

LEEDS SITE ALLOCATIONS PLAN

ISSUES AND OPTIONS FOR THE PLAN

DRAFT April 2013

VOLUME 2: SITE PROPOSALS FOR EACH HOUSING MARKET CHARACTERISTIC AREA 4. INNER

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PLANS:

RETAIL: INNER

There are 14 centres within the Inner area:

PLAN 4.2A	Armley Town Centre
PLAN 4.2B	Beeston Hill Higher Order Local Centre
PLAN 4.2C	Burley Lodge Lower Order Local Centre
PLAN 4.2D	Chapel Town Road High Order Local Centre
PLAN 4.2E	Dewsbury Road Town Centre
PLAN 4.2F	Harehills Corner Higher Order Local Centre
PLAN 4.2G	Harehills Lane Town Centre
PLAN 4.2H	Holbeck Lower Order Local Centre
PLAN 4.2I	Hollins Park Higher Order Local Centre
PLAN 4.2J	Hyde Park Corner Lower Order Local Centre
PLAN 4.2K	Lincoln Green Lower Order Local Centre
PLAN 4.2L	North Street Local Convenience Centre
PLAN 4.2M	Royal Park Lower Order Local Centre
PLAN 4.2N	Seacroft Town Centre
PLAN 4.2O	Plan showing all centres and 'call for sites' submissions

HOUSING: INNER

PLAN 4.3 Housing

EMPLOYMENT: INNER

PLAN 4.4 Employment

GREENSPACE: INNER

PLAN 4.5A UDP Greenspace allocations and open space audit sites

PLAN 4.5B Types of Greenspace

4.1.0 INTRODUCTION

- 4.1.1 Volume 1 of the Site Allocations Plan Issues and Options sets out the approach and an overview for each topic which will be included in the final Site Allocations Plan. The plan will cover Retail, Housing, Employment and Greenspace allocations. Please see Volume 1 in conjunction with the area proposals for a full understanding of the context and work involved in producing the Issues and Options for the plan.
- 4.1.2 Plans for initial proposals for retail, housing, employment and greenspace are at the end of this document. View the plans on line at www.leeds.gov.uk/ldf. Please note that if you view this document on line, you can access the full site assessments for housing and employment sites. If you do not have access to a computer, you can use computers at libraries. The Council can make further details available on request, but printing costs may be incurred. It is not practical to put all site details in an appendix due to the volume of sites and information involved.
- 4.1.3 The Inner Area forms a ring around the City Centre (incorporating communities which include Armley and Harehills) and extends to the communities of Halton and Seacroft to the East). Regeneration areas for the Aire Valley, East Leeds, Inner South and the West Leeds Gateway fall within the HMCA and provide for a range of future opportunities for housing and employment.

4.2.0 INNER RETAIL ISSUES AND OPTIONS:

- 4.2.1 The main retail centres are at Armley, Harehills, Seacroft, Chapel Town and Dewsbury Road. It is proposed to include four new centres. There are 14 centres within the Inner area:
- Armley Town Centre (See Plan 4.2A)
 - Beeston Hill Lower Order Local Centre (See Plan 4.2B)
 - Burley Lodge Lower Order Local Centre – new proposed centre (See Plan 4.2C)
 - Chapel Town Road Higher Order Local Centre (See Plan 4.2D)
 - Dewsbury Road Town Centre (See Plan 4.2E)
 - Harehills Corner Higher Order Local Centre (See Plan 4.2F)
 - Harehills Lane Town Centre (See Plan 4.2G)
 - Holbeck Lower Order Local Centre (See Plan 4.2H)
 - Hollins Park Higher Order Local Centre (See Plan 4.2I)
 - Hyde Park Corner Lower Order Local Centre (See Plan 4.2J)
 - Lincoln Green Lower Order Local Centre – new proposed centre (See Plan 4.2K)
 - North Street Local Convenience Centre – new proposed centre (See Plan 4.2L)
 - Royal Park Lower Order Local Centre – new proposed centre (See Plan 4.2M)
 - Seacroft Town Centre (See Plan 4.2N)
- 4.2.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. This has involved redefining the boundaries of town centres to

accommodate retail development within centres. The Council is not allocating sites for retail in these centres but making boundary changes 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). Of those centres previously identified in the Leeds UDP, the proposed boundaries of both Harehills Lane and Dewsbury Road offer the greatest potential opportunities at the edge of centre. Consequently, the boundaries have been amended to accommodate and promote these opportunities. The Armley boundary is altered to reflect the new location of the leisure centre.

4.2.3 Volume 1 page 16 defines these as:

Primary Shopping Areas (PSA)

This is the area where retail development and activity is concentrated.

Frontages

Primary Frontages include the main shopping core of the centre where class A1 premises, such as shops, post offices, travel agencies, hairdressers and dry cleaners, are normally protected.

Secondary Frontages include premises on the edge of centres where a wider mix of uses are permitted including financial and professional services, restaurants and cafés and pubs.

See page 16 Volume 1 for full details as to why these designations are required.

4.2.4 Call for sites

The following sites were submitted for retail use as part of the Council's 2012 'call for sites':

Site Name	REF	Ward	Nearest Centre	Distance to Edge of Centre Buffer (mtrs) ¹	Sequential Location	Comment
67-81, Kirkstall Road, Leeds, LS3 1LP	CFSM017	City & Hunslet	Burley Lodge (Woodsley Road) Local Centre	200	Outside Centre & 300m Buffer	Mixed use submission for employment, housing and retail. Sequentially inappropriate, sites available in the city centre.
Land At Low Fold Mill, South Accomodation Road, Leeds	CFSM036	City & Hunslet	Hunslet	511	Outside Centre & 300m Buffer	Mixed use submission for employment, housing and retail. Site will be assessed through Aire Valley AAP
Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	CFSM043	City & Hunslet	Burley Lodge (Woodsley Road) Local Centre	0	Contained within 300m	Mixed use submission for employment, housing and retail. Sequentially inappropriate, sites available in the city centre.
Wellington Road Industrial Estate, Wellington	CFSM041	City & Hunslet	Burley Lodge (Woodsley Road) Local Centre	561	Outside Centre & 300m Buffer	Mixed use submission for employment, housing and retail. Sequentially inappropriate, sites

¹ The buffer is 300m from the identified edge of centre. Sites with 0 metres, are within the centre or within the buffer. The figure is the distance from the buffer. To calculate the distance from the closest identified centre, add 300 metres.

Site Name	REF	Ward	Nearest Centre	Distance to Edge of Centre Buffer (mtrs) ¹	Sequential Location	Comment
Road, Leeds, LS12 2UE						available in the city centre.
Hudson Road, Burmantofts, Leeds LS9 7JJ	CFSM001	Burmantofts & Richmond Hill	Harehills Lane	0	Part of site contained within 300m	Mixed use submission for housing and retail. Large site, also being assessed for housing. Offers scope for retail development at northern part of submitted site to support role of existing centre. This could be as part of mixed use development.
Eastgate And Harewood Quarter, Leeds	CFSM020	City & Hunslet	City Centre	0	Within city centre PSA	Mixed use submission for employment and retail. Already within proposed PSA. Retail development already acceptable in this location and planning permission has been granted.
Premises At Roseville, Leeds, LS8 5DR	CFSM027	City & Hunslet	Lincoln Green Local Centre	158	Outside Centre & 300m Buffer	Mixed use submission for employment, housing and retail. Sequentially inappropriate, sites available in the city centre.
Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ	CFSM042	Chapel Allerton	Chapeltown Road Local Centre	26	Outside Centre & 300m Buffer	Mixed use submission for retail and other. Sequentially inappropriate, sites available in the city centre.
245, Elland Road, Leeds, LS11 8TU	CFSM011	Beeston & Holbeck	Beeston Local Centre	186	Outside Centre & 300m Buffer	Mixed use submission for housing and retail. Sequentially inappropriate, sites available in the city centre.
Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds, LS2 7PX	CFSM018	City & Hunslet	City Centre	0	Contained within city centre boundary and within 300m buffer	Mixed use submission for housing and retail. A64 is a logical physical boundary to the city centre PSA. Retail sites and premises are available within the city centre PSA.
Land At Regent Street/Skinner Lane, Leeds	CFSM007	City & Hunslet	Lincoln Green Local Centre	0	Contained within 300m	Mixed use submission for employment and retail. Sequentially inappropriate, sites available in the city centre and Lincoln Green

See plan 4.20 showing the location of the 'call for sites' submissions in the table above.

