

# **LEEDS SITE ALLOCATIONS PLAN**

## **ISSUES AND OPTIONS FOR THE PLAN**

**Draft April 2013**

### **VOLUME 2: SITE PROPOSALS FOR EACH HOUSING MARKET CHARACTERISTIC AREA 9. OUTER SOUTH EAST**

# **VOLUME 2: SITE PROPOSALS FOR EACH HOUSING MARKET CHARACTERISTIC AREA: 9. OUTER SOUTH EAST**

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## **PLANS:**

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## 9.1.0 INTRODUCTION

- 9.1.1 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.
- 9.1.2 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](http://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.
- 9.1.3 The Outer South East area is characterised by a distinctive pattern of settlements and countryside areas. This includes the major settlement of Garforth, together the smaller settlements of Kippax and Allerton Bywater. Key main line rail services are available via the Leeds/York line and the A63 and A642 also serve the area, with the M1 to the West of the area, linking to the A1(M) to the North. A key feature of the area is the Lower Aire Valley (linking to Fairburn Ings and St Aidans to the South East and the City Centre and the Kirkstall Valley to the North West) , which forms part of the wider network of Green Infrastructure across the District.

## 9.2.0 OUTER SOUTH EAST RETAIL ISSUES AND OPTIONS:

- 9.2.1 There are two centres within the Outer South East area:
- Garforth Town Centre (See Plan 9.2A)
  - Kippax Higher Order Local Centre (See Plan 9.2B)
- Garforth is the main centre in the area and is capable of expansion to the north.
- 9.2.2 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). It is proposed to include land to the north of Garforth within the town centre. The boundary to Kippax has been contracted to consolidate and support the focus of retail in the primary shopping area.
- 9.2.3 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.

### 9.2.4 Call for sites

There were two sites submitted within the Outer South East area 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 (m) <sup>1</sup>	Sequential Location	Comment
Land Off Wakefield Road, Garforth	CFSM021	Garforth & Swillington	Garforth	0	Contained within 300m	Mixed use submission for housing and retail. Sequentially acceptable. Requires junction improvements and details of site access to demonstrate delivery. Will need to deliver new pedestrian links with existing town centre. Garforth town centre boundary amended to include this land and adjoining land.
Land at Junction of Barrowby Lane, Wakefield Road, Town End, Garforth, LS25 1QE	CFSR002	Garforth & Swillington	Garforth	0	Contained within 300m	Former filling station at corner. Sequentially acceptable. Safe site access may require cooperation of adjacent land owners to bring site forward for retail. Will require junction improvements and provision for pedestrians to link with existing town centre. Garforth town centre boundary amended to include this land and adjoining land.

See plan 9.2C 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**

<sup>1</sup> 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.

**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)**

## 9.3.0 OUTER SOUTH EAST HOUSING ISSUES AND OPTIONS:

9.3.1 See Volume 1, pages 18 - 22 for a full explanation of the approach to considering which sites should be allocated for housing. See plan 9.3 Housing showing the sites referred to in this section.

9.3.2 **Total housing target for Outer South East** (set out in the Core Strategy) = 4,600 units (7% of District wide total)

### **Total number of dwellings/capacity we are seeking:**

The target of 4,600 residential units does not mean that land for 4,600 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 9.3.1 below and will count towards the overall target. They are shown in lime green on plan 9.3 Housing.

**Table 9.3.1.**

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

SHLAA Ref	HLA Ref	Address	Capacity	Complete	Under construction	Not started
<b>Allocations - not yet developed</b>						
818	3300130	Station Road Allerton Bywater	520	338	27	155
819	3300140	Queen Street Woodend	120	0	0	120
820	3300150	South Of Micklefield	150	0	0	150
822	3300280	Barrowby Lane Garforth	35	0	0	35
823	3300290	Selby Road Garforth	78	0	0	78
824	3300310	Manor Farm Micklefield	400	0	0	400
825	3300311	Manor Farm Bldgs Micklefield	14	0	0	14
<b>Sites 0.4ha+ with planning permission</b>						
836	3306530	Barleyhill Road Garforth	37	0	30	7
<b>Sites 0.2ha to 0.4ha with planning permission</b>						
3352	3306690	51 Westfield Lane, Kippax, Leeds, LS25 7JA	5	0	0	5
3351	3306700	2 Brigshaw Lane, Allerton Bywater, WF10 2HN	8	0	0	8
<b>Sites below 0.2ha with planning permission</b>						
0	3300450	Church Lane Swillington	14	0	6	8
0	3306630	Beech Grove Avenue Garforth	9	0	0	9
0	3306660	Queens Court, Queen St Allerton Bywater	10	1	0	9
0	3306670	Land Off Birch Grove, Kippax, Leeds	5	0	0	5
<b>Outer South East TOTAL</b>			<b>1405</b>	<b>339</b>	<b>63</b>	<b>1003</b>

