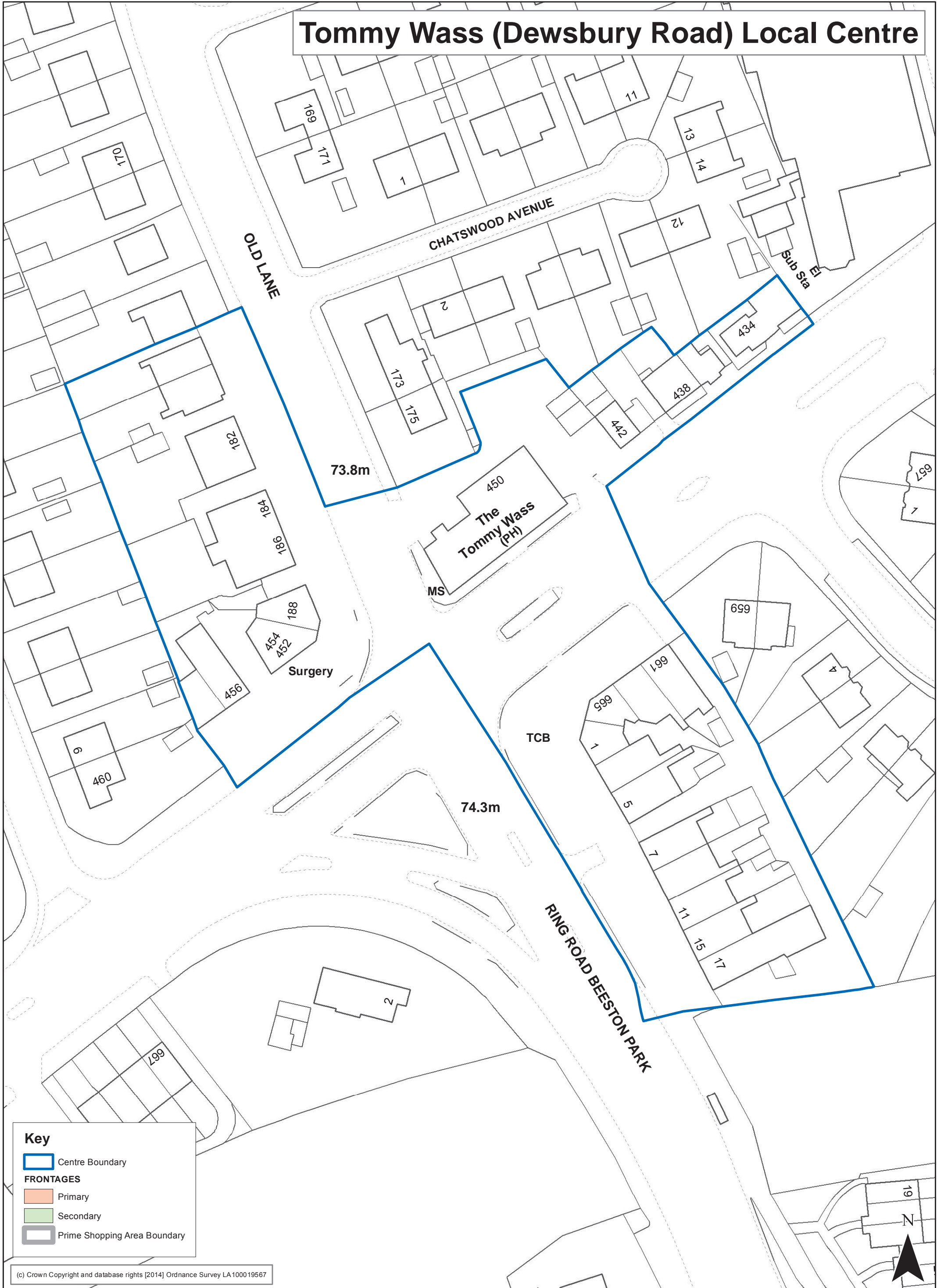
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Middleton Park Circus

