

## **SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS**

### **4. INNER AREA**

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

Overall, the socio-economic profile shows that of working households in the Inner Area 57% earn less than £20,000 p.a. whilst 3% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 6% in 2014 (claimants of working population). Neighbourhood Plans are being prepared by a number of areas including Seacroft, Hyde Park, Little Woodhouse and Headingley, (the latter two falling partly within the Inner HMCA).

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

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

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

- 3.4.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. The Council is not allocating sites for retail in these centres but has made boundary changes which may provide scope to accommodate additional retailing. The survey of uses has been used to determine the primary shopping area and frontages (primary and secondary).
- 3.4.3 For policies and guidance referring to centre boundaries, primary shopping areas and proposals within protected shopping frontages, please refer to section 2 of this document. These policies must also be read in conjunction with the Retail and Town Centres section of the Core Strategy.

## HOUSING PROPOSALS FOR INNER

- 3.4.4 See Section 2, paragraphs 2.26 – 2.71 for the Housing overview which explains the context for the housing allocations in this area.
- 3.4.5 **Total housing target for Inner** (set out in the Core Strategy) = 10,000 units (15% of District wide total)
- 3.4.6 **Total number of dwellings/capacity to be allocated:**

The target of 10,000 residential units does not mean that land for 10,000 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. Part of the City Centre HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own housing allocations. These total 1,372 dwellings in identified sites and 671 dwellings in proposed allocations.

### 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 INNER THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-207	383	Beckhill Garth/Approach	34	0	0	34
HG1-208	5161	Grove Park Care Home Grove Lane Meanwood	77	0	0	77
HG1-209	3306	Scott Hall Square, Chapel Allerton	24	24	0	0
HG1-210	2147A	Askets and Boggarts (A), Seacroft	24	0	0	24
HG1-211	2147C	Askets and Boggarts (C), Seacroft	114	0	0	114
HG1-212	4185	Boggart Hill Gardens, Seacroft	18	10	0	8
HG1-213	5141	BOGGART HILL LS14	24	0	0	24

<b>HG1-214</b>	3165	66 to 68 Victoria Road Headingley	<b>6</b>	0	0	6
<b>HG1-215</b>	HLA2600290	Ash Grove LS6	<b>16</b>	12	4	0
<b>HG1-216</b>	3137	Leeds Girls High School	<b>82</b>	0	0	82
<b>HG1-217</b>	4178	6 Grosvenor Mount, Leeds	<b>7</b>	0	0	7
<b>HG1-218</b>	HLA2603650	7 Grosvenor Road LS6	<b>7</b>	3	4	0
<b>HG1-219</b>	HLA3402390	Chapeltown Rd/Savile Road LS7	<b>22</b>	0	0	22
<b>HG1-220</b>	5109	Browning House, 126 Chapeltown Road, Chapeltown	<b>9</b>	0	0	9
<b>HG1-221</b>	HLA3402670	2 Grange View, Chapeltown, Leeds, LS7 4EP	<b>6</b>	6	0	0
<b>HG1-222</b>	3206	Din Buildings, Roundhay Road, LS8 3QD	<b>8</b>	0	0	8
<b>HG1-223</b>	842	Coldcotes Thorn Walk LS9	<b>51</b>	27	24	0
<b>HG1-224</b>	841	Oak Tree Drive LS8	<b>77</b>	52	0	25
<b>HG1-225</b>	2150D	South Parkway and Brooklands, Seacroft	<b>45</b>	0	0	45
<b>HG1-226</b>	2150B	South Parkway / Brooklands Avenue	<b>160</b>	0	0	160
<b>HG1-227</b>	815	South Parkway - Easel LS14	<b>106</b>	12	10	84
<b>HG1-228</b>	4235	Leslie Terrace, Woodhouse	<b>18</b>	0	0	18
<b>HG1-229</b>	3346	Former Bricklayers Arms, Low Close Street, Woodhouse	<b>6</b>	6	0	0
<b>HG1-230</b>	188	St Marks Walk - St Marks Flats, Woodhouse	<b>108</b>	80	28	0
<b>HG1-231</b>	5192	Holborn Court, Woodhouse, Leeds, LS6 2PN	<b>17</b>	0	0	17
<b>HG1-232</b>	3345	Servia Road, Leeds LS7 1NJ	<b>72</b>	0	0	72
<b>HG1-233</b>	3342	LS9 6PQ	<b>12</b>	12	0	0
<b>HG1-234</b>	846	Killingbeck Hospital - C LS14	<b>156</b>	70	57	29
<b>HG1-235</b>	HLA2603660	Royal Park Road LS6	<b>9</b>	0	9	0
<b>HG1-236</b>	HLA2602860	Moorland Avenue LS6	<b>15</b>	0	0	15

<b>HG1-237</b>	HLA2603800	25 MOORLAND AVENUE, WOODHOUSE, LEEDS, LS6 1AP	<b>6</b>	0	0	6
<b>HG1-238</b>	620	Cardigan Road (214-244) LS4	<b>65</b>	0	0	65
<b>HG1-239</b>	3149	Carlton Gate, LS7	<b>113</b>	5	52	56
<b>HG1-240</b>	HLA2603490	18A-20 Burley Lodge Road LS4	<b>6</b>	4	2	0
<b>HG1-241</b>	HLA2603180	114 Burley Road LS4	<b>9</b>	0	0	9
<b>HG1-242</b>	1144	St Johns Road - St Michaels College LS3	<b>459</b>	0	0	459
<b>HG1-243</b>	HLA2603100	12-28 Westfield Road LS3	<b>24</b>	0	0	24
<b>HG1-244</b>	2026	Cavendish Street - RSPCA	<b>70</b>	0	0	70
<b>HG1-245</b>	2138	Kirkstall Road, Abbey Street	<b>50</b>	0	0	50
<b>HG1-246</b>	414	Skinner Lane LS9	<b>286</b>	0	0	286
<b>HG1-247</b>	197	Bridge Street, Gower Street, Regent Street (land at)	<b>636</b>	0	0	636
<b>HG1-248</b>	HLA2000030	St Mary's Lane LS 9	<b>6</b>	0	0	6
<b>HG1-249</b>	5150	Dog and Gun, 601 York Road Leeds	<b>7</b>	0	0	7
<b>HG1-250</b>	HLA2405240	Theaker Lane LS12	<b>17</b>	0	0	17
<b>HG1-251</b>	1338	Mistress Lane, Armley	<b>41</b>	0	0	41
<b>HG1-252</b>	3354	Oak Road, Armley	<b>9</b>	0	0	9
<b>HG1-253</b>	1340A	Oak Road, New Wortley - Former Club	<b>6</b>	0	0	6
<b>HG1-254</b>	5148	Otter Island Wellington Road Leeds	<b>113</b>	0	113	0
<b>HG1-255</b>	806	East Park Road, The Glensdales LS9	<b>32</b>	0	14	18
<b>HG1-256</b>	465	Waterloo Sidings LS9	<b>140</b>	0	0	140
<b>HG1-257</b>	2141A	Wykebeck Avenue, Osmondthorpe	<b>55</b>	0	0	55
<b>HG1-258</b>	259A	Cartmell Drive, Whitebridge Primary School, Halton Moor	<b>44</b>	7	10	27
<b>HG1-259</b>	HLA2405110	236 Tong Road LS12	<b>9</b>	0	0	9

<b>HG1-260</b>	HLA2104920	Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB	<b>9</b>	<b>9</b>	<b>0</b>	<b>0</b>
<b>HG1-261</b>	3146	Holbeck Towers, LS11	<b>108</b>	<b>0</b>	<b>91</b>	<b>17</b>
<b>HG1-262</b>	HLA2104210	65 Brown Lane East LS11	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>
<b>HG1-263</b>	379	Runswick Place LS11	<b>42</b>	<b>16</b>	<b>26</b>	<b>0</b>
<b>HG1-264</b>	HLA2104940	86 Elland Road, Holbeck, Leeds, LS11 0AB	<b>8</b>	<b>0</b>	<b>0</b>	<b>8</b>
<b>HG1-265</b>	3144	Fairfax Road, LS11	<b>21</b>	<b>0</b>	<b>0</b>	<b>21</b>
<b>HG1-266</b>	3195	St Luke's Green, LS11	<b>19</b>	<b>0</b>	<b>2</b>	<b>17</b>
<b>HG1-267</b>	476	Beeston Road - Shaftesbury House LS11	<b>8</b>	<b>7</b>	<b>1</b>	<b>0</b>
<b>HG1-268</b>	3204	Coupland Road, LS11	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>
<b>HG1-269</b>	3193	Folly Lane, LS11	<b>18</b>	<b>18</b>	<b>0</b>	<b>0</b>
<b>HG1-270</b>	HLA2104790	137 DEWSBURY ROAD, HUNSLET, LEEDS, LS11 5NN	<b>8</b>	<b>7</b>	<b>1</b>	<b>0</b>
<b>HG1-271</b>	3142	Malvern Rise, LS11	<b>60</b>	<b>0</b>	<b>0</b>	<b>60</b>
<b>HG1-272</b>	3194	Malvern Road, LS11	<b>21</b>	<b>21</b>	<b>0</b>	<b>0</b>
<b>HG1-273</b>	HLA2104610	Coupland Place LS11	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>HG1-274</b>	3147	Waverley Garth, LS11	<b>55</b>	<b>0</b>	<b>0</b>	<b>55</b>
<b>HG1-275</b>	3145	Bismarck Street, LS11	<b>70</b>	<b>0</b>	<b>0</b>	<b>70</b>
<b>HG1-276</b>	381	Beverleys LS11 6DS	<b>55</b>	<b>55</b>	<b>0</b>	<b>0</b>
<b>HG1-277</b>	HLA2104950	272A Dewsbury Road, Hunslet, Leeds, LS11 6JT	<b>5</b>	<b>0</b>	<b>0</b>	<b>5</b>
<b>HG1-278</b>	5124	Pepper Road LS10	<b>12</b>	<b>0</b>	<b>0</b>	<b>12</b>
<b>HG1-279</b>	3343	Belle Isle, Leeds	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>
<b>HG1-280</b>	473	West Grange Road (Ph 2) LS10	<b>35</b>	<b>0</b>	<b>0</b>	<b>35</b>
<b>HG1-281</b>	474	Middleton Road - Urn Farm LS10	<b>100</b>	<b>0</b>	<b>0</b>	<b>100</b>
<b>HG1-282</b>	500	Sharp Lane F	<b>69</b>	<b>69</b>	<b>0</b>	<b>0</b>

<b>HG1-283</b>	503	Sharp Lane C	<b>43</b>	<b>43</b>	0	0
<b>HG1-303</b>	2144A	Cartmell Drive, Halton Moor	<b>31</b>	0	0	31
<b>HG1-357</b>	502	Sharp Lane B	<b>78</b>	<b>56</b>	14	8
<b>MX1-6</b>	208	Mabgate, Macaulay Street, Argyll Road (land between)	<b>428</b>	0	0	428
<b>MX1-11</b>	447	Whitehall Road - Doncasters LS12	<b>463</b>	0	0	463
<b>MX1-12</b>	433	Globe Road - Doncasters/Latitude LS11	<b>609</b>	0	0	609
<b>Identified housing total:</b>			<b>5945</b>	665	462	4818

3.4.7 The housing contribution from the Aire Valley Leeds Area Action Plan can be deducted from the Inner Area target:  $10,000 - 2,043 (1,372 + 671) = 7,957$ .

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  $7,957 - 5,945 = 2,012$  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 INNER THE SITES ALLOCATED FOR HOUSING ARE:**

Phase 1						
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown	
<b>HG2-85</b>	262	Beckhill Approach, Miles Hill Primary School, Meanwood	2.3	<b>79</b>	Mix 50:50	
<b>HG2-86</b>	263	Beckhill Grove - former Hill Top Public House, Meanwood	0.5	<b>14</b>	Mix 50:50	
<b>HG2-87</b>	817	Amberton Terrace	1.6	<b>43</b>	Brownfield	
<b>HG2-88</b>	5017	Amberton HOP, Thorn Mount, Gipton	0.6	<b>20</b>	Brownfield	
<b>HG2-89</b>	814	Oak Tree Mount LS9	2.2	<b>63</b>	Brownfield	
<b>HG2-90</b>	2146	Barncroft Close, Seacroft	0.7	<b>27</b>	Brownfield	
<b>HG2-91</b>	2147B	Askets and Boggarts (B), Seacroft	5.4	<b>150</b>	Greenfield	

<b>HG2-92</b>	2147D	Askets and Boggarts (D), Seacroft	4.4	<b>88</b>	Greenfield
<b>HG2-93</b>	4110	Brooklands Avenue	0.8	<b>26</b>	Mix 50:50
<b>HG2-94</b>	816	York Road Depot/South Parkway LS14	0.9	<b>39</b>	Brownfield
<b>HG2-95</b>	2150A	South Parkway and Brooklands, Seacroft	1.6	<b>68</b>	Brownfield
<b>HG2-96</b>	2150C	South Parkway and Brooklands, Seacroft	1.5	<b>65</b>	Brownfield
<b>HG2-97</b>	4117	Moresdale Lane	0.4	<b>14</b>	Greenfield
<b>HG2-98</b>	4120	Hawkshead Crescent	0.8	<b>25</b>	Greenfield
<b>HG2-99</b>	125_210	Buslingthorpe Tannery/Hill Top Works Sheepscar	3.2	<b>189</b>	Brownfield
<b>HG2-100</b>	5014	Gleadhow Road/Gledhow Terrace	0.4	<b>25</b>	Brownfield
<b>HG2-101</b>	1145A	Hudson Road, Hudson Mill (Arcadia), Burmantofts	11.4	<b>360</b>	Brownfield
<b>HG2-103</b>	4060	Former Shaftesbury PH, York Road	0.6	<b>23</b>	Brownfield
<b>HG2-104</b>	4123	York Road / Selby Road	0.9	<b>20</b>	Brownfield
<b>HG2-105</b>	2141B	Wykebeck Avenue, Osmondthorpe	1.4	<b>52</b>	Greenfield
<b>HG2-106</b>	2142	Kendall Drive, Halton Moor	0.5	<b>15</b>	Brownfield
<b>HG2-107</b>	2143	Neville Road, Halton Moor	2.8	<b>83</b>	Brownfield
<b>HG2-108</b>	5020	Burley Willows Care Home, Willow Garth, Burley	0.5	<b>28</b>	Brownfield
<b>HG2-109</b>	226	Burley Street (46) LS3 1DH	0.1	<b>48</b>	Brownfield
<b>HG2-110</b>	1023	Wesley Road (west of ), Tong Road (north of), Armley	1	<b>38</b>	Greenfield
<b>HG2-111</b>	3454	Land off Holdforth Place	0.8	<b>48</b>	Brownfield
<b>HG2-112</b>	1340B	Oak Road, New Wortley - Gassey Fields	2.3	<b>113</b>	Greenfield
<b>HG2-113</b>	2027	Round House (rear of)	1	<b>310</b>	Brownfield
<b>HG2-114</b>	3143	Cambrian Street, LS11	0.6	<b>37</b>	Greenfield
<b>HG2-116</b>	4125	Winrose Drive, Middleton	0.4	<b>13</b>	Greenfield

<b>HG2-117</b>	252	Belle Isle Road - Merlyn Rees High School	2.2	<b>67</b>	Mix 50:50
<b>HG2-118</b>	4027	Newhall Gate, Newhall Crescent, Middleton	0.6	<b>23</b>	Greenfield
<b>HG2-201</b>	1146	York Road (land south of), East of Pontefract lane, Richmond Hill LS9	5.5	<b>121</b>	Mix 70:30
<b>MX2-7</b>	CFSM049	Thomas Danby College, Roundhay Road, Leeds	4.8	<b>118</b>	Brownfield
<b>MX2-8</b>	278	Compton Road - Compton Arms, Burmantofts LS9 7B	0.4	<b>50</b>	Brownfield
<b>MX2-9</b>	198_3390_33 93	Kirkstall Road, Leeds	7.2	<b>826</b>	Brownfield
<b>MX2-10</b>	3408	Wellington Road, Leeds	2.5	<b>325</b>	Brownfield
<b>MX2-11</b>	1265	Armley Gyratory - former Gas Works	5	<b>122</b>	Brownfield
<b>MX2-13</b>	3015	Benyon House	2.5	<b>37</b>	Brownfield
<b>Phase 1 total:</b>					<b>3812</b>
<b>Housing allocation total:</b>					<b>3812</b>

- 3.4.8 Sites allocated for housing in Inner have a total capacity of 3,812 which is over the target by 1800. 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 Inner**

- 3.4.9 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: HG2-85 (262)

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

### Housing allocation

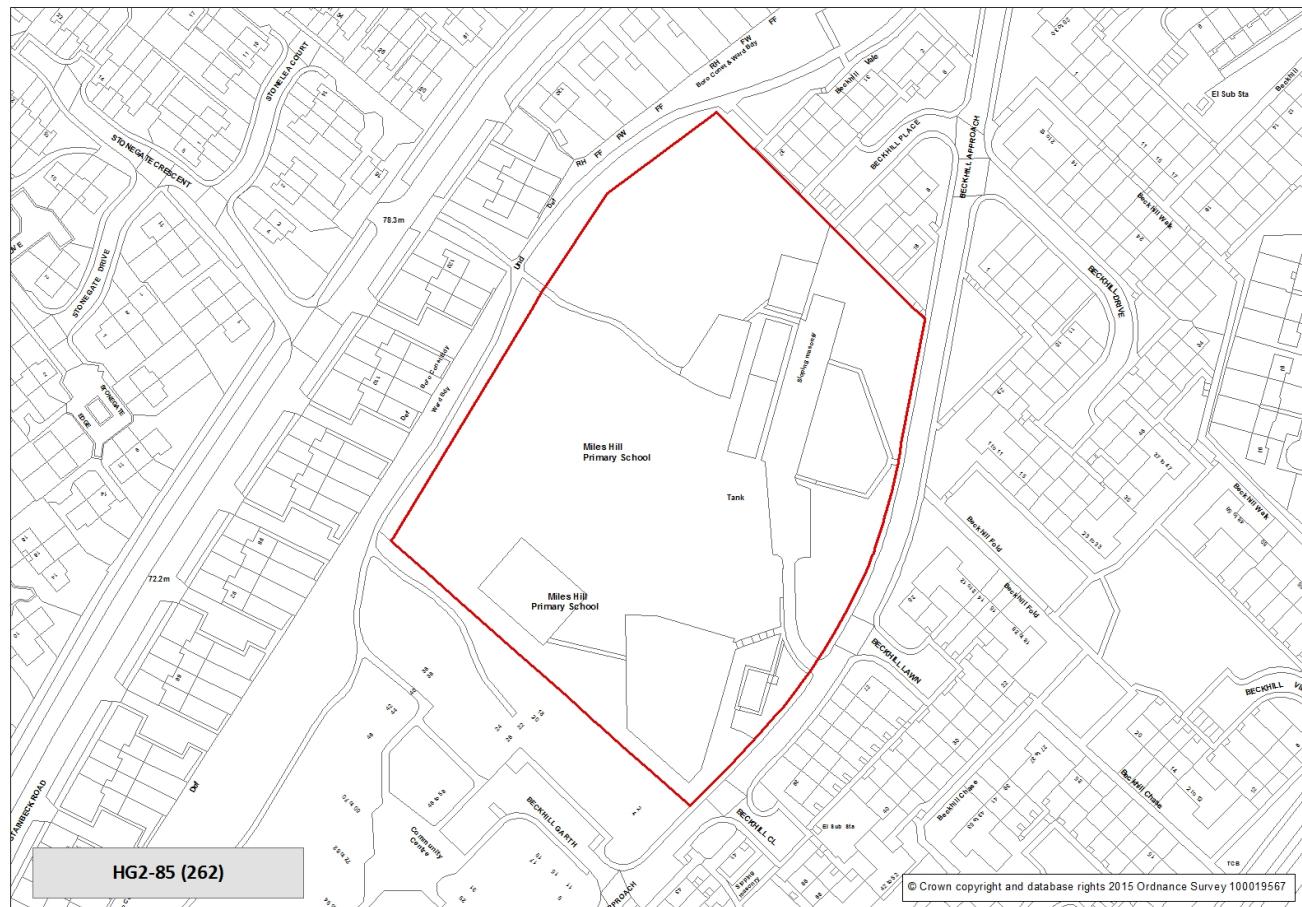
**Site Capacity:** 79 units

**Site Area:** 2.28 hectares

**Ward:** Chapel Allerton

**HMCA:** Inner Area

**Phase:** 1



## **Site Requirements - HG2-85:**

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

- Older persons housing/independent living:**

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

- Culverts and Canalised Water Courses:**

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

## Site Reference: HG2-86 (263)

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

### Housing allocation

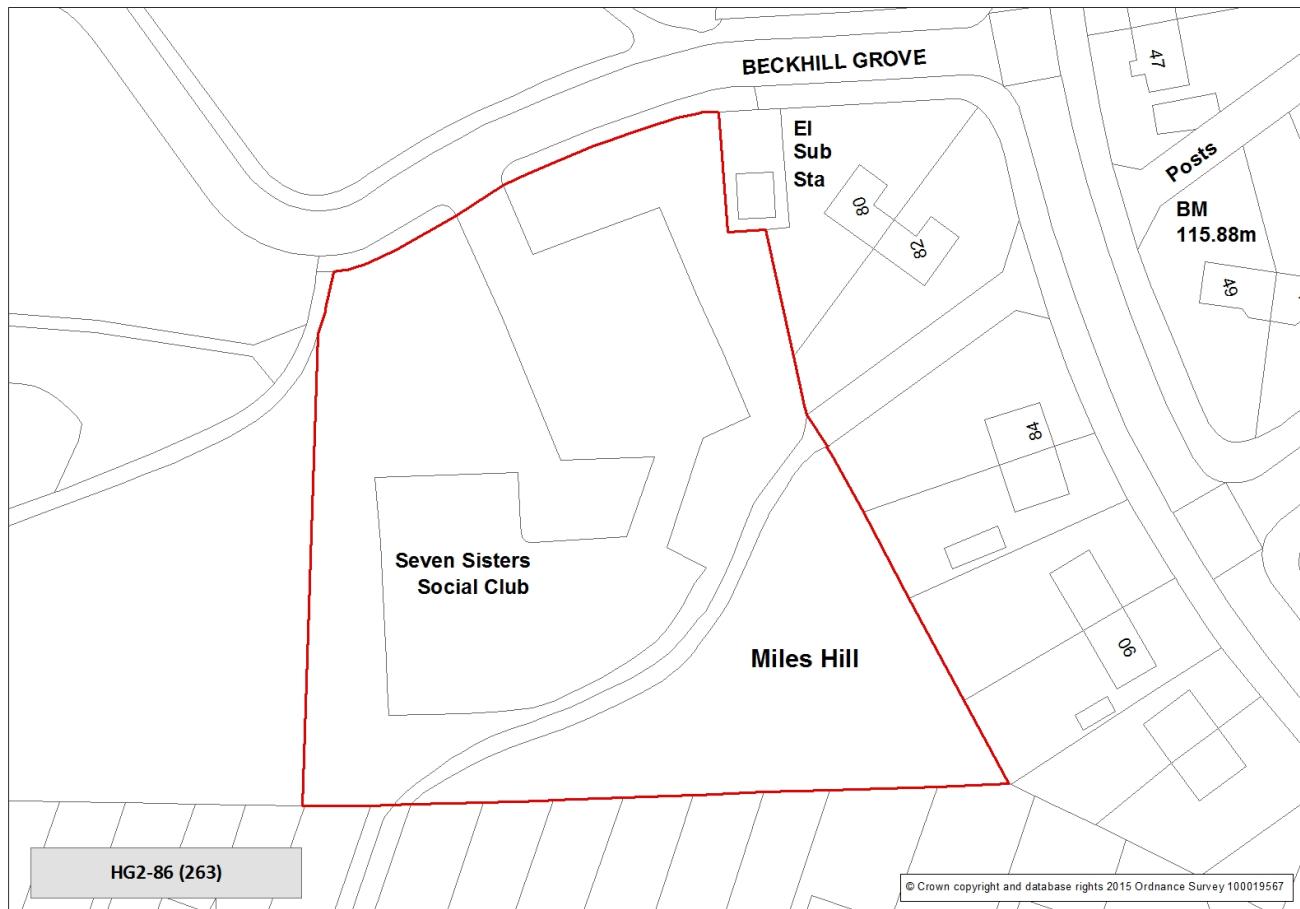
**Site Capacity:** 14 units

**Site Area:** 0.49 hectares

**Ward:** Chapel Allerton

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-86:

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

# Site Reference: HG2-87 (817)

**Site Address:** Amberton Terrace

## Housing allocation

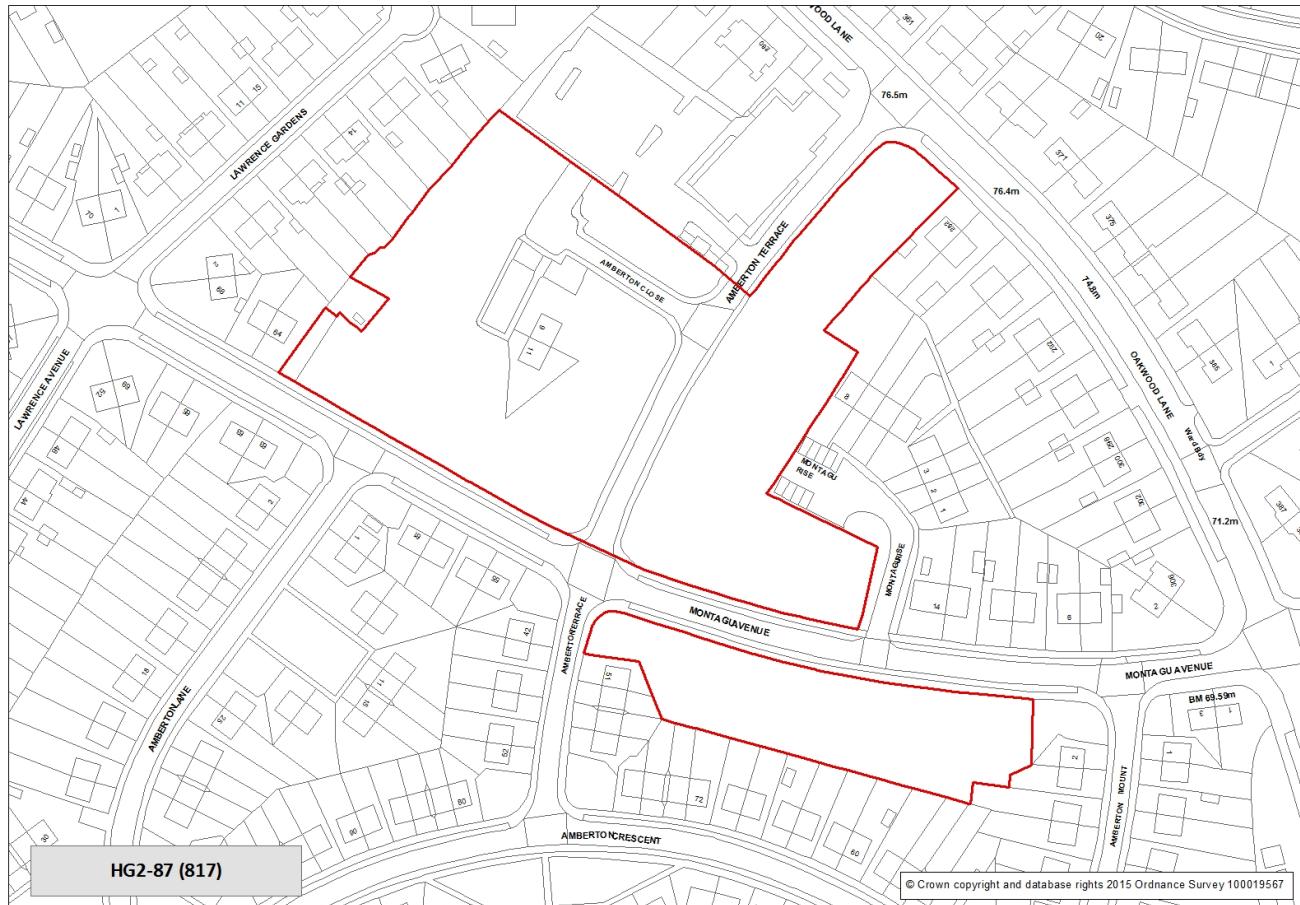
**Site Capacity:** 57 units (43 in Inner Area)