The number of dwellings still to be built (still under construction or not started) is 63+ 1003 (last 2 totals in table) = 1066 dwellings still to be built from existing permissions and allocations.

So, the residual target is 4600 – 1066 = **3534 units remaining to find from pool of SHLAA sites as at 31.3.12.**

9.3.3 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.

**9.3.4 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.

**Table 9.3.2 Sieved out sites prior to site assessments in Outer South East**

<b>SHLAA ref</b>	<b>address</b>	<b>Reason sieved out</b>
1276	Land at Manor House Farm, Manor House Farm, Newfield Lane, Ledsham	Not within settlement hierarchy
1277	Hill Top Farm, Claypit Lane, Ledsham	Not within settlement hierarchy
3308	Land on Junction of Great North Road and Selby Road, A63, South of Micklefield	Not within settlement hierarchy
3441	Land at Hall Lane Ledston, WF10 2BB	Not within settlement hierarchy

These sites are shown in purple on Plan 9.3 Housing.

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

The sites remaining in the SHLAA after taking account of sites in table 9.3.1 and table 9.3.2 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 9.3.3 shows the colour coding and reasons for the sites being within the relevant categories. The colour coding and sites listed are shown on Plan 9.3 Housing.



Table 9.3.3 SITES ASSESSED FOR POTENTIAL HOUSING ALLOCATIONS IN OUTER SOUTH EAST

No. of sites assessed	SHLAA Ref	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
1	298	Hollinshurst Depot, Queen Street, Allerton Bywater	Garforth & Swillington	2.115	55	Brownfield site, within the existing settlement. Existing employment use but adjoins recently developed housing sites. No physical constraints, and has an existing (but undetermined) planning application for residential units.
2	310	Barnsdale Road, Allerton Bywater	Kippax & Methley	1.814	90	Brownfield site within the settlement, currently in employment use. Situated between two residential estates. Suitable for residential development in principle.
3	352	Land On West Side Of Swillington Lane, Swillington	Garforth & Swillington	0.896	24	Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.
4	827	Carlton View, Allerton Bywater	Kippax & Methley	0.888	25	Site within the existing settlement. Outline permission for residential development approved 2006, not built. Suitable in principle for residential use, subject to detailed design, as Tree Preservation Order (TPO) on site.
5	1004	Land to north of Kennet Lane/ West of Welland Drive, Garforth	Garforth & Swillington	3.185	65	Site is within existing settlement. Southern part of site is designated as N1 greenspace on existing UDP and Local Nature Area. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 28, question G8 Site can be accessed from Kennet Lane.
6	1007	Land South of Selby Road, Garforth, LS25 1	Garforth & Swillington	5.899	133	Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the exiting settlement. There is no road frontage to the site for access.
7	1013	Land to the South of Goody Cross Lane, Little Preston.	Garforth & Swillington	1.168	100	Green Belt site between Swillington and Little Preston. As submitted the site has no access to the adopted highway - the inclusion of the commercial unit to the north would provide access.

