



Leeds
CITY COUNCIL

Site Allocations Plan as amended 2024

Section 3: Proposals For The 11
Housing Market Characteristic Areas

9.Outer South 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

9. OUTER SOUTH EAST

- 3.9. The Outer South East area is characterised by a distinctive pattern of settlements and countryside areas. This includes the major settlement of Garforth, together with the smaller settlements of Kippax, Swillington, Allerton Bywater, and Micklefield. There are also a few much smaller hamlets such as Ledston and Ledsham. Garforth is the main Town Centre in the area with a large range of shops and services, and Kippax also has a large local centre. There are a number of primary schools in each of the settlements, and secondary schools in Garforth and Allerton Bywater. The area is bounded by the administrative boundary of the neighbouring Selby District Council to the east. Key main line rail services are available via the Leeds/York line with two stations in Garforth and one in Micklefield, and the A63 and A642 also serve the area. Parts of the M1 just fall inside the north and western boundaries, linking to the A1(M) to the north. The River Aire runs along the southern boundary, creating a key feature of the area in the Lower Aire Valley which forms part of the wider network of Green Infrastructure across the District, and links to Fairburn Ings and St Aidan's to the south east and the City Centre and the Kirkstall Valley to the north west. With the river and the various lakes and ponds this provides a valuable ecological resource and leisure attraction.

Overall, the socio-economic profile shows that of working households in Outer South East Leeds 30% earn less than £20000 p.a. whilst 6% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 1% in 2014 (claimants of working population). A number of Neighbourhood Plans are also being prepared within this area.

RETAIL PROPOSALS FOR OUTER SOUTH EAST

- 3.9.1 The main retail centres within Outer South East are the Town Centre of Garforth and the higher order Local Centre of Kippax.
- 3.9.2 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).
- 3.9.3 For policies and guidance referring to 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 OUTER SOUTH EAST:

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

3.9.5 **Total housing target for Outer South East** (set out in the Core Strategy) = 2,231 units (7% of District wide total).

Total number of dwellings/capacity to be allocated:

3.9.6 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 546 new homes completed in Outer South East between 1 April 2012 and 2017 with 1,537 dwellings remaining on identified and allocated sites. A further 15 dwellings have been approved on large windfall sites, which provides a total of 1,522 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 OUTER SOUTH EAST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity
HG1-304	H3-3A.29	Barrowby Lane, Garforth	33
HG1-305	H3-3A.31	Micklefield (south of)	150
HG1-306	H3-3A.32	Manor Farm buildings, Micklefield	14
HG1-307	H3-3A.32	Church Lane and Manor Farm (existing phase 3 housing allocations), Micklefield	400
HG1-312	H3-3A.27	Selby Road, Garforth	68
HG1-320	H3-3A.20	Queen Street, (land south of Leeds Road), Allerton Bywater	114
HG1-321	H3-1A.42	Land Adjacent To West Court, Park Lane, Allerton Bywater, Castleford, WF10 2AJ	5

MX1-27	H3-1A.42 and E4:12	Station Road, Allerton Bywater	262
Identified housing total:			1,046

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

3.9.7 In Outer South East, identified, allocated and large windfall sites have a total capacity of 1,522 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -679 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 OUTER SOUTH EAST THE SITES ALLOCATED FOR HOUSING ARE:

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-125	Pit Lane (land to south of), Micklefield LS25	4.3	79	Greenfield
HG2-129	Ash Tree Primary School, Kippax	0.5	22	Brownfield
HG2-130	Land at 25 - 29 High Street, Kippax	0.4	16	Brownfield
HG2-134	Carlton View, Allerton Bywater	0.9	25	Greenfield
HG2-135	Barnsdale Road, Allerton Bywater	1.8	49	Brownfield
HG2-235	Stocks Blocks site, Ninelands Lane, Garforth	8	240	Brownfield
Housing Allocation Total			431	

3.9.8 Sites allocated for housing in Outer South East have a total capacity of 431.

Site Specific Requirements For Sites Allocated For Housing In Outer South East

3.9.9 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: HG2-125 (1176)

Site Address: Pit Lane (land to south of), Micklefield

Housing allocation

Site Capacity: 79 units

Site Area: 4.3 hectares

Ward: Kippax and Methley

HMCA: Outer South East



Site Requirements - HG2-125:

- **Local Highway Network:**

This site, along with others in Micklefield, will have a cumulative impact on Jcn 47 of the M1. To mitigate this impact the development will be required to contribute towards any improvement scheme as agreed with Highways England.

- **Greenspace:**

The south-eastern part of the site is currently being used for allotments. Retention or replacement of allotments will need to be considered at detailed design stage.

Site Reference: HG2-129 (265)

