

SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

6. OUTER NORTH EAST

- 3.6. The Outer North East area is characterised by a collection of freestanding mainly small towns and villages located within an attractive rural setting. The area is bounded by the main urban area of Leeds to the south-west and the administrative boundaries of the neighbouring Harrogate Borough Council and Selby District Council to the north and east respectively. Wetherby is the largest settlement within the area and provides a wide range of local services and facilities. The smaller settlements of Boston Spa, Bardsey, Bramham and Collingham further help to supplement the local community needs. The majority of the towns and villages within the area contain significant heritage value which is demonstrated by their numerous conservation areas and listed buildings. The River Wharfe meanders around the northern part of area passing through several settlements, adding to the attractive character and providing a valuable ecological resource. The A61, A58 and A64 are the main roads linking the areas towns and villages and connecting residents to the City Centre. The A1(M) also runs north/south across the area providing good regional connections for people and local businesses. Lotherton Hall, Bramham Park, Eccup reservoir and Harewood House provide the major leisure and cultural attractions within the area.

Overall, the socio-economic profile shows that of working households in North East Leeds 20% earn less than £20000 p.a. whilst 49% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 1% in 2014 (claimants of working population). Neighbourhood Plans are being prepared by a number of areas, including Walton, Thorp Arch, Wetherby, Boston Spa, Linton, Clifford, Collingham, Braham cum Oglethorpe, East Keswick, Bardsey cum Rigton, Scarcroft, Harewood, Shadwell, Thorner, Barwick in Elmet and Scholes.

RETAIL PROPOSALS FOR OUTER NORTH EAST:

- 3.6.1 The main centre for Outer North East is Wetherby Town Centre. This is supported by the local centres of Boston Spa, Collingham and Slaid Hill. The full list of centres for the Outer North East HMCA is as follows:
- Wetherby
 - Boston Spa
 - Collingham
 - Slaid Hill
- 3.6.2 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).

3.6.3 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. In addition to the designated centres outlined above, the site requirements for the new settlement at Parlinton (MX2-39) set out that a new centre should be delivered as part of this development.

HOUSING PROPOSALS FOR OUTER NORTH EAST

3.6.4 See Section 2, paragraphs 2.26 – 2.71 for the Housing overview which explains the context for the housing allocations in this area.

3.6.5 **Total housing target for Outer North East** (set out in the Core Strategy) = 5,000 units (8% of District wide total)

Total number of dwellings/capacity to be allocated:

3.6.6 The target of 5,000 residential units does not mean that land for 5,000 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since and planning permissions with units still remaining to be built between (the base date of the plan) and 5.4.16 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the plan.

POLICY HG1 – IDENTIFIED HOUSING SITES

THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

- 1) **HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION FOR HOUSING OR MIXED USE INCLUDING HOUSING, OR**
- 2) **WERE PREVIOUSLY ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN,**
- AS IDENTIFIED HOUSING SITES.**
- 3) **ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE, IN ACCORDANCE WITH CORE STRATEGY POLICY H1.**
- 4) **IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY POLICY SP7.**

IN OUTER NORTH EAST THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	SHLAA Ref	Address	Capacity	Completed	Under construction	Not started
HG1-27	787	Linton Springs, Sicklinghall Road, Linton	7	0	0	7
HG1-28	1046	Spofforth Hill, Wetherby	325	0	0	325
HG1-31	HLA3104340	Former George & Dragon, High Street,	2	2	0	0
HG1-32	4076	Site of Benfield Motors, Deighton Road, Wetherby	56	0	56	0
HG1-33	5139	Hallfield Lane Wetherby	9	9	0	0
HG1-34	4074	Site of Forensic Science Services, Sandbeck Way, Wetherby	57	1	30	26
HG1-35	71	Thorp Arch Grange, Walton Road, Thorp Arch	14	14	0	0

HG1-36	103	Moor End (7-14) - Boston Spa LS23 6ER	9	0	0	9
HG1-37	777	Churchfields, Boston Spa	153	153	0	0
HG1-38	HLA3104350	Rear Of 134-140 High Street, Boston Spa, Wetherby, LS23 6BW	6	6	0	0
HG1-39	90	Church Lane (27) - St Vincent's School, Boston Spa	13	0	0	13
HG1-40	HLA3104250	201 High Street Boston Spa	10	10	0	0
HG1-41	757	Harewood Village Farm	8	8	0	0
HG1-42*	780	First Avenue, Bardsey	5	0	0	5
HG1-44	1127	Woodacre Green and Bankfield (land to south), Bardsey	14	12	2	0
HG1-45	3353	High Street, Clifford	5	5	0	0
HG1-46	HLA3100390	Land To Rear Of 20-30 Syke Lane, Scarcroft, Leeds	9	0	0	9
HG1-47	785	Syke Lane/Moses Syke, Scarcroft	11	11	0	0
HG1-48	1041	Wetherby Road (land to east at Castle Mona Lodge), Scarcroft	11	0	0	11
HG1-49	HLA3104180	The Biggin, Great North Road, Bramham	7	0	0	7
HG1-50	783	Bowcliffe Road Timber Yard, Bramham	14	3	11	0
HG1-51	778	Bowcliffe Road - Bramham House, Bramham	30	0	0	30
HG1-52	786	Aberford Road - Bramham Lodge	11	11	0	0
HG1-53	3152	Spen Common Lane, Bramham	9	0	0	9
HG1-54	4070	Black Horse Farm, South Approach, Aberford	5	4	1	0
HG1-55	798	Station Road (37-51), Scholes	1	1	0	0
HG1-56	3223	Elmhurst, Elmwood Lane, Barwick In Elmet	1	1	0	0
HG1-57	4072	White House Farm, Bunkers Hill, Aberford, LS25	5	0	0	5
HG1-288	797	East Leeds Extension	675	0	0	675
Identified housing total:			1,482	251	100	1,131

*No further flood risk exception test would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a further exception test will be required.

3.6.7 Completions post 2012 plus sites under construction or not started can be deducted from the target (the sum of the last 3 columns in the table) to leave a residual for allocation for housing.

So, the residual target is 5,000 – 1482 = **3518 units**

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) HOUSING ALLOCATIONS ARE PHASED FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1.
- 3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

IN OUTER NORTH EAST THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-19	5166	Land at Sandbeck Lane Wetherby	6.3	165	Greenfield
HG2-20	4075_5263	Mercure Hotel, Wetherby Road, Wetherby	2.4	86	Mix 20:80
HG2-26	15	Wetherby Road - Scarcroft Lodge, Scarcroft	5.8	100	Brownfield
HG2-226	1233_2158_3125	Land to the east of Wetherby	55.4	1,100	Greenfield
MX2-39	5320	Parlington Estate, Aberford	114.5	1,850	Greenfield
Phase 1 Total				3,301	

Phase 3					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-22	1154_3132	Church Street, Boston Spa	1.7	36	Greenfield
HG2-24	1153	Keswick Lane (land to north of), Bardsey – site of the Blessed Sacrament Church	0.4	10	Brownfield
HG2-25	4150	Farfield House, Bramham	0.5	14	Mix 30:70
HG2-28	4068	Land to the East of Belle Vue Avenue,	0.6	15	Greenfield

HG2-227	5300	Land to the north of HMP Wealstun Prison	6.3	142	Mix 80:20
Phase 3 Total:				217	
Housing allocation Total :				3,518	

3.6.8 Sites allocated for housing in Outer North East have a total capacity of 3518 which meets the target. Section 2, paragraph 2.29 explains the overall approach to achieving the targets for each HMCA. Paragraphs 2.36 – 2.39 explain the phasing of sites.

Proposed policy and site requirement wording for MX2-39: Parlington

POLICY MX2-39 – PARLINGTON

1) AN AREA OF LAND FOR A NEW SUSTAINABLE SETTLEMENT HAS BEEN IDENTIFIED AT PARLINGTON (SEE PLAN EDGED ORANGE (PROVIDING FOR UP TO 5,000 HOMES)). WITHIN THE PLAN PERIOD, THAT PART OF THE SITE EDGED RED IS ALLOCATED FOR THE FIRST PHASE OF THE NEW SUSTAINABLE SETTLEMENT (C 1,850 DWELLINGS) (114HA) AND 5HA OF GENERAL EMPLOYMENT.

2)LAND FOR SUBSEQUENT PHASES OF THE NEW SUSTAINABLE SETTLEMENT REMAINS IN THE GREEN BELT UNLESS AND UNTIL A FUTURE REVIEW OF THE PLAN PROVIDES FOR ITS RELEASE.

3)THE PLANNING APPLICATION FOR THE DEVELOPMENT OF THE FIRST PHASE OF THE NEW SUSTAINABLE SETTLEMENT WILL BE ACCOMPANIED BY:

- a) A COMPREHENSIVE DEVELOPMENT BRIEF AND CONCEPT MASTERPLAN, PROVIDING THE DETAILED GUIDANCE FOR PHASE ONE, TOGETHER WITH**
 - b) THE CONTEXT OF THE COMPREHENSIVE DEVELOPMENT OF THE LAND WITHIN THE LAND EDGED ORANGE**
- TO BE APPROVED BY THE LOCAL PLANNING AUTHORITY AS PART OF THIS APPLICATION PROCESS.**

4) SUCH APPLICATION SHALL ALSO BE ACCOMPANIED BY

- a)A MASTERPLAN,**
- b)AN OUTLINE DESIGN CODE AND**
- c)AN INFRASTRUCTURE DELIVERY PLAN IN RESPECT TO PHASE 1.**

THESE DOCUMENTS WILL ADDRESS THE SITE REQUIREMENTS IDENTIFIED FOR MX2-39 WITHIN THIS POLICY.