No. of sites assessed	SHLAA Ref	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
8	1044	Wakefield Road and Barrowby Lane, Garforth	Garforth & Swillington	21.886	575	Green Belt site. The site has potential for both housing and a retail function. It is set close to Garforth town centre and is the only substantial piece of undeveloped land in the vicinity. There are strong links to the settlement with existing residential properties along the east and northern boundaries. It is also partially contained by existing farms to the south west, reducing the potential for unrestricted sprawl. The site is flat with no physical constraints that would prevent development.
9	1100	Clear View Farm, Wakefield Road, Garforth	Garforth & Swillington	1.556	47	Green Belt site. Whilst the site is connected to the settlement it would be more suitable if developed alongside SHLAA ref 1044. The site needs to be combined with 1044 to achieve suitable access. The proposed HS2 rail line runs to the north west.
10	1149	Land off Park Lane and Doctor's Lane, Allerton Bywater	Kippax & Methley	52.915	1000	The majority of the site is a Protected Area of Search (PAS) on the existing UDP, the south eastern part of the site is within Green Belt. As most of the site is not within Green Belt and the part that is could constitute rounding off of the settlement, the site has potential for residential development. However, concern at the scale of development in relation to the settlement size.
11	1165 (Part of site in Outer North East area)	Land North of Garforth, Barwick Road, Garforth	Garforth & Swillington / Harewood	4.598	121	Green Belt site. The proposed HS2 rail route runs through the middle of the site, which would significantly reduce development potential for housing. The site is well contained by the motorway to the north consequently there is little potential for further sprawl into the Green Belt. Highways concerns re access - no site frontage and route to Garforth constrained by narrow railway bridge. These considerations will need to be taken into account in any detailed design and capacity may need to be reduced accordingly once more details of the proposed rail line are known.
12	1169	Paddock to the rear of Hall Farm Road, Micklefield LS25	Kippax & Methley	1.009	27	Green Belt site. Whilst the site is well related to the existing settlement pattern, it is subject to a planning obligation requiring its retention and laying out as a tree belt in association with an adjacent planning permission. As it has not been possible to secure the provision of the tree belt through voluntary means or court action a compulsory purchase order has been made to secure the provision of the tree belt and an inquiry into the confirmation of the order is scheduled to take place in April 2013.

No. of sites assessed	SHLAA Ref	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
13	1173	Land south of Micklefield (adjacent to Honeysuckle Close) LS25	Kippax & Methley	8.297	186	Green Belt site. The site is set on the southern edge of Micklefield. Whilst development would extend the settlement to the south it is surrounded by woodland which provides natural screening from the countryside and eliminates the possibility of further sprawl.
14	1174	Land to north of Micklefield Railway Station Car Park, Micklefield, LS25	Kippax & Methley	0.665	25	Green Belt site. The site is well contained by residential development to the north and the railway station and railway line to the south and the A1/M to the east. Development would effectively constitute rounding off of the settlement north of the railway. Access is an issue and would only be possible through the UDP allocated Housing site that adjoins the site in the north east corner, which is currently undeveloped.
15	1175A	Land to the east of Brigshaw Lane, Kippax	Kippax & Methley	2.953	76	Green Belt site. The site is designated N5 proposed greenspace on the existing UDP, however, the site is still in agricultural use. See also greenspace section, page 28, question G9. The original SHLAA site has been split as the eastern side is a protected Site of Ecological and Geological Importance (SEGI), site B, so is not considered suitable for development. In Green Belt terms there is existing residential development to the west and north of the site so the site relates well to the existing settlement.
16	1175B	Land to the east of Brigshaw Lane, Kippax	Kippax & Methley	1.008	32	Green Belt site. This section of SHLAA site 1175 is a protected Site of Ecological and Geological Importance (SEGI) on the existing UDP and West Yorkshire Ecology have objected to its potential development.
17	1176	Land to the south of Pit Lane, Micklefield, LS25	Kippax & Methley	4.296	98	The site is a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site has a long road frontage. The southern part of the site is currently being used for allotments. Retention or replacement of allotments can be considered at detailed design stage.
18	1226 (Part of site in Outer North East area)	Land north of Nanny Goat Lane and adjacent to M1, Garforth LS25	Garforth & Swillington / Harewood	5.061	133	Green Belt site. The site is well contained by the motorway to the north, consequently there is little potential for further sprawl into the Green Belt. Highway concerns re local network, and narrow railway bridge for access. The proposed HS2 rail route runs through the northern part of the site and will affect capacity.