**Site Area:** 1.57 hectares

**Ward:** Gipton and Harehills

**HMCA:** Inner Area, North Leeds

**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: HG2-88 (5017)

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

### Housing allocation

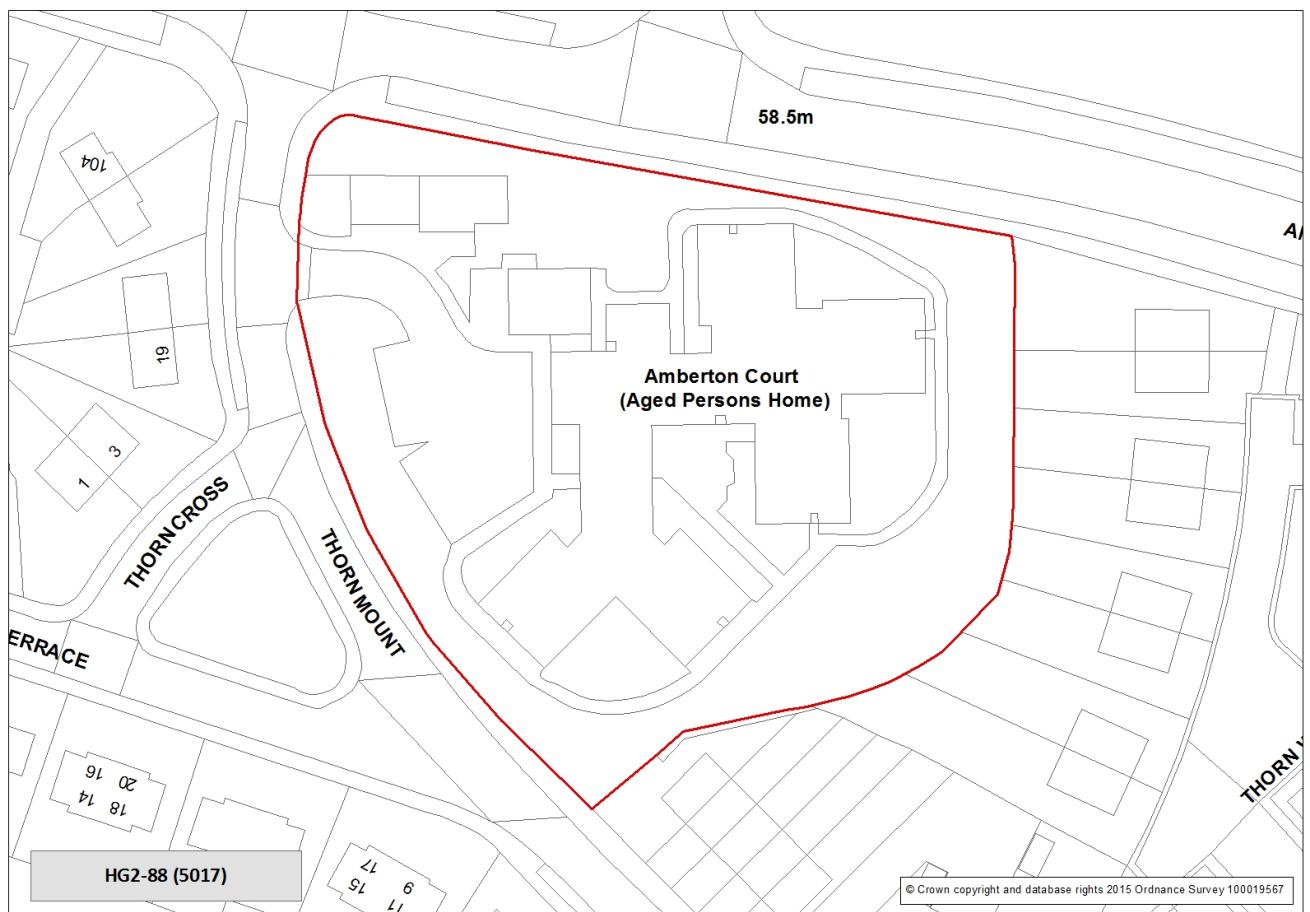
**Site Capacity:** 20 units

**Site Area:** 0.55 hectares

**Ward:** Gipton and Harehills

**HMCA:** Inner Area

**Phase:** 1



No site specific requirements

# Site Reference: HG2-89 (814)

**Site Address:** Oak Tree Mount LS9

## Housing allocation

**Site Capacity:** 63 units

**Site Area:** 2.25 hectares

**Ward:** Gipton and Harehills

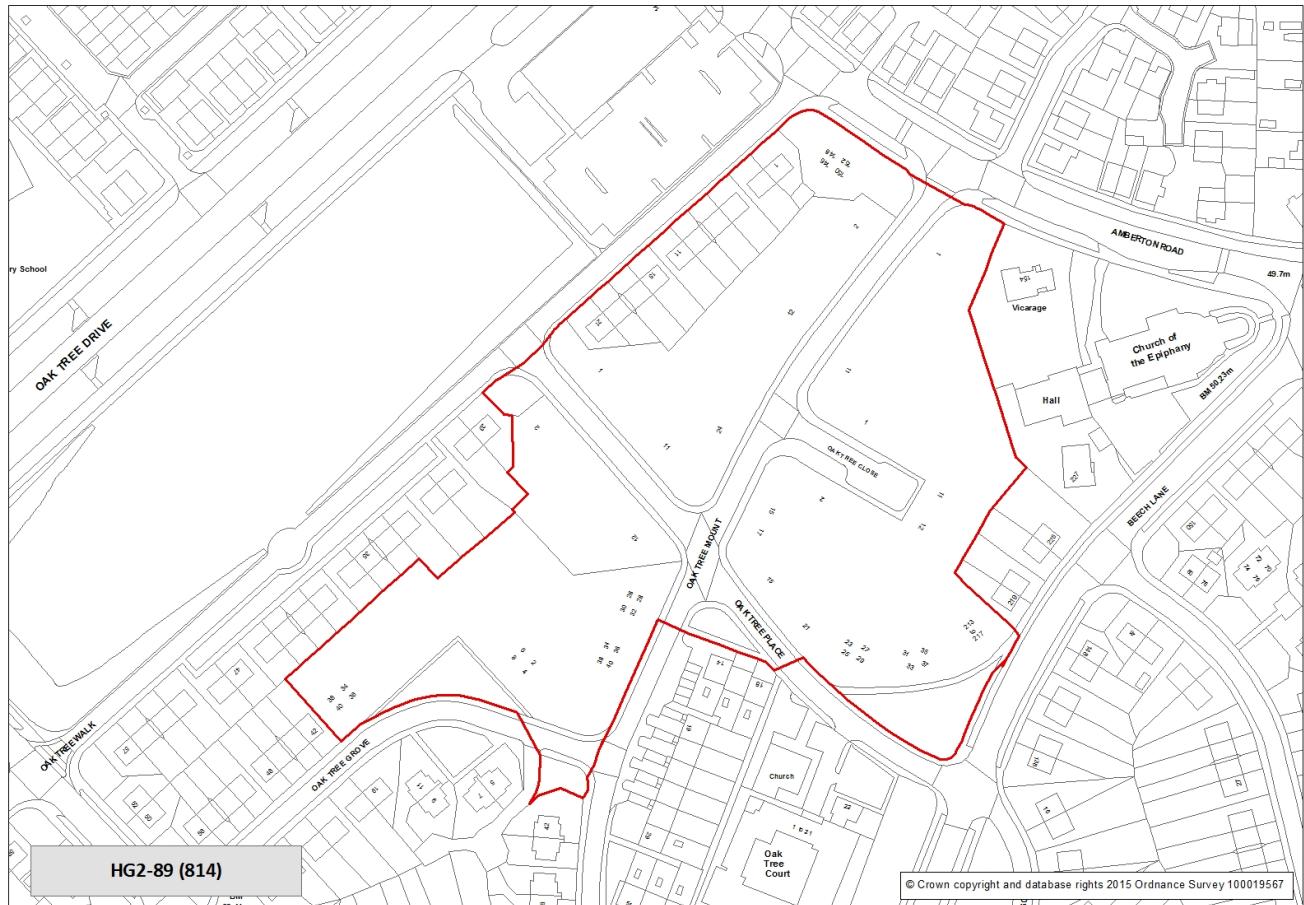
**HMCA:** Inner Area

**Phase:** 1



HG2-89 (814)

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HG2-89 (814)

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## Site Requirements - HG2-89:

- **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: HG2-90 (2146)

**Site Address:** Barncroft Close, Seacroft

### Housing allocation

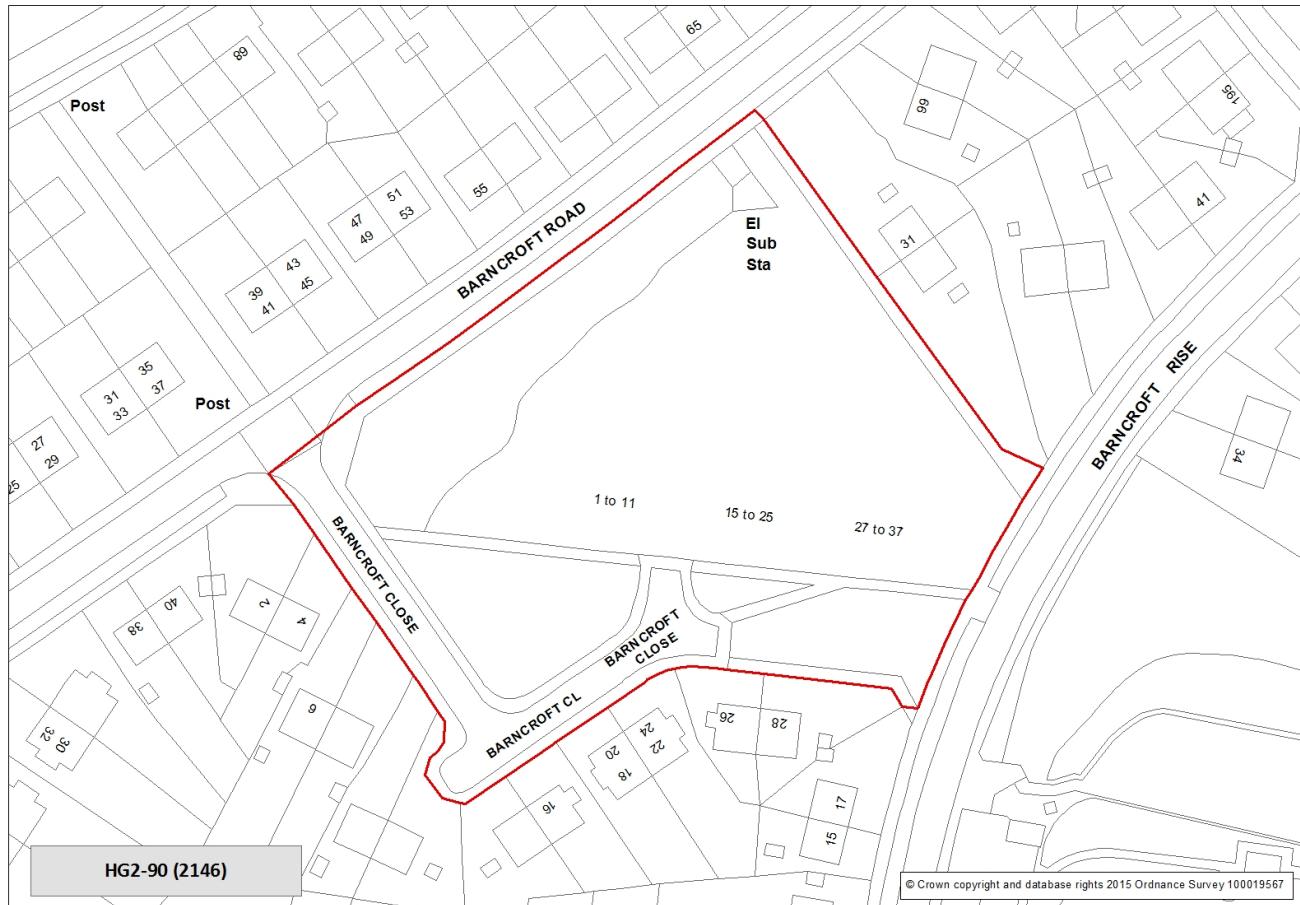
**Site Capacity:** 27 units

**Site Area:** 0.67 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area

**Phase:** 1



No site specific requirements

# Site Reference: HG2-91 (2147B)

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

## Housing allocation

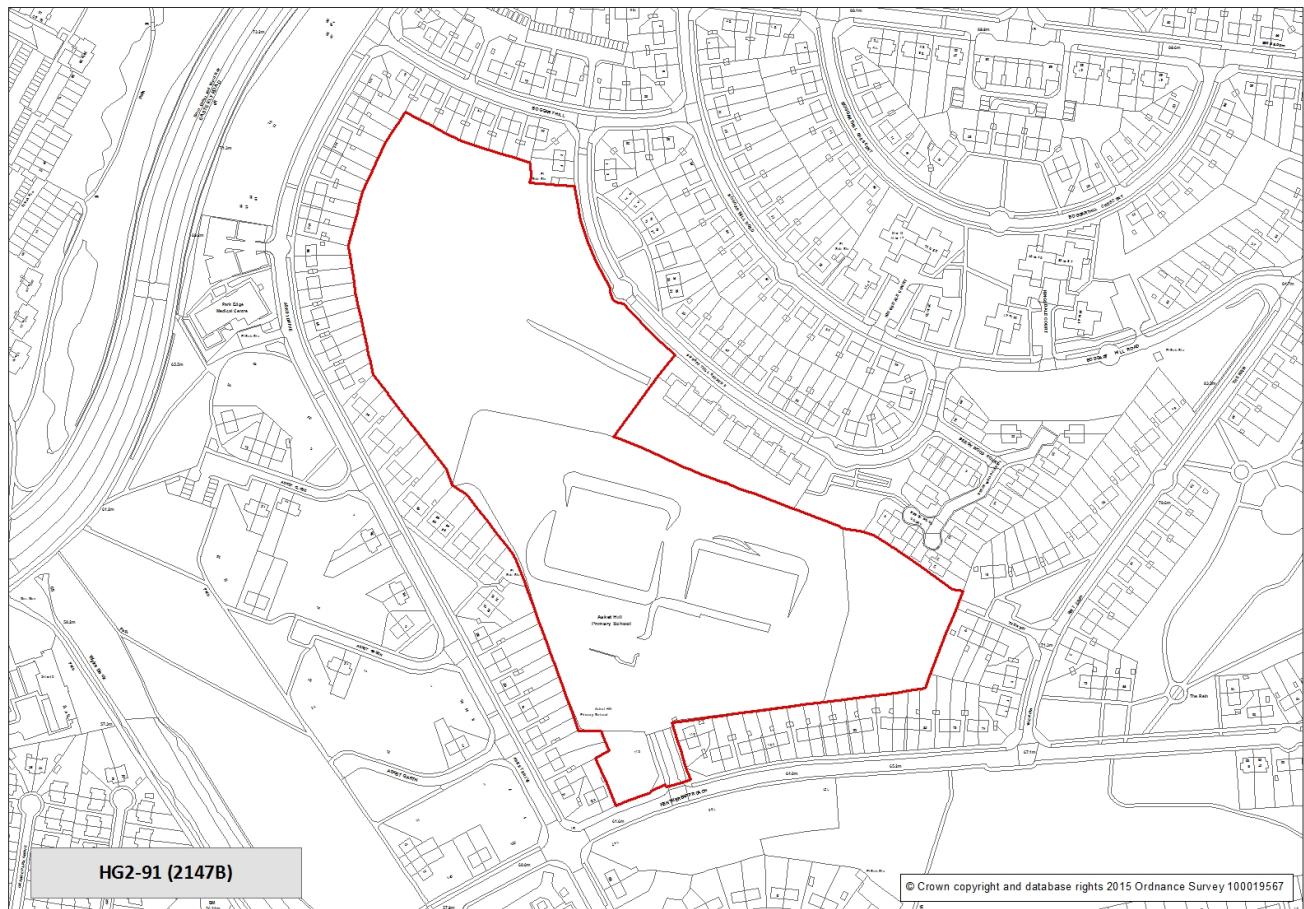
**Site Capacity:** 150 units

**Site Area:** 5.44 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-91:

- **Ecology:**

North-western parts of the site have scrub and semi-improved grassland - some of which should be retained and enhanced.

# Site Reference: HG2-92 (2147D)

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

## Housing allocation

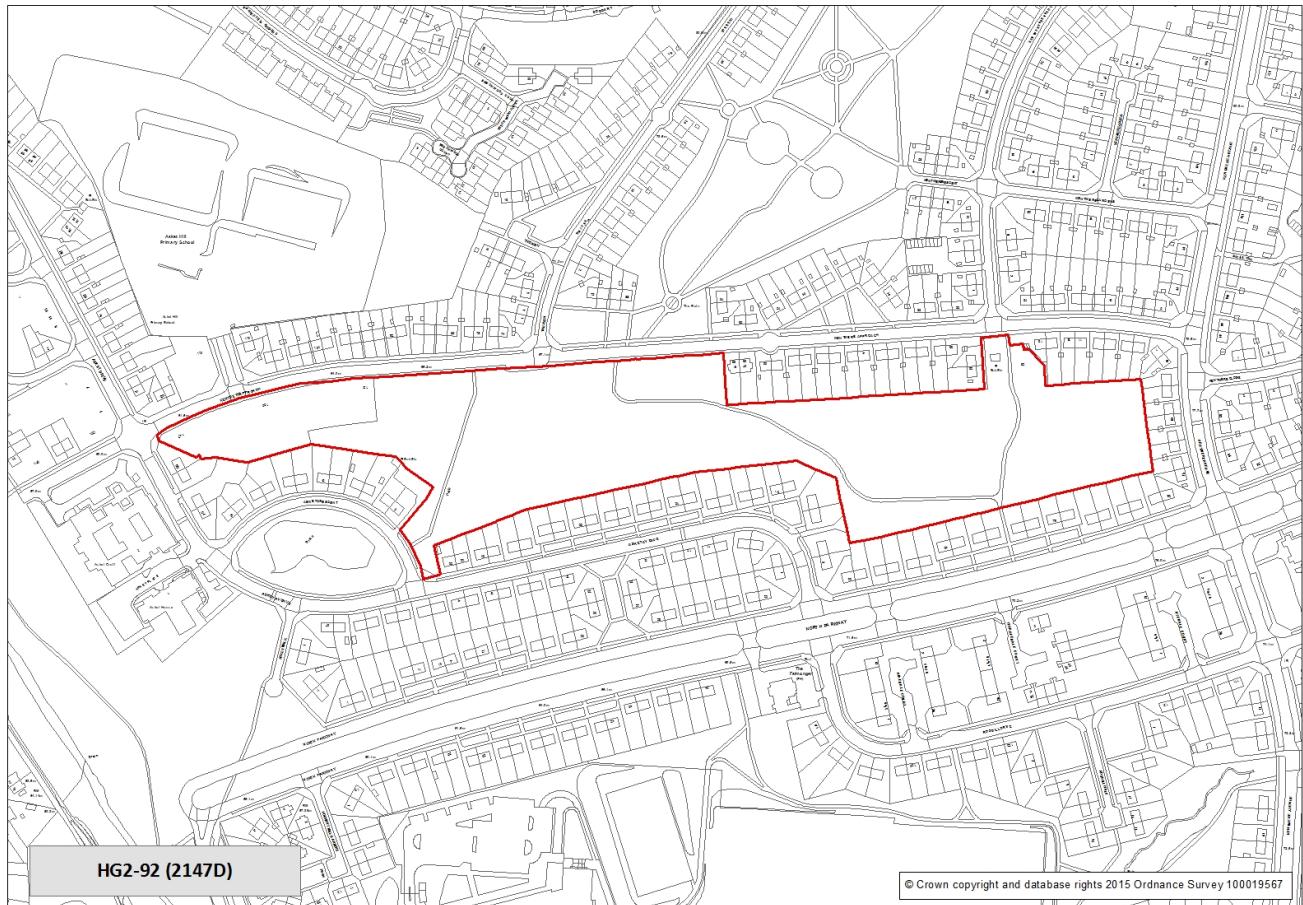
**Site Capacity:** 88 units

**Site Area:** 4.39 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-92:

- **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: HG2-93 (4110)

**Site Address:** Brooklands Avenue

### Housing allocation

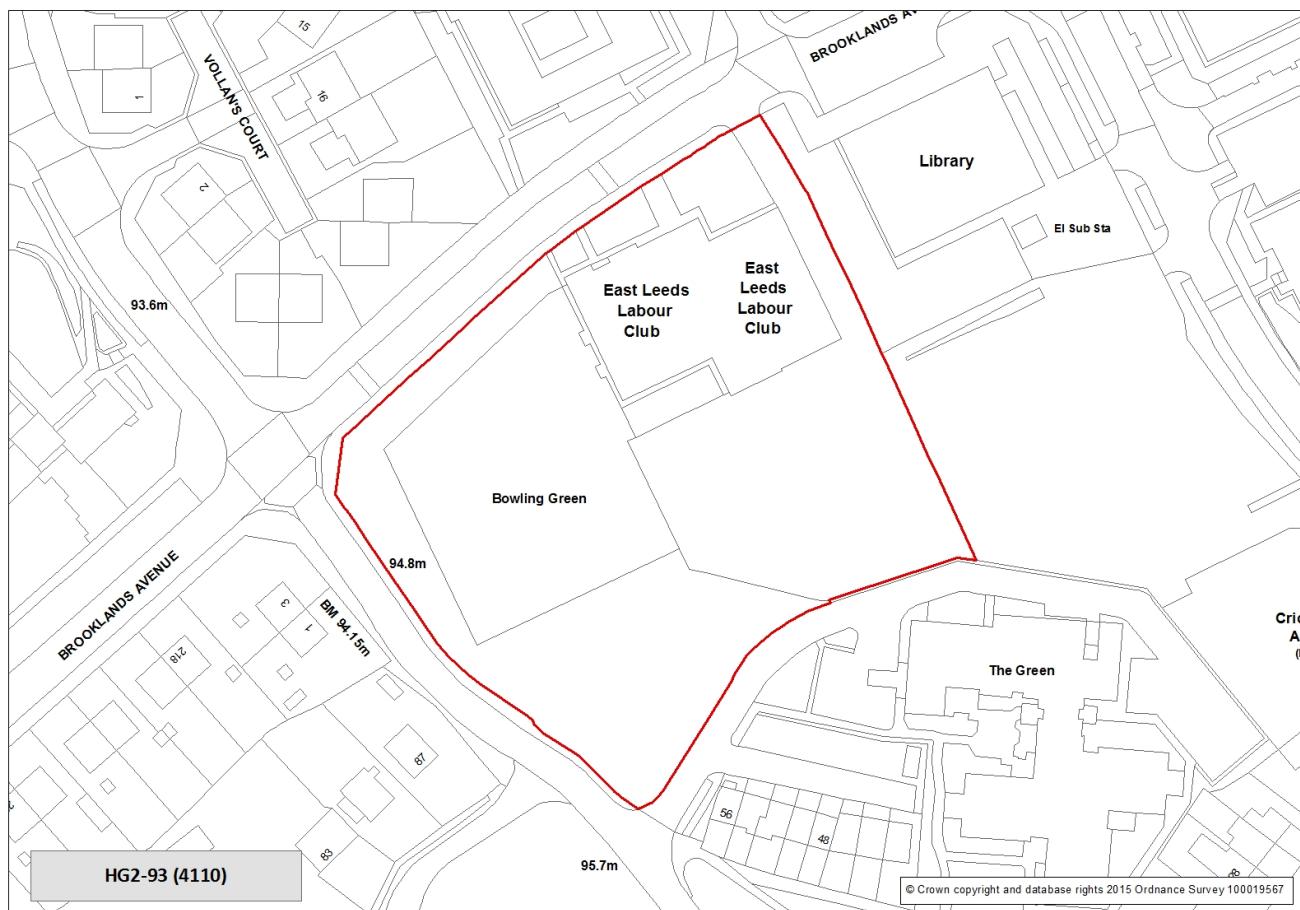
**Site Capacity:** 26 units

**Site Area:** 0.83 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-93:

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

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

# Site Reference: HG2-94 (816)

**Site Address:** York Road Depot/South Parkway LS14

## Housing allocation

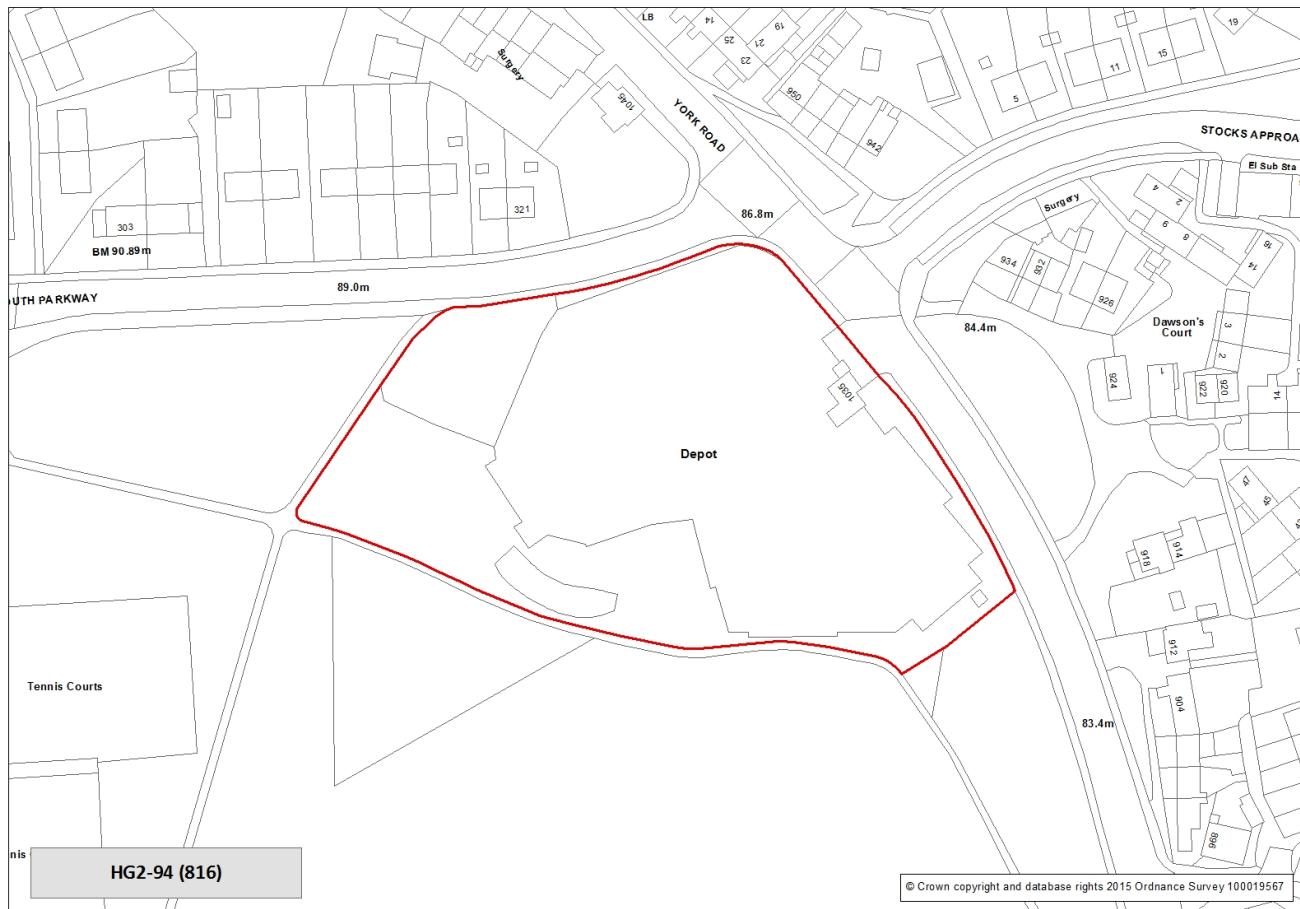
**Site Capacity:** 39 units

**Site Area:** 0.93 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area

**Phase:** 1



## **Site Requirements - HG2-94:**

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- Older persons housing/independent living:**

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

- Culverts and Canalised Water Courses:**

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

- Conservation Area:**

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

## Site Reference: HG2-95 (2150A)

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

### Housing allocation

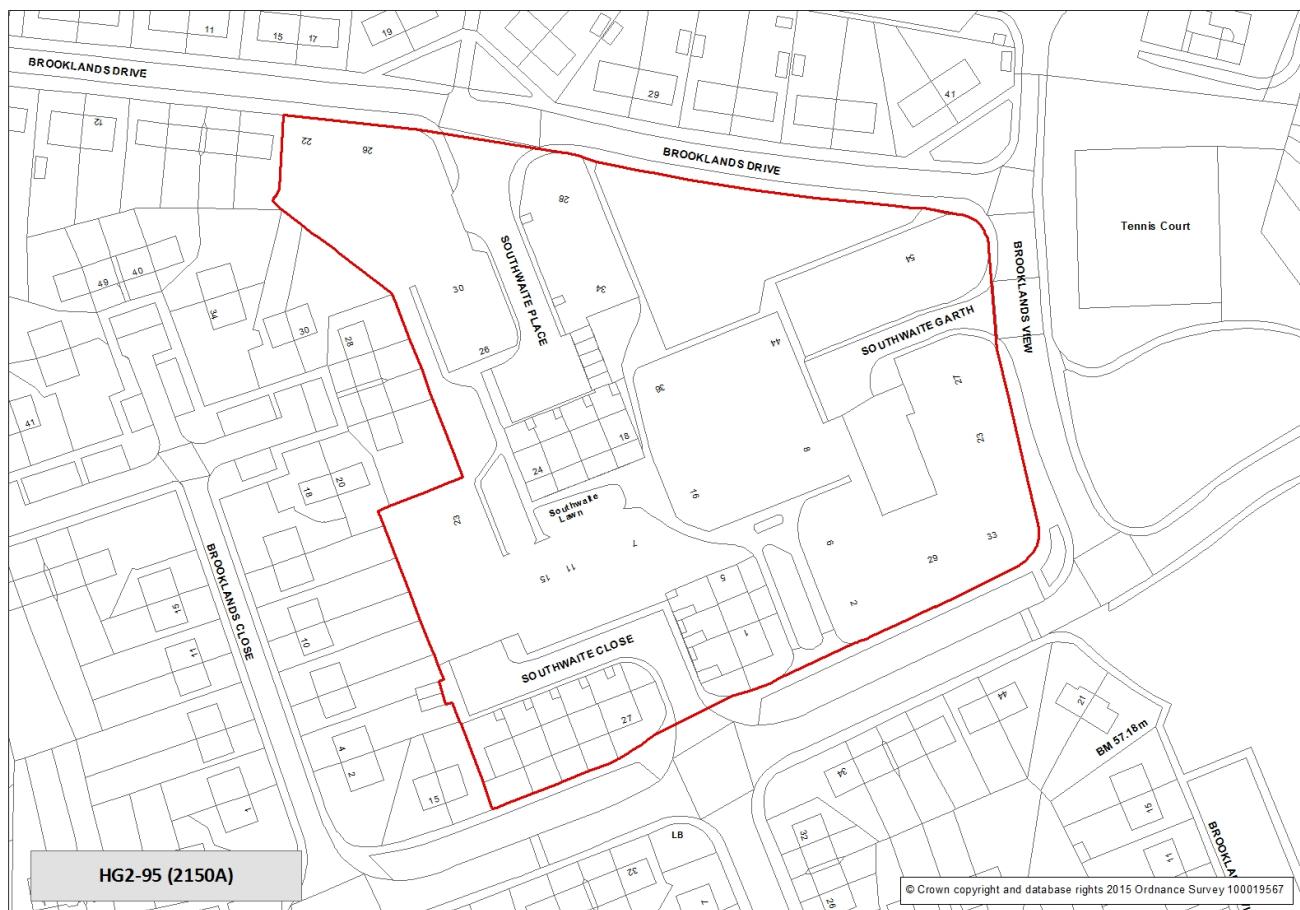
**Site Capacity:** 68 units

**Site Area:** 1.58 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area

**Phase:** 1



No site specific requirements

# Site Reference: HG2-96 (2150C)

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

## Housing allocation

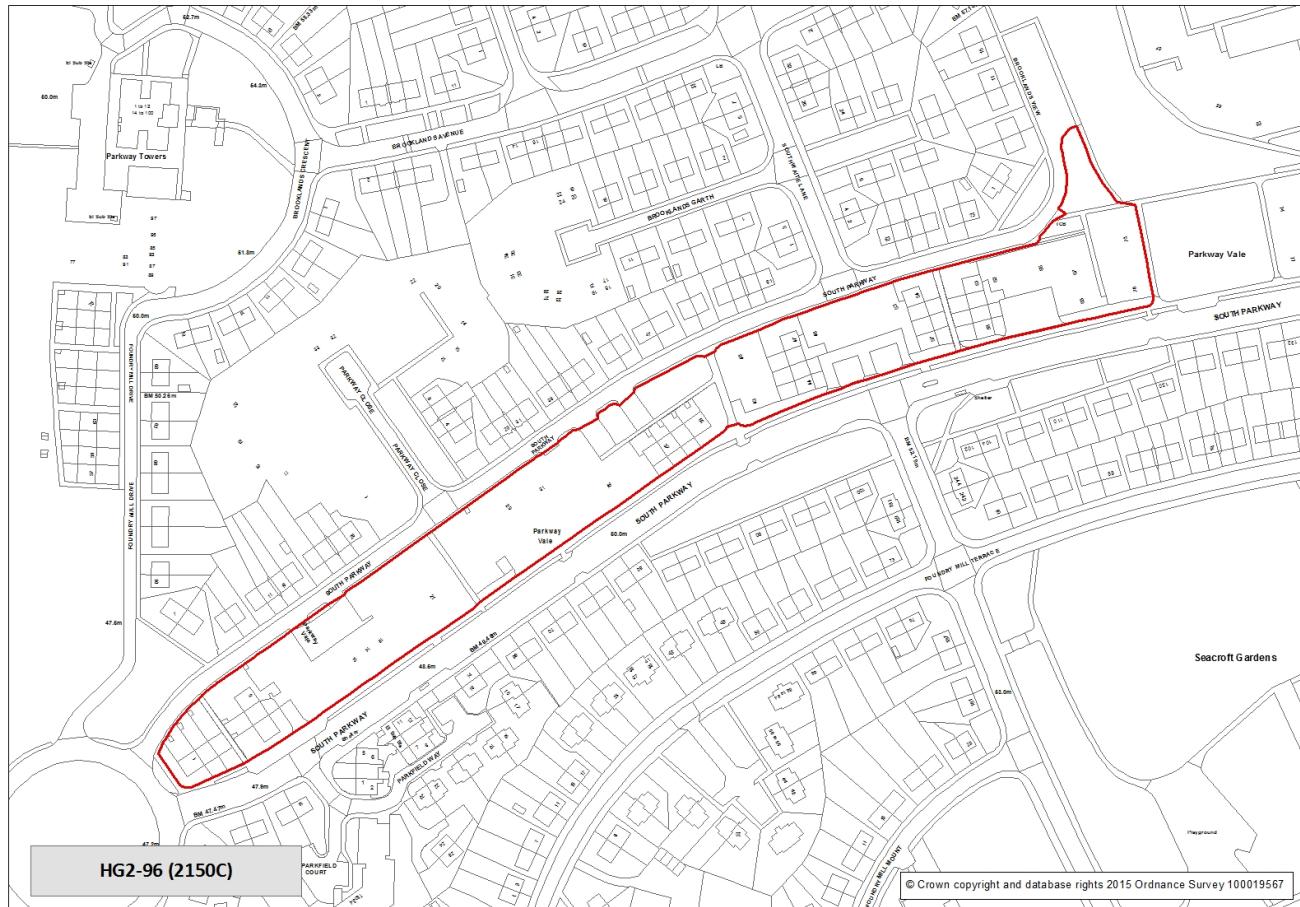
**Site Capacity:** 65 units

**Site Area:** 1.54 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-96:

- **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: HG2-97 (4117)

