

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

## **3. EAST LEEDS**

- 3.3. The East area consists of an area which covers the eastern extent of the Main Urban Area of Leeds including the varied communities of Whinmoor, Swarcliffe, Manston, Cross Gates, Austhorpe, Whitkirk, Halton, Halton Moor, and Colton. It also includes Temple Newsam Park and the major employment area of Cross Green, of which much lies within the boundary of the Aire Valley Area Action Plan. Cross Gates and Halton are the identified town centres providing local shopping and services, plus there are a number of primary schools and two secondary schools within the different residential communities. The key transport infrastructure within the area includes a short section of the M1 around Junction 46, together with a major rail link with a station at Cross Gates, and sections of the Wetherby Road A58, York Road A64, and Selby Road A63. The Ring Road runs along part of the eastern boundary of the area. The largest areas of greenspace are in the south, with the biggest being the Temple Newsam Estate which also provides a major leisure and cultural attraction for visitors from across the District. There are also parts of the Wyke Beck Valley within the East area including Primrose Valley Park, which forms an important part of the wider network of Green Infrastructure across the whole of East Leeds. East End Park is also within the area boundary, plus a range of less formal greenspaces, with the disused railway line from Cross Gates to Scholes (and beyond to Wetherby) acting as a green corridor and walking route.

Overall, the socio-economic profile shows that of working households in East Leeds 38% earn less than £20000 p.a. whilst 6% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 3% in 2014 (claimants of working population). A number of neighbourhood plans are also being prepared throughout Leeds. Small parts of the Garforth and Rothwell neighbourhood plan designated areas fall within East Leeds.

### **RETAIL PROPOSALS FOR EAST**

- 3.3.1 The main retail centres within East are the town centres of Cross Gates and Halton.
- 3.3.2 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).
- 3.3.3 For policies and guidance referring 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 EAST LEEDS

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

3.3.5 **Total housing target for East Leeds** (set out in the Core Strategy) = 11,400 units (17% of District wide total)

3.3.6 **Total number of dwellings/capacity to be allocated:**

The target of 11,400 residential units does not mean that land for 11,400 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 EAST LEEDS THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-278	5124	Pepper Road LS10	2	0	0	2
HG1-284	795	Red Hall Lane LS17	300	0	0	300
HG1-285	807	Red Hall Lane - Strikes LS17	20	20	0	0
HG1-286	3227	Naburn Approach, LS14	4	4	0	0
HG1-287	796	York Road - Grime's Dyke LS14	369	41	112	216
HG1-288	797	East Leeds Extension	3771	0	0	4325
HG1-289	5140	FARNDALE VIEW (PFI K) LS14	10	10	0	0
HG1-290	802	Swarcliffe Avenue - PFI E LS14	25	3	18	4
HG1-291	799	Whinmoor Way - PFI C LS14	116	109	7	0

<b>HG1-292</b>	3219	Ash Tree Grove, (PFI F) LS14	<b>13</b>	13	0	0
<b>HG1-293</b>	804	Mill Green Garth - PFI L1 LS14	<b>5</b>	2	0	3
<b>HG1-294</b>	4086	Squinting Cat, Swarcliffe Avenue	<b>18</b>	0	0	18
<b>HG1-295</b>	803	Elmete Towers - PFI Q LS14	<b>30</b>	30	0	0
<b>HG1-296</b>	2154	Seacroft Hospital (rear of)	<b>720</b>	0	0	720
<b>HG1-297</b>	281	Manston Lane - Radial Park (Ph 1)	<b>148</b>	107	29	12
<b>HG1-298</b>	282	Manston Lane	<b>192</b>	51	20	121
<b>HG1-300</b>	4191	Land At Brooksbank Drive, Halton	<b>6</b>	4	0	2
<b>HG1-301</b>	4219	Land rear of 22 Barrowby Lane, Austhorpe, Leeds	<b>14</b>	0	0	14
<b>HG1-302</b>	353	Barrowby Lane (30-34), Austhorpe LS15 8QE	<b>11</b>	11	0	0
<b>HG1-303</b>	2144A	Cartmell Drive, Halton Moor	<b>31</b>	0	0	31
<b>HG1-311</b>	2040	Bullerthorpe Lane (Temple Point), Colton	<b>17</b>	17	0	0
<b>MX1-25</b>	2039	Land bounded by Park Approach and Barrowby Lane off Manston Lane, Manston, Leeds	<b>300</b>	0	0	300
<b>Identified housing total:</b>			<b>6122</b>	422	186	6068

3.3.7 The housing contribution from the Aire Valley Leeds Area Action Plan can be deducted from the East Leeds target:  $11,400 - 3,328 (11 + 3,317) = 8,072$ .

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  $8,072 - 6122 = 1950$  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 EAST LEEDS THE SITES ALLOCATED FOR HOUSING ARE:**

<b>Phase 1</b>						
<b>Plan Ref</b>	<b>SHLAA Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>	<b>Green/Brown</b>	
<b>HG2-104</b>	4123	York Road / Selby Road	0.9	<b>12</b>	Brownfield	
<b>HG2-119</b>	2062	Red Hall Offices & Playing Field LS17	13.9	<b>50</b>	Greenfield	
<b>HG2-120</b>	1297	Manston Lane - former Vickers Tank Factory Site, Cross Gates	21.5	<b>450</b>	Brownfield	
<b>HG2-121</b>	267	Killingbeck Bridge - Wykebridge Depot LS14	0.6	<b>23</b>	Brownfield	
<b>HG2-122</b>	2144B	Cartmell Drive, Halton Moor	5.7	<b>170</b>	Greenfield	
<b>Phase 1 total:</b>					<b>705</b>	

<b>Phase 2</b>						
<b>Plan Ref</b>	<b>SHLAA Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>	<b>Green/Brown</b>	
<b>HG2-123</b>	2090A	Colton Road East, Colton LS15	6.2	<b>165</b>	Greenfield	
<b>HG2-174</b>	1359	Wood Lane - Rothwell Garden Centre LS26	3.2	<b>31</b>	Mix 50:50	
<b>Phase 2 total:</b>				<b>196</b>		
<b>Housing allocation total:</b>				<b>901</b>		

- 3.3.8 Sites allocated for housing in East Leeds have a total capacity of 901 which is under the target by 1049. 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 East**

