



**Leeds**  
CITY COUNCIL

# Site Allocations Plan

## Section 3: Area Proposals: 1. Aireborough

**Publication Draft**

**Leeds Local Development Framework**

**Development Plan Document**

**September 2015**



# **SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS**

## **1. AIREBOROUGH**

- 3.1. The Aireborough area is characterised by the major settlements of Guiseley, Yeadon and Rawdon. It is surrounded by Green Belt to the north, east and west, and includes large areas of countryside, including Hawsworth Moor to the west and the Wharfe Valley to the north. Aireborough extends out to Bradford MDC. Serving the area are Guiseley and Yeadon town centres and two local centres, Oxford Road, Guiseley and Leeds Road, Rawdon. The area is served by public transport links to Leeds City Centre along the A65 and Bradford and Harrogate along the A658. Guiseley has a train station which is on the Leeds – Harrogate line. To the east of Yeadon is Leeds Bradford International Airport, an important transport hub for Leeds and the city region as a whole. The socio-economic profile shows that of working households in Aireborough 29% earn less than £20000 p.a. whilst 26% 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 throughout Leeds with Rawdon and Aireborough currently designated in Aireborough.

### **RETAIL PROPOSALS FOR AIREBOROUGH**

- 3.1.1 The main retail centres within Aireborough are the town centres of Guiseley and Yeadon. There are four centres within the Aireborough area:
- Guiseley Town Centre
  - Oxford Road, Guiseley Lower Order Local Centre
  - Leeds Road, Rawdon Lower Order Local Centre
  - Yeadon Town Centre
- 3.1.2 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).
- 3.1.3 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 AIREBOROUGH

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

3.1.5 **Total housing target for Aireborough** (set out in the Core Strategy) = 2,300 units (3% of District wide total).

**Total Number of Dwellings/Capacity to be allocated:**

3.1.6 The target of 2,300 residential units does not mean that land for 2,300 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the plan) and 5.4.15 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 HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION FOR HOUSING OR MIXED USE INCLUDING HOUSING, OR WERE PREVIOUSLY ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED HOUSING SITES. IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE, IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN AIREBOROUGH THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:**

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
<b>HG1-1</b>	734	Bradford Road - High Royds, Menston	349	335	14	0
<b>HG1-2</b>	738	Netherfield Road - Cromptons, Guiseley	116	93	0	23
<b>HG1-3</b>	742	Netherfield Road, Guiseley	98	78	18	2
<b>HG1-4</b>	HLA2802490	The Drop Inn 29 Town Street Guiseley	6	6	0	0
<b>HG1-5</b>	5121	Parkside Works Otley Road Guiseley	7	0	0	7
<b>HG1-6</b>	271	Springfield Road - Springhead Mills, Guiseley	54	0	0	54
<b>HG1-7</b>	5111	Former Dairy Crest Site, Queensway, Guiseley	14	0	0	14
<b>HG1-8</b>	HLA2802390	107 Queensway Yeadon	9	0	0	9
<b>HG1-9</b>	3164	Haworth Court, Chapel Lane	45	0	0	45

<b>HG1-10</b>	741	Greenlea Road, Yeadon	30	30	0	0
<b>HG1-11</b>	3187	Station Garage, Henshaw Lane, Yeadon	5	0	0	5
<b>HG1-12</b>	1308	Site of Units at Green Lane Dyeworks and Mill Ponds and 25 and 27 Green Lane, Yeadon, Leeds	171	0	1	170
<b>HG1-13</b>	HLA2700370	26-28 New Road Side, Rawdon	5	0	0	5
<b>HG1-14</b>	3229	Batter Lane, Rawdon	4	4	0	0
<b>HG1-96*</b>	34	Low Hall Road -Riverside Mill, Horsforth LS19	54	0	0	54
<b>Identified housing total:</b>			<b>967</b>	<b>546</b>	<b>33</b>	<b>388</b>

\*No further flood risk assessment 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 new Flood Risk Assessment (FRA) will be required.

3.1.7 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  $2,300 - 967 = 1333$  units

#### **POLICY HG2 – HOUSING ALLOCATIONS**

**THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. HOUSING ALLOCATIONS ARE PHASED FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN AIREBOROUGH THE SITES ALLOCATED FOR HOUSING ARE:**

<b>Phase 1</b>					
<b>Plan Ref</b>	<b>SHLAA Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>	<b>Green/Brown</b>
<b>HG2-6</b>	1113	Silverdale Avenue (land at), Guiseley	2	32	Greenfield
<b>HG2-7</b>	180	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	0.4	7	Mix 20:80
<b>HG2-8</b>	4019	Kirkland House, Queensway, Yeadon	0.5	17	Mix 20:80
<b>HG2-11</b>	12	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	0.5	6	Mix 80:20
<b>Phase 1 total:</b>				<b>62</b>	

<b>Phase 2</b>					
<b>Plan Ref</b>	<b>SHLAA Ref</b>	<b>Address</b>	<b>Area ha</b>	<b>Capacity</b>	<b>Green/Brown</b>
<b>HG2-1</b>	3026	New Birks Farm, Ings Lane, Guiseley	10.8	285	Greenfield
<b>HG2-2</b>	3029	Wills Gill, Guiseley	5.1	133	Greenfield
<b>HG2-3</b>	1255B	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	8.9	234	Greenfield
<b>HG2-4</b>	4020	Hollins Hill and Hawkstone Avenue, Guiseley	3	80	Greenfield
<b>HG2-5</b>	1180A_1311 A_2163A	Coach Road/Park Road Guiseley	5.3	83	Greenfield
<b>HG2-9</b>	3366	Land at Victoria Avenue, Leeds	3.9	102	Greenfield
<b>HG2-10</b>	1221	Gill Lane, Yeadon LS19	5.9	155	Greenfield
<b>HG2-12</b>	4254	Woodlands Drive, Rawdon	4.9	130	Greenfield
<b>Phase 2 total:</b>				<b>1202</b>	
<b>Housing allocation total:</b>				<b>1264</b>	

3.1.8 Sites allocated for housing in Aireborough have a total capacity of 1264 which is under the target by 69. 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.

#### **Site Specific Requirements for Sites Allocated For Housing in Aireborough**

3.1.9 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: HG2-1 (3026)

**Site Address:** New Birks Farm, Ings Lane, Guiseley

## Housing allocation

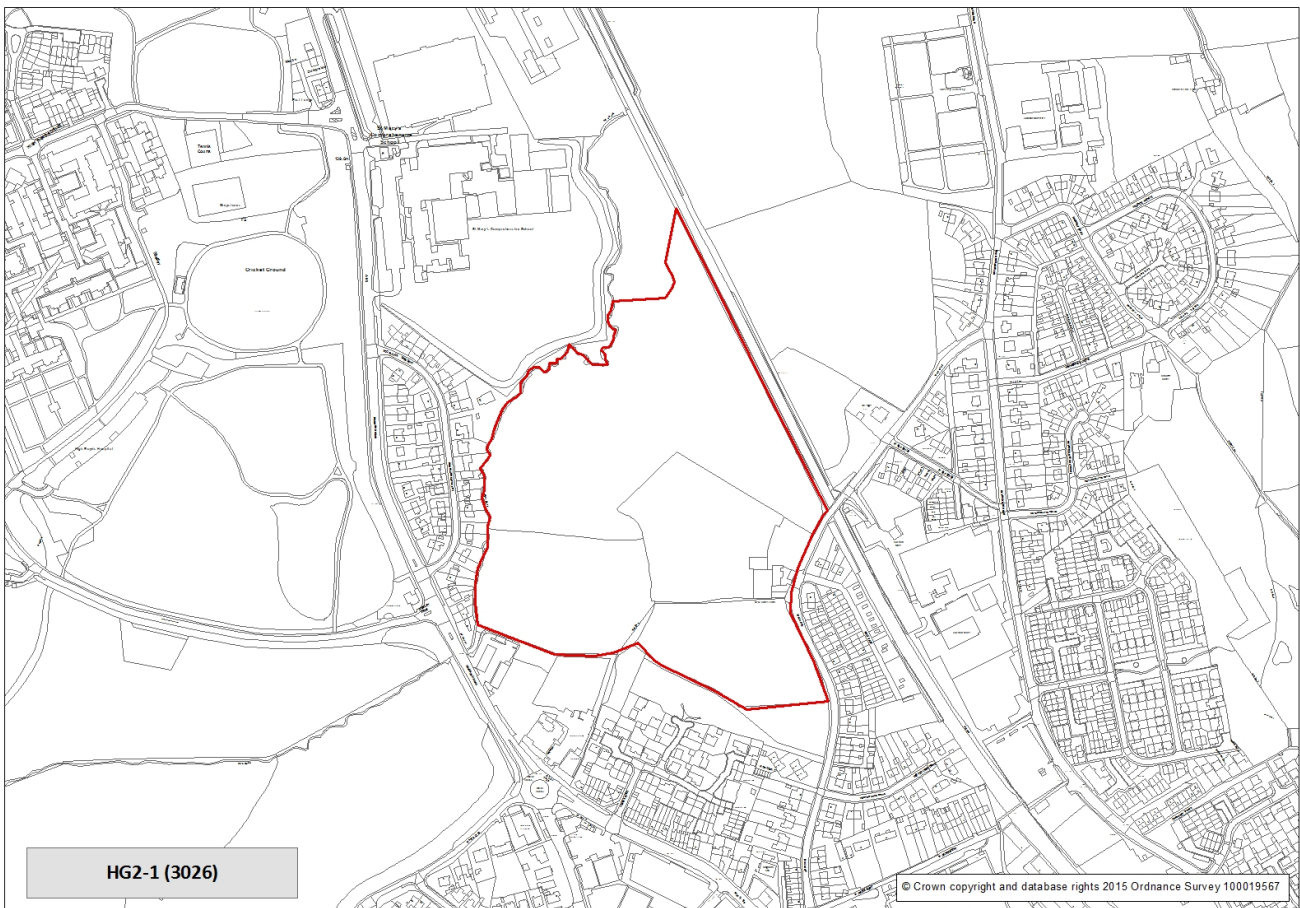
**Site Capacity:** 285 units

**Site Area:** 10.84 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough

**Phase:** 2



## Site Requirements - HG2-1:

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- **Local Highway Network:**

There is a cumulative impact from this development on the A65/Oxford Road junction. The development will be required to contribute to measures to mitigate the impact of this. There is also a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a buffer to Mire Beck to protect and enhance the wildlife corridor.

- **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.

