SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

5 NORTH LEEDS

3.5. The North Area covers the northern wedge of the main urban area of Leeds. It extends from Horsforth in the west to Roundhay in the east and from Burley in the south to Alwoodley in the north. The Area is densely populated and includes a number of distinct communities, most of which are served by a local centre. The housing stock is varied and contains a mix of old and new properties of differing types. Although extensively built up, there are areas of Green Belt along the northern boundary. Interspersed throughout the North Area are pockets of green space. Notable examples include Roundhay Park, Becketts Park and Meanwood Park. There is a high student population with two universities (Leeds Beckett University and Leeds Trinity University) based in Headingley and Horsforth respectively. The Area is served by a number of roads including the A65, A660, A61 and A6120 and public transport with good links into the city centre. There is an intention to build a trolley bus along the A660 corridor to serve the wider population.

Overall, the socio-economic profile shows that of working households in North Leeds 26% earn less than £20000 p.a. whilst 30% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 2% in 2014 (claimants of working population). Neighbourhood Plans are being prepared by a number of areas, including Kirkstall, Horsforth, Headingley, Alwoodley and Adel (the latter two neighbourhood plan areas fall largely within the North HMCA).

RETAIL PROPOSALS FOR NORTH:

3.5.1 The North HMCA is a large, densely populated area and as such is characterised by a large number of centres. The main designated centres of the North HMCA are the town centres of Chapel Allerton, Headingley, Holt Park, Horsforth Town Street, Kirkstall, Meanwood, Moor Allerton and Oakwood. These town centres are supported by a number of Local Centres. The full list of centres for the North HMCA is as follows:

- Chapel Allerton
- Headingley
- Holt Park
- Horsforth - Town Street
- Kirkstall
- Meanwood
- Moor Allerton
- Oakwood
- Harehills Corner
- Hollins Park
- Horsforth - New Road Side
- Kirkstall Road
- Montreal - Harrogate Road

- Moortown Corner
- Street Lane – Roundhay
- Butcher Hill
- Cardigan Road
- Hawksworth Estates Centre
- Horsforth – Station Road
- Slaid Hill
- Weetwood – Far Headingley

3.5.2 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).

3.5.3 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 NORTH

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

3.5.5 **Total housing target for North** (set out in the Core Strategy) = 6,000 units (9% of District wide total)

3.5.6 **Total number of dwellings/capacity to be allocated**:
The target of 6,000 residential units does not mean that land for 6,000 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the plan) and 5.4.15 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the plan.

POLICY HG1 – IDENTIFIED HOUSING SITES
THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION FOR HOUSING OR MIXED USE INCLUDING HOUSING, OR WERE PREVIOUSLY ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED HOUSING SITES. IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE, IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN NORTH THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-58	1199A	Moseley Wood Gardens (land off), Cookridge LS16	**135**	0	0	135
HG1-59	3010A	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	**52**	0	0	52
HG1-60	685	Tile Lane - Eastmoor, Adel, LS16	**67**	0	0	67
HG1-61	5138	505 HARROGATE ROAD LS17	**6**	6	0	0
HG1-62	5106	Former Squirrel Way Children's Home, Squirrel Way, Leeds, LS17 8fq	**60**	0	60	0
HG1-63	3207	Rear 268-274 Shadwell Lane, LS17	**8**	5	0	3
HG1-64	5178	Leeds Trinity University College, Brownberrie Lane, Horsforth, Leeds, LS18 5HD	**29**	0	0	29
HG1-65	721	Westbrook Lane, Horsforth	**75**	0	0	75
HG1-66	720	Westbrook Lane, Horsforth	**15**	0	0	15