5)SUBSEQUENT PLANNING APPLICATIONS (INCLUDING RESERVED MATTERS), IN RELATION TO PHASE 1, SHALL BE INFORMED BY :

- a)THE DOCUMENTS APPROVED AS PART OF THE PLANNING APPLICATION FOR PHASE 1.**
- b)DETAILED DESIGN CODES WILL BE PREPARED AS NECESSARY FOR DETAILED APPLICATIONS/RESERVED MATTERS.**

Site Requirements (MX2-39):-

Phase 1 of the new sustainable settlement should successfully combine the built environment and the natural environments and develop a high quality of place in line with garden village principles. Provision for a school, new centre (delivered in accordance with Policy P7 of the Core Strategy), offering a range of supporting retail and commercial uses/services (in line with Policy P2), new community greenspaces, enhanced public transport and footpath and cycle links and appropriate supporting infrastructure and services should all be integral to Phase 1.

In accordance with Core Strategy Spatial Policy SP9 and Policy E1, provision of approximately 5ha of general employment land is anticipated to support Phase 1.

- **Highway Access to Phase 1:**

Two points of access should be provided, with the primary access being from Aberford Road.

- **Local Highway Network:**

Impacts are predicted on strategic and local road networks. A comprehensive masterplanning and transport planning exercise will be needed to confirm the details of the road network and public transport enhancements needed. Mitigation works should be carried out in accordance with the findings of the assessment work.

- **Public Transport Access:**

The site layout should enable public transport services to be diverted through the Phase 1. The development should provide improved links to Garforth train station(s). This includes enhanced cycle links and a frequent shuttle bus service (to meet Core Strategy accessibility standards).

- **Ecology:**

Ecological impacts of the development will require appropriate mitigation and an ecological assessment will be required. Biodiversity buffers (not private garden space) will be provided along the boundaries of the site. The existing areas of trees and woodland along the site boundaries should be maintained as far as possible and enhanced where necessary to screen the development and integrate it into the surrounding landscape.

- **Greenpace:**

Provision of a wide range of new community green spaces/typologies will be provided on the site. These greenspaces are to be identified through a comprehensive development brief and masterplan for Phase 1.

- **Listed Buildings:**

Parts of Phase 1 are in the setting of Listed Building(s). Any development in those parts should preserve the special architectural or historic interest of Listed Buildings and their setting. Whilst lying outside of the site boundary, the rural character of the approach towards the Grade II* Triumphal Arch is important to its setting and will need to be respected as part of any development proposals. The setting of Park House Farm House, and the woodland setting to Gardens House, are also important to their significance and will need to be responded to through measures to be incorporated in the development brief and masterplan relating to Phase 1.

- **Conservation Area:**

Parts of Phase 1 may affect the setting of the Aberford Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Separation must be maintained between Phase 1 and the Conservation Area to maintain its special linear character and rural setting.

- **Education Provision:**

School provision will need to be provided on site at an early stage of the development to be approved by the Local Planning Authority as part of the Infrastructure Delivery Plan supporting Phase 1.

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

3.6.9 The Site Allocations Plan housing allocations mean that should a planning application for housing 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 2.43 – 2.54 for generic site requirements.

Site Reference: HG2-19 (5166)

Site Address: Land at Sandbeck Lane Wetherby

Housing allocation

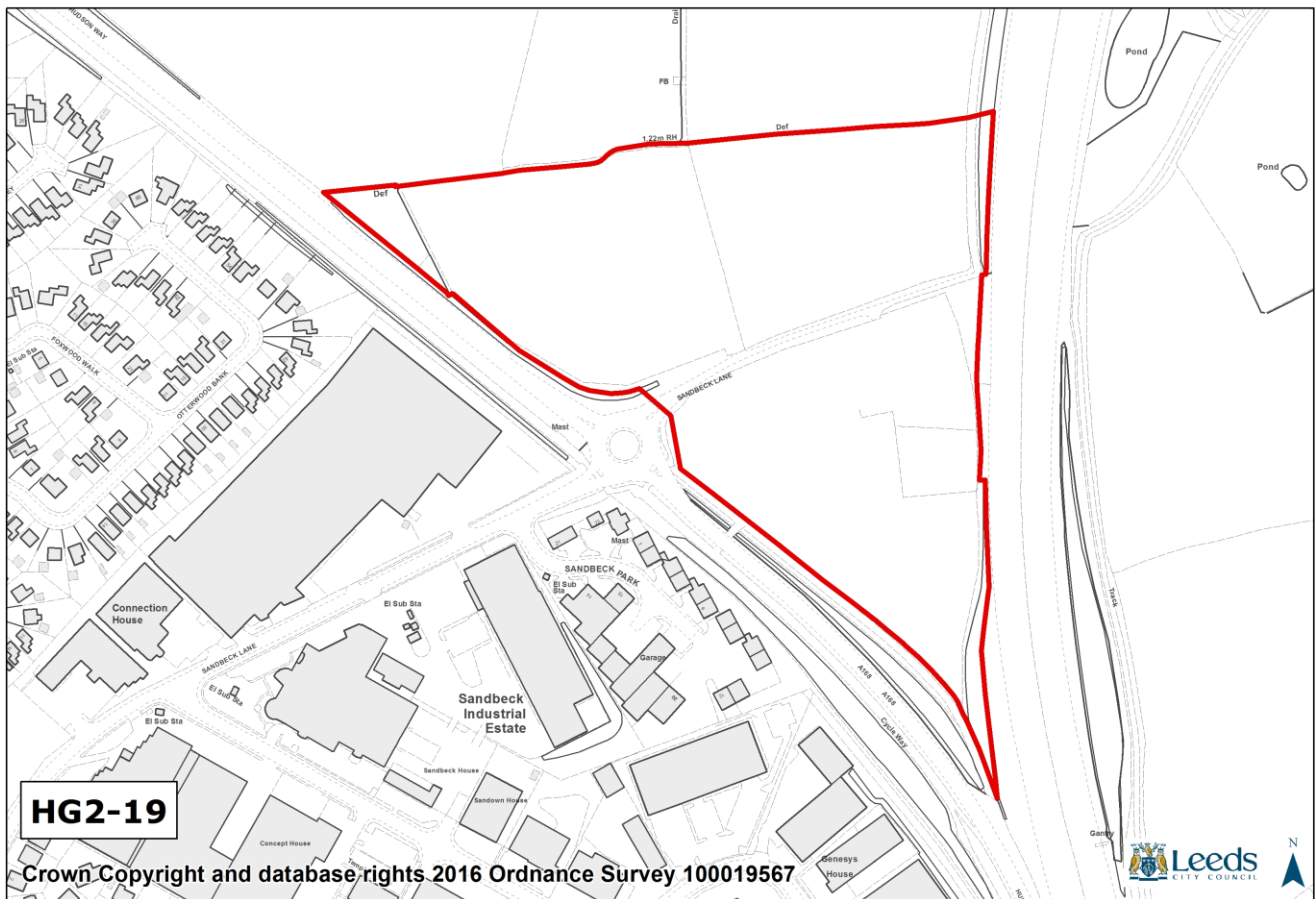
Site Capacity: 165 units

Site Area: 6.28 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 1



Site Requirements - HG2-19:

- **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. The southernmost triangular field may have locally valuable grassland that may need to be retained as part of POS or a biodiversity buffer.