- 3.3.9 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: HG2-104 (4123)

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

### Housing allocation

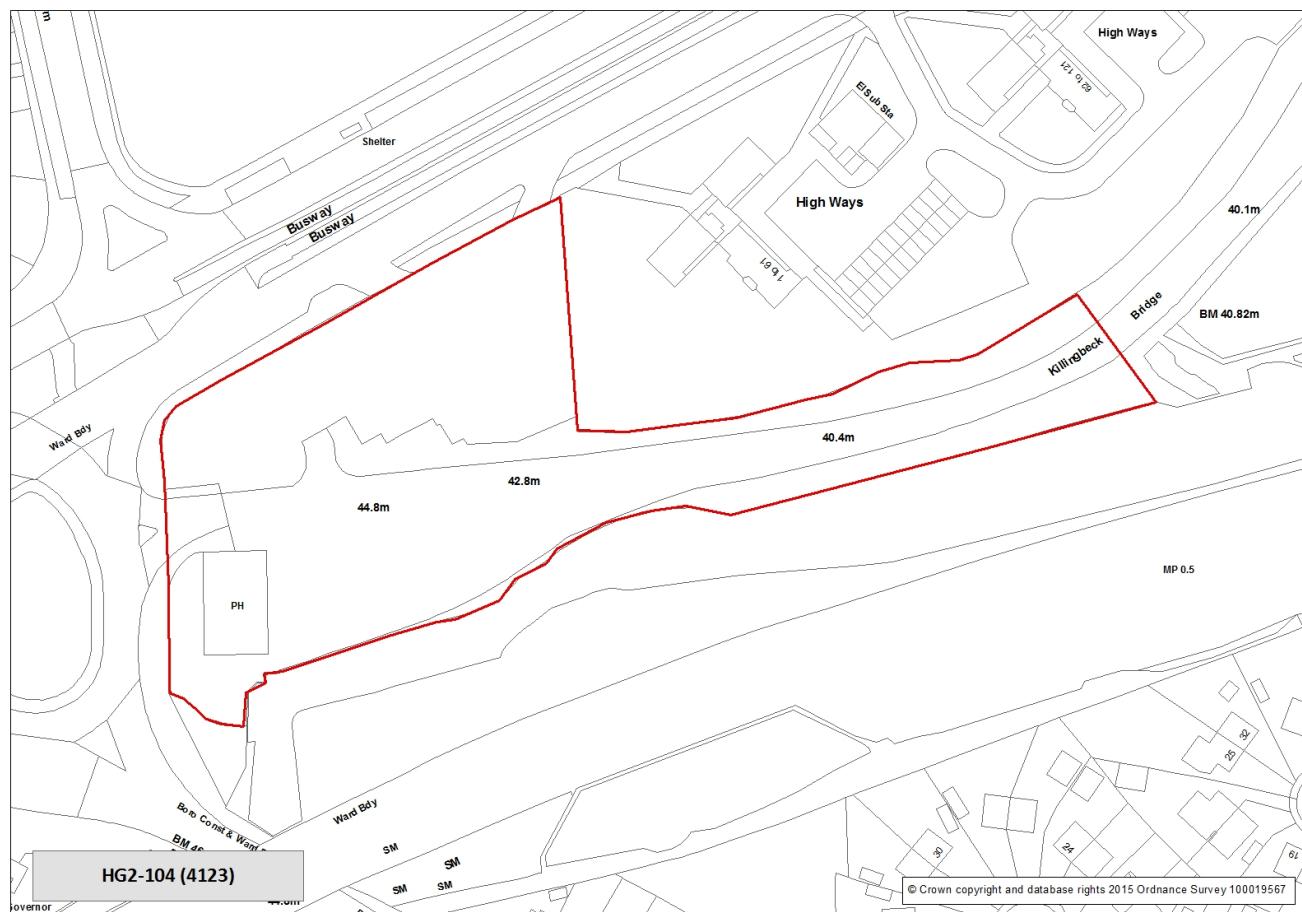
**Site Capacity:** 32 units (12 in East Leeds)