HG1-67	HLA2701370	Long Row Horsforth	**7**	0	0	7
HG1-68	688	Silk Mill Drive LS16	**20**	0	0	20
HG1-69	65	Low Lane - Woodside Mill, Horsforth	**59**	0	0	59
HG1-70	689	Cookridge Hospital LS16	**495**	53	16	426
HG1-71	5190	Ireland Wood Social Club, Iveson Drive, Lawnswood, Leeds, LS16 6NG	**20**	0	0	20
HG1-72	1033	Otley Road, Government Buildings LS16 5PU	**130**	0	0	130
HG1-73	1299A	Otley Road - Bodington Hall, Lawnswood LS16	**126**	10	39	77
HG1-74	687	Dunstarn Lane, Adel, LS16	**28**	0	0	28
HG1-75	253	Cranmer Gardens - Moorhaven Residential Home LS17	**14**	6	8	0
HG1-76	3151	Queenshill Court, Moortown	**6**	6	0	0
HG1-77	HLA3002600	468 Harrogate Road LS17	**10**	0	0	10
HG1-78	1172	Yorkshire Bank Sports Ground (former), LS17	**29**	0	11	18
HG1-79	4188	Former Grosvenor Casino, Harrogate Rd and Street Lane	**13**	0	13	0
HG1-80	HLA3002640	467 Street Lane, Roundhay, Leeds	**6**	0	0	6
HG1-81	HLA3002370	Sutherland Avenue LS8	**8**	8	0	0
HG1-82	HLA3402690	3 Park Crescent, Roundhay, Leeds	**5**	5	0	0
HG1-83	4177	Park Cottages, Leeds 8	**5**	5	0	0
HG1-84	4093	Salmon Crescent / Stanhope Drive, Horsforth	**7**	0	0	7
HG1-85	HLA2701430	85 BROADGATE LANE, HORSFORTH, LEEDS, LS18	**5**	5	0	0
HG1-86	5125	SUMMERFIELD HO OUTWOOD LN HORSFORTH	**7**	7	0	0
HG1-87	4021	Site of Horsforth Mills, Low Lane, Horsforth, Leeds	**89**	0	0	89
HG1-88	8	Otley Road, Spenfield House LS16	**13**	0	0	13
HG1-89	764	Woodlea Drive - The Mansion LS6	**25**	0	0	25

HG1-90	762	Chandos Avenue LS8	**1**	1	0	0
HG1-91	3341	LS8 2JJ	**5**	0	5	0
HG1-92	124	Park Avenue (1) - Beech Lodge, Roundhay	**4**	4	0	0
HG1-93	3301	128 Wetherby Road, Roundhay, Leeds, LS8 2JZ	**5**	0	4	1
HG1-94	5177	Land At Lakestream House, 142 Wetherby Road, Leeds, LS8 2LF	**7**	0	0	7
HG1-95	3215	The Grove, North Lane, LS8	**6**	6	0	0
HG1-96	34	Low Hall Road -Riverside Mill, Horsforth LS19	**82**	0	0	82
HG1-97	1339	Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP	**331**	34	61	236
HG1-98	731	Victoria Avenue, Horsforth	**6**	0	0	6
HG1-99	HLA2701470	Low Fold Garage, New Road Side, Horsforth, Leeds	**5**	0	0	5
HG1-100	4055	Former Police Station, Broadway, Horsforth	**12**	4	8	0
HG1-101	HLA2701410	Throstle Nest Villa, New Road Side	**8**	0	0	8
HG1-102	5176	29 - 31 Moor Road, Headingley, Leeds, LS6 4BG	**32**	0	0	32
HG1-103	174	Moor Road (40/42) - University of Leeds, Tetley Hal	**68**	0	0	68
HG1-104	5188	13 - 17 Shaw Lane, Meanwood, Leeds, LS6 4DH	**31**	0	0	31
HG1-105	HLA2603920	8 Holly Bank, Otley Road, Headingley, Leeds, LS6 4DJ	**7**	7	0	0
HG1-106	3	Monk Bridge Road (3) LS6	**9**	0	0	9
HG1-107	5112	Stratford Court, School Lane, Chapel Allerton	**28**	0	28	0
HG1-108	845	Mansion Gate Drive - Mansion House LS7	**37**	0	0	37
HG1-109	HLA3402660	321 Chapeltown Road, Chapeltown, Leeds, LS7 3LL	**6**	6	0	0
HG1-110	HLA3402640	2 ST MARTIN'S ROAD, LEEDS, LS7 3LX	**5**	0	0	5
HG1-111	106	Newton Green - former Civil Service Sports Association Ground	**14**	0	0	14
HG1-112	5183	Elton Lodge, Newton Road	**9**	0	0	9