**Site Address:** Moresdale Lane

### Housing allocation

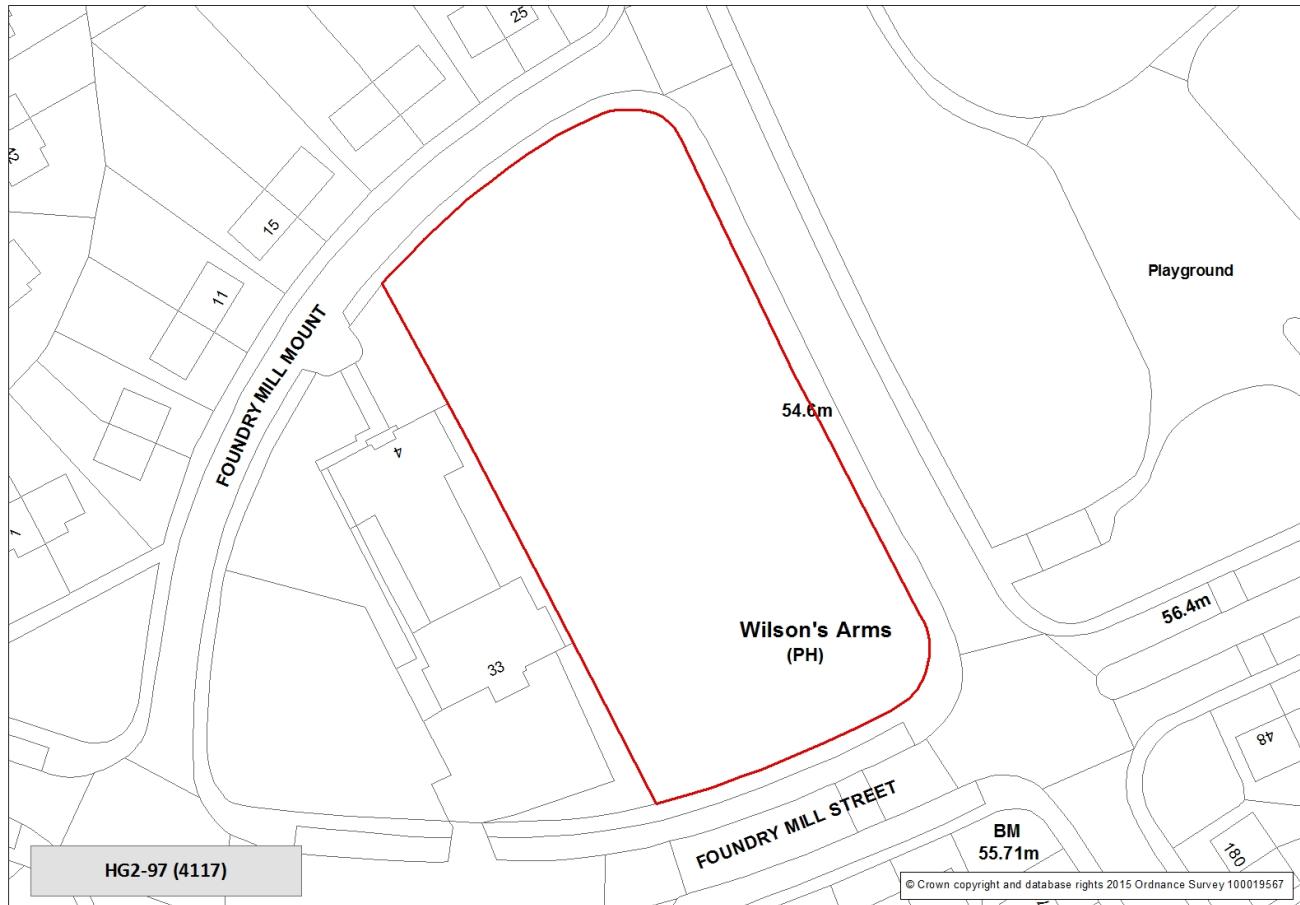
**Site Capacity:** 14 units

**Site Area:** 0.39 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area

**Phase:** 1



No site specific requirements

## Site Reference: HG2-98 (4120)

**Site Address:** Hawkshead Crescent

### Housing allocation

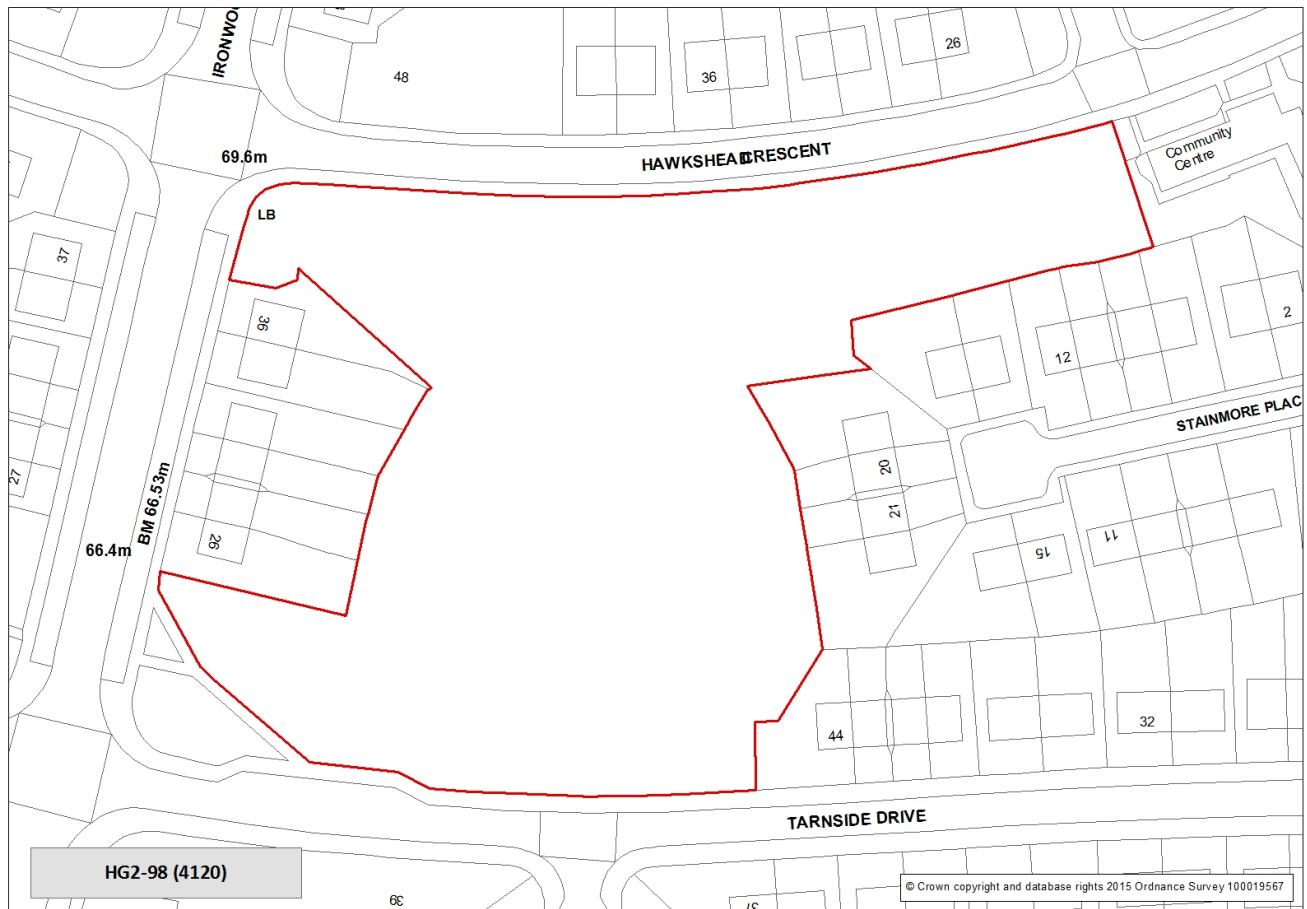
**Site Capacity:** 25 units

**Site Area:** 0.78 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** Inner Area

**Phase:** 1



No site specific requirements

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

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

## Housing allocation

**Site Capacity:** 189 units

**Site Area:** 3.23 hectares

**Ward:** Chapel Allerton

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-99:

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

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

- **Highway Access to Site:**

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

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

## Site Reference: HG2-100 (5014)

**Site Address:** Gleadhow Road/Gleadhow Terrace

### Housing allocation

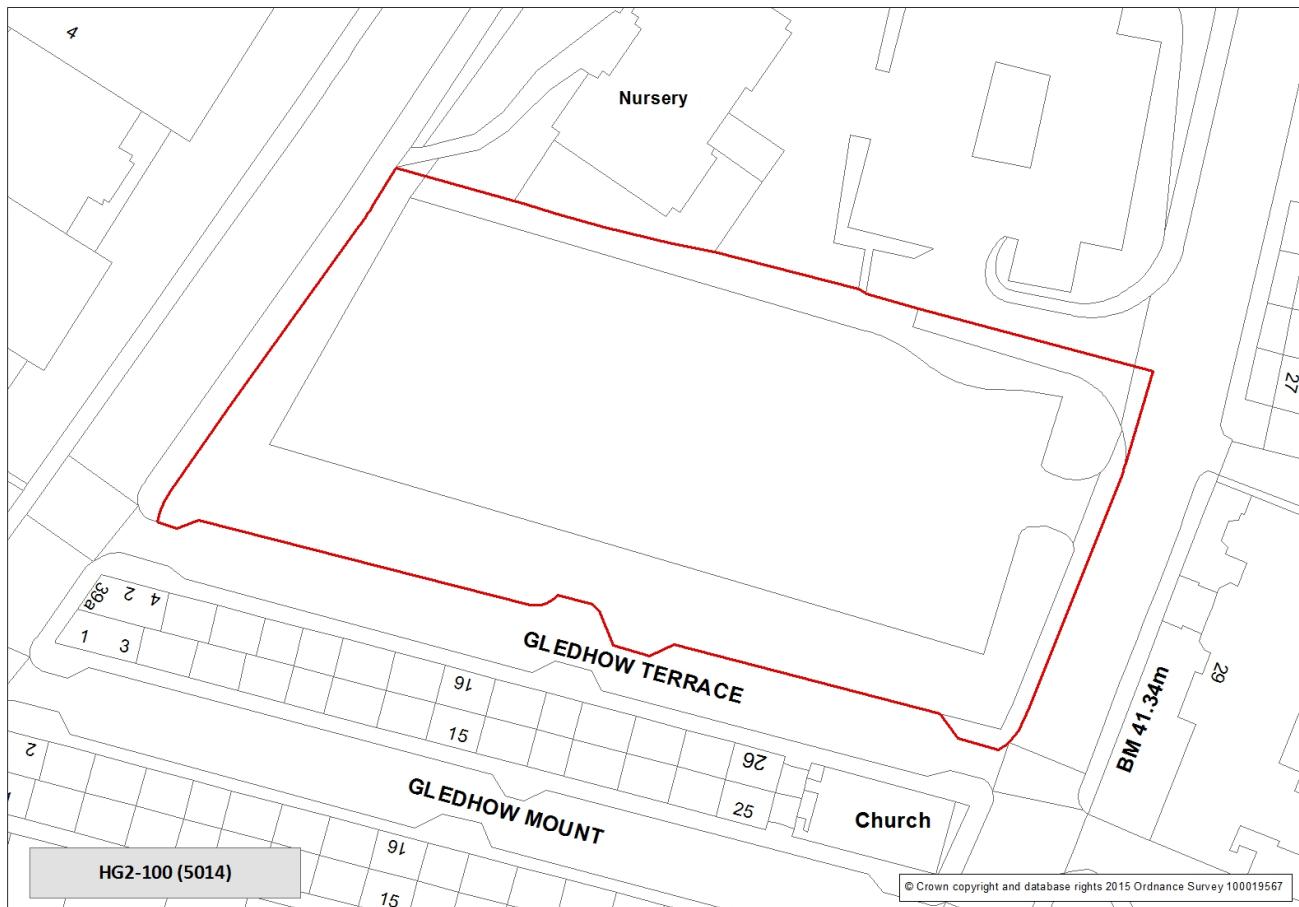
**Site Capacity:** 25 units

**Site Area:** 0.43 hectares

**Ward:** Gipton and Harehills

**HMCA:** Inner Area

**Phase:** 1



No site specific requirements

# Site Reference: HG2-101 (1145A)

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

## Housing allocation

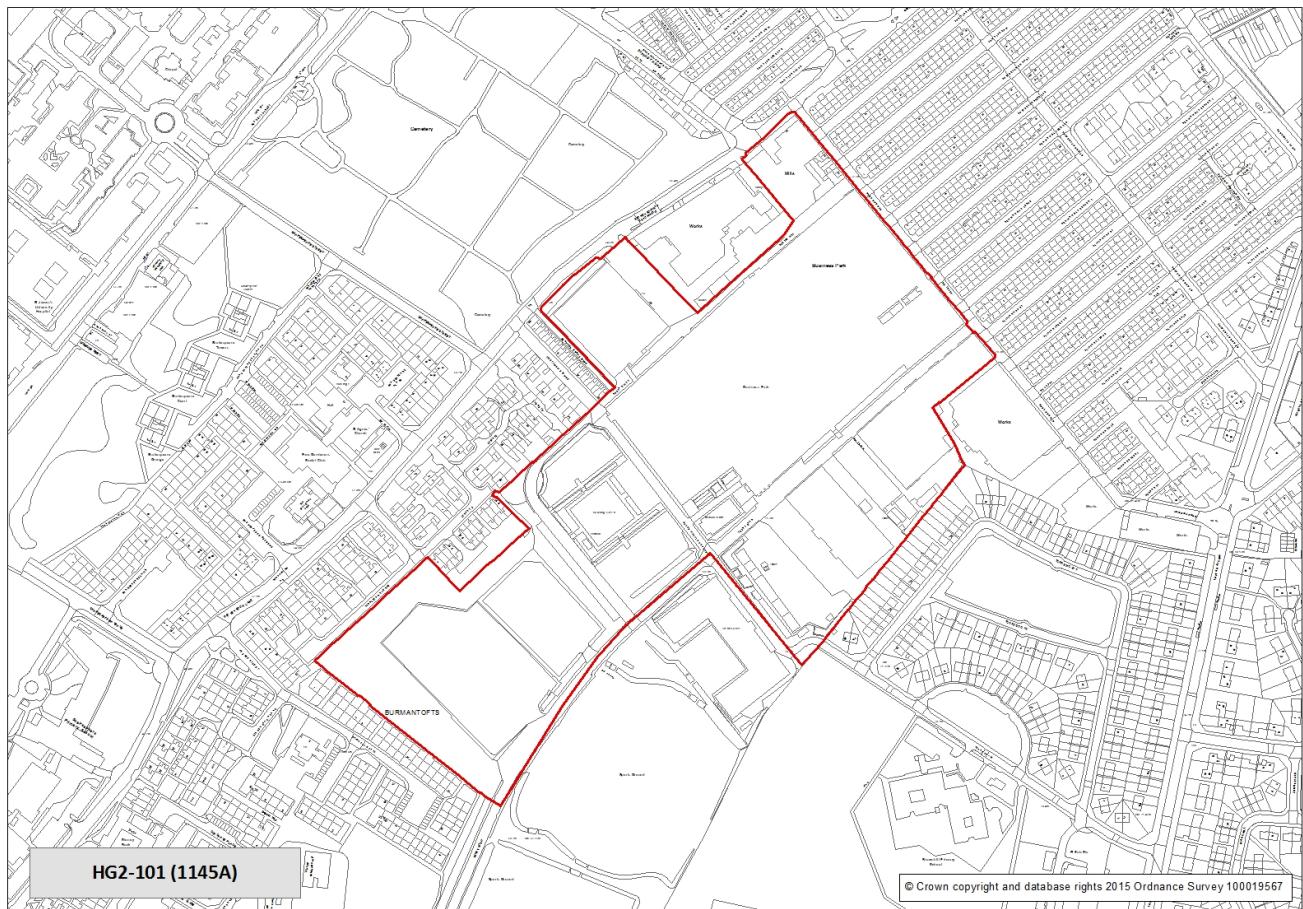
**Site Capacity:** 360 units

**Site Area:** 11.37 hectares

**Ward:** Burmantofts and Richmond Hill

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-101:

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

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

- **Local Highway Network:**

This site will have a cumulative impact upon the congested Beckett Street / Burmantofts Street corridor. A contribution towards mitigation measures such as bus priority improvements will be required.

- **Ecology:**

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

- **Registered Parks and Gardens:**

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

## Site Reference: HG2-103 (4060)

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

### Housing allocation

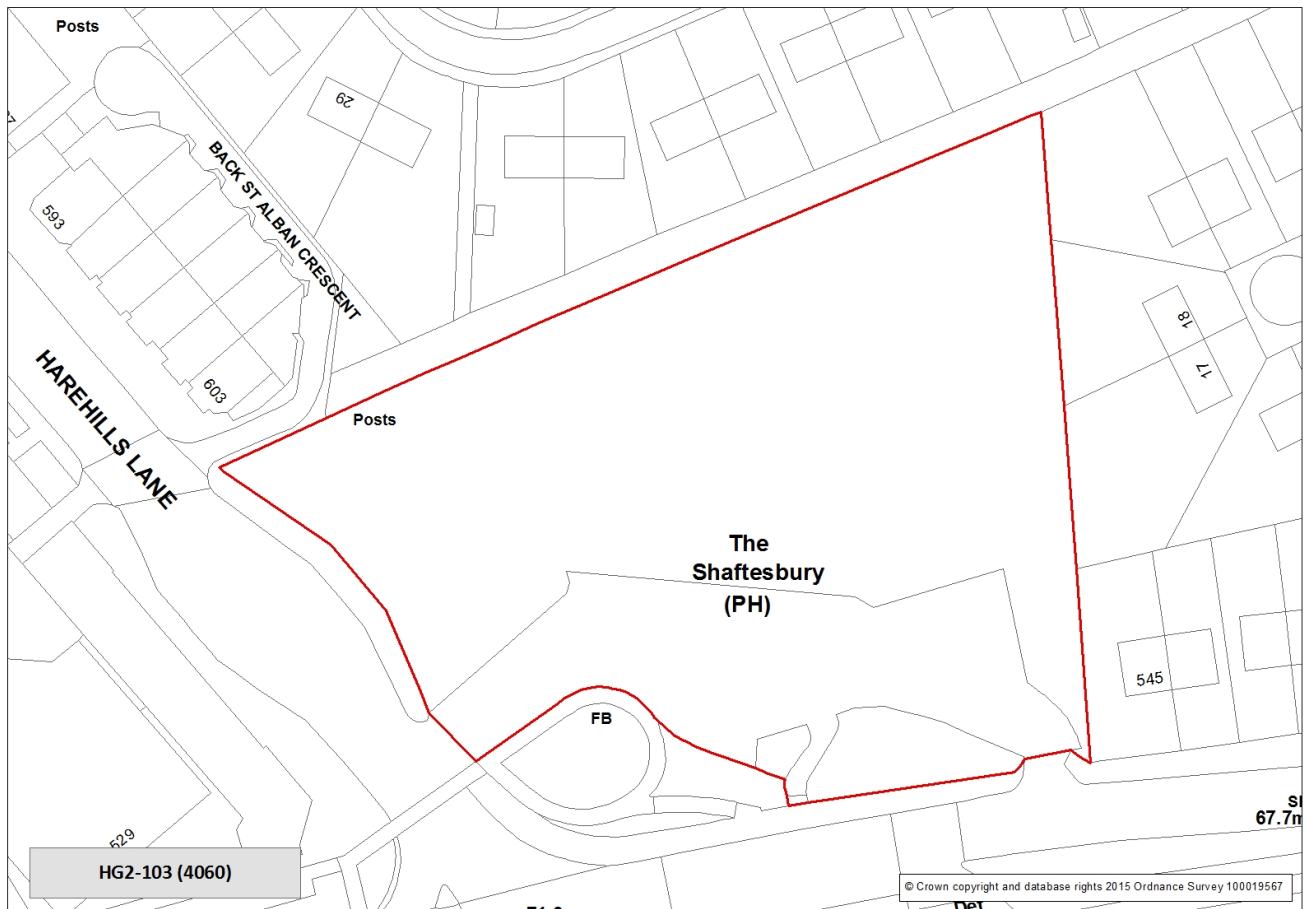
**Site Capacity:** 23 units

**Site Area:** 0.63 hectares

**Ward:** Burmantofts and Richmond Hill

**HMCA:** Inner Area

**Phase:** 1



No site specific requirements

## Site Reference: HG2-104 (4123)

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

### Housing allocation

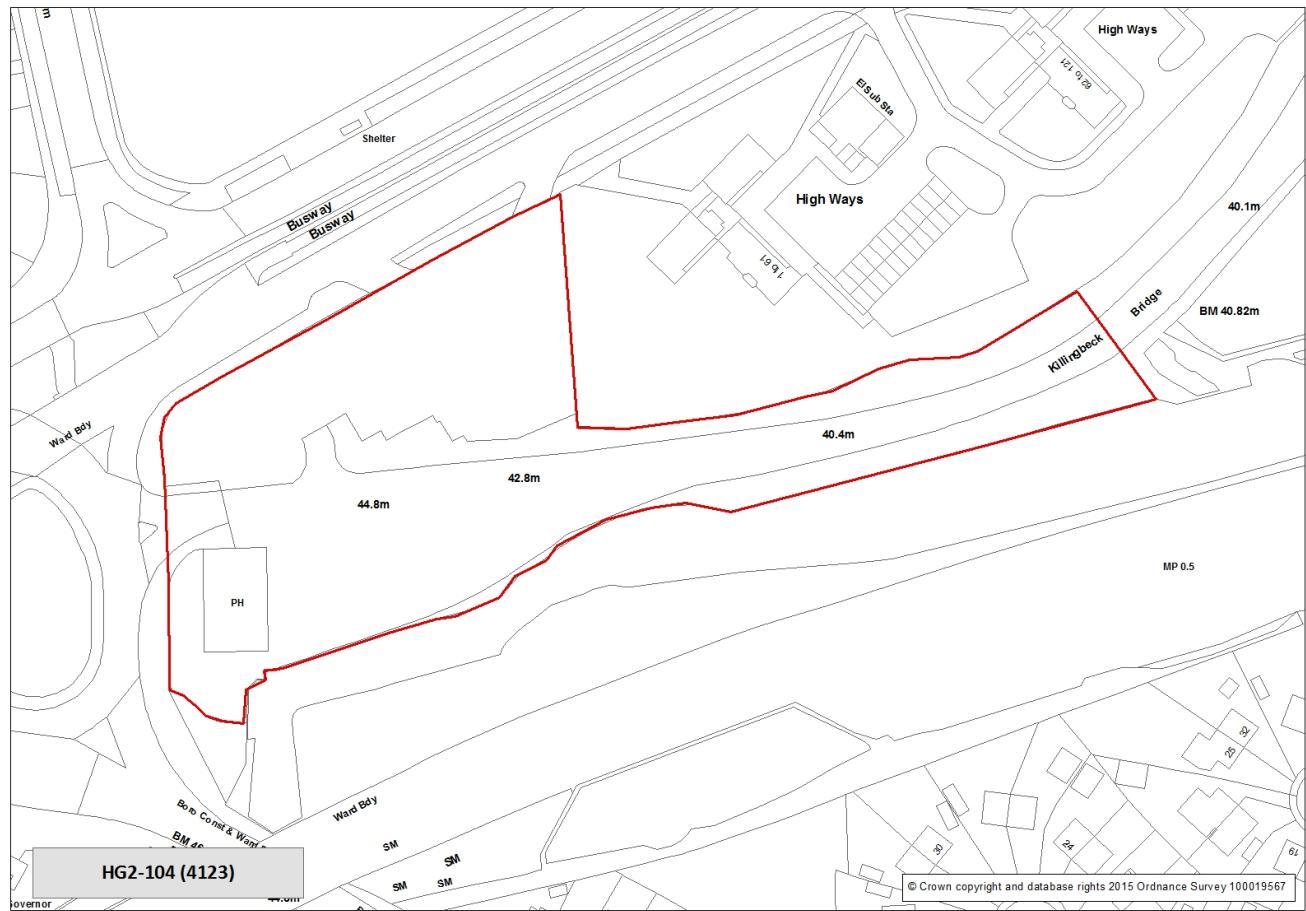
**Site Capacity:** 32 units (20 in Inner Area)

**Site Area:** 0.9 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** East Leeds, Inner Area

**Phase:** 1



No site specific requirements

# Site Reference: HG2-105 (2141B)

**Site Address:** Wykebeck Avenue, Osmondthorpe

## Housing allocation

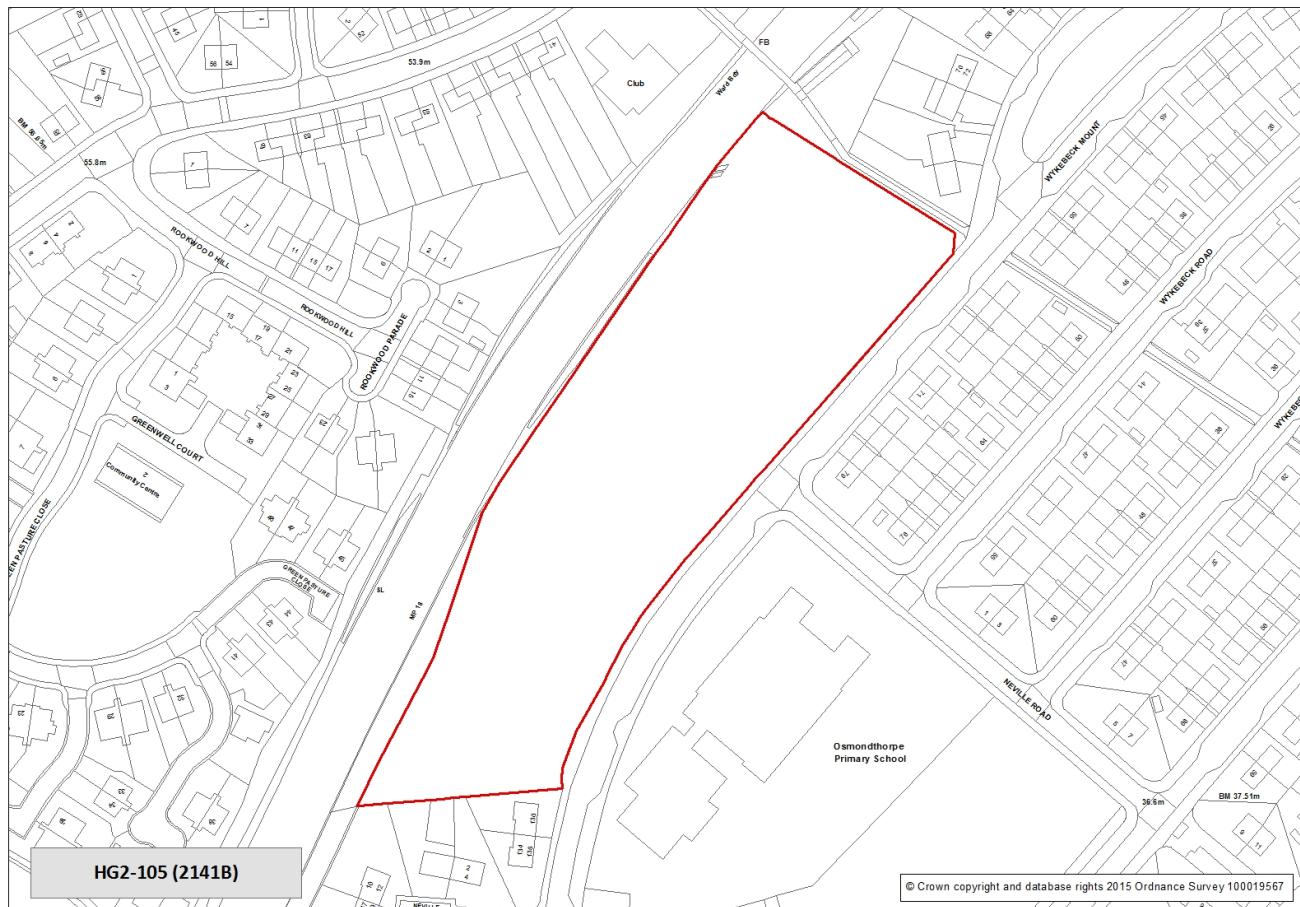
**Site Capacity:** 52 units

**Site Area:** 1.44 hectares

**Ward:** Temple Newsam

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-105:

- **Ecology:**

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

## Site Reference: HG2-106 (2142)

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

### Housing allocation

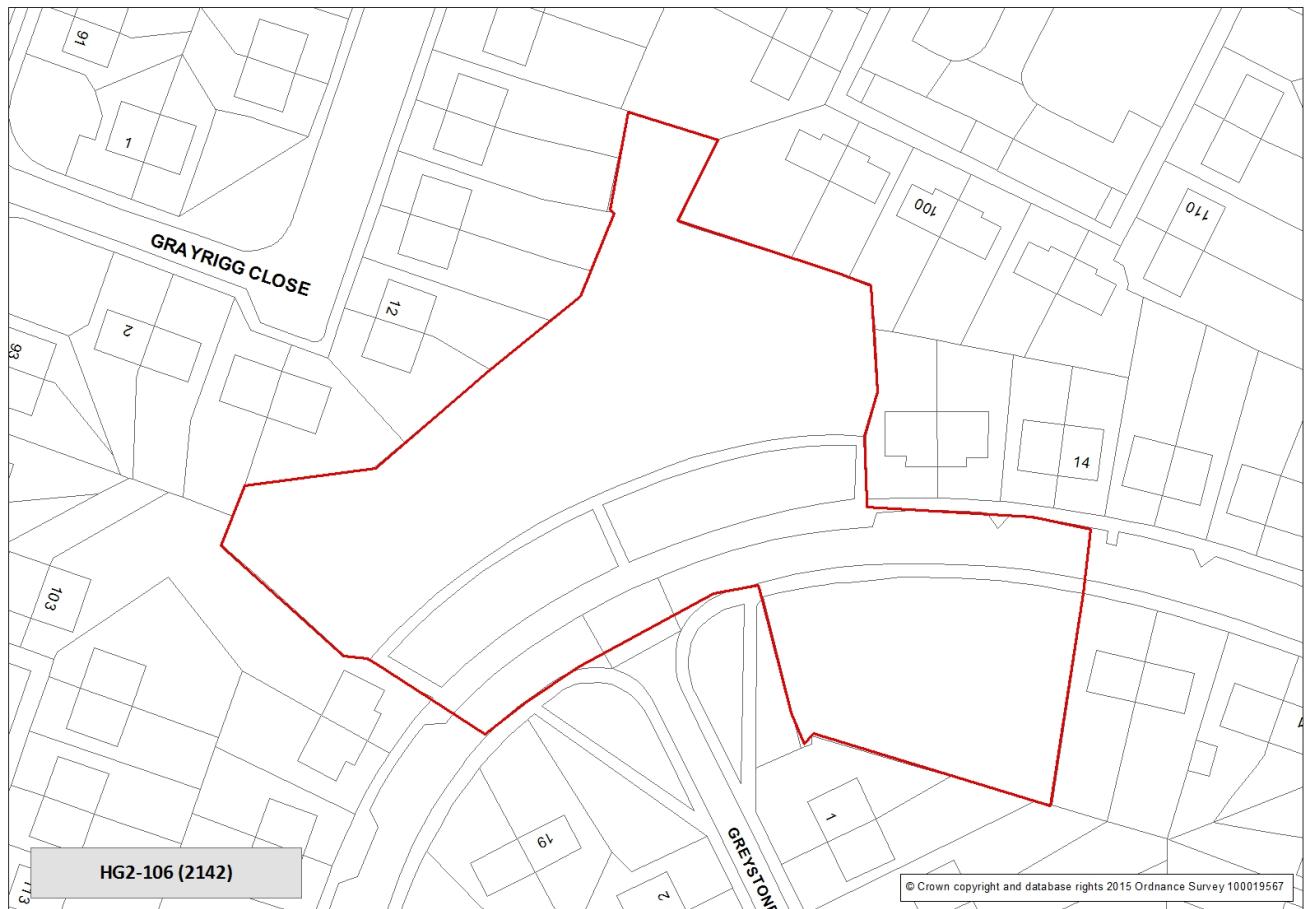
**Site Capacity:** 15 units

**Site Area:** 0.51 hectares

**Ward:** Temple Newsam

**HMCA:** Inner Area

**Phase:** 1



No site specific requirements

# Site Reference: HG2-107 (2143)

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

## Housing allocation

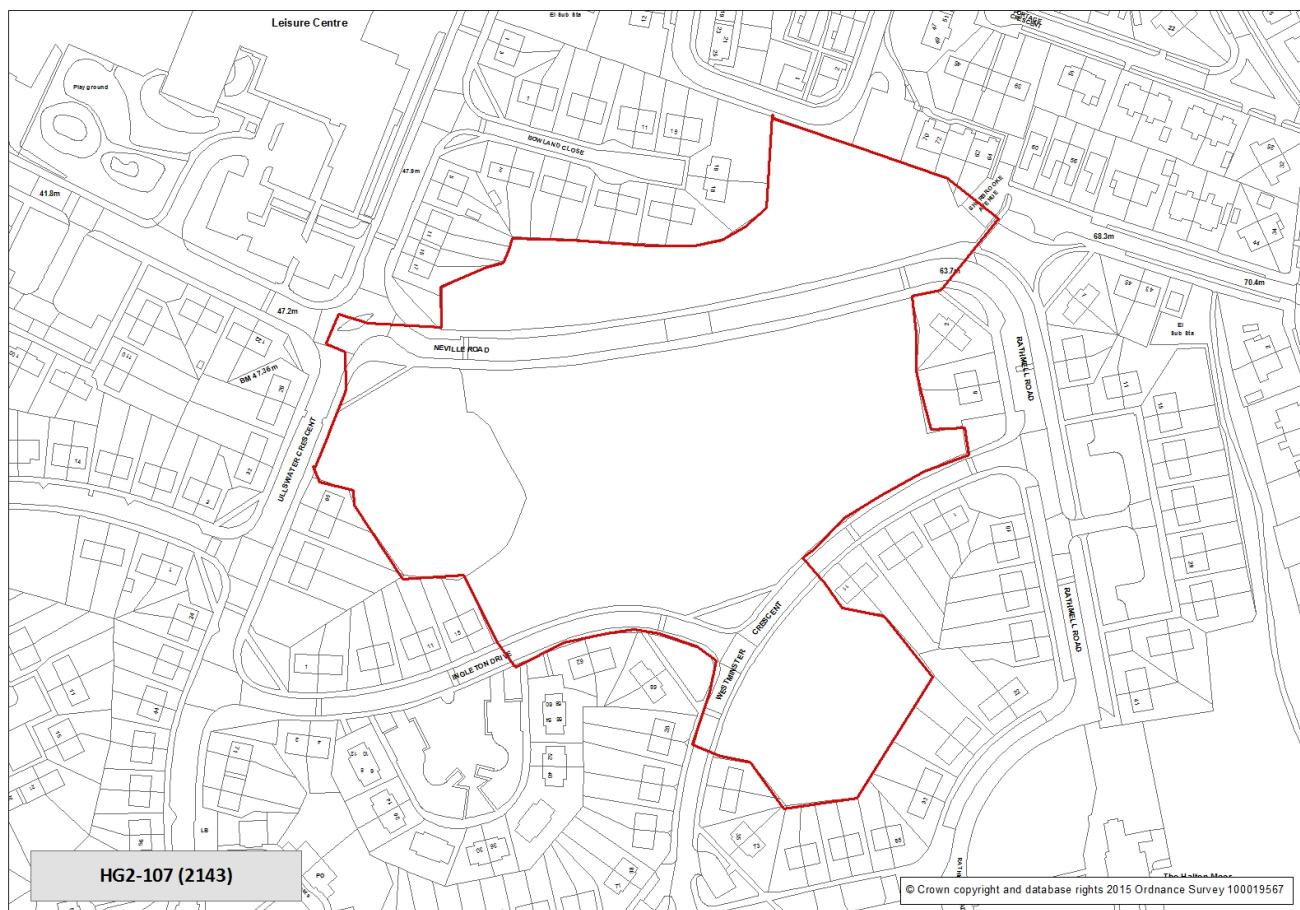
**Site Capacity:** 83 units

**Site Area:** 2.75 hectares

**Ward:** Temple Newsam

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-107:

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

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

## Site Reference: HG2-108 (5020)

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

### Housing allocation

**Site Capacity:** 28 units

**Site Area:** 0.47 hectares

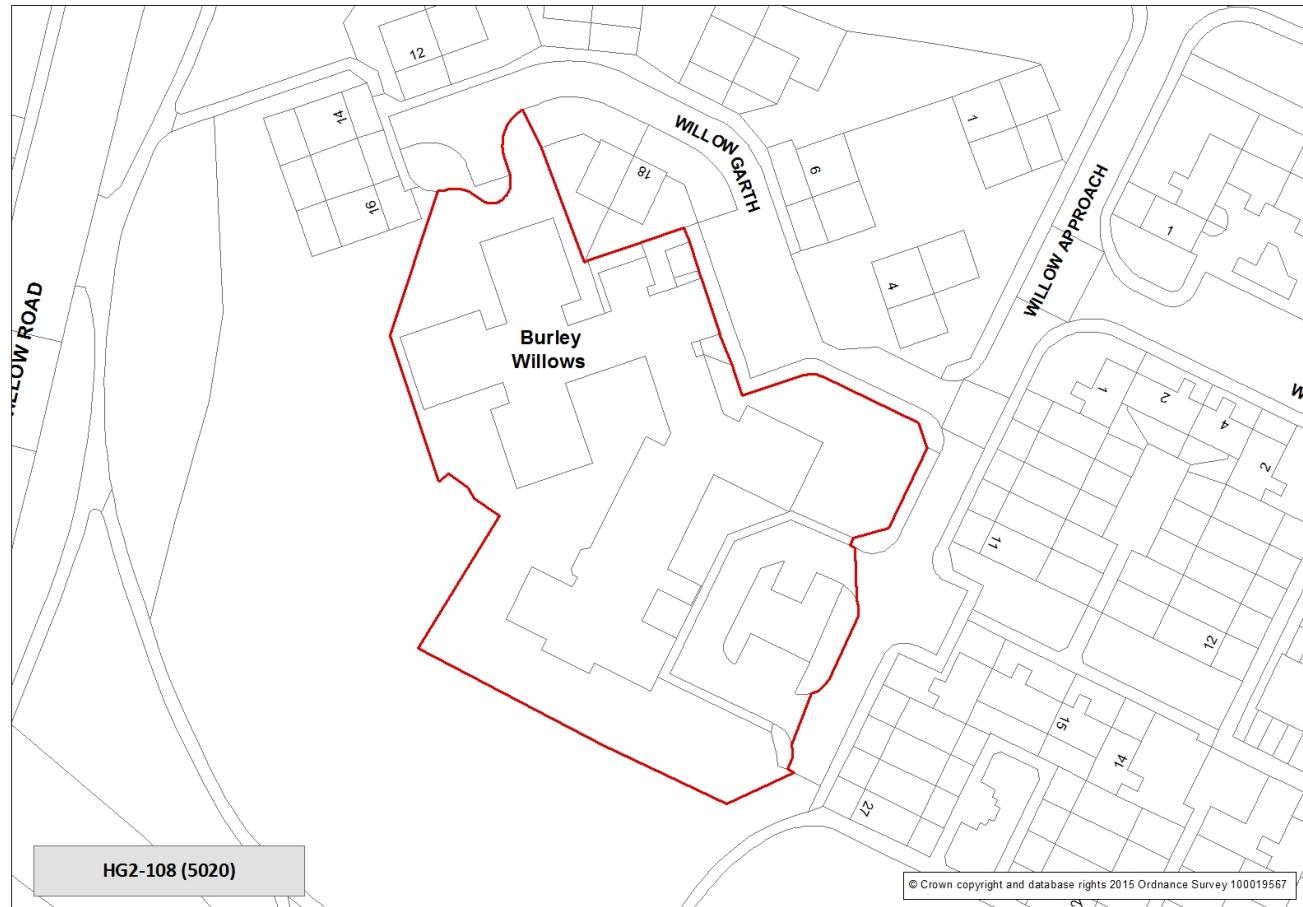
**Ward:** Hyde Park and Woodhouse

**HMCA:** Inner Area

**Phase:** 1



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## Site Requirements - HG2-108:

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

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

## Site Reference: HG2-109 (226)

**Site Address:** Burley Street (46) LS3 1DH

### Housing allocation

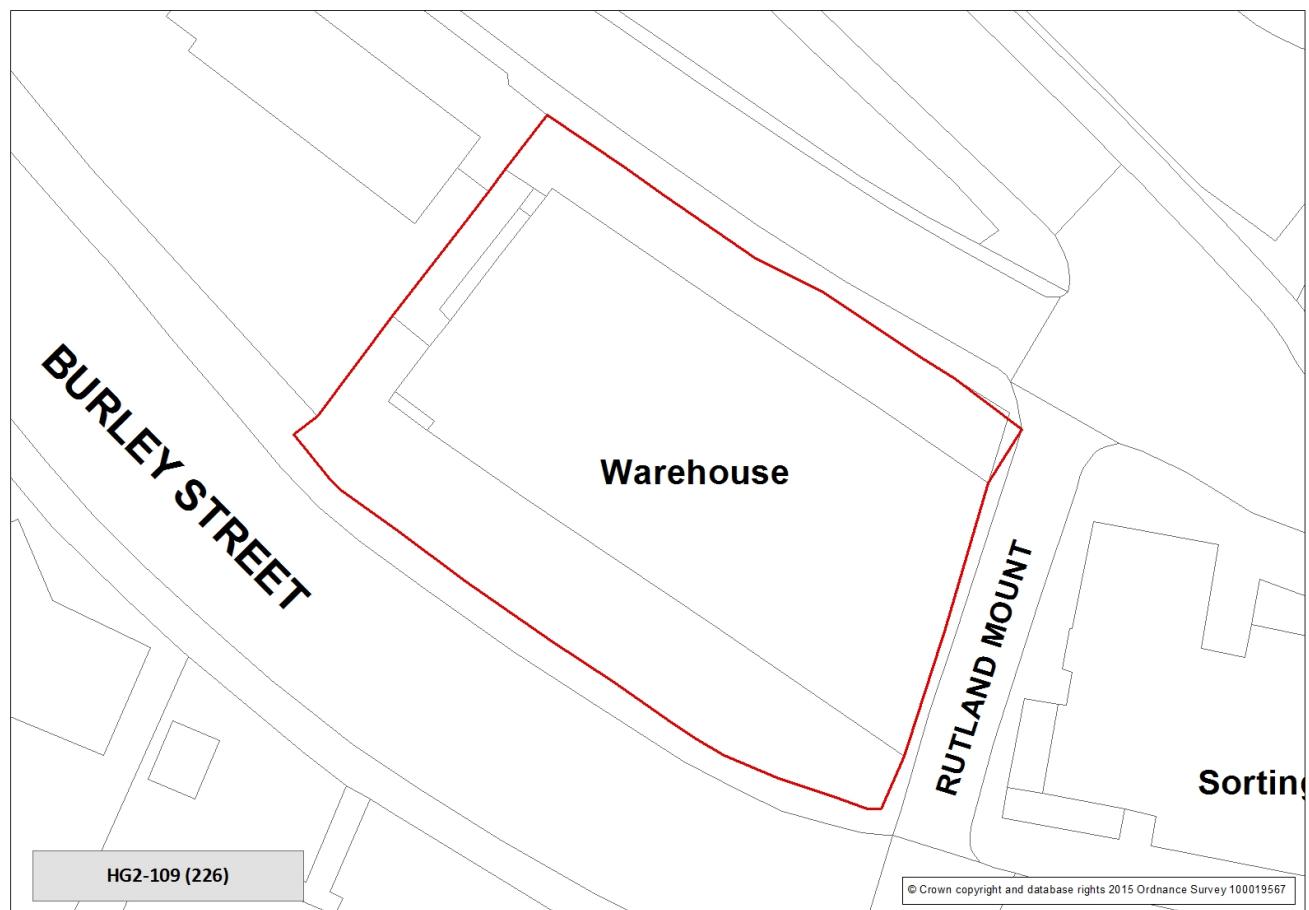
**Site Capacity:** 48 units

**Site Area:** 0.14 hectares

**Ward:** City and Hunslet

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-109:

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- **Listed Buildings:**

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

- **Conservation Area:**

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

## Site Reference: HG2-110 (1023)

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

### Housing allocation

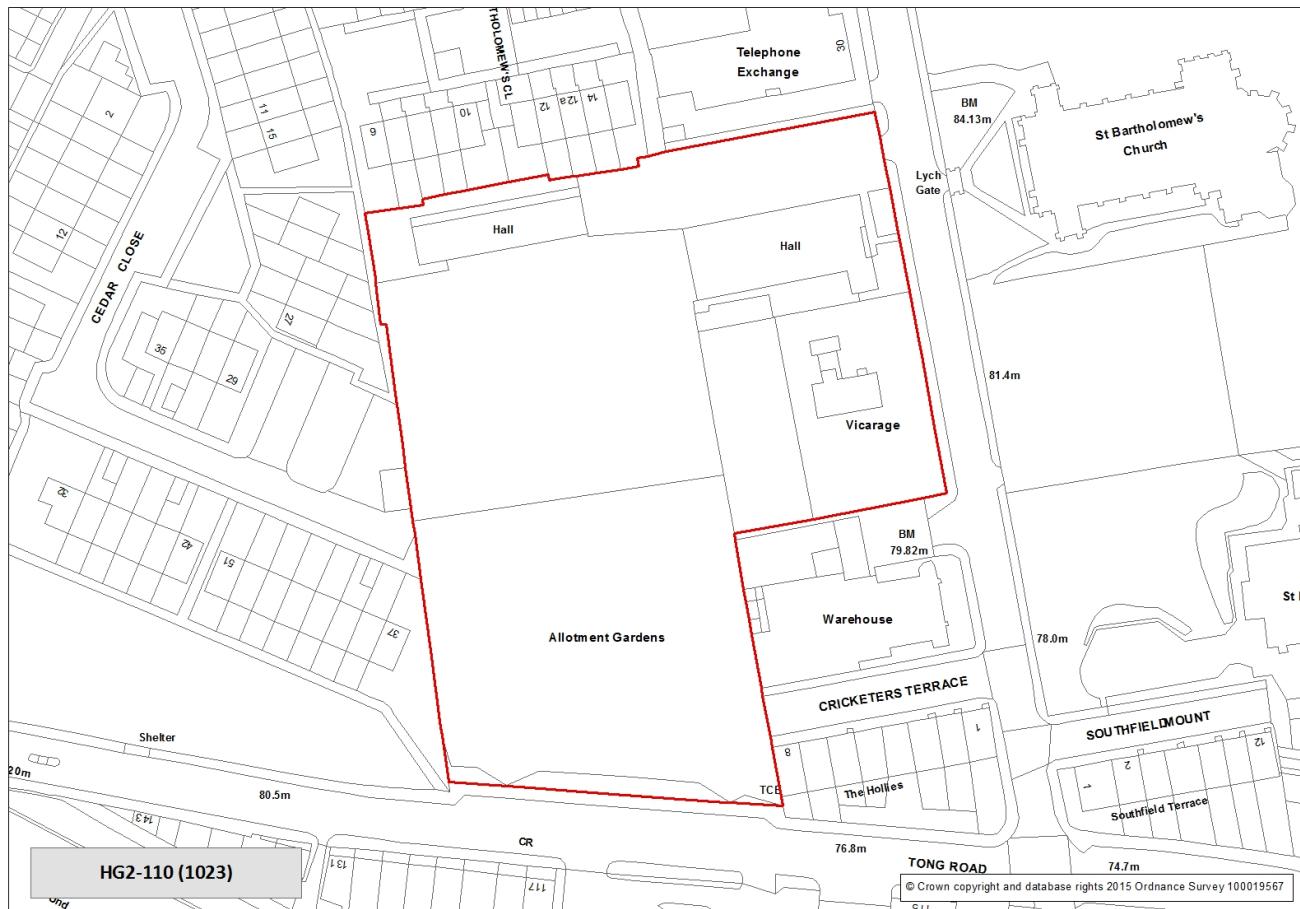
**Site Capacity:** 38 units

**Site Area:** 1.03 hectares

**Ward:** Armley

**HMCA:** Inner Area

**Phase:** 1



## **Site Requirements - HG2-110:**

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- Older persons housing/independent living:**

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

- Listed Buildings:**

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

- Conservation Area:**

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

# Site Reference: HG2-111 (3454)

**Site Address:** Land off Holdforth Place

## Housing allocation

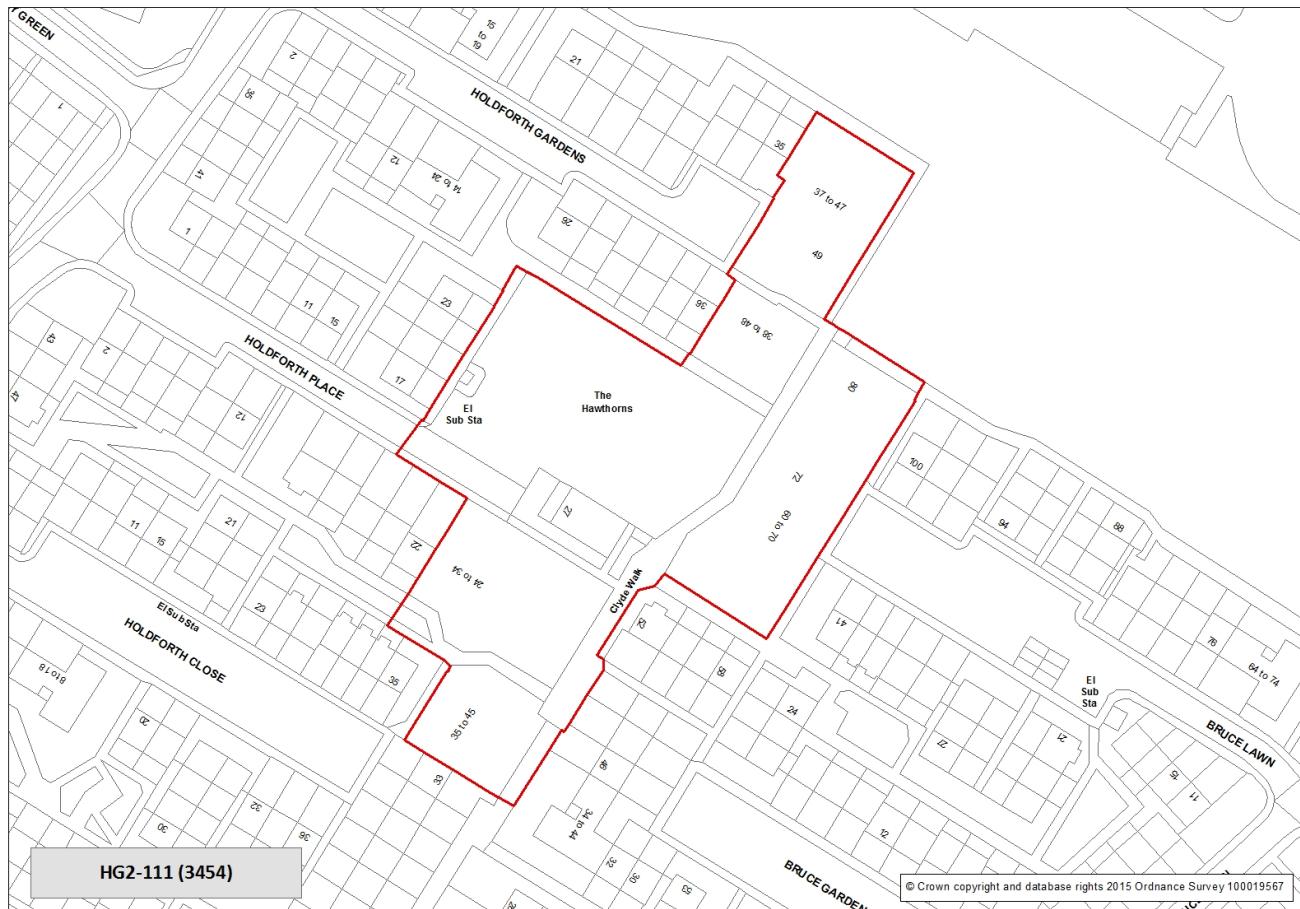
**Site Capacity:** 48 units

**Site Area:** 0.82 hectares

**Ward:** Armley

**HMCA:** Inner Area

**Phase:** 1



No site specific requirements

# Site Reference: HG2-112 (1340B)

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

## Housing allocation

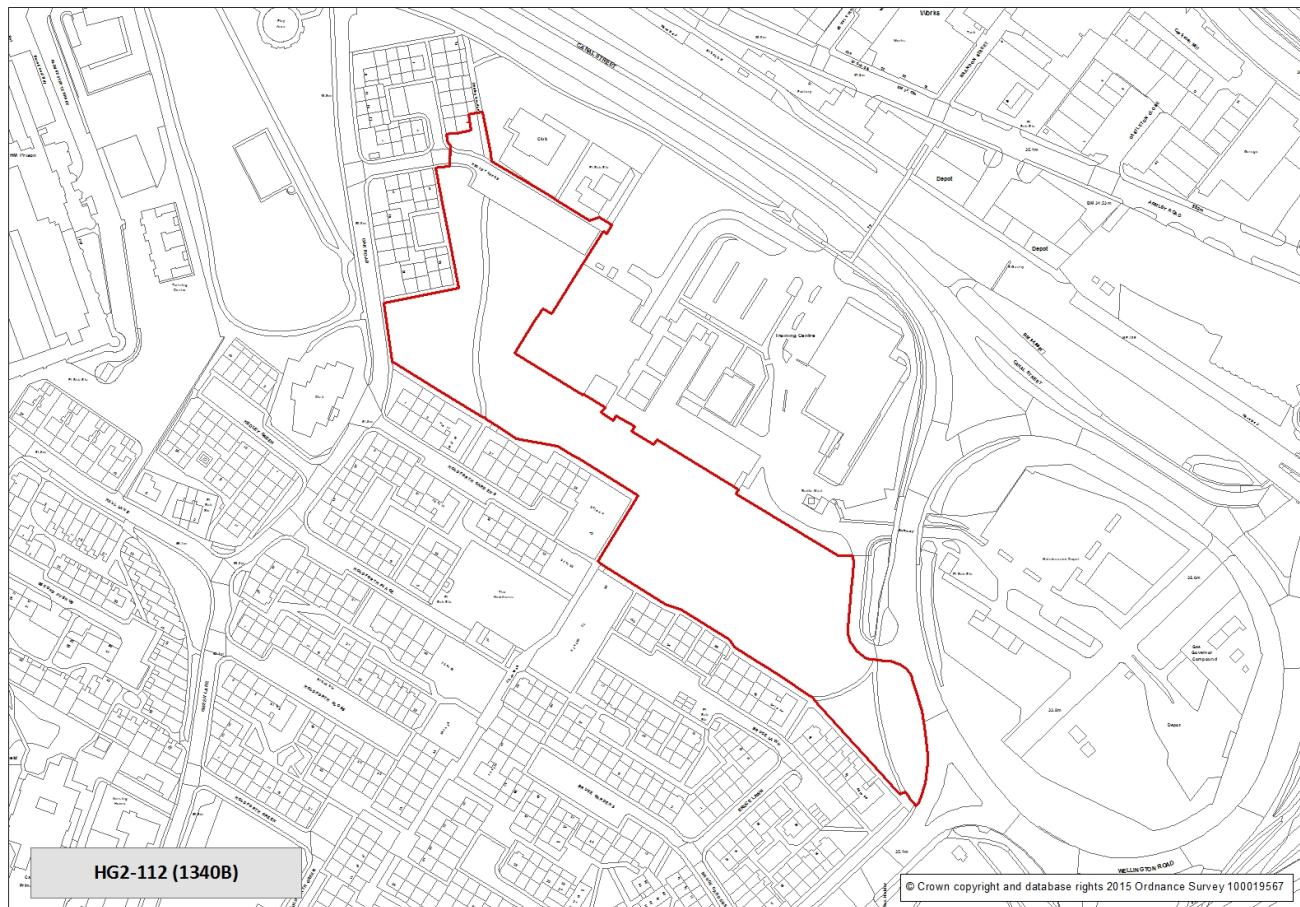
**Site Capacity:** 113 units

**Site Area:** 2.32 hectares

**Ward:** Armley

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-112:

- **Local Highway Network:**

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

# Site Reference: HG2-113 (2027)

**Site Address:** Round House (rear of)

## Housing allocation

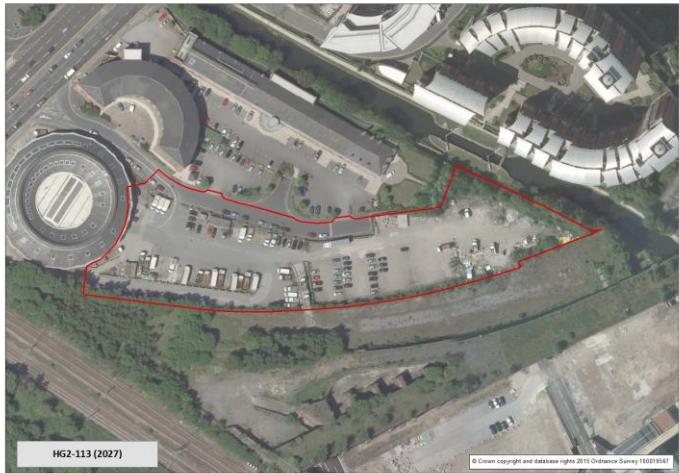
**Site Capacity:** 310 units

**Site Area:** 0.99 hectares

**Ward:** City and Hunslet

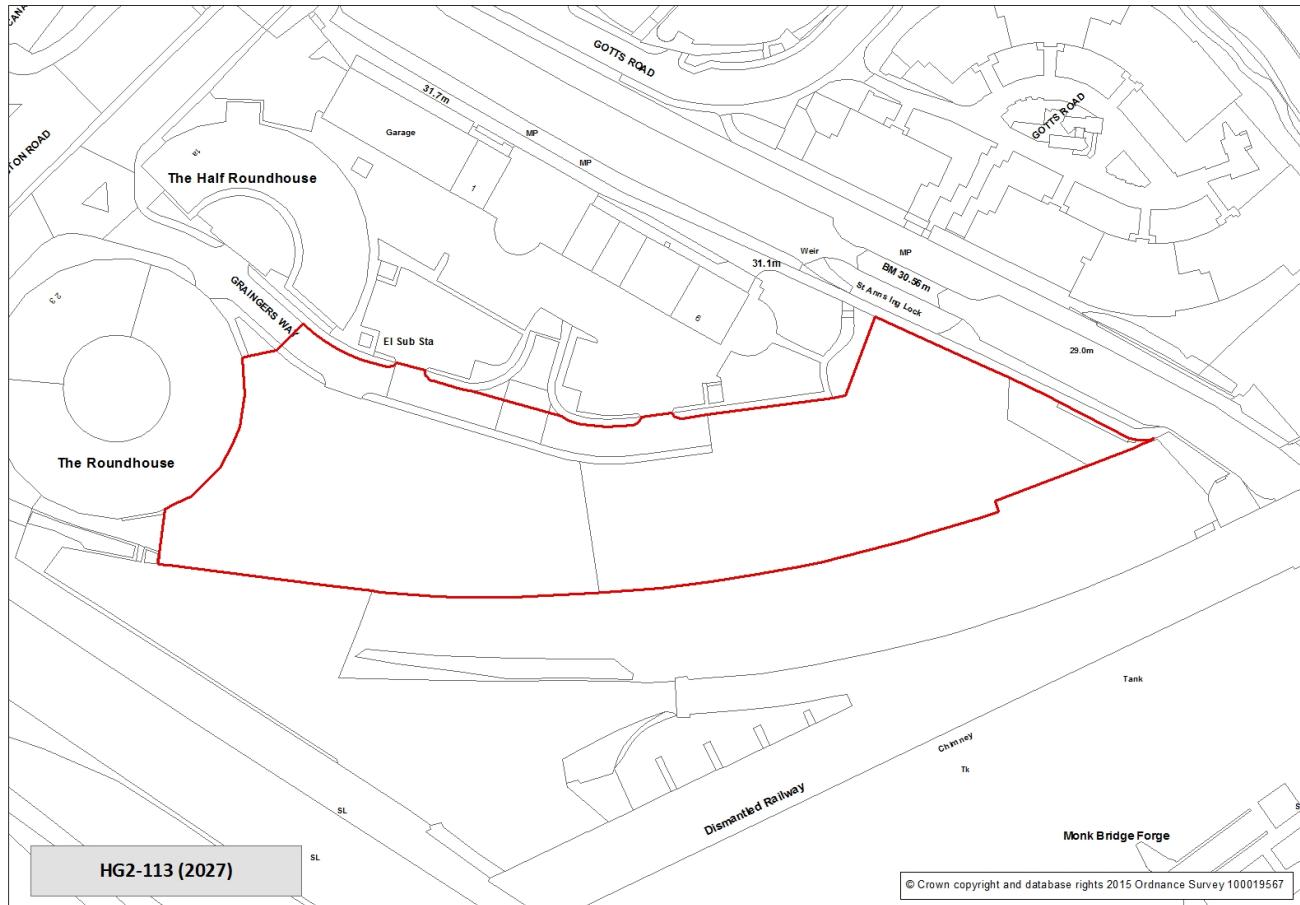
**HMCA:** Inner Area

**Phase:** 1



HG2-113 (2027)

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## **Site Requirements - HG2-113:**

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- Older persons housing/independent living:**

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

- Highway Access to Site:**

- Local Highway Network:**

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

- Listed Buildings:**

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

# Site Reference: HG2-114 (3143)

**Site Address:** Cambrian Street, LS11

## Housing allocation

**Site Capacity:** 37 units

**Site Area:** 0.64 hectares

**Ward:** Beeston and Holbeck

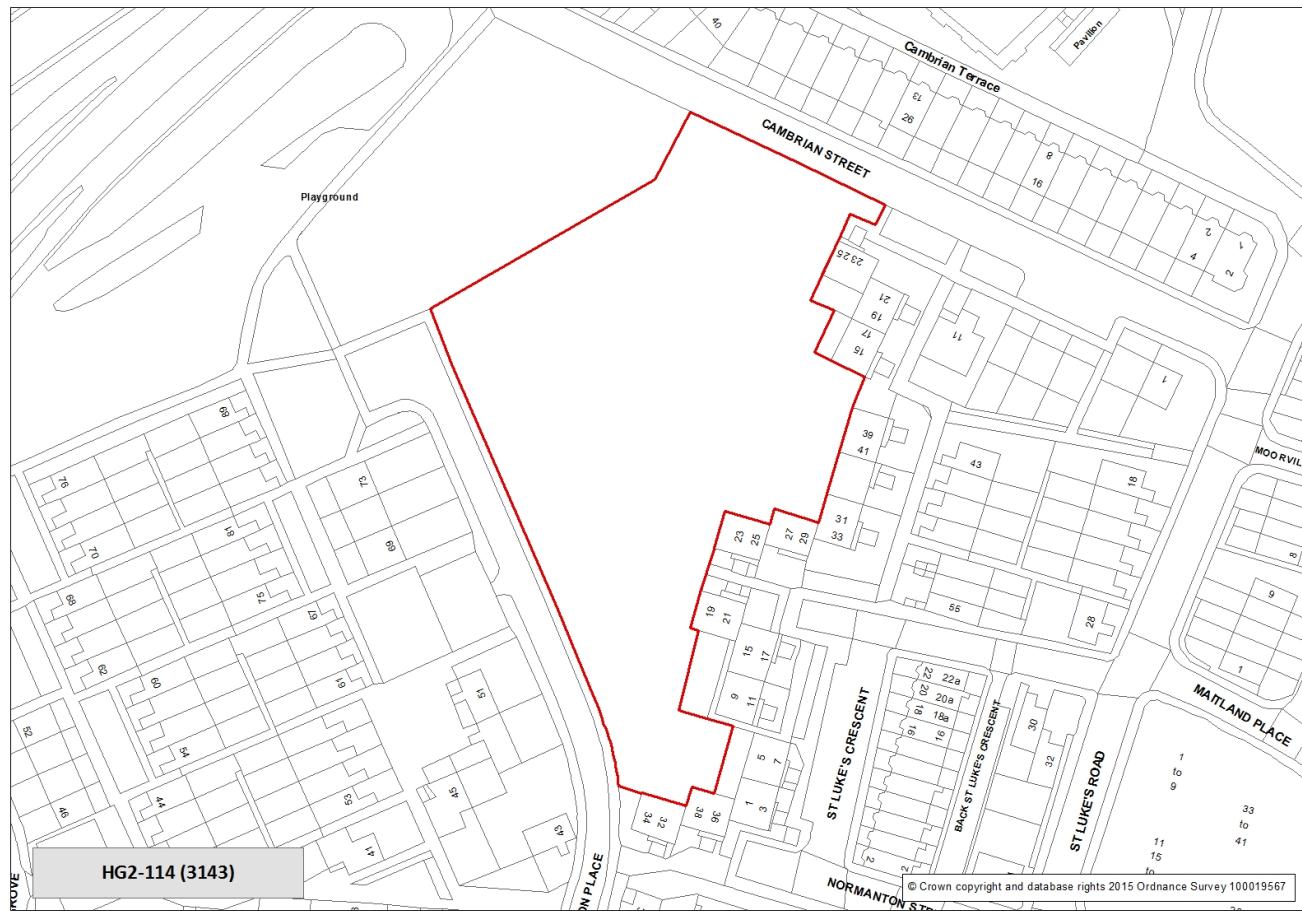
**HMCA:** Inner Area

**Phase:** 1



HG2-114 (3143)

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HG2-114 (3143)

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## Site Requirements - HG2-114:

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

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

## Site Reference: HG2-116 (4125)

**Site Address:** Winrose Drive, Middleton

### Housing allocation

**Site Capacity:** 13 units

**Site Area:** 0.41 hectares

**Ward:** Middleton Park

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-116:

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

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

## Site Reference: HG2-117 (252)

**Site Address:** Belle Isle Road - Merlyn Rees High School

### Housing allocation

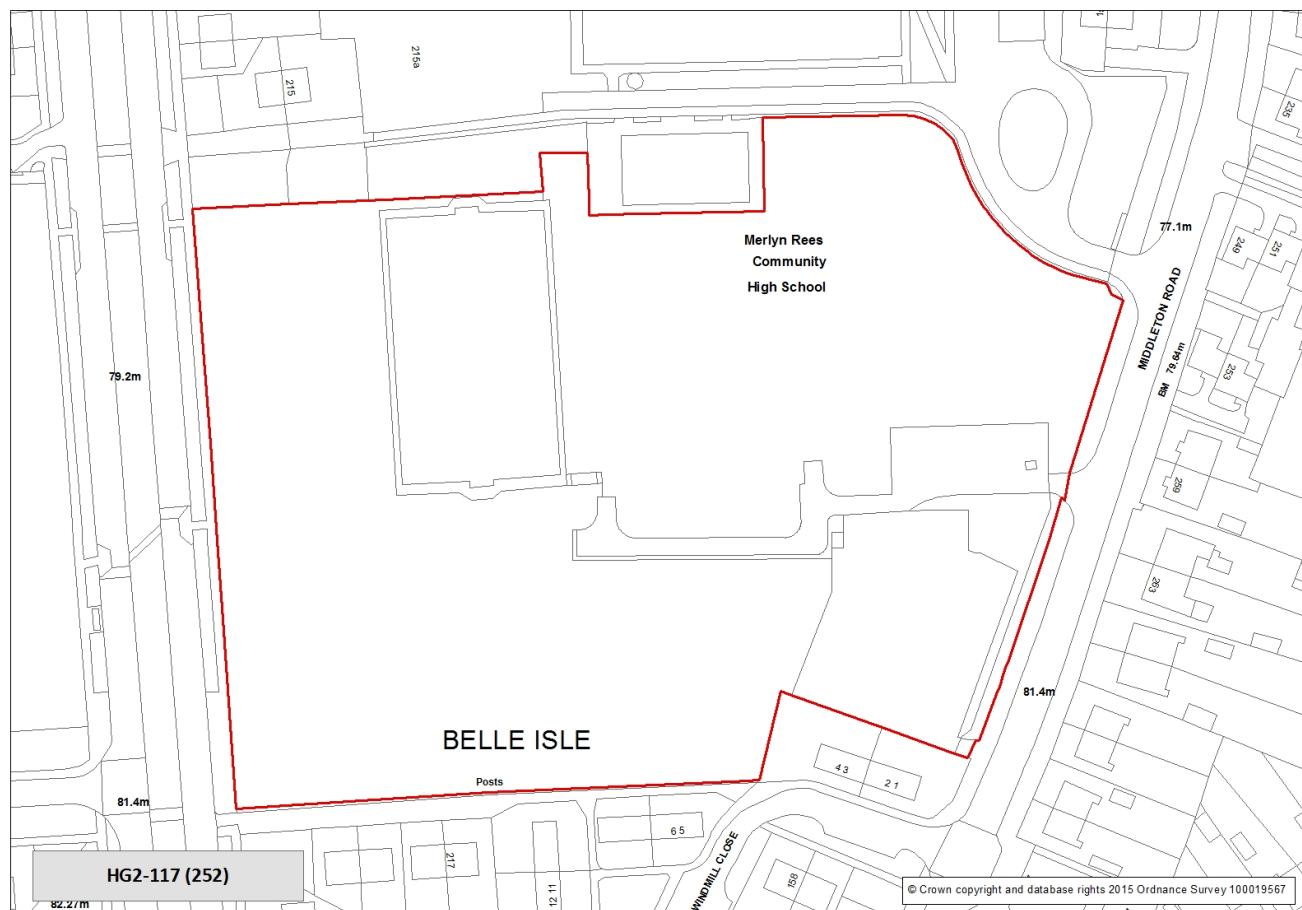
**Site Capacity:** 67 units

**Site Area:** 2.24 hectares

**Ward:** Middleton Park

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-117:

---

- **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: HG2-118 (4027)

**Site Address:** Newhall Gate, Newhall Crescent, Middleton

### Housing allocation

**Site Capacity:** 23 units

**Site Area:** 0.63 hectares

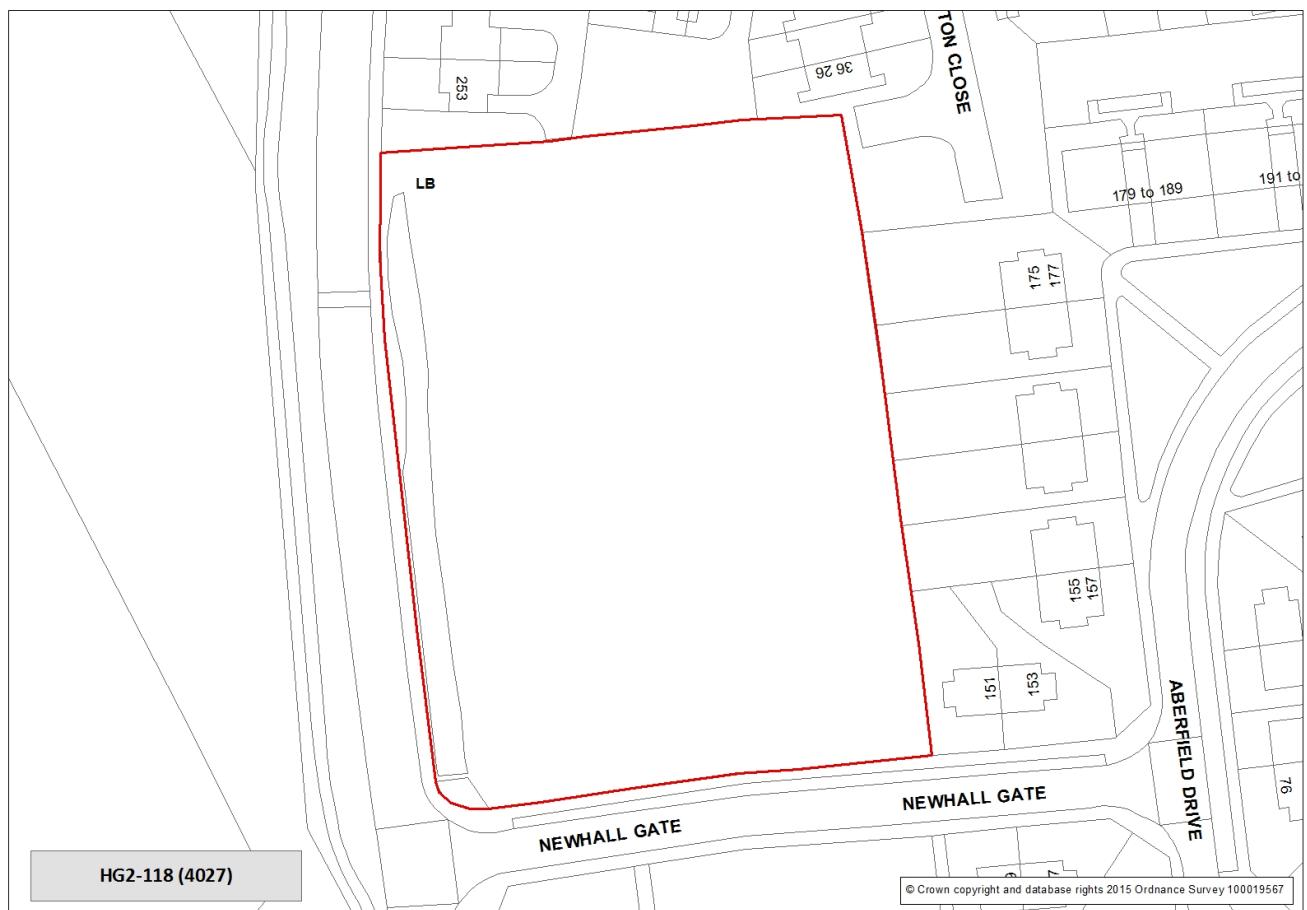
**Ward:** Middleton Park

**HMCA:** Inner Area

**Phase:** 1



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No site specific requirements

# Site Reference: HG2-201 (1146)

**Site Address:** York Road (land south of), East of Pontefract lane, Richmond Hill LS9

## Housing allocation

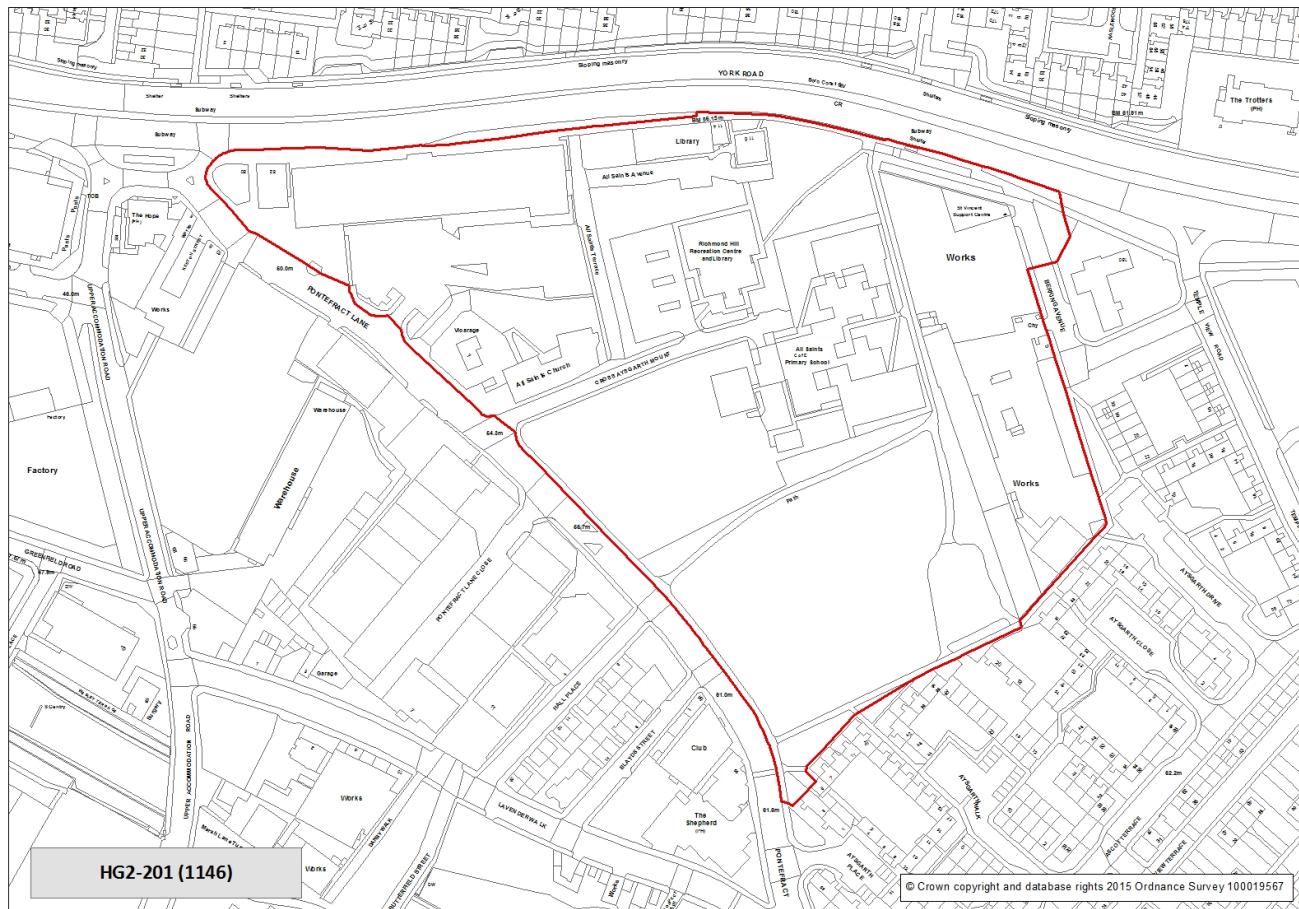
**Site Capacity:** 121 units

**Site Area:** 5.55 hectares

**Ward:** Burmantofts and Richmond Hill

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - HG2-201:

Site suitable for mixed use development.

- **Greenspace:**

Existing greenspace within the site to be retained or reprovided

- **Listed Buildings:**

The site includes, or is in the setting of, a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site includes a Listed Building At Risk - the former York Road Library. Any development here should facilitate the repair and reuse of the building.

- **Education Provision:**

Part of the site should be retained to allow for the expansion of the school provision at All Saints School

## Site Reference: MX2-7 (CFSM049)

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

**Mixed use allocation**

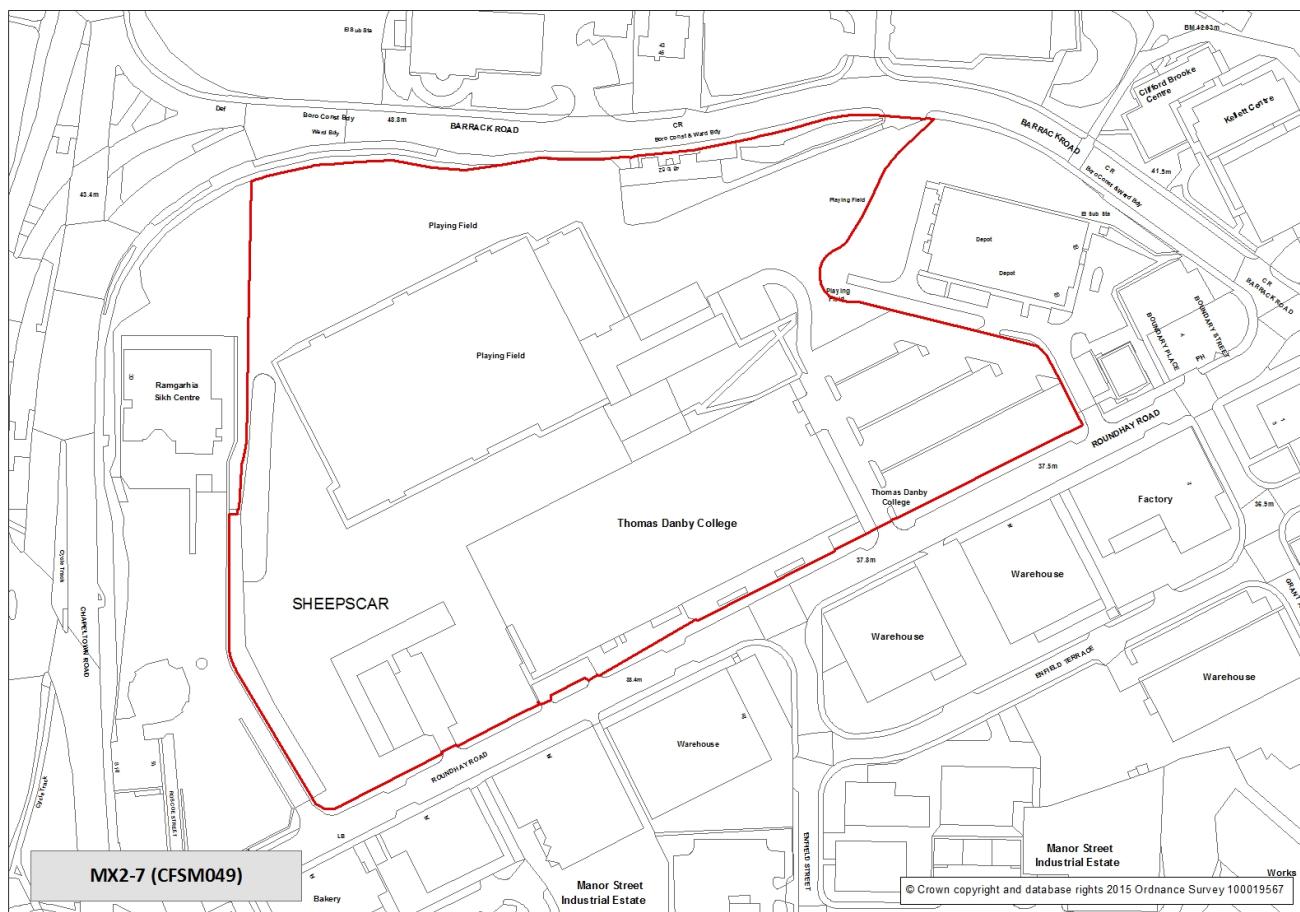
**Site Capacity:** 118 units & 1 ha employment

**Site Area:** 4.82 hectares

**Ward:** City and Hunslet

**HMCA:** Inner Area

**Phase:** 1



## **Site Requirements - MX2-7:**

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

- **Listed Buildings:**

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

## Site Reference: MX2-8 (278)

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

**Mixed use allocation**

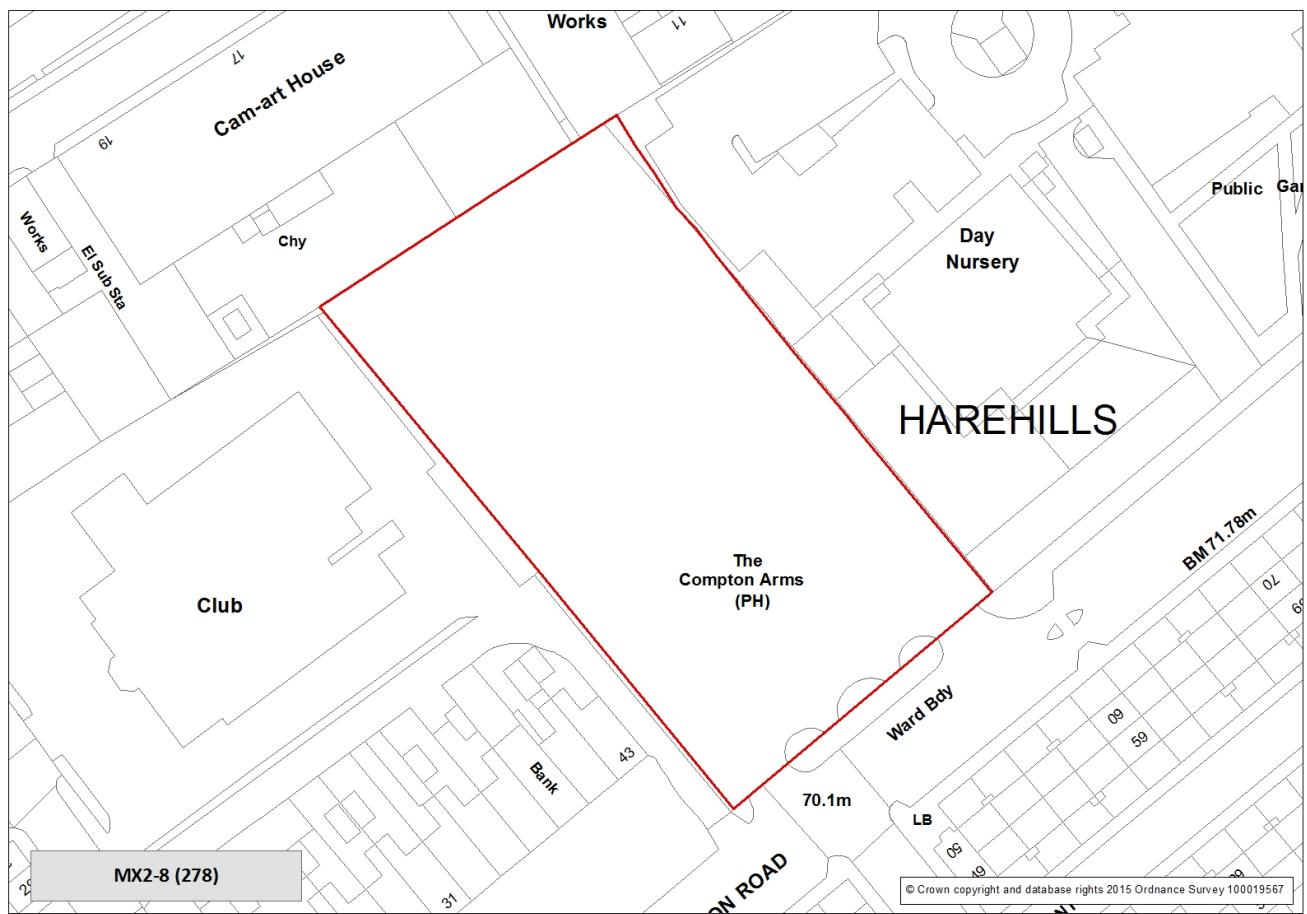
**Site Capacity:** 50 units

**Site Area:** 0.45 hectares

**Ward:** Gipton and Harehills

**HMCA:** Inner Area

**Phase:** 1



## **Site Requirements - MX2-8:**

---

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

- Older persons housing/independent living:**

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

# Site Reference: MX2-9 (198\_3390\_3393)

**Site Address:** Kirkstall Road, Leeds

**Mixed use allocation**

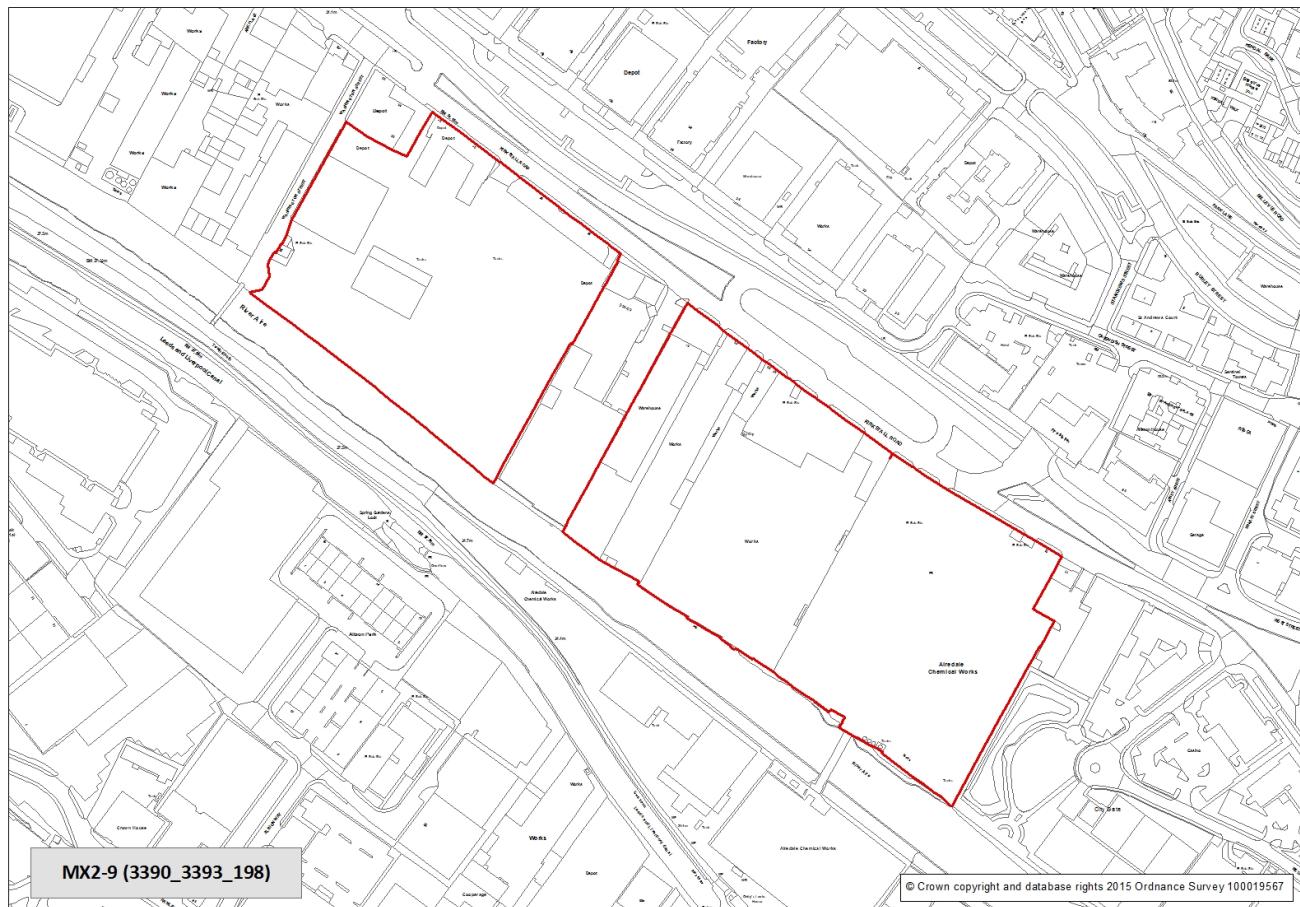
**Site Capacity:** 826 units & 41000 sqm office

**Site Area:** 7.24 hectares

**Ward:** City and Hunslet

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - MX2-9:

---

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

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

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

- **Highway Access to Site:**

Suitable primary access should be provided onto the A65 that minimises delay to public transport. Improvements will be required at the West Street Gyratory junction, Wellington Bridge Road / A58 Inner Ring Road junction, Armley Gyratory and Willow Road junction. The existing footbridge over the River Aire should be refurbished or replaced to provide a pedestrian and cycle link to the development to the south and the canal.

