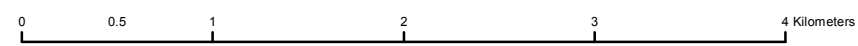


Key

Housing Allocation Option

- Housing allocation
- Housing with mixed uses (no employment)
- Housing allocation with mixed uses
- Identified housing site
- Identified housing site with mixed uses
- Not proposed as housing allocation
- Safeguarded land (PAS)
- Aire Valley allocation
- Aire Valley identified
- Aire Valley Not proposed as housing allocation
- Site not presented at meeting
- Primary Schools
- Secondary Schools
- Part of site(s) reserved for school provision
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Leeds City Council Wards
- Core Strategy MAIN URBAN AREA
- Core Strategy MAJOR SETTLEMENTS
- Core Strategy SMALL SETTLEMENTS
- Proposed HS2 Route
- Proposed Airport Link Road

HMCA AREA
East Leeds



3 - East

Identified housing site

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
281	Manston Lane - Radial Park (Ph 1)	4	148	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
282	Manston Lane	6.3	192	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
353	Barrowby Lane (30-34), Austhorpe LS15 8QE	0.4	11	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
795	Red Hall Lane LS17	14.9	300	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
796	York Road - Grime's Dyke LS14	17.2	372	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
797	East Leeds Extension	204.5	3771	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
799	Whinmoor Way - PFI C LS14	4.8	115	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
802	Swarcliffe Avenue - PFI E LS14	0.5	25	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
803	Elmete Towers - PFI Q LS14	0.7	30	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
804	Mill Green Garth - PFI L1 LS14	1.1	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
807	Red Hall Lane - Strikes LS17	0.8	20	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
2040	Bullerthorpe Lane (Temple Point), Colton	2.6	17	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
2144A	Cartmell Drive, Halton Moor	1.6	31	A	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) NonIO = Site not in Issues and Options

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
2154	Seacroft Hospital (rear of)	18	720	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
3219	Ash Tree Grove, (PFI F) LS14	0.3	13	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3227	Naburn Approach, LS14	0.4	4	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
4191	Land At Brooksbank Drive, Halton	0.2	6	NonIO	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
5124	Pepper Road LS10	0.3	2	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
5140	FARNDALE VIEW (PFI K) LS14	0.2	10	NonIO	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
Identified housing site total			5792				