QUESTIONS ON RETAIL ISSUES AND OPTIONS

The council would like your views on the proposed boundaries and frontage designations.

- R1. Do you have any comments on the proposed centre and Primary Shopping Area (PSA) boundary? Please state the centre/s to which your comments relate.**

Use plans to support your comments where possible

- R2. Do you have any comments on the proposed frontage designations? Please state the centre/s to which your comments relate.**

Use plans to support your comments where possible.

- R3. Do you have any comments on the 'call for sites', sites coming forward for retail uses within the plan period.**

- R4. Do you have any other sites to suggest for retail development ?(please provide details and plans)**

4.3.0 INNER HOUSING ISSUES AND OPTIONS:

4.3.1 See Volume 1, pages 18 - 22 for a full explanation of the approach to considering which sites should be allocated for housing. See plan 4.3 Housing showing the sites referred to in this section.

4.3.2 **Total housing target for Inner** (set out in the Core Strategy) = 10,000 units (15% of District wide total)

Total number of dwellings/capacity we are seeking:

The target of 10,000 residential units does not mean that land for 10,000 new units has to be allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed) and planning permissions with units still remaining to be built as at 31.3.12 will be deducted. These sites are listed in table 4.3.1 below and will count towards the overall requirement. They are shown in lime green on plan 4.3 Housing.

Table 4.3.1.

Table illustrating existing permissions and allocations as at 31.3.12. These sites are shown in lime green on the plan.

SHLA A Ref	HLA Ref	Address	Capacity	Completed	Under construction	Not started
Allocations - not yet developed						
502	2201383	Sharp Lane C*	84*	34*	29*	26*
465	2100180	Waterloo Sidings LS9	140	0	0	140
467	2100341	Hunslet Mill Goodman Street LS10	699	0	0	699
468	2100342	Yarn Street LS10	281	114	35	132
473	2101672	West Grange Road(PH 2) LS 10	35	0	0	35
474	2102560	Urn Farm Middleton Road LS10	100	0	0	100
505	2201386	Sharp Lane F (WIMPEY)	294	227	15	52
806	3202930	The Glensdales LS 9	25	0	0	25
841	3401590	Oak Tree Drive LS8	198	121	29	48
501	2201382	Sharp Lane B*	85*	0	40*	45*
842	3401591	Coldcotes Thorn Walk LS9	51	0	0	51
846	3401811	Killingbeck Hospital C LS14	448	292	43	113
Sites 0.4ha+ with planning permission						
2144	2104850	Land At Cartmell Drive, Halton, Leeds*	31*	0	0	31*
3146	2104630	Holbeck Towers LS11	108	0	0	108
		Land Bounded By Bridge Street, New York Road, Regent Street and Gower Street, Leeds, LS2	636	0	0	636
197	2005130	St Mary's Church Church Road LS9	171	0	0	171
279	2104490	The Parade & The Drive LS9	410	335	75	0
444	2004480	Ellerby Lane LS9	247	100	0	147
435	2004240	Land Between Mabgate, Macaulay St, Argyll Rd And Mabgate Mills	428	0	0	428
208	2004970	Yorkshire Chemicals Kirkstall Road	1444	0	0	1444
0	2005120	Shaftesbury House Beeston Road LS11	172	164	8	0
476	2104160	Malvern Rise LS11	60	0	0	60
3142	2104530	Fairfax Road LS11	21	0	0	21
3144	2104570	Bismarck Street LS11	70	0	0	70
2145	2104620	Waverley Garth LS11	55	0	0	55
3147	2104640	Beverleys LS11	55	0	55	0
381	2104670	Junction Of Wykebeck Mount & Neville Road, Osmondthorpe, Leeds	55	0	0	55
2141	2104820					

SHLA A Ref	HLA Ref	Address	Capacity	Completed	Under construc tion	Not start ed
3343	2104910	Former West Grange Social Club, West Grange Road, Belle Isle, Leeds	16	0	0	16
620	2404730	214-244 Cardigan Road LS4	65	0	0	65
1338	2405370	Mistress Lane, Armley, Leeds	41	0	0	41
3148	2603590	Oatland Lane LS7	23	0	0	23
3149	2603600	Carlton Gate LS7	113	0	0	113
188	2603810	St Mark's Residences, St Mark's St, Woodhouse, Leeds, LS2	526	0	0	526
3137	2603870	Rose Court, Leeds Girls High School, Headingley Lane, Headingley	12	0	0	12
3346	2603890	Former Bricklayers Arms, 8 Low Close Street, Woodhouse, Leeds	6	0	6	0
3345	2603930	Servia Road, Leeds, LS7 1NJ	66	0	0	66
2150D	3201520	Parkway Close, Seacroft, LEEDS	45	0	0	45
817	3203410	South Parkway (EASEL) LS 14	202	106	12	84
2150B	3203510	Brooklands Avenue, Seacroft, Leeds	160	0	0	160
2147A		Land at Asket Drive (North), Seacroft	29	0	0	29
2147C	3203540	Land Off Asket Drive (South), Seacroft	114	0	0	114
		Former Primrose High School, Dolly Lane, Burmantofts, Leeds	77	0	0	77
2145	3402630	Scott Hall Square, Chapeltown, Leeds, LS7	24	0	0	24
3306	3402650	Doncasters, Whitehall Road, Leeds	463	0	0	463
447	2004510					
Sites 0.2ha to 0.4ha with planning permission						
2026	2004740	84 Kirkstall Road LS3	50	0	0	50
3195	2104560	St Luke's Green LS11	19	0	0	19
3194	2104580	Malvern Road LS11	21	0	0	21
3193	2104590	Folly Lane LS11	18	0	0	18
3204	2104600	Coupland Road LS11	10	0	0	10
3354	2405450	New Wortley Labour Club, Oak Road, New Wortley, Leeds	9	0	0	9
431	3402350	Din Buildings, Roundhay Road, LS8 3QD	8	0	0	8
3342	3402720	99 To 121 And 164 To 186 Brander Road, Gipton, Leeds, LS9 6PQ	12	0	12	0
Sites below 0.2ha with planning permission						
0	2000030	St Mary's Lane LS 9	14	8	0	6
0	2104360	Pepper Road LS10*	12*	0	0	12*
3182	2104800	RocheFord Court, Pepper Lane, Hunslet, Leeds*	3*	0	0	3*
2026	2003440	Cavendish Street LS1	70	0	0	70
0	2104210	65 Brown Lane East LS11	12	9	0	3
0	2104610	Coupland Place LS11	8	0	0	8
3174	2104790	137 Dewsbury Road, Hunslet, Leeds, LS11 5NN	8	0	8	0
0	2104920	Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB	8	0	0	8
0	2104940	86 Elland Road, Holbeck, Leeds, LS11 0AB	0	0	0	0
0	2104950	272A Dewsbury Road, Hunslet, Leeds, LS11 6JT	5	0	0	5
0	2405110	236 Tong Road LS12	9	0	0	9
0	2405240	Theaker Lane LS12	17	0	0	17
0	2600290	Ash Grove LS6	7	3	4	0
0	2602860	Moorland Avenue LS6	15	0	0	15
0	2603100	12-28 Westfield Road LS3	95	0	71	24
0	2603180	114 Burley Road LS4	9	0	0	9
0	2603490	18A-20 Burley Lodge Road LS4	6	0	0	6
0	2603650	7 Grosvenor Road LS6	5	0	0	5
0	2603660	Royal Park Road LS6	9	0	0	9
3165	2603770	66 To 68 Victoria Road, Headingley, LS6	6	0	0	6
3183	2603800	25 Moorland Avenue, Woodhouse, Leeds, LS6 1AP	6	0	0	6

SHLA A Ref	HLA Ref	Address	Capacity	Completed	Under construction	Not started
0	3402390	Chapeltown Rd/Savile Road LS7	22	0	0	22
383	3402620	Beckhill Approach & Beckhill Garth, Miles Hill, Leeds	34	0	0	34
0	3402670	2 Grange View, Chapeltown, Leeds, LS7 4EP	6	0	0	6
Inner Area TOTAL			8918	1513	442	6968

* Rocheford Court, Pepper Lane, Hunslet - site split between Inner Area (3 units) and East Leeds (23 units)

* Land At Cartmell Drive, Halton, Leeds - site split between Inner Area (31 units) and East Leeds (31 units)

* Sharp Lane B - site split between Inner Area (103 units) and Outer South West (85 units)

* Sharp Lane C - site split between Inner Area (55 units) and Outer South West (29 units)

* Pepper Road LS10 - site split between Inner Area (12 units) and East Leeds (2 units)

The number of dwellings still to be built (still under construction or not started) is 442 + 6968 (last 2 totals in table) = 7410 dwellings still to be built from existing permissions.