- **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

Site Reference: HG2-20 (4075)

Site Address: Mercure Hotel, Wetherby Road, Wetherby

Housing allocation

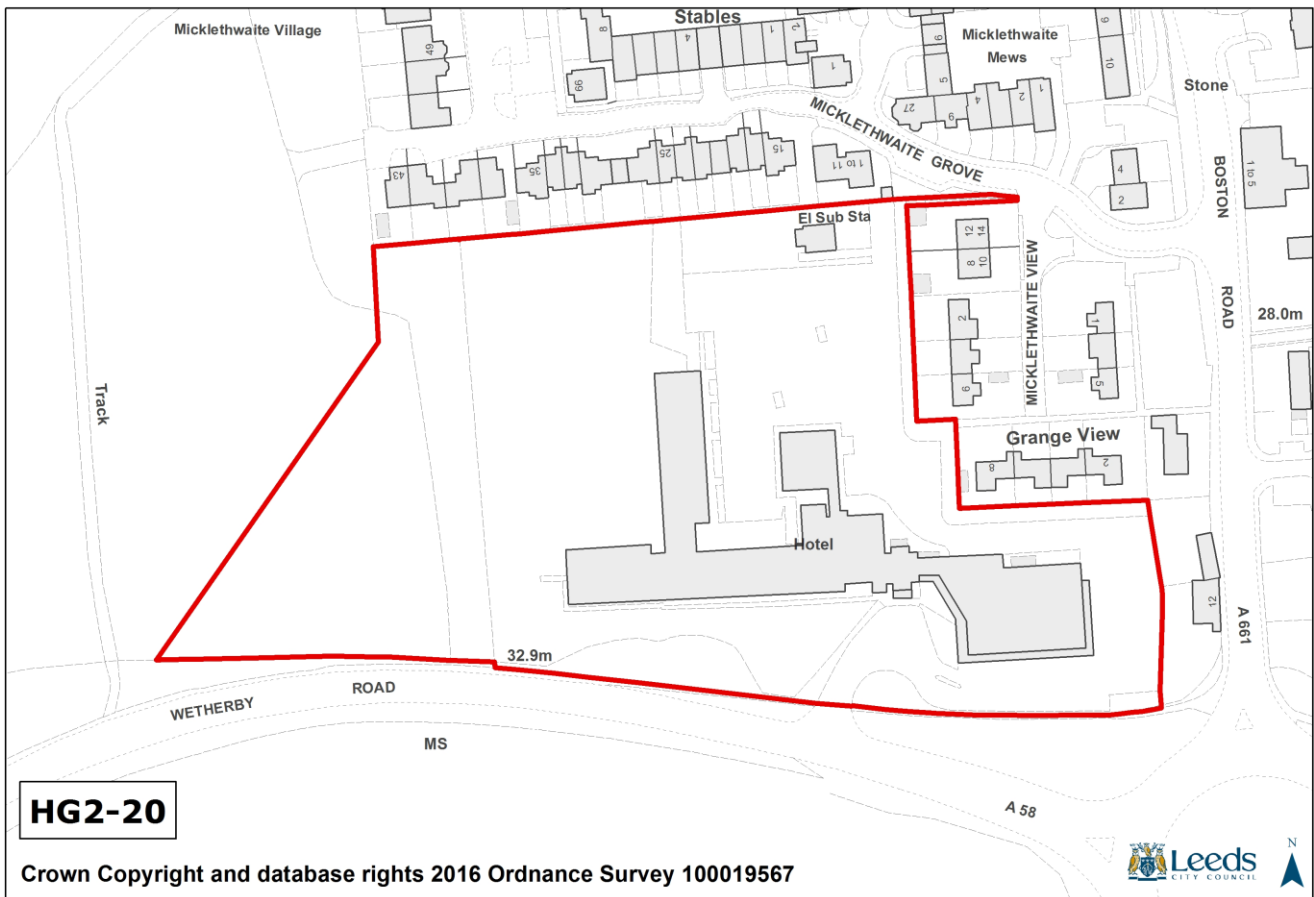
Site Capacity: 86 units

Site Area: 2.39 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 1



Site Requirements - HG2-20:

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

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

- **Listed Buildings:**

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

- **Conservation Area:**

The site affects the setting of the Wetherby Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-22 (1154_3132)

Site Address: Church Street, Boston Spa

Housing allocation

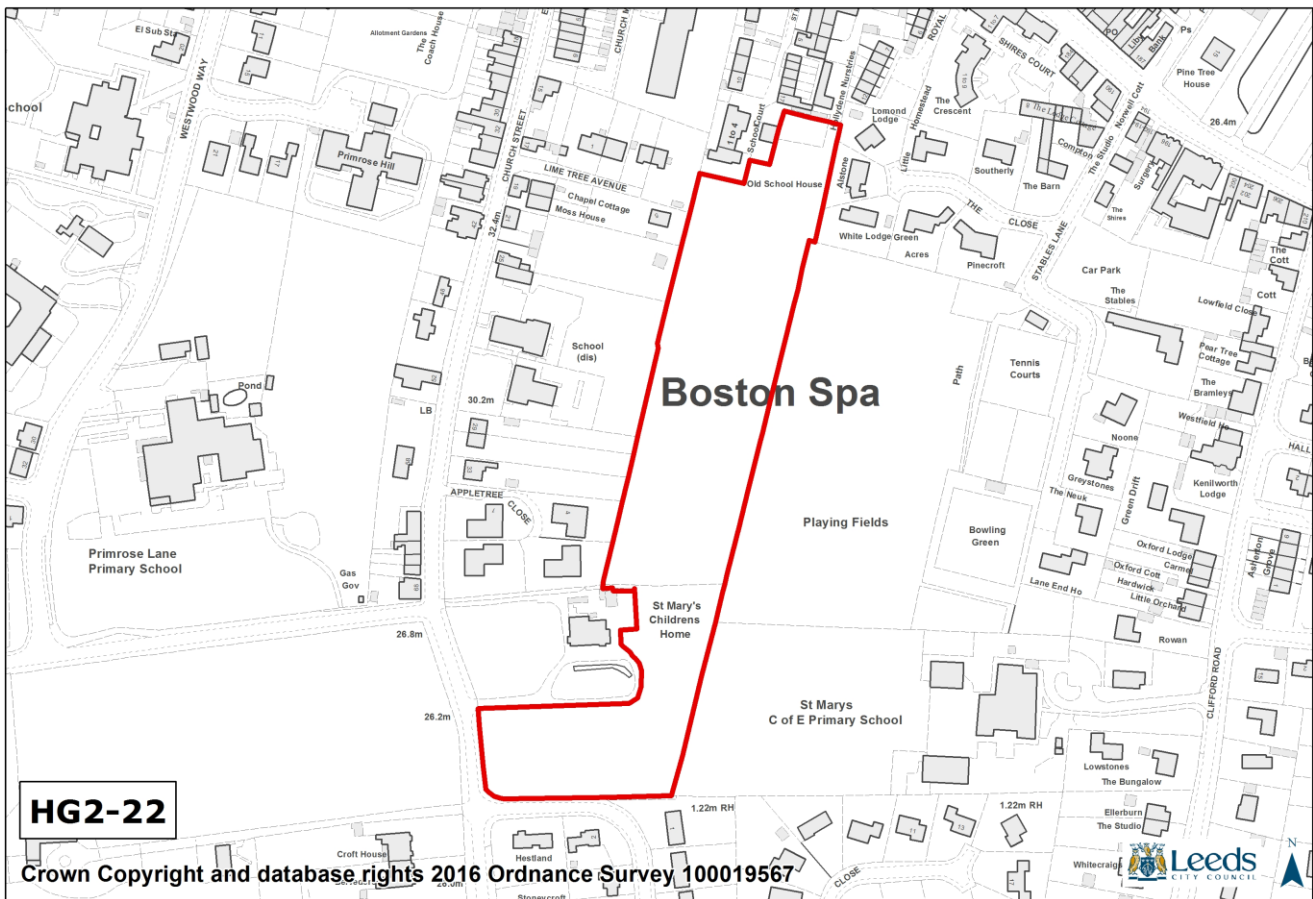
Site Capacity: 36 units

Site Area: 1.69 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 3



Site Requirements - HG2-22:

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

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

- **Highway Access to Site:**

Preference for access to be achieved through adjacent site to the west (HG1-39).

- **Greenspace:**

Provide a pedestrian link to the adjacent Green Space at Stables Lane from Church Street and Lonsdale Meadows.

- **Conservation Area:**

The site is within the Boston Spa Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The openness of the southern part of the site has an important role in contributing to the significance of the Conservation Area, and so no built development should take place on this part of the site. Development should also seek to preserve historic field boundaries. Areas of potential archaeological sensitivity are also present within the site. An archaeological evaluation of the site needs to be undertaken prior to the development of the site. Further guidance on these requirements is provided in the Heritage Background Paper.

Site Reference: HG2-24 (1153)

