SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

11. OUTER WEST

3.11. The Outer West HMCA area is characterised by the communities of Pudsey, Farsley, Bramley, Stanningley, Armley, Farnley, and Wortley which form part of the Main Urban Area of Leeds. There are three smaller settlements, Calverley, New Farnley and Tyersal located beyond the main urban area and surrounded by Green Belt. The Green Belt acts as a buffer to coalescence with the neighbouring authority of Bradford Metropolitan District Council. The Leeds Bradford Corridor runs along the A647 between the two cities. Various transport and environmental improvements have been carried out and are planned to improve the Corridor both for commuters and residents of the area. This area is included, in part, within the West Leeds Gateway Supplementary Planning Document. This is an identified regeneration area in the Core Strategy and is made up of the communities of Wortley and Armley. The key aims of the WLGSPD are to tackle environmental, economic and social issues in an integrated way.

West Leeds Country Park and Green Gateways runs through Outer West HMCA from New Farnley up to Calverley and then back down into Leeds through the North HMCA. The park links countryside and urban green space to create accessible green routes through the area. It is an important asset which makes positive use of natural environment on offer from the Green Belt and the River Aire corridor.

Overall, the socio-economic profile shows that of working households in Outer West Leeds 35% earn less than £20,000 p.a. whilst 7% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 3% in 2014 (claimants of working population). There are currently no designated neighbourhood plan areas in Outer West.

RETAIL PROPOSALS FOR OUTER WEST

3.11.1 The main retail centres within Outer West are the town centres of Bramley, Farsley and Pudsey, which are supported by three local centres. The six designated centres within the Outer West area are:

- Bramley Town Centre
- Chapeltown Road (Pudsey) Local Centre
- Farsley Town Centre
- Lower Wortley Local Centre
- Pudsey Town Centre
- Stanningley Bottom Local Centre

3.11.2 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).

3.11.3 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 OUTER WEST

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

3.11.5 **Total housing target for Outer West** (set out in the Core Strategy) = 4,700 units (?% of District wide total)

Total number of dwellings/capacity to be allocated:
3.11.17The target of 4,700 residential units does not mean that land for 4,700 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 OUTER WEST THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-130	1337	Harrogate Road - Stylo House Apperley Bridge Bradford BD10	**17**	0	17	0
HG1-131	602	Pollard Lane LS13	**136**	0	77	59
HG1-132	HLA2503350	Ross Studios, Rodley Lane, Rodley, Leeds	**8**	0	8	0
HG1-133	2121	Calverley Lane, Farsley	**70**	0	0	70
HG1-134	645	Bagley Lane, Farsley	**45**	40	1	4
HG1-135	5110	Springfield Iron Works, Bagley Lane, Farsley	**11**	0	0	11
HG1-136	658	Bank Bottom Mills, Farsley	**32**	32	0	0
HG1-137	652	Cherry Tree Drive, Farsley	**13**	0	0	13
HG1-138	648	Cherry Tree Drive, Farsley	**10**	0	0	10

