



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
Inner Area**



4 - Inner

Identified housing site

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
188	St Marks Walk - St Marks Flats, Woodhouse	1.1	108	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
197	Bridge Street, Gower Street, Regent Street (land at)	0.9	636	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
259A	Cartmell Drive, Whitebridge Primary School, Halton Moor	1.4	44	G	Main Urban Area Infill	Greenfield	split site - see 13/02572
379	Runswick Place LS11	0.7	42	G	Main Urban Area Infill	Brownfield	Brown field site in urban area. Suitable for housing in principle.
381	Beverleys LS11 6DS	1.6	55	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
383	Beckhill Garth/Approach	2.7	34	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
465	Waterloo Sidings LS9	7.3	140	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
473	West Grange Road (Ph 2) LS10	0.9	35	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
474	Middleton Road - Urn Farm LS10	3.3	100	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
476	Beeston Road - Shaftesbury House LS11	0.5	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
500	Sharp Lane F	6.3	69	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
502	Sharp Lane B	9.4	78	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
503	Sharp Lane C	2	43	LG	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
620	Cardigan Road (214-244) LS4	0.6	65	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
806	East Park Road, The Glensdales LS9	0.5	32	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
815	South Parkway - Easel LS14	4.1	106	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
841	Oak Tree Drive LS8	3.5	77	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
842	Coldcotes Thorn Walk LS9	1.1	51	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
846	Killingbeck Hospital - C LS14	10.4	156	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
1144	St Johns Road - St Michaels College LS3	1.3	403	G	Main Urban Area Infill	Brownfield	Permission received on 11/09/2014 for residential scheme.
1338	Mistress Lane, Armley	1.2	41	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
2026	Cavendish Street - RSPCA	0.2	70	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
2138	Kirkstall Road, Abbey Street	0.3	50	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
2141A	Wykebeck Avenue, Osmondthorpe	1.5	55	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
2147A	Askets and Boggarts (A), Seacroft	0.7	24	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
2147C	Askets and Boggarts (C), Seacroft	2.8	114	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
2150B	South Parkway / Brooklands Avenue	5.3	160	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
2150D	South Parkway and Brooklands, Seacroft	1.2	45	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3137	Leeds Girls High School	2.4	96	G	Main Urban Area Infill	Brownfield	Site on edge of large residential area to south. Good public transport access. Line of NGT. Suitable for housing.
3142	Malvern Rise, LS11	0.8	60	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3144	Fairfax Road, LS11	0.7	21	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3145	Bismarck Street, LS11	1.3	70	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3146	Holbeck Towers, LS11	2.3	108	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3147	Waverley Garth, LS11	0.8	55	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3149	Carlton Gate, LS7	3.1	113	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3165	66 to 68 Victoria Road Headingley	0.1	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3193	Folly Lane, LS11	0.4	18	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3194	Malvern Road, LS11	0.3	21	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3195	St Luke's Green, LS11	0.3	19	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3204	Coupland Road, LS11	0.2	10	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3206	Din Buildings, Roundhay Road, LS8 3QD	0.3	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3306	Scott Hall Square, Chapel Allerton	0.8	24	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
3342	LS9 6PQ	0.4	12	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3343	Belle Isle, Leeds	0.4	16	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3345	Servia Road, Leeds LS7 1NJ	0.6	66	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3346	Former Bricklayers Arms, Low Close Street, Woodhouse	0.1	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3354	Oak Road, Armley	0.3	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
4178	6 Grosvenor Mount, Leeds	0.4	7	NonIO	Main Urban Area Infill	Mix 70:30	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
4185	Boggart Hill Gardens, Seacroft	0.5	18	NonIO	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
4235	Leslie Terrace, Woodhouse	0.3	18	NonIO	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
5109	Browning House, 126 Chapeltown Road, Chapeltown	0.2	9	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	12	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
5141	BOGGART HILL LS14	0.7	24	NonIO	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
5148	Otter Island Wellington Road Leeds	2.1	113	NonIO	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
5150	Dog and Gun, 601 York Road Leeds	0.6	7	NonIO	Main Urban Area Infill	Mix 60:40	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
5161	Grove Park Care Home Grove Lane Meanwood	0.4	77	NonIO	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2000030	St Mary's Lane LS 9	0.1	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HLA2104210	65 Brown Lane East LS11	0.2	3	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2104610	Coupland Place LS11	0.1	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2104920	Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB	0.1	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2104940	86 Elland Road, Holbeck, Leeds, LS11 0AB	0.1	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2104950	272A Dewsbury Road, Hunslet, Leeds, LS11 6JT	0	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2405110	236 Tong Road LS12	0.1	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2405240	Theaker Lane LS12	0.1	17	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2600290	Ash Grove LS6	0.1	16	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2602860	Moorland Avenue LS6	0.1	15	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2603100	12-28 Westfield Road LS3	0.2	104	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2603180	114 Burley Road LS4	0.1	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2603490	18A-20 Burley Lodge Road LS4	0.1	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2603650	7 Grosvenor Road LS6	0.2	7	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2603660	Royal Park Road LS6	0.2	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA3402390	Chapelton Rd/Savile Road LS7	0.1	22	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HLA3402670	2 Grange View, Chapeltown, Leeds, LS7 4EP	0	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2104790	137 DEWSBURY ROAD, HUNSLET, LEEDS, LS11 5NN	0	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2603800	25 MOORLAND AVENUE, WOODHOUSE, LEEDS, LS6 1AP	0	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
Identified housing site total			4168				