Site Address: Ash Tree Primary School, Kippax

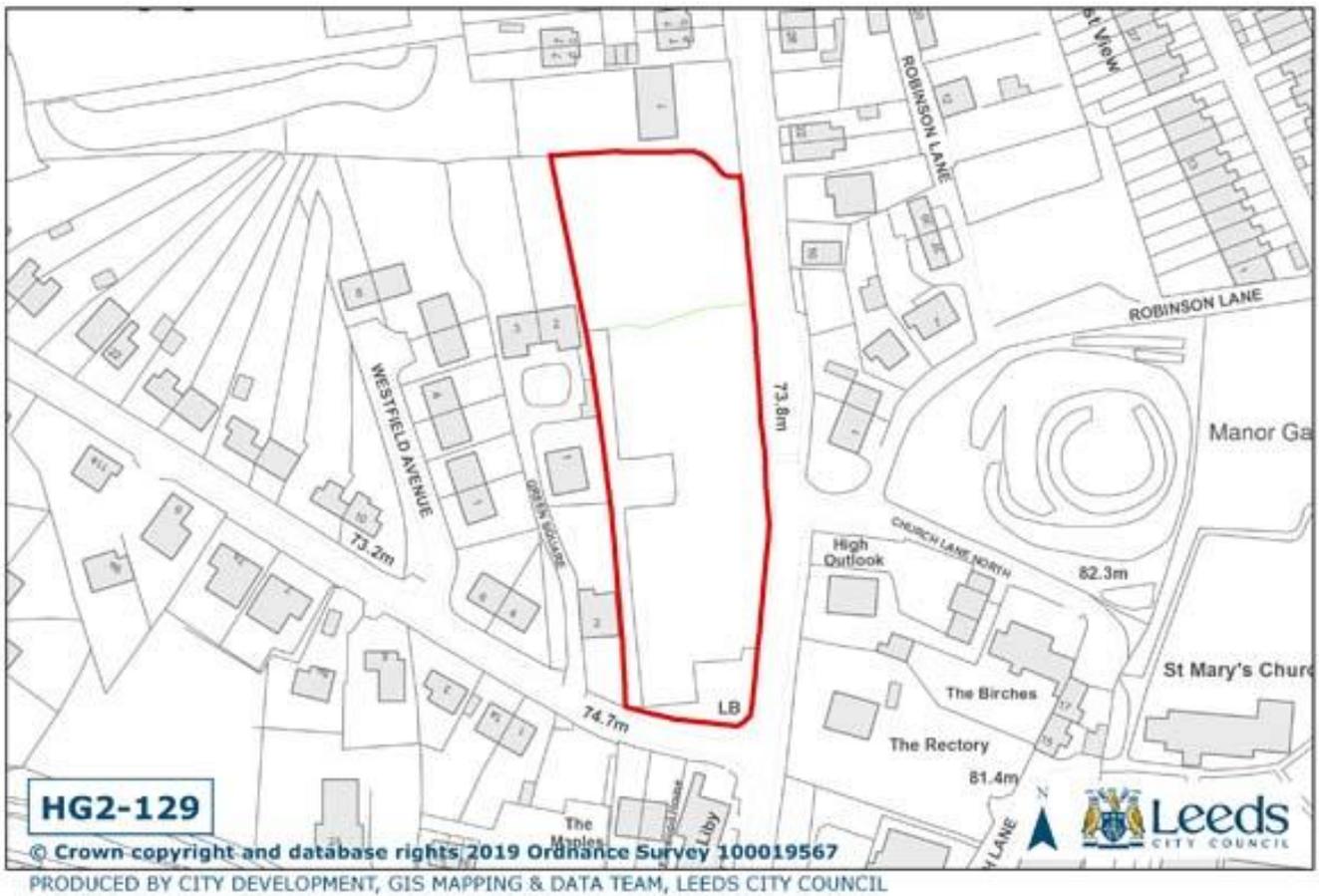
Housing allocation

Site Capacity: 22 units

Site Area: 0.55 hectares

Ward: Kippax and Methley

HMCA: Outer South East



Site Requirements - HG2-129:

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

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

The site is in the setting of a Scheduled Monument. Any development should preserve the significance of the Monument and its setting.

- **Heritage:**

The boundary treatment relates to the former school and is a non-designated heritage asset. Any development should preserve or enhance the significance of such assets, including the contribution made by their setting. Strong justification would be required for demolition rather than reuse of the boundary.

Site Reference: HG2-130 (5013)

