



Leeds
CITY COUNCIL

Site Allocations Plan as amended 2024

Section 3: Proposals For The 11
Housing Market Characteristic Areas
3.East

Leeds Local Plan
Development Plan Document
Adopted July 2019
Amendments Adopted
17th January 2024



SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

3. EAST LEEDS

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

Overall, the socio-economic profile shows that of working households in East Leeds 38% earn less than £20000 p.a. whilst 6% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 3% in 2014 (claimants of working population). A number of Neighbourhood Plans are also being prepared within this area.

RETAIL PROPOSALS FOR EAST

- 3.3.1 The main retail centres within East are the Town Centres of Cross Gates and Halton.
- 3.3.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. The Council is not allocating sites for retail in these centres but has made boundary changes which may provide scope to accommodate additional retailing. The survey of uses has been used to determine the Primary Shopping Area and frontages (primary and secondary).
- 3.3.3 For policies and guidance referring centre boundaries, Primary Shopping Areas and proposals within protected shopping frontages, please refer to Section 2 of this document. These policies must also be read in conjunction with the Retail and Town Centres section of the Core Strategy.

HOUSING PROPOSALS FOR EAST LEEDS

3.3.4 See Section 2, paragraphs 2.26 – 2.72 for the Housing overview which explains the context for the housing allocations in this area.

3.3.5 **Total housing target for East Leeds** (set out in the Core Strategy) = 5,417 units (17% of District wide total).

3.3.6 **Total number of dwellings/capacities to be allocated:**

The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 859 new homes completed in East between 1 April 2012 and 2017 with 4,487 dwellings remaining on identified and allocated sites. A further 240 dwellings have been approved on large windfall sites, which provides a total of 4,727 dwellings. Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.

POLICY HG1: IDENTIFIED HOUSING SITES

THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:

- 1) SITES THAT HAVE EXISTING PLANNING PERMISSION; AND
- 2) EXPIRED PLANNING PERMISSIONS FOR HOUSING OR MIXED USE INCLUDING HOUSING THAT ARE STILL DEEMED TO BE APPROPRIATE FOR HOUSING DELIVERY; AND
- 3) ARE ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN.

THESE CATEGORIES OF IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY POLICY SP7.

THE UDP SITES ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA, WHERE APPLICABLE.

IN EAST LEEDS THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity
HG1-284	H3-2A.3 H3-A:33*	Red Hall Lane LS17	300
HG1-287	H3-2A.2	York Road - Grime's Dyke LS14	369
HG1-288*	H3-A.33	East Leeds Extension	3,771
HG1-296	H3-2A.4	Seacroft Hospital (rear of)	720
MX1-25	E4:6	Land bounded by Park Approach, and Barrowby Lane off Manston Lane, Manston, Leeds	300
Identified housing total:			5,460

* A small part of the site is affected by flood risk. A sequential approach should be taken to the layout of the site so that no housing or other more vulnerable development is located in the zone 3 high flood risk part of the site.

A LIST OF SITES WITH PLANNING PERMISSION/EXPIRED PLANNING PERMISSION CURRENTLY INCLUDED IN THIS CATEGORY ARE LISTED IN ANNEX 1.

3.3.7 In East, identified, allocated and large windfall sites have a total capacity of 4,727 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -690 against the Core Strategy target for the HMCA.

POLICY HG2: HOUSING ALLOCATIONS

- 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.
- 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED.

IN EAST LEEDS THE SITES ALLOCATED FOR HOUSING ARE:

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-104	York Road/Selby Road	0.9	12	Brownfield
HG2-120	Manston Lane – former Vickers Tank Factory Site, Cross Gates	21.5	450	Brownfield
HG2-121	Killingbeck Bridge – Wykebridge Depot, Killingbeck	0.6	23	Brownfield
HG2-122	Cartmell Drive, Halton Moor	5.7	170	Greenfield
HG2-210	St Gregory’s Primary School, Stanks Gardens, Swarcliffe	1.8	33	Mix 50:50
Housing Allocation Total			688	

3.3.8 Sites allocated for housing in East Leeds have a total capacity of 688.

Site Specific Requirements For Sites Allocated For Housing In East

3.3.9 The Site Allocations Plan housing allocations mean that should a planning application for housing on an allocated site be submitted to the Council, it is acceptable in principle by virtue of it being allocated for that use in the Local Plan. However, each planning application is judged on its individual merits and where there are specific requirements that will need to be applied, these are listed against each site below. Some planning requirements apply equally to all sites and so are not detailed for each site specifically. See Section 2, paragraphs 2.42 – 2.53 for generic technical considerations and existing planning policy.

Site Reference: HG2-104 (4123)