No. of sites assessed	SHLAA Ref	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
19	1232	Land at Stourton Grange Farm, Selby Road - Ridge Road, Garforth LS25	Garforth & Swillington	258.334	6300	Green Belt site. The site is large in scale and would result in a significant extension to the east of Garforth. Whilst development would represent a significant incursion into Green Belt, reducing the gap between Garforth and Micklefield, the main road that runs between the two settlements would act as a new strong defensible boundary. The proposed HS2 rail line runs through a portion of the northern section. Significant highways mitigation measures are likely to be required.
20	1237	Land to the north and east of Astley Lane, Swillington,	Garforth & Swillington	6.173	137	Green Belt site to the south of Swillington. Although the site borders an industrial/trading estate, the site is poorly connected with the residential area of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site. Highways concerns re poor accessibility.
21	1244	Land to the North of Garforth Cliffe Park, LS25	Garforth & Swillington	3.481	84	Green Belt site. The site is well related to Garforth and, with site 3110 would round off the settlement if developed. It is flat with no constraints apart from access. Highways concerns re no direct access. Would have to access through adjoining sites.
22	1269	Land between Pit Lane and Roman Road , Micklefield	Kippax & Methley	27.662	621	Green Belt site. Isolated site, unrelated to the existing settlement of Micklefield. Development would set a precedent for unrestricted sprawl and contribute to the coalescence of Garforth and Micklefield. Highways concerns re poor accessibility.
23	1270	Land between Pit Lane and the Cresnet Micklefield	Kippax & Methley	14.785	333	Green Belt site. The site is adjacent to an existing quarry and slopes steeply because of this. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl. Development would be highly visible due to the height and sloping nature of the land.
24	1321	Moorleigh Drive, South of Pondfields Drive, Kippax	Kippax & Methley	0.335	13	Designated as N1A allotment site on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 29, question G10. Development would be set within the middle of the allotment area, so could set a precedent for further pressure to release adjacent land.
25	1357	Ninevah Lane, Allerton Bywater	Kippax & Methley	2.903	65	Green Belt site. The site has strong links with the settlement connected to residential development to the east and the north. The site is well contained on all sides, the trees lining the western boundary create a natural buffer that would prevent further sprawl into the Green Belt.

No. of sites assessed	SHLAA Ref	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
26	1366	Land south of Selby Road, Garforth, LS25 1	Garforth & Swillington	1.056	38	The site is split into three sections, each are brownfield sites located within the settlement. Two sites contain existing residential dwellings and the other is surrounded by houses. These have been submitted as a way to improve access into the larger site to the south (allocated as Protected Area of Search (PAS) site on the existing UDP, not within the Green Belt), which adjoins the site.
27	2032	Lotherton Way, Ash Lane, Garforth	Garforth & Swillington	0.720	23	Within the existing settlement (not Green Belt). Set in an employment area but does have residential properties adjoining the site. Highways concerns regarding the access - Ash Lane is narrow with no footways, private and serves existing industrial uses. Without use of adjacent playing pitches site there is little scope to improve.
28	2040 (Part of site is in East Leeds area)	Temple Point, Bullerthorpe Lane, Colton	Garforth & Swillington / Temple Newsam	2.31	78	Planning permission for residential development granted August 2012. Former employment allocation on the existing UDP. Will become a 'lime green' site when planning permissions are updated.
29	2091	Aberford Road, Garforth, LS25	Garforth & Swillington	1.732	55	Within existing settlement (not Green Belt). Current use as playing pitches though not protected N6 protected playing pitch under the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 29, question G11.
30	2131	Moorgate Kippax	Kippax & Methley	8.857	285	The site is a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is well treed, which could severely limit development opportunities.
31	2132	Selby Road Garforth	Garforth & Swillington	17.996	200	The site is a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The eastern section slopes steeply down towards a disused railway line. The site contains several extended gardens which could make development difficult if in different ownerships. Highways will only support one access into the site and this limits the capacity to a maximum of 200 units.
32	2156	West of Hawks Nest Wood, North of Lotherton Way, Garforth	Garforth & Swillington	36.336	954	Green Belt site. The site is well contained by the motorway to the north, consequently there is little potential for further sprawl into the Green Belt. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access.