So, from the overall target we can deduct 7410, so:
10000 – 7410 = 2590 units

Aire Valley Area Action Plan (AAP)

The small area that falls within the Aire Valley AAP is not to be included within the Site Allocations Plan, but will be considered within the area action plan. However, we can also deduct the total number of dwellings within the Aire Valley part of the Inner Area from the overall target, which means from 2590 we can deduct a further 531, leaving a **residual target of 2059 remaining to find from pool of SHLAA sites as at 31.3.12.**

4.3.3 As Volume 1 para 8.3 explains figures will constantly change as planning permissions are granted through the course of production of this plan. In addition, the target set in the Core Strategy could change as the Core Strategy plan is not yet adopted. The target for each area is therefore based on information at a point in time. If the final target is less, we will be able to further select from the pool of sites the ones we consider most suitable for development. If the final target is more we will have to reconsider some sites, or consider further suggestions for sites.

4.3.4 Sites ‘sieved out’ of the assessment process (removed from further consideration)

See page 19 Volume 1 for an explanation of sites which have been sieved out as a first stage in the overall assessment process.

No sites have been sieved out within the Inner area.

4.3.5 Remaining sites in the Strategic Housing Land Availability Assessment (SHLAA) to assess

The sites remaining in SHLAA after taking account of sites in table 4.3.1 are the ones left to assess to see which may have potential as housing allocations. A site assessment methodology has been developed. The site proforma including the Green Belt Review Assessment is attached at Volume 1 Appendix.

All sites have been assessed using this proforma and the Green Belt Review assessment undertaken where relevant. In addition a sustainability appraisal has

been undertaken of all sites surveyed. See the Issues and Options Sustainability Appraisal Report.

From undertaking this process, sites have been categorised according to the following colour coding:

Green – sites which have the greatest potential to be allocated for housing.

Amber – sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.

Red – sites which are not considered suitable for allocation for housing.

Table 4.3.2 shows the colour coding and reasons for the sites being within the relevant categories. The colour coding and sites listed are shown on Plan 4.3 Housing.

TABLE 4.3.2: SITES ASSESSED FOR POTENTIAL HOUSING ALLOCATIONS IN INNER

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
1	125	Former Buslingthorpe Tannery, Education Road, Sheepscar	Chapel Allerton	1.756	103	Majority is vacant cleared brownfield site suitable in principle for residential development.
2	184	M621 Interchange Site	City and Hunslet	1.506	176	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.
3	201	Armley Road Armley Leeds	City and Hunslet	0.817	48	The site is within an existing employment area. Not considered a suitable location for residential.
4	210	Hill Top Works, Buslingthorpe Lane	Chapel Allerton	1.473	86	Brownfield site within urban area. Suitable for housing or employment in principle.
5	211	R/O 338-374 Meanwood Road	Chapel Allerton	0.464	50	Currently in employment use, but suitable for housing in principle.
6	226	46 Burley Street Burley Leeds LS3 1DH	City and Hunslet	0.137	48	Site within urban area. Suitable in principle for residential development.
7	229	Grahams Site, Kirkstall Road, Burley, Leeds	City and Hunslet	0.386	100	Currently in employment use. Residential area adjacent. Suitable in principle for residential or mixed use.
8	232	Maxis Restaurant Site, Kirkstall Road, Burley, Leeds	City and Hunslet	0.308	107	Outline application granted for office, hotel and retail (13/01198/OT). Currently in employment use, but in a mixed use area and suitable in principle for residential development.

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
9	252	Merlyn Rees High School, Belle Isle Road	Middleton Park	2.890	70	Site within urban area. Suitable in principle for residential development. Half of the site is designated as a protected playing pitch (N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 33, question G8.
10	259	Whitebridge Primary School, Cartmell Drive	Temple Newsam	2.372	71	Vacant brownfield site, planning statement agreed, developer interest
11	262	Miles Hill Primary School, Beckhill Approach	Chapel Allerton	2.628	79	Vacant land. Sport England have agreed the principle of remodelling playing pitch land, planning brief being produced, so residential development considered acceptable in principle.
12	263	Hill Top Public House, Beckhill Grove	Chapel Allerton	0.492	18	Majority brownfield, vacant site, redevelopment will aid the regeneration of Beckhill Estate.
13	264	79 Roundhay Road/Barrack Road Area Offices etc.	Chapel Allerton	1.830	107	Planning statement in progress. Whole site soon to be vacant. Mixed use potential.
14	278	Compton Arms, Compton Road, Burmantofts, Leeds, LS9 7B	Gipton & Harehills	0.446	100	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. Application from 2008 for retail and flats still pending due to issues of overdevelopment and viability.
15	285	Former Garage Site, Vehicle Dismantling Yard, Macaulay Street, Burmantofts,	Burmantofts and Richmond Hill	0.410	24	Brownfield site suitable for residential development in principle.
16	370	Land South Of Blenheim Middle School Cambridge Roa	Hyde Park and Woodhouse	0.638	37	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. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 33, question G9.

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
17	379	Runswick Place, LS11	Beeston and Holbeck	0.727	40	Brown field site in urban area. Suitable for housing in principle. Planning application for 23 houses and one block of 18 flats (13/00760/FU) submitted by Unity housing, decision pending.
18	814	Oak Tree Mount, Gipton, LS9	Gipton & Harehills	2.248	63	Previous planning approval expired 07/01008/FU, site suitable in principle for residential development.
19	816	South Parkway/York Road Depot LS14	Killingbeck and Seacroft	0.930	111	Former site in the East and South East Leeds (EASEL) Area Action Plan. This plan is now withdrawn, but the principle of residential development is acceptable and the site has previous planning history for residential approval (2008).
20	1011	11 Oldfield Lane, Leeds, LS12 4DH	Beeston & Holbeck	3.949	193	The site is in employment use and is not within a residential area.
21	1023	West of Wesley Road, North of Tong Road, Armley	Armley	1.044	38	Site within urban residential area. Suitable in principle for residential development.
22	1087	Land at Ridgeway House, Hill Ridge House & Rosehurst, Grosvenor Road, LS6	Headingley	1.197	43	Heavily wooded site within conservation area, so not considered suitable for housing.
23	1098	Boothroyd Drive, Meanwood, LS6	Headingley / Chapel Allerton	3.129	25	The site is designated as greenspace (N1) and proposed greenspace (N5) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 33, question G10. 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.
24	1142	Land and Property at Oak House, Park Lane Leeds LS3	Hyde Park & Woodhouse	0.214	40	Site adjacent city centre. Suitable in principle for residential use or residential on upper floors.
25	1144	St Michaels College St Johns Road LS3	Hyde Park & Woodhouse	1.326	76	Site within urban residential area. Suitable in principle for residential development.
26	1145A	Hudson Mill (Arcadia), Hudson Road, Burmantofts	Burmantofts and Richmond Hill	11.581	304	Top half of site is in employment use. The rest of site is allocated for employment use on the existing UDP and has been assessed as a site to retain for employment use (see page 25, ref 3400620).

