

Public Document Pack

DEVELOPMENT PLAN PANEL – 16TH JUNE 2015

AGENDA ITEM 6 – SITE ALLOCATIONS PLANS – PUBLICATION DRAFT

**TO ASSIST THE PUBLIC IN VIEWING APPENDIX 1 – THE DOCUMENTS ARE BEING
PUBLISHED SEPARATELY AS SUPPLEMENTARY DOCUMENTS**

OUTER SOUTH HMCA

(DOCUMENT ATTACHED)

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SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

8. OUTER SOUTH

- 3.8. The Outer South area is characterised by the Major Settlement of Rothwell and Oulton and a number of smaller settlements including Lofthouse/Robin Hood and Mickletown Methley. The administrative boundary of neighbouring Wakefield MDC is to the south. Serving the area is the Rothwell town centre. The smaller settlements of Lofthouse/Robin Hood and Mickletown Methley further help to supplement the local community needs. The A639 and A61 are the main roads linking the area towns to the City Centre. Woodleford railway station serves the area, the proposed HS2 line into Leeds will bypass north of the station. The M1 to the North and the M62 to the South provides good regional connections for people and local businesses.

The areas heritage value is demonstrated by the 3 conservation areas and listed buildings. Green Infrastructure is a feature of the area with Rothwell Country Park, Springhead Park, and the historic Oulton Hall Park and golf course. The eastern part of the Outer South area falls within the broader corridor of the Lower Aire Valley. Overall, the socio-economic profile shows that of working households in Outer South Leeds 31% earn less than £20000 p.a. whilst 17% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 1% in 2014 (claimants of working population). Neighbourhood Plans are being pursued by a number of areas with Rothwell and Oulton and Woodlesford currently designated and Carlton at the preparation stage.

RETAIL PROPOSALS FOR OUTER SOUTH:

- 3.8.1 The only centre within the Outer South HMCA is the Town Centre of Rothwell
- 3.8.2 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).
- 3.8.3 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.

EMPLOYMENT PROPOSALS FOR OUTER SOUTH:

Offices

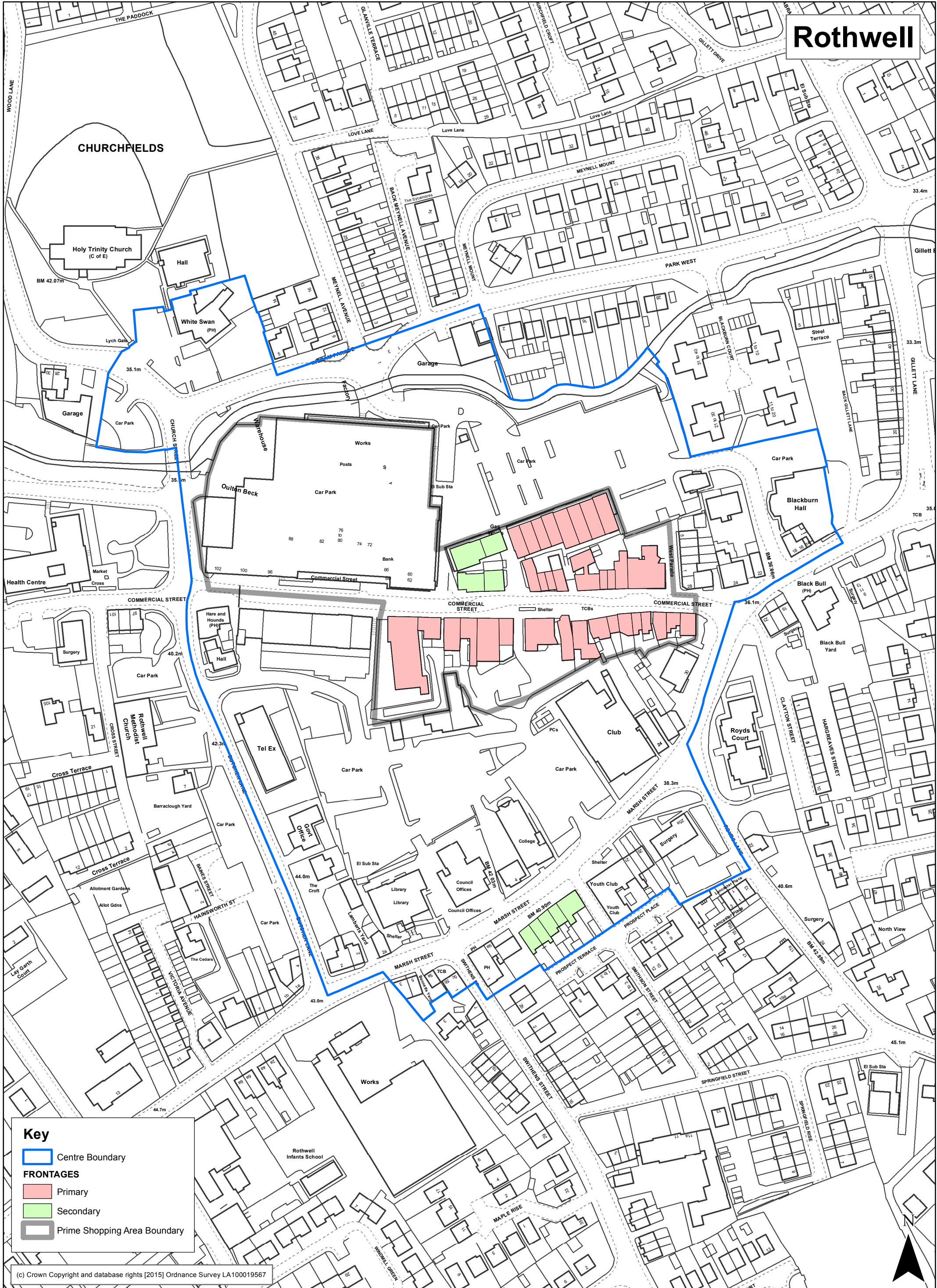
- 3.8.13 The sites in Outer South have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development. Sites which either have planning permission for office use (as at 5.4.15) and/or were allocated for employment including office on the Unitary Development Plan and are to be retained as such count towards the office requirement. There are no identified office sites in Outer South (Policy EO1).
- 3.8.14 There are no proposed allocations for office development in Outer South.

General Employment

- 3.8.15 The sites in Outer South 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. There are no Identified General Employment sites on Outer South (Policy EG1)
- 3.8.16 There are no proposed allocations for general employment in Outer South (Policy EG2).

GREENSPACE PROPOSALS FOR OUTER SOUTH:

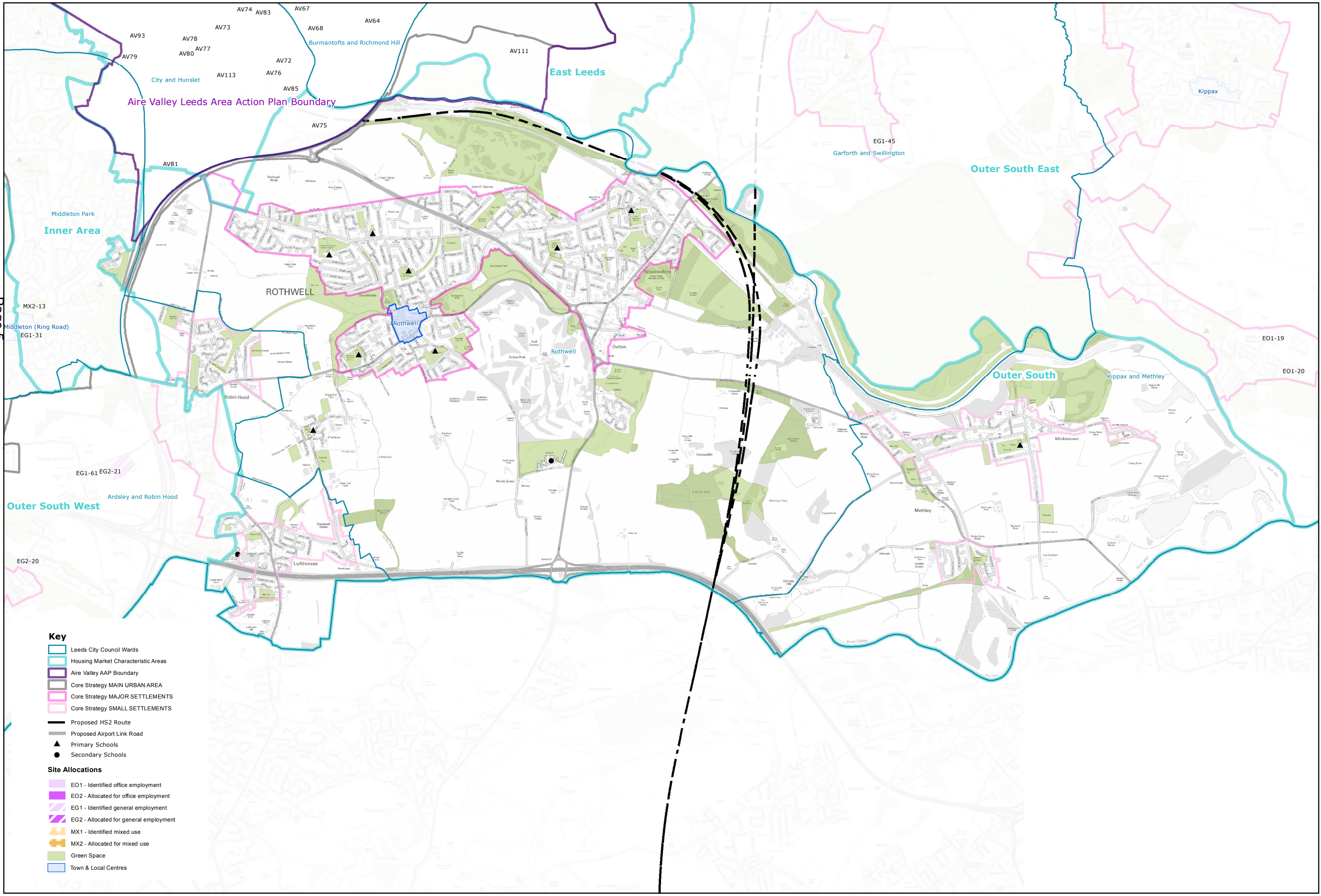
- 3.8.17 The plan shows the green space sites proposed for designation within the Outer South HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the OSSRA. Existing green space located within 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.
- 3.8.18 Oulton Park (110.5ha) is the largest green space within the Outer South HMCA. It is currently used as a private golf course and provides a landscaped setting for Oulton Hall (currently a hotel). Immediately to the north is Springhead Park (22.2ha) and to the north of Rothwell is Rothwell Country Park (52.9ha) created on an old pit site. There are some stretches of old railway lines now used for informal recreation, especially Manor Crescent (4ha), Haigh Road/Abraham Hill (0.8ha) and Bullough Lane (1.1ha) as well as various woodland areas - Moss Carr Woods (22ha), Rookley Woods (11.1ha) and Almhouse Wood (13.6ha). Mickletown Ings (34.1ha) is a Site of Special Scientific Interest as well as a green space site. There are also a number of smaller green spaces, many of which are within the villages and towns the area. These allow residents to access a variety of green spaces for recreation. 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 South HMCA are contained in the Green Space Background Paper.



Key

- Centre Boundary
- FRONTAGES**
- Primary
- Secondary
- Prime Shopping Area Boundary

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