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Housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
267	Killingbeck Bridge - Wykebridge Depot LS14	0.6	23	G	Main Urban Area Infill	Brownfield	A cleared and vacant brownfield site in the Main Urban Area. Planning application pending (submitted July 2014).
1295B	M1 (land to the east of) , LS9	28.5	747	G	Main Urban Area Extension	Greenfield	Green Belt site on edge of the Main Urban Area. Development of the site would represent a rounding off to the urban area (subject to development of site 1295A being developed for residential; see AVL AAP). The canal to the south and neighbouring sites to the east and west would ensure a low risk of future unrestricted sprawl. The site would need to share services, such as a primary school, health and local shopping with 1295A and would not be sustainable as a stand alone site. The site adjoins sensitive natural habitats along the River Aire corridor and includes areas of mature woodland, which would require mitigation. The site is also located on a plateau which has been formed by deposited materials and will necessitate ground investigations.
1297	Manston Lane - former Vickers Tank Factory Site, Cross Gates	21.5	450	G	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area (site of Former Vickers Factory). Developer interest expressed through planning application for residential use with associated community facilities and ancillary uses (pending decision subject to prior extraction of coal and the implementation of the Manston Lane Link Road).
1359	Wood Lane - Rothwell Garden Centre LS26	3.2	31	G	Major Settlement Extension	Mix 50:50	Green Belt site on the edge of a Major Settlement (Rothwell). Mixed brown and greenfield site. The site relates well to the settlement being essentially an infill site between existing development and would not set a precedent for sprawl. Only part of the site is in East, with the rest in the Outer South area (split East/OS 31/52).
2062	Red Hall Offices & Playing Field LS17	14.3	50	G	Main Urban Area Infill	Greenfield	Majority of site is a UDP employment allocation (key business park) with a small part along the northern boundary being Green Belt. It is now contrary to national and local policy to locate offices away from city and town centres and so it is more appropriate to identify Red Hall as suitable for housing (incorporating on site greenspace provision) than for any other use. The identification of the site as suitable for an allocation is consistent with the long-standing planning principle for its development stretching back 23 years. Executive Board in September 2013 agreed an outline development brief for Red Hall with key development principles, as part of the relocation strategy for the horticultural nursery (also encompasses site 795). This includes routing of ELOR around its northern edge and retention of at least two playing pitches within the site. The central Red Hall buildings are in the ownership of the RFL, and any development will have to respect their listed building status. The existing pitches have protection under Sport England policies and through the UDP Policy E4:11 requirement for their replacement in development of the site, but they are not allocated greenspace. The wider Red Hall site will be the subject of a detailed planning brief and subject to the provision of the section of the East Leeds Orbital Route which would run through the site.
2090A	Bullerthorpe Lane, Colton LS15	6.3	165	A	Main Urban Area Extension	Greenfield	Green Belt site, with a road frontage. It is well related to the existing settlement form. Consists of fields with some scrub cover and lines of trees along some of the field boundaries. There is no distinct boundary to the south but consider minimal potential for further urban sprawl as would link up to create a consistent building line/edge of settlement. Development could retain openness and views across the Temple Newsam estate.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
2144B	Cartmell Drive, Halton Moor	5.7	170	A	Main Urban Area Infill	Greenfield	Designated as greenspace (N1) on the existing UDP. Loss of greenspace has been considered in the round across the area and through local preference. The site is part of a wider area of greenspace to the west and development would not unacceptably encroach into this larger area as the valley is wider at this point.
4123	York Road / Selby Road	0.9	12	A	Main Urban Area Infill	Brownfield	Brownfield site, suitable in principle for residential development. Some Highway concerns regarding access, but given former use and small scale of development that could be accommodated an acceptable solution is likely to be available.
4219	Austhorpe	1.3	47	NonIO	Main Urban Area Infill	Greenfield	Infill site which consists of a number of large private residential gardens, with hedges and tree cover. Access would be from Thorp Park. Acceptable in principle.
Housing allocation total			1695				

Housing allocation with mixed uses

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
2039	Thorpe Park, undeveloped non-submitted land	34.7	300	A	Main Urban Area Infill	Greenfield	Greenfield site within the Main Urban Area and forms part of the wider Thorpe Park employment allocation that has historic permission for a range of employment uses. The western part of the site is currently designated as proposed greenspace on the UDP, the eastern part is allocated for employment on the UDP. Local preference including a review of the wider delivery across the area considers suitable for residential subject to the provision of the Manston Lane Link Road and East Leeds Orbital Route. The site would also link in with residential development to the north in the allocated East Leeds Extension. Developer interest expressed through a planning application in September 2014 which seeks to revise the overall mix of uses to include up to 300 dwellings, alongside offices, retail and other supporting uses.
Housing allocation with mixed uses total			300				

Aire Valley allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1083	Knowsthorpe, Hunslet East LS9	28.3	425	AV	Main Urban Area Infill	Brownfield	
1295A	M1 (land to the east of) , LS9	74.9	1949	AV	Main Urban Area Infill	Greenfield	
2041	Stourton North	19	0	AV	Main Urban Area Infill	Greenfield	
2080	Copperfields College, Cross Green LS9	11.2	273	AV	Main Urban Area Infill	Greenfield	
Aire Valley allocation total			2647				