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
27	1145B	Hudson Mill (Arcadia), Hudson Road, Burmantofts	Burmantofts and Richmond Hill	8.753	230	Top half of site is in employment use. The rest of site is allocated for employment use on the existing UDP and has been assessed as a site to retain for employment use (see page 25, ref 3400620).
28	1146	Land South of York Road, East of Pontefract lane, Richmond Hill, LS9	Burmantofts and Richmond Hill	5.548	250	Proposed new town centre. Retail interest in site, but acceptable in principle for residential, or residential on upper floors.
29	1152	Land to the east of Oakwood Lane, Leeds (Part of St Nicholas church site)	Gipton & Harehills	1.04	37	Two thirds of the site is a designated protected playing pitch (N6) on the existing UDP and is part of the school grounds. See also greenspace section, page 33, question G11. 80% of the site is within flood zone 3 (high risk).
30	1265	Former Gas Works, Armley Gyratory	Armley	4.999	122	The site is designated for mixed use in the West Leeds Gateway Supplementary Planning Document (SPD). Potential to come forward for residential in future, in principle, but this is a longer term prospect and would include the remodelling of Armley Gyratory junction.
31	1278	Symphony Group, Gelderd Road, LS12	Beeston and Holbeck	6.621	195	The site is not within a residential area and would be more suitable as an employment site.
32	1340	Gassey Fields, Oak Road, New Wortley	Armley	2.801	120	Allocated housing site in West Leeds Gateway Supplementary Planning Document (SPD). Suitable for residential development.
33	2025	Adjacent Park - Aireside	City and Hunslet	1.368	192	In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.
34	2027	Rear of Round House	City and Hunslet	0.985	155	Site in urban area. Suitable in principle for residential development.
35	2077	Meanwood Road, Meanwood, LS6	Chapel Allerton	1.212	44	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. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 33, question G12.

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
36	2079	Former Matthew Murray High School, Holbeck, LS11	Beeston and Holbeck	6.441	314	Site within urban area. Suitable in principle for residential development, although half of the site is designated as a protected playing pitch (N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 33, question G13.
37	2140	Raincliffe Road, Richmond Hill	Burmantofts and Richmond Hill	0.502	30	School closed and moved to new Richmond Hill Primary Sept 2012. Vacant site. Could be used for community use but residential more likely.
38	2141	Wykebeck Avenue, Osmondthorpe	Temple Newsam	1.641	52	Vacant brownfield site, grassed over. Suitable in principle for residential development.
39	2142	Kendall Drive, Halton Moor	Temple Newsam	0.505	15	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.
40	2143	Neville Road, Halton Moor	Temple Newsam	2.754	110	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.
41	2146	Barncroft Close, Seacroft	Killingbeck and Seacroft	0.673	27	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.
42	2147B	Land to the south of Boggart Hill Gardens	Killingbeck and Seacroft	5.500	144	Former school site now grassed over. The majority of the site is designated as protected playing pitch (N6) and greenspace (N1) on the existing UDP. Site slopes from north to south, with a cluster of mature trees in the north-west of the site. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 34, question G14.
43	2147D	Kentmere Approach	Killingbeck and Seacroft	4.390	115	Located within the main urban area. The eastern half of site is designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 34, question G15. The southern side of the site is sloping.

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
44	2148	Baileys Lane East, Seacroft	Killingbeck and Seacroft	1.267	38	Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.
45	2149	Ramshead Approach, Seacroft	Killingbeck and Seacroft	3.290	15	Site within urban area. Majority of the site is designated greenspace (N1) in the existing UDP. Suitable in principle for residential development, subject to greenspace consideration. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 34, question G16.
46	2150A	Brooklands Avenue, Seacroft	Killingbeck and Seacroft	1.586	50	Brownfield site within the main urban area. Suitable in principle for residential development.
47	2150C	South Parkway, Seacroft	Killingbeck and Seacroft	1.85	58	Brownfield site within the main urban area. Suitable in principle for residential development. A small part of the site is designated greenspace (N1) on the existing UDP, however this will not affect the development potential of the majority of the site. See also greenspace section, page 34, question G17.
48	3009	Land at Gelderd Road/Lowfields Road, Wortley, LS12	Beeston and Holbeck	1.244	45	Not within residential area. Site better suited for employment use.
49	3015	Benyon House, Ring Road, Middleton, LS10 4AA	Middleton Park	2.482	74	In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.
50	3081A (Part of site in the Outer South area)	Hope Farm, Wakefield Road, Rothwell, LS26 0RZ	Ardsley and Robin Hood	3.600	94	Green Belt site. The site is well connected to the urban area. It is a flat site with a long road frontage providing easy access for residential development. The site has been split in two and it is considered that the separation of settlements function of Green Belts is maintained by the adjacent field (site B) and the motorway. Majority of the site is within the Outer South area, the capacity is split between the two areas.
51	3081B	Hope Farm, Wakefield Road, Rothwell, LS26 0RZ	Ardsley and Robin Hood	7.995	210	Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
52	3137	Leeds Girls High School, Headingley, LS6 1BN	Headingley	1.811	65	Outline planning application for 48 dwellings and conversion approved Dec 2012 (12/01236/FU).
53	3143	Cambrian Street, LS11	Beeston and Holbeck	0.852	21	Site within urban area. Currently open space but not designated as greenspace on the existing UDP. Suitable in principle for residential development.
54	3150	Leicester Place, Hyde Park LS7	Hyde Park and Woodhouse	0.613	31	Although not designated as greenspace on the existing UDP, the site is used as open space and provides a buffer between the housing estate and highway.
55	3153	Seacroft Crescent, LS14	Killingbeck and Seacroft	0.551	13	Previous permission for care home so principle of residential use has been established and is acceptable.
56	3191	Meynell Heights LS11	Beeston and Holbeck	0.36	55	Brownfield site within urban area. Suitable in principle for housing.
57	3197	Cambridge Road LS7	Hyde Park and Woodhouse	0.35	22	Designated greenspace (N1) on the existing UDP. Site is adjacent a fairly densely built up residential area is sloping and performs an important function as greenspace. See also greenspace section, page 34, question G18.
58	3390	Former Arla Site, Kirkstall Road/Washington Street, Leeds, LS3 1	City and Hunslet	2.765	134	In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.
59	3393	67-81 Kirkstall Road, Leeds, LS3 1LP	City and Hunslet	2.397	118	In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.
60	3399	Premises at Roseville, Leeds, LS8 5DR	City and Hunslet	1.442	84	Existing employment site, not within residential area. Employment considered more appropriate use.
61	3408	New Wortley, Wellington Road Industrial Estate, Wellington Road, LS12 2UE, Leeds	City and Hunslet	2.476	650	In existing employment use. Residential uses exist the other side of Wellington Road. Suitable in principle for residential development or mixed use with residential on upper floors.
62	3411	Site at Torre Road and Lupton Avenue, LS9 7, Leeds	Burmantofts and Richmond Hill	1.493	58	Within residential area. The site is in existing employment use but residential development acceptable in principle.

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
63	3425	49-59 Armley Road (former Denso Marston Premises), LS12 2JL, Leeds	Armley	2.054	100	Within residential area. The site is in existing employment use but residential development acceptable in principle.
64	3426	Land between Barrack Street and Sackville Street, LS7 2BQ	Chapel Allerton	2.841	138	Adjacent to residential area (to west). In use as employment but residential development acceptable in principle.
65	3427	Cliffdale Road, LS7 2JH	Chapel Allerton	0.503	18	Within residential area. The site is in existing employment use but residential development acceptable in principle.
66	3432	Land to the south of Burley Road	City and Hunslet	9.002	236	Adjacent to residential area to north. The site is in existing employment use but residential development acceptable in principle.
67	3433	Site at Meanwood Road, Chancellor Street and Cross Chancellor Street, LS6 2	Hyde Park and Woodhouse	0.843	49	Within residential area. The site is in existing employment use but residential development acceptable in principle.
68	3454	Holdforth Place, New Wortley, LS12 1	Armley	0.821	48	Allocated housing site in West Leeds Gateway Supplementary Planning Document (SPD). Suitable for residential development in principle.
69	4027	Winrose Drive / Newhall Gate	Middleton Park	0.625	23	Located within the urban area adjacent to Middleton Park. The site is not a designated greenspace site on the existing UDP, but is currently used as open space. Residential development acceptable in principle.
70	4060	Former Shaftsbury PH, York Road	Burmantofts and Richmond Hill	0.6283	23	Brownfield site located within the main urban area. The site has a valid outline planning permission for an 84 bed care home (11/02883/OT). Housing is considered to be a suitable alternative option in principle.
71	4090	East Leeds Family Learning Centre	Killingbeck and Seacroft	3.82	115	Brownfield site within the main urban area. Suitable in principle for residential development. Some modular buildings currently exist on part of the site, however these buildings are of a temporary nature.
72	4098	Land to the west of the Ring Road (north)	Killingbeck and Seacroft	1.38	43	The site is open land and a green corridor (not designated on the existing UDP). Not much plot depth to allow development.