Identified housing site with mixed uses

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
208	Mabgate, Macaulay Street, Argyll Road (land between)	1.2	428	LG	Main Urban Area Infill	Brownfield	Site close to the boundary of the city centre. Suitable for mixed office/residential development. Previous permission 08/01248/OT extended in 2013.
433	Globe Road - Doncasters/Lattitude LS11	1.9	609	NonIO	Main Urban Area Infill	Brownfield	Large site adjacent to the canal next to Whitehall Road. Site has had permissions in past for mixed use including office and residential. Given area the site is suitable for a housing and employment mix. The small area of employment is based on the approved planning application.
447	Whitehall Road - Doncasters LS12	3.5	463	LG	Main Urban Area Infill	Brownfield	Site has planning permission for a mix of office and residential development.
Identified housing site with mixed uses total			1500				

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Aire Valley identified

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
435	Ellerby Lane LS9	1	147	LG	Main Urban Area Infill	Brownfield	
444	The Parade & The Drive LS9	2.2	75	LG	Main Urban Area Infill	Brownfield	
467	Goodman Street - Hunslet Mill LS10	2.3	699	LG	Main Urban Area Infill	Brownfield	
468	Yarn Street LS10	4.7	173	LG	Main Urban Area Infill	Brownfield	
2139	Cross Green Grove, Cross Green	0.5	21	AV	Main Urban Area Infill	Brownfield	
3459	Land adjacent St Hildas Church, Knowsthorpe Crescent/Cross Green Lane	0.4	86	AV	Main Urban Area Infill	Brownfield	
Aire Valley identified total			1201				