Site Address: Land at 25 - 29 High Street, Kippax

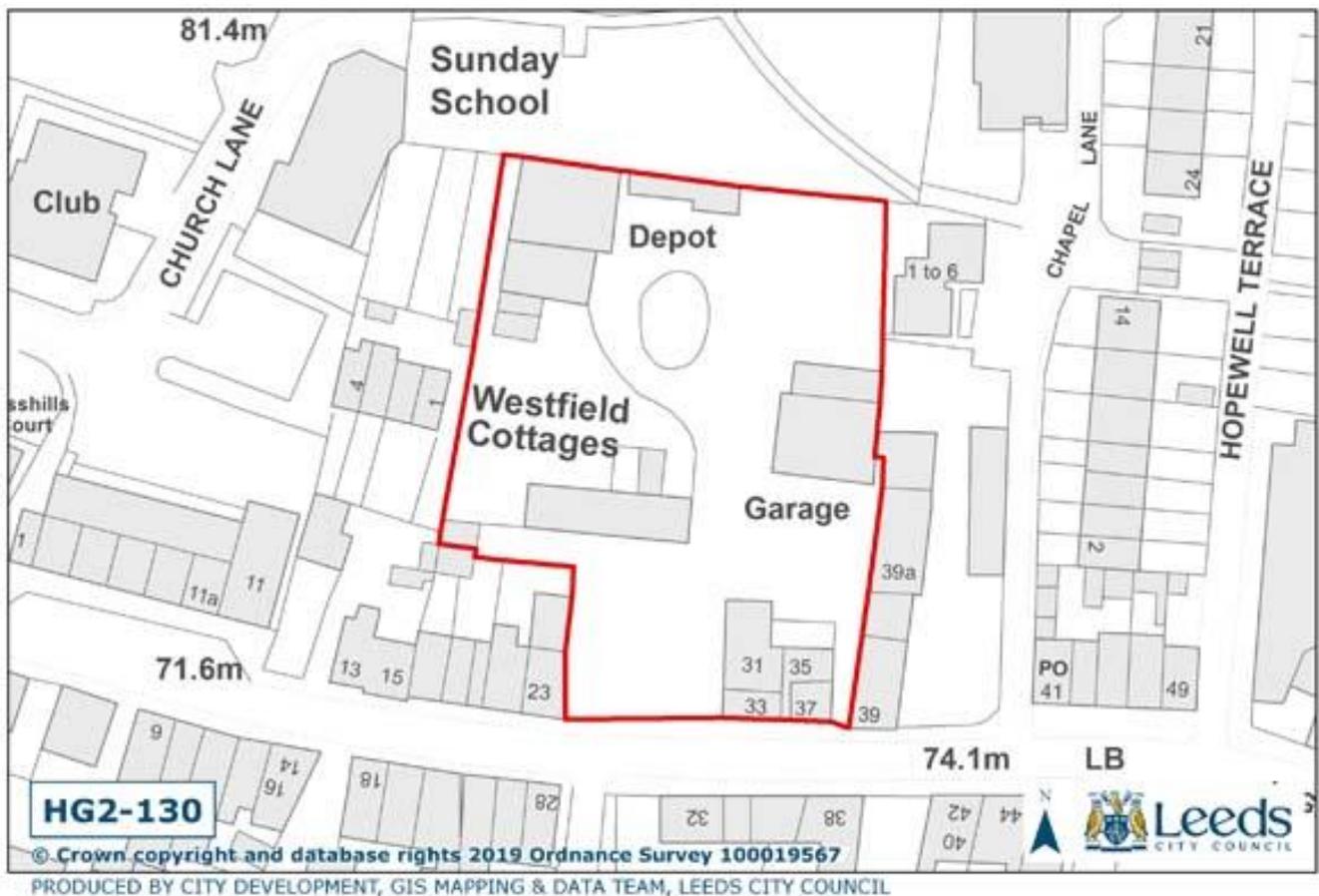
Housing allocation

Site Capacity: 16 units

Site Area: 0.4 hectares

Ward: Kippax and Methley

HMCA: Outer South East



Site Requirements - HG2-130:

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Listed Buildings:**

The site includes, and is in the setting of, Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The Listed Building within the site is considered to be a Building At Risk. Any new development here should include the conservation and restoration of the property.

Site Reference: HG2-134 (827)

Site Address: Carlton View, Allerton Bywater

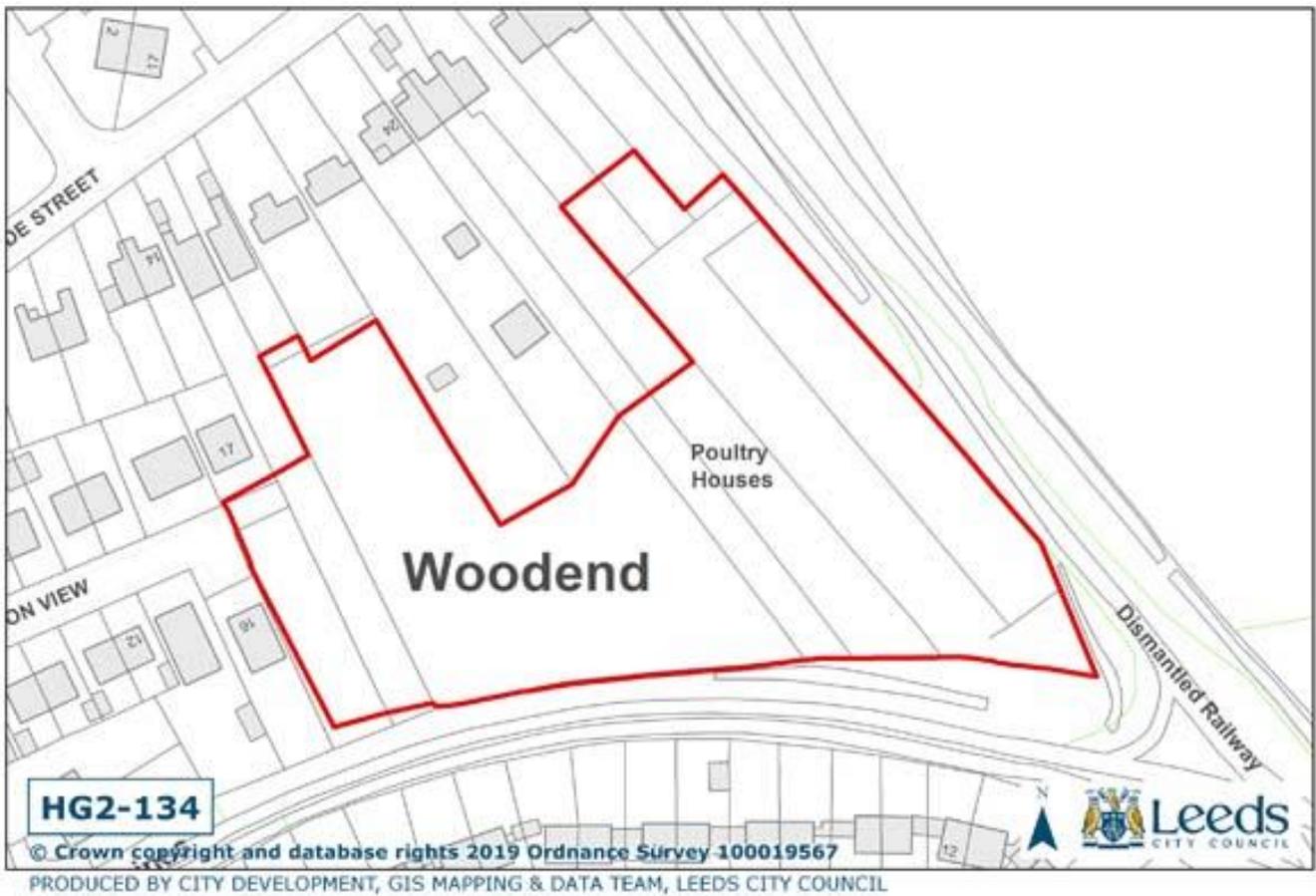
Housing allocation

Site Capacity: 25 units

Site Area: 0.89 hectares

Ward: Kippax and Methley

HMCA: Outer South East



Site Requirements - HG2-134:

- **Ecology:**

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

Site Reference: HG2-135 (310)

Site Address: Barnsdale Road, Allerton Bywater

Housing allocation

Site Capacity: 49 units

Site Area: 1.8 hectares

Ward: Kippax and Methley

HMCA: Outer South East



Site Requirements - HG2-135:

- **Flood Risk:**

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.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided including a biodiversity buffer adjacent to the southern boundary (not for private garden space) to strengthen the adjacent Leeds Habitat Network's east-west link.