- **Local Highway Network:**

The development will have a direct impact on the congested Willow Road junction and A65 / A58 / Wellington Street gyratory. There will also be a cumulative impact at Armley Gyratory. A contribution towards mitigation measures at these locations will be required.

- **Ecology:**

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

- **Listed Buildings:**

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

- **Education Provision:**

Part of the site within the Otter Island complex (MX2-9 (198\_3390\_3393) and MX2-10 (3408) should be retained for the provision of a school. A detailed Masterplan approach is required for the development of the site.

# Site Reference: MX2-10 (3408)

**Site Address:** Wellington Road, Leeds

**Mixed use allocation**

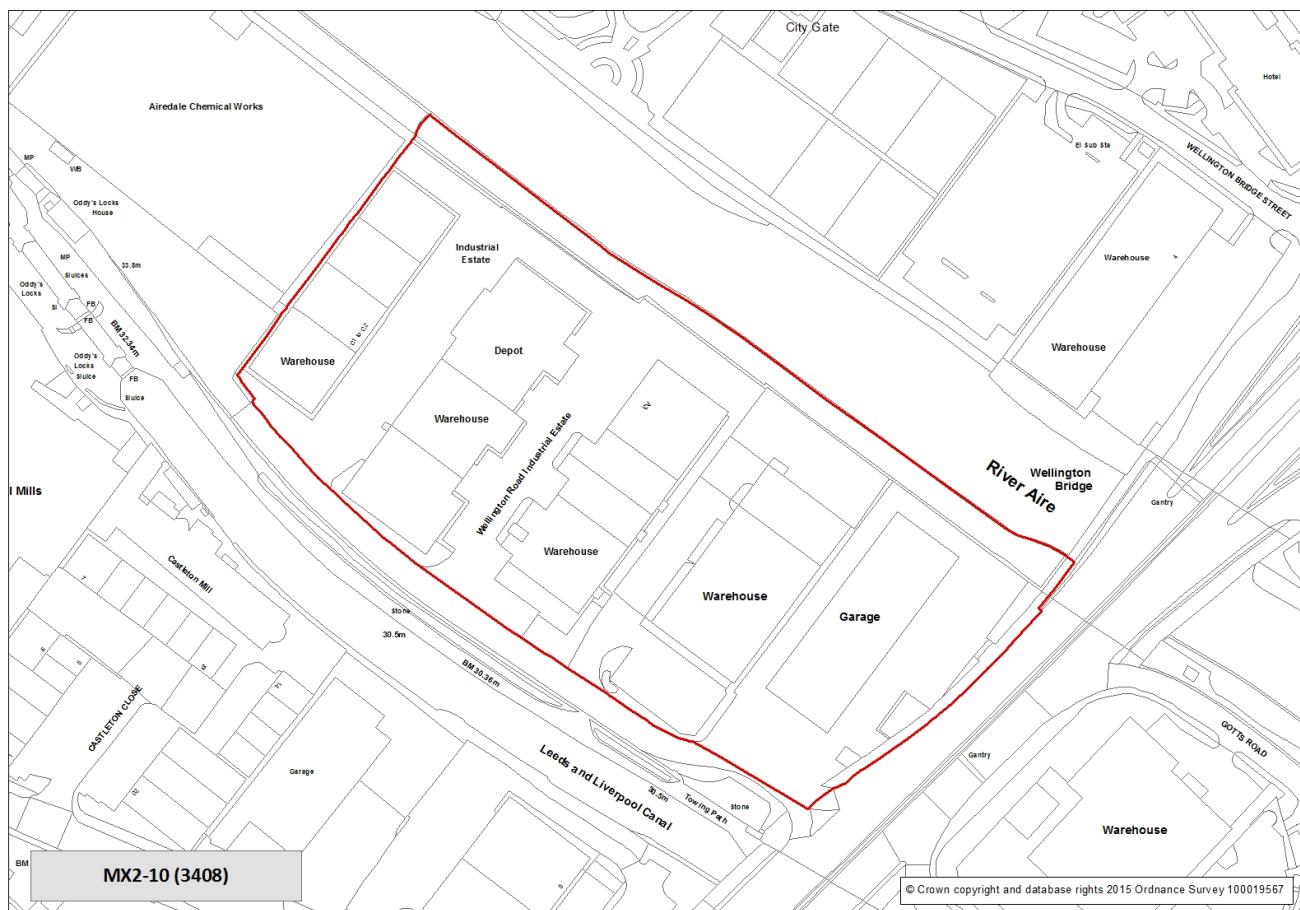
**Site Capacity:** 325 units & 5000 sqm office

**Site Area:** 2.48 hectares

**Ward:** City and Hunslet

**HMCA:** Inner Area

**Phase:** 1



## **Site Requirements - MX2-10:**

---

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

- Highway Access to Site:**

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

- Local Highway Network:**

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

- Ecology:**

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

- Listed Buildings:**

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

## Site Reference: MX2-11 (1265)

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

**Mixed use allocation**

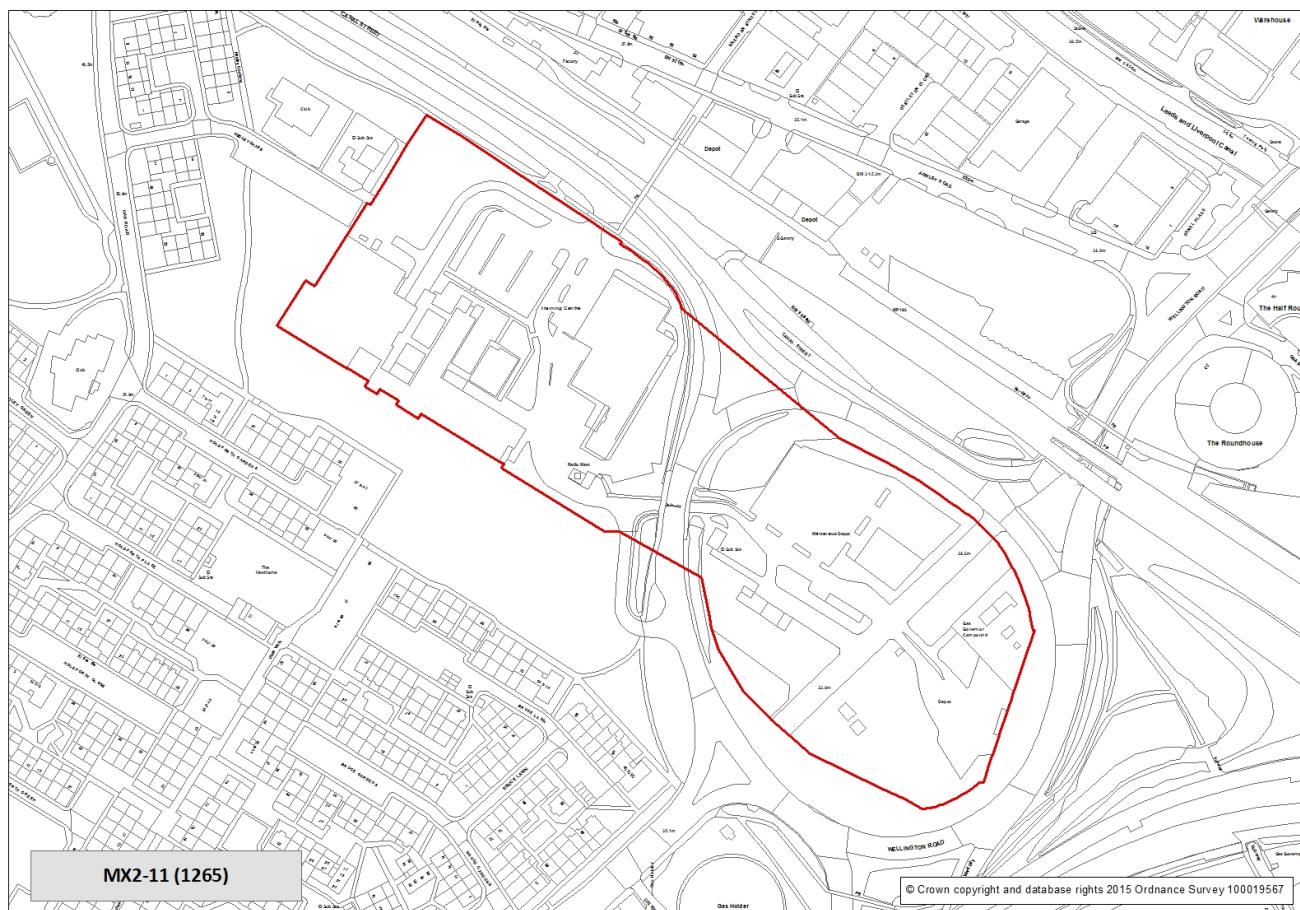
**Site Capacity:** 122 units & 2.5 ha employment

**Site Area:** 5 hectares

**Ward:** Armley

**HMCA:** Inner Area

**Phase:** 1



## Site Requirements - MX2-11:

---

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

- **Local Highway Network:**

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

## Site Reference: MX2-13 (3015)

**Site Address:** Benyon House

### Mixed use allocation

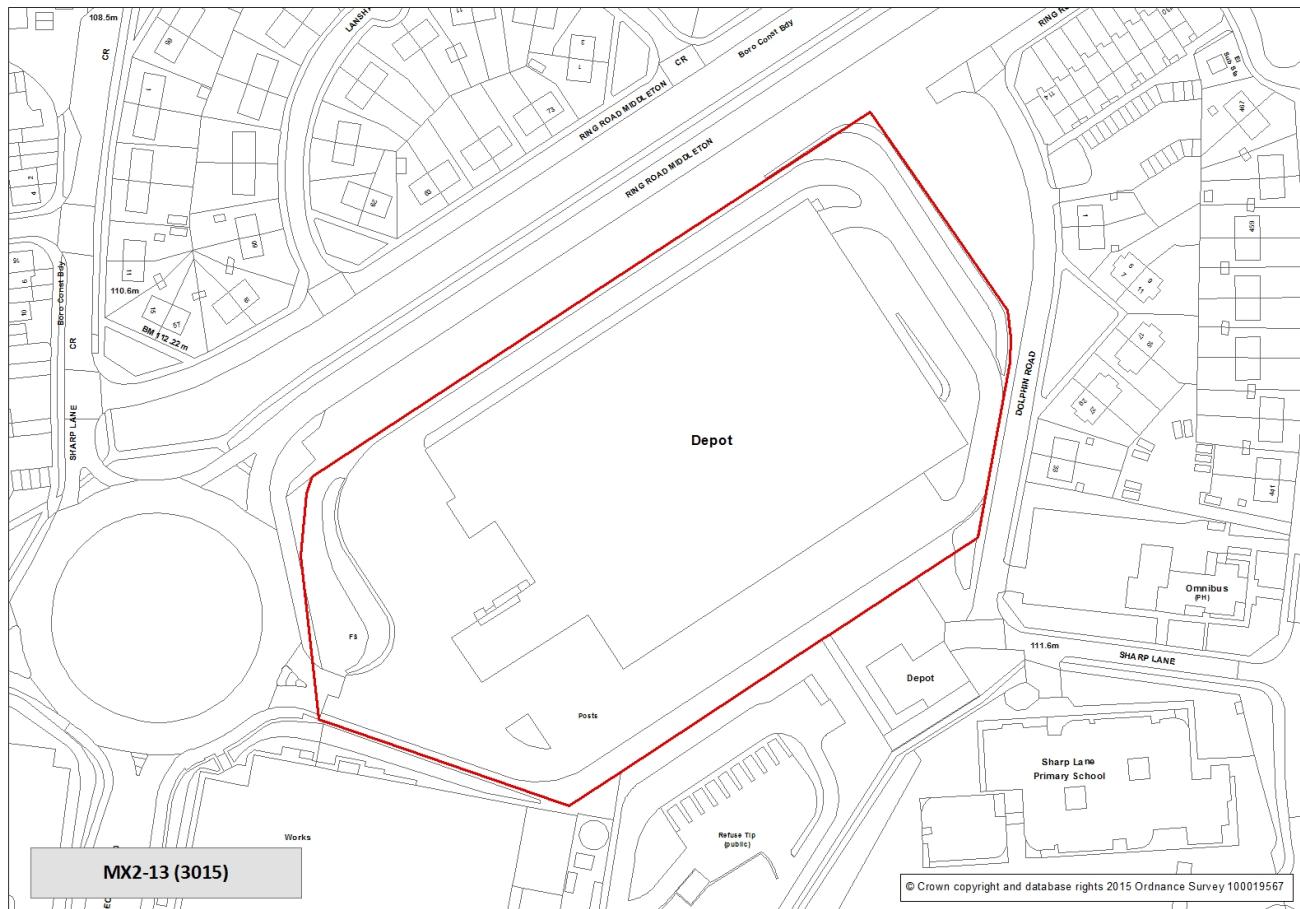
**Site Capacity:** 37 units & 1.24 ha employment

**Site Area:** 2.48 hectares

**Ward:** Middleton Park

**HMCA:** Inner Area

**Phase:** 1



## **Site Requirements - MX2-13:**

---

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

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

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

- **Natural Resources and Waste DPD:**

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

### **Safeguarded Land**

3.4.10 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 safeguarded land designations in the Inner HMCA.

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

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

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

**HG2-85 Beckhill Approach, Miles Hill Primary School, Meanwood**

**HG2-87 (partly in Inner, partly in North HMCA) Amberton Terrace**

**HG2-93 Brooklands Avenue**

**HG2-94 York Road Depot/South Parkway**

**HG2-99 Buslingthorpe Tannery/Hill Top Works Sheepscar**

**HG2-101 Hudson Road, Hudson Mill (Arcadia), Burmantofts**

**HG2-107 Neville Road, Halton Moor**

**HG2-108 Burley Willows Care Home, Willow Garth, Burley**

**HG2-110 Wesley Road (west of ), Tong Road (north of), Armley**

**HG2-113 Round House (rear of )**

**HG2-114 Cambrian Street**

**MX2-8 Compton Road - Compton Arms, Burmantofts**

**MX2-9 Kirkstall Road**

**MX2-13 Benyon House**

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

3.4.12 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 the Inner HMCA there are two sites where part of a housing site is to be retained for a school. These sites are:

**HG2-201 York Road (land south of ), East of Pontefract Lane, Richmond Hill**

**MX2-9 Kirkstall Road, Kirkstall**

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 INNER HMCA THESE SITES ARE:**

**HG5-3 East Leeds Family Learning Centre, Seacroft**

**HG5-4 Barrack Road Area Offices, Roundhay Road Chapel Allerton**

**HG5-5 Former Primrose High School, Lincoln Green**

**HG5-6 Former Whitebridge Primary School, Cartmell Drive, Halton Moor**

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

3.4.13 Paragraph 2.66 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. In Inner an existing Gypsy and Travellers site is safeguarded at Urn Farm, Middleton Road under Policy HG6 and a proposed replacement site for Kidacre Street is proposed at Tulip Street.

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

**NEW PUBLICLY MANAGED SITE PENDING DECISION ON HIGH SPEED 2 RAIL LINK AND CONSEQUENT LOSS OF SITE AT HG6-2 KIDACRE STREET**

- **HG6-3 – FORMER MOOREND TRAINING CENTRE, TULIP STREET, HUNSLET (8 PITCHES)**

#### **EXISTING PRIVATE SITES**

- **HG6-13 – URN FARM, MIDDLETON ROAD, MIDDLETON (2 PITCHES)**

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

### **Sites for Travelling Showpeople**

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

# EMPLOYMENT PROPOSALS FOR INNER

## Offices

3.4.15 The sites in Inner have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development. Sites which either have planning permission for office use (as at 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. Part of the Inner Areas HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own office allocations. These total 6290sqm in identified sites and 0sqm in proposed allocations.

### **POLICY EO1 – IDENTIFIED 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 INNER THESE SITES ARE:**

#### **Identified Office Sites (with planning permission or UDP allocations)**

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
MX1-6	208	Mabgate, Macaulay Street, Argyll Road (land between)	1.2	<b>3670</b>
MX1-11	447	Whitehall Road - Doncasters LS12	3.5	<b>50380</b>
MX1-12	433	Globe Road - Doncasters/Latitude LS11	1.9	<b>3220</b>
EO1-8	2005700	Former John Peters Armley Road	0.7	<b>2245</b>
EO1-9	2005760	Kirkstall Road - Maxis Restaurant site	0.3	<b>7330</b>
EO1-10	2104460	Tristram Centre Brown Lane West Ls12	0.1	<b>650</b>
EO1-11	2103380	City West Office Park Gelderd Road Leeds 12	1.4	<b>4160</b>
<b>Identified office employment total (sqm):</b>				<b>71655</b>

## **New office allocations**

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

### **POLICY EO2 – OFFICE ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE OFFICE USE.**

**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 THE INNER AREA THESE ALLOCATIONS ARE:**

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
MX2-9	198_3390_33 93	Kirkstall Road, Leeds	7.2	<b>41000</b>
MX2-10	3408	Wellington Road, Leeds	2.5	<b>5000</b>
EO2-1	2401781	Ph2 Arlington Mills Armley Road Pickering Street Ls12	0.5	<b>1780</b>
EO2-2	2004069	Office Scheme Wellington Road & Gotts Road Leeds 12	0.5	<b>20370</b>
<b>Allocated for office employment total (sqm):</b>				<b>68150</b>

### General Employment

3.4.17 The sites in Inner have been assessed to determine their total contribution towards an overall district requirement of **493 hectares** of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 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. Part of the Inner Areas HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own general employment allocations. These total 1.21ha in identified sites and 0ha in proposed allocations.

**POLICY EG1 – IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE**  
**THE SITE ALLOCATIONS PLAN IDENTIFIES 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 INNER THESE SITES ARE:**

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

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG1-20	3402480	Long Close Industrial Estate Dolly Lane Burmantofts	0.2	<b>0.2</b>
EG1-21	3400620	Trent Road Torre Road Ls9	8.6	<b>8.63</b>
EG1-22	2104060	S/o 30 Springwell Road Holbeck Leeds 12	0.4	<b>0.39</b>
EG1-23	2105070	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	0.1	<b>0.11</b>
EG1-24	2105180	48-52 Springwell Road Holbeck LS12 1AW	0.2	<b>0.15</b>
EG1-25	2104130	139 Gelderd Road Leeds 12	0.2	<b>0.23</b>

EG1-26	2001252	Land Inc Plot 7 The Piggeries Brown Lane West Ls12	0.1	<b>0.13</b>
EG1-27	2001250	Brown Lane Ls 12	1	<b>0.99</b>
EG1-28	2001251	Brown Lane Ls 12	0.2	<b>0.18</b>
EG1-29	2104700	Ex- Boc Works Gelderd Road Ls12	3.3	<b>3.28</b>
EG1-30	2105170	Latchmore Road LS11	0.6	<b>0.63</b>
EG1-31	2202540	Holme Well Road Middleton LS10 4SL	0.2	<b>0.18</b>
<b>Identified general employment total:</b>				<b>15.1</b>

**POLICY EG2 – GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE.**

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

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
MX2-7	CFSM049	Thomas Danby College, Roundahay Road, Leeds	4.8	<b>1</b>
MX2-11	1265	Armley Gyratory - former Gas Works	5	<b>2.5</b>
MX2-13	3015	Benyon House	2.5	<b>1.24</b>
EG2-10	2105050	Land at Brown Lane West Holbeck	1.5	<b>1.46</b>
EG2-11	2104230	Former Co-op Dairy Depot Gelderd Road Ls12	1.6	<b>1.62</b>
EG2-12	2103385	Gelderd Road Leeds 12	1	<b>0.99</b>
EG2-13	2104710	Tulip Street Beza Street Ls10	0.5	<b>0.46</b>
<b>Allocated for general employment total (ha):</b>				<b>9.27</b>

# Site Reference: EO2-1 (2401781)

**Site Address:** Ph2 Arlington Mills Armley Road Pickering Street LS12

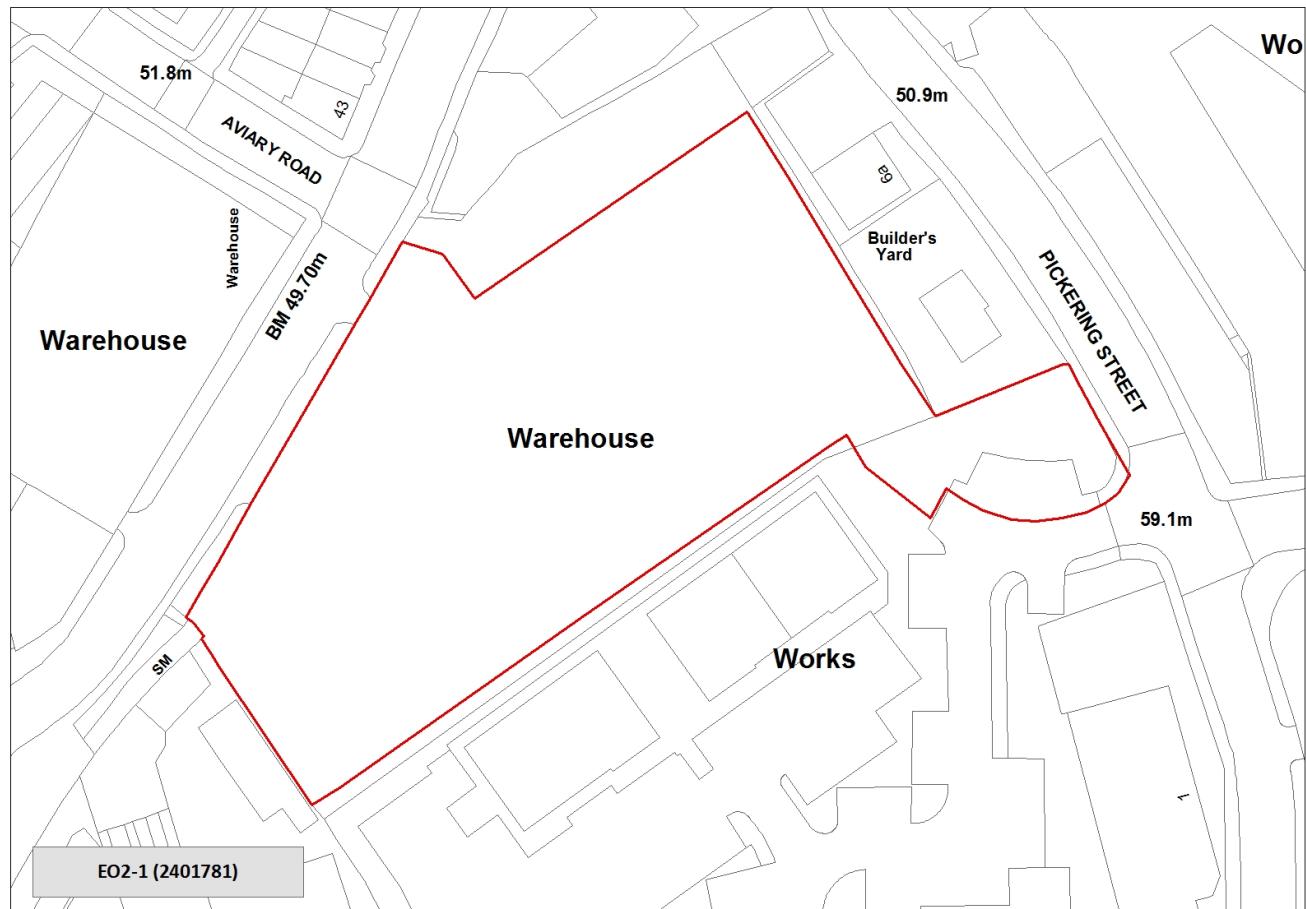
## Office allocation

**Site Capacity:** 1780 sq metres

**Site Area:** 0.46 hectares

**Ward:** Armley

**HMCA:** Inner Area



## Site Requirements - EO2-1:

- **Highway Access to Site:**

The existing access road should be extended to serve this site from Pickering Street.