No. of sites assessed	SHLAA Ref	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
33	2157A	East of Ridge Road, Micklefield	Kippax & Methley	28.055	631	Green Belt site. Site 2157 has been split into A and B. Site A adjoins Micklefield and is the section of SHLAA site 2157 that has the most potential for development. The site is flat with a long road frontage that runs through the centre. Site A would extend Micklefield to the west and north and would need strong defensible boundaries to prevent further sprawl into the Green Belt gap between Garforth and Micklefield.
34	2157B	East of Ridge Road, Micklefield	Kippax & Methley	105.918	2383	Green Belt site. Site 2157 has been split into A and B. Site B is considered disproportionate to the settlement. It is not well related to the existing settlement and would result in a substantial incursion into Green Belt, out of scale with Micklefield. Development would also significantly reduce the gap between Micklefield & Garforth. The proposed HS2 rail route runs through the northern part of the site.
35	3096	Land adjacent to The Bungalow, (4) Ninevah Lane, Allerton Bywater, Castleford, WF10 2EW	Kippax & Methley / Garforth & Swillington	3.361	76	Green Belt site. The site relates poorly to the existing settlement and extends beyond the tree lined buffer on the western boundary of site 1357 currently in place that acts as a strong defensible boundary. Further encroachment into the Green Belt would impact on the countryside and the existing Site of Ecological and Geological Importance (SEGI) to the south of the site.
36	3100A	Land to rear 23-67 St Aidans Road, Great Preston, Leeds, LS26 8AY	Garforth & Swillington	1.95	70	Site split into A and B. Site A is the western half of the site and is within the Green Belt. Very steep gradient prohibiting development and does not relate well to the existing settlement pattern.
37	3100B	Land to rear 23-67 St Aidans Road, Swillington, Leeds, LS26 8AY	Garforth & Swillington	1.162	36	Site split into A and B. The majority of site B is within the existing settlement area, not Green Belt. A small part of the site to the north is within the existing Green belt. The site is well related to the settlement and no Highways issues raised.
38	3101	Land at junction of Preston Lane/Wood Lane, Great Preston, Leeds, LS26 8AP	Garforth & Swillington	18.9	628	Green Belt site. Large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further sprawl. Development would not relate well to the existing settlement pattern. Site contains mature trees, and public right of way.
39	3102	Park Lane, Kippax, Leeds, LS25 7AP	Kippax & Methley	1.523	48	Green Belt site to the south of Kippax. Sloping site. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl.

No. of sites assessed	SHLAA Ref	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
40	3103	The Hills, Sandgate Lane, Kippax, Leeds, LS25 7	Kippax & Methley	2.137	56	Green Belt site. The site is not connected to the settlement and has no road access. Development alone would represent an island of development unrelated to the existing settlement. Development would only be possible through the neighbouring Protected Area of Search (PAS) site, which is well treed.
41	3104	Sandgate Lane, Kippax, Leeds, LS25 7	Kippax & Methley	5.604	147	Green Belt site. The site has no existing defensible boundary, so development would lead to a high risk of further sprawl. Development would be unrelated to the existing settlement form. Access issues, limited road frontage.
42	3105	Allotment gardens between Sandgate Lane/Gibson Lane, Kippax, LS25 7	Kippax & Methley	2.081	55	The site is designated as N1A allotments on the existing UDP and is in current allotment use. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 29, question G12.
43	3106	Land adjacent to Selby Road, between junction with M1 and junction with Wakefield Road, Garforth	Garforth & Swillington	72.997	1916	Green Belt site. The site relates poorly to Garforth and would result in a significant isolated finger of development encroaching into the Green Belt to the west of Garforth, eroding the gap between Garforth and East Leeds. Preventing the coalescence of settlements is one of the purposes of Green Belts. The site has no existing defensible boundaries. The western part of site is affected by the proposed HS2 rail route.
44	3107	Lines Way(Path), Selby Road, Garforth, Leeds, LS25 1LW	Garforth & Swillington	2.197	58	Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. A large portion of the site is covered with dense trees.
45	3108	Lines Way(Path), Selby Road, Garforth, Leeds, LS25 1LW	Garforth & Swillington	0.566	18	Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. It is also covered with dense trees.
46	3109A	Land south of Selby Road, Kippax, Leeds, LS25 2	Kippax & Methley	11.311	140	Green Belt site. The original site has been split. Development of site A would not result in the coalescence of Garforth and Kippax and is therefore more acceptable in Green Belt terms. However, whilst the site is contained on the west and eastern boundaries, there could be further pressure for release of land to the north and south should the site be released. Highways have concerns over access and capacity should be limited to a maximum of 140 units on the site.