HG1-113	3184	Former Dutton Arms (PH), Queenswood Drive	**9**	8	0	1
HG1-114	3201	The Former Lounge Cinema, North Lane, Headingley	**12**	12	0	0
HG1-115	HLA2602780	25-7 Bennett Road LS6	**8**	3	5	0
HG1-116	HLA2603760	51 - 61 Otley Road And 3 - 9 North Lane, LS6	**14**	0	0	14
HG1-117	HLA2603820	GRANBY STREET, HEADINGLEY, LEEDS, LS6	**5**	0	0	5
HG1-118	4179	19 Shire Oak Road, LS6	**6**	6	0	0
HG1-119	4184	Belmont House, Wood Lane, LS6	**6**	0	0	6
HG1-120	HLA2603310	1 North Grange Mount LS6	**11**	0	0	11
HG1-121	6	Kirkstall Lane, Victoria Home LS6	**50**	50	0	0
HG1-122	HLA2603270	45 St Michael's Lane LS6	**41**	0	0	41
HG1-123	5102	Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP	**39**	39	0	0
HG1-124	HLA2404950	Eden Mount LS4	**17**	0	0	17
HG1-125	1092	St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE	**12**	12	0	0
HG1-126	4182	St Anns Lane, LS4 2SE	**13**	13	0	0
HG1-127	4058A	Land at 116 Cardigan Road, Headingley	**14**	0	0	14
HG1-128	HLA2404860	83 Cardigan Lane LS4	**22**	0	0	22
HG1-129	3217	232 Burley Road, LS4	**7**	7	0	0
MX1-2	376	Ring Road West Park, Silk Mill Way and Iveson Drive Iveson Drive	**485**	0	0	485
MX1-3	626	Abbey Road - Kirkstall Forge LS5	**970**	0	0	970
		Identified housing total:	**4033**	328	258	3447

3.5.7 Completions post 2012 plus sites under construction or not started can be deducted from the target (the sum of the last 3 columns in the table) to leave a residual for allocation for housing..

So, the residual target is 6,000 – 4033 = 1967 **units**

POLICY HG2 – HOUSING ALLOCATIONS

THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. HOUSING ALLOCATIONS ARE PHASED FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN NORTH THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-30	4216	Eyrie Public House	0.4	**14**	Brownfield
HG2-31	4000	Ralph Thoresby (Site F) Holt Park, Leeds	0.4	**15**	Greenfield
HG2-32	4217	Cookridge Fire Station	0.4	**15**	Brownfield
HG2-33	3010B	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	0.8	**28**	Brownfield
HG2-34	4233	Farrar Lane, Adel	0.9	**16**	Brownfield
HG2-37	3384	Brownberrie Lane	0.8	**12**	Greenfield
HG2-40	81	High Moor Court (land at rear), High Moor Avenue, Moor Allerton	0.9	**20**	Greenfield
HG2-41	4240	South of A65 from Horsforth & Rawdon RA to crematorium	36.3	**777**	Greenfield
HG2-44	235	Clarence Road (land at) - Horsforth LS18 4LB	0.7	**25**	Brownfield
HG2-45	4057	St Joseph's, Outwood Lane, Horsforth	0.8	**30**	Mix 50:50
HG2-47	37	Vesper Road (land at), Kirkstall LS5 3NU	0.5	**17**	Brownfield
HG2-48	3457	Weetwood Manor	0.9	**32**	Greenfield
HG2-49	3376	Off Weetwood Avenue, Headingley, Leeds	4	**30**	Greenfield
HG2-50	1242	Church Lane - Paddock, Meanwood LS6	0.7	**25**	Greenfield
HG2-51	2055	Carr Manor, Meanwood LS6	4.3	**15**	Mix 70:30
HG2-52	4058B	Land at Cockcroft House, Cardigan Road, Headingley	0.3	**13**	Brownfield
HG2-87	817	Amberton Terrace	1.6	**14**	Brownfield
MX2-3	97	Meanwood Road Working Mens Club, Meanwood Road	0.5	**9**	Brownfield

MX2-4	3014	Kirkstall District Centre	3.6	**55**	Brownfield
			Phase 1 total:	**1162**	

Phase 2					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-29	1199B	Moseley Wood Gardens (land off), Cookridge LS16	2.4	**63**	Greenfield
HG2-36	2053B	Alwoodley Lane, Alwoodley LS17	13.4	**285**	Greenfield
HG2-38	1178A	Dunstarn Lane (land south), Adel LS16	2.2	**68**	Greenfield
HG2-42	1016	Broadway and Calverley Lane, Horsforth	0.6	**18**	Greenfield
HG2-43	5009	Horsforth Campus	7.8	**206**	Mix 50:50
HG2-46	1062	Horsforth (former waste water treatment work)	3.1	**53**	Greenfield
			Phase 2 total:	**693**	
			Housing allocation total:	**1855**	

3.5.8 Sites allocated for housing in North have a total capacity of 1855 which is under the target by 112. Section 2, paragraph 2.29 explains the overall approach to achieving the targets for each HMCA. Paragraphs 2.36 – 2.39 explain the phasing of sites.

