

Public Document Pack

DEVELOPMENT PLAN PANEL – 16TH JUNE 2015

AGENDA ITEM 6 – SITE ALLOCATIONS PLAN – PUBLICATION DRAFT

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

OUTER SOUTH EAST HMCA

(DOCUMENT ATTACHED)

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SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

9. OUTER SOUTH EAST

- 3.9. The Outer South East area is characterised by a distinctive pattern of settlements and countryside areas. This includes the major settlement of Garforth, together with the smaller settlements of Kippax, Swillington, Allerton Bywater, and Micklefield. There are also a few much smaller hamlets such as Ledston and Ledsham. Garforth is the main town centre in the area with a large range of shops and services, and Kippax also has a large local centre. There are a number of primary schools in each of the settlements, and secondary schools in Garforth and Allerton Bywater. The area is bounded by the administrative boundary of the neighbouring Selby District Council to the east. Key main line rail services are available via the Leeds/York line with two stations in Garforth, and the A63 and A642 also serve the area. Parts of the M1 just fall inside the north and western boundaries, linking to the A1(M) to the north. The River Aire runs along the southern boundary, creating a key feature of the area in the Lower Aire Valley which forms part of the wider network of Green Infrastructure across the District, and links to Fairburn Ings and St Aidans to the south east and the City Centre and the Kirkstall Valley to the north west. With the river and the various lakes and ponds this provides a valuable ecological resource and leisure attraction.

Overall, the socio-economic profile shows that of working households in Outer South East Leeds 30% earn less than £20000 p.a. whilst 6% 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 Kippax and Garforth currently designated within the Outer South East HMCA.

RETAIL PROPOSALS FOR OUTER SOUTH EAST

- 3.9.1 The main retail centres within Outer South East are the town centre of Garforth and the Higher Order Local Centre of Kippax.
- 3.9.2 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).
- 3.9.3 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 EAST:

Offices

3.9.13 The sites in Outer South East 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.

**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 OUTER SOUTH EAST THESE SITES ARE:**

Identified Office Sites (with planning permission or UDP allocations)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
EO1-17	3306221	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	3.8	1860
EO1-18	3306222	Ph1b Offices Hawks Park North Newhold Aberford Road Garforth	0.3	9290
EO1-19	3306260	Former Colliery Offices Site Park Lane Allerton Bywater Wf10	1.8	1400
EO1-20	3306161	Residual Site Station Road Allerton Bywater Wf10	1.5	5550
Identified office employment total:				18100

3.9.14 There are no proposed allocations for office development in Outer South East.

General Employment

3.9.15 The sites in Outer South East 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 – 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 OUTER SOUTH EAST THESE SITES ARE:

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

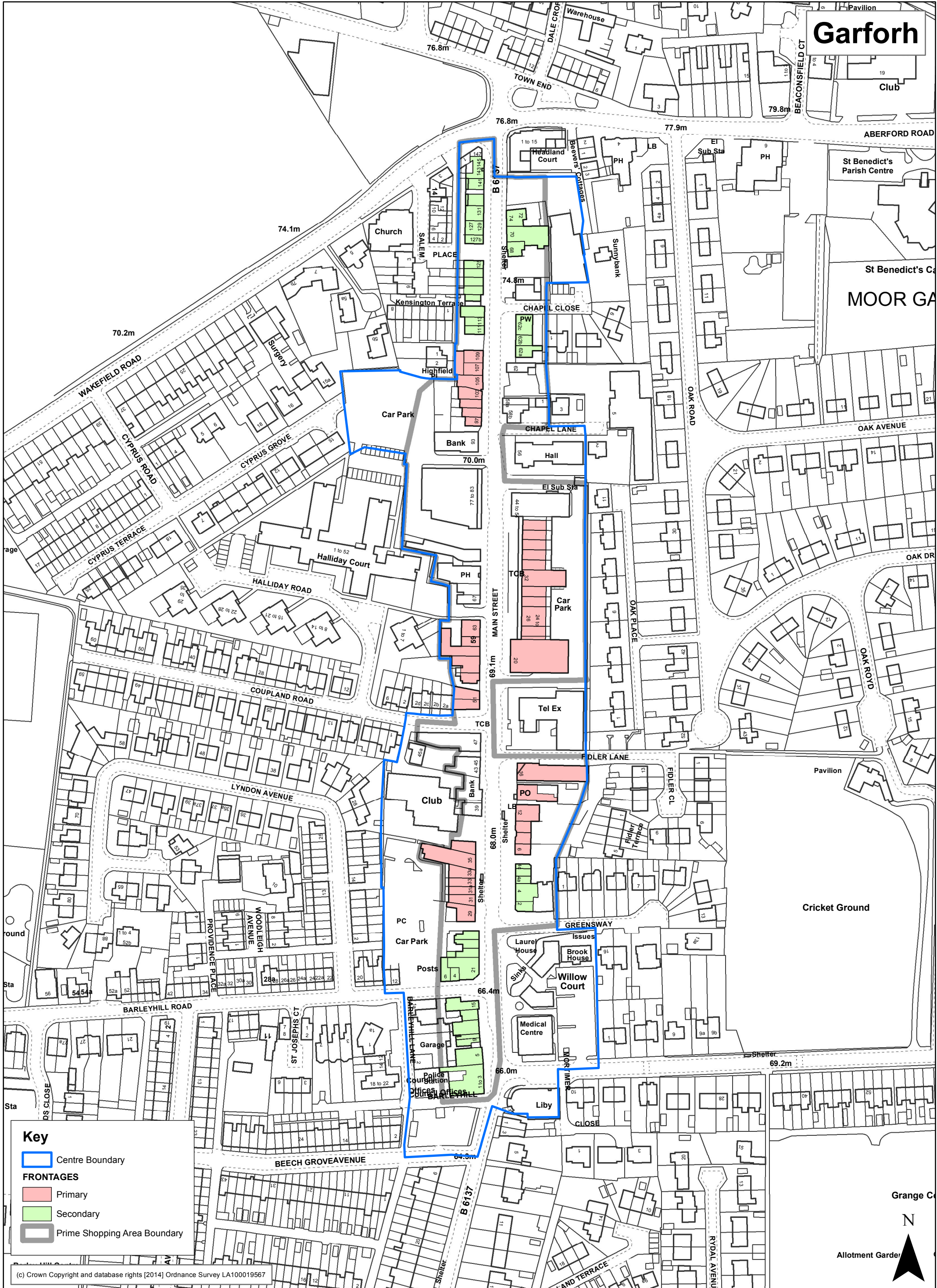
Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG1-35	3306220	Ph2 Hawks Park North Newhold Aberford Road Garforth	16.6	16.6
EG1-36	3306223	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	7.2	7.21
EG1-37	3305010	Proctors Site New Hold Garforth	1.1	1.11
EG1-38	3305014	Ash Lane Procter Bros Site	0.4	0.44
EG1-39	3305013	Exstg Works At Proctors Site New Hold Garforth	0.2	0.2
EG1-40	3303691	New Hold Est Garforth Plot 17	0.3	0.32
EG1-41	3303689	New Hold Est Garforth Plot 9	0.2	0.15
EG1-42	3303683	New Hold Est Garforth Plot 3-5	0.6	0.58
EG1-43	3305674	Unit3 Peckfield Business Park Micklefield	1.5	1.54
EG1-44	3305670	Peckfield Business Park Micklefield	7.3	7.28
EG1-45	3305990	6A & 7 Astley Way Swillington	0.7	0.68
Identified general employment total:				36.11

3.9.16 There are no proposed allocations for general employment in Outer South East (Policy EG2).

GREENSPACE PROPOSALS FOR OUTER SOUTH EAST:

- 3.9.17 The plan shows the green space sites proposed for designation within the Outer South 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.
- 3.9.18 The new St Aiden's Country Park (334.3ha) has been created on the old St Aiden's open cast site and is leased to the RSPB. It is a haven for birds and animals and provides a variety of informal recreational opportunities. The RSPB also manages Fairburn Ings Nature Reserve (near Allerton Bywater)(102ha) which contains lakes, wet grassland and woodland habitats and allows visitors to bird watch and discover about the range of habitats. There are a number of smaller wooded areas such as Castlehill Woods (23.1ha) and Hollinhurst Wood (13.2ha) as well as Town Close Hills (25.2ha) in Kippax which is partly woodland. There are a number of smaller green spaces, many within the villages and towns within 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 East HMCA are contained in the Green Space Background Paper.