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

## Site Reference: EO2-2 (2004069)

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

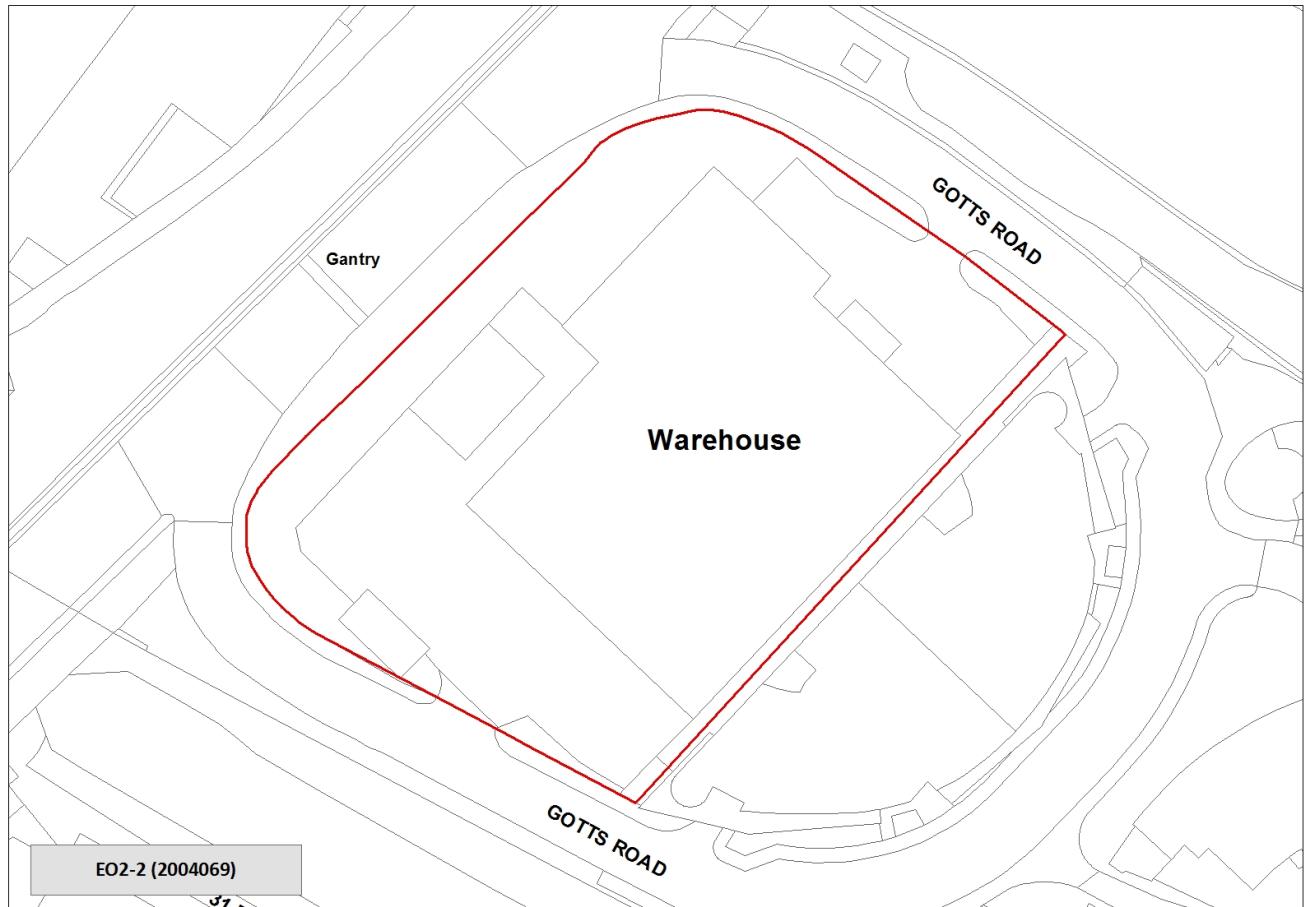
### Office allocation

**Site Capacity:** 20370 sq metres

**Site Area:** 0.49 hectares

**Ward:** City and Hunslet

**HMCA:** Inner Area



## Site Requirements - EO2-2:

- **Local Highway Network:**

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

## Site Reference: EG2-10 (2105050)

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

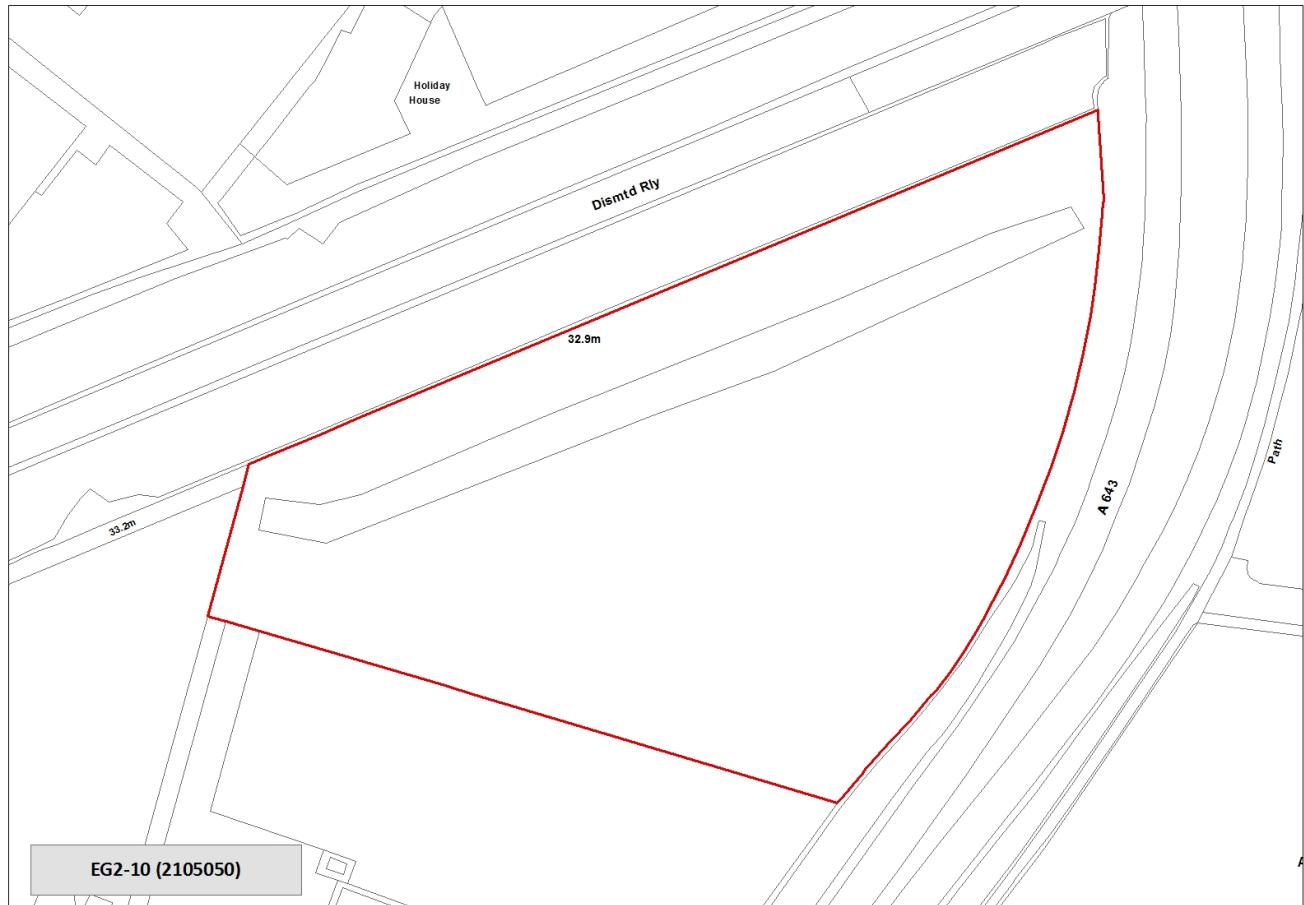
**General employment allocation**

**Site Capacity:** 1.46 hectares

**Site Area:** 1.46 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Inner Area



No site specific requirements

## Site Reference: EG2-11 (2104230)

**Site Address:** Former Co-op Dairy Depot Gelderd Road LS12

### General employment allocation

**Site Capacity:** 1.62 hectares

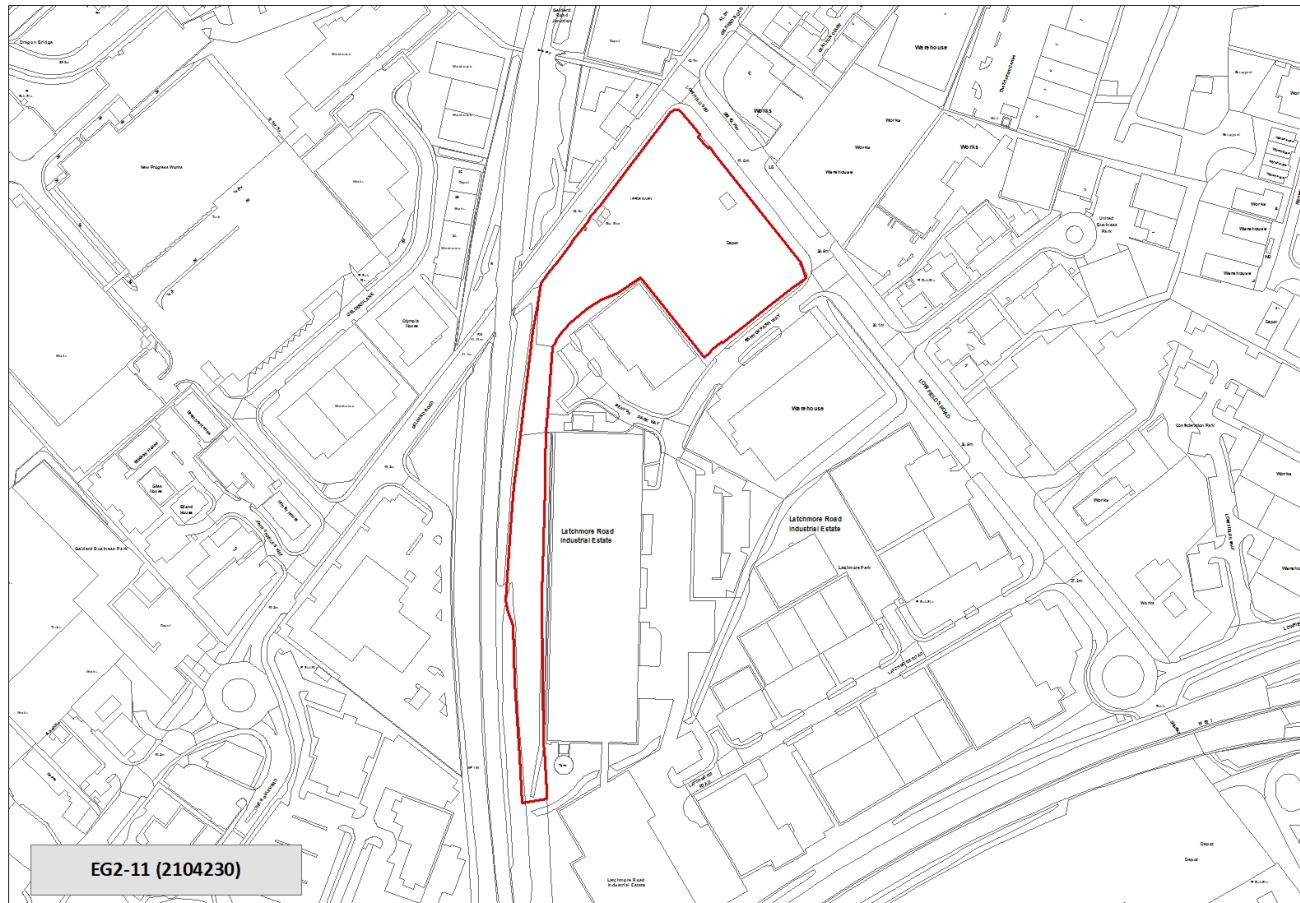
**Site Area:** 1.62 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Inner Area



EG2-11 (2104230)



No site specific requirements

## Site Reference: EG2-12 (2103385)

**Site Address:** Gelderd Road Leeds 12

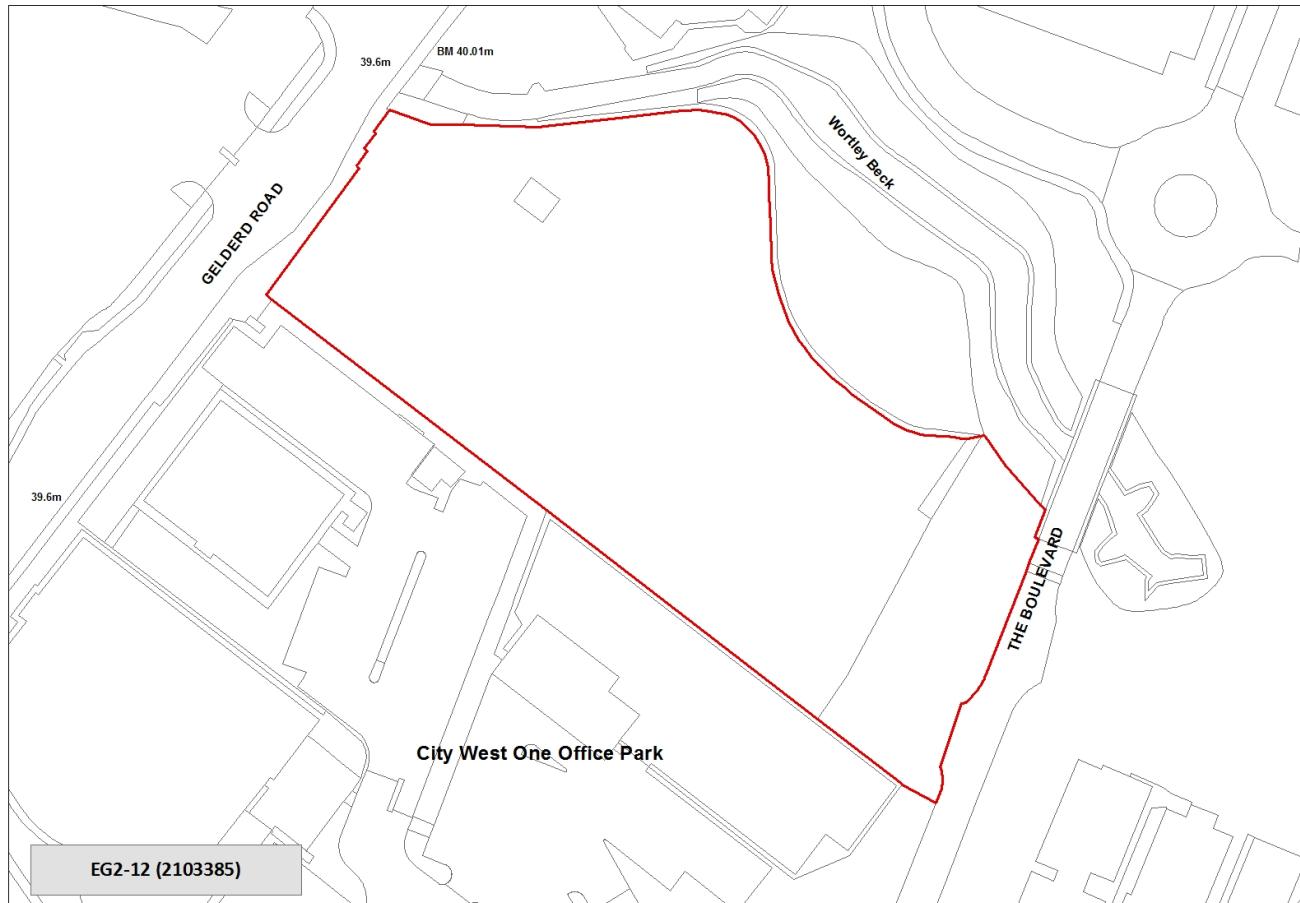
### General employment allocation

**Site Capacity:** 0.99 hectares

**Site Area:** 0.99 hectares

**Ward:** Beeston and Holbeck

**HMCA:** Inner Area



No site specific requirements

## Site Reference: EG2-13 (2104710)

**Site Address:** Tulip Street Beza Street LS10

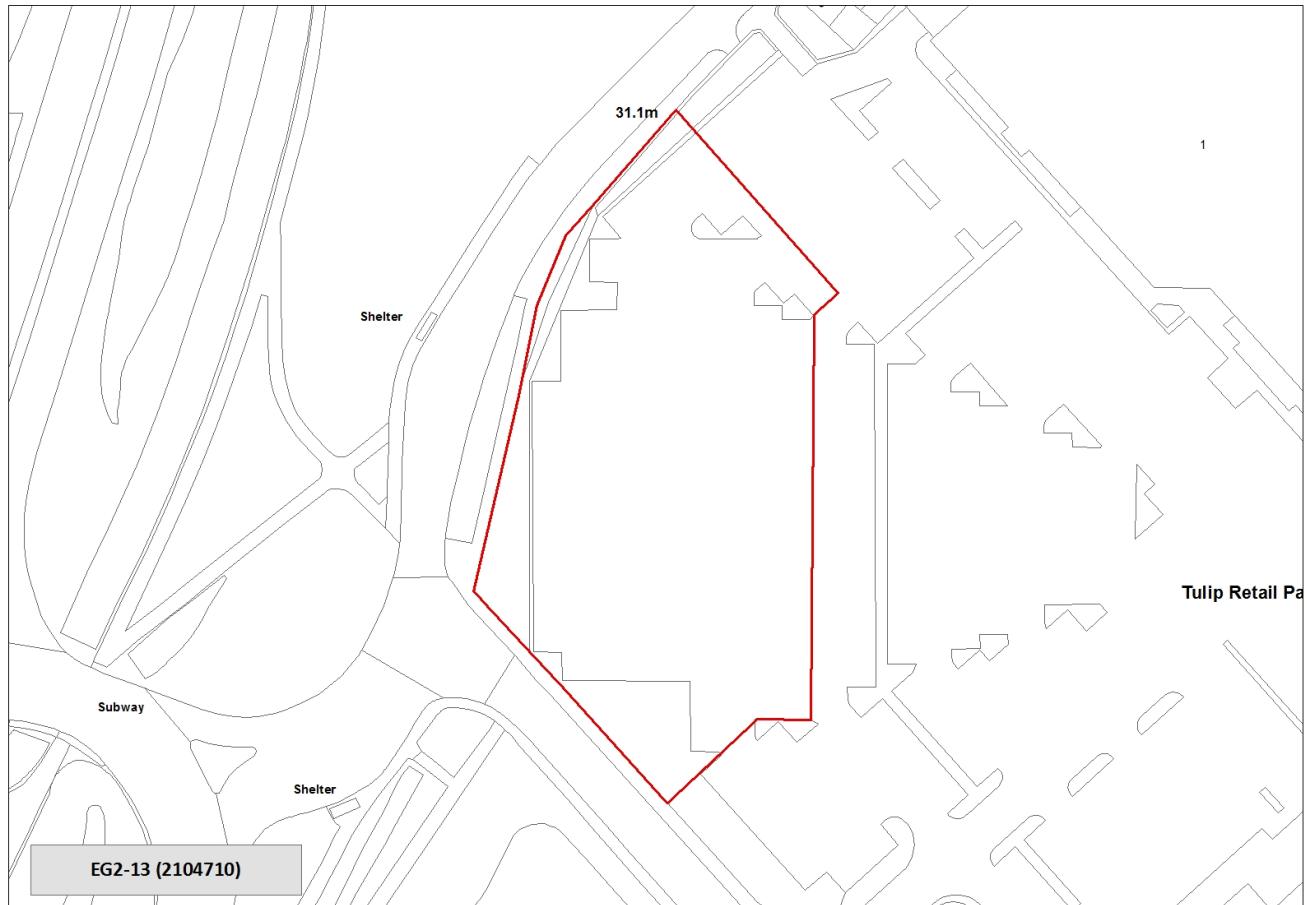
**General employment allocation**

**Site Capacity:** 0.46 hectares

**Site Area:** 0.46 hectares

**Ward:** City and Hunslet

**HMCA:** Inner Area

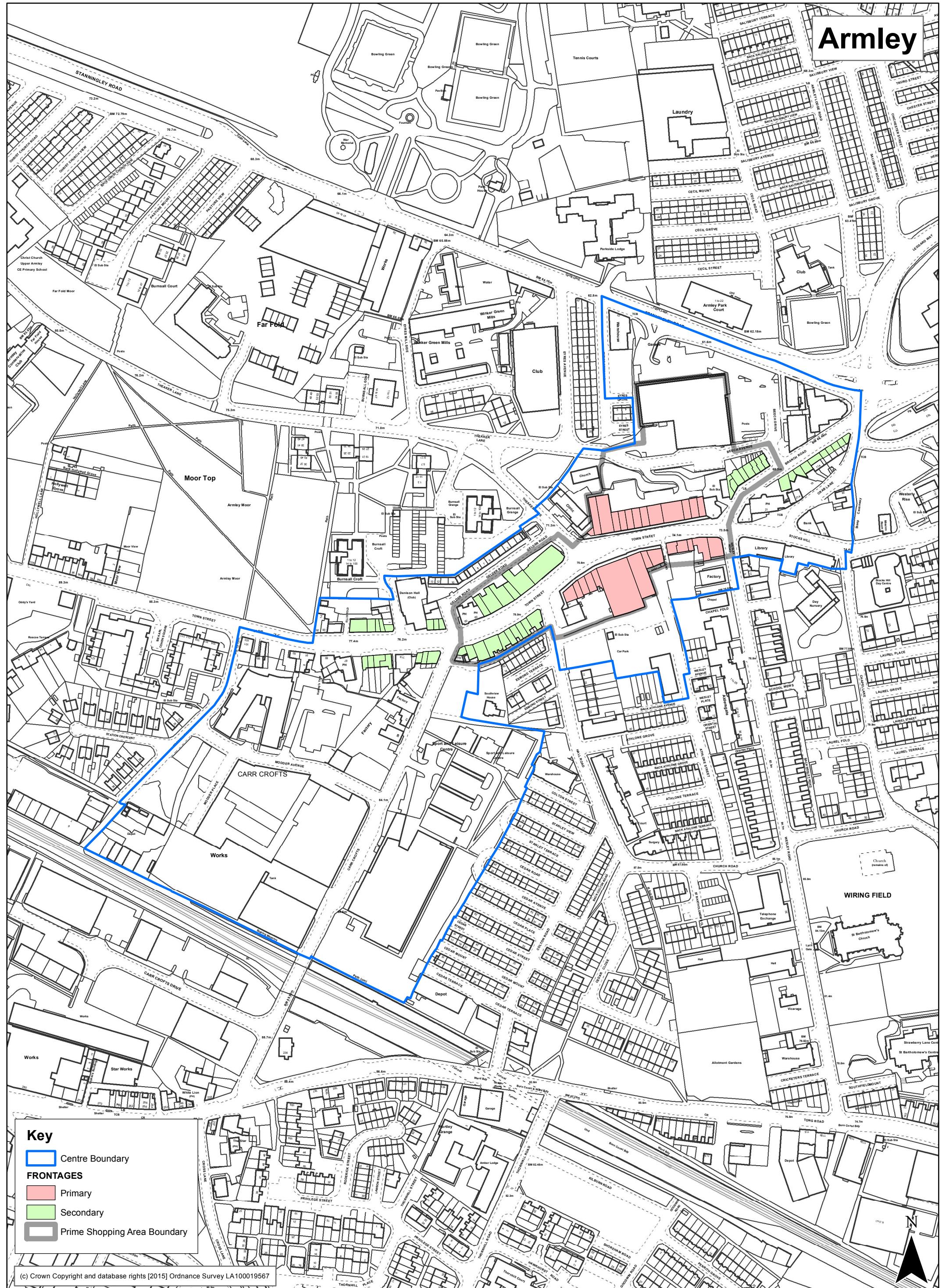


No site specific requirements

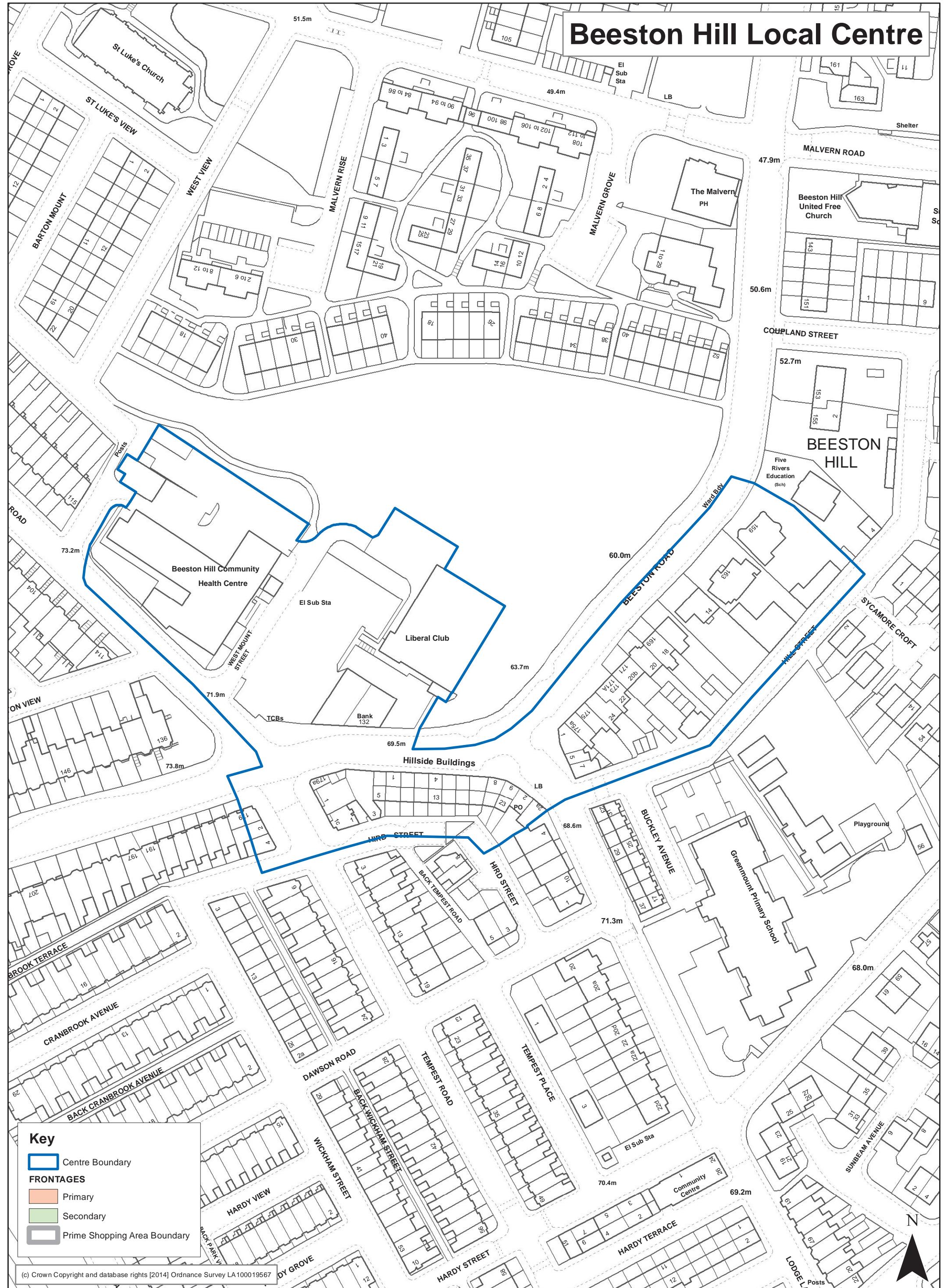
## **GREENSPACE PROPOSALS FOR INNER**

- 3.4.18 The plan shows the green space sites proposed for designation within the Inner HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the 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.
- 3.4.19 The Inner area is highly built up and very ‘urban’ in character therefore there are not the large areas of green space that are found in other areas of the city. Woodhouse Moor (19.8ha) and Woodhouse Ridge (16ha) provide opportunities for a variety of recreation in the inner north west whilst the Wykebeck Valley corridor is a ‘green divide’ between the high density areas of Gipton and Seacroft. There are a number of smaller open spaces such as Harehills Park (11.2ha), Holbeck Moor (4.7ha), part of Armley Park (8.9ha) and Sharp Lane (12.6ha) which are very valuable in giving people in such high built up areas access to open spaces and chances to take part in outdoor recreational activities. 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 Inner HMCA are contained in the Green Space Background Paper.