**Site Area:** 0.9 hectares

**Ward:** Killingbeck and Seacroft

**HMCA:** East Leeds, Inner Area

**Phase:** 1



No site specific requirements

# Site Reference: HG2-119 (2062)

**Site Address:** Red Hall Offices & Playing Field LS17

## Housing allocation

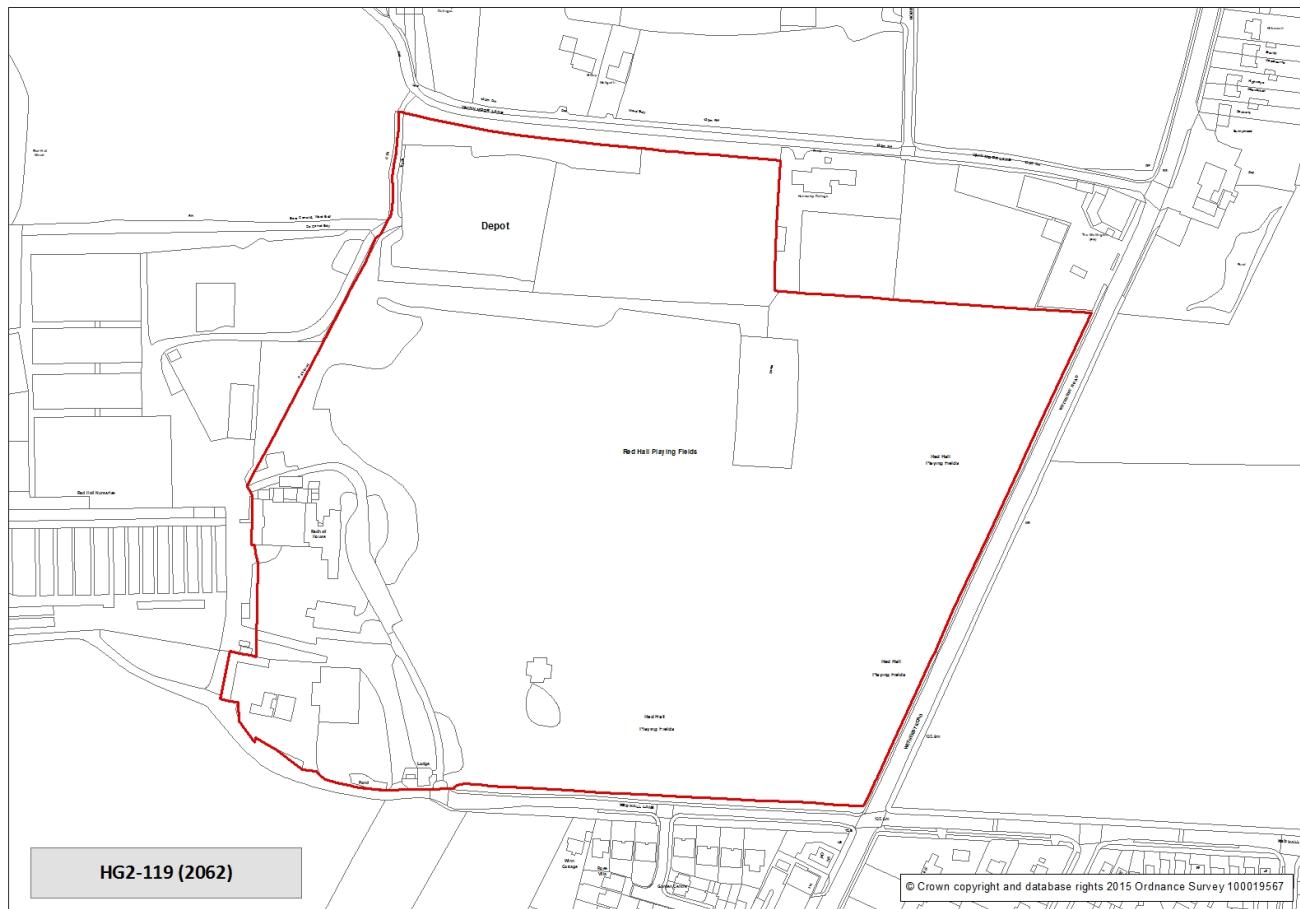
**Site Capacity:** 50 units

**Site Area:** 13.91 hectares

**Ward:** Cross Gates and Whinmoor

**HMCA:** East Leeds

**Phase:** 1



## **Site Requirements - HG2-119:**

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The Red Hall site will be the subject of a detailed planning brief (this includes site HG1-284 the remainder of the Red Hall site) and development will be subject to the provision of the section of the East Leeds Orbital Route which will run through the northern part of the site.

- **Greenspace:**

Site subject to detailed planning brief. To include retention of a single area equivalent in size to at least two playing pitches so that re-provision of formal sports can be made as part of any redevelopment of the site and in response to identified need in the wider area.

- **Listed Buildings:**

The site includes Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. This is likely to include buffer zones to protect the setting of the listed buildings and important views from Wetherby Road.

- **Natural Resources and Waste DPD:**

The site contains a Safeguarded Municipal Waste Site in the NRWDPD, but this is being reprovided as part of the relocation of the Parks and Countryside operation, so will not affect future development on the site.