Site Reference: HG2-235 (5268)

Site Address: Stocks Blocks site, Ninelands Lane, Garforth

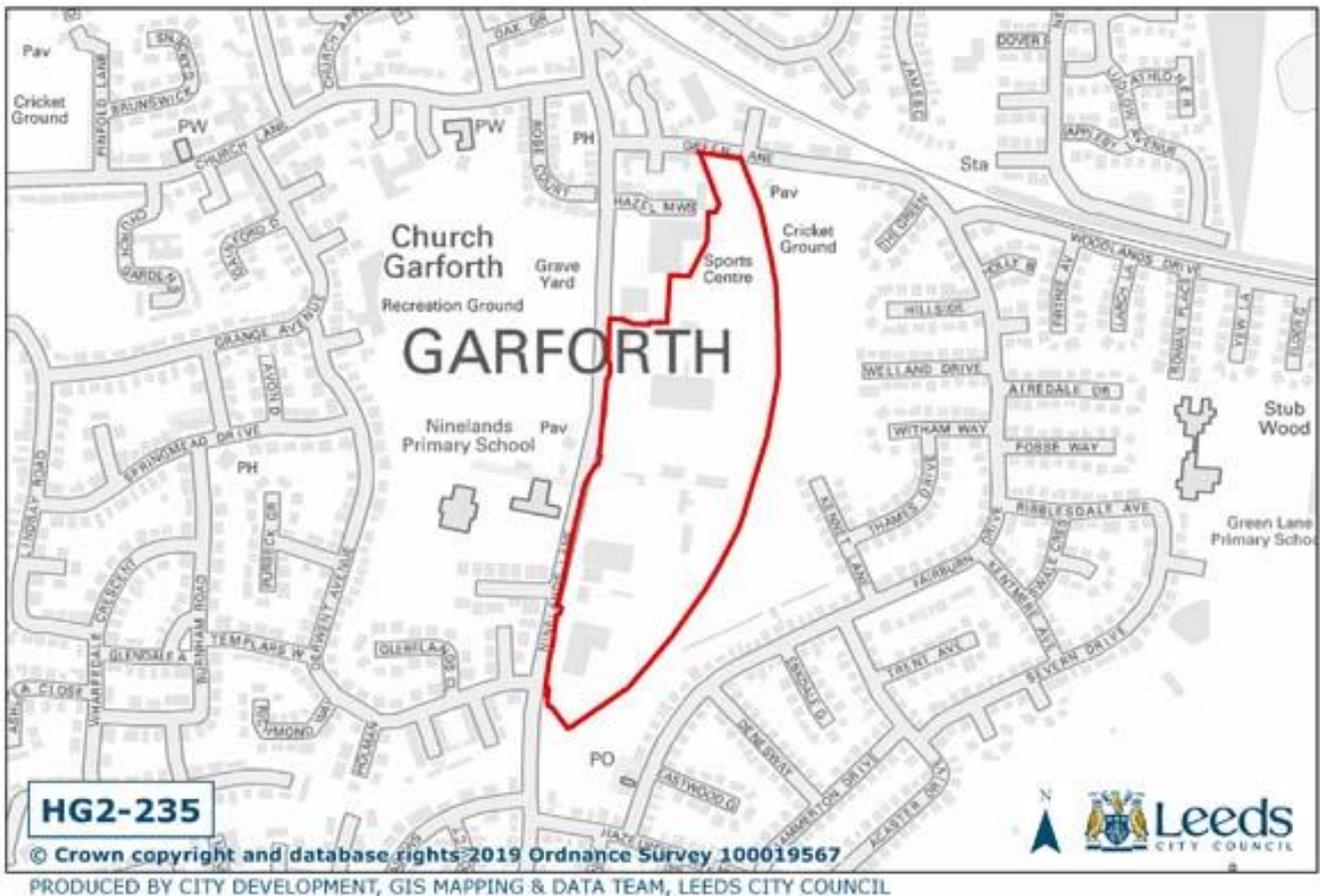
Housing allocation

Site Capacity: 240 units

Site Area: 7.99 hectares

Ward: Garforth and Swillington

HMCA: Outer South East



Site Requirements - HG2-235:

- **Highway Access to Site:**

A footway is required along the site frontage to Ninelands Lane, traffic management measures will also be required.

- **Local Highway Network:**

This site will have a cumulative impact upon the A63 south of Garforth. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this length of the Selby Road. This may include a contribution towards the proposed Garforth Southern Bypass.

- **Ecology:**

An ecological assessment of the site is required. Provide a biodiversity buffer adjacent to the eastern boundary (Leeds Habitat Network), not to be transferred to private ownership.

- **Culverts and Canalised Water Courses:**

The site contains a culvert or canalised watercourse. Development proposals should consider re-opening or restoration in accordance with saved UDP Policy N39B.

Safeguarded Land

3.9.10 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.

POLICY HG3: SAFEGUARDED LAND

THE SITE ALLOCATIONS PLAN DESIGNATES SITES TO BE SAFEGUARDED FROM DEVELOPMENT FOR THE PLAN PERIOD (TO 2028) TO PROVIDE A RESERVE OF POTENTIAL SITES FOR LONGER TERM DEVELOPMENT POST 2028 AND PROTECT THE GREEN BELT. THESE ARE SHOWN ON THE POLICIES MAP.