HG1-139	5120	Whitecote Hill LS13	**5**	0	5	0
HG1-140	3304	The Old Vic, 17 Whitecote Hill, Bramley, Leeds	**6**	0	0	6
HG1-141	HLA2405290	Hayley's Yard, Upper Town Street Bramley	**10**	10	0	0
HG1-142	163	Broad Lane (139) - Salvation Army, Bramley	**83**	0	0	83
HG1-143	3305	Victoria Park Avenue, Bramley	**21**	21	0	0
HG1-144	587	Broad Lane, Bramley LS5	**19**	19	0	0
HG1-145	625	Canal Wharf, Wyther Lane LS5	**84**	0	0	84
HG1-146	HLA2405460	Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds	**8**	0	0	8
HG1-147	HLA2405050	BRAMLEY DISTRICT CENTRE LS13	**21**	0	0	21
HG1-148	3303	Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE	**14**	14	0	0
HG1-149	3302	New Street, Farsley, Pudsey, LS28 5DJ	**10**	0	0	10
HG1-150	24	Newlands - Farsley Celtic AFC, Farsley	**14**	14	0	0
HG1-151	5114	Land And Premises Opposite 60 To 68, Half Mile Lane, Stanningley, Pudsey	**12**	0	0	12
HG1-152	636	Broad Lane - Westfield Mill LS13	**133**	0	0	133
HG1-153	HLA2404670	Brown Cow Ph Stanningley Rd Pudsey	**18**	1	17	0
HG1-154	242	Fairfields, Fairfield Grove, Bramley	**16**	0	5	11
HG1-155	613	Elder Road / Swinnow Road LS13	**25**	0	0	25
HG1-156	26	Swinnow Road - land north of Morrisons	**25**	0	0	25
HG1-157	3196	Elder Road, LS13	**22**	0	0	22
HG1-158	4199	Town End Works, Bramley	**28**	0	0	28
HG1-159	1147	Springfield Mill and Craven Mill, Stanningley Road, Bramley	**72**	0	0	72
HG1-160	HLA2405140	Hisco Works Aston Mount LS13	**5**	0	0	5
HG1-161	649	Charity Farm, Swinnow	**50**	0	0	50

HG1-162	678	Bradford Road (83-105), Stanningley	**78**	0	0	78
HG1-163	HLA2405090	Vernon Place LS28	**8**	0	0	8
HG1-164	667	Town Street - Belgrave Works LS13	**78**	0	0	78
HG1-165	669	Dick Lane - Midpoint, Pudsey	**122**	115	4	3
HG1-166	3344	Land off Waterloo Mount, Pudsey LS28	**22**	16	0	6
HG1-167	5119	Ingham's Avenue, Waterloo Mount & Grove	**24**	8	16	0
HG1-168	646	Delph End, Pudsey	**38**	4	0	34
HG1-169	4193	Land At Waterloo Road and Gibraltar Road, Pudsey	**29**	29	0	0
HG1-170	248	Waterloo Infants School, Waterloo Road, Pudsey	**4**	4	0	0
HG1-171	3208	9 Marsh, Pudsey	**5**	0	5	0
HG1-172	666	Occupation Lane, Pudsey	**83**	83	0	0
HG1-173	153	Cemetery Road, Pudsey LS28 7HH	**103**	103	0	0
HG1-174	4189	Former Pudsey Grangefield School, LS28 7ND	**49**	8	41	0
HG1-175	3226	Clifton Road, Pudsey	**3**	3	0	0
HG1-176	3209	51-61 Mount Pleasant Road, Pudsey	**5**	5	0	0
HG1-177	650	Lane End, Pudsey	**20**	0	0	20
HG1-178	671	Lane End, Pudsey	**14**	0	0	14
HG1-179	3179	Former Bowling Green, Intake Road, Pudsey	**4**	4	0	0
HG1-180	5185	Former Garage Site, Harley Green	**8**	0	0	8
HG1-181	656	Pudsey Road, Bramley LS13	**10**	0	0	10
HG1-182	HLA2405190	30 Tower Lane LS12	**5**	0	0	5
HG1-183	41	Moorfield Road -Tower Works LS12 3RS	**62**	0	0	62
HG1-184	255	Far Fold, Theaker Lane LS12	**46**	25	21	0