Site Address: York Road / Selby Road

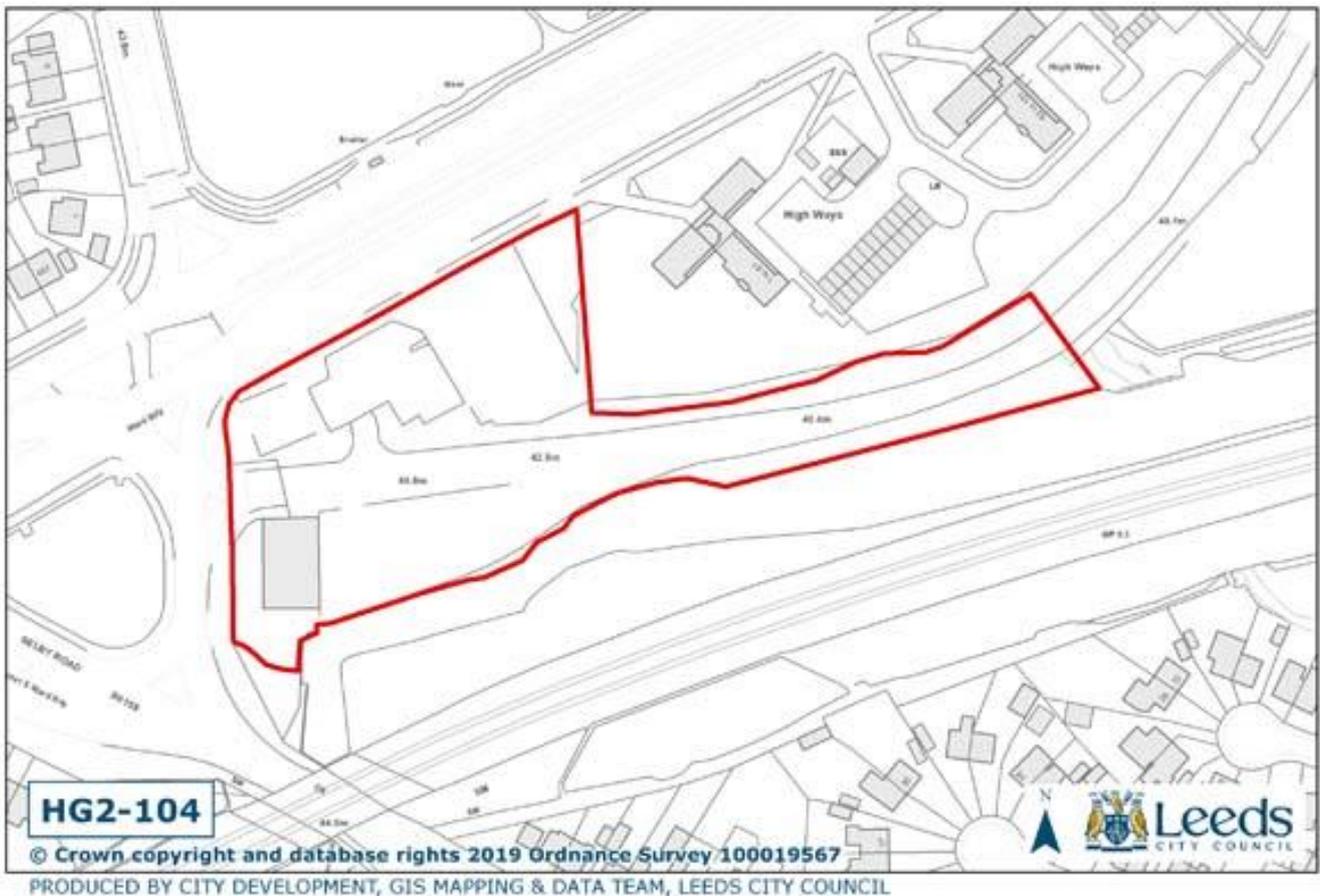
Housing allocation

Site Capacity: 32 units (12 in East Leeds)

Site Area: 0.9 hectares

Ward: Killingbeck and Seacroft

HMCA: East Leeds, Inner Area



No site specific requirements

Site Reference: HG2-120 (1297)