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Housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
125	Education Road - former Buslingthorpe Tannery, Sheepscar	1.8	103	G	Main Urban Area Infill	Brownfield	Majority is vacant cleared brownfield site suitable in principle for residential development.
210	Buslingthorpe Lane, Hill Top Works	1.5	86	G	Main Urban Area Infill	Brownfield	Brownfield site within urban area. Suitable for housing or employment in principle.
226	Burley Street (46) LS3 1DH	0.1	48	G	Main Urban Area Infill	Brownfield	Site within urban area. Suitable in principle for residential development.
252	Belle Isle Road - Mertlyn Rees High School	2.2	67	A	Main Urban Area Infill	Mix 50:50	The dwelling figure represents a reduction in developable area due to boundary redraw. Site is suitable for housing.
262	Beckhill Approach, Miles Hill Primary School, Meanwood	2.6	79	G	Main Urban Area Infill	Mix 50:50	Vacant land. Sport England have agreed the principle of remodelling playing pitch land, planning brief being produced, so residential development considered acceptable in principle.
263	Beckhill Grove - former Hill Top Public House, Meanwood	0.5	14	G	Main Urban Area Infill	Mix 50:50	Majority brownfield, vacant site, redevelopment will aid the regeneration of Beckhill Estate. Suitable for residential.
285	Macaulay Street - former Garage Site, Burmantofts	0.4	24	G	Main Urban Area Infill	Brownfield	Brownfield site in urban area suitable for development.
814	Oak Tree Mount LS9	2.2	63	G	Main Urban Area Infill	Brownfield	Site suitable in principle for residential development.
816	York Road Depot/South Parkway LS14	0.9	39	G	Main Urban Area Infill	Brownfield	The principle of residential development is acceptable and the site has previous planning history for residential approval (2008)
1023	Wesley Road (west of), Tong Road (north of), Armley	1	38	G	Main Urban Area Infill	Greenfield	Site within urban residential area. Suitable in principle for residential development.
1145A	Hudson Road, Hudson Mill (Arcadia), Burmantofts	11.4	360	A	Main Urban Area Infill	Brownfield	Agreed for housing with members.
1340	Oak Road, New Wortley - Gassey Fields	2.8	137	G	Main Urban Area Infill	Greenfield	Allocated housing site in West Leeds Gateway Supplementary Planning Document (SPD). Suitable for residential development.
2027	Round House (rear of)	1	310	G	Main Urban Area Infill	Brownfield	Site in urban area. Suitable in principle for residential development.
2141B	Wykebeck Avenue, Osmondthorpe	1.4	52	G	Main Urban Area Infill	Greenfield	Sites in predominantly residential area. Adjacent area is identified site. Suitable for residential.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
2142	Kendall Drive, Halton Moor	0.5	15	G	Main Urban Area Infill	Brownfield	Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.
2143	Neville Road, Halton Moor	2.8	83	G	Main Urban Area Infill	Brownfield	Part of land available in line with members and officer agreement on level of greenspace.
2146	Barncroft Close, Seacroft	0.7	27	G	Main Urban Area Infill	Brownfield	Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.
2147B	Askets and Boggarts (B), Seacroft	5.5	150	A	Main Urban Area Infill	Greenfield	Part of site for residential and part for greenspace as agreed with members.
2147D	Askets and Boggarts (D), Seacroft	4.4	88	A	Main Urban Area Infill	Greenfield	Site split between housing and greenspace as agreed with members.
2150A	South Parkway and Brooklands, Seacroft	1.9	68	G	Main Urban Area Infill	Brownfield	Brownfield site within the main urban area. Suitable in principle for residential development.
2150C	South Parkway and Brooklands, Seacroft	2.2	65	G	Main Urban Area Infill	Brownfield	Brownfield site within the main urban area. Suitable in principle for residential development.
3143	Cambrian Street, LS11	0.6	37	G	Main Urban Area Infill	Greenfield	Site is a green wedge between a motorway and large residential area. Site does not include N1 to the north. Suitable for housing.
3454	Land off Holdforth Place	0.8	48	G	Main Urban Area Infill	Brownfield	Site in largely residential area.
4027	Newhall Gate, Newhall Crescent, Middleton	0.6	23	A	Main Urban Area Infill	Greenfield	The site is an 'infill' area, with road frontage, surrounded on three sides by housing. Suitable for housing allocation.
4060	Former Shaftesbury PH, York Road	0.6	23	A	Main Urban Area Infill	Brownfield	Considerable interest in recent years for residential use. Location and adjacent uses make this ideal for housing allocation.
4110	Brooklands Avenue	0.8	26	A	Main Urban Area Infill	Mix 50:50	Site is split into two halves. The western edge is a green area whilst the rest of the site is the club building. The site is considered suitable in principle for residential development.
4117	Moresdale Lane	0.4	14	A	Main Urban Area Infill	Greenfield	Greenfield site in the Main Urban Area, previously had residential development, therefore principle of development acceptable.
4120	Hawkshead Crescent	0.8	25	G	Main Urban Area Infill	Greenfield	Brownfield (former cleared housing site) in the Main Urban Area. Suitable in principle for residential development.
4123	York Road / Selby Road	0.9	20	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.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
4125	Winrose Drive, Middleton	0.4	13	A	Main Urban Area Infill	Greenfield	Designated as N1 greenspace in the UDP. Consideration of greenspace in the round and local preference to allocate for housing.
5007	Former Moorend training Centre, Tulip Street, Hunslet	0.7	26	NonIO	Main Urban Area Infill	Brownfield	Brownfield site in Main Urban Area, suitable in principle for residential development.
5014	Gleadhow Road/Gleadhow Terrace	0.4	25	NonIO	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area, suitable in principle for residential development.
5017	Amberton HOP, Thorn Mount, Gipton	0.6	20	NonIO	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area, suitable in principle for residential development.
5020	Burley Willows Care Home, Willow Garth, Burley	0.5	28	NonIO	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area, suitable in principle for residential development.
Housing allocation total			2244				