# Site Reference: HG2-120 (1297)

**Site Address:** Manston Lane - former Vickers Tank Factory Site, Cross Gates

## Housing allocation

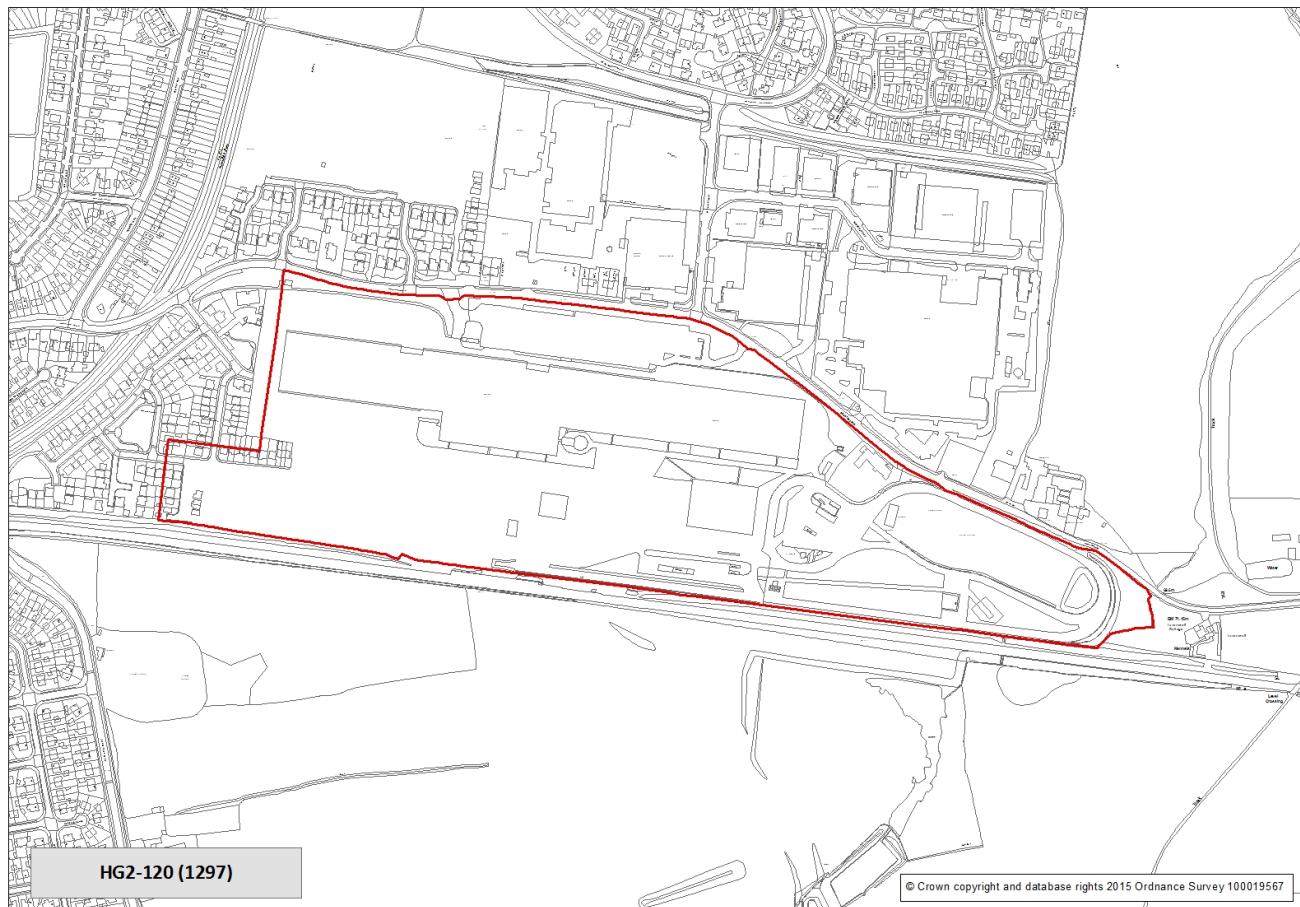
**Site Capacity:** 450 units

**Site Area:** 21.49 hectares

**Ward:** Cross Gates and Whinmoor

**HMCA:** East Leeds

**Phase:** 1



## Site Requirements - HG2-120:

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- **Highway Access to Site:**

The site access will require a right turn ghost island arrangement that will involve widening of the highway into the site.

- **Local Highway Network:**

The development shall not commence until the Manston Lane Link Road is complete. The site will be expected to contribute to the improvement scheme at M1 junction 46, in line with plans from Highways England.

- **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 the railway line on the southern boundary.

- **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: HG2-121 (267)

**Site Address:** Killingbeck Bridge - Wykebridge Depot LS14

### Housing allocation

**Site Capacity:** 23 units

**Site Area:** 0.64 hectares

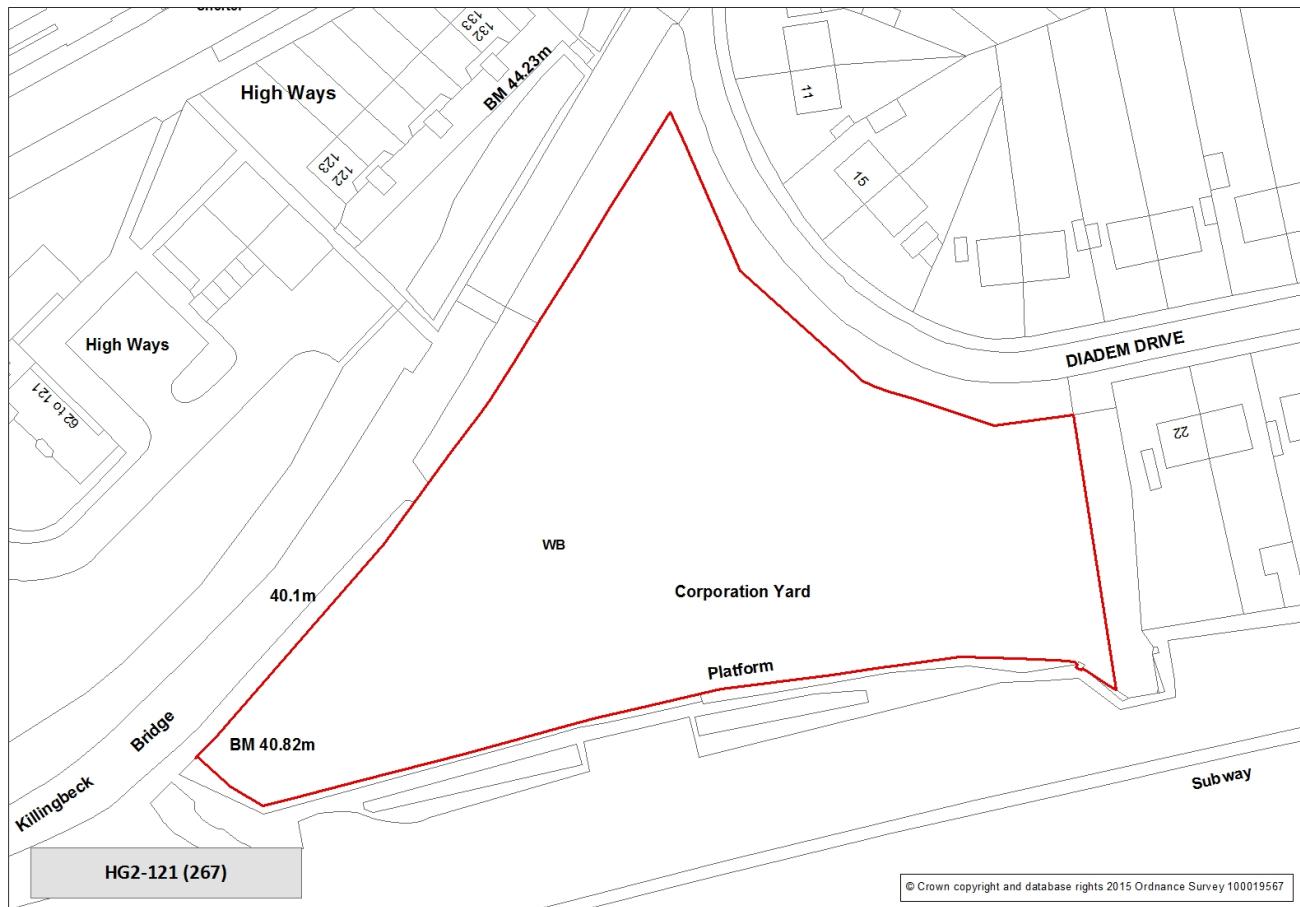
**Ward:** Killingbeck and Seacroft

**HMCA:** East Leeds

**Phase:** 1



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No site specific requirements