Site Address: Manston Lane - former Vickers Tank Factory Site, Cross Gates

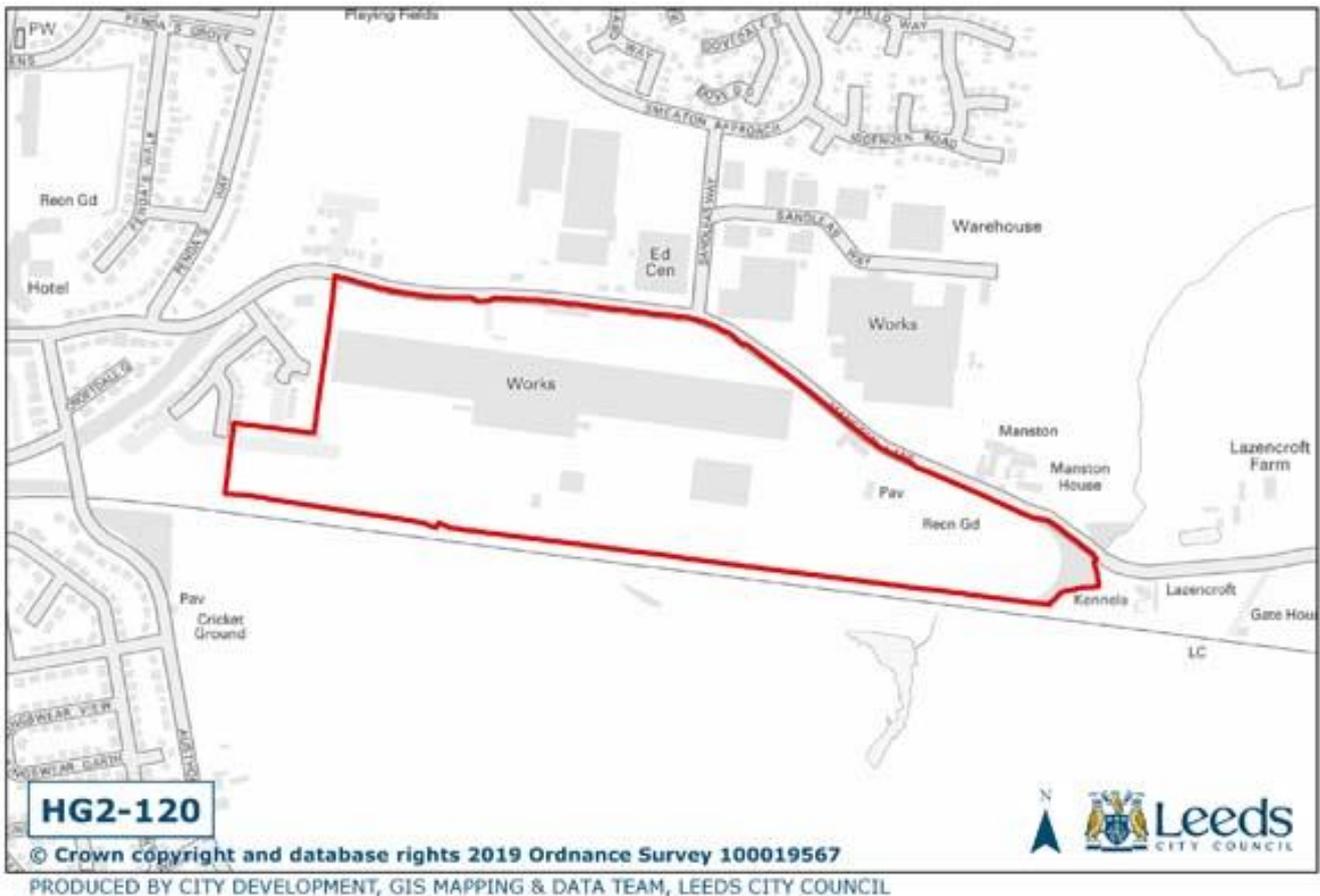
Housing allocation

Site Capacity: 450 units

Site Area: 21.49 hectares

Ward: Cross Gates and Whinmoor

HMCA: East Leeds



Site Requirements - HG2-120:

- **Highway Access to Site:**

The site access will require a right turn ghost island arrangement that will involve widening of the highway into the site.

- **Local Highway Network:**

This site should not be brought forward until completion of Manston Lane Link Road (MLLR). The site will have a direct impact upon Manston Lane Link Road (MLLR) and M1 jn 46 and mitigating measures will be required. This may take the form of a contribution towards the cost of future works on MLLR, in line with the proposals for East Leeds Orbital Road, together with a contribution to works at Jn 46 in line with the requirements of Highways England.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) adjacent to the railway line on the southern boundary.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

Site Reference: HG2-121 (267)

Site Address: Killingbeck Bridge - Wykebridge Depot, Killingbeck

Housing allocation

Site Capacity: 23 units

Site Area: 0.64 hectares

Ward: Killingbeck and Seacroft

HMCA: East Leeds



No site specific requirements

Site Reference: HG2-122 (2144B)

Site Address: Cartmell Drive, Halton Moor

Housing allocation

Site Capacity: 170 units

Site Area: 5.66 hectares

Ward: Temple Newsam

HMCA: East Leeds



Site Requirements - HG2-122:

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) along the south boundary.

- **Registered Parks and Gardens:**

Historic Park and Garden: The site lies close to the boundary of the grade II Registered Historic Park and Garden at Temple Newsam. Any development will be required to safeguard the elements which contribute to the significance of this designed landscape.

Site Reference: HG2-210 (5329)