IN OUTER SOUTH EAST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	Address	Area ha	Capacity
HG3-18	Selby Road, Garforth	18	500
HG3-20	Park Lane / Doctor's Lane (land off), Allerton Bywater	40.6	950
Safeguarded land total:			1,450

Sites for Older Persons Housing/Independent Living

3.9.11 Two housing allocations have easy access to Local Centres in Outer South East and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans.

POLICY HG4: THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH ARE PARTICULARLY SUITABLE FOR OLDER PERSONS HOUSING/ INDEPENDENT LIVING. THESE ARE SHOWN ON THE POLICIES MAP.

IN OUTER SOUTH EAST THESE SITES ARE:

- **HG2-129 Ash Tree Primary School, Kippax**
- **HG2-130 Land at 25 - 29 High Street, Kippax**

Sites reserved for Future School Use

3.9.12 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 Outer South East there are no sites where part of the site is to be retained for a school.

Sites for Gypsies and Travellers

3.9.13 Section 2, paragraphs 2.64 to 2.71 explain the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in Outer South East.

Sites for Travelling Showpeople

3.9.14 Paragraph 2.72 explains the approach to allocating sites for Travelling Showpeople. A new site for Travelling Showpeople is proposed at land off Pheonix Avenue, Micklefield under Policy HG8.

POLICY HG8: THE FOLLOWING SITES ARE ALLOCATED AS PERMANENT SITES FOR TRAVELLING SHOWPEOPLE. THESE ARE SHOWN ON THE POLICIES MAP AND FOR OUTER SOUTH EAST ARE AS FOLLOWS:

- **HG8-3 – LAND OFF PHOENIX AVENUE, MICKLEFIELD**

NEW TRAVELLING SHOWPEOPLE SITES GRANTED PERMANENT PLANNING PERMISSION AND IMPLEMENTED SHALL ALSO BE SAFEGUARDED FOR TRAVELLING SHOWPEOPLE.

HG8-3: LAND OFF PHOENIX AVENUE, MICKLEFIELD

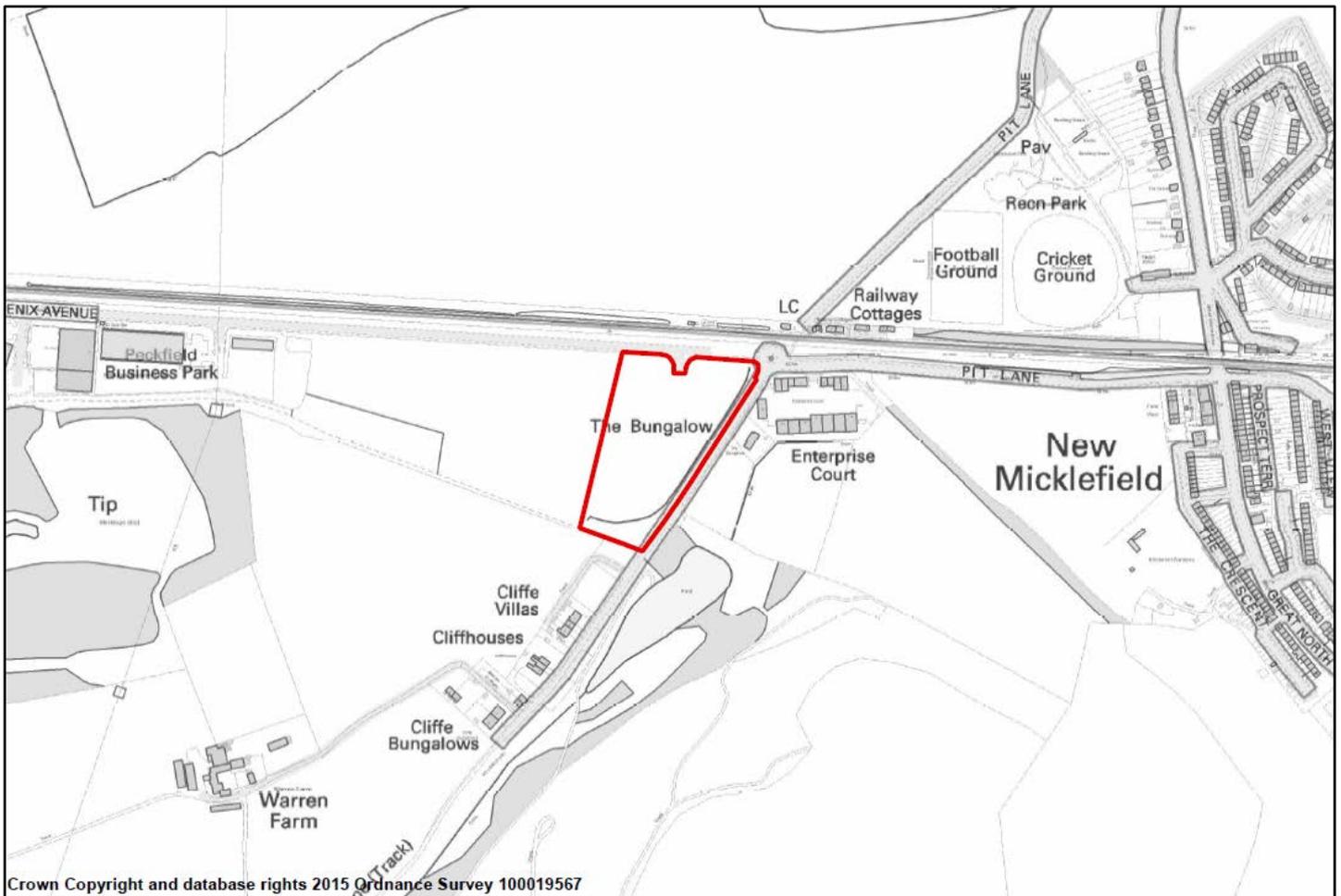
Site Type: Travelling Showpeople

Site Area: 1.99 ha

Number of Plots: 6

Ward: Kippax & Methley

HMCA: Outer South East



Site Requirements

Highways

Access to be taken from either Pit Lane or Phoenix Avenue.