Site Specific Requirements for Sites Allocated For Housing In North

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

Site Reference: HG2-29 (1199B)

Site Address: Moseley Wood Gardens (land off), Cookridge LS16

Housing allocation

Site Capacity: 63 units

Site Area: 2.6 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds

Phase: 2

Site Requirements - HG2-29:

- **Ecology:**

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

- **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. There is a potential impact on the setting of the Moseley Wood Farm complex to the north. This impact should be mitigated, for example, through landscape screening within the site.

- **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. To achieve this a significant buffer zone would be required to protect the rural setting of two scheduled cup-and-ring marked boulders to the north.

Site Reference: HG2-30 (4216)

Site Address: Eyrie Public House

Housing allocation

Site Capacity: 14 units

Site Area: 0.4 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-30:

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

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

- **Ecology:**

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

Site Reference: HG2-31 (4000)

Site Address: Ralph Thoresby (Site F) Holt Park, Leeds

Housing allocation

Site Capacity: 15 units

Site Area: 0.37 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-31:

This site is included in the Holt Park Planning Framework. Part of the site maybe required as a site compound for NGT. However, this does not preclude development for housing.

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

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

Site Reference: HG2-32 (4217)

Site Address: Cookridge Fire Station

Housing allocation

Site Capacity: 15 units

Site Area: 0.42 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-32:

This site is included in the Holt Park Planning Framework.

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

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

Site Reference: HG2-33 (3010B)

Site Address: Land south east of Holt Park Leisure Centre, Holt Park, Leeds

Housing allocation

Site Capacity: 28 units

Site Area: 0.78 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-33:

This site is included in the Holt Park Planning Framework.

- **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: HG2-34 (4233)

Site Address: Farrar Lane, Adel

Housing allocation

Site Capacity: 16 units

Site Area: 0.86 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-34:

An area will need to be retained for parking spaces to serve the town centre and adjoining green space. The existing bus stop should also be retained. This site is included in the Holt Park Planning Framework.

- **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. This may require a significant buffer to the north of the site to protect the setting of the listed The High Farm Public House and adjacent listed cottage.

Site Reference: HG2-36 (2053B)

Site Address: Alwoodley Lane, Alwoodley LS17

Housing allocation

Site Capacity: 285 units

Site Area: 13.43 hectares

Ward: Alwoodley

HMCA: North Leeds

Phase: 2

Site Requirements - HG2-36:

- **Highway Access to Site:**

Suitable access should be achieved on Alwoodley Lane, a footway should be provided on the northern side of Alwoodley Lane between Sovereign Court and the existing footway termination point to the east of the site, and a suitable arrangement for pedestrians to cross Alwoodley Lane.

- **Local Highway Network:**

The development will have a significant impact on the operation of the Alwoodley Lane/A61 junction. There will also be a cumulative impact on the junction of the Outer Ring Road and A61. The required transport assessment should include these junctions and include for appropriate mitigation measures to offset the impacts.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided to ensure consideration of Eccup Reservoir SSSI to the north of the site. Consultation with Natural England required. Provide biodiversity buffer (not private garden space) adjacent to northern boundary with woodland.

- **Education Provision:**

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

Site Reference: HG2-37 (3384)

Site Address: Brownberrie Lane

Housing allocation

Site Capacity: 12 units

Site Area: 0.84 hectares

Ward: Horsforth

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-37:

Consideration should be given at the planning application stage to aircraft noise mitigation (particularly in bedrooms), for example by means of enhanced glazing for habitable rooms, alternative means of ventilation, and an enhanced roof specification as appropriate, such that the internal noise standards of BS 8233 can be achieved.

- **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 is in the setting of a group of Victorian villas that are viewed as non-designated heritage assets. Consideration should be given to their setting in any future development.