# Site Reference: HG2-122 (2144B)

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

## Housing allocation

**Site Capacity:** 170 units

**Site Area:** 5.66 hectares

**Ward:** Temple Newsam

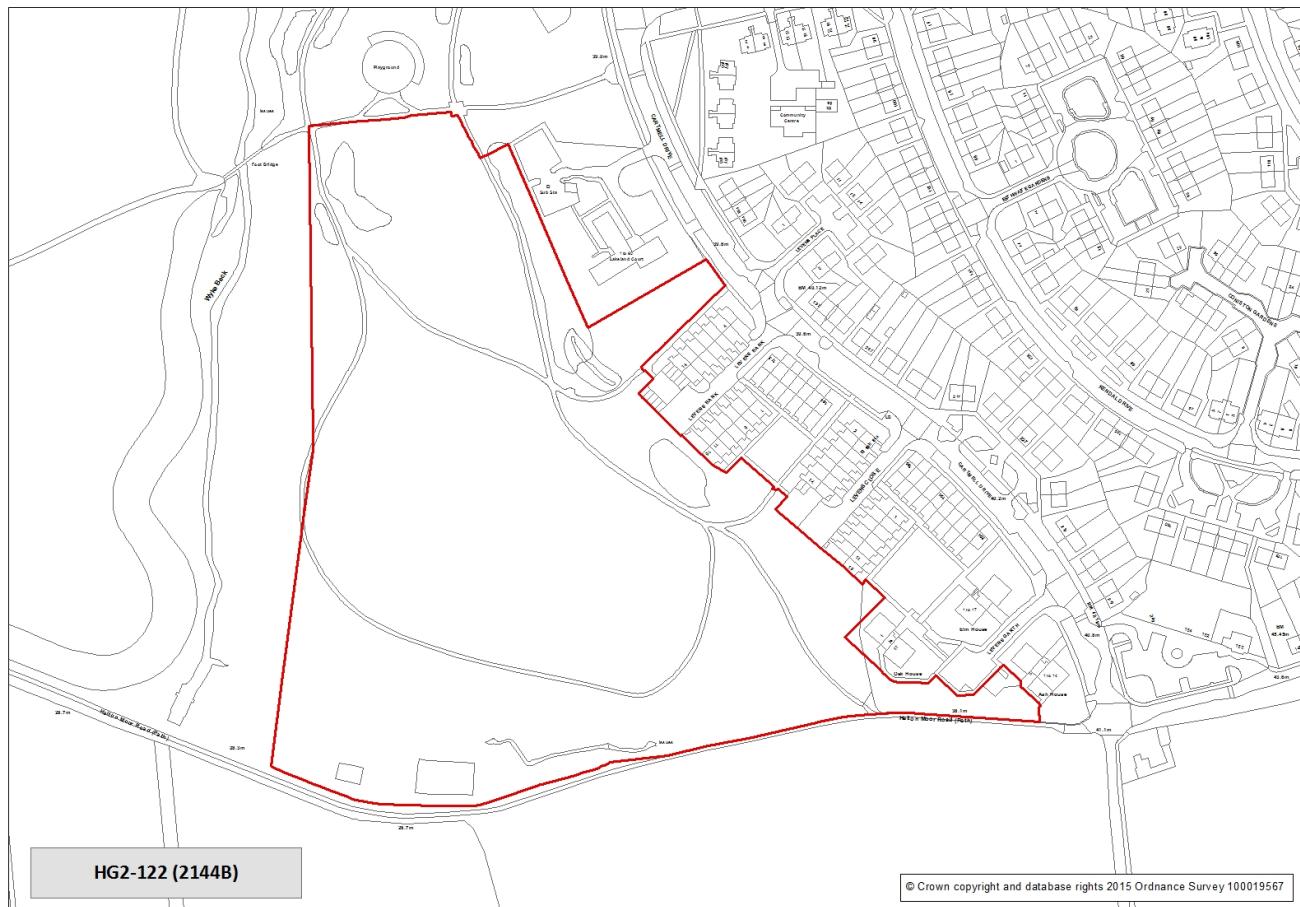
**HMCA:** East Leeds

**Phase:** 1



HG2-122 (2144B)

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HG2-122 (2144B)

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## Site Requirements - HG2-122:

- **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 and south-western boundaries.