Trees

Significant trees and areas of woodland should be protected and safeguarded. A tree survey should accompany any subsequent planning application.

Ecology

An ecological assessment of the site is required and where appropriate, mitigation measures will need to be provided to protect and enhance the ecological interest of the site and surrounding area.

Contaminated Land:

A contaminated land assessment should accompany any subsequent planning application.

Other

The site shall only be occupied by those persons who meet the legal definition of Travelling Showpeople.

EMPLOYMENT PROPOSALS FOR OUTER SOUTH EAST

Offices

3.9.15 The sites in Outer South East 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.

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 PERMISONS 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 OUTER SOUTH EAST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
EO1-17	E4:13	Ph1a Offices Hawks Park, North Newhold, Aberford Road, Garforth	3.8	1,860
MX1-27	E4:12 and H3-1A.42	Station Road Allerton Bywater	21.2	6,950
Identified office employment total:				8,810

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

3.9.16 There are no proposed allocations for office development in Outer South East.

General Employment

3.9.17 The sites in Outer South East 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 are 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.

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 OUTER SOUTH EAST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-35	E4:13	Ph2 Hawks Park, North Newhold, Aberford Road, Garforth	16.6	8.43
EG1-36	E4:13	Ph1 Warehouse Hawks Park, North Newhold, Aberford Road, Garforth	7.2	1.52
EG1-37	E3B:4	Proctors Site New Hold, Garforth	1.1	1.11
EG1-38	E3B:4	Ash Lane Procter Bros Site	0.44	0.44
EG1-39	E3B:4	Existing Works At Proctors Site, New Hold Garforth	0.2	0.2
EG1-40	E3B:4	New Hold Est Garforth Plot 17	0.32	0.32
EG1-41	E3B:4	New Hold Est Garforth Plot 9	0.2	0.15
EG1-42	E3B:4	New Hold Est Garforth Plot 3-5	0.6	0.58
EG1-43	E3B:6	Unit3 Peckfield Business Park, Micklefield	1.54	1.54
EG1-44	E3B:6	Peckfield Business Park, Micklefield	5.01	5.01
Identified general employment total:				19.3

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

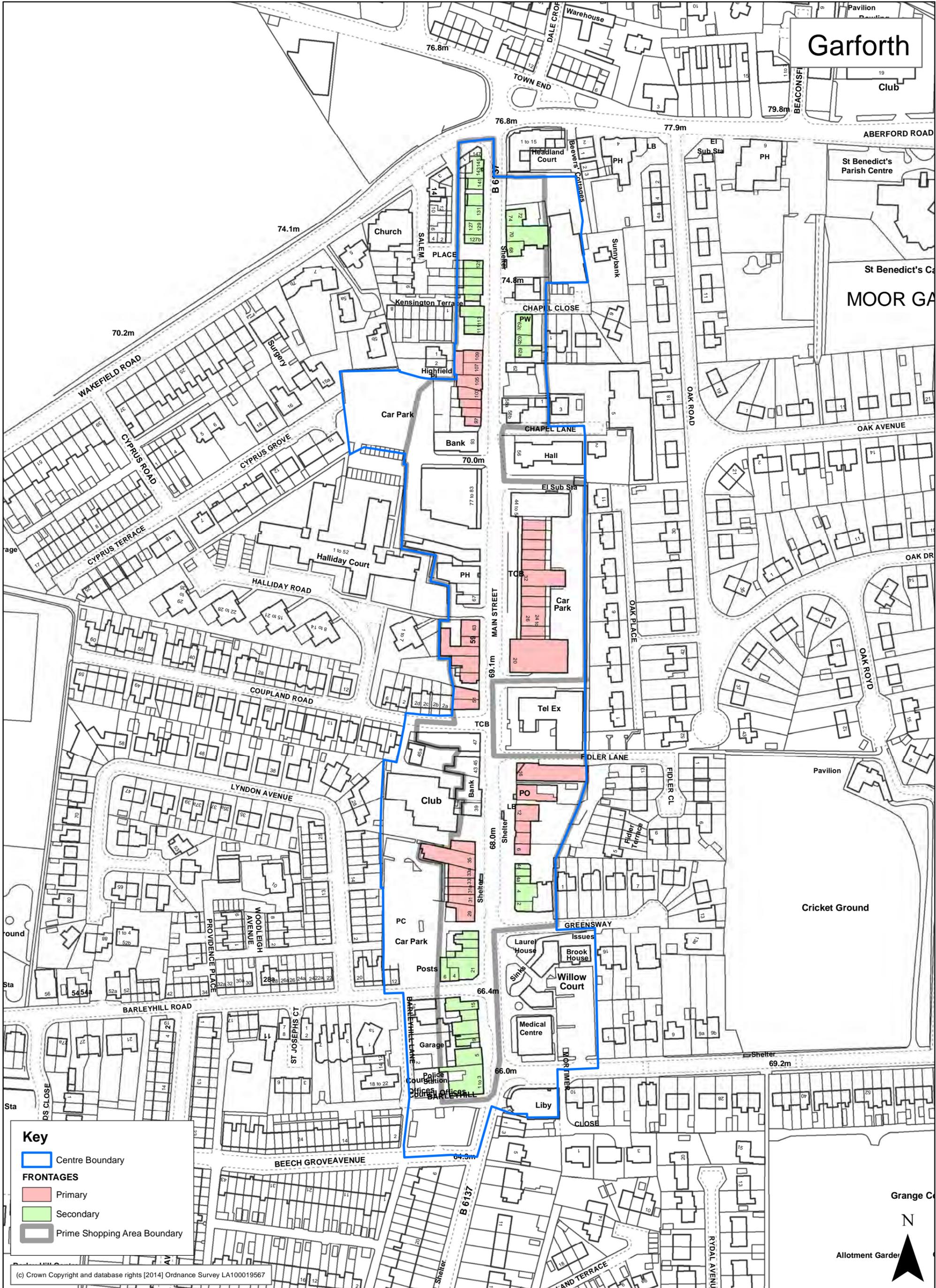
3.9.18 There are no proposed allocations for general employment in Outer South East (Policy EG2).

