

SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

3. EAST LEEDS

- 3.3. The East area consists of an area which covers the eastern extent of the Main Urban Area of Leeds including the varied communities of Whinmoor, Swarcliffe, Manston, Cross Gates, Austhorpe, Whitkirk, Halton, Halton Moor, and Colton. It also includes Temple Newsam Park and the major employment area of Cross Green, of which much lies within the boundary of the Aire Valley Area Action Plan. Cross Gates and Halton are the identified town centres providing local shopping and services, plus there are a number of primary schools and two secondary schools within the different residential communities. The key transport infrastructure within the area includes a short section of the M1 around Junction 46, together with a major rail link with a station at Cross Gates, and sections of the Wetherby Road A58, York Road A64, and Selby Road A63. The Ring Road runs along part of the eastern boundary of the area. The largest areas of greenspace are in the south, with the biggest being the Temple Newsam Estate which also provides a major leisure and cultural attraction for visitors from across the District. There are also parts of the Wyke Beck Valley within the East area including Primrose Valley Park, which forms an important part of the wider network of Green Infrastructure across the whole of East Leeds. East End Park is also within the area boundary, plus a range of less formal greenspaces, with the disused railway line from Cross Gates to Scholes (and beyond to Wetherby) acting as a green corridor and walking route.

Overall, the socio-economic profile shows that of working households in East Leeds 38% earn less than £20000 p.a. whilst 6% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 3% in 2014 (claimants of working population). A number of neighbourhood plans are also being pursued throughout Leeds. Small parts of the Garforth and Rothwell neighbourhood plan designated areas fall within East Leeds.

RETAIL PROPOSALS FOR EAST:

- 3.3.1 The main retail centres within East are the town centres of Cross Gates and Halton.
- 3.3.2 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).
- 3.3.3 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 EAST LEEDS:

Offices

3.3.13 The sites in East Leeds 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. Part of East Leeds HMCA overlaps with part of the Aire Valley Leeds Area Action Plan which is advancing its own office allocations. These total 47,059sqm in identified sites and 10,000sqm in proposed allocations.

**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 EAST LEEDS THESE SITES ARE:**

Identified Office Sites (with planning permission or UDP allocations)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
MX1-25	2039	Land bounded by Park Approach and Barrowby Lane off Manston Lane, Manston, Leeds	34.7	83615
EO1-14	3203250	Plot 4500 Century Way Thorpe Park Ls15	2	6310
EO1-15	3203252	Plot 4400 Park Approach Thorpe Park Ls15	0.9	360
EO1-16	3203254	Plot 3175 Century Way Thorpe Park Ls15	0.6	3000
Identified office employment total (sqm):				93285

3.3.14 There are no proposed office allocations in East Leeds, outside of the Aire Valley Leeds Area Action Plan area

General Employment

3.3.15 The sites in East Leeds 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 were 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. Part of East Leeds HMCA overlaps with part of the Aire Valley Leeds Area Action Plan which is advancing its own general employment allocations. These total 166 ha in identified sites and 51.45ha in proposed allocations.

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 EAST LEEDS THESE SITES ARE:

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

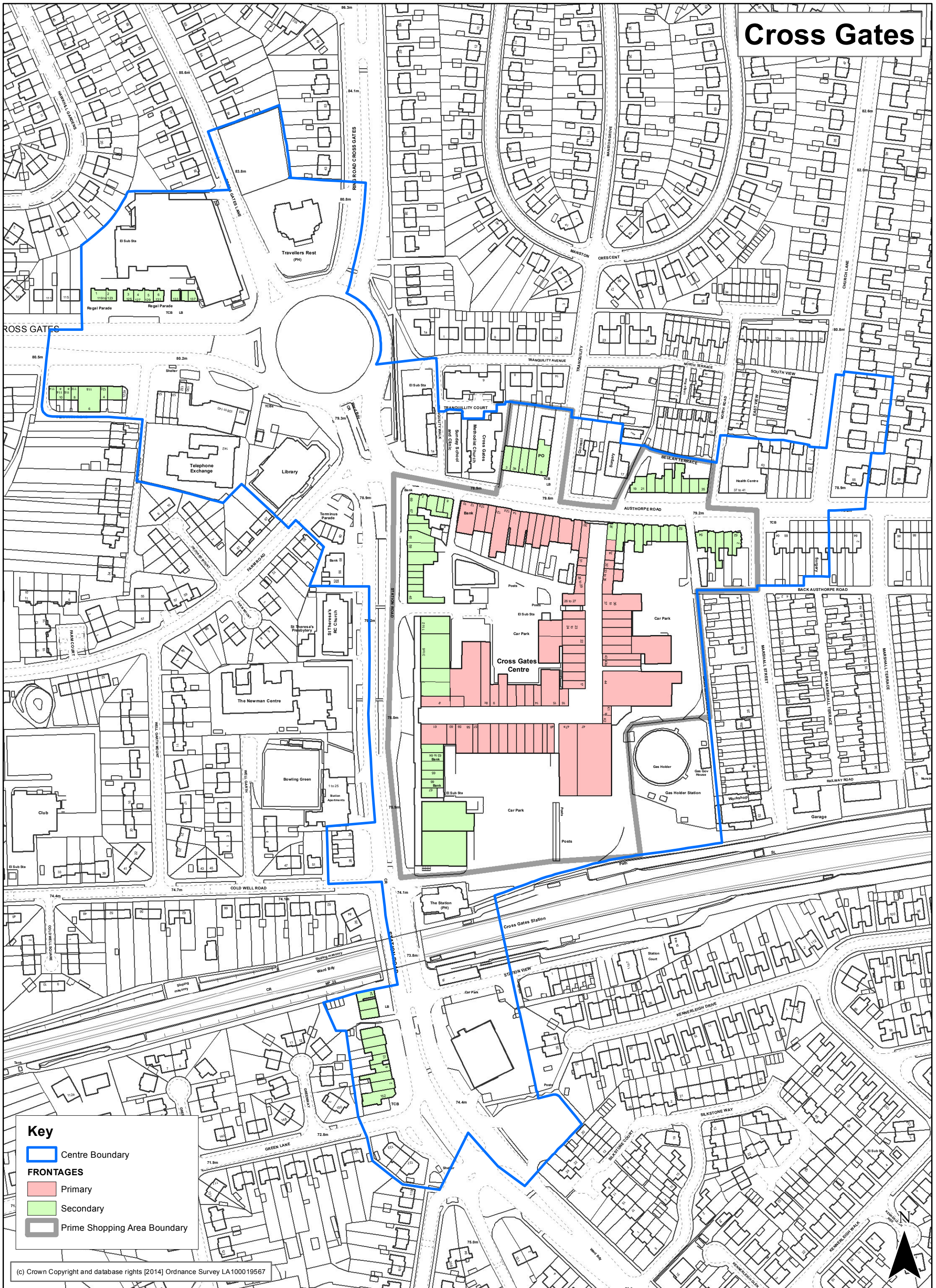
Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG1-32	3202740	Coal Road Seacroft Ls 14	3.7	3.65
EG1-33	3200011	Manston La Sandreas Way Ls15	1	0.95
EG1-34	3203171	Land off Bullerthorpe Lane LS15	0.1	0.06
Identified general employment total:				4.66

3.3.16 There are no new general employment allocations (Policy EG2) in East Leeds.

GREENSPACE PROPOSALS FOR EAST:

- 3.3.17 The plan shows the green space sites proposed for designation within the 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.
- 3.3.18 The Temple Newsam Estate (336.6ha) lies within the East HMCA and provides many opportunities for a wide range of recreation including formal gardens, lakes, parkland, children's play area, home farm and the historic house. It is one of the key parks and gardens within Leeds and draws visitors from the Leeds area and beyond. Adjacent to the park are the two Temple Newsam municipal golf courses(140.5ha) - the Lord Irwin and Lady Dorothy courses. The area also contains part of Leventhorpe Lagoon and Ings (21ha)(part in Outer South East HMCA) and Halton Dene – Primrose Valley (34.5ha). Many of the other smaller green spaces are interspersed within the housing estates of Swarcliffe, Whinmoor, Manston, Whitkirk and Colton and provide local access to a variety of open spaces e.g. Manston Park (5.3ha) and Penda's Field Disused Railway Path (4.3ha).