Site Address: St Gregory's Primary School, Stanks Gardens, Swarcliffe

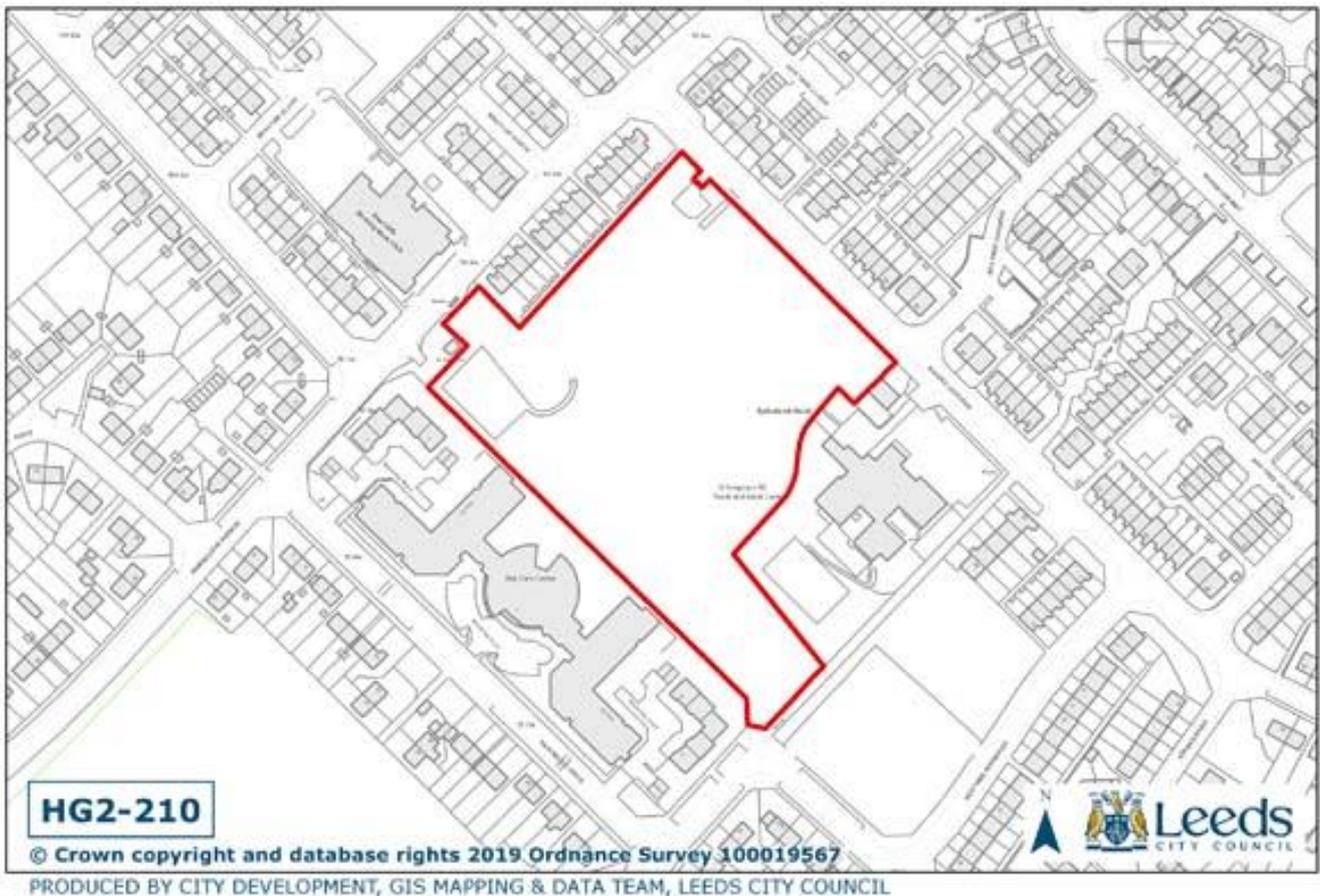
Housing allocation

Site Capacity: 33 units

Site Area: 1.83 hectares

Ward: Cross Gates and Whinmoor

HMCA: East Leeds



Site Requirements - HG2-210:

- **Greenspace:**

Half of site to be reserved for Greenspace.

Safeguarded Land

3.3.10 Section 2, paragraph 2.58 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028. There are no safeguarded land designations in the East HMCA.

Sites for Older Persons Housing/Independent Living

3.3.11 Policy HG4 identifies sites within 400m walking distance of a Local Centre as being suitable for older persons housing/independent living. There are no such sites in the East HMCA.

Sites reserved for Future School Use

3.3.12 Section 2 paragraph 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In East HMCA there are two sites where part of the site is to be retained for a school. These sites are:

- **HG1-288 East Leeds Extension**
- **HG1-296 Seacroft Hospital (rear of)**

Sites for Gypsies and Travellers

3.3.13 Section 2, paragraphs 2.64 to 2.71 explains the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in East.

Sites for Travelling Showpeople

3.3.14 Paragraph 2.72 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in East.

EMPLOYMENT PROPOSALS FOR EAST LEEDS

Offices

3.3.15 The sites in East Leeds have been assessed to determine their total contribution towards an overall district requirement of 1,000,000 sqm office based development. Sites which either have planning permission for office use (as at 1.4.16) and/or were allocated for employment including office in the Unitary Development Plan and are to be retained as such count towards the employment requirement. Part of East Leeds HMCA overlaps with part of the Aire Valley Leeds Area Action Plan which has its own office allocations. These total 47,059sqm in identified sites and 0 sqm in proposed allocations.

POLICY EO1: IDENTIFIED SITES FOR OFFICE USE

THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:

- 1) SITES THAT HAVE EXISTING PLANNING PERMISSION, AND**
- 2) EXPIRED PLANNING PERMISIONS FOR OFFICE THAT ARE STILL DEEMED TO BE APPROPRIATE FOR OFFICE DELIVERY; AND**
- 3) ARE ALLOCATED FOR USES INCLUDING OFFICE IN THE UNITARY DEVELOPMENT PLAN,**

THESE CATEGORIES OF IDENTIFIED OFFICE SITES CONTRIBUTE TO THE TARGET FOR OFFICE USE SET OUT IN CORE STRATEGY POLICY SP9.

THE UDP SITES ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.

IN EAST LEEDS THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
MX1-25	E4:6	Land bounded by Park Approach and Barrowby Lane off Manston Lane, Manston, Leeds	34.7	83,615
EO1-14	E4:6	Plot 4500 Century Way, Thorpe Park, LS15	2	6,310
EO1-15	E4:6	Plot 4400 Park Approach, Thorpe Park, LS15	0.9	360
EO1-16	E4:6	Plot 3175 Century Way, Thorpe Park, LS15	0.6	3,000
Identified office employment total (sqm):				93,285

A LIST OF SITES WITH PLANNING PERMISSION / EXPIRED PLANNING PERMISSION CURRENTLY INCLUDED IN THIS CATEGORY ARE LISTED IN ANNEX 2.

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

General Employment

3.3.17 The sites in East Leeds have been assessed to determine their total contribution towards an overall district requirement of 493 hectares of industrial and warehousing land. Sites which either have planning permission for general employment uses as at 1.4.16 and/or were allocated for general employment in the Unitary Development Plan and are to be retained as such count towards the employment requirement.

These are Identified General Employment Sites. Part of East Leeds HMCA overlaps with part of the Aire Valley Leeds Area Action Plan which has its own general employment allocations. These total 176.35 ha in identified sites and 10.04 ha in proposed allocations.