GREEN SPACE PROPOSALS FOR OUTER SOUTH EAST

- 3.9.19 The Plan shows the green space sites proposed for designation within the Outer South 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.
- 3.9.20 The new St Aidan's Country Park (334.3ha) has been created on the old St Aiden's open cast site, managed by the RSPB. It is a haven for birds and animals and provides a variety of informal recreational opportunities. The RSPB also manages Fairburn Ings Nature Reserve (near Allerton Bywater)(102ha) which contains lakes, wet grassland and woodland habitats and allows visitors to bird watch and discover about the range of habitats. There are a number of smaller wooded areas such as Castlehill Woods (23.1ha) and Hollinhurst Wood (13.2ha) as well as Town Close Hills (25.2ha) in Kippax which is partly woodland. There are a number of smaller green spaces, many within the villages and towns within the area. These allow residents to access a variety of green spaces for recreation. Nevertheless, provision is still in need of improvement in terms of quantity, quality and accessibility. Surpluses and deficiencies by typology for the wards that fall completely or partially within the Outer South East HMCA will be updated and monitored by the Council.

Outer South East Retail and Site Allocations Plans

Garforth



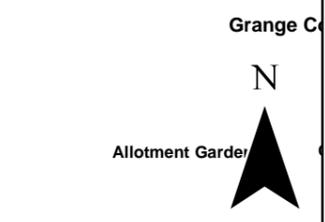
Key

- Centre Boundary

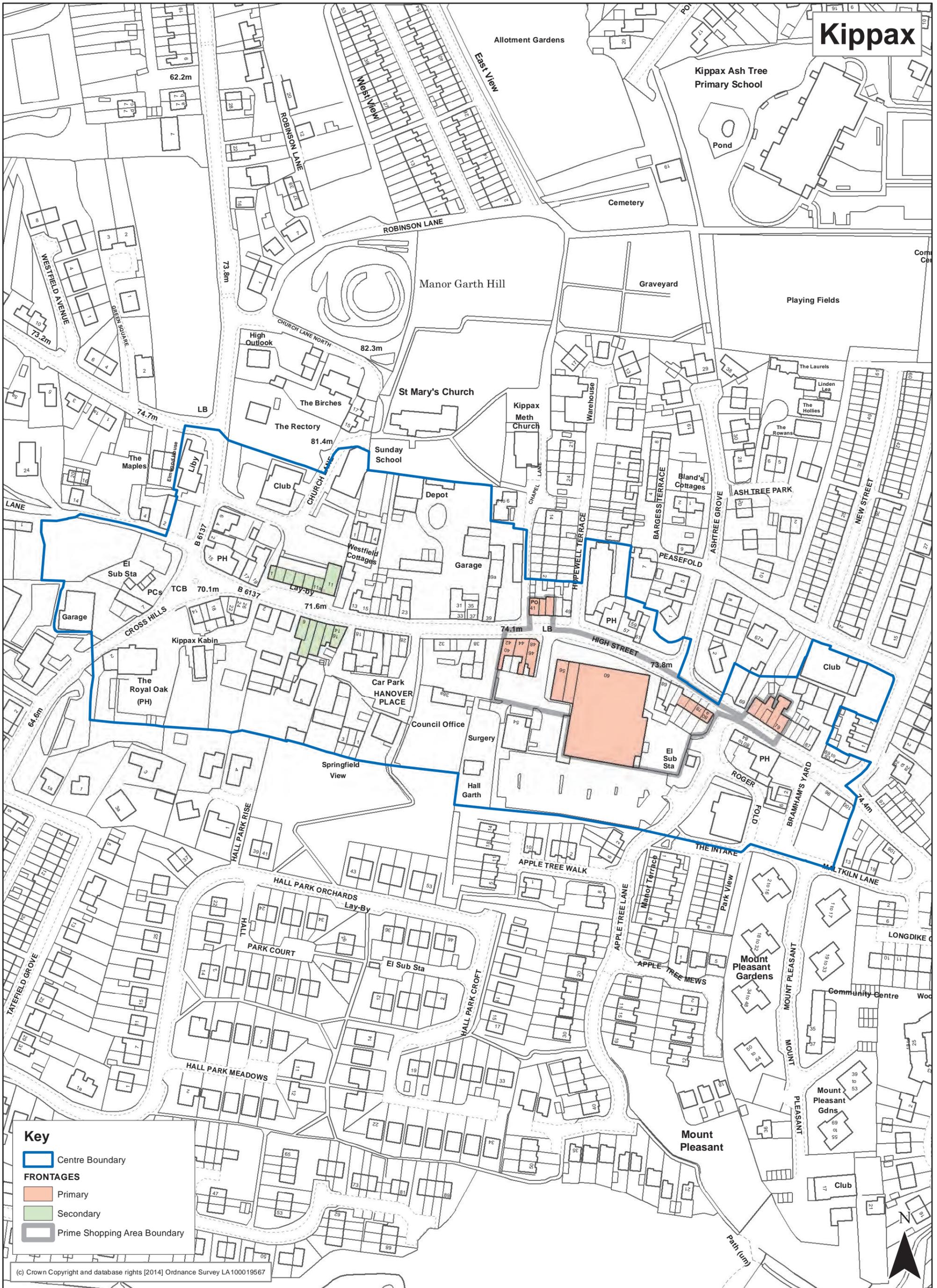