- **Conservation Area:**

A small part of the site is within Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-2 (3029)

**Site Address:** Wills Gill, Guiseley

## Housing allocation

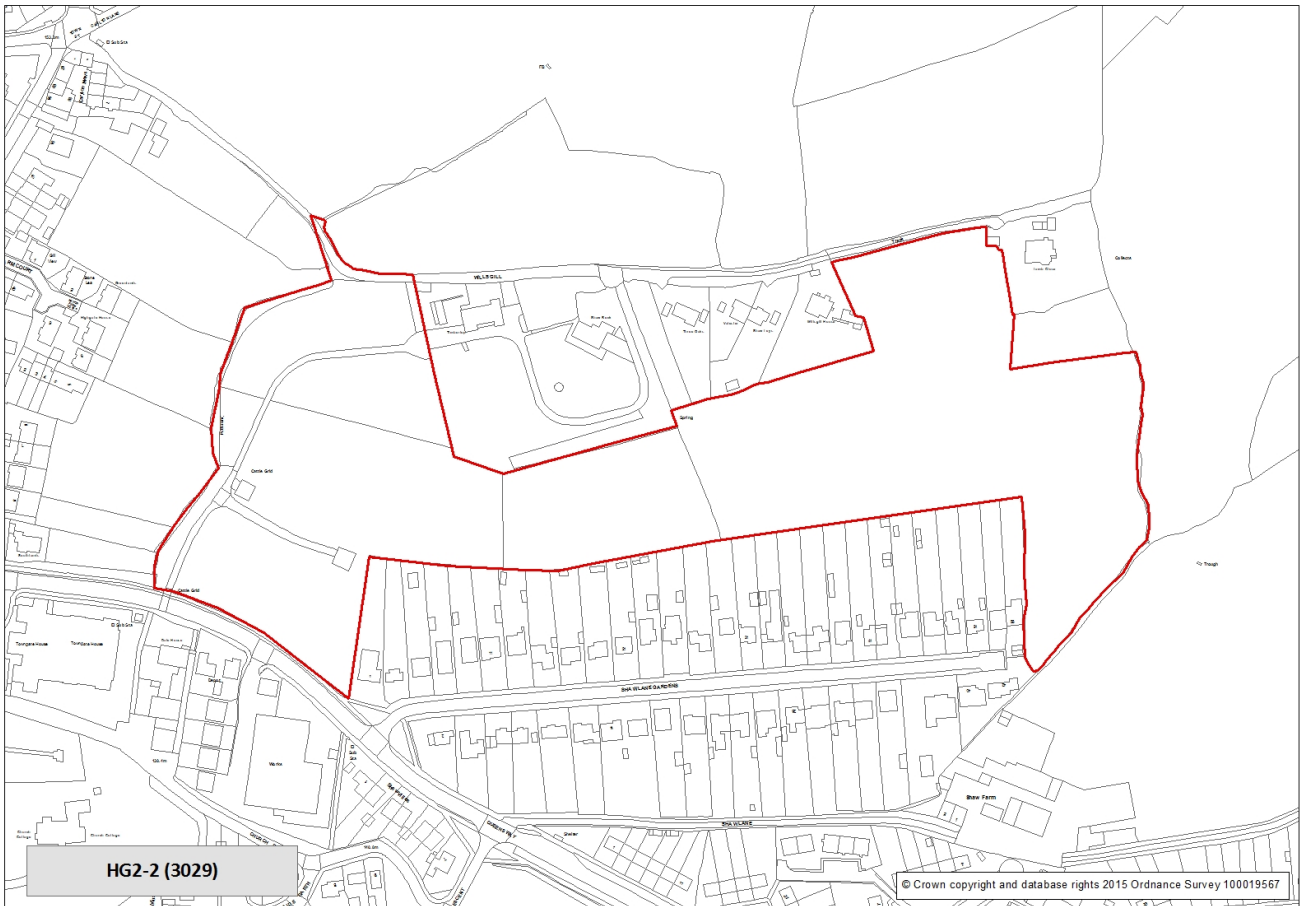
**Site Capacity:** 133 units

**Site Area:** 5.06 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough

**Phase:** 2





## Site Requirements - HG2-2:

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

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

- **Highway Access to Site:**

The site should be accessed directly from Queensway, provision of a vehicular and pedestrian link to site HG2-3 should be made to improve access options for both sites.

- **Local Highway Network:**

There is a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout.

- **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

- **Conservation Area:**

The site is in the setting of Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. A significant buffer is required to the western part of the site to protect the character of the adjacent surviving medieval field system.

# Site Reference: HG2-3 (1255B)

**Site Address:** Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon

## Housing allocation

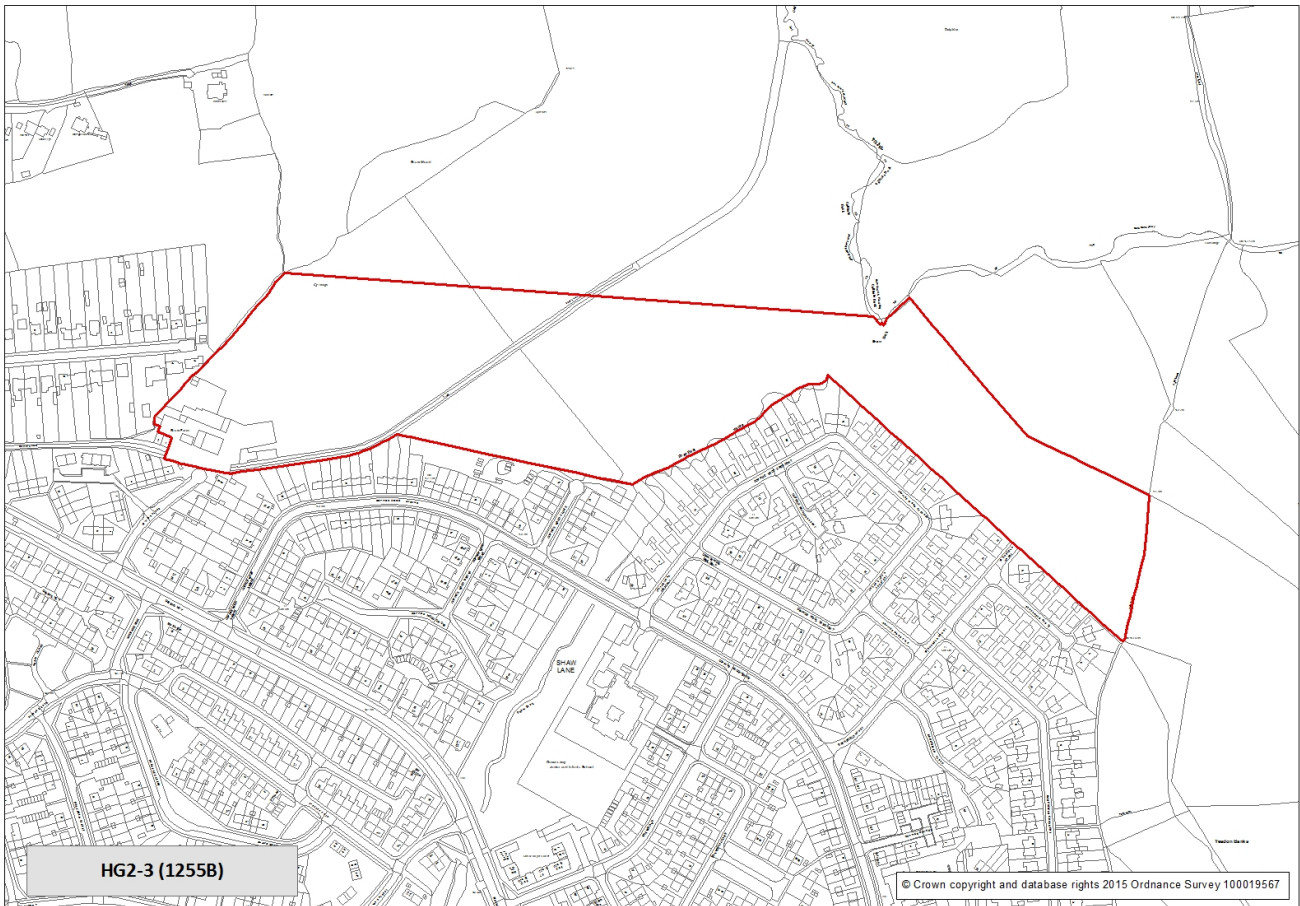
**Site Capacity:** 234 units

**Site Area:** 8.92 hectares

**Ward:** Guiseley and Rawdon/Otley and Yeadon

**HMCA:** Aireborough

**Phase:** 2



## Site Requirements - HG2-3:

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- **Highway Access to Site:**

Access should be taken from Banksfield Mount, Coppice Wood Close or Howson Close. Shaw Lane is unsuitable due to the junction with Queensway. Provision should be made for a vehicular and pedestrian link to site HG2-2 to provide further access options.

- **Local Highway Network:**

There is a cumulative impact from this development upon the A658/Bayton Lane junction. The development will be required to contribute to measures to mitigate the impact of this. There is also a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout.

- **Ecology:**

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

# Site Reference: HG2-4 (4020)

**Site Address:** Hollins Hill and Hawkstone Avenue, Guiseley

## Housing allocation

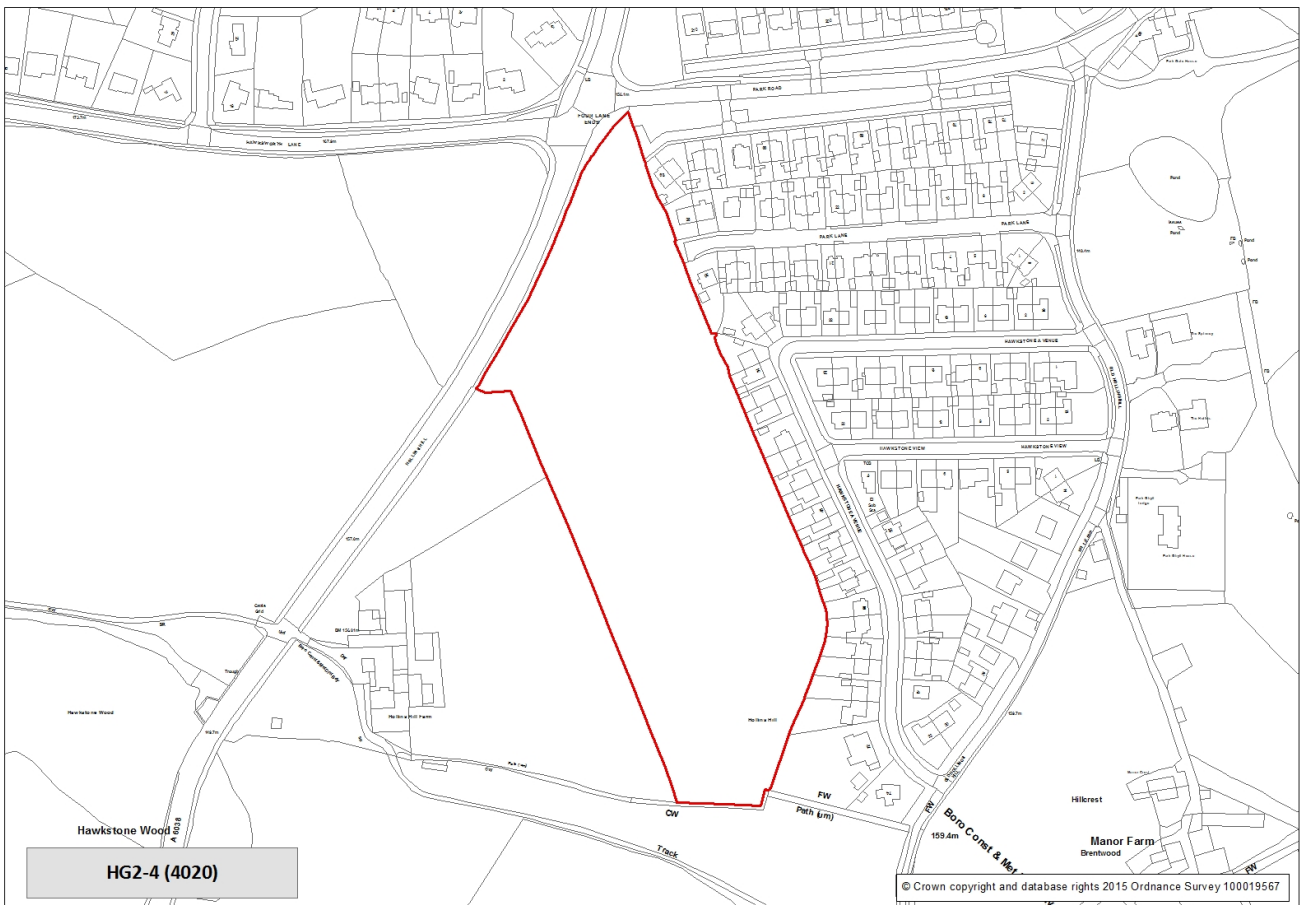
**Site Capacity:** 80 units

**Site Area:** 3.04 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough

**Phase:** 2



## Site Requirements - HG2-4:

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- **Highway Access to Site:**

The site should be accessed from the A6038 Hollins Hill, which will require widening along the site frontage to provide a ghost island right turn arrangement into the site.

- **Local Highway Network:**

There is a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Park Lane/A65 gyratory. The site is likely to significantly impact upon the A6038/Hawksworth Lane junction and therefore an improvement is likely as part of the transport assessment, which may require a contribution of land from the development site.