No. of sites assessed	SHLAA Ref	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
47	3109B	Land south of Selby Road, Kippax, Leeds, LS25 2	Kippax & Methley / Garforth & Swillington	65.567	1721	Green Belt site. The original site has been split. Site B is the largest part of the site and currently serves an important Green Belt function in separating Garforth and Kippax. Any coalescence of the settlements would be contrary to Green Belt policy, prevention of coalescence being one of the purposes of Green Belts.
48	3109C	Land south of Selby Road, Kippax, Leeds, LS25 2	Kippax & Methley	9.031	200	Green Belt site. The original site has been split. Site C is more suitable in Green Belt terms than B as it would not result in the coalescence of Garforth and Kippax. There is existing development to the west and south so development here would be better related to the existing settlement pattern. Highways would only support a maximum of 200 units.
49	3110	Land west of Green Lane, Garforth, Leeds, LS25 2	Garforth & Swillington	5.488	144	Green Belt site. The site is relatively well related to Garforth and, with site 1244 would round off the settlement if developed. It is flat with no constraints apart from access. Highways concerns re no direct access. Would have to access through adjoining sites. Highway concerns re accessibility and poor access options for such a large site.
50	3112	Fairview Farm, Wakefield Road, Garforth, Leeds, LS25 1AS	Garforth & Swillington	9.266	243	Green Belt site. By itself the site would not relate well to the existing settlement form, but along with sites 1100 and 1044 could form a logical extension to the northwest of Garforth. There are no constraints on the site that would prevent development as the site is flat with a long road frontage.
51	3113	Land to rear of Barrowby Lodge, Barrowby Lane, Garforth, Leeds, LS25 1NF	Garforth & Swillington	0.571	18	Green Belt site. The site is small and by itself is not well related to the existing settlement. However, if it is brought forward with SHLAA site 1044 it has some potential for residential development. The proposed HS2 rail line runs to the north of the site. Highways concerns re access and accessibility.
52	3115	Land at New Hold, Garforth, Leeds, LS25 2HH	Garforth & Swillington	2.576	68	Green Belt site. Site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries. The proposed HS2 rail line runs to the north of the site.



No. of sites assessed	SHLAA Ref	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
53	3116	Land adjacent to Micklefield C of E Primary School, Great North Road, Micklefield, LS25 4AG	Kippax & Methley	5.660	127	Green Belt site. Adjacent to school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie. To see if site required for school expansion). Highways concerns re access - no linkage to adopted highway.
54	3117	Land south of Selby Road, Garforth, Leeds, LS25 1LF	Garforth & Swillington	1.285	40	Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the exiting settlement. There is no road frontage to the site for access. A large portion of the site is covered with dense trees.
55	3321	Berry Lane/Preston Lane, Great Preston, Leeds, LS26 8AU	Garforth & Swillington	3.233	84	Green Belt site. The site is set in the centre of Great Preston and has strong links to the settlement, bordered on three sites by housing. However, given the location so close to Allerton Bywater development would reduce the separation between the two settlements with potential for coalescence.
56	3450	Land to North of Station Road, Kippax / Great Preston	Kippax & Methley / Garforth & Swillington	12.426	326	Green Belt site. Development of the site would lead to further merging of Kippax and Great Preston.
57	3463	North of Brigshaw High School, Allerton Bywater	Kippax & Methley	4.764	125	Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. As there is only a small existing gap separating the settlements, it's retention is considered important.
58	4083	Grange Court, Garforth	Garforth & Swillington	0.3638	14	Brownfield site within the existing settlement. Originally an aged persons home. It is situated within a residential area and residential development would be acceptable in principle.

**CALL FOR SITES:**

59	CFSM021	Land Off Wakefield Road, Garforth	Garforth & Swillington	21.809 4769	550+	Mixed use submission for housing & one unit of retail. Already considered as SHLAA site 1044 - see 1044 above, and potential for retail expansion of Garforth town centre.
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No. of sites assessed	SHLAA Ref	Site Address	Ward	Site Area (ha.)	Site Capacity	Summary Reason for Colour Coding
60	<b>CFSM028</b>	Land North of Garforth, Leeds	Garforth & Swillington/Harewood	45.996 2509	Not Specified	Mixed use submission for housing, industrial and office development. Housing most suitable use. Already in SHLAA as site 2156, apart from eastern section.

9.3.6 Para 9.3.2 identifies that in this area we need to allocate sites to accommodate 3534 residential units. From table 9.3.3 above, the total capacity from green sites alone is 1121. The total capacity from amber sites is 11400. The total from both green and amber is 12521 which is over and above the 3534 we are seeking, so not all green and amber sites will eventually need to be allocated. This is substantially over the target of 3534, but this is primarily due to the fact that a couple of very large sites are within this area. 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.**

## 9.4.0 OUTER SOUTH EAST EMPLOYMENT ISSUES AND OPTIONS:

See Plan 9.4 Employment

9.4.1 The employment sites in Outer South East have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development 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 9.4. These sites will count towards the employment requirement.