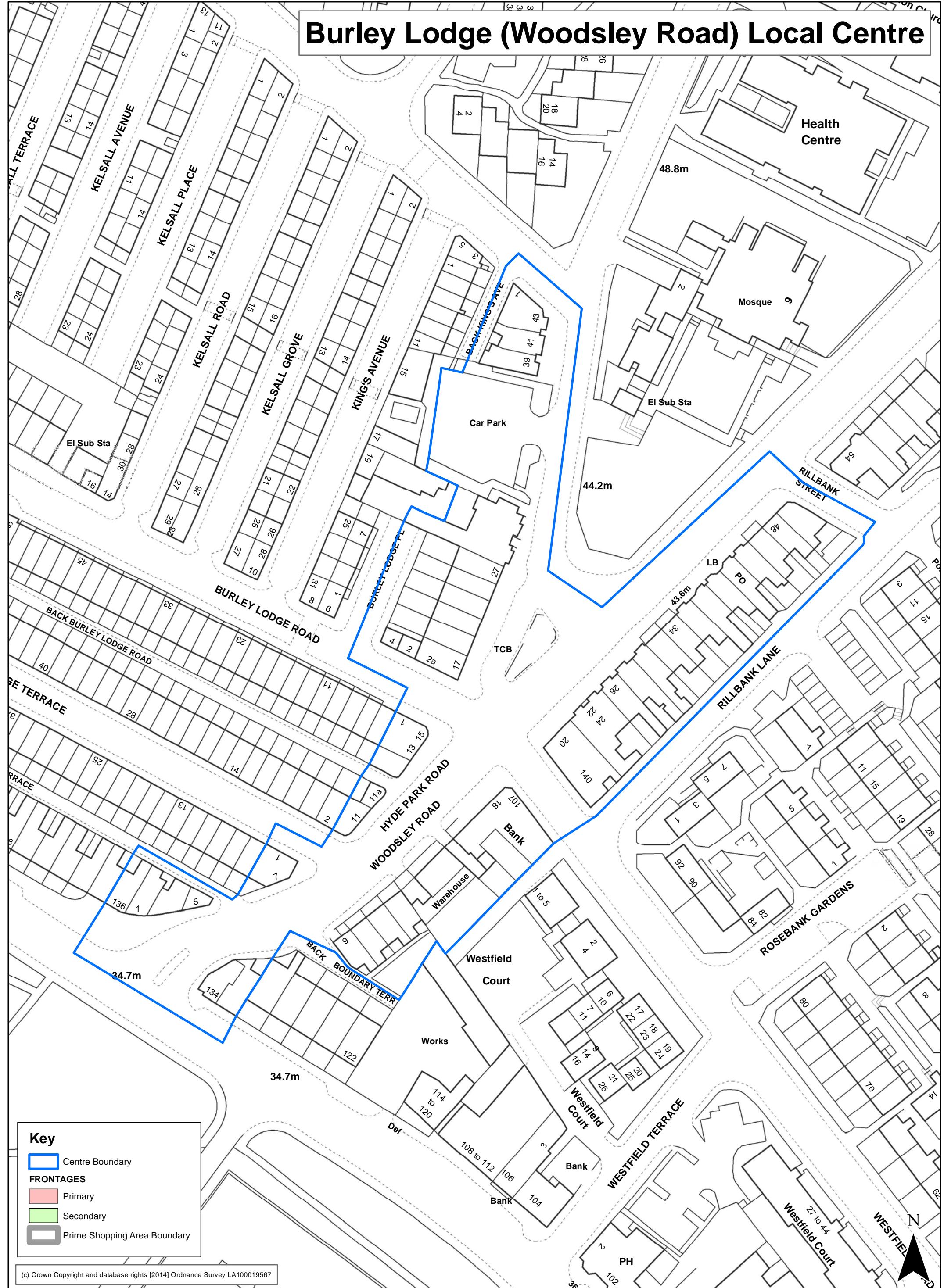
# Armley



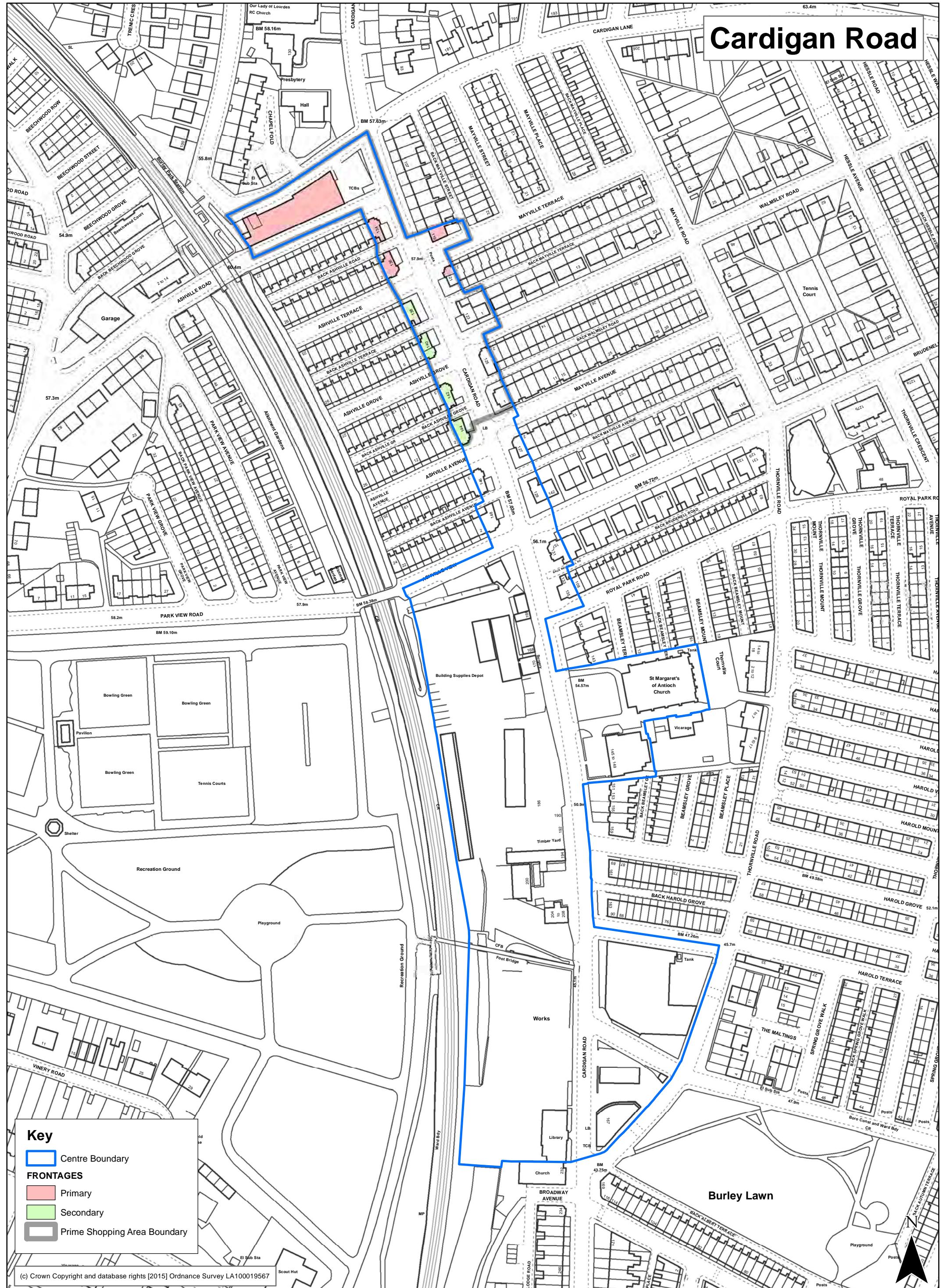
# Beeston Hill Local Centre



# Burley Lodge (Woodsley Road) Local Centre



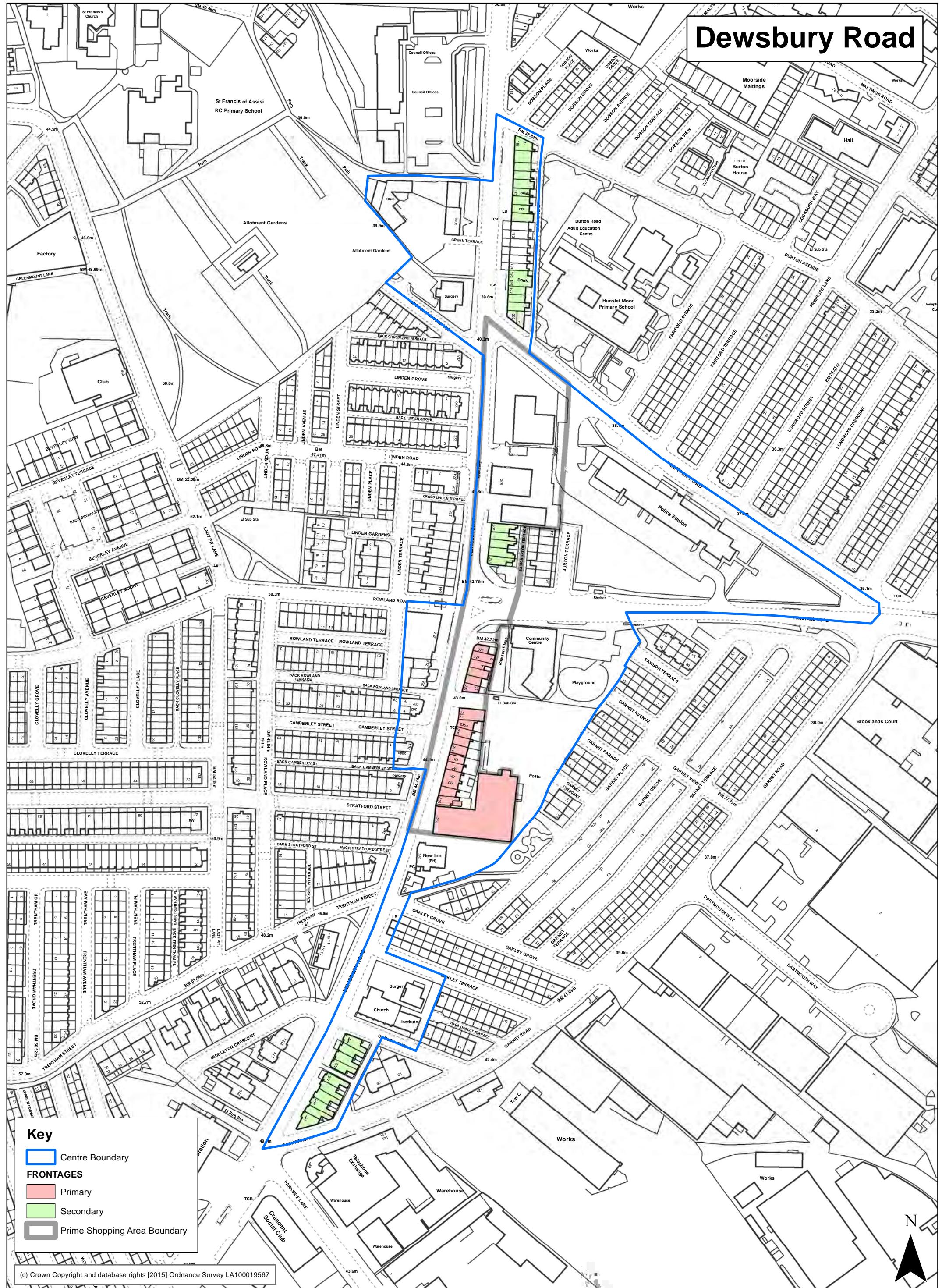
# Cardigan Road



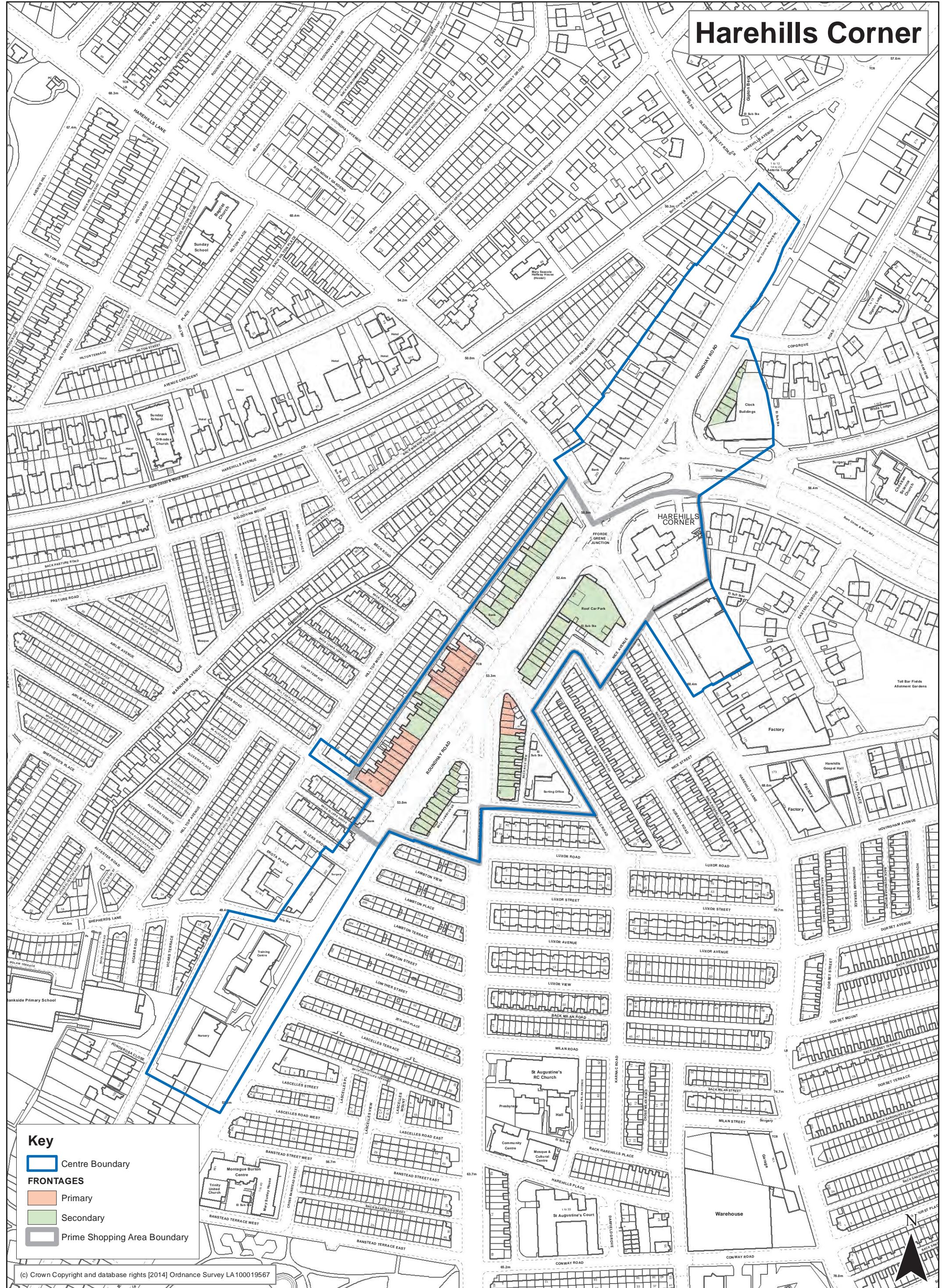
# Chapeltown Road Local Centre



# Dewsbury Road



# Harehills Corner



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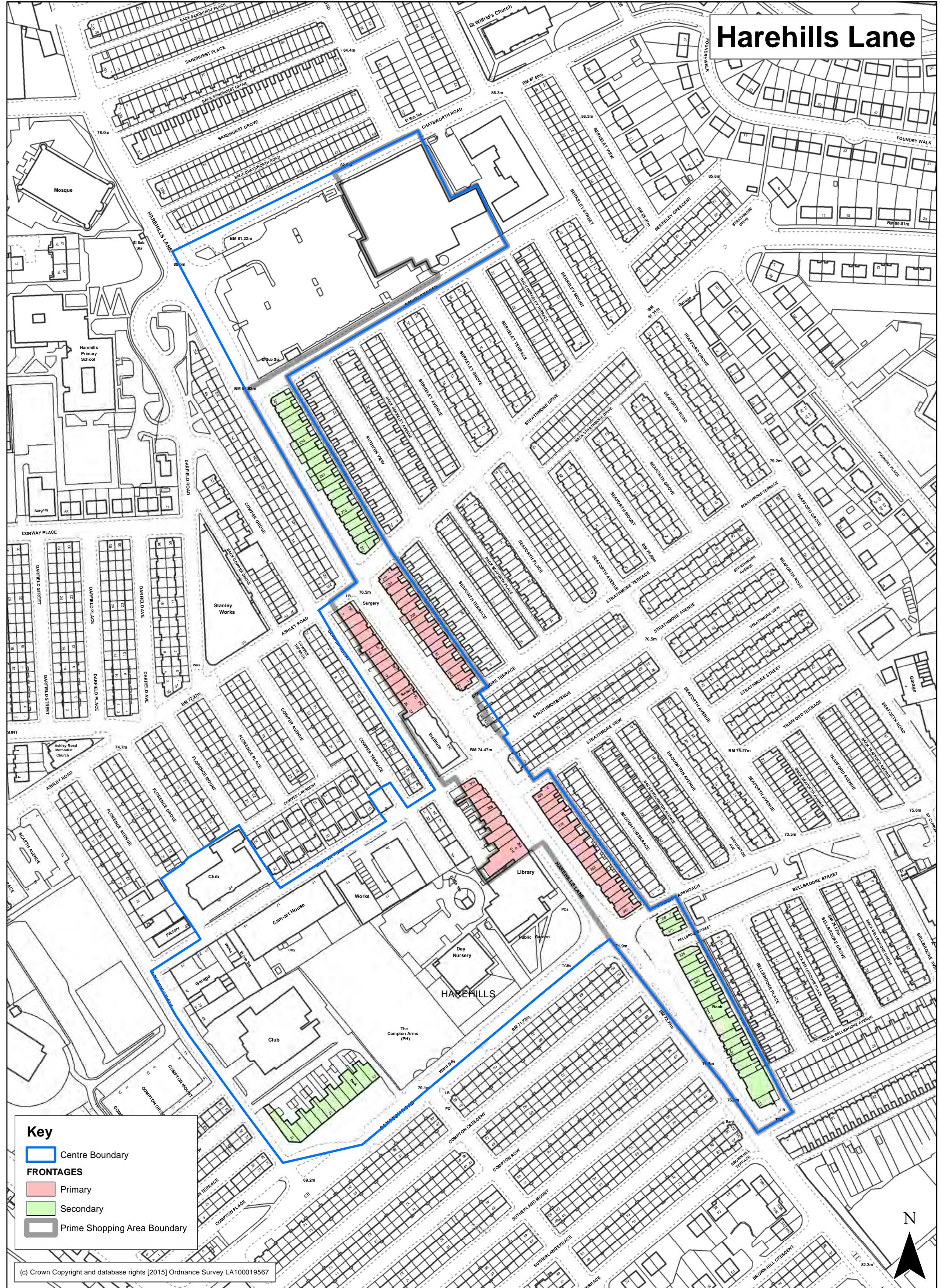
PRODUCED BY GIS MAPPING & DATA TEAM, CITY DEVELOPMENT, LEEDS CITY COUNCIL

THIS MAP (OR AN EXTRACT) IS AVAILABLE AT A LARGER SIZE

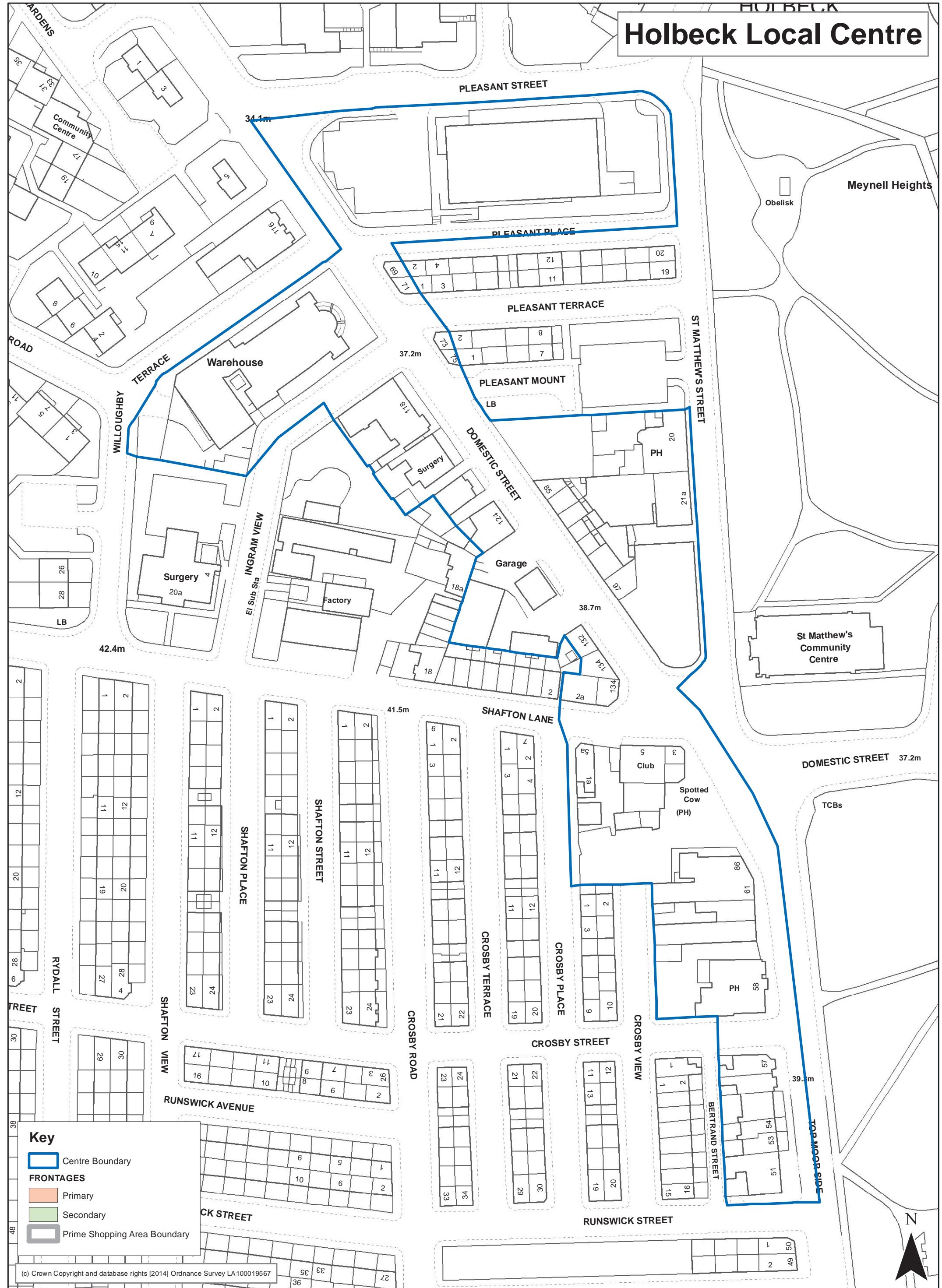
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# Harehills Lane



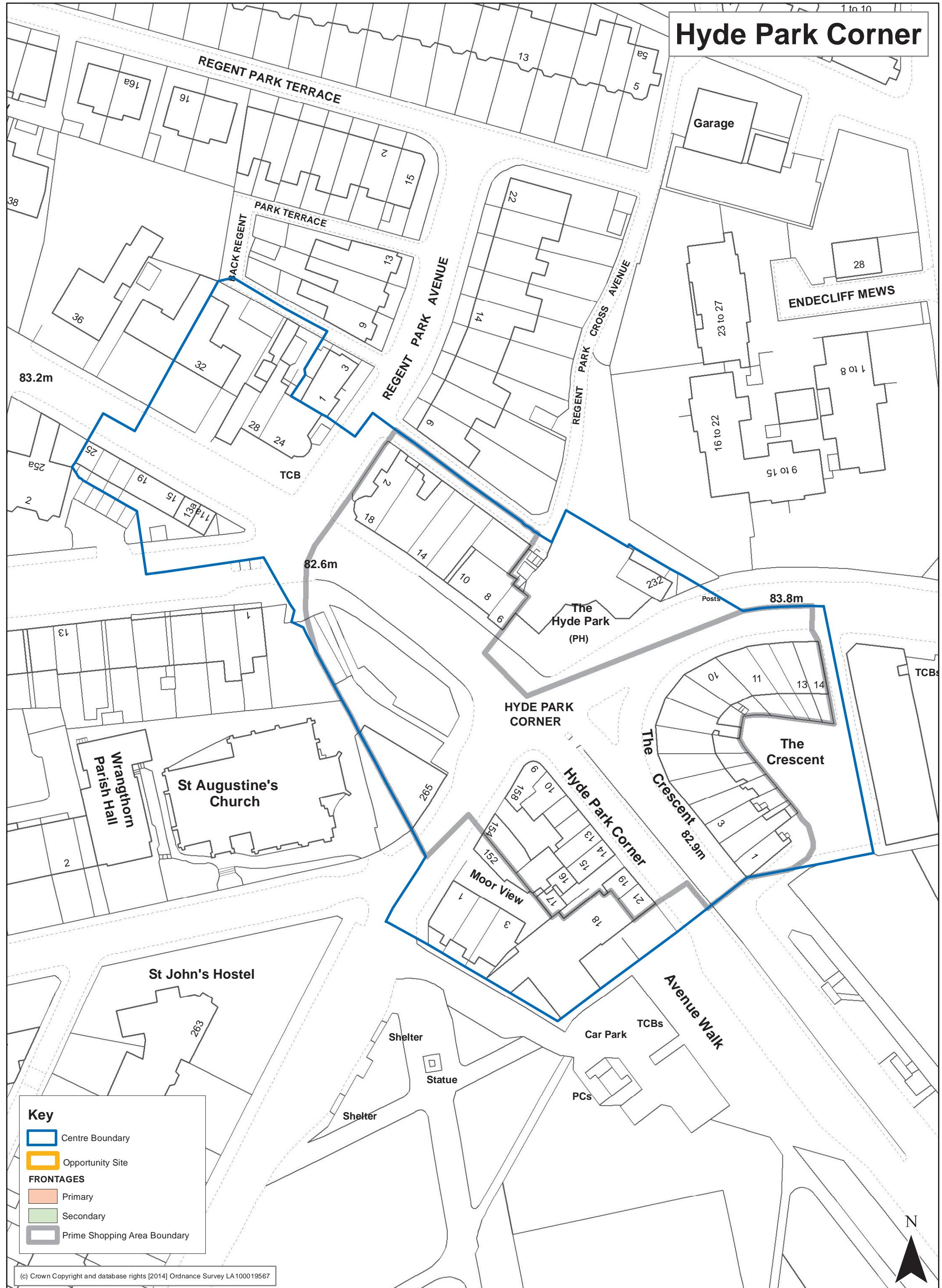
# Holbeck Local Centre



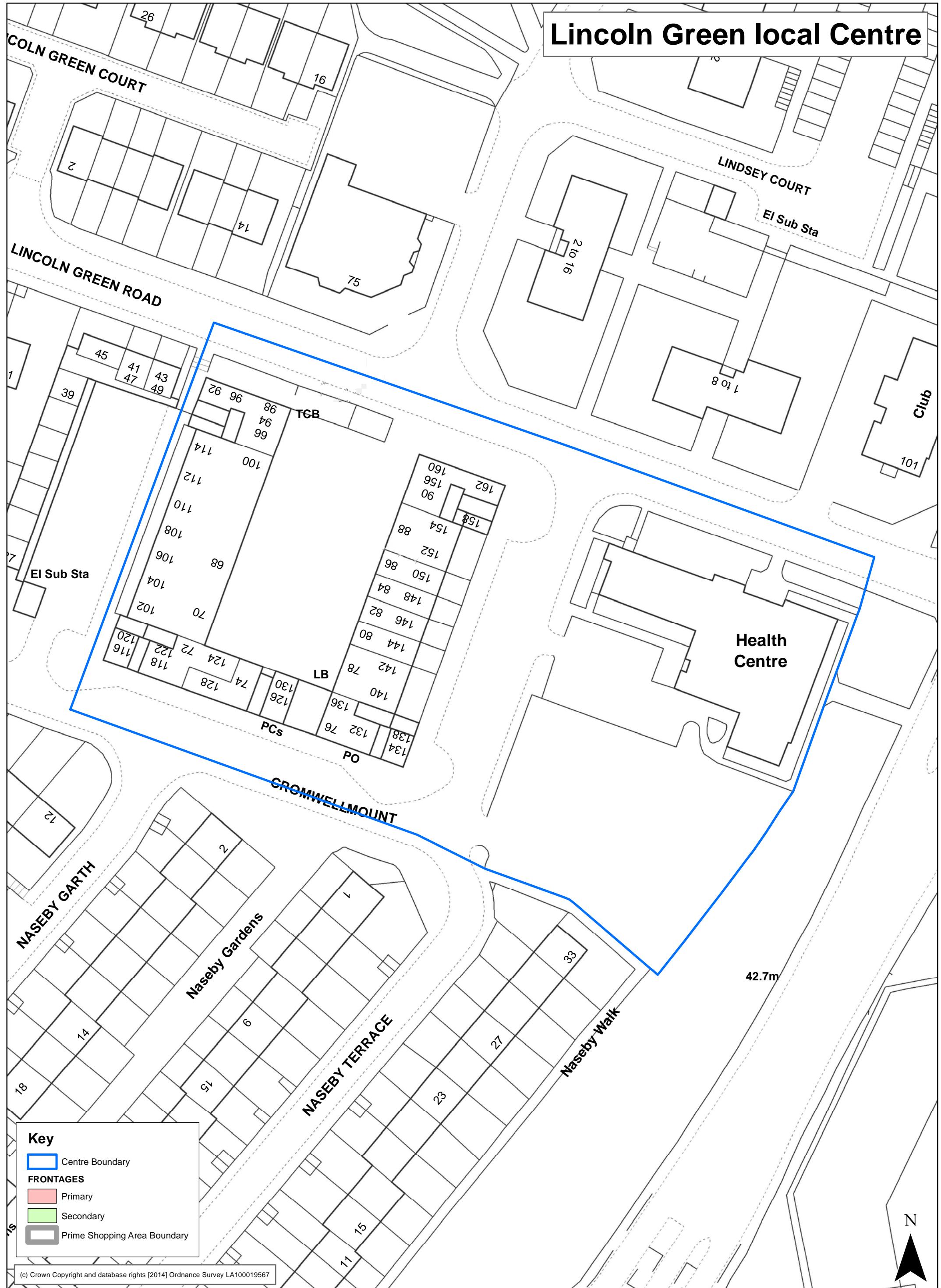
# Hollin Park (Easterley Road) Local Centre



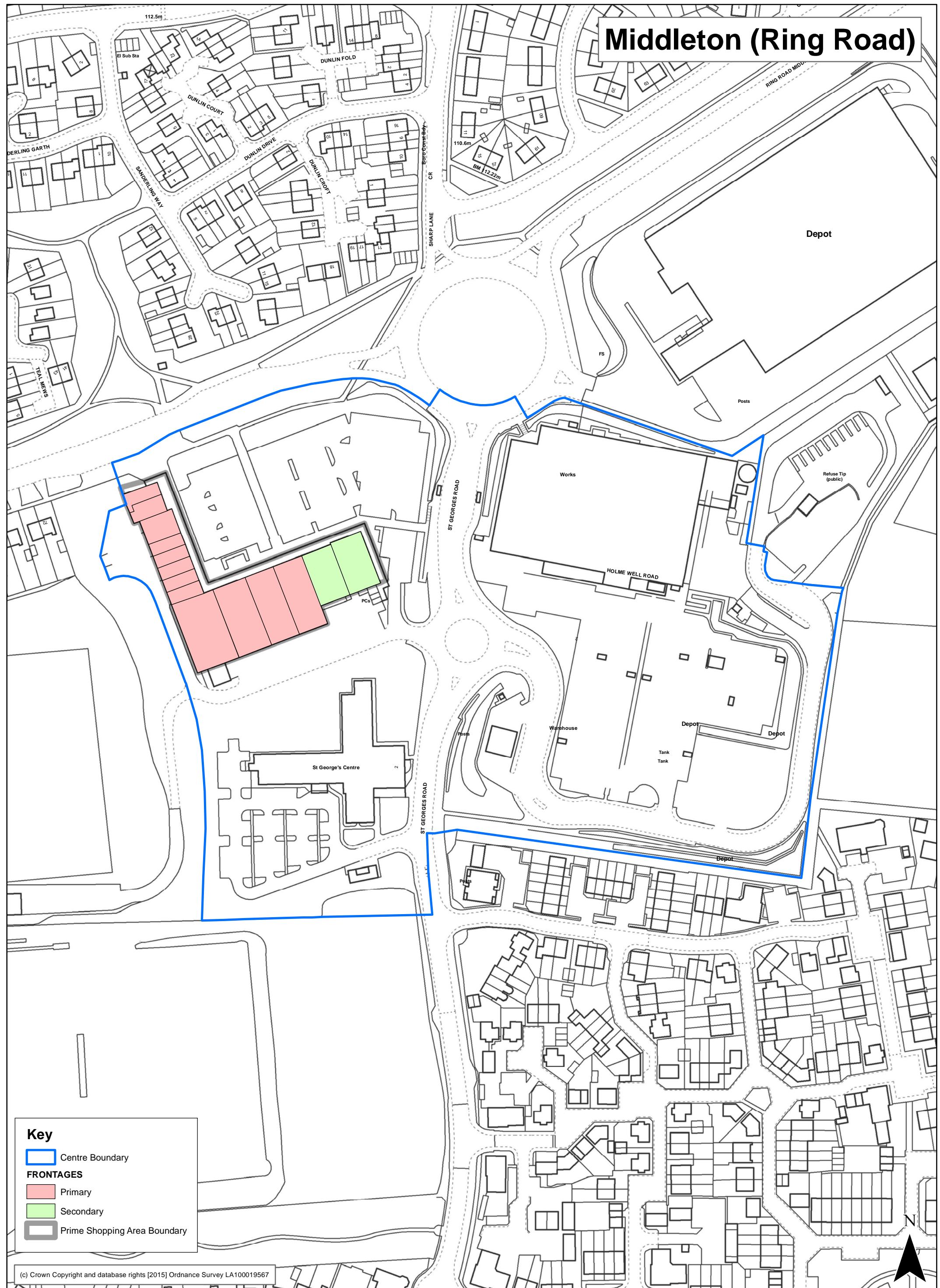
# Hyde Park Corner



# Lincoln Green local Centre



# Middleton (Ring Road)



# Royal Parks Local Centre



# Seacroft