Site Address: Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church

Housing allocation

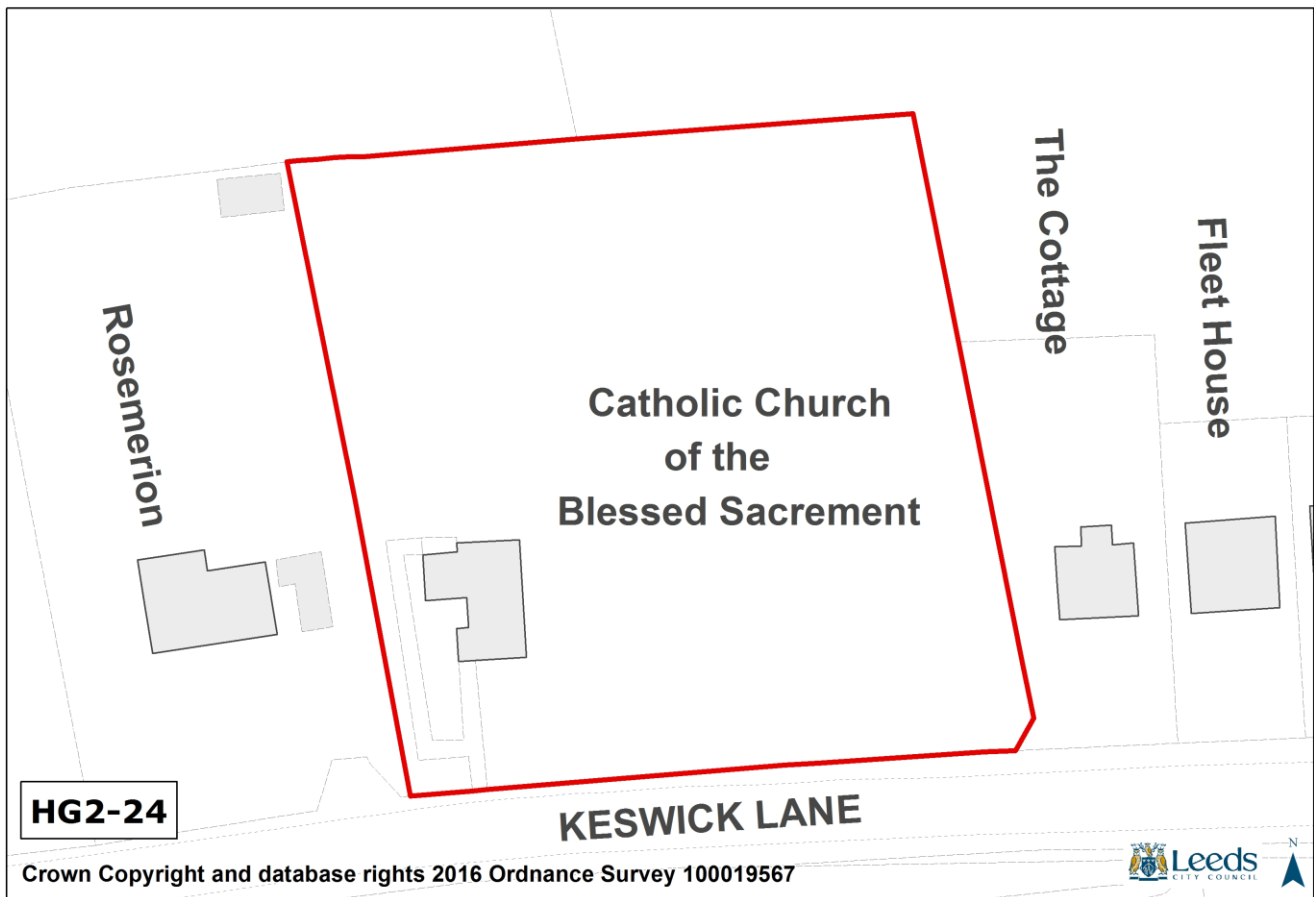
Site Capacity: 10 units

Site Area: 0.41 hectares

Ward: Harewood

HMCA: Outer North East

Phase: 3



No site specific requirements

Site Reference: HG2-25 (4150)

Site Address: Farfield House, Bramham

Housing allocation

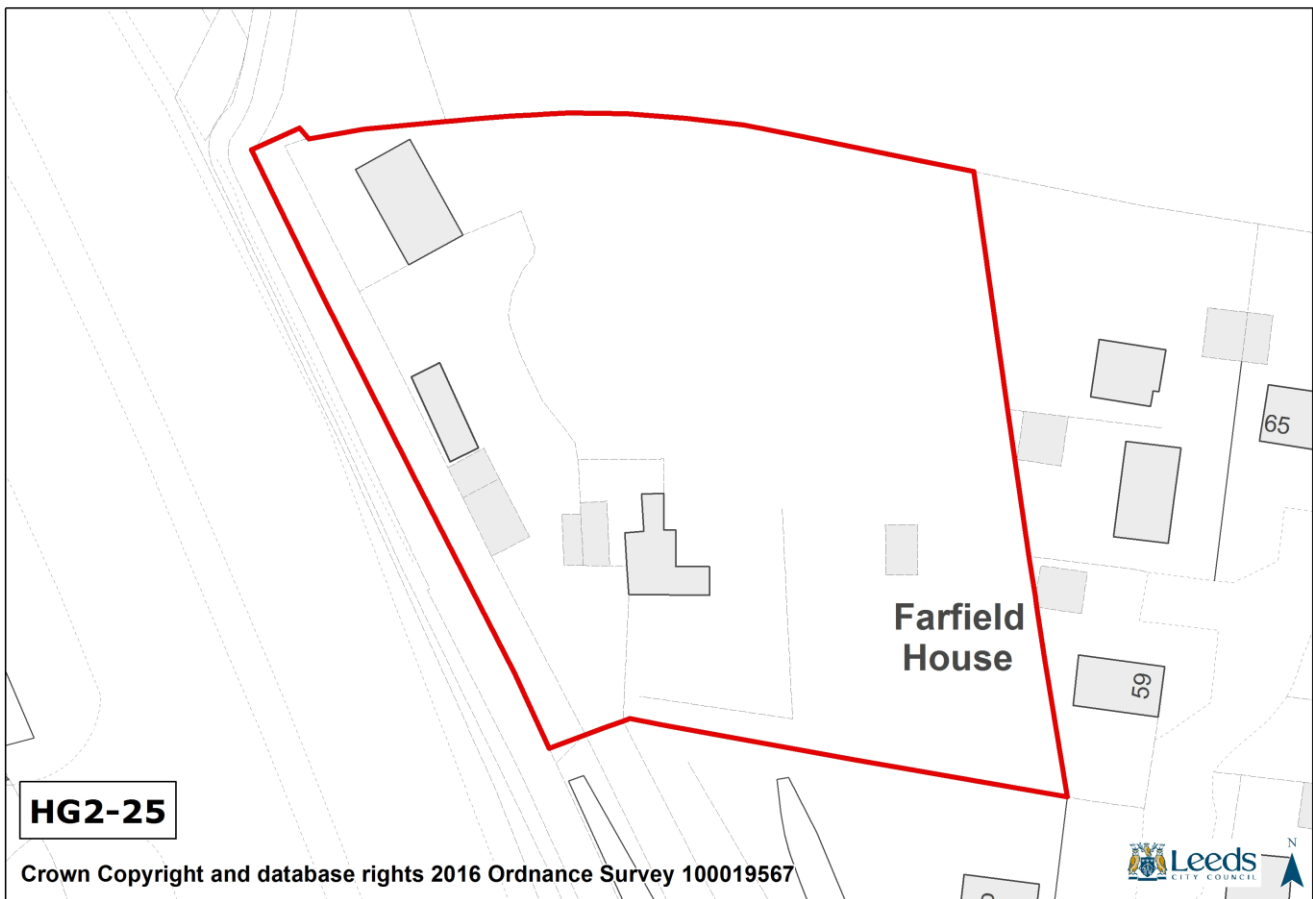
Site Capacity: 14 units

Site Area: 0.53 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 3



No site specific requirements

Site Reference: HG2-26 (15)