FRONTAGES

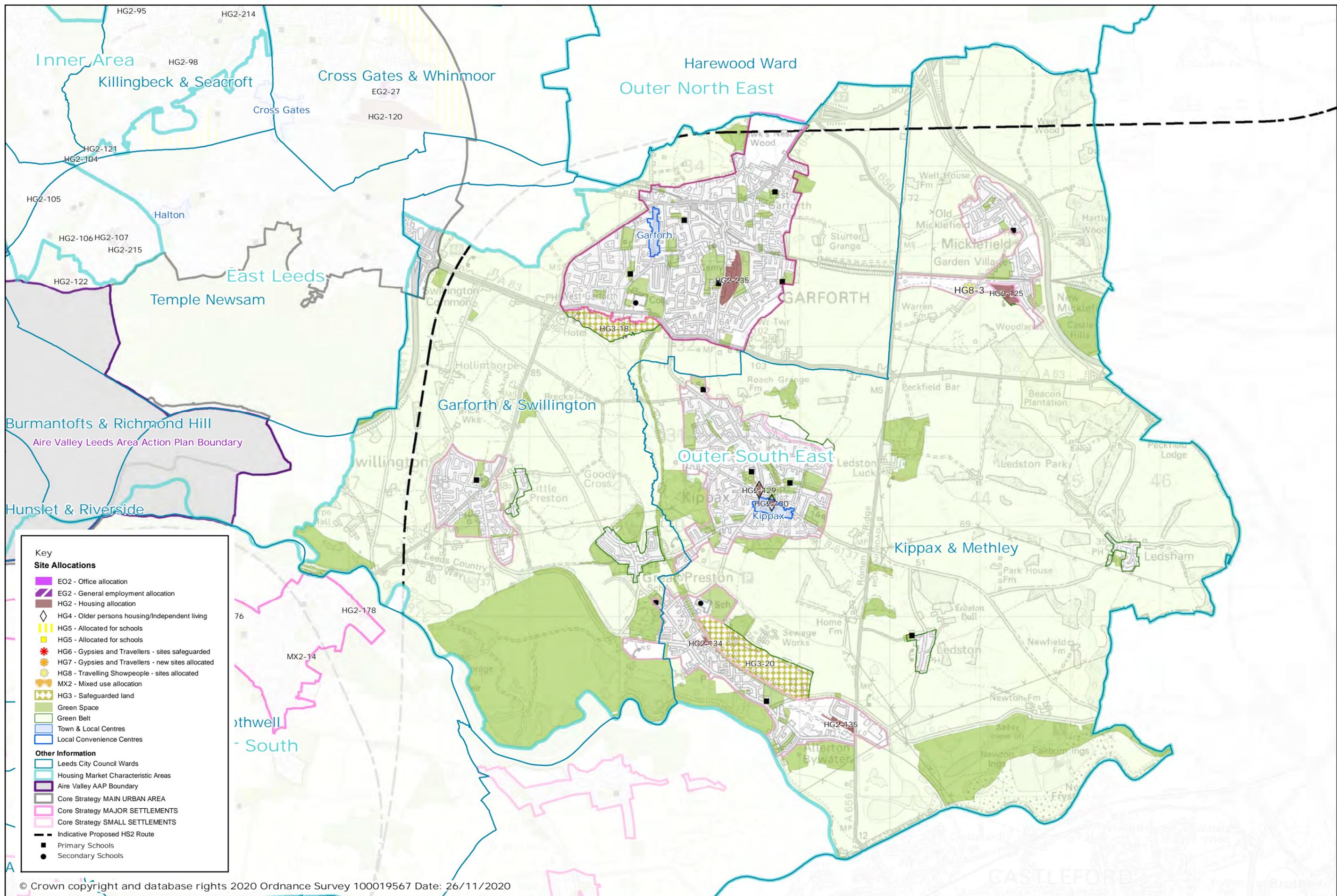
- Primary
- Secondary
- Prime Shopping Area Boundary

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Kippax





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HMCA AREA
Outer South East

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

OUTER SOUTH EAST

Plan Ref	Address	Capacity
HG1-308	Barleyhill Road, Garforth	30
HG1-309	Beech Grove Avenue Garforth	9
HG1-310	Grange Court, Garforth	58
HG1-311	Bullerthorpe Lane (Temple Point), Colton	69
HG1-313	Land Off Birch Grove, Kippax, Leeds	6
HG1-314	Church Lane Swillington	14
HG1-315	51 Westfield Lane Kippax	6
HG1-316	Royal Oak, Cross Hills, Kippax	11
HG1-318	Queens Court, Queen St Allerton Bywater	9
HG1-319	Queen Street - Hollinshurst Depot, Allerton Bywater	76
HG1-472	Ledston Hall, Hall Lane, Ledston, Leeds, WF10 2BB	10
HG1-521	Moorgate, Kippax	156
	Total	454

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

OUTER SOUTH EAST

Plan Ref	Address	Area ha	Capacity (ha)
No Sites			

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

OUTER SOUTH EAST

Plan Ref	Address	Area ha	Capacity (ha)
EG1-45	6A & 7 Astley Way Swillington	0.7	0.68
		Total (ha)	0.68

For more information, please contact:

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Web: www.leeds.gov.uk/localplan



Site Allocations Plan

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