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Housing allocation with mixed uses

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
198	Kirkstall Road - Yorkshire Chemicals Plc	5.9	273	LG	Main Urban Area Infill	Brownfield	Site to be removed from the 'identified' list and instead included as a preferred site as part of the group of four sites making up a larger area to be masterplanned. Capacity is revised accordingly - 273 - recalculated based on CC density and halved to allow for mixed use - KH/LP/SS 19/11/14. Suitable for mixed use office development based on previous permission for 31000sqm of offices and close proximity to city centre boundary.
331	South Accommodation Road and Atkinson Street	1.2	35	AV	Main Urban Area Infill	Brownfield	
340	Church Street (former motor dealers premises), Hunslet	1.3	23	AV	Main Urban Area Infill	Brownfield	
1265	Armley Gytratory - former Gas Works	5	122	A	Main Urban Area Infill	Brownfield	With the proposed remodelling of the Armley Gytratory junction land should become available for housing and general employment development. It is a suitable location for both.
3015	Benyon House	2.5	37	A	Main Urban Area Infill	Brownfield	Site is suitable for residential or mixed use. Agreed with members.
3390	Washington Street and Kirkstall Road, Leeds	2.8	238	A	Main Urban Area Infill	Brownfield	Suitable site for offices and high density housing on the fringes of the city centre. Needs to be properly masterplanned with similar nearby sites.
3393	Kirkstall Road, Leeds	2.4	315	A	Main Urban Area Infill	Brownfield	Suitable site for offices and high density housing on the fringes of the city centre. Needs to be properly masterplanned with similar nearby sites.
3408	Wellington Road, Leeds	2.5	325	A	Main Urban Area Infill	Brownfield	Suitable site for offices and high density housing on the fringes of the city centre. Needs to be properly masterplanned with similar nearby sites.
Housing allocation with mixed uses total			1368				

Housing with mixed uses (no employment)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
278	Compton Road - Compton Arms, Burmantofts LS9 7B	0.4	50	G	Main Urban Area Infill	Brownfield	Cleared former pub site, although some trees have grown to the rear. Within mixed use area and frontage of site is within the town centre. Suitable for retail, offices, community uses and residential in principle.
1146	York Road (land south of), East of Pontefract lane, Richmond Hill LS9	5.5	121	A	Main Urban Area Infill	Mix 70:30	Site suited for residential development but part is required for a school extension and part must be retained as greenspace. Not preferred for general employment.
Housing with mixed uses (no employment) total			171				