Site Address: Wetherby Road - Scarcroft Lodge, Scarcroft

Housing allocation

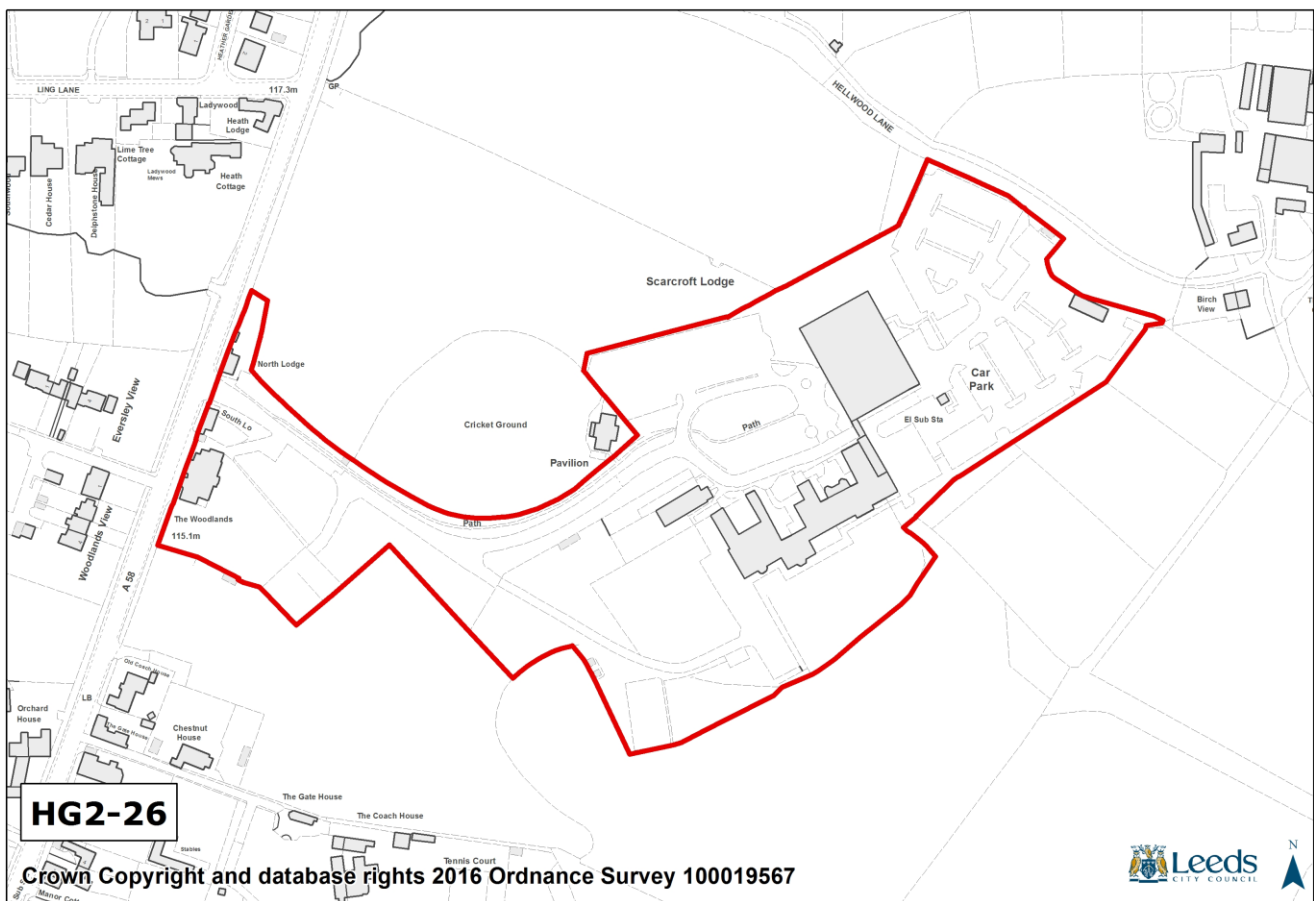
Site Capacity: 100 units

Site Area: 5.79 hectares

Ward: Harewood

HMCA: Outer North East

Phase: 1



Site Requirements - HG2-26:

Major developed site within the Green Belt: Development to have no greater impact on the purposes of the Green Belt than the existing development. No major increase in the developed proportion of the site. Requirement for the derelict listed buildings to be brought back into use and incorporated into the scheme. Development brief to be agreed prior to development.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. This includes retention of the woodland area along the western part of the site.

- **Listed Buildings:**

The site includes Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site contains a Listed Building that is considered to be a Building At Risk. Any new development here should facilitate the conservation, repair and reuse of the property. To protect the setting of the Listed Building, areas of new development are likely to be restricted - eg to the areas already laid to hard-standing to the east of the Listed Building.

- **Conservation Area:**

The site is within the Scarcroft Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: HG2-28 (4068)

Site Address: Land to the East of Belle Vue Avenue, Scholes

Housing allocation

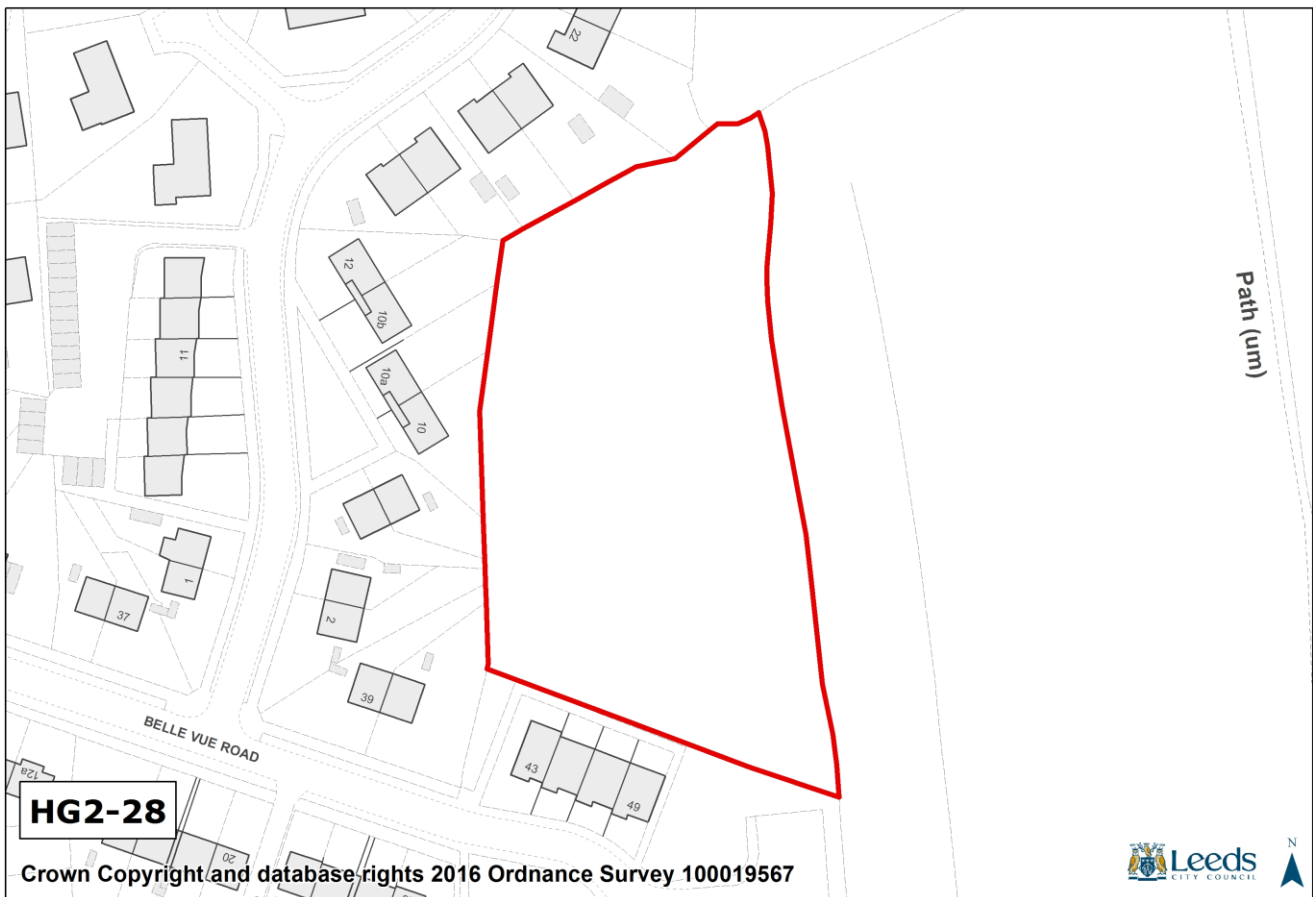
Site Capacity: 15 units

Site Area: 0.57 hectares

Ward: Harewood

HMCA: Outer North East

Phase: 3



No site specific requirements

Site Reference: HG2-226 (1233_2158_3125)

Site Address: Land to the east of Wetherby

Housing allocation

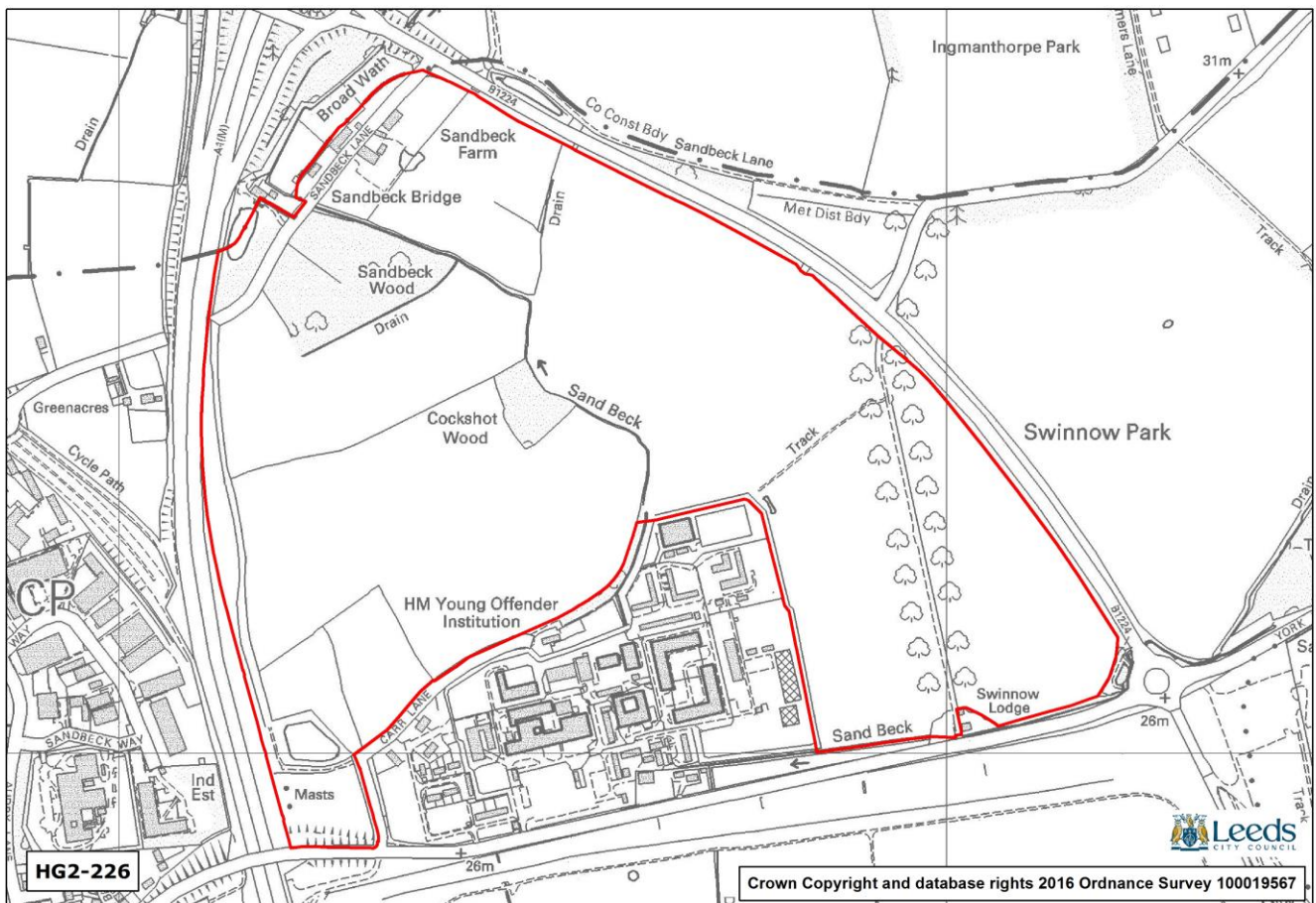
Site Capacity: 1100 units

Site Area: 55.43 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 1



Site Requirements - HG2-226:

A comprehensive design brief for the development needs to be agreed prior to the development of the site. A pedestrian link shall be provided to the south-west of the site, providing links to Wetherby town centre. A link to the public right of way to the north of the site should also be provided. Key landscape features such as the avenue of trees and areas of woodland should be retained.

- **Highway Access to Site:**

Access points must be created onto York Road and Racecourse Approach B1224, possibly requiring widening for ghost island junctions. The access points will need to be linked within the site. Footway and cycletrack improvements will be required along both

- **Local Highway Network:**

This site will have a direct and significant impact on the surrounding road network and will require substantial improvements to both the local and strategic highway networks. This is likely to include mitigating measures at A1(M) Jn 46 as agreed with Highways England.

- **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 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. These are likely to include the provision of a biodiversity buffer (not private garden space) adjacent to the A1 providing a north-south connection for the Leeds Habitat Network, together with retention and positive management of woodland blocks and the water course. Open span bridge structures should also be provided over the water course to keep a natural channel bed and bankside vegetation beneath any crossing points.

- **Listed Buildings:**

The site is in the setting of Listed Buildings at Ingmanthorpe Hall. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. There is likely to be a requirement for a buffer to the B1224 within the site to preserve the setting of the listed building. Areas of potential archaeological sensitivity are also present within the site. An archaeological evaluation of the site needs to be undertaken prior to the development of the site.

- **Education Provision:**

Primary school provision to the equivalent of 2 forms of entry shall be provided on the site.

Site Requirements - HG2-227:

- **Local Highway Network:**

The traffic impacts of this site in Walton and Boston Spa will need to be addressed.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. This includes a biodiversity buffer to be provided to the south-eastern boundary with the land not be transferred to private ownership

Site Reference: MX2-39 (5372)

Site Address: Parlington Estate, Aberford (Phase 1)

Mixed use allocation

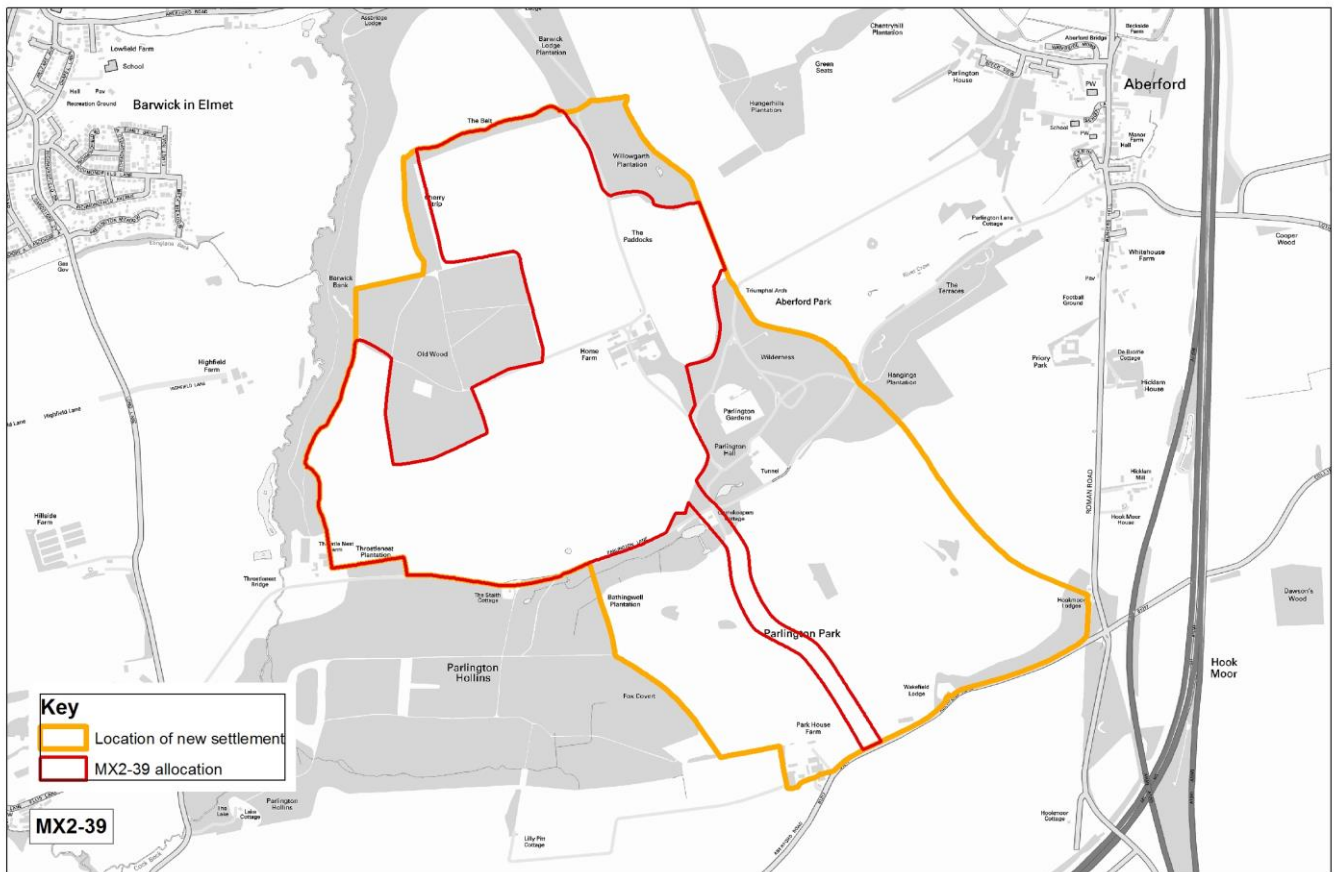
Site Capacity: 1850 units & 5 ha employment

Site Area: 114.52 hectares

Ward: Harewood

HMCA: Outer North East

Phase: 1



Site Requirements - MX2-39:

Phase 1 of the new sustainable settlement should successfully combine the built environment and the natural environments and develop a high quality of place in line with garden village principles. Provision for a school, new centre (delivered in accordance with Policy P7 of the Core Strategy), offering a range of supporting retail and commercial uses/services (in line with Policy P2), new community greenspaces, enhanced public transport and footpath and cycle links and appropriate supporting infrastructure and services should all be integral to Phase 1.

In accordance with Core Strategy Spatial Policy SP9 and Policy E1, provision of approximately 5ha of general employment land is anticipated to support Phase 1.

- **Highway Access to Site:**

Highway Access to Phase 1: Two points of access should be provided, with the primary access being from Aberford Road.

- **Local Highway Network:**

Impacts are predicted on strategic and local road networks. A comprehensive masterplanning and transport planning exercise will be needed to confirm the details of the road network and public transport enhancements needed. Mitigation works should be carried out in accordance with the findings of the assessment work.

- **Public Transport Access:**

The site layout should enable public transport services to be diverted through the Phase 1. The development should provide improved links to Garforth train station(s). This includes enhanced cycle links and a frequent shuttle bus service (to meet Core Strategy accessibility standards).

- **Ecology:**

Ecological impacts of the development will require appropriate mitigation and an ecological assessment will be required. Biodiversity buffers (not private garden space) will be provided along the boundaries of the site. The existing areas of trees and woodland along the site boundaries should be maintained as far as possible and enhanced where necessary to screen the development and integrate it into the surrounding landscape.

- **Greenspace:**

Provision of a wide range of new community green spaces/typologies will be provided on the site. These greenspaces are to be identified through a comprehensive development brief and masterplan for Phase 1.

- **Listed Buildings:**

Parts of Phase 1 are in the setting of Listed Building(s). Any development in those parts should preserve the special architectural or historic interest of Listed Buildings and their setting. Whilst lying outside of the site boundary, the rural character of the approach towards the Grade II* Triumphal Arch is important to its setting and will need to be respected as part of any development proposals. The setting of Park House Farm House, and the woodland setting to Gardens House, are also important to their significance and will need to be responded to through measures to be incorporated in the development brief and masterplan relating to Phase 1.