HG1-185	HLA2405410	The Former Barleycorn, 114 Town Street, Armley, Leeds	**8**	8	0	0
HG1-186	HLA2404440	Oddy's Yard Town Street LS12	**9**	4	5	0
HG1-187	HLA2405100	43 Carr Crofts LS12	**7**	0	0	7
HG1-188	4197	St Lawrence House, Pudsey	**11**	10	1	0
HG1-189	653	Robin Lane/Longfield Road, Pudsey	**28**	0	0	28
HG1-190	644	Berry Mount, Wood Lane LS12	**12**	0	0	12
HG1-191	HLA2405250	249 Pudsey Road LS13	**5**	0	5	0
HG1-192	4194	Land Off Tong Way, Farnley	**16**	0	0	16
HG1-193	HLA2405470	Royal Oak, 40 Silver Royd Hill, Wortley, Leeds, LS12 4QQ	**6**	0	0	6
HG1-194	638	Land rear of 22 Thornhill Croft and Upper Wortley County Primary School, Ashley Road, Upper Wortley, Leeds	**49**	0	0	49
HG1-195	3202	120-122 Smalewell Road, Pudsey	**5**	5	0	0
HG1-196	3379	Site Underconstruction of New Builds, Green Lane, Pudsey	**14**	0	0	14
HG1-197	5187	Land Off Fartown, Pudsey	**13**	0	0	13
HG1-198	33	Carlisle Road - Daytona Works, Pudsey LS28 8PL	**23**	5	0	18
HG1-199	5118	Roker Lane, Hare Lane	**9**	0	0	9
HG1-200	3203	Lumby Lane	**13**	0	0	13
HG1-201	382	Walmer Grove, Pudsey	**36**	36	0	0
HG1-202	HLA2503170	WEASEL PH ROKER LANE PUDSEY	**12**	0	0	12
HG1-203	5105	Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et	**8**	6	2	0
HG1-204	HLA2404820	Prospect House Fawcett Lne LS12	**12**	0	0	12
HG1-205	595	Fawcett Lane - Cliff House, LS12	**7**	0	0	7
HG1-206	64	South Park Mills (15a 15 16 17) - Acrivan Ltd	**14**	0	0	14
MX1-3	626	Abbey Road - Kirkstall Forge LS5	**415**	0	0	415

MX1-4	CFSM051	Site of Sunnybank Mills, Town Street, Farsley, Pudsey	**12**	0	0	12
		Identified housing total:	**2607**	632	230	1745

3.11.6 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 4,700 – 2607 = 2093 **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 OUTER WEST THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-53	4097	Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge	1.1	**32**	Greenfield
HG2-58	1322	Airedale Mills, Rodley	1.9	**69**	Brownfield
HG2-60	5136	Hillside Reception Centre Leeds and Bradford Road Bramley	0.7	**24**	Brownfield
HG2-61	4042A	Raynville Road/Raynville Crescent, Bramley (East)	0.5	**15**	Greenfield
HG2-63	1201	Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3	7.4	**196**	Greenfield
HG2-64	4047	Bradford Road, Sunnybank Lane, Pudsey	0.6	**22**	Brownfield
HG2-65	4046	Daleside Road, Thornbury, North	3.4	**89**	Greenfield
HG2-66	2120	Hill Foot Farm, Pudsey	2.7	**70**	Greenfield
HG2-67	1073A_3440	Owlcotes Farm/Owlcotes Gardens Pudsey	3.3	**100**	Mix 70:30
HG2-68	1195	Waterloo Road (land at), Pudsey LS28	1.1	**35**	Greenfield
HG2-69	3011_4044	Dick Lane Thornbury	7.5	**206**	Mix 70:30
HG2-70	3121	Tyresal Lane	0.9	**27**	Greenfield
HG2-71	4169	Land off Tyersal Road, Pudsey	1.1	**33**	Greenfield
HG2-72	3464	Land off Tyersal Court, Tyersal	2.9	**40**	Greenfield

HG2-73	1343A	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	9.2	**283**	Greenfield
HG2-74	659	Station Street, Pudsey	0.5	**20**	Greenfield
HG2-75	5135	Musgrave House Crawshaw Road Pudsey	0.4	**14**	Brownfield
HG2-76	1060A_3377A	Hough Side Road Pudsey	5.5	**160**	Greenfield
HG2-77	4039	Regina House, Ring Road Bramley	1.8	**64**	Brownfield
HG2-80	1184_3050	Acres Hall Avenue Pudsey	3.6	**99**	Greenfield
HG2-81	3455B	Land off Gamble Lane	7.6	**200**	Greenfield
HG2-82	4007	Wortley High School	6.6	**40**	Mix 65:35
HG2-83	4036	Upper Wortley Road, Thornhill Road, Bramley	0.5	**18**	Brownfield
HG2-84	254	Oldfield Lane - Leeds City Boy's pitch, LS12	1.7	**61**	Greenfield
HG2-200	4249_5010	Stanningley Road, Leeds	0	**22**	Brownfield
MX2-5	3412	Waterloo Lane, Leeds	1.2	**20**	Brownfield
MX2-6	HSG01793	Wortley Low Mills Whitehall Road	2.5	**35**	Brownfield
			Phase 1 total:	**1994**	