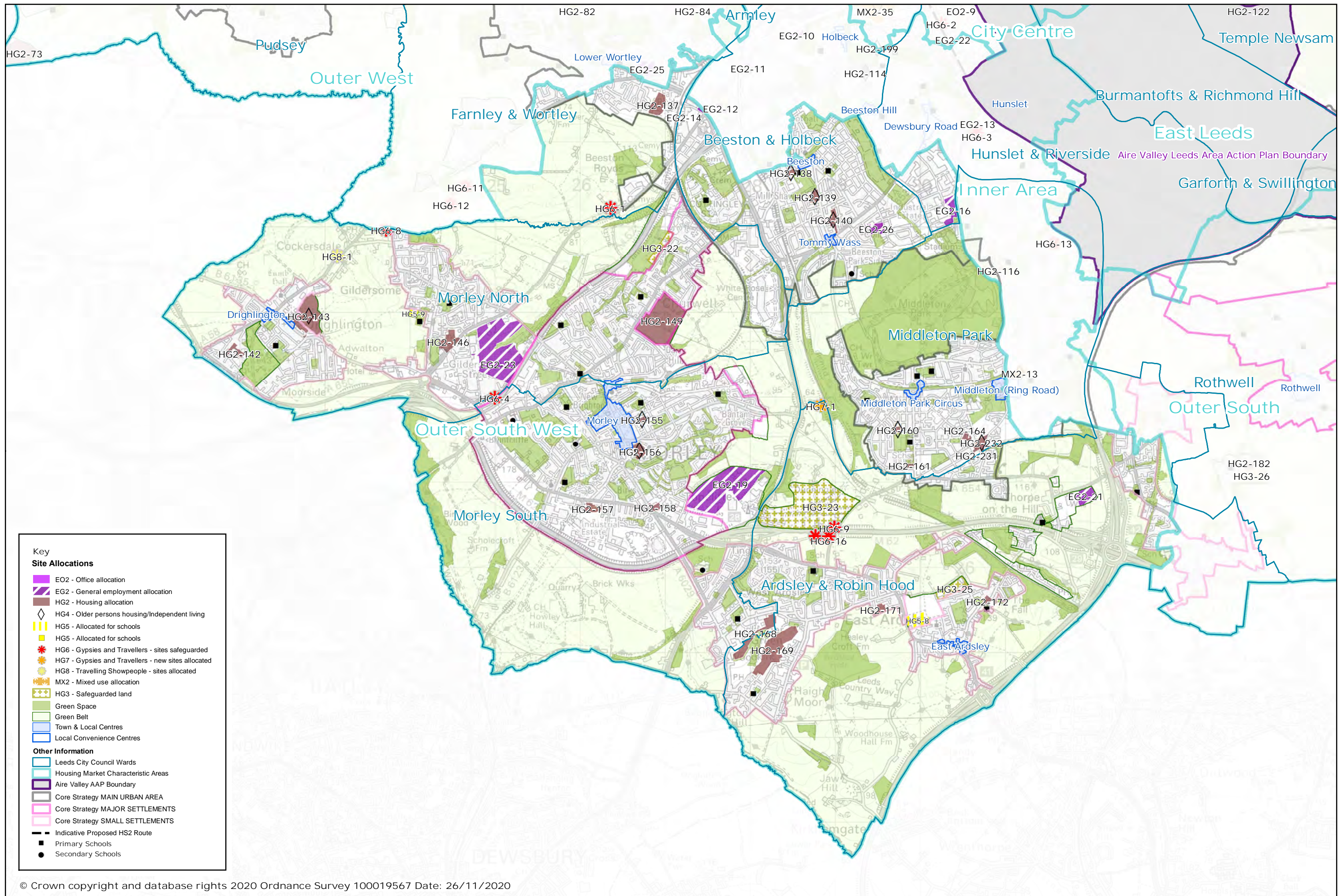


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Tommy Wass (Dewsbury Road) Local Centre



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HMCA AREA
Outer South West

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

OUTER SOUTH WEST

Plan Ref	Address	Capacity
HG1-323	Whitehall Road - The Print Factory , Lower Wortley	15
HG1-324	Whitehall Road - Dunlop and Ranken LS12	1
HG1-325	Royds Lane, Wortley, LS12	154
HG1-328	Green Lane LS11	13
HG1-329	1 Low Moor Terrace, Dewsbury Road,Hunslet, Leeds,LS11 7E	5
HG1-330	Drighlington Junior School, Whitehall Road, Drighlington, Bradford, BD11 1LN	9
HG1-331	2 Back Lane, Drighlington, BD11 1LS	6
HG1-333	Site of Nethertown Farm and Site adjacent to 13 Old Lane, Drighlington, Bradford	23
HG1-335	Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley, Leeds, LS27 7HF	9
HG1-337	224 Wakefield Rd Drighlington	5
HG1-338	Bradford Road (land at), Drighlington	26
HG1-339	18 Bradford Road, Gildersome	4
HG1-340	Land off Daisy Hill Close, Morley, Leeds	14
HG1-342	Hilltop Gar, Victoria Road, Churwell	3
HG1-343	Chapel Hill, Morley LS27 9JH	1
HG1-345	Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF	5
HG1-346	St Marys Congregational Church, Morley	18
HG1-347	Commercial Street, Morley, Leeds, LS27 8HX	6
HG1-348	Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds	9
HG1-349	South Parade, Morley	9
HG1-350	South Street - Park Mills, Morley	33
HG1-351	Owlers Farm PAS , W ide Lane, Morley	114
HG1-352	Middleton Park Grove, Middleton	12
HG1-354	Thorpe Road, Thorpe Crescent, Thorpe View, Middleton	25
HG1-358	Beech Works, Worrall Street, Morley	11
HG1-359	Parkfield Mills Fountain St Morley	8
HG1-360	Corporation Street, Morley	22
HG1-361	Chartists Way, Morley	51
HG1-362	Land Adj To 5 King Street Morley	9
HG1-363	South Queen Street Morley	44
HG1-364	Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds	7
HG1-365	The Former Sycamore Public House, High Street, Morley, Leeds	6
HG1-366	Bridge Street Morley	11
HG1-367	Hollow Top Mill Bridge Street Morley	9
HG1-372	Cross Hall School House, Morley	13
HG1-373	Summerfield Court Residential Home, Britannia Road, Morley, Leeds, LS27 0DN	7
HG1-374	Lingwell Gate Lane, Thorpe	9
HG1-375	309 Leeds Road Lofthouse	5
HG1-376	Blackgates, Bradford Road, Tingley	4