Site Reference: HG2-38 (1178A)

Site Address: Dunstarn Lane (land south), Adel LS16

Housing allocation

Site Capacity: 68 units

Site Area: 2.25 hectares

Ward: Adel and Wharfedale

HMCA: North Leeds

Phase: 2

Site Requirements - HG2-38:

- **Highway Access to Site:**

Access either through site HG1-74 or property needs to be aquired. The existing farm track off Dunstarn Drive is unsuitable.

- **Local Highway Network:**

There is likely to be a cumulative impact on the Weetwood Lane/A6120 junction. The development would be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.

Site Reference: HG2-40 (81)

Site Address: High Moor Court (land at rear), High Moor Avenue, Moor Allerton

Housing allocation

Site Capacity: 20 units

Site Area: 0.9 hectares

Ward: Moortown

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-40:

- **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:**

Half the site to remain as green space

Site Reference: HG2-41 (4240)

Site Address: South of A65 from Horsforth & Rawdon RA to crematorium

Housing allocation

Site Capacity: 777 units

Site Area: 36.3 hectares

Ward: Horsforth

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-41:

- **Highway Access to Site:**

The A65 should be widened to provide an inbound bus lane and a suitable access to the site. The Horsforth Roundabout, A6120/AA65 junction will require improvement including land take from within the site. The delivery of the works will be controlled through planning obligations.

- **Local Highway Network:**

The development will have a significant impact on the operation of the A65 / Outer Ring Road 'Horsforth roundabout' and implementation of the proposed Airport Link Road. Contributions will be sought towards: improvements at Horsforth roundabout; widening of the A65 along the full site frontage to facilitate additional capacity and bus priority measures; and provision of land and detailing of design to a A65 / Airport Link road junction. The details of the above, including timescales and phasing, shall be submitted and agreed prior to any planning approval.

- **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

- **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 is in the setting of two Conservation Areas. Rawdon - Crag Wood CA to the west and Horsforth CA to the north. Any development should preserve or enhance the character or appearance of the Conservation Areas.

- **Education Provision:**

Part of the site should be retained for provision of a school. This should contain a through school with 2 form entry primary and 4 form entry secondary.

Site Reference: HG2-42 (1016)

Site Address: Broadway and Calverley Lane, Horsforth

Housing allocation

Site Capacity: 18 units

Site Area: 0.57 hectares

Ward: Horsforth

HMCA: North Leeds

Phase: 2

Site Requirements - HG2-42:

- **Highway Access to Site:**

Access should be taken from Calverley Lane, no direct access onto A6120 Broadway.

- **Local Highway Network:**

There may be a need for a portion of the development site to be reserved for the proposed improvements to capacity at Horsforth roundabout.

- **Conservation Area:**

The site is in the setting of Horsforth Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-43 (5009)

Site Address: Horsforth Campus

Housing allocation

Site Capacity: 206 units

Site Area: 7.85 hectares

Ward: Horsforth

HMCA: North Leeds

Phase: 2

Site Requirements - HG2-43:

- **Highway Access to Site:**

Horsforth roundabout will require alteration to accommodate additional traffic as a result of housing growth. The development will be expected to contribute to the alterations.

- **Local Highway Network:**

The development will have a cumulative impact on the operation of the A65 / Outer Ring Road 'Horsforth roundabout' and implementation of the proposed Airport Link Road. Contributions will be sought towards improvements at Horsforth roundabout.

- **Ecology:**

Significant ecological impact identified on parts of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including protection of great crested newts which are present on site.

Site Reference: HG2-44 (235)

Site Address: Clarence Road (land at) - Horsforth LS18 4LB

Housing allocation

Site Capacity: 25 units

Site Area: 0.71 hectares

Ward: Horsforth

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-44:

- **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 Newlay Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-45 (4057)

Site Address: St Joseph's, Outwood Lane, Horsforth

Housing allocation

Site Capacity: 30 units

Site Area: 0.83 hectares

Ward: Horsforth

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-45:

- **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 Horsforth Crag Hill and Woodside Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Proposed over-development of the site has previously been dismissed at appeal.

Site Reference: HG2-46 (1062)

Site Address: Horsforth (former waste water treatment work)

Housing allocation

Site Capacity: 53 units

Site Area: 3.1 hectares

Ward: Horsforth

HMCA: North Leeds

Phase: 2

Site Requirements - HG2-46:

- **Local Highway Network:**

In order to maximise public transport usage, pedestrian and cycle links through to Kirkstall Forge station should be provided.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided to ensure impacts on wildlife corridor function are addressed including a biodiversity buffer (not private garden space) along the west, south and east boundary.