Phase 2					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-56	1193A	Rodley Lane (land at) - Calverley Lane, Calverley LS19	2	**53**	Greenfield
HG2-59	4213	Land at Rodley lane	0.6	**17**	Greenfield
			Phase 2 total:	**70**	

Phase 3					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-54	1124	Upper Carr Lane (land off), Calverley	0.9	**18**	Greenfield
HG2-55	4049	Calverley Lane, Calverley	0.6	**18**	Greenfield
			Phase 3 total:	**36**	
			Housing allocation total:	**2100**	

3.11.7 Sites allocated for housing in Outer West have a total capacity of 2100 which is over the target by 7. 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 Outer West

3.11.8 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: HG2-53 (4097)

Site Address: Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

Housing allocation

Site Capacity: 32 units

Site Area: 1.11 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-53:

- **Highway Access to Site:**

Access to the site can only be gained through the existing industrial site that abuts it to the north. (site HG1-130)

- **Ecology:**

Significant ecological impact identified on parts or all of the site. 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 the Leeds Liverpool Canal SEGI and to Calverley Woods ancient woodland.

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

Site Reference: HG2-54 (1124)

Site Address: Upper Carr Lane (land off), Calverley

Housing allocation

Site Capacity: 18 units

Site Area: 0.93 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 3

No site specific requirements

Site Reference: HG2-55 (4049)

Site Address: Calverley Lane, Calverley

Housing allocation

Site Capacity: 18 units

Site Area: 0.59 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 3

Site Requirements - HG2-55:

- **Highway Access to Site:**

To achieve a safe means of access, the speed limit and visibility splays need to be commensurate with guidance.

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

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-56 (1193A)

Site Address: Rodley Lane (land at) - Calverley Lane, Calverley LS19

Housing allocation

Site Capacity: 53 units

Site Area: 2.03 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 2

Site Requirements - HG2-56:

- **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: HG2-58 (1322)

Site Address: Airedale Mills, Rodley

Housing allocation

Site Capacity: 69 units

Site Area: 1.93 hectares

Ward: Bramley and Stanningley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-58:

- **Highway Access to Site:**

The site requires access via a permanent bridge crossing over the canal, replacing the existing swing bridge. The replacement bridge would be constructed to adoptable standards and offered to the Highway Authority for adoption.

- **Local Highway Network:**

The site should contribute to local towpath improvements.

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) to the eastern boundary with the River Aire.

Site Reference: HG2-59 (4213)

Site Address: Land at Rodley lane

Housing allocation

Site Capacity: 17 units

Site Area: 0.56 hectares

Ward: Bramley and Stanningley

HMCA: Outer West

Phase: 2

Site Requirements - HG2-59:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided due to the proximity of the Leeds Liverpool Canal SSSI including a biodiversity buffer to the canal.

Site Reference: HG2-60 (5136)

Site Address: Hillside Reception Centre Leeds and Bradford Road Bramley

Housing allocation

Site Capacity: 24 units

Site Area: 0.67 hectares

Ward: Bramley and Stanningley

HMCA: Outer West

Phase: 1

No site specific requirements

Site Reference: HG2-61 (4042A)

Site Address: Raynville Road/Raynville Crescent, Bramley (East)

Housing allocation

Site Capacity: 15 units

Site Area: 0.48 hectares

Ward: Armley

HMCA: Outer West

Phase: 1

No site specific requirements

Site Reference: HG2-63 (1201)

Site Address: Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3

Housing allocation

Site Capacity: 196 units

Site Area: 7.37 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-63:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.