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
73	4099	Land to the west of the Ring Road (south)	Killingbeck and Seacroft	3.14	82	The site is designated greenspace (N1) on the existing UDP and provides a buffer to industrial land. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 34, question G19 Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision.
74	4100	Land to the north of Lime Pits Wood	Killingbeck and Seacroft	1.79	56	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. See also greenspace section, page 34, question G20.
75	4101	Ramshead Wood	Killingbeck and Seacroft	4.43	116	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. See also greenspace section, page 34, question G21.
76	4102	Land to the west of Ramshead Drive	Killingbeck and Seacroft	2.03	53	Designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page ?, question G?. Suitable for residential in principle subject to greenspace considerations. See also greenspace section, page 35, question G22.
77	4107	Land at North Parkway	Killingbeck and Seacroft	1.56	49	Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. It may be possible to develop a very small part of the site adjacent to the neighbouring dwelling, however this would result in a site too small to allocate (under the 0.4ha threshold). See also greenspace section, page 35, question G23.
78	4110	Seacroft Green Social Club	Killingbeck and Seacroft	0.82	26	Former social club. Eastern half of the site lies within the defined Seacroft town centre. Suitable in principle for residential development or mixed use with residential on upper floors.

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
79	4113	Land to the west of the former East Leeds Family Learning Centre	Killingbeck and Seacroft	2.54	67	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. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G24.
80	4114	Land at Lambrigg Crescent	Killingbeck and Seacroft	0.58	18	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). See also greenspace section, page 35 question G25.
81	4115	Land to the east of the Dennis Healey Centre	Killingbeck and Seacroft	1.58	50	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. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G26.
82	4117	Land at Moresdale Avenue	Killingbeck and Seacroft	0.4	14	Site has a current planning permission for a 79 bed care home. The principle of housing on the site is considered to be acceptable if the care home is not constructed.
83	4120	Land at Hawkshead Crescent	Killingbeck and Seacroft	0.78	25	Brownfield site within the main urban area. Suitable in principle for residential development.
84	4122	Land adjacent to Inglewood Drive	Killingbeck and Seacroft	7.6	200	Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G27. There could be potential for consideration of some residential development, with allotments protected within any overall design (subject to the greenspace analysis).

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
85	4123	Land at Killingbeck Bridge	Killingbeck and Seacroft	0.9	38	Brownfield site, suitable in principle for residential development. Some Highway concerns re access, but given former use and small scale of development that could be accommodated an acceptable solution is likely to be available.
86	4124	John Charles Approach, Middleton	Middleton Park	4.26	112	The site is not designated as greenspace on the existing UDP, but is currently an open space site. The site contains part of a green corridor on the western boundary, which should be retained if the site were to be considered suitable.
87	4125	Winrose Drive, Middleton	Middleton Park	0.41	13	The site is designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G28. Site slopes down towards Winrose Drive. Residential use acceptable in principle subject to greenspace considerations.
CALL FOR SITES:						
88	CFSM001	Hudson Road, Burmantofts, Leeds LS9 7JJ	Burmantofts and Richmond Hill	17.594	696	Call for sites submission for residential (696 units) and retail. SHLAA site 1145 falls within it. Top half of site in employment use. Rest of site allocated as employment but appears to be in use as playing pitches. The site is within a residential area.
89	CFSM012	Former Arla Site, Kirkstall Road/Washington Street, Leeds	City and Hunslet	2.705		Call for Sites submission for residential, offices, industry and/or warehousing. See also SHLAA site 3390. In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.
90	CFSM017	67-81, Kirkstall Road, Leeds, LS3 1LP	City and Hunslet	2.390		Call for site submission for residential, offices and retail. See also SHLAA site 3393. In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.
91	CFSM027	Premises At Roseville, Leeds, LS8 5DR	City and Hunslet	1.443		Call for sites submission for residential, industrial and retail. See also SHLAA site 3399. Existing employment site, not within residential area. Employment considered more appropriate use.

No. of sites assessed	SHLAA Ref and colour coding	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
92	CFSM041	Wellington Road Industrial Estate, Wellington Road, Leeds, LS12 2UE	City and Hunslet	2.447		Call for sites submission for residential, offices, retail and leisure/hotel. See also SHLAA site 3408. In existing employment use. Residential uses on the other side of Wellington Road. Suitable in principle for residential development or mixed use with residential on upper floors.
93	CFSM043	Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	City and Hunslet	8.606	200+	Call for sites for residential (200+) and retail. See also SHLAA site 3432. Adjacent to residential area to north. The site is in existing employment use but residential development acceptable in principle.
94	CFSM049	Thomas Danby College, Roundhay Road, Leeds	City and Hunslet	4.819	118	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 on upper floors. Capacity is an estimate based on half SHLAA housing capacity to allow for mixed use scheme as no figure supplied by submitter.
95	CFSM052	49-59 Armley Road (former Denso Marston Premises)	Armley	2.161		Call for site submission for residential 50 units and showroom/tradecounter. See also SHLAA site 3425. Within urban residential area. Site in existing employment. Housing suitable in principle.

4.3.6 Para 4.3.2 identifies that in this area we need to allocate sites to accommodate 2059 residential units. From table 4.3.3 above, the total capacity from green sites alone is 2173. The total capacity from amber sites is 3950. The total from both green and amber is 6123 which is over and above the 2059 we are seeking, so not all green and amber sites will eventually need to be allocated. At this stage, we are seeking views as to whether we have got the colour coding right and which are the most suitable sites. Alternative sites can also be suggested.

QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR HOUSING

‘GREEN’ SITES

H1. Do you agree that the sites that have been identified as ‘green’ represent the most suitable sites to consider allocating for future housing development?

Yes/No

Reason

H2. Which sites do you disagree with and why? (Give SHLAA ref no. and reason)

H3. Do you think a site that is not colour coded green should have been? If so, please give SHLAA ref no. and reason

‘AMBER’ SITES

H4. Do you agree that the sites that have been identified as ‘amber’ represent sites with potential for allocating for future housing development?

Yes/No

Reason

H5. Which sites do you disagree with and why? (Give SHLAA ref no. and reason)

H6. Do you think a site that is not colour coded amber should have been? If so, please give SHLAA ref no. and reason

‘RED’ SITES

H7. Do you agree that the sites that have been identified as ‘red’ are not suitable for allocation for future housing development?

Yes/No

Reason

H8. Which sites do you disagree with and why? (Give SHLAA ref no. and reason)

H9. Do you think a site that is not colour coded red should have been? If so, please give SHLAA ref no. and reason

OTHER SITES?

H10. Do you think there are other more suitable sites not shown on the plan that could be considered as future housing allocations? If so, please supply details – address and site plan.

PHASING

H11. The Site Allocations Plan will need to also identify phasing of housing allocations (see Volume 1 page 20). The phases are:

Delivery/development in the short term, 0-5 years

Delivery/development in the medium term, 5-10 years

Delivery/development in the long term, 10 + years

Do you think any particular sites should be developed in the short, medium or long term? If so, please state SHLAA ref no of site and phase (short, medium or long term) and why.

GYPSY AND TRAVELLER SITES (See Volume 1, para 8.18)

H12. Do you think that any sites being considered in this area could be suitable for gypsy and traveller site use? Please state reason, and list SHLAA site ref no.s of any specific sites.

H13. Do you think there are other more suitable sites not shown on the plan that could be considered for future gypsy and traveller site use? If so, please supply details – address and site plan.

ELDERLY ACCOMMODATION (See Volume 1, para 8.19)

H14. Do you think that any sites being considered in this area could be suitable for use solely or in part for elderly housing accommodation? Please state reason, and list SHLAA site ref no's of specific sites.

H15. Do you think there are other more suitable sites not shown on the plan that could be considered for elderly housing accommodation? If so, please supply details – address and site plan.