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Aire Valley allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
206	East Street (78) - adjacent To Rose Wharf	0.5	72	AV	Main Urban Area Infill	Brownfield	
207	Lowfold, East Street	2.5	300	AV	Main Urban Area Infill	Brownfield	
279	Church Road - St Marys Church and Presbytery, Richmond Hill	0.8	126	LG	Main Urban Area Infill	Brownfield	
301	Upper Accommodation Road, LS9	0.4	16	AV	City Centre Infill	Brownfield	
398	East Street/Ellerby Road LS9	0.9	102	AV	Main Urban Area Infill	Greenfield	
437	South Accommodation Road LS9	0.5	27	AV	Main Urban Area Infill	Brownfield	
1065	Goodman Street (76) - Tetleys Motor Services, Hunslet LS10	0.6	36	AV	Main Urban Area Infill	Brownfield	
4063	Butterfield Manor & Richmond Court, Walter Crescent	0.8	48	AV	Main Urban Area Infill	Brownfield	
Aire Valley allocation total			727				

Mixed use with housing

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
CFSM049	Thomas Danby College, Roundahay Road, Leeds	4.8	118	G	Main Urban Area Infill	Brownfield	Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential. Site sits opposite a light industrial estate, so general employment use would be suitable. Vacant building being sold for development
Mixed use with housing total			118				