- **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.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-64 (4047)

Site Address: Bradford Road, Sunnybank Lane, Pudsey

Housing allocation

Site Capacity: 22 units

Site Area: 0.6 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-64:

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-65 (4046)

Site Address: Daleside Road, Thornbury, North

Housing allocation

Site Capacity: 89 units

Site Area: 3.37 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-65:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.

- **Ecology:**

Significant ecological impact identified on parts or all of the site. 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) forming north south link for Leeds Habitat Network.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-66 (2120)

Site Address: Hill Foot Farm, Pudsey

Housing allocation

Site Capacity: 70 units

Site Area: 2.68 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-66:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.

Site Reference: HG2-67 (1073A_3440)

Site Address: Owlcotes Farm/Owlcotes Gardens Pudsey

Housing allocation

Site Capacity: 100 units

Site Area: 3.27 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-67:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.

Site Reference: HG2-68 (1195)

Site Address: Waterloo Road (land at), Pudsey LS28

Housing allocation

Site Capacity: 35 units

Site Area: 1.12 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1

Site Requirements - HG2-68:

- **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) along south and east boundary for Leeds Habitat Network.

Site Reference: HG2-69 (3011_4044)

Site Address: Dick Lane Thornbury

Housing allocation

Site Capacity: 206 units

Site Area: 7.51 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-69:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction. Contributions to the Leeds Bradford Corridor scheme will also be sought.

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided to protect the young woodland adjacent to the railway including a biodiversity buffer (not private garden space) along north-east and east boundary.

- **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: HG2-70 (3121)

Site Address: Tyresal Lane

Housing allocation

Site Capacity: 27 units

Site Area: 0.88 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1

No site specific requirements

Site Reference: HG2-71 (4169)

Site Address: Land off Tyersal Road, Pudsey

Housing allocation

Site Capacity: 33 units

Site Area: 1.07 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1

Site Requirements - HG2-71:

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-72 (3464)

Site Address: Land off Tyersal Court, Tyersal

Housing allocation

Site Capacity: 40 units

Site Area: 2.9 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1

Site Requirements - HG2-72:

- **Education Provision:**

Part of the site should be retained to enable the extension of Pudsey Tyersal Primary School.

Site Reference: HG2-73 (1343A)

Site Address: Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD

Housing allocation

Site Capacity: 283 units

Site Area: 9.16 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1

Site Requirements - HG2-73:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-74 (659)

Site Address: Station Street, Pudsey

Housing allocation

Site Capacity: 20 units

Site Area: 0.46 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1

Site Requirements - HG2-74:

- **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.

- **Natural Resources and Waste DPD:**

The site is a safeguarded existing waste management site in the Natural Resources and Waste DPD. It has planning permission to be filled with inert materials which would take approximately 5 years to fill after which housing may be developed on site.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-75 (5135)

Site Address: Musgrave House Crawshaw Road Pudsey

Housing allocation

Site Capacity: 14 units

Site Area: 0.39 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1

Site Requirements - HG2-75:

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

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

- **Conservation Area:**

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

Site Reference: HG2-76 (1060A_3377A)

Site Address: Hough Side Road Pudsey

Housing allocation

Site Capacity: 160 units

Site Area: 5.5 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1

No site specific requirements

Site Reference: HG2-77 (4039)

Site Address: Regina House, Ring Road Bramley

Housing allocation

Site Capacity: 64 units

Site Area: 1.81 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-77:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road (A6110). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this length of the Outer Ring Road.

- **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: HG2-80 (1184_3050)

Site Address: Acres Hall Avenue Pudsey

Housing allocation

Site Capacity: 99 units

Site Area: 3.63 hectares

Ward: Pudsey

HMCA: Outer West

Phase: 1

No site specific requirements

Site Reference: HG2-81 (3455B)

Site Address: Land off Gamble Lane

Housing allocation

Site Capacity: 200 units

Site Area: 7.6 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-81:

- **Local Highway Network:**

There is a cumulative impact of development on the Outer Ring Road (A6110). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this length of the Outer Ring Road.

- **Ecology:**

Significant ecological impact identified on parts or all of the site. 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) along north-east and east boundary.

