

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

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 Metropolitan District Council. 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 / Bradford – Ilkley 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 within this area.

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 Ssection 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 1.4.16 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 AIREBOROUGH THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-1	n/a	Bradford Road - High Royds, Menston	349	349	0	0
HG1-2	n/a	Netherfield Road - Cromptons, Guiseley	116	115	0	1
HG1-3	n/a	Netherfield Road, Guiseley	98	78	18	2
HG1-4	n/a	The Drop Inn 29 Town Street Guiseley	6	6	0	0
HG1-5	n/a	Parkside Works Otley Road Guiseley	7	0	0	7
HG1-6	n/a	Springfield Road - Springhead Mills, Guiseley	54	0	0	54
HG1-7	n/a	Former Dairy Crest Site, Queensway, Guiseley	14	0	0	14
HG1-8	n/a	107 Queensway Yeadon	9	0	0	9

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-9	n/a	Haworth Court, Chapel Lane	45	0	45	0
HG1-10	n/a	Greenlea Road, Yeadon	30	30	0	0
HG1-11	n/a	Station Garage, Henshaw Lane, Yeadon	5	0	0	5
HG1-12	n/a	Site of Units at Green Lane Dyeworks and Mill Ponds and 25 and 27 Green Lane, Yeadon, Leeds	171	0	1	170
HG1-13	n/a	26-28 New Road Side, Rawdon	5	0	0	5
HG1-14	n/a	Batter Lane, Rawdon	4	4	0	0
HG1-96*	n/a	Low Hall Road -Riverside Mill, Horsforth LS19	52	0	0	52
Identified housing total:			965	582	64	319

*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.

3.1.7 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 $2,300 - 965 = 1,335$ 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 AIREBOROUGH THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-6	Silverdale Avenue (land at), Guiseley	2	32	Greenfield
HG2-7	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	0.4	7	Mix 20:80
HG2-8	Kirkland House, Queensway, Yeadon	0.5	17	Mix 20:80
HG2-11	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	0.5	6	Mix 80:20
HG2-229	The Old Mill, Miry Lane, Yeadon	0.4	15	Mix 40:60
Phase 1 total: :			77	

Phase 2

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-1	New Birks Farm, Ings Lane, Guiseley	10.8	160	Greenfield
HG2-2	Wills Gill, Guiseley	5.1	133	Greenfield
HG2-3	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	8.9	234	Greenfield
HG2-4	Hollins Hill and Hawkstone Avenue, Guiseley	3	80	Greenfield
HG2-5	Land at Coach Road, Guiseley	4.1	83	Greenfield
HG2-9	Land at Victoria Avenue, Leeds	3.9	102	Greenfield
HG2-10	Gill Lane, Yeadon LS19	5.9	155	Greenfield
HG2-12	Woodlands Drive, Rawdon	0.96	25	Greenfield
Phase 2 total:			972	
Housing allocation total:			1,049	

3.1.8 Sites allocated for housing in Aireborough have a total capacity of 1049 which is under the target by 286. 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 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 2.43 – 2.54 for generic site requirements.

Site Reference: HG2-1 (3026)