In Outer South East these sites are:

**Table 9.4.1: Office based development**  
'Lime Green' sites for office development.

Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Reason for retention
<b>Lime Green</b>				
3306161	Residual Site Station Road Allerton Bywater WF10	1.48	5550	Current site with planning permission for employment purposes
3306260	Former Colliery Offices Site Park Lane Allerton Bywater WF10	1.81	1400	It is part of the application for the Millenium Village and has a proposed employment use.
<b>TOTAL</b>		<b>3.29</b>	<b>6950</b>	

**Table 9.4.2: Industrial & Warehousing**  
'Lime Green' sites for industrial and warehousing development.

Site Ref	Address	Site area (ha)	Reason for retention
<b>Lime Green</b>			
3305013	Exstg Works At Proctors Site New Hold Garforth	0.21	Current site with planning permission for employment purposes
3303689	New Hold Est Garforth Plot 9	0.16	Current site with planning permission for employment purposes
3306223	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	7.25	Retain as per conclusion for Site 3306220. Large site subdivided following grant of RMs (08/06887/RM). This element is the warehouse.
3303683	New Hold Est Garforth Plot 3-5	0.59	The site is suitable for industry/warehousing (subject to off-site drainage and suitable access arrangements).
3305010	Proctors Site New Hold Garforth	1.11	It is partly developed for employment use and owned by an employment development agency. Also, neighbouring uses are employment.
3305014	Ash Lane Procter Bros Site	0.44	Current site with planning permission for employment purposes
3305674	Unit3 Peckfield Business Park Micklefield	1.55	Consent 09/01782/FU for depot; expires 18/8/2012.
3305670	Peckfield Business Park Micklefield	8.23	Current site with planning permission for employment purposes
3306220	Ph2 Hawks Park North Newhold Aberford Road Garforth	16.60	Site subdivided following RMs 08/06887/RM. This is Ph 2. It has employment planning permission.
<b>TOTAL</b>		<b>36.14</b>	

9.4.2 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 was 1 'call for sites' for employment , or mixed use

including employment submitted in Outer South East. 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:

- |              |                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Green</b> | ‘To assess’ sites which have the greatest potential to be allocated for employment.                                                                                         |
| <b>Amber</b> | ‘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. |
| <b>Red</b>   | ‘Remove’ sites from the Employment Land Review and ‘To assess’ sites which are not considered suitable for allocation for employment.                                       |

Table 9.4.3 below shows the colour coding and reasons for the sites being within the relevant categories. The sites are shown on Plan 9.4 Employment.

**Table 9.4.3 SITES ASSESSED FOR POTENTIAL EMPLOYMENT ALLOCATIONS IN OUTER SOUTH EAST**

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
<b>Offices</b>							
<b>Green</b>							
None							
<b>Amber</b>							
	3306221	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	3.88	9290	ELR		Site suitable for employment uses however it is not known at this stage whether the site may be needed for the HS2 programme.
	3306222	Ph1b Offices Hawks Park North Newhold Aberford Road Garforth	0.32	1860	ELR		Site suitable for employment uses however it is not known at this stage whether the site may be needed for the HS2 programme.
<b>Red</b>							
	3203170	Residual Land At Temple Point Bullerthorpe Lane LS15	2.61	9788	Site assessment	Remove	UDP Policy E18 allocation with no planning permission at 31/3/2010.
	CFSE002	Leadston Estate - Land at Newton Lane, Allerton Bywater	9.27	92769	Site assessment	Remove	Site not suitable for employment or residential uses as remote location adjacent to Leadston village out of centre.
<b>Industry</b>							
<b>Green</b>							
None							
<b>Amber</b>							
	3303691	New Hold Est Garforth Plot 17	0.33		Planning status		Site suitable for employment uses however it is not known at this stage whether the site may be needed for the HS2 programme.
<b>Red</b>							
	3305200	Lotherton Way & Ash Lane Garforth	0.82		ELR	Remove	Highway constraints and drainage issues
	3305370	Aberford Road Garforth	1.90		ELR	Remove	Highway constraints and drainage issues
<b>Mixed Use</b>							
<b>Green</b>							
	CFSM028	Land North of Garforth, Leeds	46.00		Site assessment	Industry	Employment for industry and other uses on site may be acceptable subject to assessment.