- **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. The open setting of the farm complex contributes to its significance and a substantial buffer may be required to mitigate any impact on the setting of the Listed Building.

- **Conservation Area:**

The site is in the setting of Tranmere Park Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-5 (1180A\_1311A\_2163A)

**Site Address:** Coach Road/Park Road Guiseley

## Housing allocation

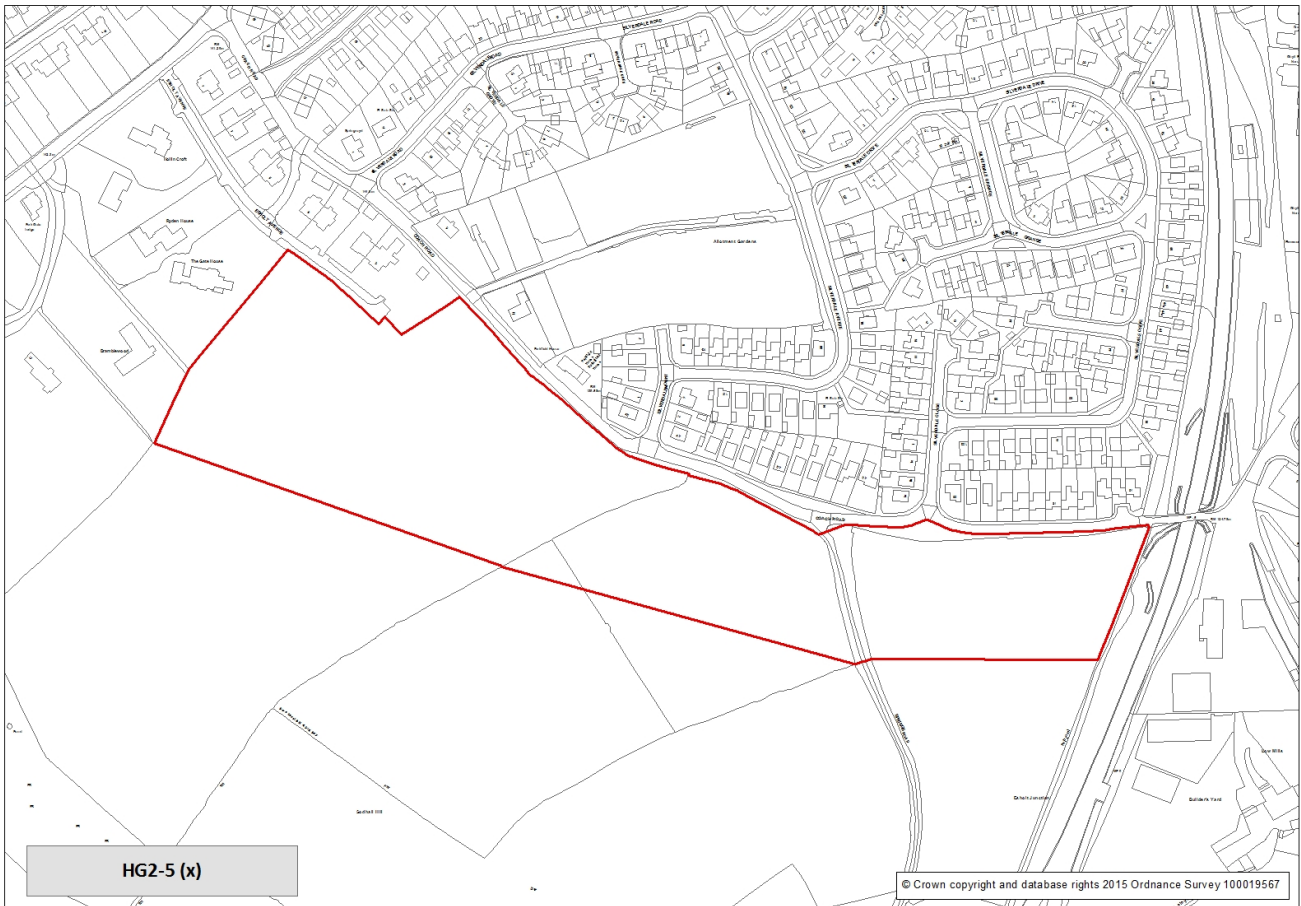
**Site Capacity:** 83 units

**Site Area:** 5.35 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough

**Phase:** 2



## Site Requirements - HG2-5:

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

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

- **Highway Access to Site:**

Coach Road from Park Road to Silverdale Mount should be reconstructed to a suitable standard to serve as vehicular and pedestrian access to the site and offered for adoption.

- **Local Highway Network:**

There is a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout.

- **Public Transport Access:**

Measures are required to improve access to public transport and local facilities.

- **Conservation Area:**

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

- **Education Provision:**

Part of the site should be retained for provision of a school

# Site Reference: HG2-6 (1113)

**Site Address:** Silverdale Avenue (land at), Guiseley

## Housing allocation

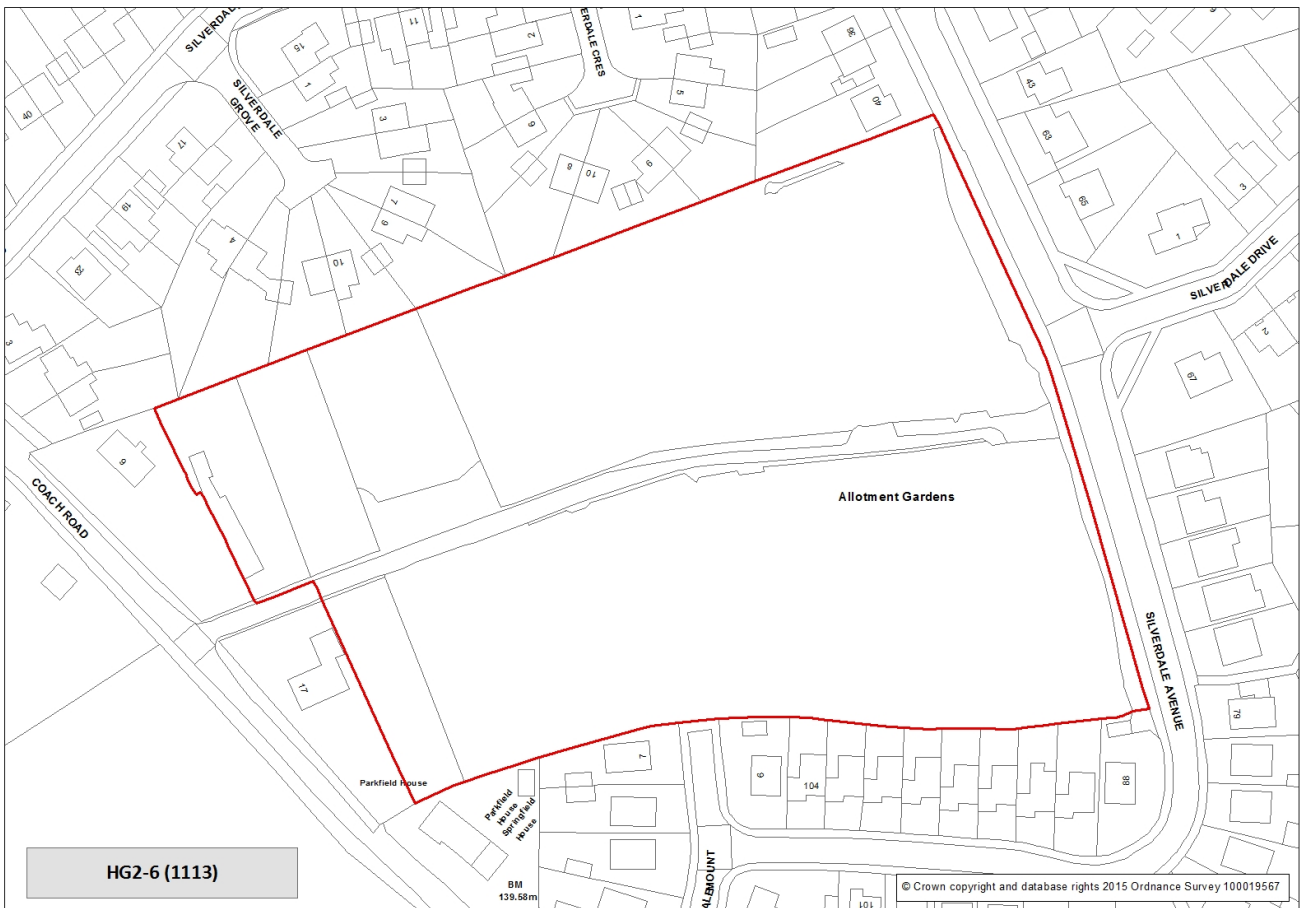
**Site Capacity:** 32 units

**Site Area:** 1.98 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough

**Phase:** 1





## Site Requirements - HG2-6:

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

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

- **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

- **Greenspace:**

On site laying out of half the site for allotments required. Layout and management to be agreed with the Council.

- **Conservation Area:**

The site is in the setting of Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-7 (180)

**Site Address:** Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon

## Housing allocation

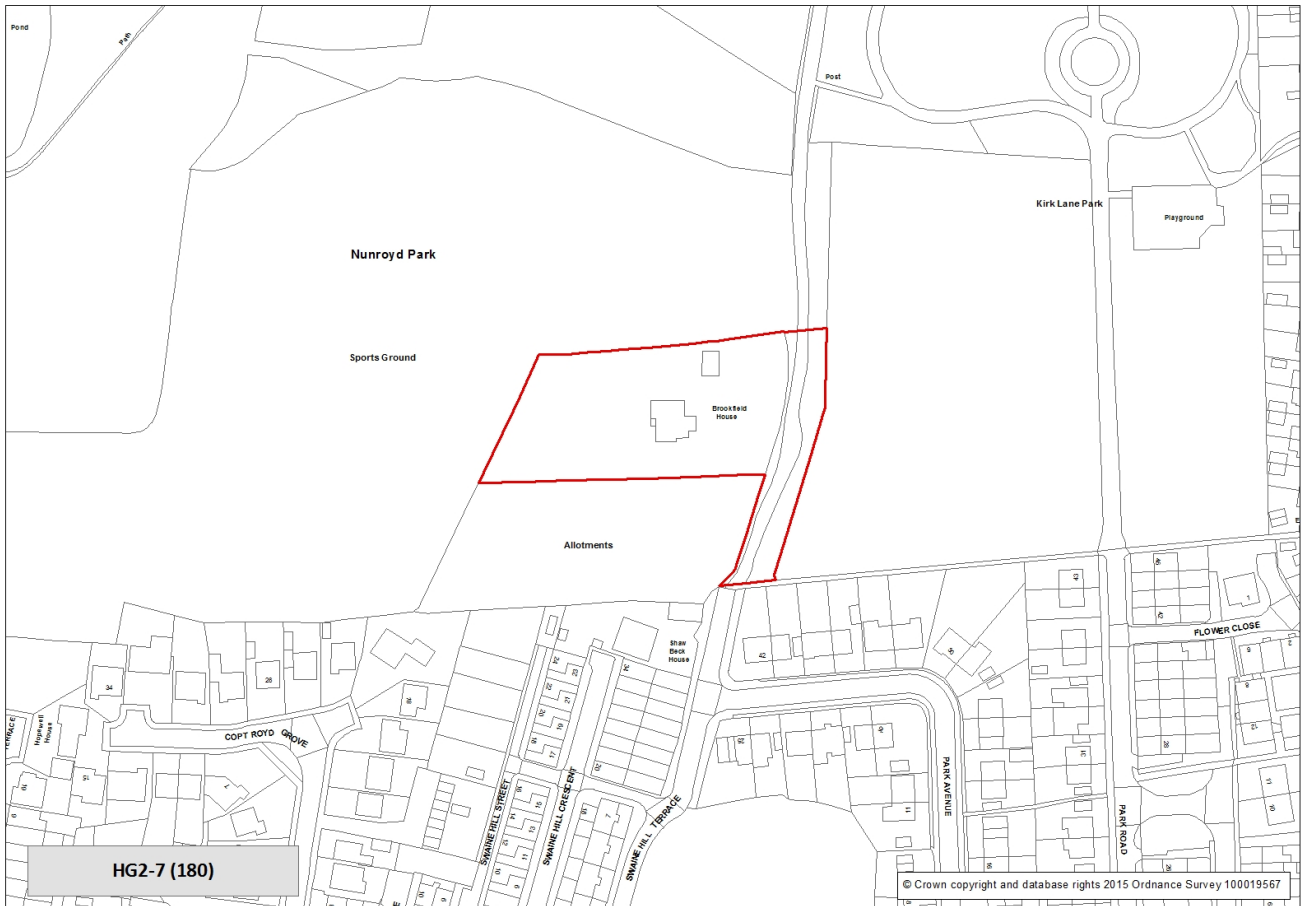
**Site Capacity:** 7 units

**Site Area:** 0.42 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough

**Phase:** 1



## Site Requirements - HG2-7:

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

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

- **Greenspace:**

The site is located within Nunroyd Park, green space is to be retained.