- **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: HG2-82 (4007)

Site Address: Wortley High School

Housing allocation

Site Capacity: 40 units

Site Area: 6.65 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-82:

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a buffer along the south western boundary which forms part of Farnley Reservoir and Silver Royd Hill Local Nature Area.

- **Greenspace:**

Development needs to allow for retention of existing playing pitches.

Site Reference: HG2-83 (4036)

Site Address: Upper Wortley Road, Thornhill Road, Bramley

Housing allocation

Site Capacity: 18 units

Site Area: 0.5 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-83:

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

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

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-84 (254)

Site Address: Oldfield Lane - Leeds City Boy's pitch, LS12

Housing allocation

Site Capacity: 61 units

Site Area: 1.7 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-84:

- **Greenspace:**

The development should provide new greenspace on site to extend the existing area of greenspace to the north and to create a green link across the site from this greenspace to Oldfield Lane, in accordance with West Leeds Gateway SPD. The existing pitch should be relocated within Leeds.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

Site Reference: HG2-200 (4249_5010)

Site Address: Stanningley Road, Leeds

Housing allocation

Site Capacity: 22 units

Site Area: 0 hectares

Ward: Armley

HMCA: Outer West

Phase: 1

Site Requirements - HG2-200:

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

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

Site Reference: MX2-5 (3412)

Site Address: Waterloo Lane, Leeds

Mixed use allocation

Site Capacity: 20 units

Site Area: 1.25 hectares

Ward: Bramley and Stanningley

HMCA: Outer West

Phase: 1

Site Requirements - MX2-5:

The site within the town centre boundary and therefore town centre uses will be considered appropriate

- **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 adjacent to a Listed Building where consideration to the setting of the Listed Building is required.

Site Reference: MX2-6 (HSG01793)

Site Address: Wortley Low Mills Whitehall Road

Mixed use allocation

Site Capacity: 35 units & 1.23 ha employment

Site Area: 2.46 hectares

Ward: Farnley and Wortley

HMCA: Outer West

Phase: 1

Site Requirements - MX2-6:

The site is allocated for mixed use of housing and general employment.

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

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

- **Ecology:**

Significant ecological impact identified on parts or all of the site. Provide a biodiversity buffer (not private garden space) to north and north-west boundary, and also on both sides of open water course near south of site for Leeds Habitat Network.

- **Listed Buildings:**

The site is adjacent to or includes a Listed Building where consideration to the setting of the listed building is required.

Safeguarded Land

3.11.9 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.

POLICY HG3 – SAFEGUARDED LAND
THE SITE ALLOCATIONS PLAN DESIGNATES SITES TO BE SAFEGUARDED FROM DEVELOPMENT FOR THE PLAN PERIOD (TO 2028) TO PROVIDE A RESERVE OF POTENTIAL SITES FOR LONGER TERM DEVELOPMENT POST 2028 AND PROTECT THE GREEN BELT. THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER WEST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	SHLAA Ref	Address	Area ha	Capacity
HG3-14	1110	Rodley (land at), Leeds LS13	1.6	**50**
HG3-15	1114	Kirklees Knowl (land at), Bagley Lane, Bagley	18	**415**
HG3-16	3455A	Land off Gamble Lane	4.5	**120**
HG3-17	2123	Low Moor Side, New Farnley	5.7	**130**
			Safeguarded land (PAS) total:	**715**

Sites for Older Persons Housing/Independent Living

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

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

HG1-177 Lane End, Pudsey
HG2-74 Station Street, Pudsey
HG2-75 Musgrave House Crawshaw Road Pudsey
HG2-83 Upper Wortley Road, Thornhill Road, Bramley
HG2-200 Stanningley Road
MX2-5 Waterloo Lane
MX2-6 Wortley Low Mills Whitehall Road

Sites reserved for Future School Use

3.11.11 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 Outer West there is one site where part of the site is to be retained for a school. This site is:
HG2-72 Land off Tyersal Court, Tyersal

Sites for Gypsies and Travellers

3.11.12 Paragraph 2.66 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. In Outer South West existing Gypsy and Travellers site are safeguarded under Policy HG6.