# Site Reference: HG2-123 (2090A)

**Site Address:** Colton Road East, Colton LS15

## Housing allocation

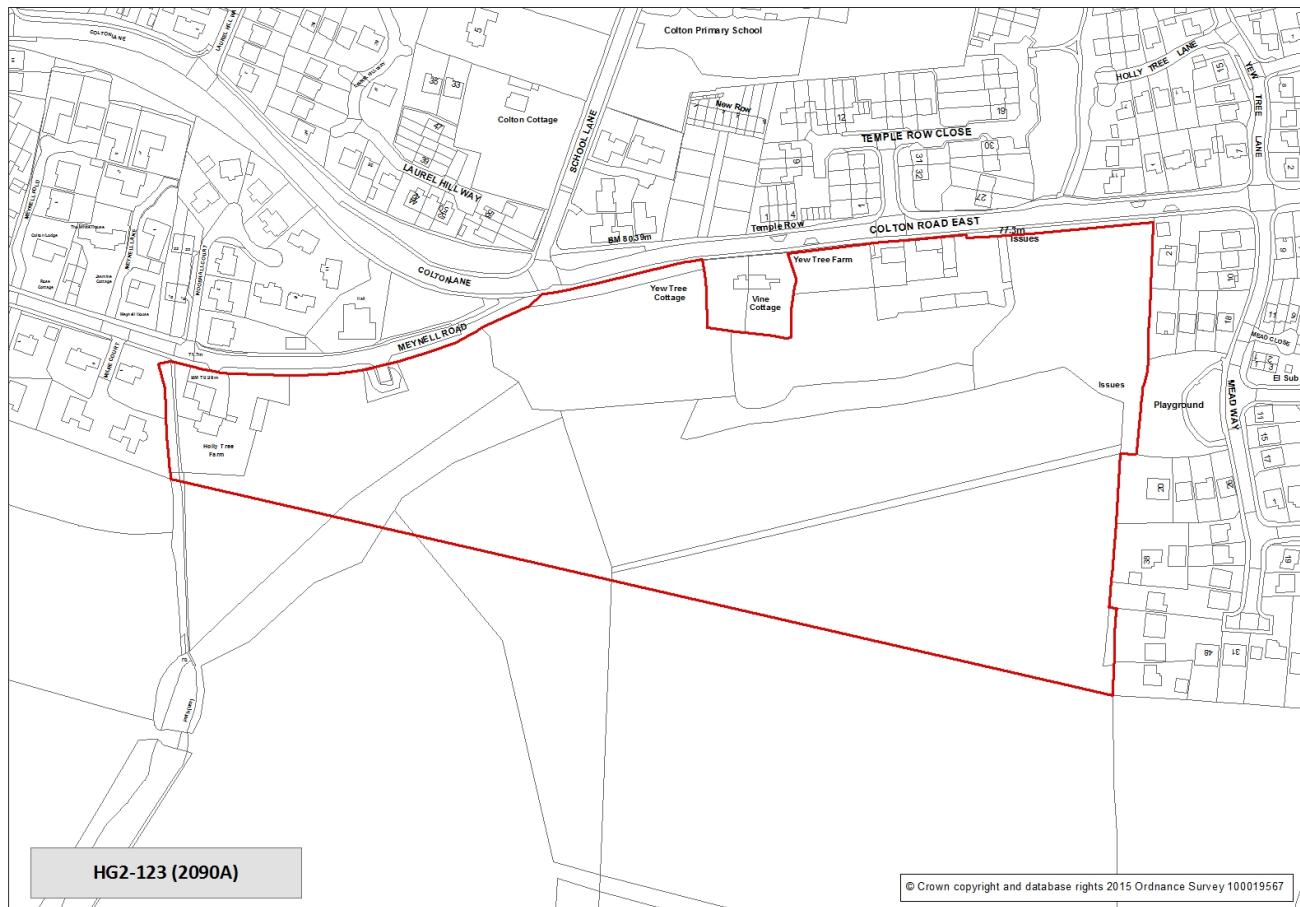
**Site Capacity:** 165 units

**Site Area:** 6.21 hectares

**Ward:** Temple Newsam

**HMCA:** East Leeds

**Phase:** 2



## Site Requirements - HG2-123:

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- **Local Highway Network:**

The site will have a cumulative impact upon junction 46 of the M1. It will be expected to contribute to the improvement scheme at this junction, in line with plans from Highways England.

- **Ecology:**

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

- **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, Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. As well as the Listed Buildings within and immediately adjacent to the site boundary, the site can also be seen from the parkland surrounding Temple Newsam and consideration of its setting is required.

- **Conservation Area:**

The site is within, and is in the setting of, Colton Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

- **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. The site is prominent from the Registered Park of Temple Newsam and will affect its setting particularly in views looking east from the Colton Road entrance. In order to mitigate this impact structural planting will be required to screen the eastern boundary of the housing development.

- **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: HG2-174 (1359)

**Site Address:** Wood Lane - Rothwell Garden Centre LS26

## Housing allocation

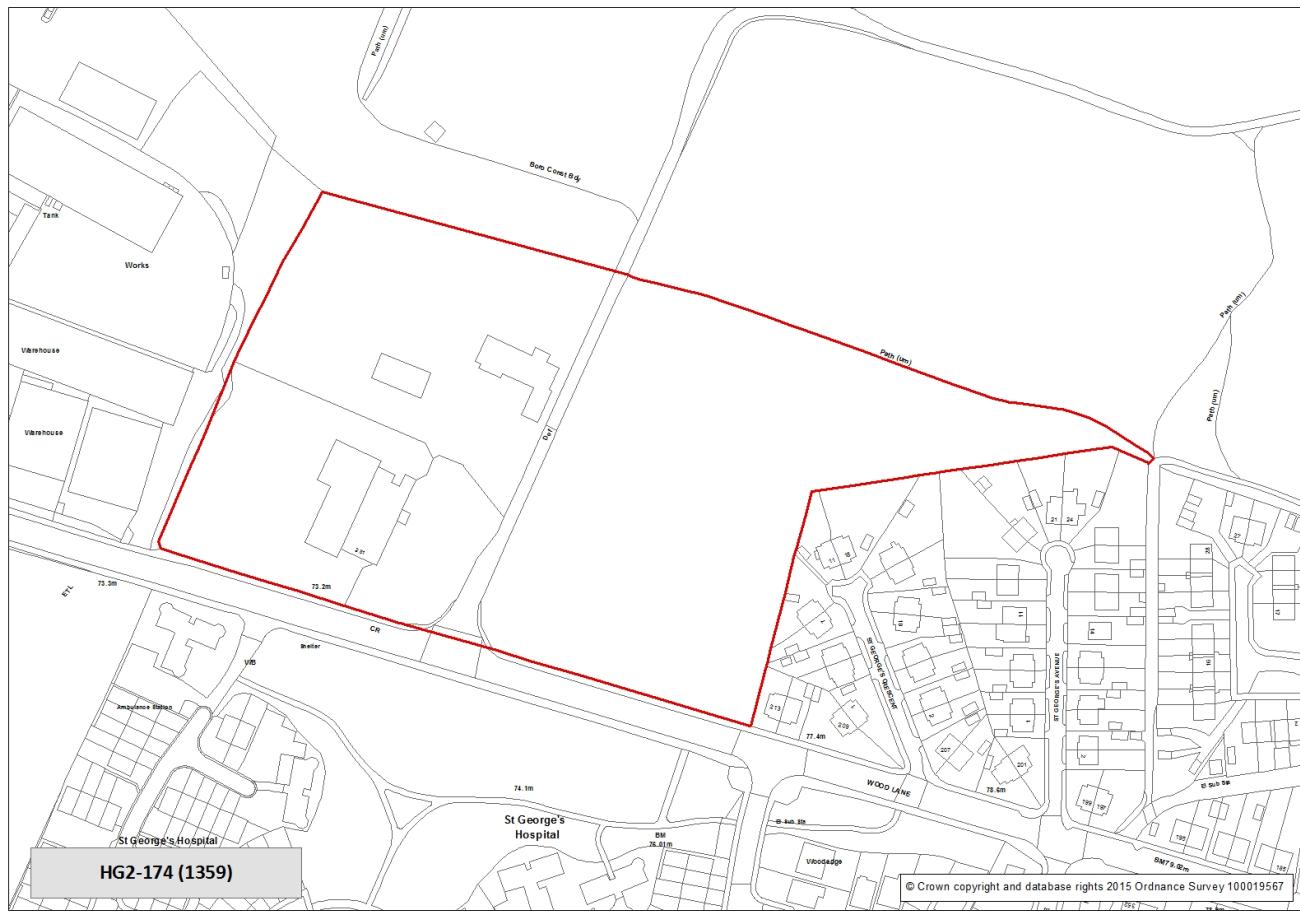
**Site Capacity:** 83 units (31 in East Leeds)

**Site Area:** 3.16 hectares

**Ward:** Rothwell

**HMCA:** East Leeds, Outer South

**Phase:** 2



## Site Requirements - HG2-174:

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- **Local Highway Network:**

There is a cumulative impact on the A61 junction of Wood Lane. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.