Colour code	Site Ref	Address	Site area (ha)	Total floorspace (sq m)	Assessment type	Conclusion	Reason for colour coding
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#### 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.**

## 9.5.0 OUTER SOUTH EAST GREENSPACE ISSUES AND OPTIONS:

9.5.1 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 Outer South East Housing Market Characteristic Area (Plan 9.5A) and 2) the categories or types of greenspace (Plan 9.5B). 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 9.5A. Sites proposed to be deleted will be considered in the context of the surpluses and deficiencies identified in each particular area.

9.5.2 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 9.5B for completeness.

### 9.5.3 Quantity

The table overleaf sets out the amount of surplus land or the deficiency in provision for each greenspace type:

**Table 9.5.1 Surpluses and deficiencies in different types of greenspace in Outer South East**

	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
Garforth & Swillington	Deficiency (0.52ha)	Surplus (1.15ha)	Deficiency (0.16ha)	Deficiency (8 facilities)	Surplus (0.77ha)	Surplus (8.22ha)
Kippax & Methley	Deficiency (0.68ha)	Deficiency (1.13ha)	Deficiency (0.24ha)	Surplus (18 facilities)	Surplus (0.77ha)	Surplus (13.65)
Average	Deficiency (0.847ha)	Surplus (1.14ha)	Deficiency (0.202ha)	Surplus (26.8 facilities)	Surplus (0.575ha)	Surplus (11.02ha)

9.5.4 Overall the Outer South East area is well provided for in terms of certain types of greenspace, though deficient in others. Both wards have surplus allotments and a significant over provision of natural greenspace against the standards. Although both wards score poorly in terms of quantity of parks and gardens and amenity greenspace. Kippax and Methley is also deficient in outdoor sports facilities whilst Garforth and Swillington is deficient in children and young people's equipped play facilities. 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. The background paper provides an analysis of greenspace provision in the 2 wards of Garforth & Swillington and Kippax and Methley.

9.5.5 There is a need to provide certain specific types of greenspace across both wards. This could be achieved by laying out some of the surplus areas of alternative greenspace types e.g. lay out some of the surplus natural greenspace to parks and gardens, outdoor sport or amenity where deficient. 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.

9.5.6 A number of greenspace sites have been suggested for housing. The following questions (pages 28 and 29) 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.

#### 9.5.7 Quality

Across the Outer South East area, the majority of sites (94 out of 103) are below the required quality standard of 7, which indicates an issue of substandard greenspace provision across all typologies in the area. The quality of allotments, amenity space and natural greenspace areas are particularly poor.

### **9.5.8 Accessibility**

Most of the built up area has acceptable access to all types of greenspace.

## **QUESTIONS ABOUT GREENSPACE PROVISION IN OUTER SOUTH EAST**

### **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 Outer South East**

- G8 The existing UDP N1 greenspace designation at Kennet Lane, Garforth and the open space to the north identified as natural greenspace in the Open Space Audit, has been put forward as a possible housing site (SHLAA ref 1004, see page 9). Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?**
- G9 Part of the existing UDP N5 (proposed greenspace) designation at land to the east of Brigshaw Lane, Kippax has been put forward as a possible housing site (SHLAA ref 1175A, see page 11). It was not identified as in a greenspace use in the Open Space Audit therefore it is proposed to amend the boundary of the allocation to exclude this land. Do you agree this land could be developed for housing rather than being left as a possible future greenspace opportunity?**

- G10** Part of the existing UDP N1a (allotments) allocation at Moorleigh Drive, Kippax has been put forward as a possible housing site (SHLAA ref 1321, see page 12). Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?
- G11** Land identified for outdoor sport in the Open Space Audit at Aberford Road, Garforth has been put forward as a possible housing site (SHLAA ref 2091 (see page 13). Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?
- G12** Part of the existing UDP N1a (allotments) allocation and additional land identified as allotments in the Open Space Audit at Sandgate Lane, Kippax has been put forward as a possible housing site (SHLAA ref 3105, see page 15). Do you think this land 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
N5 (proposed open space)	3/28x	Great North Road, Micklefield	Proposed site still in an agricultural rather than a greenspace use.
N5 (proposed open space)	3/22X	Allerton Bywater Sports Ground, Station Road, Allerton Bywater	Partly rough ground. Proposed greenspace not delivered.