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Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
184	M621 Interchange Site, Holbeck	1.5	176	R	City Centre Infill	Greenfield	Located immediately adjacent to major vehicle infrastructure (the road network) which would create negative amenity issues for a residential use i.e. noise and pollution. History of office and employment permissions on this site. Not suitable.
201	Armley Road, Armley	0.8	48	R	Main Urban Area Infill	Brownfield	The site is within an existing employment area. Not considered a suitable location for residential.
211	Meanwood Road - rear of 338/374	0.5	50	A	Main Urban Area Infill	Brownfield	Agreed to retain as employment site as agreed with members.
229	Kirkstall Road - Grahams site, Burley	0.4	100	A	City Centre Infill	Brownfield	Members agreed with this Officer suggestion that this site is unlikely to come forward for residential as it is now a car showroom.
232	Kirkstall Road - Maxis Restaurant site	0.3	107	A	City Centre Infill	Brownfield	Members agreed with Officer recommendation that this is not likely to be available as has planning permission.
259B	Cartmell Drive, Whitebridge Primary School, Halton Moor	1	0	G	Main Urban Area Infill	Brownfield	split site - part B is required for school so not allocated
264	Roundhay Road (79)/Barrack Road Area Offices etc.	1.8	107	G	Main Urban Area Infill	Brownfield	Site required for school provision. Not available for residential.
370	Cambridge Road - Blenheim Middle School (land south of)	0.6	37	R	Main Urban Area Infill	Greenfield	The majority of the site is designated greenspace (N1) in the existing UDP, and links in with a wider greenspace area. Part of the site has a car park for adjacent industry. Mature trees and footpaths across site. Not suitable.
1011	Oldfield Lane (No 11) LS12 4DH	3.9	193	R	Main Urban Area Infill	Brownfield	The site is in employment use and is not within a residential area.
1087	Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6	1.2	43	R	Main Urban Area Infill	Greenfield	Heavily wooded site within conservation area, so not considered suitable for housing.
1098	Boothroyd Drive, Meanwood LS6	3.1	25	R	Main Urban Area Infill	Greenfield	The site is designated as greenspace (N1) and proposed greenspace (N5) on the existing UDP. The southern part of the site is within a Local Nature Area (LNA) on the existing UDP. Highway concerns as would need to acquire a property to gain access. Not suitable.
1142	Park Lane - land and property at Oak House LS3	0.2	40	A	Main Urban Area Infill	Mixed	Site on edge of City Centre currently being used as an office. Any residential proposals are 8 years old. No interest in residential since.
1145B	Hudson Road, Hudson Mill (Arcadia), Burmantofts	8.9	230	R	Main Urban Area Infill	Brownfield	Agreed with members to propose employment use for this area.
1152	Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)	1	37	R	Main Urban Area Infill	Greenfield	Two thirds of the site is a designated protected playing pitch (N6) on the existing UDP and is part of the school grounds. 80% of the site is within flood zone 3 (high risk). Not suitable.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1278	Gelderd Road - Symphony Group LS12	6.6	195	R	Main Urban Area Infill	Brownfield	The site is not within a residential area and would be more suitable as an employment site.
2025	Aireside - adjacent Park	1.4	192	A	City Centre Infill	Brownfield	In existing employment use, therefore not considered available for residential.
2077	Meanwood Road, Meanwood LS6	1.2	44	R	Main Urban Area Infill	Greenfield	Site is a designated allotment site (N1A) on the existing UDP and part is a Local Nature Area. The allotments are overgrown, mature trees around boundary. Heavily Wooded area. Not suitable.
2079	Matthew Murray High School (former), Holbeck LS11	6.4	314	A	Main Urban Area Infill	Mix 60:40	Site unavailable at present.
2140	Raincliffe Road, Richmond Hill	0.5	18	G	Main Urban Area Infill	Brownfield	Members and officers identified the site for a community use. Not available for residential.
2145	Primrose High School (former), Lincoln Green	5.7	77	LG	Main Urban Area Infill	Brownfield	Expired permission, now likely to go for free school
2148	Baileys Lane East, Seacroft	1.3	46	G	Main Urban Area Infill	Greenfield	To be retained as greenspace
2149	Ramshead Approach, Seacroft	3.3	15	A	Main Urban Area Infill	Greenfield	Retain as greenspace
3009	Former Leeds Industrial Co Op Society Ltd Dairy Depot	1.2	45	R	Main Urban Area Infill	Brownfield	Not within residential area. Site better suited for employment use.
3081A	Robin Hood West	14.2	0	G	Smaller Settlement Extension	Greenfield	Site is not required to meet the housing numbers due to local preference for alternative sites. There is a possibility for a 2FE primary school on the site.
3081B	Robin Hood West	8	210	R	Smaller Settlement Extension	Greenfield	Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.
3148	Oatland Lane, LS7	1.2	23	LG	Main Urban Area Infill	Brownfield	Site no longer available - permission office and school
3150	Leicester Place, LS7	0.6	31	R	Main Urban Area Infill	Greenfield	The site is used as open space and provides a buffer between the housing estate and highway. It is Green flat land surrounding the residential units.
3153	Seacroft Crescent, LS14	0.6	13	G	Main Urban Area Infill	Greenfield	Site is a combination of Car Park and landscaped land next to health facility. Part of the site also appears to be a thoroughfare connecting the Tescos to parts of Seacroft. A mature trees also populate the site. Not suitable.