POLICY EG1: IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE

THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:

- 1) SITES THAT HAVE EXISTING PLANNING PERMISSION, AND**
- 2) EXPIRED PLANNING PERMISONS FOR USES INCLUDING GENERAL EMPLOYMENT THAT ARE STILL DEEMED TO BE APPROPRIATE FOR GENERAL EMPLOYMENT DELIVERY; AND**
- 3) ARE ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT IN THE UNITARY DEVELOPMENT PLAN,**

THESE CATEGORIES OF IDENTIFIED GENERAL EMPLOYMENT SITES CONTRIBUTE TO THE TARGET FOR GENERAL EMPLOYMENT USE SET OUT IN CORE STRATEGY POLICY SP9.

THE UDP SITES ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.

IN EAST LEEDS THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-32	E3A-6	Coal Road, Seacroft, LS 14	3.7	3.65
EG1-34	E4:7	Land off Bullerthorpe Lane, LS15	0.1	0.06
Identified general employment total:				3.71

A LIST OF SITES WITH PLANNING PERMISSION / EXPIRED PLANNING PERMISSION CURRENTLY INCLUDED IN THIS CATEGORY ARE LISTED IN ANNEX 3.

POLICY EG2: GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE

1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY POLICY SP9.

2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN SECTION 3.

THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP. IN EAST THESE ALLOCATIONS ARE:

Plan Ref	Address	Area ha	Capacity (ha)
EG2-37	Barrowby Lane, Manston LS15	21.2	21.2
EG2-27	Manston Road, Leeds, LS15 8SX	3.4	3.43
Allocated for general employment total (ha):			24.63

Site Requirements - EG2-27:

- **Local Highway Network:**

This site should not be brought forward until completion of Manston Lane Link Road (MLLR). The site will have a direct impact upon MLLR and M1 Jn 46 and mitigating measures will be required. This may take the form of a contribution towards to the cost of future works on MLLR, in line with the proposals for East Leeds Orbital Road, together with a contribution to works at Jn 46 in line with the requirements of Highways England.

Site Reference: EG2-37 (2086)

Site Address: Barrowby Lane, Manston LS15

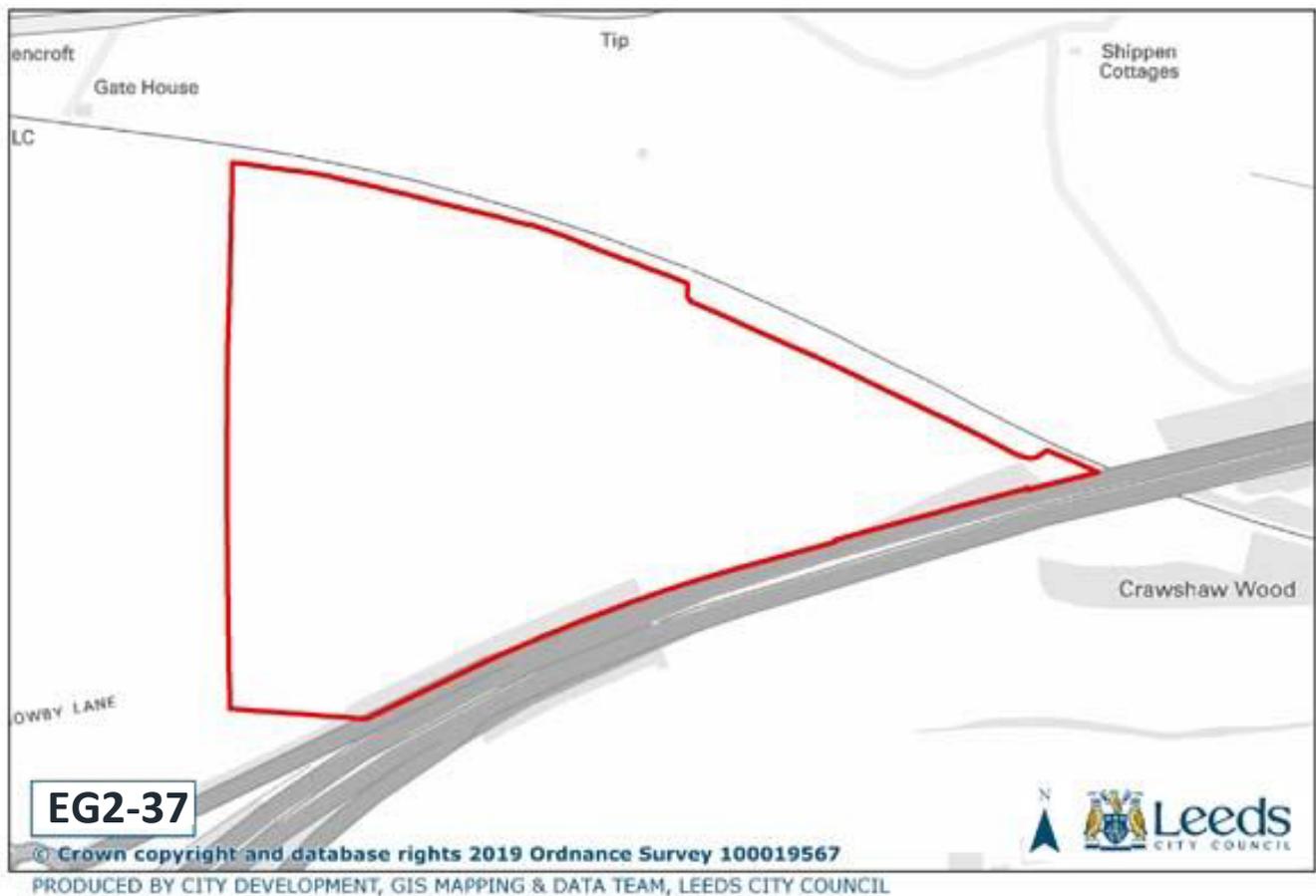
General employment allocation

Site Capacity: 21.2 hectares

Site Area: 21.2 hectares

Ward: Temple Newsam

HMCA: East Leeds



Site Requirements - EG2-37 - Barrowby Lane, Manston LS15

- **Highway Access to Site:**

A suitable vehicular access is required from the Manston Lane Link Road and safe pedestrian/cycle infrastructure will be required to connect the site with the wider network and Thorpe Park.