- **Conservation Area:**

The site is within Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Development should be conversion of the building only. Brookfield House is a positive building in the Conservation Area, set within Nunroyd Park. As such its character and setting needs to be preserved, with the building retained.

# Site Reference: HG2-8 (4019)

**Site Address:** Kirkland House, Queensway, Yeadon

## Housing allocation

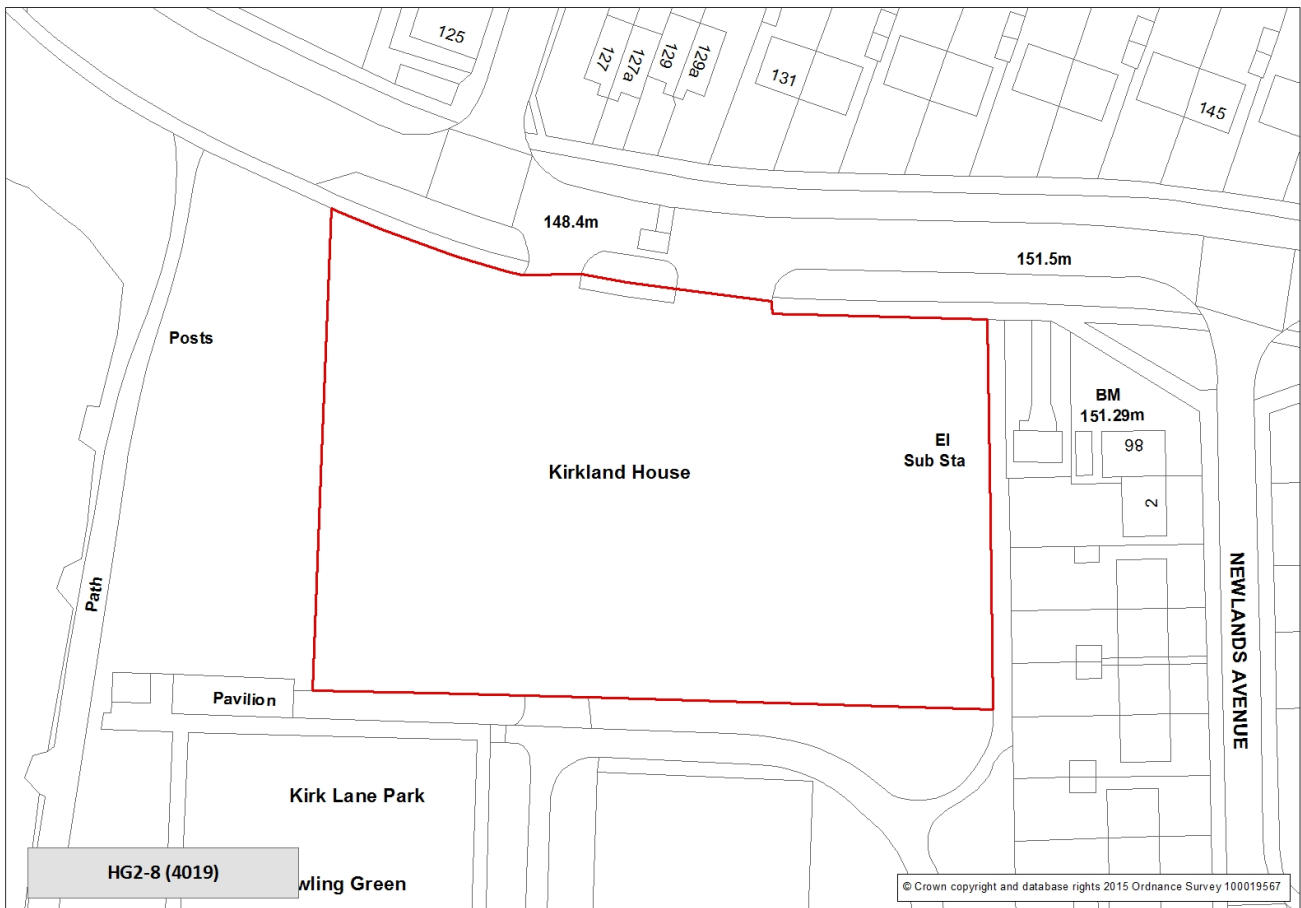
**Site Capacity:** 17 units

**Site Area:** 0.47 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough

**Phase:** 1



## Site Requirements - HG2-8:

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- **Conservation Area:**

The site is in the setting of Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-9 (3366)

**Site Address:** Land at Victoria Avenue, Leeds

## Housing allocation

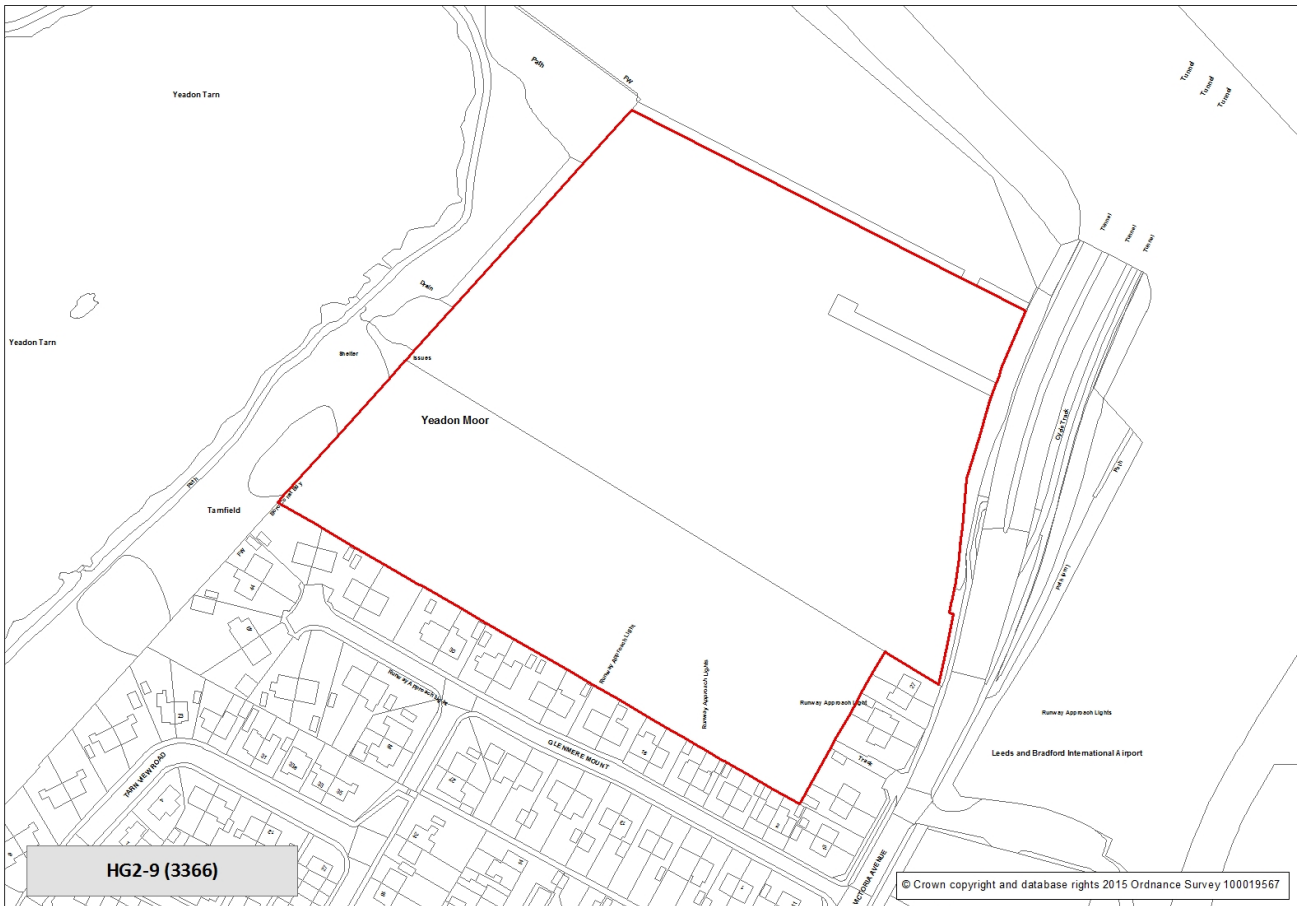
**Site Capacity:** 102 units

**Site Area:** 3.9 hectares

**Ward:** Otley and Yeadon

**HMCA:** Aireborough

**Phase:** 2



## Site Requirements - HG2-9:

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Consideration should be given at the planning application stage to aircraft noise mitigation (particularly in bedrooms), for example by means of enhanced glazing for habitable rooms, alternative means of ventilation, and an enhanced roof specification as appropriate, such that the internal noise standards of BS 8233 can be achieved.

- **Highway Access to Site:**

A suitable access solution onto the A658 will be required to take account of the proximity of the airport runway tunnel structure, the safety of vehicles emerging from the tunnel and vehicle speed on the main road. The access solution may require land outside the site boundary.

- **Local Highway Network:**

There is a cumulative impact from this development upon the A658/Bayton Lane junction. The development will be required to contribute to measures to mitigate the impact of this. There is also a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a buffer between the site and the adjoining Yeadon Tarn Local Nature Area.