- **Conservation Area:**

The site is within Newlay Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The open green space, tree coverage and informal footpaths are important elements of the site and would need to be preserved in any new development. This is likely to result in a very limited development towards the eastern extent of the site, potenitally tying in with the Kirkstall Forge development.

Site Reference: HG2-47 (37)

Site Address: Vesper Road (land at), Kirkstall LS5 3NU

Housing allocation

Site Capacity: 17 units

Site Area: 0.48 hectares

Ward: Kirkstall

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-47:

- **Conservation Area:**

The site is in the setting of Kirkstall - Kirkstall Abbey Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

- **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: HG2-48 (3457)

Site Address: Weetwood Manor

Housing allocation

Site Capacity: 32 units

Site Area: 0.91 hectares

Ward: Weetwood

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-48:

- **Highway Access to Site:**

The site does not have a frontage with the public highway. The development of the site will require suitable access meeting adopable highway standards to be achieved.

- **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

- **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 is in the setting of Weetwood Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-49 (3376)

Site Address: Off Weetwood Avenue, Headingley, Leeds

Housing allocation

Site Capacity: 30 units

Site Area: 3.97 hectares

Ward: Weetwood

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-49:

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. Consideration of Meanwood Valley is required. A small portion of the Meanwood Valley SEGI lies in the north east corner of the site. Provide a biodiversibuffer (not private garden space) along the eastern and northern boundaries.

- **Culverts and Canalised Water Courses:**

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

- **Listed Buildings:**

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

- **Conservation Area:**

The site is within Weetwood Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The green space makes a positive contribution to the Conservation Area and development here is likely to be harmful. Some development of a low density may be possibly to achieve sensitively, particularly to the west part of the site.

Site Reference: HG2-50 (1242)

Site Address: Church Lane - Paddock, Meanwood LS6

Housing allocation

Site Capacity: 25 units

Site Area: 0.7 hectares

Ward: Moortown

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-50:

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

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

- **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

- **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: HG2-51 (2055)

Site Address: Carr Manor, Meanwood LS6

Housing allocation

Site Capacity: 15 units

Site Area: 4.28 hectares

Ward: Moortown

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-51:

- **Culverts and Canalised Water Courses:**

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

- **Listed Buildings:**

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

Site Reference: HG2-52 (4058B)

Site Address: Land at Cockcroft House, Cardigan Road, Headingley

Housing allocation

Site Capacity: 13 units

Site Area: 0.33 hectares

Ward: Headingley

HMCA: North Leeds

Phase: 1

Site Requirements - HG2-52:

- **Conservation Area:**

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

Site Reference: HG2-87 (817)

Site Address: Amberton Terrace

Housing allocation

Site Capacity: 57 units (14 in North Leeds)

Site Area: 1.57 hectares

Ward: Gipton and Harehills

HMCA: Inner Area, North Leeds

Phase: 1

Site Requirements - HG2-87:

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

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

Site Reference: MX2-3 (97)

Site Address: Meanwood Road Working Mens Club, Meanwood Road

Mixed use allocation

Site Capacity: 9 units

Site Area: 0.47 hectares

Ward: Moortown

HMCA: North Leeds

Phase: 1

Site Requirements - MX2-3:

The site is within Meanwood Town Centre boundary, therefore town centre uses would be encouraged on the ground floor.

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

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

Site Reference: MX2-4 (3014)

Site Address: Kirkstall District Centre

Mixed use allocation

Site Capacity: 55 units & 7000 sqm office

Site Area: 3.62 hectares

Ward: Kirkstall

HMCA: North Leeds

Phase: 1

Site Requirements - MX2-4:

The site is within Kirkstall Town Centre boundary and Kirkstall Primary Shopping Area, therefore there is an expectation for retail and other town centre uses to be delivered at ground floor level.

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

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

- **Highway Access to Site:**

To achieve a suitable access, mitigation works will be required on the A65 Commercial Road at Beecroft Street, Savins Mill Way and Kirkstall Lane.