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Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1094A	Red Hall Lane and Manston Lane (between)	377.7	0	R		Greenfield	Very large Green Belt site. Development of the site would not be acceptable in Green Belt terms as it would result in significant sprawl, coalescence of the urban conurbation of Leeds with Scholes and fail to safeguard the countryside from encroachment. Significant highway concerns relating to access, impact on local network and relationship to the proposed East Leeds Orbital Route.
1094B	Red Hall Lane and Manston Lane (between)	0.9	34	R	Main Urban Area Infill	Greenfield	Site 1094B is situated between a beck on the northern boundary and residential development on the southern boundary. The site has no direct road access.
2086	Barrowby Lane, Manston LS15	21.2	300	A		Greenfield	Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads and railway) so release of the site would not set a precedent for further Green Belt sprawl, but would extend the settlement out beyond the East Leeds Orbital Road. Development would be dependent on site 2039 (Thorpe Park) coming forward first. Local preference is to not propose as housing allocation.
2087	Barrowby Lane (north of), Crawshaw Wood, Garforth, LS25	11.3	266	R		Greenfield	Green Belt site. The site is isolated and not related to the existing settlement. Development would significantly reduce the Green Belt gap between Cross Gates and Garforth, contrary to one of the purposes of Green Belts in preventing the coalescence of settlements. The proposed HS2 rail route runs through the site. Significant highway concerns regarding access and accessibility.
2090B	Bullerthorpe Lane, Colton LS15	87.3	2292	R		Greenfield	Green Belt site which includes a Local Nature Area and Site of Ecological and Geological Importance, and three ancient monuments to the west. Significant highway concerns regarding accessibility and impact on local network. There are public footpaths running across the site and through to Temple Newsam, and important views across the Estate. A large site which would significantly extend the settlement, and the site performs an important role in safeguarding from encroachment and the setting and special character of historic features.
3079	Bell Hill Industrial Estate, Rothwell	3	79	R		Greenfield	Green Belt site. Whilst the site would be contained by the motorway to the north and existing development to the south west surrounding uses are an industrial estate, so it is not considered suitable for a residential use. Development would be dependent on the adjacent site coming forward for access requirements.
3111	Barrowby Lane (Barrowby Cottage), Garforth	5.8	153	A		Greenfield	Green Belt site. Site is isolated and unrelated to the existing settlement, with incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.
3118	Site to south of York Road, Seacroft	3.3	87	R	Main Urban Area Infill	Greenfield	The site is within the urban area but is allocated as a park and ride site on the existing UDP.
3119	Wetherby Road/Wellington Hill, Shadwell	2.4	64	A		Mixed	Green Belt site containing existing public house, with residential properties to the west and east. Development would be in conjunction with site 2062 and would effectively 'round off' the settlement pattern. However, do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route. Existing use on site would still have the potential for a conversion/redevelopment in line with Green Belt policies.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
4170	Whinmoor Lane, Shadwell	1.5	0	NonIO		Greenfield	Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route.
4174	Sandleas Way, Crossgates	3.1	94	NonIO	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area - Made up of 4 different plots. Preference to retain these sites as employment/industry.
4212	Manston lane, Cross Green	4.2	127	NonIO	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area. Preference to retain site as employment/industry.
4258	Land Adjacent Barrowby Lodge, Graforth	14.4	0	NonIO		Greenfield	Green Belt site. Site is isolated and unrelated to the existing settlement, with significant incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.
5003	Manston Road, Leeds, LS15 8SX	3.4	103	NonIO	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area. Preference to retain site as employment/industry.
5012	Fairview Farm , Wakefield Road	0.7	0	NonIO		Greenfield	Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.
Not proposed as housing allocation total			3599				

Aire Valley Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1076	Leeds Valley Park (phases 3/4), Savannah Way, Leeds Valley Park LS10	23.7	0	AV	Main Urban Area Infill	Mixed	Employment site. Refer to emerging Aire Valley Action Plan.
1084	Skelton Grange Road (former power station) LS10	44	1321	AV	Main Urban Area Infill	Brownfield	Refer to emerging Aire Valley Action Plan.
1091	Haigh Park Road, Stourton LS10	38.1	1144	AV	Main Urban Area Infill	Brownfield	Refer to emerging Aire Valley Action Plan.
1296	Pontefract Lane (land adjacent to) ,Cross Green LS9	113.5	3405	AV	Main Urban Area Infill	Greenfield	See Aire Valley AAP.
Aire Valley Not proposed as housing allocation total			5870				

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