- **Conservation Area:**

Parts of Phase 1 may affect the setting of the Aberford Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Separation must be maintained between Phase 1 and the Conservation Area to maintain its special linear character and rural setting.

- **Education Provision:**

School provision will need to be provided on site at an early stage of the development to be approved by the Local Planning Authority as part of the Infrastructure Delivery Plan supporting Phase 1.

Safeguarded Land

3.6.10 Section 2, paragraph 2.60 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 NORTH EAST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	SHLAA Ref	Address	Area ha	Capacity
HG3-7	2136	The Ridge, Linton	4.1	100
HG3-8	2135	Leeds Road Collingham	6.5	100
HG3-9	2137	West Park, Boston Spa	4.1	110
HG3-10	1008	Grove Road, Boston Spa	3.9	103
HG3-11	1167	Chapel Lane (land to the east of), Clifford LS23	1.6	36
HG3-12	1061	Wood Lane (land off), and east of the former railway, Scholes, LS15	1.9	60
HG3-13	2134	Scholes (east of)	32.1	850
Safeguarded land (PAS) total:				1,359

Sites for Older Persons Housing/Independent Living

3.6.11 Two housing allocations have easy access to local centres in Outer North East and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans. In addition, as paragraph 2.63 details, further local centres may be delivered as part of large housing allocations such as HG2-226 Land to the East of Wetherby and the new settlement at site MX2-39 Parlington.

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 NORTH EAST THESE SITES ARE:

HG2-20 Mercure Hotel, Wetherby Road, Wetherby
HG2-22 Church Street, Boston Spa

Sites reserved for Future School Use

3.6.12 Section 2 paragraph 2.64 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 North East there are two sites where part of the site is to be retained for a school. These are:

- HG2-226 Land to the East of Wetherby
- MX2-39 Parlinton Estate

Sites for Gypsies and Travellers

3.6.13 Paragraph 2.65 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in Outer North East.

Sites for Travelling Showpeople

3.6.14 Paragraph 2.73 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in Outer North East.

EMPLOYMENT PROPOSALS FOR OUTER NORTH EAST

Offices

3.6.15 The sites in Outer North East have been assessed to determine their total contribution towards an overall district requirement of 1,000,000 sq m office based development. Sites which either have planning permission for office use (as at 5.4.16) and/or were allocated for employment including office on the Unitary Development Plan and are to be retained as such count towards the office requirement.

POLICY EO1 – IDENTIFIED SITES FOR OFFICE USE

THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:

- 1) HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING OFFICE ON THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED OFFICE SITES.**
- 2) IDENTIFIED OFFICE SITES CONTRIBUTE TO THE TARGET FOR OFFICE USE SET OUT IN CORE STRATEGY POLICY SP9.**

THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR OFFICE USE). IN OUTER NORTH EAST THESE SITES ARE:

Plan Ref	ELR Ref	Address	Area ha	Capacity sqm
EO1-3	3103954	Park Hill Farm Park Hill Studio Walton Road, Wetherby	0.5	579
EO1-40	3103953	Bldgs B Park Hill Farm, Walton Road ,Wetherby	0.1	1,050
Identified Office Employment Totals:				1,629

3.6.16 There are no proposed allocations for office development in Outer North East.

General Employment

3.6.17 The sites in Outer North 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 5.4.16 and/or are allocated for general employment on the Unitary Development Plan and are to be retained as such count towards the employment requirement. These are Identified General Employment Sites. (For information the extent of the existing Thorp Arch Trading Estate is shown on the Plan).

POLICY EG1- IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE

1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED GENERAL EMPLOYMENT SITES.

2) IDENTIFIED GENERAL EMPLOYMENT SITES CONTRIBUTE TO THE TARGET FOR GENERAL EMPLOYMENT USE SET OUT IN CORE STRATEGY POLICY SP9.

THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR GENERAL EMPLOYMENT USE). IN OUTER NORTH EAST THESE SITES ARE:

Plan Ref	SHLAA	Address	Area	Capacity
EG1-8	3104450	Land at Rudgate Walton Wetherby	0.7	0.37
EG1-9	3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby LS23 7BJ	1.6	1.9
EG1-10	3203550	Holmecroft York Road Ls13 4	2.3	2.29
EG1-63	3100832	Avenue D Thorp Arch T E	4.3	4.32
EG1-64	3103750	Wighill Lane & Rudgate, Thorp Arch Ind Estate	3.5	3.49
EG1-65	EMP00337	Avenue D & E Thorp Arch Estate	8.1	8.06
EG1-68	3104480	Unit 204 Avenue C Thorp Arch Estate, Wetherby	1.1	1.12
Identified general employment total (ha):				21.55

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 OUTER NORTH EAST THESE ALLOCATIONS ARE:

Plan Ref	SHLAA	Address	Area ha	Capacity (ha)
MX2-39	5320	Parlington Estate	114.5	5.0
Allocated for general employment total (ha):				5.0

GREENSPACE PROPOSALS FOR OUTER NORTH EAST

3.6.18 The plan shows the green space sites proposed for designation within the Outer North 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 will also be a requirement in some site specific policies contained in the housing section of this chapter. Any UDP green space sites that are not shown are proposed for deletion mainly because they are no longer in an open space use or are below the 0.2ha threshold.





3.6.19 The key areas of green space within the Outer North East area are Lotherton Hall (57.1ha) (to the south east of Aberford) and Harewood House Estate (39.6ha). Harewood House is unusual as part of the estate is open to the public but for a fee. There are various smaller green spaces within or adjacent to the villages and towns of the Outer North East including some stretches of old railway lines in Wetherby and running south from Bardsey. There are large areas of predominantly woodland to the west of the A1 which are not specifically protected as green space however they lie within green belt and are therefore protected from future development. Provision is still in need of improvement in terms of quantity, quality and accessibility. Revised surpluses and deficiencies by typology for the Wards that fall completely or partially within the Outer North East HMCA are contained in the Green Space Background Paper.

Outer North East Retail and Site Allocations Plans

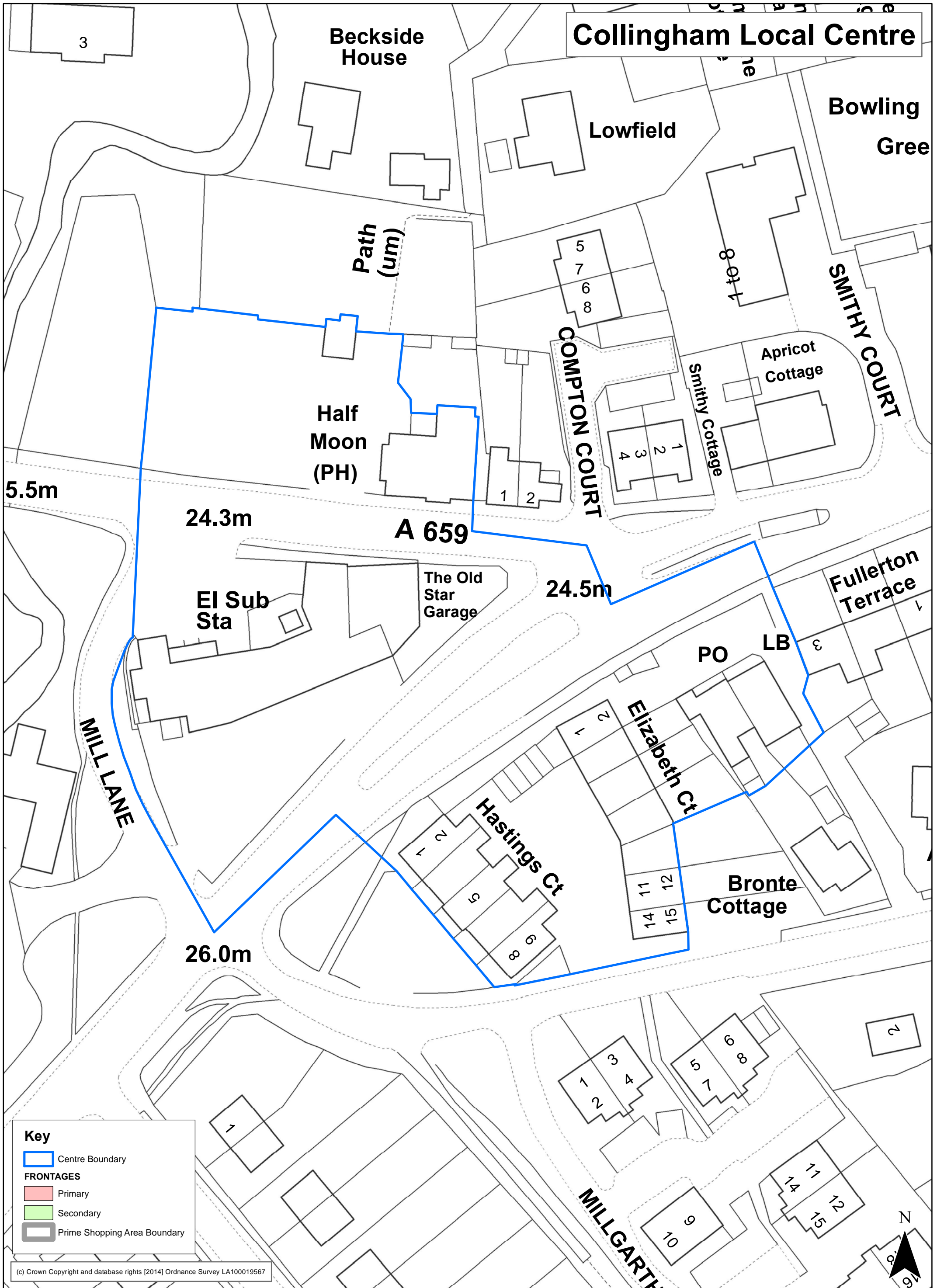
Boston Spa

Boston Spa

Key

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

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Slaid Hill Local Centre

151.8m

The Gables

The Dexter
(PH)