- **Listed Buildings:**

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

Safeguarded Land

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

Sites for Older Persons Housing/Independent Living

3.5.11 Fourteen housing allocations have easy access to local centres in the North 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 NORTH THESE SITES ARE:
HG2-30 Eyrie Public House site, Holt Park
HG2-31 Ralph Thoresby Holt Park
HG2-32 Cookridge Fire Station
HG2-33 Land south east of Holt Park Leisure Centre, Holt Park
HG2-34 Farrar Lane, Adel
HG2-44 Clarence Road (land at) – Horsforth
HG2-45 St Joseph's, Outwood Lane, Horsforth
HG2-50 Church Lane - Paddock, Meanwood
MX2-3 Meanwood Road Working Mens Club, Meanwood Road
MX2-4 Kirkstall District Centre

Sites reserved for Future School Use

3.5.12 Section 2 para 2.64 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at page x. In North HMCA there are three sites where part of a housing site is to be retained for a school. These sites are:
MX1-3 Abbey Road - Kirkstall Forge
HG2-36 Alwoodley Lane, Alwoodley
HG2-41 South of A65 from Horsforth & Rawdon roundabout to crematorium

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 THE NORTH HMCA THESE SITES ARE:
HG5-1 Victoria Avenue, extension to Newlaithes School
HG5-2 Former West Park Centre,Spen Lane

Sites for Gypsies and Travellers

3.5.13 Paragraph 2.65 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in North.

Sites for Travelling Showpeople

3.5.14 Paragraph 2.73 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in North.

EMPLOYMENT PROPOSALS FOR NORTH

Offices

3.5.15 The sites in North 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 5.4.15) and/or were allocated for employment including office on the Unitary Development Plan and are to be retained as such count towards the office requirement.

POLICY EO1 – IDENTIFED SITES FOR OFFICE USE
THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING OFFICE ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED OFFICE SITES. IDENTIFIED OFFICE SITES CONTRIBUTE TO THE TARGET FOR OFFICE USE SET OUT IN CORE STRATEGY POLICY SP9. THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR OFFICE USE) IN NORTH THESE SITES ARE:

Identified Office Sites (with planning permission or UDP allocations)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
MX1-2	376	Ring Road West Park, Silk Mill Way and Iveson Drive Iveson Drive	20.8	**4950**
MX1-3	626	Abbey Road - Kirkstall Forge LS5	17.8	**14270**
EO1-4	2701510	Low Lane Horsforth	1.2	**8302**
EO1-5	2701300	OFFICE ELEMENT CORN MILL FOLD LOW LANE HORSFORTH LS18	0.1	**540**
EO1-6	2602760	Bodington Business Park Otley Road Ls16	4.4	**24375**
EO1-7	2404920	471 KIRKSTALL RD LS5	0.1	**500**
			Identified office employment total (sqm):	**52937**

New office allocations

3.5.16 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.
THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR OFFICE OR MIXED USE INCLUDING OFFICE IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES MAP. IN NORTH THESE ALLOCATIONS ARE:

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
MX2-4	3014	Site bounded by Commercial Road, Beechcroft Street, Kirkstall Hill and 28 Kirkstall Lane, Kirkstall, Leeds	3.6	**7000**
			Allocated for office employment total (sqm):	**7000**

General Employment

3.5.17 The sites in North 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 5.4.15 and/or are allocated for general employment on the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites.

POLICY EG1 – IDENTIFED SITES FOR GENERAL EMPLOYMENT USE
THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED GENERAL EMPLOYMENT SITES. IDENTIFIED GENERAL EMPLOYMENT SITES CONTRIBUTE TO THE TARGET FOR GENERAL EMPLOYMENT USE SET OUT IN CORE STRATEGY POLICY SP9. THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR GENERAL EMPLOYMENT USE). IN NORTH THESE SITES ARE:

Identified General Employment Sites (with planning permission or UDP allocations)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG1-11	2405330	Unit 2 St Anns Mills Off Commercial Road Kirkstall	0.2	**0.22**
EG1-12	2404192	Premises Of J W Hinchliffe Scrap Yard Weaver Str	0.3	**0.28**
EG1-13	2404193	Former Gas Holder Station Burley Place Leeds Ls4	0.5	**0.45**
EG1-14	2404190	Lcc Depot Off Viaduct Road Leeds Ls4	0.3	**0.28**
			Identified general employment total:	**1.23**

3.5.18 There are no proposed allocations for general employment in North Leeds.

GREENSPACE PROPOSALS FOR NORTH

3.5.19 The plan shows the green space sites proposed for designation within the North HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the OSSRA. 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 will also be a requirement in some site specific policies contained in the housing section of this chapter. 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. They are listed in the Green Space Background Paper.