3191	Meynell Heights, LS11	0.4	55	G	Main Urban Area Infill	Brownfield	Site is an occupied tower block. Not suitable.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
3197	Cambridge Road, LS6	0.3	22	R	Main Urban Area Infill	Greenfield	This is green flat land that is effectively a buffer/landscaping between the existing residential units and the road. Not suitable.
3399	Premises at Roseville Road Leeds LS8 5DR	1.4	84	R	Main Urban Area Infill	Brownfield	In current use as car showrooms. Not suitable.
3411	Torre Road, Leeds	1.5	58	A	Main Urban Area Infill	Brownfield	Site in occupied employment use. Not suitable for residential.
3425	Armley Road, Leeds	2.1	100	A	Main Urban Area Infill	Brownfield	In employment use. Not appropriate for allocation for housing.
3426	Barrack Street, Leeds	2.8	138	A	Main Urban Area Infill	Brownfield	In industrial area. Currently in employment use. Officer and members agree not suitable for housing.
3427	Cliffdale Road, Leeds	0.5	18	A	Main Urban Area Infill	Brownfield	Site is in an industrial area. Some residential nearby but current use coupled with adjacent uses suggest the site is not suitable for residential allocation.
3432	Kirkstall, Leeds	9	236	A	Main Urban Area Infill	Brownfield	Site predominantly used for employment use. Past and current uses in area reflect an employment based area. Not considered suitable for housing allocation.
3433	Meanwood Road/Cross Chancellor Street, Leeds	0.8	49	A	Main Urban Area Infill	Brownfield	Currently in employment use. Not considered suitable for housing allocation.
4090	East Leeds Family Learning Centre (Former)	3.8	115	G	Main Urban Area Infill	Brownfield	Although suitable in principle for housing Childrens Services have identified the site for future school provision.
4098	Seacroft Ring Road	1.4	43	R	Main Urban Area Infill	Greenfield	The site is open area of green that acts as a 'buffer' to existing residential. Depth of green area not suitable for development. Not suitable for allocation.
4099	Seacroft Ring Road	3.1	82	R	Main Urban Area Infill	Greenfield	The site is designated greenspace (N1) on the existing UDP and provides a buffer to industrial land. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision. Not suitable for housing allocation.
4100	Ramshead Drive, Seacroft	1.8	56	R	Main Urban Area Infill	Greenfield	Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.
4101	Ramshead Wood	4.4	116	R	Main Urban Area Infill	Greenfield	Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site. Given these environmental constraints residential development is considered to be inappropriate.
4102	Ramshead Drive	2	53	A	Main Urban Area Infill	Greenfield	This site is a wood known as Ramshead Wood. It is sloping and has some mature tree cover. Not suitable for housing allocation.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
4107	North Parkway / Asket Walk	1.6	49	R	Main Urban Area Infill	Greenfield	Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. The site is surrounded by residential to the east and west and has a cycle route passing through the middle of it. Considered unsuitable for housing allocation.
4113	Bishops Way	2.5	67	R	Main Urban Area Infill	Greenfield	The eastern part of the site forms part of the David Young Academy and is designated protected playing pitch (N6) on the existing UDP. The western half of the site is designated as greenspace (N1) on the existing UDP and there would be difficulty achieving safe access without prejudicing with the existing school access. Not suitable for housing allocation.
4114	Lambrigg Crescent	0.6	18	R	Main Urban Area Infill	Greenfield	The site is designated greenspace (N1) on the existing UDP and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west). Unsuitable for residential allocation.
4115	Foundry Mill Street	1.6	50	A	Main Urban Area Infill	Greenfield	The site is designated greenspace (N1) on the existing UDP and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage. Not suitable as a housing allocation.
4122	Seacroft Hall	7.6	200	A	Main Urban Area Infill	Greenfield	Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Sites to the east and South west are residential. Criss crossed by paths and includes a playing pitch. This space has significant amenity value. Unsuitable for housing allocation.
4124	John Charles Approach, Middleton	4.3	128	A	Main Urban Area Infill	Greenfield	Site appears to be well used and has significant amenity value. It should be noted that the site has a rail track along the western edge and is subject to significant level changes. Not suitable for housing allocation.
4225	Domestic Street, Holbeck	2.6	125	NonIO	Main Urban Area Infill	Brownfield	Two sites straddling a four lane road. Predominantly in a light industrial area although some shops and car show rooms around. The site is comprised of two areas split by Domestic Street in Holbeck. The sites are populated with light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area such as retail and car showrooms. There is no residential adjacent. Not suitable for housing allocation.
5018	Land at Brown Lane West, Holbeck	1.7	99	NonIO	Main Urban Area Infill	Greenfield	Site to be allocated for employment
Not proposed as housing allocation total			4377				

Aire Valley Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
342	Low Road - Hemingway House, Hunslet LS10 2PR	0.5	20	AV	Main Urban Area Infill	Brownfield	
Aire Valley Not proposed as housing allocation total			20				

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