4.4.0 INNER EMPLOYMENT ISSUES AND OPTIONS:

See Plan 4.4 Employment

4.4.1 The employment sites in Inner have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development and **493 hectares** of industrial and warehousing. Sites which either have planning permission for employment uses (as at 31.3.12) and/or are allocated for employment as part of the existing development plan and are to be retained for employment are shown as lime green on plan 4.4. These sites will count towards the employment requirement.

In Inner these sites are:

Table 4.4.1: Office based development
'Lime Green' sites for office development.

Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Reason for retention
Lime Green				
2104460	Tristram Centre Brown Lane West LS12	0.06	650	Current site with planning permission for employment purposes.
2103380	City West Office Park Gelderd Road Leeds 12	1.41	4160	Smallish residual backland site on partly developed Business Park; not very well located re PPS4 criteria.
2005000	Land Between Mabgate, Macaulay Street, Argyll Road LS9	1.18	3670	Consent for mixed use residential and commercial scheme 08/01248/OT expires 7/3/2013.
2004229	Globe Road & Whitehall Road Leeds LS11	1.86	3220	Unlikely that housing scheme will be resurrected therefore keep for offices. This is not really a gateway location.
2104060	S/O 30 Springwell Road Holbeck Leeds 12	0.66	6550	Full planning permission for office use, surrounded by employment and being marketed.
2004517	Latitude Blue Office Bldg 2 At S/O Doncasters Monkbridge Works Whitehall Road LS12	0.34	13940	Current site with planning permission for employment purposes.
2005110	s/o Yorkshire Chemicals plc Kirkstall Road & Land Off Wellington Road LS3	5.93	31000	Current site with planning permission for employment purposes.
2603710	Site 4 Oatland Lane Meanwood LS7	1.28	160	Consent 08/02852/LA for mixed use development to replace existing neighbourhood centre. Includes small replacement office element.
2603880	Royal Park Primary School Queens Road LS6	0.31	660	Current site with planning permission for employment purposes.
2004990	Jack Lane/Grape Street Hunslet LS10	0.35	1440	Current site with planning permission for employment purposes.
TOTAL		13.37	65450	

Table 4.4.2: Industrial & Warehousing
'Lime Green' sites for industrial and warehousing development.

Site Ref	Address	Site area (ha)	Reason for retention
Lime Green			
2001251	Brown Lane LS 12	0.19	See comments under Site 2001250.
3400620	Trent Road Torre Road LS9	8.64	Allocated site. Site is not in centre and is within the area formerly defined in the EASEL AAP.
2001252	Land Inc Plot 7 The Piggeries Brown Lane West LS 12	0.14	See Site 2001250 for comments. Retain for the comprehensive redevelopment of sites 2001250, 51 and 52 for employment purposes.
2001250	Brown Lane LS 12	0.99	This is effectively a backland industrial site with some

Site Ref	Address	Site area (ha)	Reason for retention
			constraints. It is eminently suitable for industrial & distribution uses.
2104690	Unit 4, Tristram Centre, Brown Lane West, LS12 6BP	0.05	Current site with planning permission for employment purposes
2104700	Ex- BOC Works Gelderd Road LS12	3.29	Consent for Waste Reclamation Centre: 08/03236/FU expires 17/04/2012
2104130	139 Gelderd Road Leeds 12	0.24	Current site with planning permission for employment purposes
2202170	Holme Well Road Middleton LS10	0.26	Current site with planning permission for employment purposes
TOTAL		13.79	

4.4.2 Sites assessed for employment are those sites from the Employment Land Review which are categorised as 'LDF to determine' sites and new sites submitted through the 'Call for Sites'. There were no 'call for sites' for employment, or mixed use including employment submitted in Inner. There will of course be numerous existing employment sites both in use or last in use for employment which do not require planning permission or allocation. From undertaking assessments, sites have been categorised according to the following colour coding:

- Green** 'To assess' sites which have the greatest potential to be allocated for employment.
- Amber** 'To assess' sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.
- Red** 'Remove' sites from the Employment Land Review and 'To assess' sites which are not considered suitable for allocation for employment.

Table 4.4.3 below shows the colour coding and reasons for the sites being within the relevant categories. The sites are shown on Plan 4.4 Employment.

Table 4.4.3 SITES ASSESSED FOR POTENTIAL EMPLOYMENT ALLOCATIONS IN INNER

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
Offices							
Green							
	2401781	Ph2 Arlington Mills Armley Road Pickering Street	0.46	1780	ELR	Retain	Phase offices completed Nov 07; this site is Phase 2 of 24/331/05/FU. Consent will not lapse.
	3203370	S/O Howson Algraphy Ring Road Seacroft	1.69	8450	ELR	Retain	Retain - to reflect the full planning permission for office development 4/6/2007
	2004069	Office Scheme Wellington Road & Gotts Road Leeds	0.40	20370	ELR	Retain	Could be viable as s office location, as indicated by the outline planning permission but it is peripheral to the city centre itself.
	2004519	S/O Doncasters Monkbridge Works Whitehall Road	3.03	36440	ELR	Retain	Outline planning permission for offices valid until Sept 2010. Site is within city centre; therefore, retain for office use.
	CFSM007	Land At Regent Street/Skinner Lane, Leeds	1.03	10316	Site assessment	Retain	Commercial site with good access surrounded by employment uses.
Amber							
None							
Red							
	3400301	Hill Top Works Buslingthorpe Lane LS 7	1.12	4200	ELR	Remove	Removal of existing buildings and new build for non office employment use would not be viable in this out of centre location.
	2602360	St Marks Church St Marks Road LS 6	0.99	3713	ELR	Remove	Has been historic interest in conversion to offices, but the site is constrained by listed status and burial ground.
	CFSE003	Apex View, Leeds	1.04	10460	Site assessment	Remove	Site constrained – heavily sloping. SHLAA site 184
Industry							
Green							
	2104230	FORMER CO-OP DAIRY DEPOT GELDERD ROAD LS12	1.62		ELR	Retain	The developable area of this site is c 1.2 ha rather than the stated figure. It is in a good location for B2/B8 uses on a main radial (A62).
	2104710	TULIP STREET BEZA STREET LS10	0.46		ELR	Retain	Consent for 2 B1(C) and B8 units: 08/04632/FU expires 21/10/2011
	2103385	Gelder Road Leeds 12	6.00		Site assessment	Retain	Retain for B2 to B8.
Amber							
None							
Red							

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
	2002611	Wellbridge Industrial Estate Graingers Way LS12	0.46		Site assessment	Remove	SHLAA site 447 adjacent to 2004510. Propose Remove.

Mixed Use

Green

	CFSM012	Former Arla Site, Kirkstall Road/Washington Street, Leeds	2.70		Site assessment		Existing employment site. Other uses on site may be acceptable subject to assessment.
	CFSM017	67-81, Kirkstall Road, Leeds, LS3 1LP	2.39		Site assessment		Existing employment site. Other uses on site may be acceptable subject to assessment.
	CFSM027	Premises At Roseville, Leeds, LS8 5DR	1.44		Site assessment		Existing employment site. Other uses on site may be acceptable subject to assessment.
	CFSM041	Wellington Road Industrial Estate, Wellington Road, Leeds, LS12 2UE	2.44		Site assessment		Existing employment site. Other uses on site may be acceptable subject to assessment.
	CFSM043	Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	8.61		Site assessment		Existing employment site. Other uses on site may be acceptable subject to assessment.
	CFSM049	Thomas Danby College, Roundahay Road, Leeds	4.81		Site assessment		Existing employment site. Other uses on site may be acceptable subject to assessment.

Amber

None

Red

None

QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR EMPLOYMENT

E1. Do you think a site that is not colour coded 'green' should have been? If so, please state which site (site ref) this is and why

E2. Do you think a site that is not colour coded 'amber' should have been? If so, please state which site (site ref) this is and why

E3. Do you agree that the sites that have been identified as 'red' are not suitable for allocation for future employment or office development?

Yes/No

Reason

E4. Do you think there are other more suitable sites not shown on the plan that could be considered as future employment or office allocations? If so, please supply details – address and site plan.