BRANDON COU

Brandon Te

152.1m

150

16

83

140

Slaid Hill Court

2

4

TCB

Westroyd

Rose Villa

16

14

LB

7 to 10

CHARTWELL
COURT

Surgery

34

to

30

18

to

22

EI
Sub Sta





GVC

FW

SHADWELL LANE

Und

Key

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

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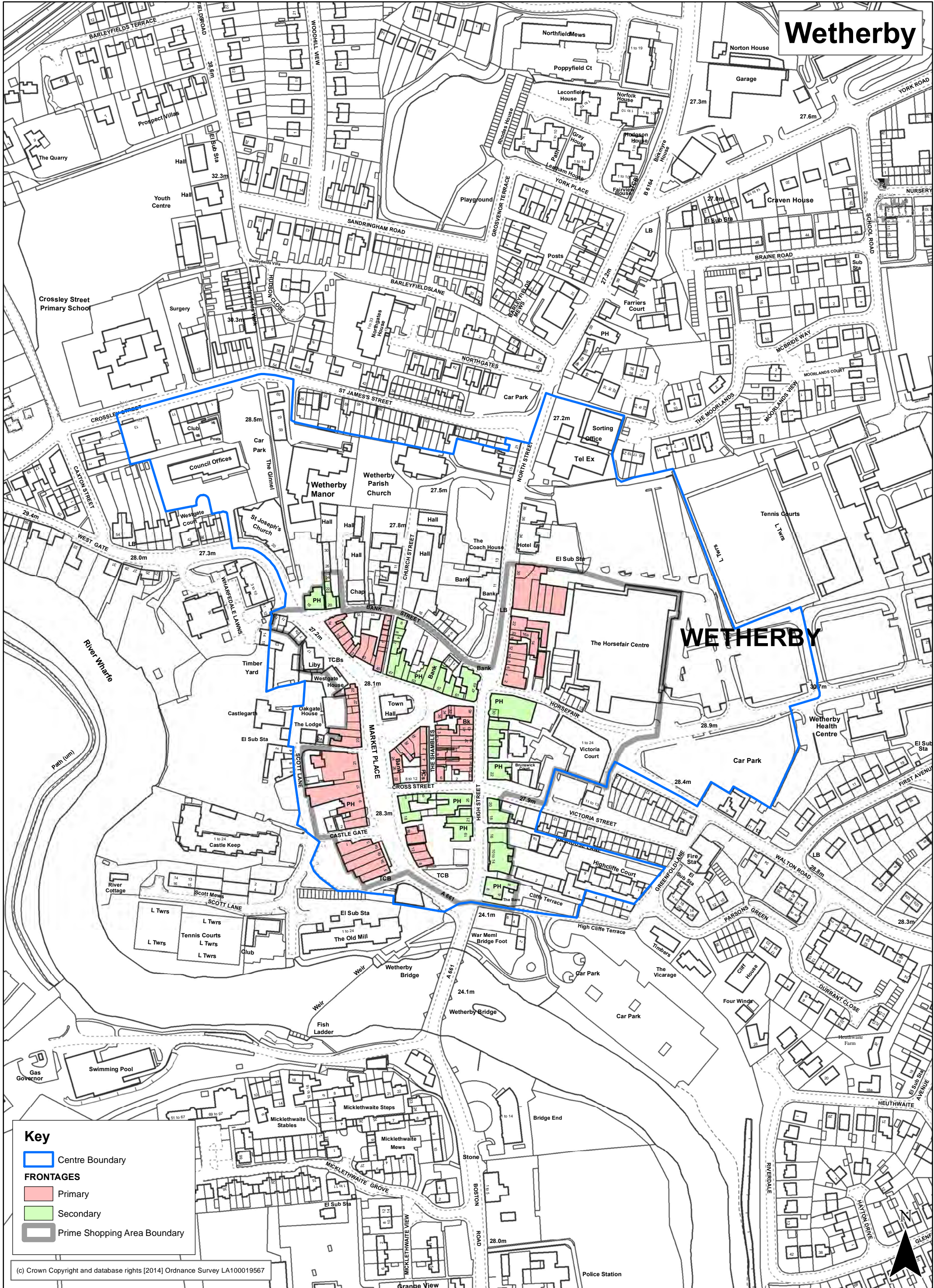
561

563

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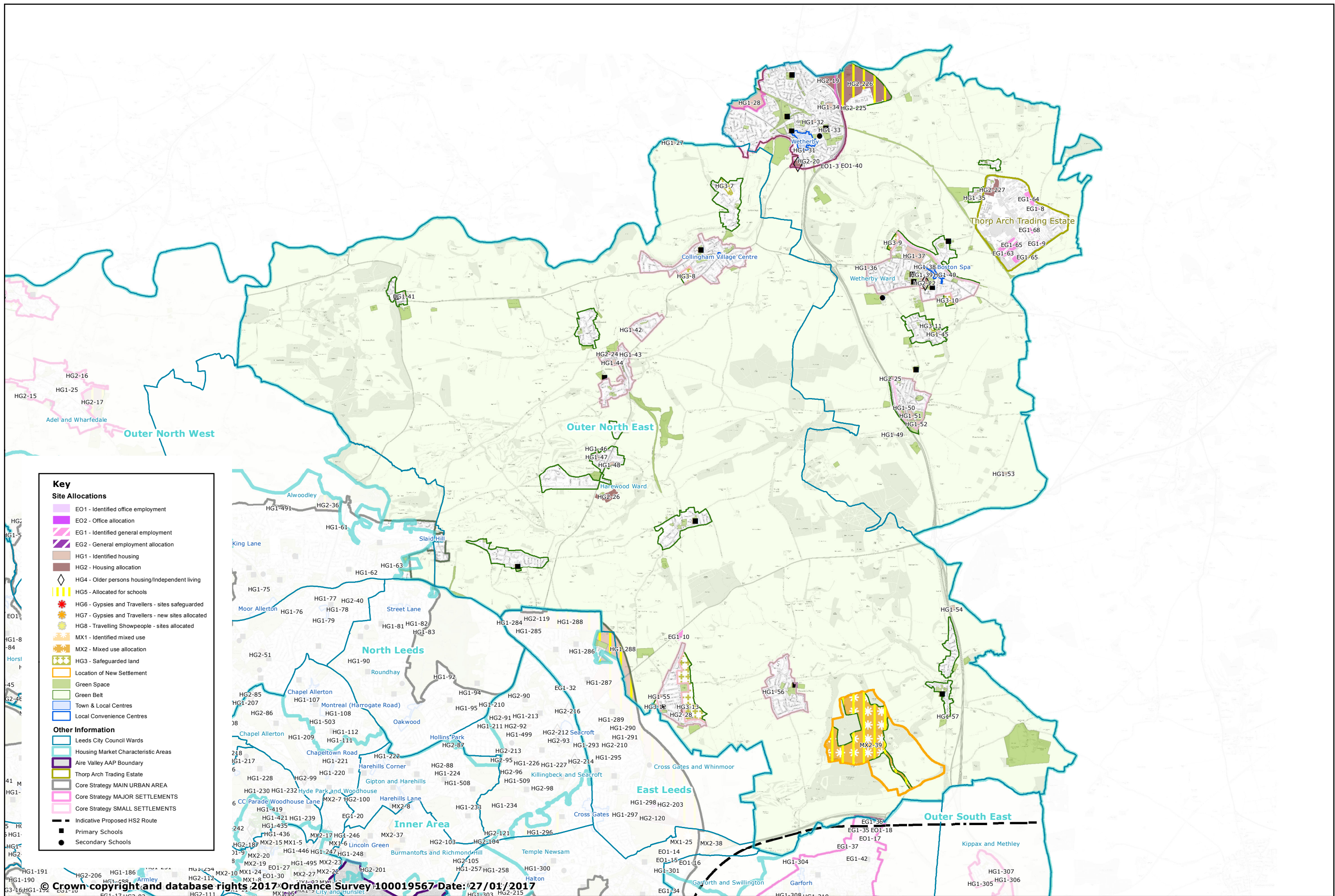
Wetherby



Key

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

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HMCA AREA
Outer North East