- **Conservation Area:**

The site is in the setting of Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-10 (1221)

**Site Address:** Gill Lane, Yeadon LS19

## Housing allocation

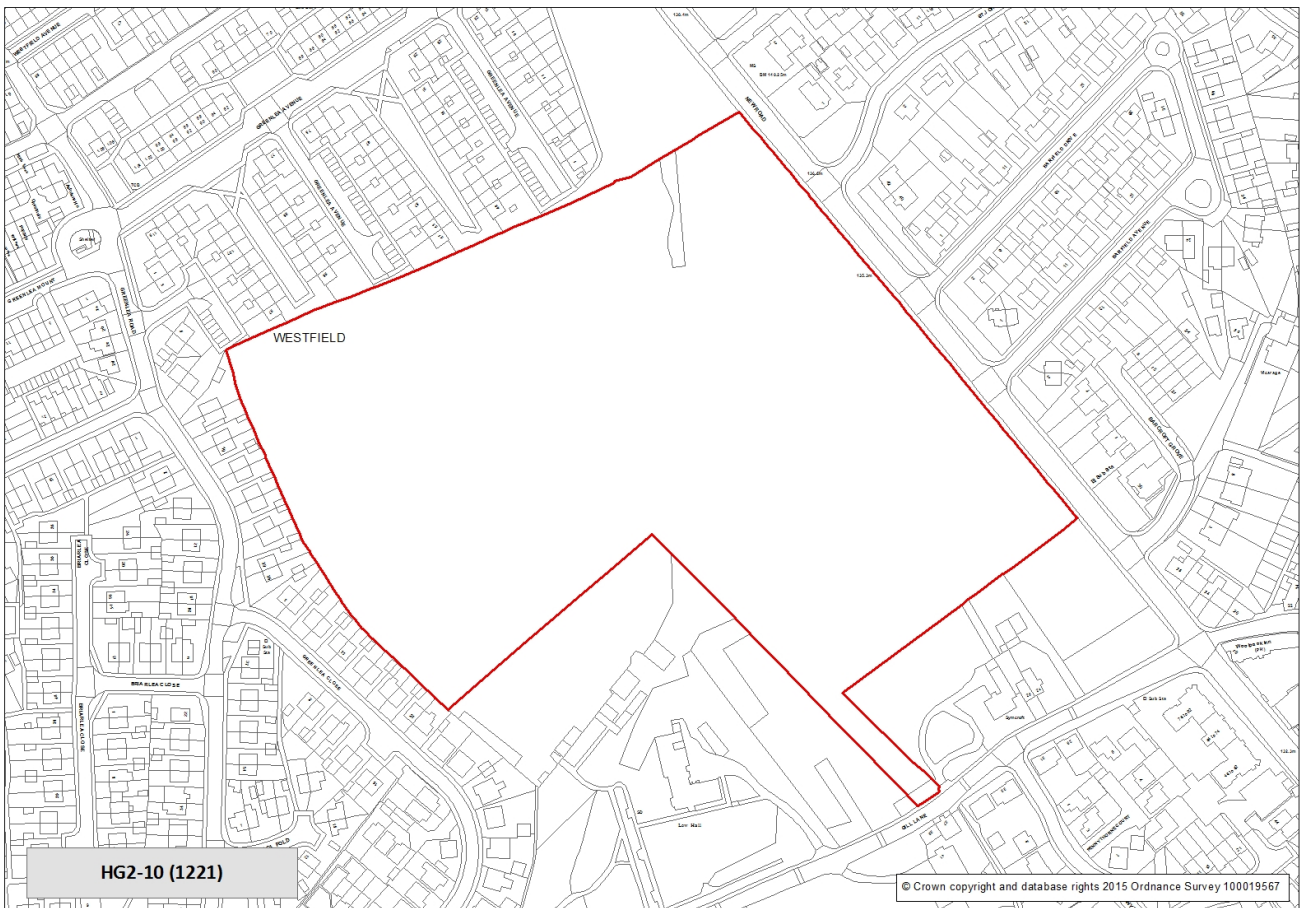
**Site Capacity:** 155 units

**Site Area:** 5.91 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough

**Phase:** 2





## Site Requirements - HG2-10:

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- **Local Highway Network:**

There is a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout. This site also has a cumulative impact upon the congested Micklefield Lane/A658 junction. The development will be required to contribute to measures to mitigate the impact of this.

- **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.

- **Conservation Area:**

The site is in the setting of Nether Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-11 (12)

**Site Address:** Larkfield Drive (off) - Ivy House (adjacent), Rawdon

## Housing allocation

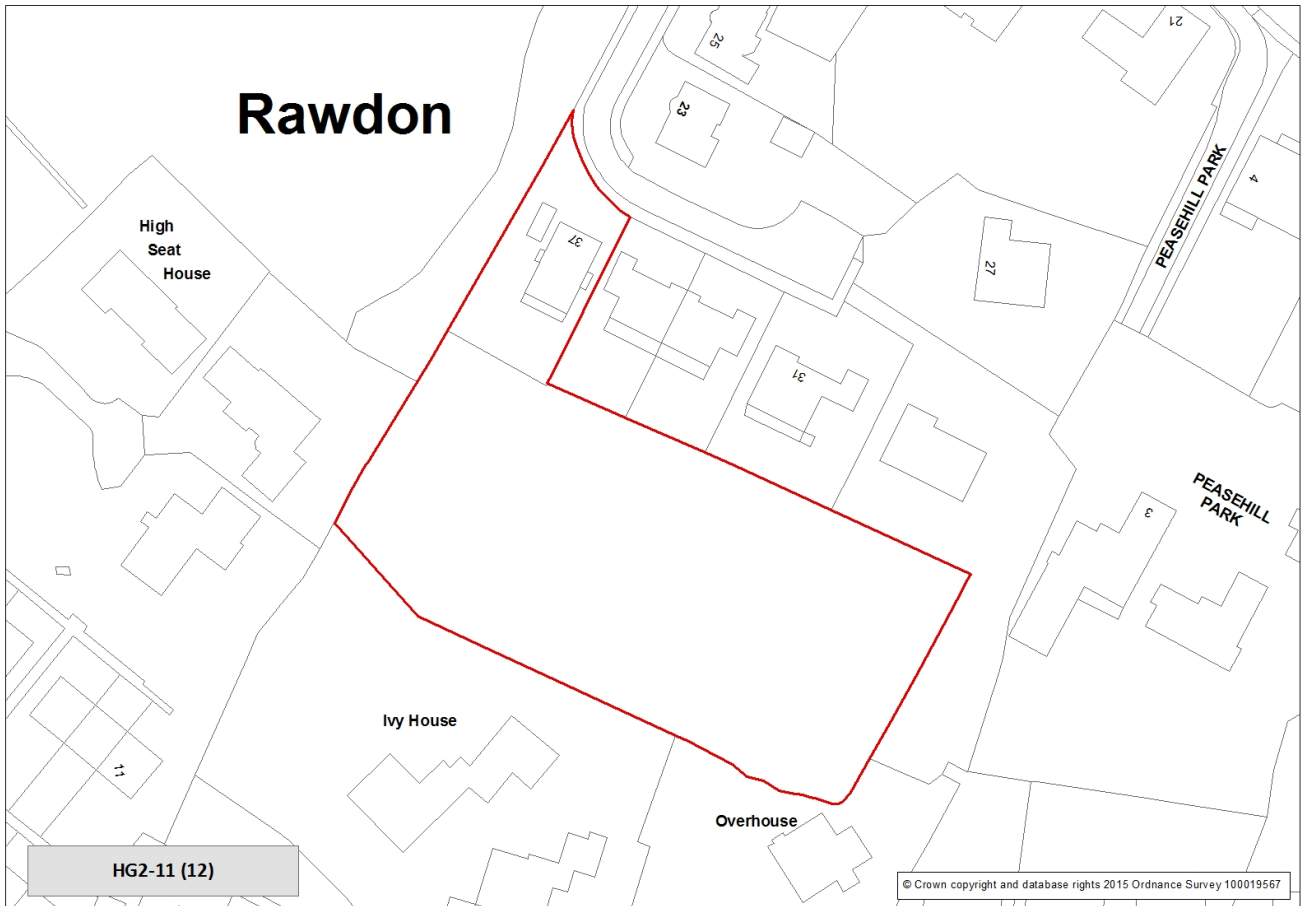
**Site Capacity:** 6 units

**Site Area:** 0.45 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough

**Phase:** 1



## Site Requirements - HG2-11:

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- **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 in 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 is in the setting of Littlemoor Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-12 (4254)

**Site Address:** Woodlands Drive, Rawdon

## Housing allocation

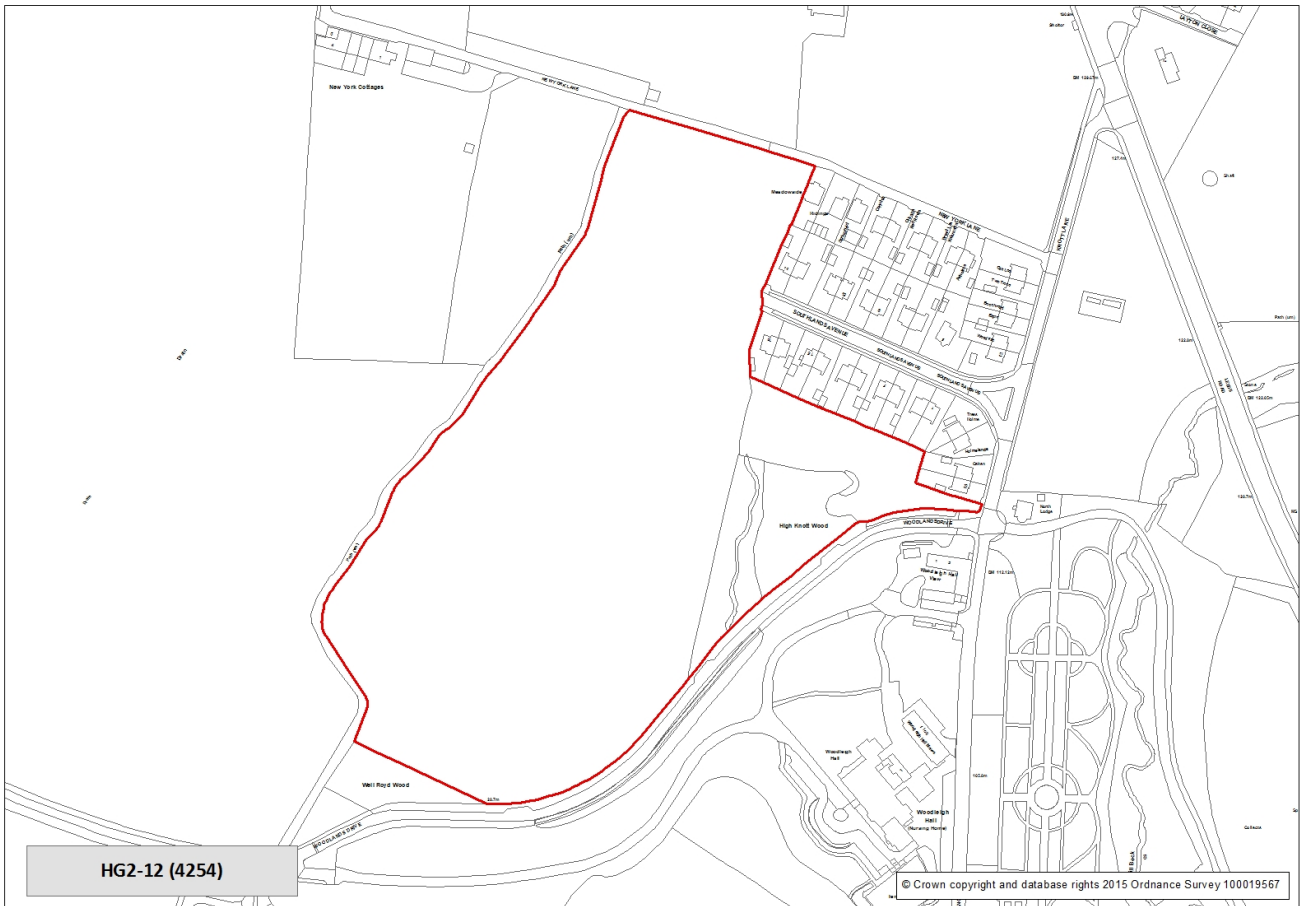
**Site Capacity:** 130 units

**Site Area:** 4.85 hectares

**Ward:** Horsforth

**HMCA:** Aireborough

**Phase:** 2



## Site Requirements - HG2-12:

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- **Highway Access to Site:**

The junction of Knott Lane and the A65 requires an improvement to the visibility available to vehicles exiting Knott Lane to the right.

- **Local Highway Network:**

There is a cumulative impact of development on the A65 corridor. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the corridor. These measures may take the form of contributions towards more significant measures such as improvements to Horsforth roundabout.

- **Ecology:**

Significant ecological impact identified on parts of the site. Provide biodiversity buffer (not private garden space) to east and south boundary with woodland.

- **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

- **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.