4.5.0 INNER GREENSPACE ISSUES AND OPTIONS:

4.5.1 The two plans at the end of this document show 1) greenspace sites currently designated through the UDP Review 2006 and sites identified through the open space audit in the Inner Housing Market Characteristic Area (Plan 4.5A) and 2) the categories or types of greenspace (Plan 4.5B). There are two elements to consider, firstly the changes being proposed to the allocated greenspace as a result of the 2011 Open Space, Sport & Recreation Assessment (*hereafter referred to as the 'Open Space Audit'*) and secondly the implications of the subsequent assessments undertaken in relation to surpluses and deficiencies, quality and accessibility to greenspace. Sites that are proposed for deletion following the Open Space Audit are listed at the end of this document and are the sites which are not overlain by hatching on Plan 4.5A. Sites proposed to be deleted will be considered in the context of the surpluses and deficiencies identified in each particular area.

4.5.2 Core Strategy policy G3 sets quantity, quality and accessibility standards for these different types of open space:

Type	Quantity per 1000 people	Quality (Sites were scored from 1 to 10, 10 being excellent quality, 1 very poor. A score of 7 is considered good)	Accessibility
Parks and gardens	1 hectare	Good (7)	720 metres
Outdoor sports provision	1.2 hectares (does not include education provision)	Good (7)	Tennis court 720 metres, bowling greens and grass playing pitches 3.2km, athletics tracks, synthetic pitches 6.4km
Amenity greenspace	0.45 hectares	Good (7)	480 metres
Children and young people's equipped play facilities	2 facilities (per 1000 children/young people 0 -16 years old)(excluding education provision)	Good (7)	720 metres
Allotments	0.24 hectares	Good (7)	960 metres
Natural greenspace	0.7 hectares main urban area and major settlements, 2 hectares other areas	Good (7)	720 metres and 2km from site of 20 hectares
City Centre open space (all types including civic space)	0.41 hectares	Good (7)	720 metres

There are no standards in the Core Strategy for cemeteries, green corridors and golf courses therefore there is no analysis of surpluses and deficiencies for these typologies. They are, however, shown on Plan 4.5B for completeness.

4.5.3 Quantity

Overall Inner is well provided for in terms of greenspace, especially if cemeteries and golf courses are taken into account (for which there are no set standards for provision). The background paper provides an analysis of greenspace provision in the 11 wards of Armley, Beeston and Holbeck, Burmantofts & Richmond Hill, City & Hunslet, Chapel Allerton, Gipton and Harehills, Headingley, Hyde Park and Woodhouse, Killingbeck and Seacroft, Middleton Park and Temple Newsam Wards. It is important to note that several wards straddle HMCA boundaries.

4.5.4 The table below sets out the amount of surplus land or the deficiency in provision for each greenspace type.

Table 4.5.1 Surpluses and deficiencies in different types of greenspace in Inner Area

	Parks and Gardens	Outdoor Sports (excluding education)	Amenity	Children & Young People Equipped Play	Allotments	Natural
Standard	1ha/1000 people	1.2ha/1000 people	0.45ha/1000 people	2 facilities/ 1000 children	0.24ha/1000 people	0.7ha/1000 people
Armley	Deficiency (-0.145ha)	Deficiency (-0.84ha)	Surplus (0.036ha)	Deficiency (-5.2 facilities)	Deficiency (-0.074ha)	Deficiency (-0.11ha)
Beeston & Holbeck	Surplus (1.34ha)	Deficiency (-0.471ha)	Surplus (0.16ha)	Surplus (12 facilities)	Surplus (0.15ha)	Deficiency (-0.7ha)
Burmantofts & Richmond Hill	Surplus (0.71ha)	Deficiency (-0.32ha)	Surplus (0.265ha)	Surplus of 4 facilities	Deficiency (-0.164ha)	Deficiency (-0.563ha)
Chapel Allerton	Deficiency (-0.15ha)	Deficiency (-0.32ha)	Surplus (0.32ha)	Deficiency (1.5 facilities)	Surplus (0.01ha)	Surplus (0.19ha)
City & Hunslet	Deficiency (-0.518ha)	Deficiency (-0.72ha)	Deficiency (-0.149ha)	Surplus of 2 facilities	Deficiency (-0.16ha)	Deficiency (-0.525ha)
Gipton and Harehills	Deficiency (-0.509ha)	Deficiency (-0.452ha)	Surplus (1.37ha)	Deficiency of 7 facilities	Surplus (0.01ha)	Surplus (1.25ha)
Headingley	Deficiency (-0.9ha)	Deficiency (-1.08ha)	Deficiency (-0.36ha)	Surplus of 1.45 facilities	Deficiency (-0.02ha)	Deficiency (-0.12ha)
Hyde Park and Woodhouse	Surplus (0.105ha)	Deficiency (-0.848ha)	Surplus (0.038ha)	Surplus of 14 facilities	Deficiency (-0.151ha)	Surplus (1.23ha)
Killingbeck & Seacroft	Deficiency (-0.681ha)	Deficiency (-0.467ha)	Surplus (1.19ha)	Deficiency of 9 facilities	Deficiency (-0.204ha)	Surplus (1.25ha)
Middleton Park	Surplus (5.27ha)	Deficiency (-0.22ha)	Deficiency (-0.122ha)	Deficiency of 5 facilities	Deficiency (-0.18ha)	Surplus (1.24ha)
Temple Newsam	Surplus (16.41ha)	Surplus (0.256ha)	Deficiency (-0.184ha)	Deficiency of 2 facilities	Deficiency (-0.076ha)	Surplus (0.63ha)
Average (total figure)	Surplus (1.66ha)	Deficiency (-0.52ha)	Deficiency (-0.08ha)	Deficiency (4 facilities)	Deficiency (-0.08ha)	Requirement met (0.71ha total)

4.5.5 The Inner Area has several deficiencies in terms of quantity across the various greenspace typologies. There is generally a good quantity of park & garden provision and natural greenspace provision, though the area is lacking against core strategy standards in outdoor sports provision, children and young people's equipped play provision and lacking in terms of allotment provision. It should be noted that outdoor sport excludes a significant number of sport facilities within education facilities as they have been universally regarded as for the use of the school only and private. In some cases communities will have access to school pitches and facilities therefore these deficiencies may not exist.

4.5.6 The most striking deficiency across all of the typologies is in outdoor sports provision. There are very wide discrepancies in provision of children's and young people's equipped play facilities with severe shortages in some wards (Gipton and Harehills and Killingbeck and Seacroft) and large excesses in other wards (Burmantofts and Richmond Hill and Hyde Park and Woodhouse).

4.5.7 All wards suffer deficiencies in different areas but record surpluses in other typologies. In order to rectify some of the deficiencies, the laying out of some of the surplus areas of alternative greenspace types could be one way which would solve the existing deficiencies. Alternatively new areas which aren't greenspace currently could be laid out to improve quantity of provision. This could be delivered by a developer as a requirement on new residential development or by the Council following the payment of commuted sums. If the typology of an area of greenspace is to be changed, it will need to be carefully assessed to ensure it is suitable and appropriate for the new type and not a well used and valued area of the original typology.

4.5.8 A number of greenspace sites have been suggested for housing. The following questions (pages 32 to 35) seek views as to whether the sites should be retained for their current or alternative greenspace use, or might be better used for housing in preference to land elsewhere within the area.

4.5.9 Quality

Across the Inner Area, the majority of sites (283 out of 308) are below the required quality standard of 7, which indicates an issue of substandard greenspace provision across all typologies in the area. The lack of good quality natural greenspace and allotment sites is particularly noticeable.

4.5.10 Accessibility

Accessibility to all types of greenspace is generally good across the Inner Area. Temple Newsam ward generally features much better access to all types of greenspace (with the exception of natural greenspace), however this is largely attributable to the typologies represented by the Temple Newsam estate.

QUESTIONS ABOUT GREENSPACE PROVISION IN INNER.