Site Address: New Birks Farm, Ings Lane, Guiseley

Housing allocation

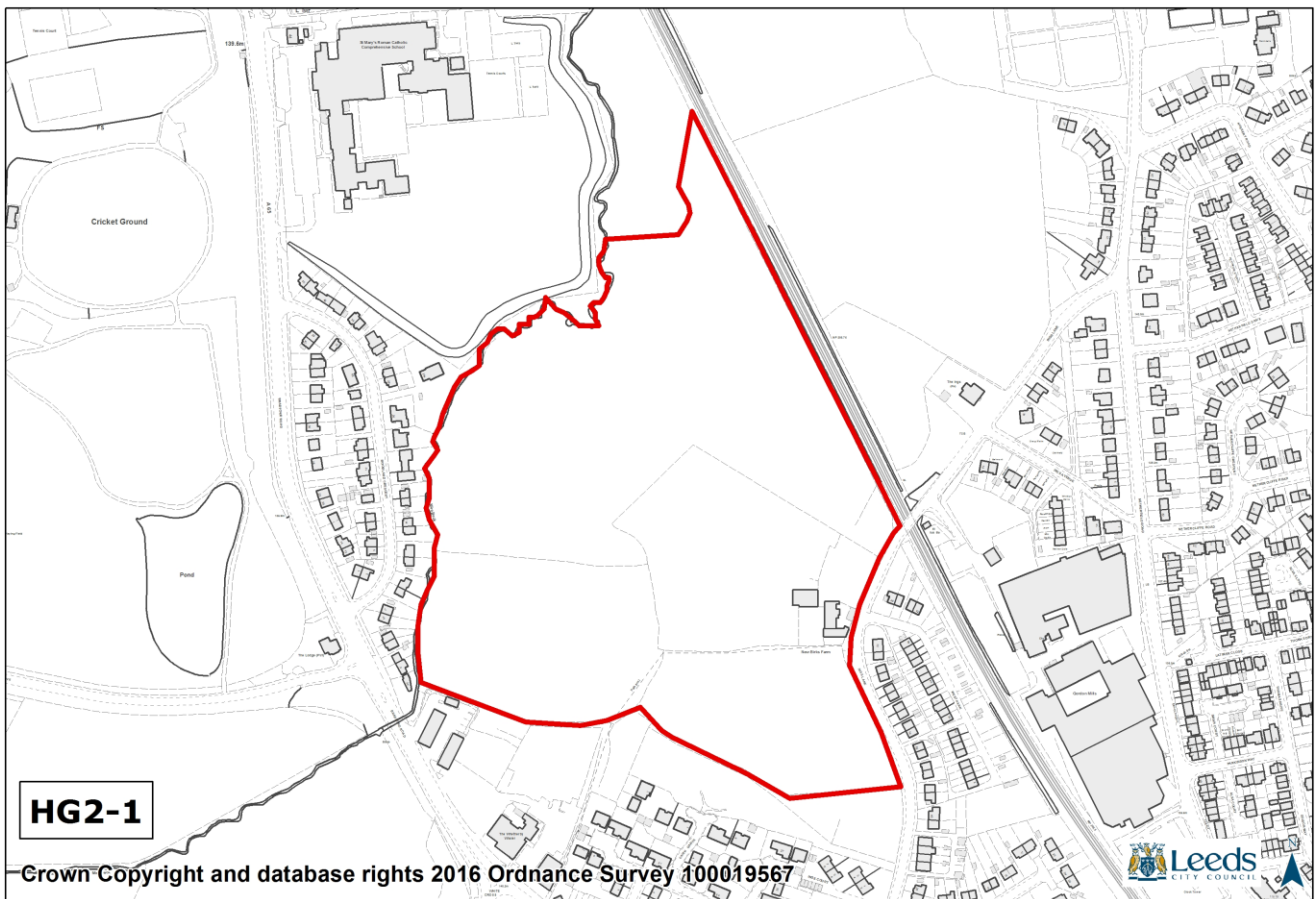
Site Capacity: 160 units

Site Area: 10.84 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 2



Site Requirements - HG2-1:

- **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.

- **Flood Risk:**

A flood risk appraisal, which includes hydraulic modelling of Mire Beck, has been undertaken for this site. This has shown that the western part of the site is at risk of flooding in the 1 in 20 AEP event (functional floodplain). No built development may take place in this part of the site, which should only be used for water compatible uses (such as public open space). Flood pathways should be provided through the site to mitigate the risk of surface water flooding and the risk of flooding in the event that the capacity of the drainage system is exceeded. Further guidance on these requirements is provided in the Flood Risk Background Paper.

- **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 the Guiseley Conservation Area and the remainder affects its setting. Any development should preserve or enhance the character or appearance of the Conservation Area. Views through the site from Ings Lane towards the High Royds Tower should be maintained. Development should be set back from New Birks Farm and the existing positive buildings, namely the farmhouse, adjoining stone barn and small scale curtilage outbuildings, should be reused and refurbished as part of the development. Further guidance on these requirements is provided in the Heritage Background Paper.