- **Conservation Area:**

The site is in the setting of Cragg Wood Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

### Safeguarded Land

3.1.10 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 AIREBOROUGH THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:**

Plan Ref	SHLAA Ref	Address	Area ha	Capacity
HG3-1	4043	Ings Lane, Guiseley	3.6	114
HG3-2	4095	Land to west of Knott Lane, Rawdon	1.9	<b>81</b>
HG3-3	3331	Land at Rawdon, Leeds	1	35
HG3-4	3329_5145	Layton Wood Rawdon	4.7	130
<b>Safeguarded land (PAS) total:</b>				<b>360</b>

### Sites for Older Persons Housing/Independent Living

3.1.11 Five housing allocations have easy access to local centres in Aireborough 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 AIREBOROUGH THESE SITES ARE:**

**HG2-2** Wills Gill, Guiseley

**HG2-5** Coach Road/Park Road, Guiseley

**HG2-6** Land at Silverdale Avenue, Guiseley

**HG2-7** Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon

**HG2-11** Adjacent Ivy House, off Larkfield Drive, Rawdon

### Sites reserved for Future School Use

3.1.12 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 Aireborough there is one site where part of the site is to be retained for a school. This site is:

HG2-5 Coach Road/Park Road, Guiseley

### Sites for Gypsies and Travellers

3.1.13 Paragraph 2.65 to 2.73 explains the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in Aireborough.

### **Sites for Travelling Showpeople**

3.1.14 Paragraph 2.72 explains the approach to allocating sites for Travelling Showpeople. In Aireborough an existing Travelling Showperson's site is safeguarded by allocation at Town Street, Yeadon under Policy HG8 as follows:

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

- **HG8-2 – TOWN STREET, YEADON**

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

## HG8-2: TOWN STREET, YEADON

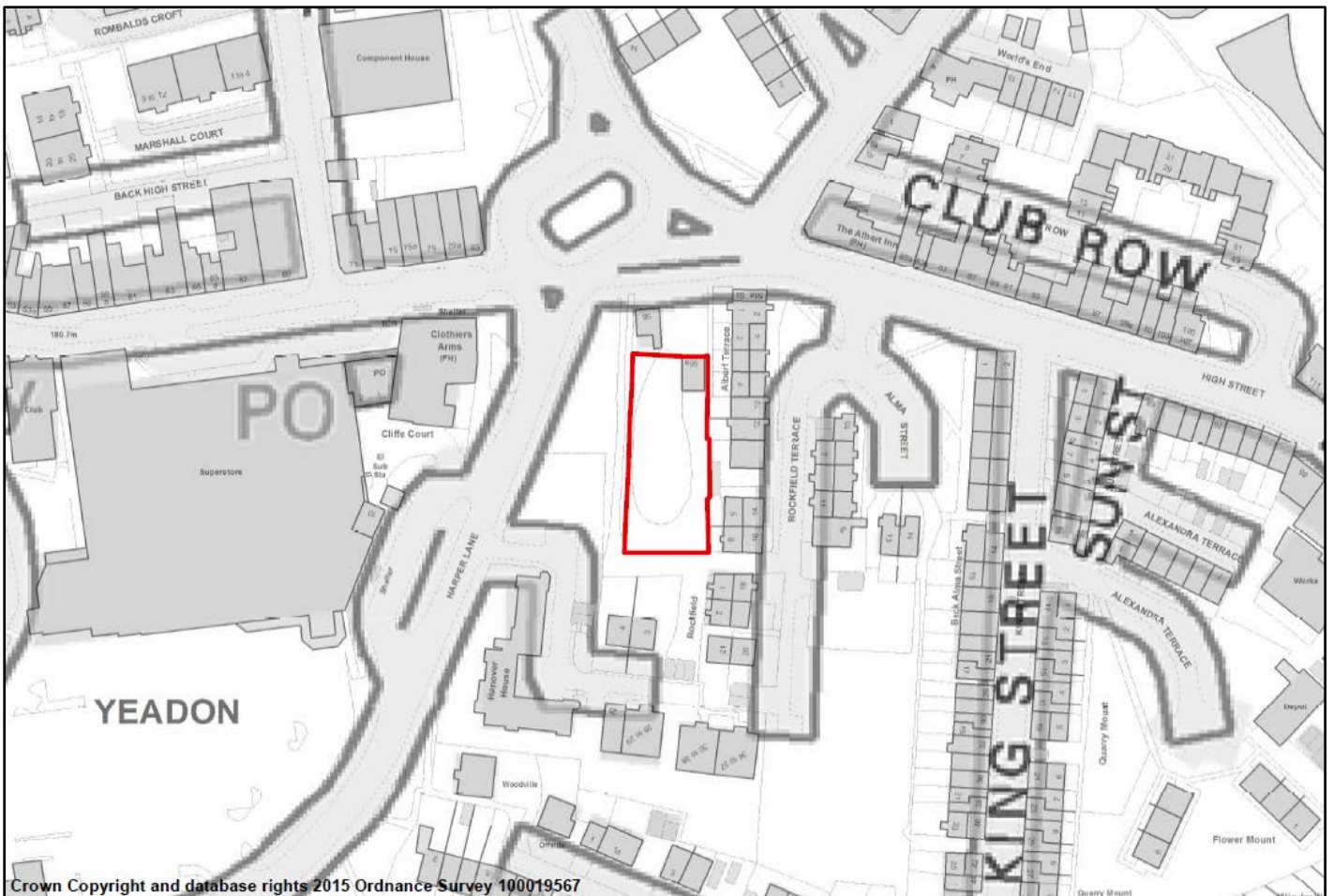
**Site Type:** Travelling Showpeople

**Site Area:** 0.11 ha

**Number of Plots:** 1

**Ward:** Otley and Yeadon

**HMCA:** Aireborough





# EMPLOYMENT PROPOSALS FOR AIREBOROUGH

## Offices

- 3.1.15 The sites in Aireborough 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 5.4.15 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 HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING OFFICE ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED OFFICE SITES. 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 AIREBOROUGH THESE SITES ARE:**

#### **Identified Office Sites (with planning permission or UDP allocations)**

Plan Ref	ELR Ref	Address	Area ha	Capacity sqm
EO1-1	2900890	Warren House Lane Harrogate Rd Yeadon Ls19	0.8	3000
EO1-2	2801002	Ph3 Rawdon Park Green Lane Yeadon	0.2	510
<b>Identified office employment total: (sqm):</b>				<b>3510</b>

- 3.1.16 There are no proposed allocations for office development in Aireborough.

## General Employment

- 3.1.17 The sites in Aireborough 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 5.4.15 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.

### **POLICY EG1 – IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE**

**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. 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 AIREBOROUGH THESE SITES ARE:**

## Identified General Employment Sites (with planning permission or UDP allocations)

Plan Ref	SHLAA	Address	Area ha	Capacity (ha)
EG1-1	2900891	Coney Park Harrogate Rd Yeadon Ls19	16.5	16.5
EG1-2	2900893	Airport West Ph3 Warren House Lane Yeadon Ls19	0.5	0.45
EG1-3	2901210	White House Lane Yeadon Ls20	4.6	4.59
EG1-4	2801642	Adj Westfield Mills Yeadon	0.1	0.11
EG1-5	2701530	Park Mill Leeds Road, Rawdon	1.6	1.6
<b>Identified general employment total:</b>				<b>23.25</b>

### **POLICY EG2 – GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE.**

**THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES MAP. IN AIREBOROUGH THESE ALLOCATIONS ARE:**

Plan Ref	ELR Ref	Address	Area ha	Capacity (ha)
EG2-1	2801270	Land to side Netherfield Mills, Netherfield Road, Guiseley	0.4	0.4
<b>Allocated for general employment</b>				<b>0.4</b>

### **Leeds Bradford International Airport (LBIA) – Employment Hub**

3.1.18. It should be noted that provision already exists for development of a variety of airport related facilities within the Airport Operational Land Boundary (AOLB), which is designated under Saved Policy T30A of the UDP. Policy T30A lists the uses which may be developed in principle within the AOLB, subject also to Core Strategy Spatial Policy 12. In reflecting the opportunity to contribute to local general employment land requirements and to recognise the strategic economic role of Leeds Bradford International Airport (LBIA) for Leeds and the City Region, 36.23ha of land at LBIA is allocated as an Employment Hub, subject to Spatial Policy 12 of the Core Strategy and the following Policy requirements. Detailed guidance on how airport growth is managed in the context of Policies T30A, SP12 and EG3, including the Employment Hub, will be set out in a LBIA Supplementary Planning Document which will cover the area of the Airport Operational Land Boundary, the Employment Hub, the UDP employment allocations, existing industrial properties and other associated land. This will be draw up with involvement of landowners and other key stakeholders.

**POLICY EG3 – LEEDS BRADFORD INTERNATIONAL AIRPORT (LBIA) –  
EMPLOYMENT HUB**

**36.23HA OF LAND TO THE NORTH OF LBIA WILL BE ALLOCATED AS AN  
'EMPLOYMENT HUB' FOR GENERAL EMPLOYMENT LAND INCLUDING A  
BUSINESS PARK AND LOGISTICS AND FREIGHT.**

**DETAILED REQUIREMENTS WILL BE SET OUT IN A LBIA SUPPLEMENTARY  
PLANNING DOCUMENT (SPD) TO COVER THE AIRPORT OPERATIONAL LAND  
BOUNDARY, THE EMPLOYMENT HUB, EXISTING EMPLOYMENT ALLOCATIONS,  
INDUSTRIAL PROPERTIES AND OTHER ASSOCIATED LAND, SUBJECT TO THE  
FOLLOWING CRITERIA:**

- i) THE PREPARATION OF AN OVERALL LAYOUT FOR THE SPD AREA, LAND USE  
AND PHASING PLAN, LINKED TO THE PROVISION OF NECESSARY  
INFRASTRUCTURE INCLUDING LAND TO ACCOMMODATE THE PROPOSED A65-  
A658 LINK ROAD WITHIN THE EMPLOYMENT HUB AREA,**
- ii) THE PROVISION OF A SURFACE ACCESS AND CAR PARKING STRATEGY –  
INCORPORATING MAJOR HIGHWAY AND PUBLIC TRANSPORT IMPROVEMENTS,  
WITH IDENTIFIED FUNDING AND TRIGGER POINTS,**
- iii) THE PROVISION OF AN OVERALL DESIGN AND LANDSCAPE FRAMEWORK,**
- iv) THE USE OF PLANNING OBLIGATIONS TO SECURE THE REQUIRED  
INFRASTRUCTURE AND ALSO LOCAL EMPLOYMENT AGREEMENTS (RELATING  
TO DEVELOPMENT PROPOSALS IN TERMS OF CONSTRUCTION AND END USER  
JOBS)**