General

- G1. Do you have any comments on the proposed boundary amendments, additions and deletions to the greenspace provision in the area as shown on greenspace plan A?**
- G2. Do you think the Council should consider changing the type of greenspace where that type of greenspace is in surplus (ie more than meets the standard) to another type of greenspace that falls short of the standards?**
- G3. Do you think the Council should consider allowing development of any of the greenspace sites where that type of greenspace is in surplus (ie more than meets the standard)? If so, which sites?**
- G4. The quality of many existing greenspace sites in the area falls below the required standard. Do you agree that resources (including commuted sums obtained from planning permissions and legal agreements) should be channelled to improving quality of existing sites?**

- G5. Alternatively, if a site is of poor quality and/or disused, do you think it is better to consider allowing development of that site to generate resources to invest in greenspace elsewhere?**
- G6. Do you agree that, where opportunities arise, new greenspace provision should be provided in areas that fall below accessibility distance standards, to ensure residents have adequate access to different types of greenspace?**
- G7. Have you any other comments/suggestions about greenspace provision in the area?**

Specific to Inner

- G8. The majority of the existing UDP N6 (playing pitch) designation at Merlyn Rees High School, Belle Isle Road has been put forward as a possible housing site (SHLAA ref 252, see page 12). The whole SHLAA site was identified as outdoor sport in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?**
- G9. Part of the existing UDP N1 greenspace designation at Land South Of Blenheim Middle School, Cambridge Road has been put forward as part of a possible housing site (SHLAA ref 370, see page 12). It was identified as outdoor sport in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?**
- G10. A small part of the existing UDP N1 greenspace designation and the existing UDP N5 (proposed greenspace) designation at Boothroyd Drive, Meanwood have been put forward as a possible housing site (SHLAA ref 1098 see page 13). The small part of the N1 designation within the site was no identified in the Open Space Audit and only a small area towards the south east corner of the N5 designation was identified as natural greenspace in the Open Space Audit. Do you agree this land could be developed for housing rather than being left as a possible future greenspace opportunity?**
- G11. Part of the existing UDP N6 (playing pitches) designation at Land to the east of Oakwood Lane, Leeds (Part of St Nicholas church site) has been put forward as a possible housing site (SHLAA ref 1152, see page 14). This site and the site to the west were identified as outdoor sport in the Open Space Strategy. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?**
- G12. The existing UDP N1A (allotments) designation at Meanwood Road, Meanwood has been put forward as a possible housing site (SHLAA ref 2077, see page 14). It was identified as allotments in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?**
- G13. The existing UDP N6 (playing pitches) designation at the Former Matthew Murray High School, Holbeck has been put forward as part of a possible housing site (SHLAA ref 2079 see page 15). It was identified as outdoor**

sport in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?

- G14.** The existing UDP N1 greenspace designation and the existing UDP N6 (playing pitches) designation at Land to the south of Boggart Hill Gardens have been put forward as part of a possible housing site (SHLAA ref 2147B, see page 15). The N1 site was identified as amenity greenspace in the Open Space Audit whilst the N6 site was identified as outdoor sport. Do you think these site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G15.** The existing UDP N1 greenspace designation at Land to the south of Kentmere Approach has been put forward as a possible housing site (SHLAA ref 2147D, see page 15). It was not identified in the Open Space Audit and therefore is proposed for deletion. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G16.** Part of the existing UDP N1 greenspace designation at Ramshead Approach, Seacroft has been put forward as part of a possible housing site (SHLAA ref 2149, see page 16). It was identified as amenity greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G17.** The existing UDP N1 greenspace designation at South Parkway, Seacroft has been put forward as part of a possible housing site (SHLAA ref 2150C, see page 16). It was identified as amenity greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G18.** The existing UDP N1 greenspace designation at Cambridge Road has been put forward as a possible housing site (SHLAA ref 3197, see page 17). It was identified as amenity greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G19.** Part of an existing UDP N1 greenspace designation at Land to the west of Ring Road (Seacroft) has been put forward as a possible housing site (SHLAA ref 4099, see page 18). It was identified as green corridor in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G20.** Part of an existing UDP N1 greenspace designation at Land to the north of Lime Pits Wood has been put forward as a possible housing site (SHLAA ref 4100, see page 19). It was identified as part amenity and part natural greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G21.** The existing UDP N1 greenspace designation at Ramshead Wood has been put forward as part of a possible housing site (SHLAA ref 4101, see page 19). It was identified as natural and amenity greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?

- G22.** The existing UDP N1 greenspace designation at Land to the west of Ramshead Drive has been put forward as part of a possible housing site (SHLAA ref 4102, see page 19). It was identified as amenity greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G23.** Part of the existing UDP N1 greenspace designation at Land at North Parkway has been put forward as part of a possible housing site (SHLAA ref 4107, see page 19). It was identified as outdoor sport in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G24.** Part of the existing UDP N1 greenspace designation at Land to the west of the former East Leeds Family Learning Centre has been put forward as part of a possible housing site (SHLAA ref 4113, see page 19). It was identified as amenity greenspace in the Open Space Audit along with land to the east. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G25.** The majority of the existing UDP N1 greenspace designation at Land at Lambrigg Crescent has been put forward as a possible housing site (SHLAA ref 4114, see page 20). It was identified as amenity greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G26.** Part of the existing UDP N1 greenspace designation at Land to the east of the Dennis Healey Centre has been put forward as a possible housing site (SHLAA ref 4115, see page 20). It was identified as outdoor sport in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G27.** The existing UDP N1 greenspace designation at Land adjacent to Inglewood Drive has been put forward as part of a possible housing site (SHLAA ref 4122, see page 20). It and a small further area to the west were identified as amenity greenspace in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?
- G28.** Part of the existing UDP N1 greenspace designation at Winrose Drive, Middleton has been put forward as a possible housing site (SHLAA ref 4125, see page 21). It was identified as a local park in the Open Space Audit. Do you think this site should be retained as greenspace (in one of the identified typologies) or released for housing?

Appendix 1

UDP designated greenspace sites not identified as greenspace in the Open Space Audit – proposed to be deleted

Open Space type	Ref number	Address	Reasons for proposed deletion
N1	2/24	Carr Crofts, Armley	Developed - Armley Leisure Centre
N1	2/9X	Redcote lane, Armley	Difficult to access due to electricity plant, railway and canal
N1	4/2	Colwyn Terrace/Trentham Street, Beeston	Less than the 0.2ha threshold.
N1	7/1	Model Farm/Scott Hall Family Nursery Centre, Scott Hall	Less than the 0.2ha threshold.
N1	7/3	Stainbeck Lane, Meanwood	Less than the 0.2ha threshold.
N1	8/21	Dewsbury Road Roundabout, Beeston	Area surrounded by motorway and slip road, inaccessible.
N1	8/22	Hunsley Moor Roundabout, Hunslet	Area surrounded by motorway and slip road, inaccessible.
N1	15/21	Middleton Road, Middleton	Partially developed for access road and parking. Remaining area less than 0.2ha.
N1	15/22	Middleton Road, Belle Isle	Less than the 0.2ha threshold.
N1	28/3	Kentmere Approach, Seacroft	Cleared housing site which has been top soiled and seeded rather than a greenspace use.
N1	29/6	Woodhouse Moor North, Woodhouse Moor	Less than the 0.2ha threshold.
N1A	15/4X	Moor Road, Hunslet	Developed – employment use
N5 (proposed open space)	13/6X	Meanwood Road Rugby Club, Meanwood Road, Meanwood	Thick tree belt not in a greenspace use as the site was proposed rather than designated.
N6 (playing pitch)	12/7x	Oakwood Primary School, North Farm Road, Oakwood	Developed – Oakwood Primary School
N6 (playing pitch)	16/0	198/200 Spen Lane, West Park	Developed – roofing company with car parking
N6 (playing pitch)	25/9X	YMCA Sports Ground, Tyas Grove, Richmond Hill	Developed for housing.

Open Space type	Ref number	Address	Reasons for proposed deletion
N6 (playing pitch)	25/10X	Mount St Mary's High School, Willis Street, Richmond Hill	Developed – Mount St Mary's High School
N6 (playing pitch)	29/1X	Primrose High School, off Moorehouse Grove, Burmantofts	Much of area had been used for car parking when the school was open. Remainder of site not capable of providing outdoor sport facilities. School now closed.
N6 (playing pitch)	29/2X	Shakespeare Primary School, Shakespeare Avenue, Burmantofts	Developed – Shakespeare Primary School