### **Safeguarded Land**

- 3.3.10 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 East HMCA.

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

- 3.3.11 Policy HG4 identifies sites within 400m walking distance of a local centre as being suitable for older persons housing/independent living. There are no such sites in the East HMCA.

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

- 3.3.12 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 East HMCA there are two sites where part of the site is to be retained for a school. These sites are:
- HG1-288 East Leeds Extension  
HG1-296 Seacroft Hospital (rear of)

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

- 3.3.13 Paragraph 2.65 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. In East a new Gypsy and Travellers site is allocated at Bullerthorpe Lane, Temple Newsam under Policy HG7 as follows:

**POLICY HG7: THE FOLLOWING SITES ARE ALLOCATED AS GYPSY AND TRAVELLER SITES. THESE ARE SHOWN ON THE POLICIES MAP AND FOR EAST LEEDS ARE AS FOLLOWS:**

**PUBLICLY MANAGED SITES:**

**HG7-3 - BULLERTHORPE LANE, TEMPLE NEWSAM (4 PITCHES)**

### **Sites for Travelling Showpeople**

- 3.2.14 Paragraph 2.73 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in East.

## POLICY HG7-3 BULLERTHORPE LANE, TEMPLE NEWSAM

**Site Type:** Gypsy & Travellers

**Site Area:** 0.24 ha

**Number of G&T pitches (Approx):** 4

**Ownership:** LCC

**Ward:** Temple Newsam

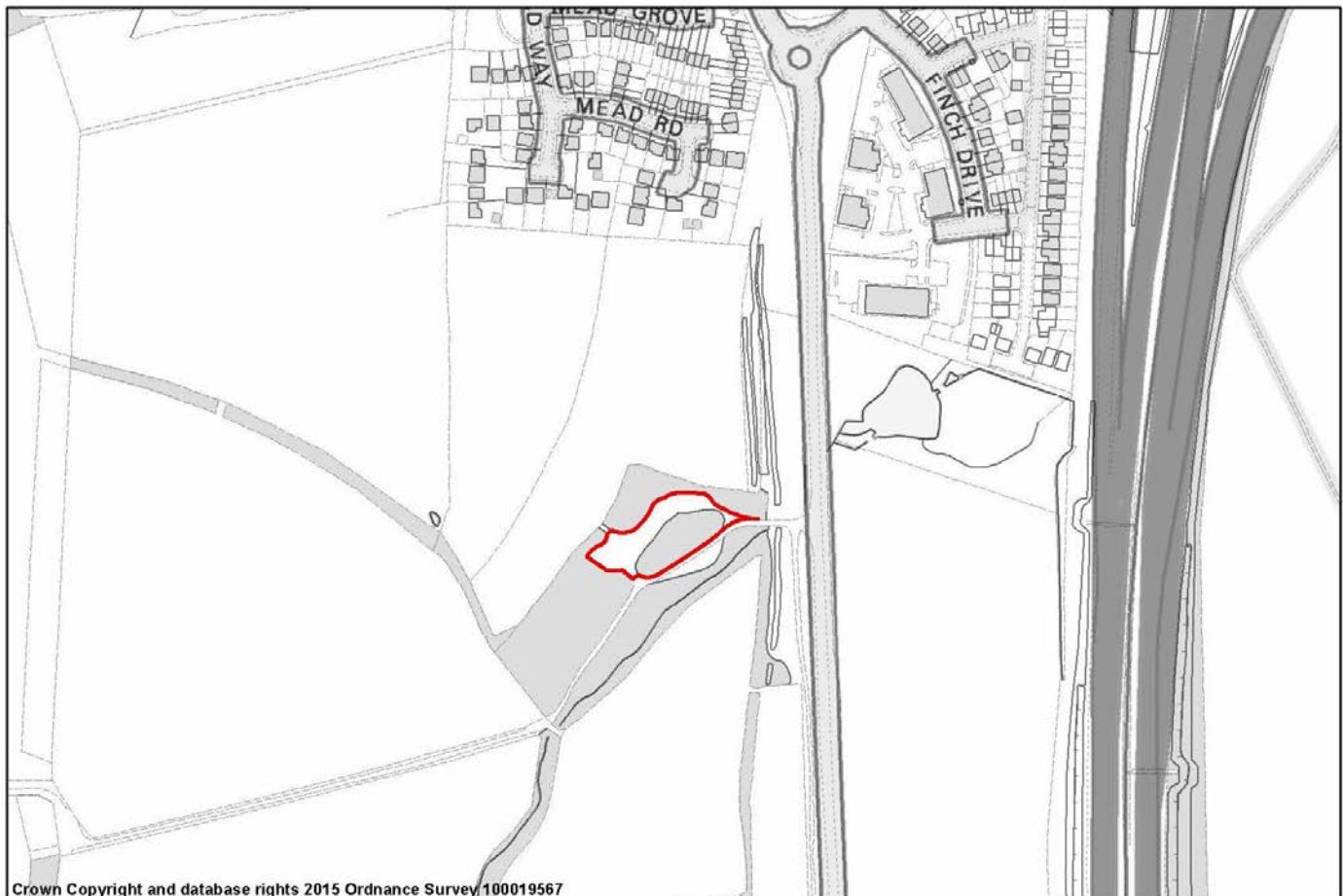
**Green Belt:** Yes

**Flood Risk:** Low

**Accessibility:** Moderate



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## **Site Requirements**

### Highways

Access would need improving off Bullerthorpe Lane. Footpath needed north of the site to access facilities in Colton.

### Trees

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

### Ecology

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

### Heritage

The site includes part of a Scheduled Monument (Grim's Ditch). Any development (including access) should preserve the significance of the Monument and its setting.