# Site Reference: EG2-1 (2801270)

**Site Address:** Land to side Netherfield Mills, Netherfield Road, Guiseley

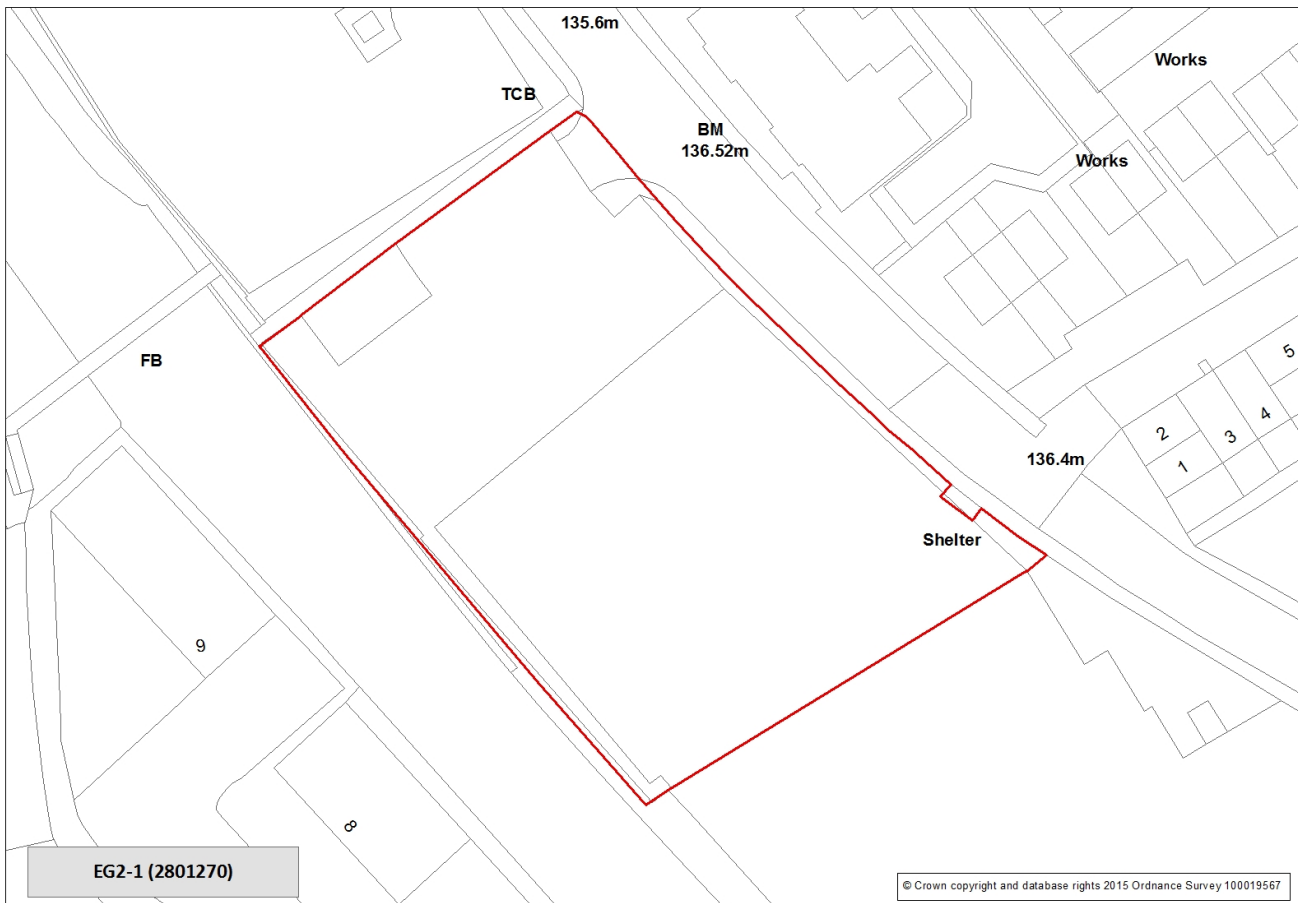
**General employment allocation**

**Site Capacity:** 0.4 hectares

**Site Area:** 0.4 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough



## Site Requirements - EG2-1:

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- **Conservation Area:**

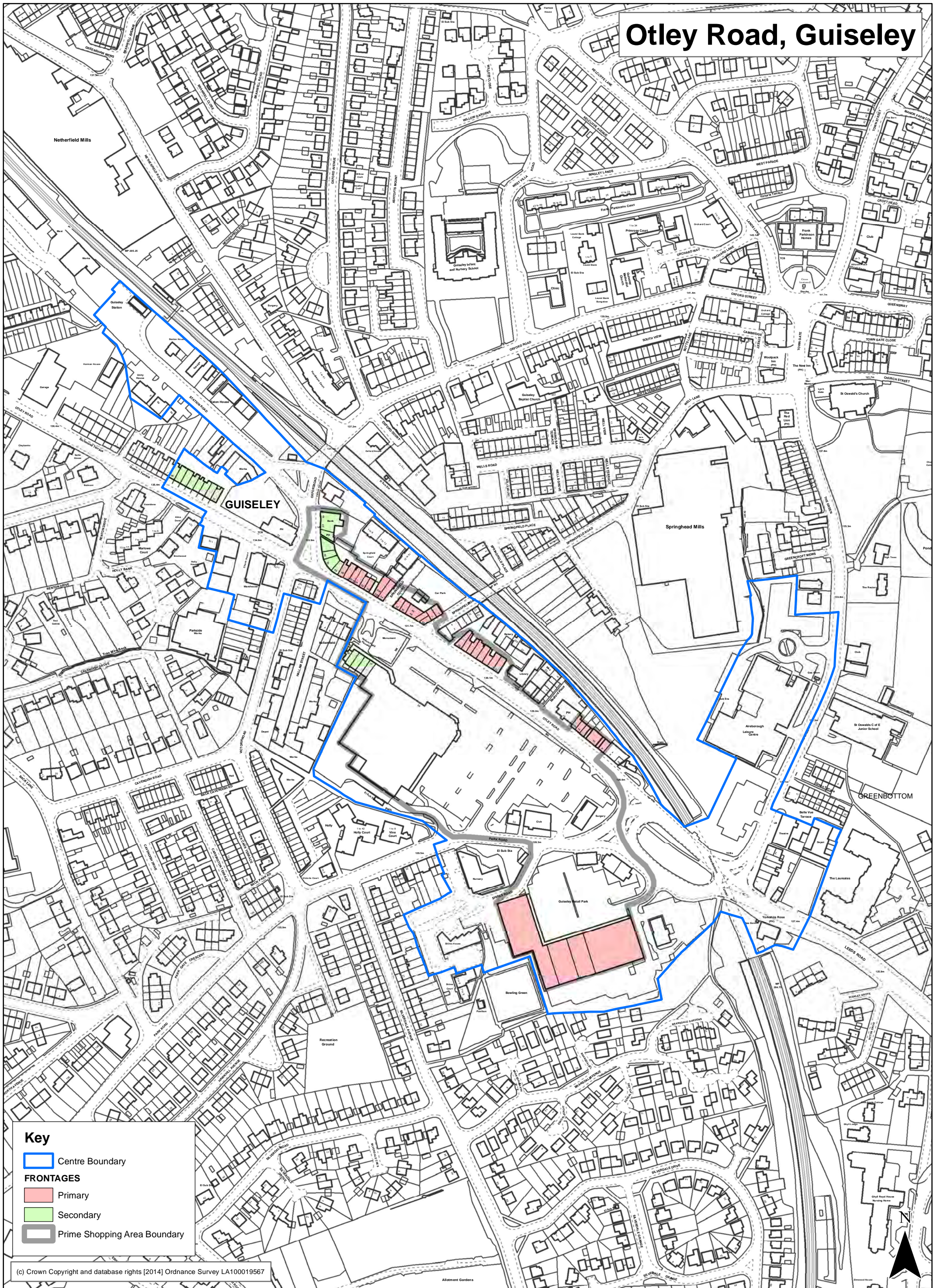
The site is within Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

## GREENSPACE PROPOSALS FOR AIREBOROUGH

- 3.1.19 The plan shows the green space sites proposed for designation within the Aireborough 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. They are listed in the Green Space Background Paper.
- 3.1.20 Aireborough has a variety of green spaces from large public parks such as Nunroyd Park, Guiseley (4.28 ha), Tarnfield Park, Yeadon (16.95ha) and Micklefield Park, Rawdon (4.28ha) to smaller areas of amenity space, sports pitches and part of an old railway line, much of which is in close proximity to the built up area. These provide opportunities for a range of recreational activities though provision is still in need of improvement in terms of quantity, quality and accessibility. Revised surpluses and deficiencies by typology (undertaken in May 2015) for the Wards that fall completely or partially within the Aireborough HMCA are contained in the Green Space Background Paper.

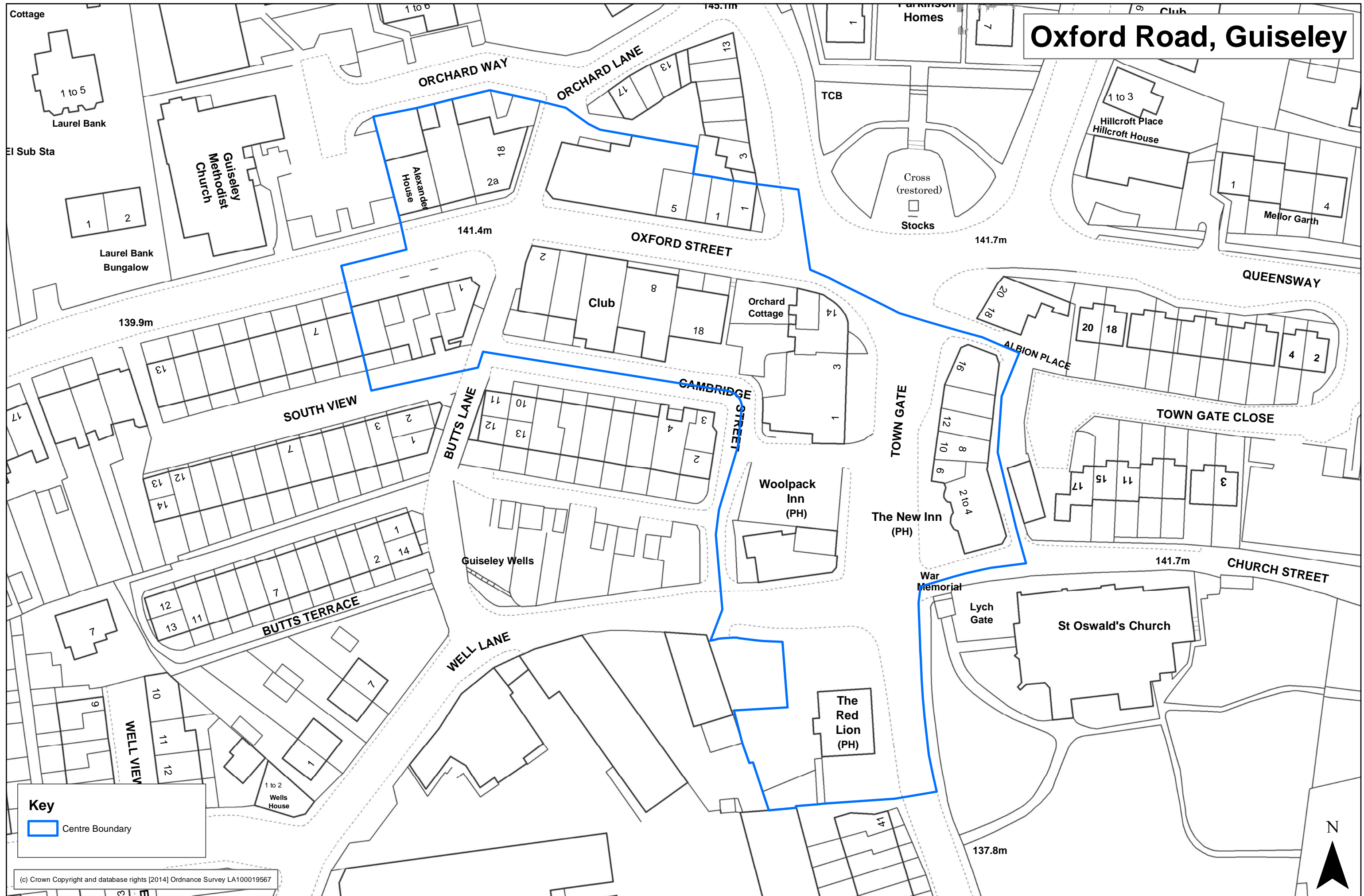
## Aireborough Retail and Site Allocations Plans