- **Local Highway Network:**

The site will have a direct impact upon Manston Lane Link Road (MLLR) and M1 Jn 46 and mitigating measures will be required. This may take the form of a contribution towards to the cost of future works on MLLR, in line with the proposals for East Leeds Orbital Road, together with a contribution to works at Jn 46 in line with the requirements of Highways England.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Scheduled Ancient Monuments (I & II):**

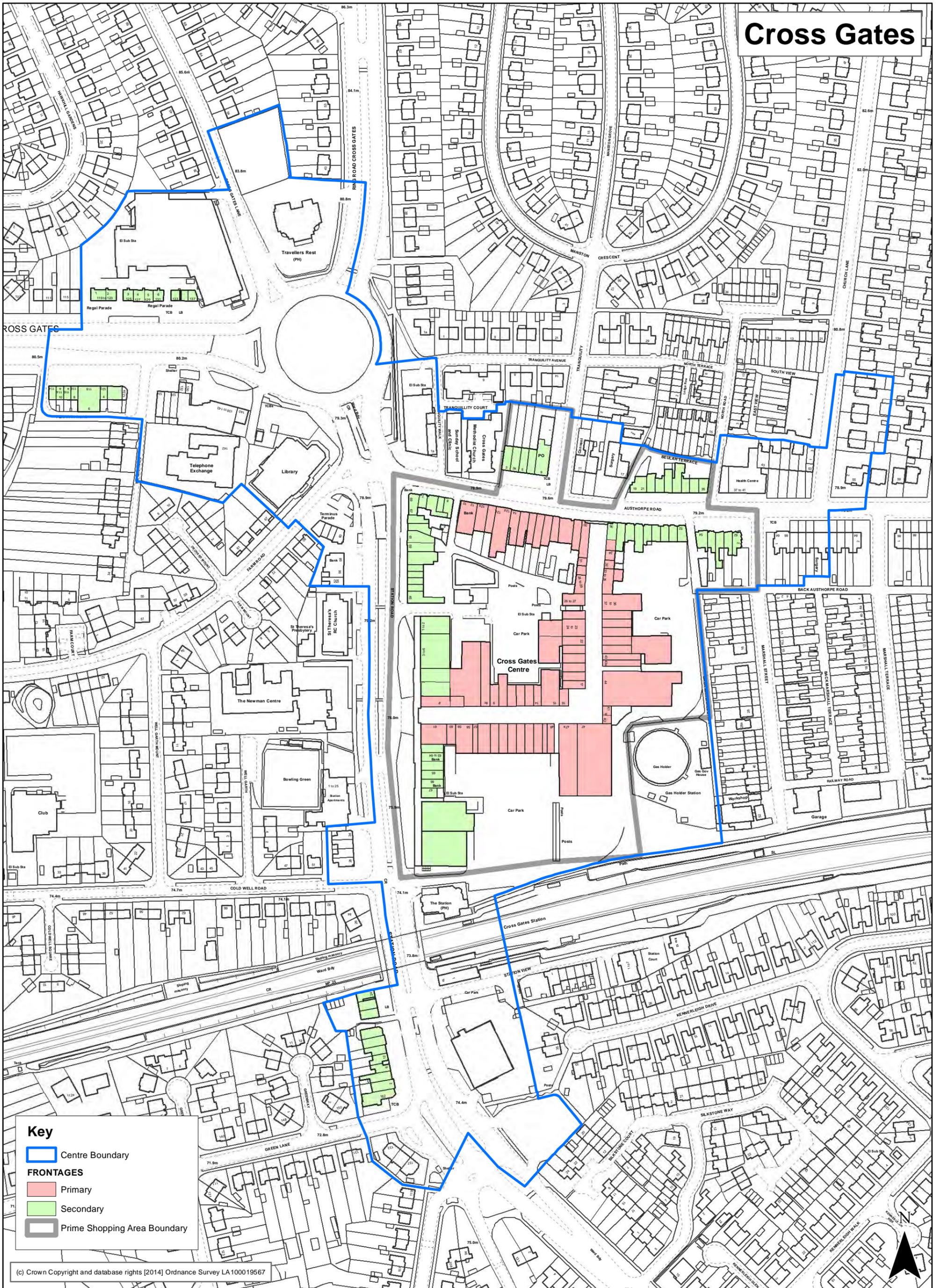
This area lies close to the site of the former World War I National Filling Factory at Barnbow. This is a Scheduled Monument. Any development should safeguard those elements which contribute to the significance of this area.