### Other

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

# EMPLOYMENT PROPOSALS FOR EAST LEEDS

## Offices

3.3.15 The sites in East Leeds 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 employment requirement. Part of East Leeds HMCA overlaps with part of the Aire Valley Leeds Area Action Plan which is advancing its own office allocations. These total 47,059sqm in identified sites and 10,000sqm 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 EAST LEEDS THESE SITES ARE:**

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

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
MX1-25	2039	Land bounded by Park Approach and Barrowby Lane off Manston Lane, Manston, Leeds	34.7	<b>83615</b>
EO1-14	3203250	Plot 4500 Century Way Thorpe Park Ls15	2	<b>6310</b>
EO1-15	3203252	Plot 4400 Park Approach Thorpe Park Ls15	0.9	<b>360</b>
EO1-16	3203254	Plot 3175 Century Way Thorpe Park Ls15	0.6	<b>3000</b>
<b>Identified office employment total (sqm):</b>				<b>93285</b>

3.3.16 There are no proposed office allocations in East Leeds, outside of the Aire Valley Leeds Area Action Plan area

## General Employment

3.3.17 The sites in East Leeds 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 were 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 East Leeds HMCA overlaps with part of the Aire Valley Leeds Area Action Plan which is advancing its own general employment allocations. These total 166 ha in identified sites and 51.45ha 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 EAST LEEDS THESE SITES ARE:

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

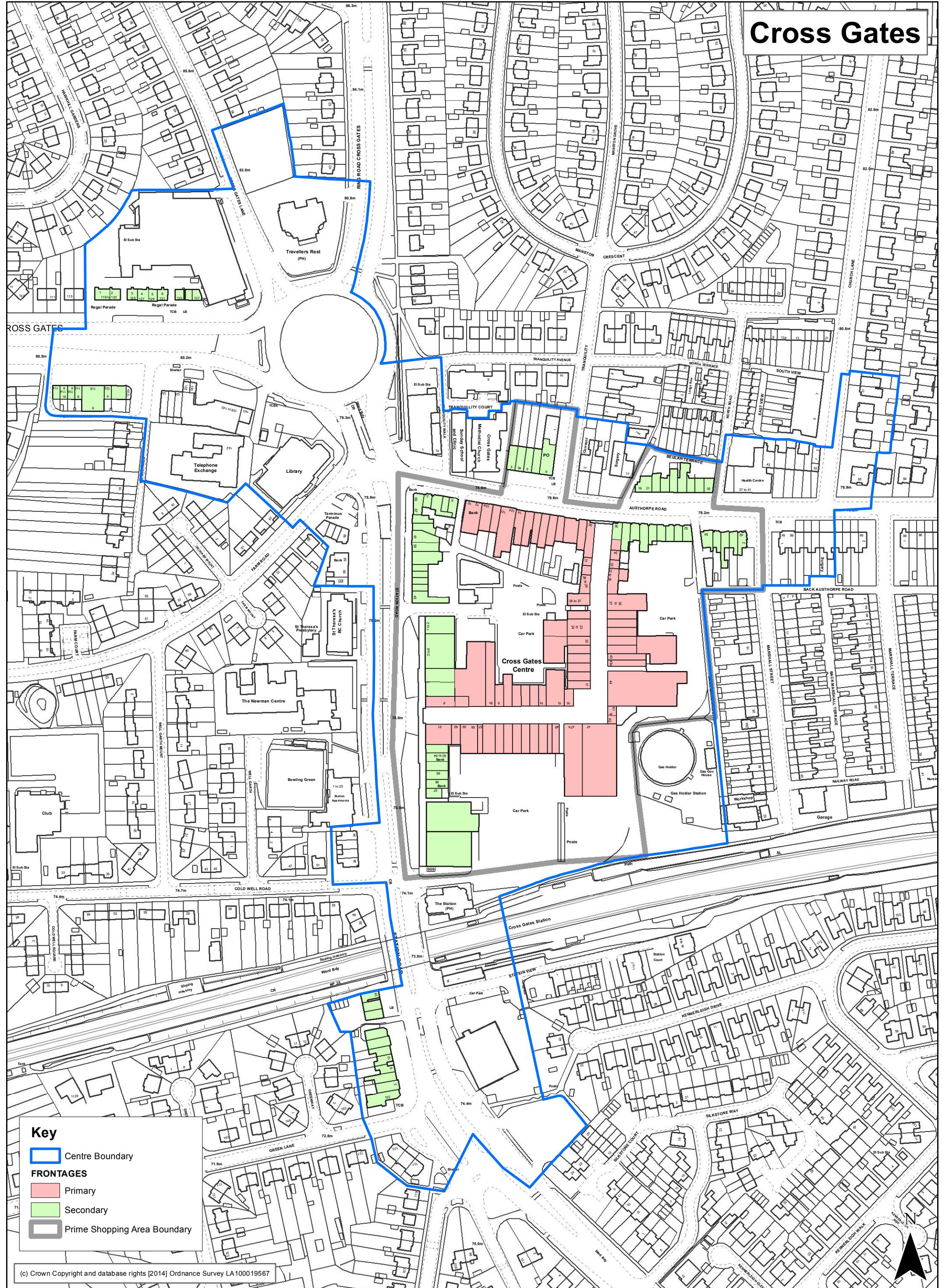
Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG1-32	3202740	Coal Road Seacroft Ls 14	3.7	3.65
EG1-33	3200011	Manston La Sandleas Way Ls15	1	0.95
EG1-34	3203171	Land off Bullerthorpe Lane LS15	0.1	0.06
<b>Identified general employment total:</b>				<b>4.66</b>

3.3.18 There are no new general employment allocations (Policy EG2) in East Leeds.

## **GREENSPACE PROPOSALS FOR EAST**

- 3.3.19 The plan shows the green space sites proposed for designation within the East 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.
- 3.3.20 The Temple Newsam Estate (336.6ha) lies within the East HMCA and provides many opportunities for a wide range of recreation including formal gardens, lakes, parkland, children's play area, home farm and the historic house. It is one of the key parks and gardens within Leeds and draws visitors from the Leeds area and beyond. Adjacent to the park are the two Temple Newsam municipal golf courses(140.5ha) - the Lord Irwin and Lady Dorothy courses. The area also contains part of Leventhorpe Lagoon and Ings (21ha)(part in Outer South East HMCA) and Halton Dene – Primrose Valley (34.5ha). Many of the other smaller green spaces are interspersed within the housing estates of Swarcliffe, Whinmoor, Manston, Whitkirk and Colton and provide local access to a variety of open spaces e.g. Manston Park (5.3ha) and Penda's Field Disused Railway Path (4.3ha).

# Cross Gates



# Halton