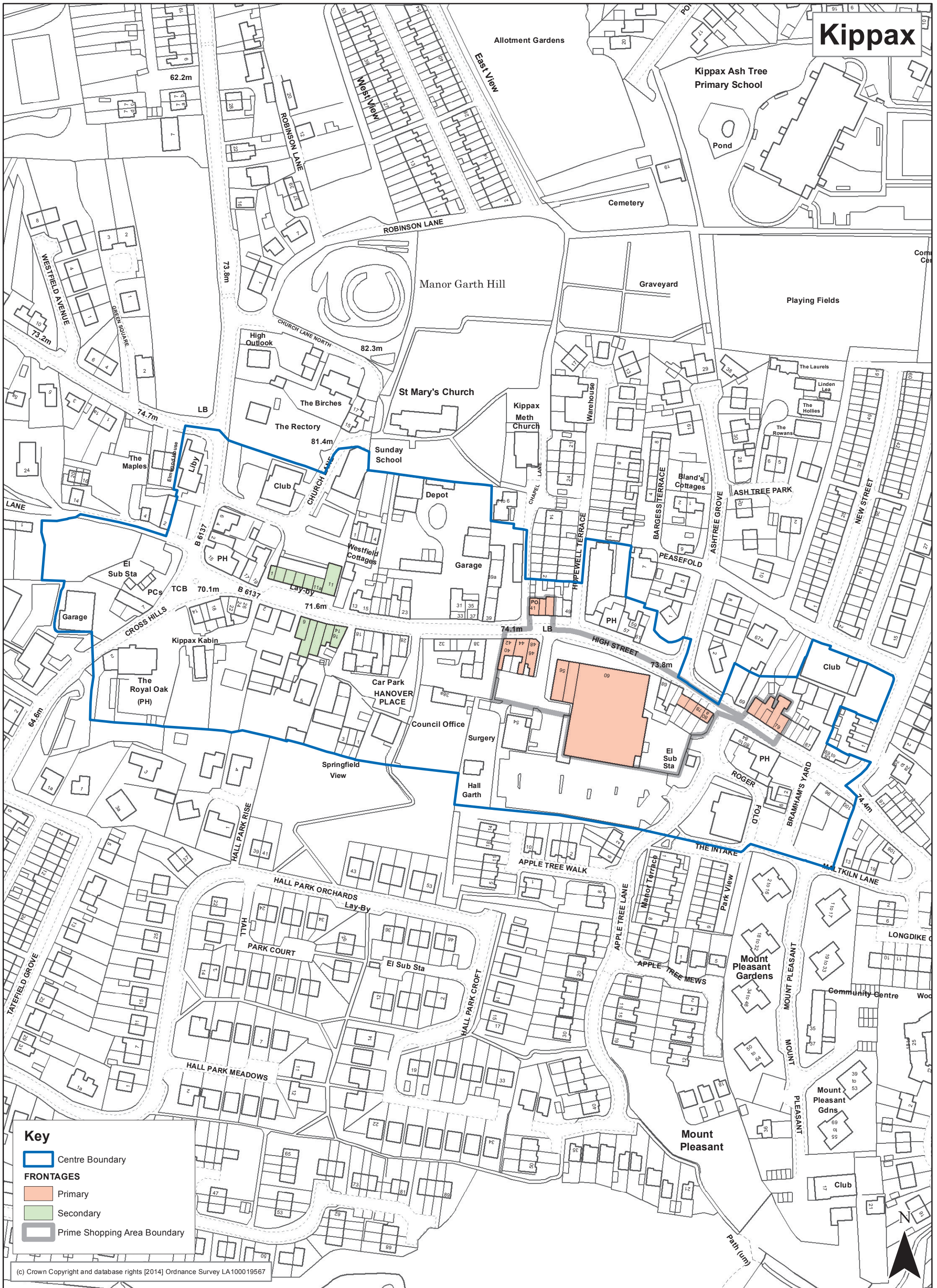
Garforth



Key

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

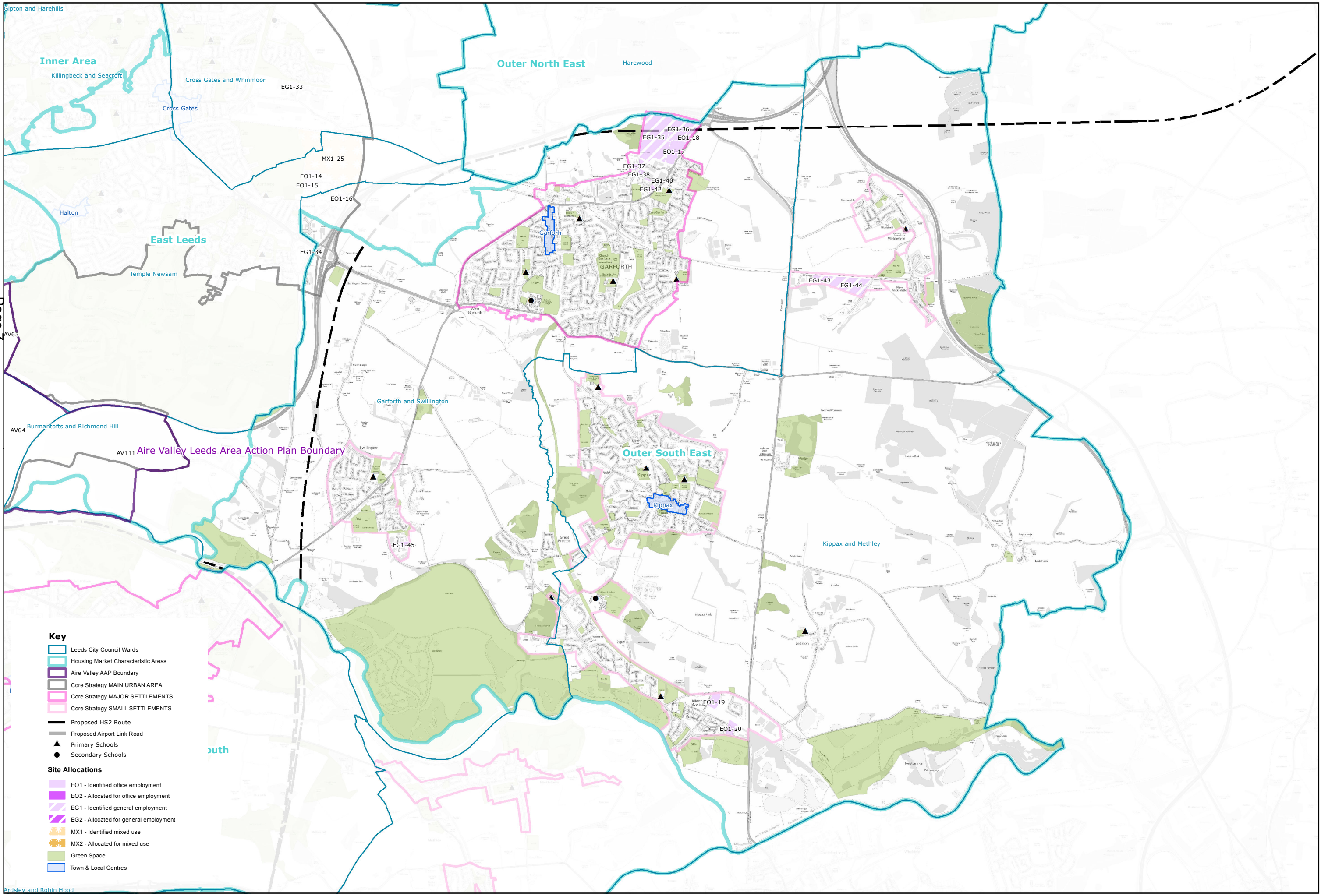
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Key

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

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- Key**
- Leeds City Council Wards
 - Housing Market Characteristic Areas
 - Aire Valley AAP Boundary
 - Core Strategy MAIN URBAN AREA
 - Core Strategy MAJOR SETTLEMENTS
 - Core Strategy SMALL SETTLEMENTS
 - Proposed HS2 Route
 - Proposed Airport Link Road
 - ▲ Primary Schools
 - Secondary Schools
- Site Allocations**
- E01 - Identified office employment
 - E02 - Allocated for office employment
 - EG1 - Identified general employment
 - EG2 - Allocated for general employment
 - MX1 - Identified mixed use
 - MX2 - Allocated for mixed use
 - Green Space
 - Town & Local Centres

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