GREEN SPACE PROPOSALS FOR EAST

- 3.3.19 The Plan shows the green space sites proposed for designation within the East HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the Open Space, Sport and Recreation Assessment (OSSRA July 2011). Existing green space located within housing or employment allocations is not identified for designation however green space provision within any housing proposal will be addressed through the planning application process and the application of Policy G4 (New Green Space Provision) of the Core Strategy. The provision of green space is also a site requirement in some cases in the housing section. Any UDP green space sites that are not shown are proposed for deletion mainly because they are no longer in an open space use or are below the 0.2ha threshold. Surpluses and deficiencies by typology for the wards that fall completely or partially within the East HMCA will be updated and monitored by the Council.
- 3.3.20 The Temple Newsam Estate (336.6ha) lies within the East HMCA and provides many opportunities for a wide range of recreation including formal gardens, lakes, parkland, children's play area, home farm and the historic house. It is one of the key parks and gardens within Leeds and draws visitors from the Leeds area and beyond. Adjacent to the park are the two Temple Newsam municipal golf courses (140.5ha) - the Lord Irwin and Lady Dorothy courses. The area also contains part of Leventhorpe Lagoon and Ings (21ha)(part in Outer South East HMCA) and Halton Dene – Primrose Valley (34.5ha). Many of the other smaller green spaces are interspersed within the housing estates of Swarcliffe, Whinmoor, Manston, Whitkirk and Colton and provide local access to a variety of open spaces e.g. Manston Park (5.3ha) and Penda's Field Disused Railway Path (4.3ha).