Cross Gates

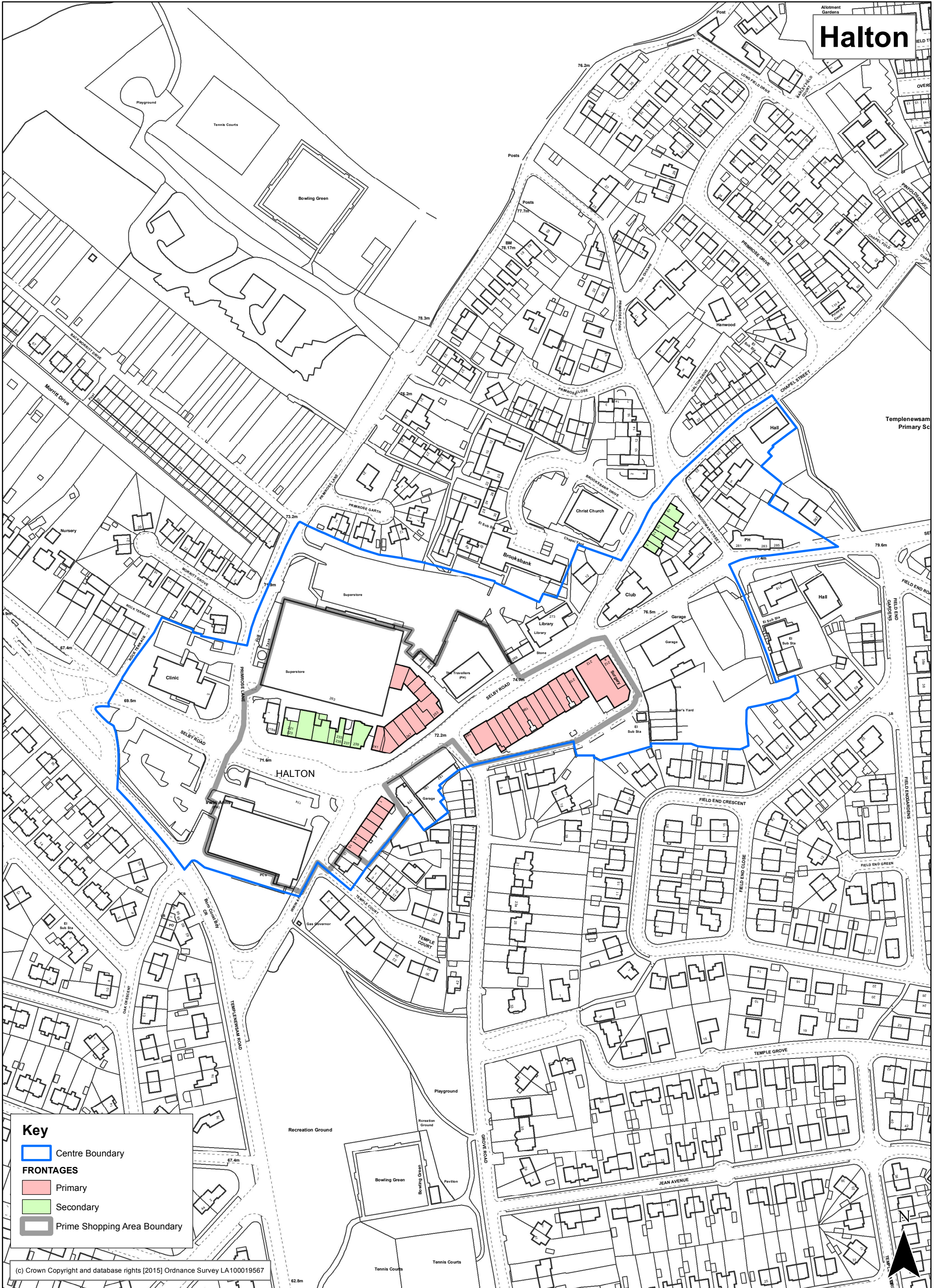


Key

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

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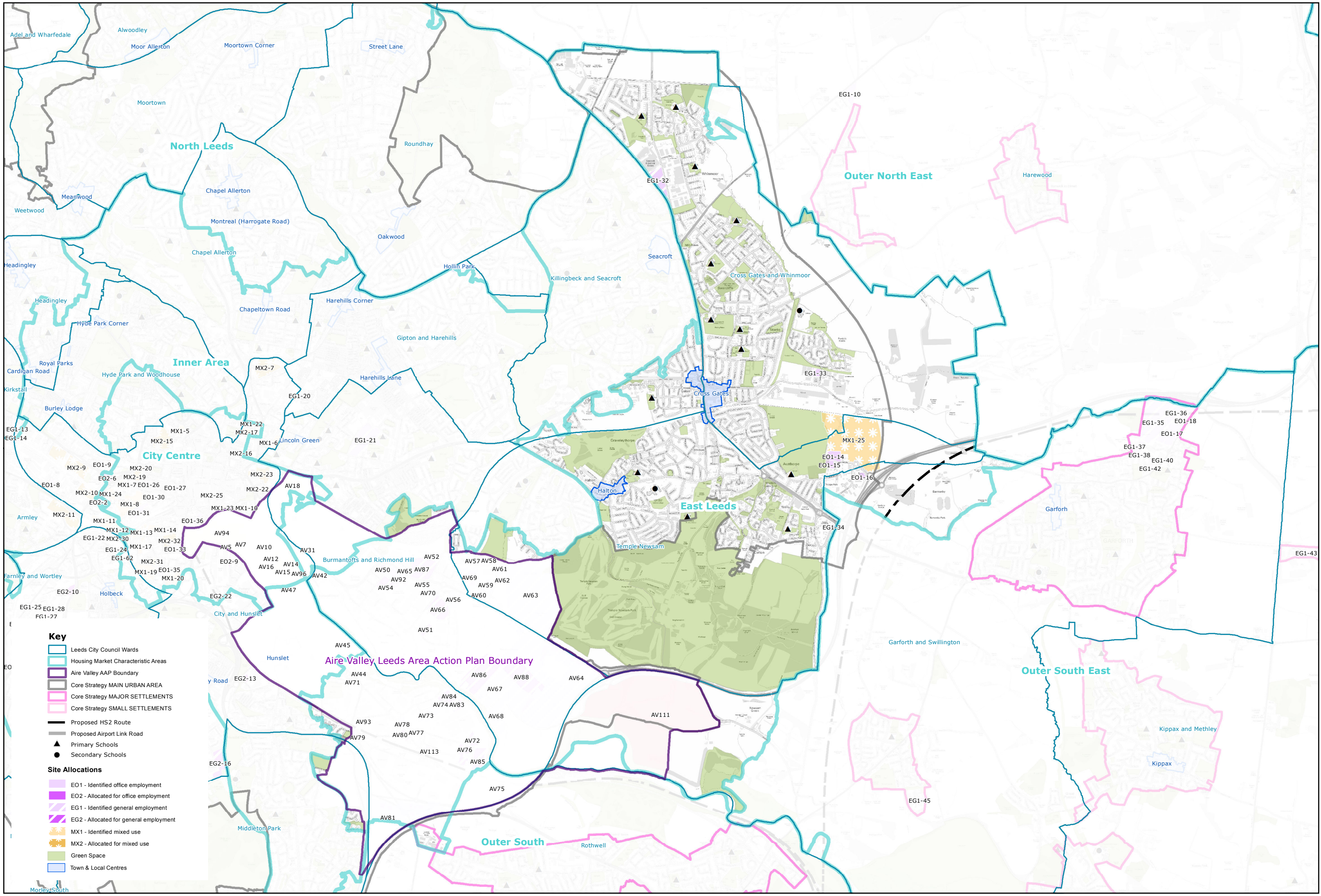
Halton



Key

- Centre Boundary
- FRONTAGES**
- Primary
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- 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**
- EO1 - Identified office employment
 - EO2 - 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

**HMCA AREA
East Leeds**