3.5.20 The largest area of green space within the North area is Roundhay Park (147.9ha) which provides a wider range of recreational opportunities and attracts people from across the city especially for organised events such as the bonfire and Mela. Adjacent to the park is Roundhay Golf Course, one of only 3 municipal golf courses in the Leeds area. There are a number of woodland areas that are easily accessible such as Adel Wood (36.5ha), Scotland Wood (21.4ha), Hawksworth Wood (22.7) and The Hollies (22.8ha) as well as parks and recreation grounds e.g. Bedquilts Park (22.1ha), Horsforth Hall Park (15.2ha), Alwoodley Park (12.2ha) and Stonegate Recreation Ground (10.5ha). There are distinct corridors of green space following the Adel, Meanwood and Gledhow Becks and concentrations of open space around Becketts Park and Hawksworth. Provision is still in need of improvement in terms of quantity, quality and accessibility. Revised surpluses and deficiencies by typology (undertaken in May 2015) for the Wards that fall completely or partially within the North HMCA are contained in the Green Space Background Paper.

Alwoodley King Lane

730
El Sub Sta
6 to 8
The Acres
Issues
Sinks
728
Alwoodley Court
1 to 10
1 to 5
sts
12
15
THE AVENUE
Issues
Sinks
1
3
714
122.5m
1
8a
AVENUELAWNS
6a 6b
TCB
6
4
2
5
710
Posts
LB
Shelter
Path (um)
120.1m
15 to 20
46 to 54
Blackmoor Court
N

Key

- Centre Boundary

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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Leeds CITY COUNCIL

Butcher Hill Local Centre

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Leeds CITY COUNCIL

Cardigan Road

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Leeds CITY COUNCIL

Chapel Allerton

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Leeds CITY COUNCIL

Harehills Corner

Key

Centre Boundary

FRONTAGES

Primary

Secondary

Prime Shopping Area Boundary

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Leeds CITY COUNCIL

Hawksworth Estate Local Centre

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Leeds CITY COUNCIL

Headingley

Key

- Centre Boundary

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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Leeds CITY COUNCIL

Hollin Park (Easterley Road) Local Centre

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Leeds CITY COUNCIL

Holt Park

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Leeds CITY COUNCIL

Horsforth New Road Side

Key

- Centre Boundary

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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Leeds CITY COUNCIL

Horsforth Station Road

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Leeds CITY COUNCIL

Horsforth Town Street

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Leeds CITY COUNCIL

Kirkstall Road Local Centre

Key

- Centre Boundary
- Opportunity Site

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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Leeds CITY COUNCIL

Kirkstall

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Leeds CITY COUNCIL

Meanwood

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Leeds CITY COUNCIL

Montreal (Harrogate Road) Local Centre

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Leeds CITY COUNCIL

Moor Allerton

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Leeds CITY COUNCIL

Moortown Corner

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Leeds CITY COUNCIL

Oakwood

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Leeds CITY COUNCIL

Slaid Hill Local Centre

151.8m
The Gables
The Dexter (PH)
BRANDON COU
Brandon Te
152.1m
1
150
83
16
Westroyd
Rose Villa
Slaid Hill Court
2
4
TCB
140
16
14
LB
7 to 10
CHARTWELL COURT
Surgery
18 to 22
30 to 34
1 to 4
5
6
El Sub Sta
GVC
FW
SHADWELL LANE
Und
563
561
3
N

Key

- Centre Boundary

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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Leeds CITY COUNCIL

Street Lane Roundhay

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Leeds CITY COUNCIL

Weetwood (Far Headingley) Local Centre

St Chad's Court
ST CHAD'S ROAD
St Chad's Parade
86.3m
PH
WOODMAN YARD
Surgery
War Memorial
BM 85.98m
Three Horse Shoes Inn (PH)
TCB
WEETWOOD LANE
86.3m
Rowling Place
Smith's Cotts
LEBE TERR
YARD
SOWDEN'S
El Sub Sta
Back Bailey's Pl
Far Headingley Court
Temple Vue
PARK TERRACE
84.7m
Works
Park Grove
PO
LB
Headingley Picture House
BM 82.41m
PH

Key

- Centre Boundary
- Opportunity Site

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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HMCA AREA

North Area

0 0.325 0.65 1.3 1.95 2.6 Kilometers

Leeds CITY COUNCIL