East Leeds Retail and Site Allocations Plans

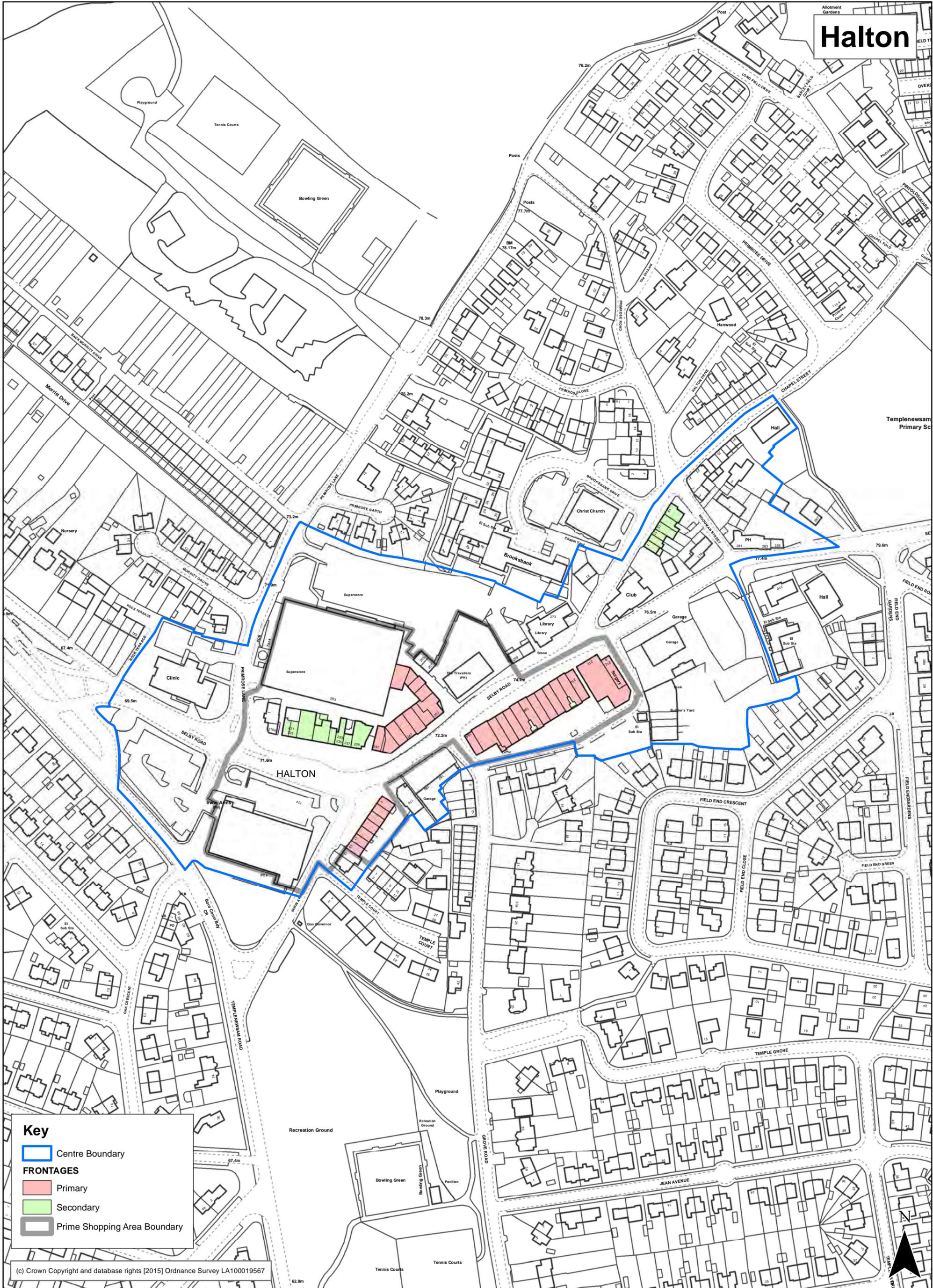
Cross Gates



Key

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

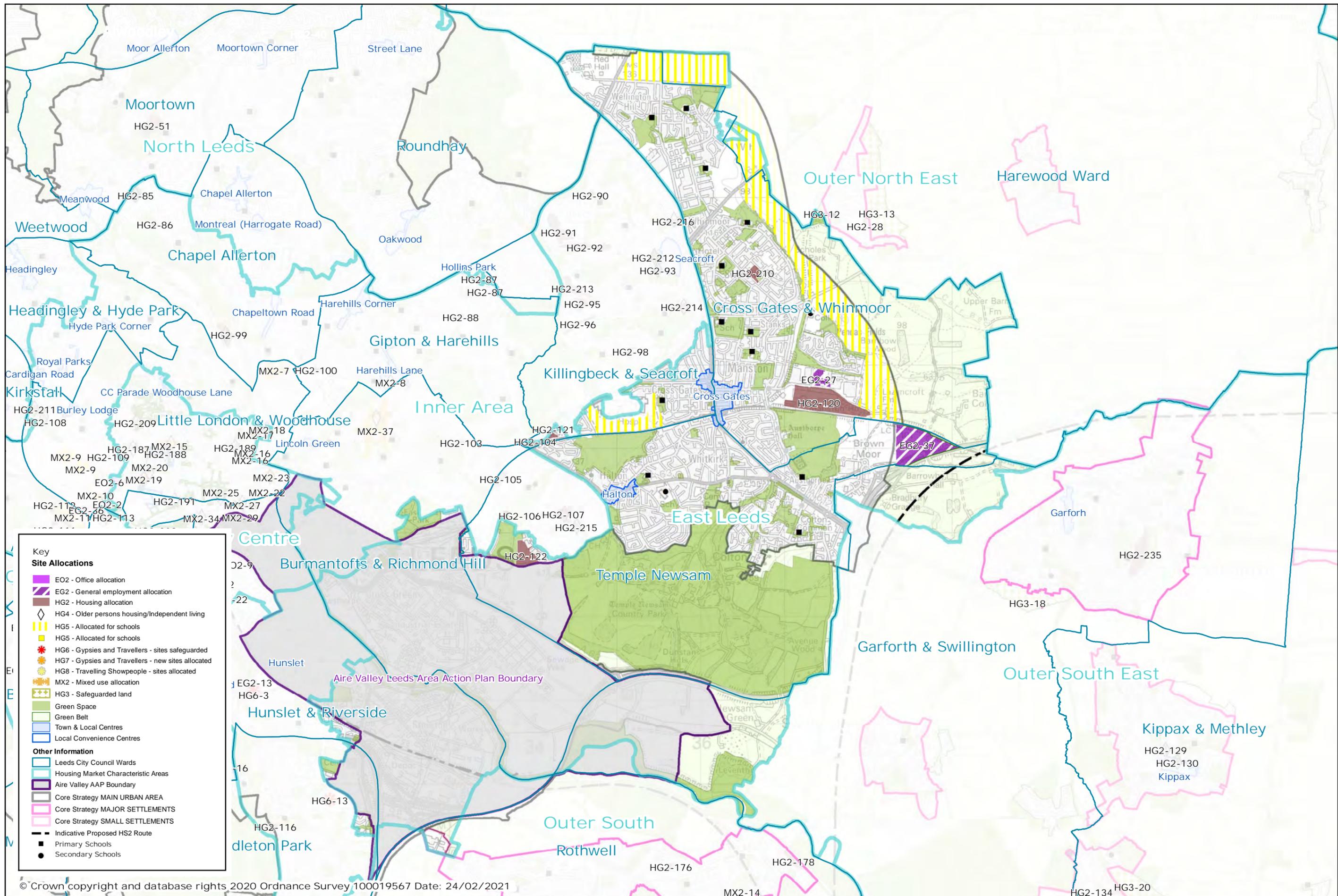
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Key

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

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HMCA AREA
East Leeds



ANNEX 1 – IDENTIFIED HOUSING (HG1) SITES WITH PLANNING PERMISSION/EXPIRED PLANNING PERMISSION

EAST

Plan Ref	Address	Capacity
HG1-278	Pepper Road LS10	2
HG1-285	Red Hall Lane - Strikes LS17	20
HG1-286	Naburn Approach, LS14	4
HG1-289	Farndale View (PFI K) LS14	10
HG1-290	Swarcliffe Avenue - PFI E LS14	25
HG1-291	Whinmoor Way - PFI C LS14	116
HG1-292	Ash Tree Grove, (PFI F) LS14	13
HG1-293	Mill Green Garth - PFI L1 LS14	5
HG1-294	Squinting Cat, Swarcliffe Avenue	18
HG1-295	Elmete Towers - PFI Q LS14	30
HG1-297	Manston Lane - Radial Park (Ph 1)	148
HG1-298	Manston Lane	192
HG1-300	Land At Brooksbank Drive, Halton	6
HG1-301	Land rear of 22 Barrowby Lane, Austhorpe, Leeds	14
HG1-302	Barrowby Lane (30-34), Austhorpe, LS15 8QE	11
HG1-303	Cartmell Drive, Halton Moor	31
HG1-311	Bullerthorpe Lane (Temple Point), Colton	17
	Total	662

ANNEX 2 – IDENTIFIED OFFICE (EO1) SITES WITH PLANNING PERMISSION/EXPIRED PLANNING PERMISSION

EAST

Plan Ref	Address	Area ha	Capacity sqm
No Sites			

ANNEX 3 – IDENTIFIED GENERAL EMPLOYMENT (EG1) SITES WITH PLANNING PERMISSION/EXPIRED PLANNING PERMISSION

EAST

Plan Ref	Address	Area ha	Capacity (ha)
No Sites			

For more information, please contact:

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Site Allocations Plan

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