# Otley Road, Guiseley





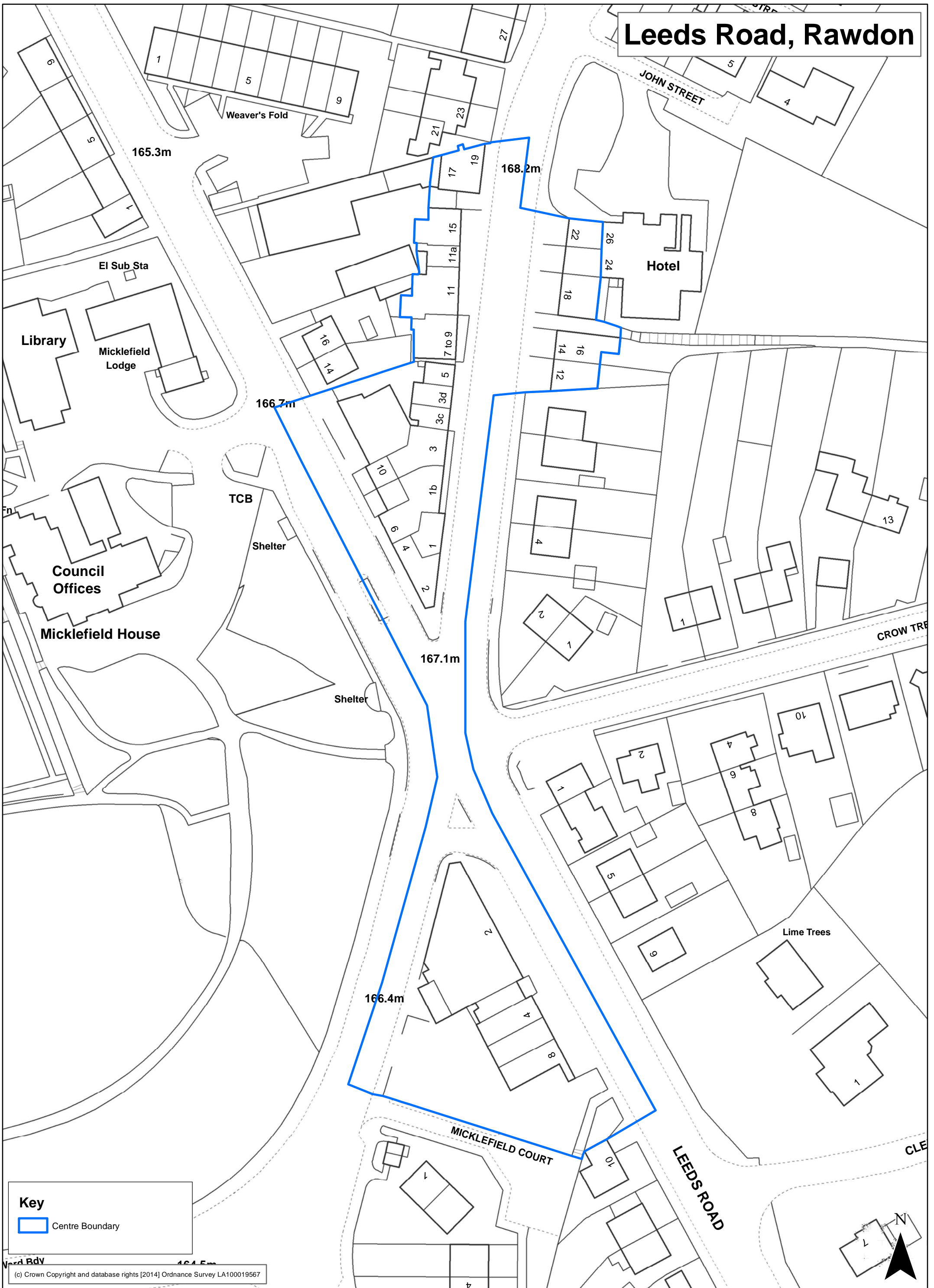
# Oxford Road, Guiseley



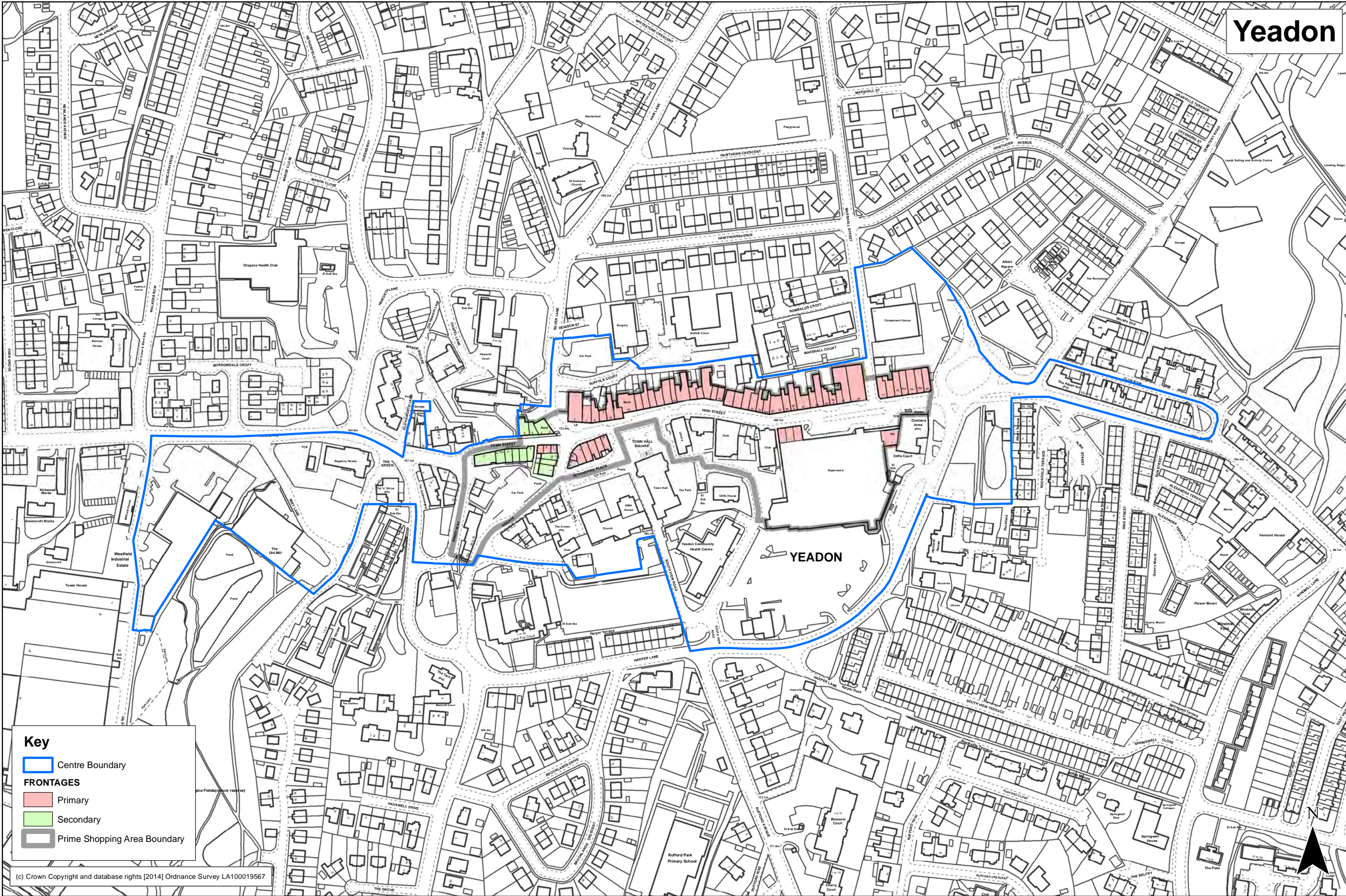
**Key**  
[Blue line symbol] Centre Boundary

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# Leeds Road, Rawdon



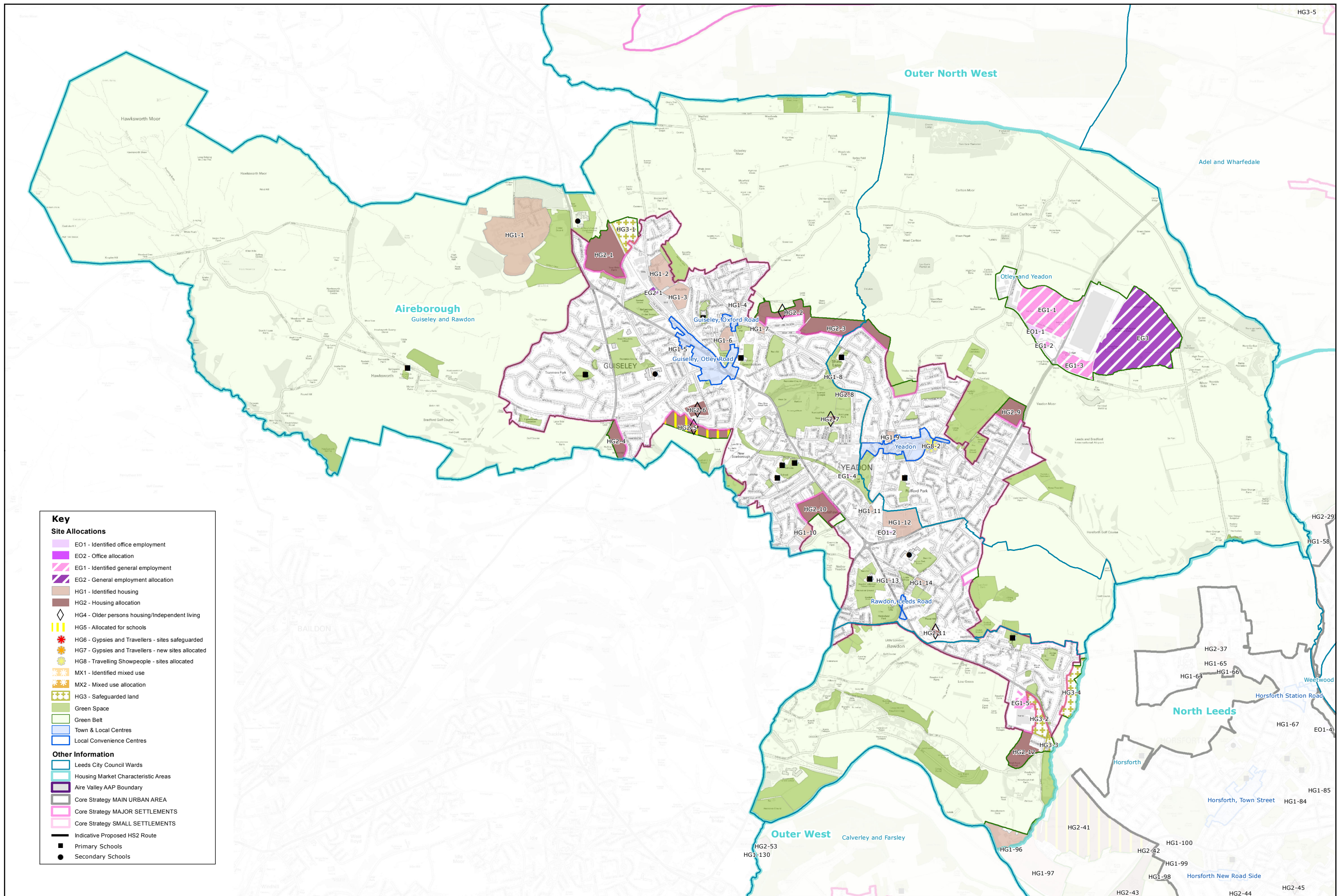
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**Key**

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

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**Key**

**Site Allocations**

- EO1 - Identified office employment
- EO2 - Office allocation
- EG1 - Identified general employment
- EG2 - General employment allocation
- HG1 - Identified housing
- HG2 - Housing allocation
- HG4 - Older persons housing/Independent living
- HG5 - Allocated for schools
- HG6 - Gypsies and Travellers - sites safeguarded
- HG7 - Gypsies and Travellers - new sites allocated
- HG8 - Travelling Showpeople - sites allocated
- MX1 - Identified mixed use
- MX2 - Mixed use allocation
- HG3 - Safeguarded land
- Green Space
- Green Belt
- Town & Local Centres
- Local Convenience Centres

**Other Information**

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Core Strategy MAIN URBAN AREA
- Core Strategy MAJOR SETTLEMENTS
- Core Strategy SMALL SETTLEMENTS
- Indicative Proposed HS2 Route
- Primary Schools
- Secondary Schools



**HMCA AREA**  
**Aireborough**

**For more information, please contact:**

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**Web: [www.leeds.gov.uk/yourcity](http://www.leeds.gov.uk/yourcity)**



**Site Allocations Plan**

**Section 3: Area Proposals: 1. Aireborough  
Publication Draft**

Leeds Local Development Framework  
Development Plan Document

**September 2015**