HG1-377	Common Lane, East Ardsley	10
HG1-378	Ardsley Sidings, East Ardsley	174
HG1-379	Fall Lane (West), East Ardsley	64
HG1-380	Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 0NX	8
HG1-381	Syke Road, Woodkirk	6
HG1-382	Haigh Moor Road / Westerton Road	5
HG1-384	7 & 9 Haigh Moor Road, West Ardsley, WF3 1ED	5
HG1-385	Waterword Close (7a), Tingley W F3 1QL	12
HG1-386	Westerton Rd and Waterwood Close, Tingley	14
HG1-387	Bradford Road, East Ardsley	12
HG1-388	Timber Tops Forsythia Avenue East Ardsley	8
HG1-390	Ardsley Common, Bradford Road	10
HG1-391	Bramley House, Rear of 31/93 Bradford Road	7
HG1-392	Main Street - The Old Hall Yard, East Ardsley WF3 2AP	6
HG1-393	Baghill Lane - Manor House Farm, West Ardsley	6
HG1-395	Batley Road, West Ardsley	5
HG1-396	Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX	6
HG1-467	Former Railway Public House, Moor Knoll Lane, East Ardsley, WF3 2ED	14
HG1-478	Land Along Park Wood Road, Beeston, Leeds, LS11	18
HG1-487	Freedom House, 111 Bradford Road, Tingley, WF3 1SD	5
HG1-514	Albert Drive - Lower Moor Farm, Morley	185
HG1-517	Land rear of 13 and 14 Oldroyd Buildings north of Albert Road, Morley	63
HG1-522	Bradford Road, East Ardsley	299
	Total	1677

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

OUTER SOUTH WEST

Plan Ref	Address	Area ha	Capacity sqm
EO1-22	Rear of Arlington Business Centre Millshaw Park Avenue LS11	0.4	3,280
EO1-23	Millshaw Park Lane Leeds LS11 0LT	2.3	6,265
EO1-38	St Anthonys Road Beeston	2.9	3,295
EO1-39	Phase 3 Capitol Park Tingley Common WF3	2.4	1,600
	Total (sqm)		14,440

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

OUTER SOUTH WEST

Plan Ref	Address	Area ha	Capacity (ha)
EG1-46	Former Pack Horse Inn, Gelderd Road LS12	0.3	0.26
EG1-50	Unit A Bracken Park & Overland Industrial Estate, Gelderd Road, Gildersome, LS27	2.6	0.35
EG1-51	Units B C & D Bracken Park & Overland Industrial Estate, Gelderd Road, Gildersome, LS27	0.81	0.81

Plan Ref	Address	Area ha	Capacity (ha)
EG1-53	R/o Epsom Court Bruntcliffe Avenue, Morley LS27	0.3	0.29
EG1-67	S/o Premier House Ring Road Royds Lane LS12	0.3	0.33
EG1-69	Leeds College Of Building, Parkside Lane	0.33	0.33
EG1-71	Capital House, Bruntcliffe Way, Morley	1.54	1.54
EG1-73	Land at Howley Park Trading Estate, Morley	3.15	3.15
		Total (ha)	7.06

For more information, please contact:

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

Email: sap@leeds.gov.uk

Web: www.leeds.gov.uk/localplan



Site Allocations Plan

**Section 3: Proposals For The 11 Housing Market
Characteristic Areas 10.Outer South West**

Leeds Local Plan
Development Plan Document

Adopted July 2019
Amendments Adopted
17th January 2024