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

PRIVATE SITES

- **HG6-4 – ROSENEATH PLACE, WORTLEY**
- **HG6-10 – SCARECROW FARM, WHITEHALL RD, GILDERSOME**
- **HG6-11 – LAND TO THE SOUTH OF SCARECROW FARM, WHITEHALL ROAD, GILDERSOME**

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

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

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

PUBLICLY MANAGED SITES:

- **HG7-2 - LAND TO THE SOUTH OF TONG ROAD, WORTLEY**

Sites for Travelling Showpeople

3.11.13 Paragraph 2.72 to 2.73 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed for Travelling Showpeople.

POLICY HG7-2: LAND TO THE SOUTH OF TONG ROAD, WORTLEY

Site Type: Gypsy & Travellers

Site Area: 0.61 ha

Number of G&T pitches (Approx): 5

Ownership: LCC

Ward: Farnley & Wortley

Green Belt: No

Flood Risk: Medium (part)

Accessibility: Good

Leeds

Site Requirements

Highways

Access to be taken from Lakeside Road, if practicable.

Trees

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

Ecology

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

Flood Risk

The site partly lies within Flood Zone 2 but is elevated from the adjacent beck. A Flood Risk Assessment is required and recommended mitigation measures should be incorporated into proposed schemes. Any pitches should be situated outside the areas of the site which are in high flood risk.

Contaminated Land

A contaminated land assessment should accompany any subsequent planning application. Removal of asbestos has occurred in the past and been remediated.

Other

The site shall only be occupied by those persons who meet the legal definition of Gypsies and Travellers. Preference will be given to those Gypsies and Travellers who are living in overcrowded conditions at Cottingley Springs.

EMPLOYMENT PROPOSALS FOR OUTER WEST

Offices

3.11.14 The sites in Outer West 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 use on the Unitary Development Plan and are to be retained as such count towards the employment requirement.

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

Identified Office Sites (with planning permission or UDP allocations)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
MX1-4	CFSM051	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	3.3	**5000**
			Identified office employment total (sqm):	**5000**

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

General Employment

3.11.16 The sites in Outer West have been assessed to determine their total contribution towards an overall district requirement of **493 hectares** of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 5.4.15 and/or are allocated for general employment on the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites.

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

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

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG1-15	2501660	Intercity Way Stanningley Ls13	0.5	**0.5**
EG1-16	2401631	Tong Road/pipe & Nook La Ls 12	0.2	**0.22**
EG1-17	2405670	DSL House Wortley Moor Road Upper Wortley LS12 4JE	0.3	**0.29**
EG1-18	2402152	Carr Crofts Drive Armley Moor Ls 12	0.2	**0.17**
EG1-19	2401181	Allocated Site Chelsea Close Leeds 12	0.9	**0.93**
			Identified general employment total:	**2.11**

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 OUTER WEST THESE ALLOCATIONS ARE:

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
MX2-6	HSG01793	Wortley Low Mills Whitehall Road	2.5	**1.23**
EG2-5	2500680	Land Adjacent To Canada Dry Intercity Way Stanningley Pudse	0.8	**0.81**
EG2-6	2400850	Land Rear of Stanninley Field Close, Swinnow Lane, Swinnow	0.5	**0.48**
EG2-7	2401892	Stanningley Road & Swinnow Road, Pudsey	0.4	**0.42**
EG2-8	CFSE005	Land at former Kirkstall Power Station	4.2	**4.2**
EG2-9	2501424	Expansion Land At Emballator Ltd Phoenix Way Bd4	1.2	**1.15**
			Allocated for general employment total	**8.29**

Site Reference: EG2-5 (2500680)

Site Address: Land Adjacent To Canada Dry Intercity Way Stanningley Pudsey

General employment allocation

Site Capacity: 0.81 hectares

Site Area: 0.81 hectares

Ward: Calverley and Farsley

HMCA: Outer West

Site Requirements - EG2-5:

- **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

- **Natural Resources and Waste DPD:**

The site affects an allocated Minerals/Waste allocation

Site Reference: EG2-6 (2400850)

Site Address: Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow

General employment allocation

Site Capacity: 0.48 hectares

Site Area: 0.48 hectares

Ward: Pudsey

HMCA: Outer West

Site Requirements - EG2-6:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided including a Biodiversity Buffer along north boundary.

Site Reference: EG2-7 (2401892)

Site Address: Stanningley Road & Swinnow Road, Pudsey

General employment allocation

Site Capacity: 0.42 hectares

Site Area: 0.42 hectares

Ward: Bramley and Stanningley

HMCA: Outer West

Site Requirements - EG2-7:

- **Highway Access to Site:**

The site should be accessed from Dolphin Court.

- **Conservation Area:**

The site is within the setting of Bramley Town Conservation Area. Any development should preserve or enhance the character or appearance of the conservation area.

Site Reference: EG2-8 (CFSE005)

Site Address: Land at former Kirkstall Power Station

General employment allocation

Site Capacity: 4.2 hectares

Site Area: 4.2 hectares

Ward: Armley

HMCA: Outer West

Site Requirements - EG2-8:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided including a Biodiversity Buffer at north-west boundary near canal.

- **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 adjacent to a listed building where consideration to the setting of the listed building is required.

- **Registered Parks and Gardens:**

The site is adjacent to a Registered Park & Garden – any proposed development needs to ensure that those elements which contribute to the character of the Registered Park & Garden are not harmed.

Site Reference: EG2-9 (2501424)

Site Address: Expansion Land At Emballator Ltd Phoenix Way Bd4

General employment allocation

Site Capacity: 1.15 hectares

Site Area: 1.15 hectares

Ward: Pudsey

HMCA: Outer West

No site specific requirements

GREENSPACE PROPOSALS FOR OUTER WEST

3.11.17 The plan shows the green space sites proposed for designation within the Outer West HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the 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.

3.11.18 The Outer West area has a number of sizeable open spaces, such as, Gotts Park (35.5ha), Bramley Falls Park (34.5ha), Rodley Nature Reserve (26.9ha) Post Hill (35.6ha) as well as various smaller, more locally important parks e.g. Bramley Park (14.7ha), Stanningley Park (10.5ha), Farnley Hall Park (16.2ha), Western Flatts Park (12.8ha), Armley Park (8.9ha), Calverley Park (3.8ha) and Pudsey Park (3.3ha). There are also a number of smaller areas within the built up area, the majority of which have been protected open space for many years and allow residents of the area access to green space and opportunities for a range of recreational activities. Nevertheless, 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 Outer West HMCA are contained in the Green Space Background Paper.

Bramley

Key

Centre Boundary

FRONTAGES

Primary

Secondary

Prime Shopping Area Boundary

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Leeds CITY COUNCIL

Chapeltown (Pudsey) Local Centre

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Leeds CITY COUNCIL

Farsley

Key

- Centre Boundary

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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Leeds CITY COUNCIL

Lower Wortley (Granny Lane) Local Centre

Fawcett Place
FAWCETT GARDENS
FAWCETT ROAD
Horse and Groom (PH)
Shelter
TCP
LOWER WORTLEY ROAD
52.7m
55.2m
LB
PO
William IV (PH)
GOLDEN TERRACE
CO-OPERATION STREET
BRANCH CLOSE
Warehouse
46.9m
Wortley Beck
FB
RING ROAD LOW WORTLEY
Back Branch Place
Posts
Wortley Beck Health Centre
BRANCH PLACE
BRANCH STREET
N

Key

- Centre Boundary

FRONTAGES

- Primary
- Secondary
- Prime Shopping Area Boundary

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Leeds CITY COUNCIL

Pudsey

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Leeds CITY COUNCIL

Stanningley Bottom Local Centre

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Date: 16/06/2015 **Time: 14:58:32**

HMCA AREA

Outer West

0 0.3 0.6 1.2 1.8 2.4 Kilometers

Leeds CITY COUNCIL