Site Reference: HG2-2 (3029)

Site Address: Wills Gill, Guiseley

Housing allocation

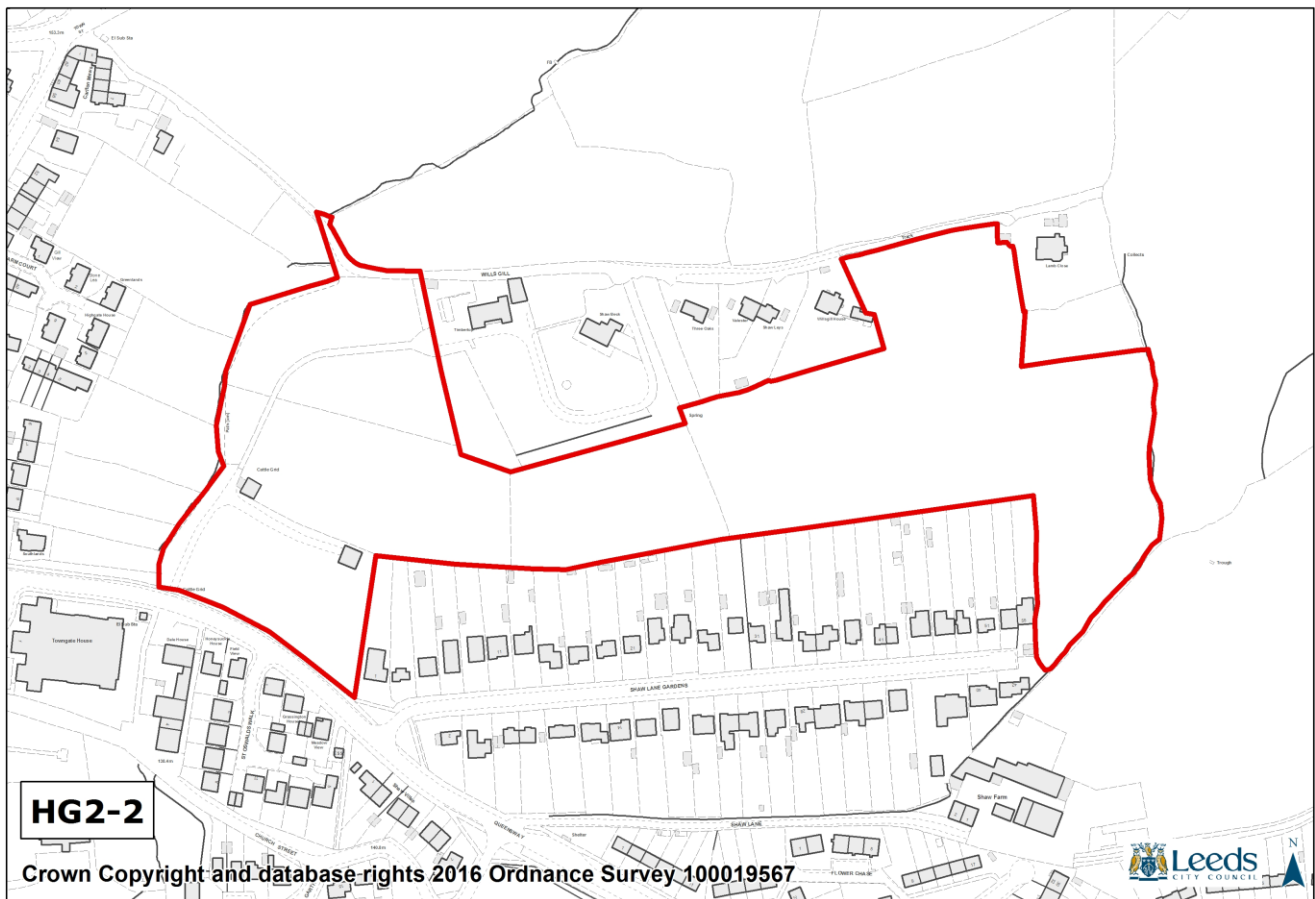
Site Capacity: 133 units

Site Area: 5.06 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 2



Site Requirements - HG2-2:

- **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:**

This site affects the setting of the Guiseley Conservation Area. Any development should preserve or enhance the character of adjacent surviving medieval field systems and views of St Oswalds Church. This should be a natural form rather than an overtly domesticated or managed space. A landscaped buffer will also be required between the new housing development and this open space. Further guidance on these requirements is provided in the Heritage Background Paper.

Site Reference: HG2-3 (1255B)

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

Housing allocation

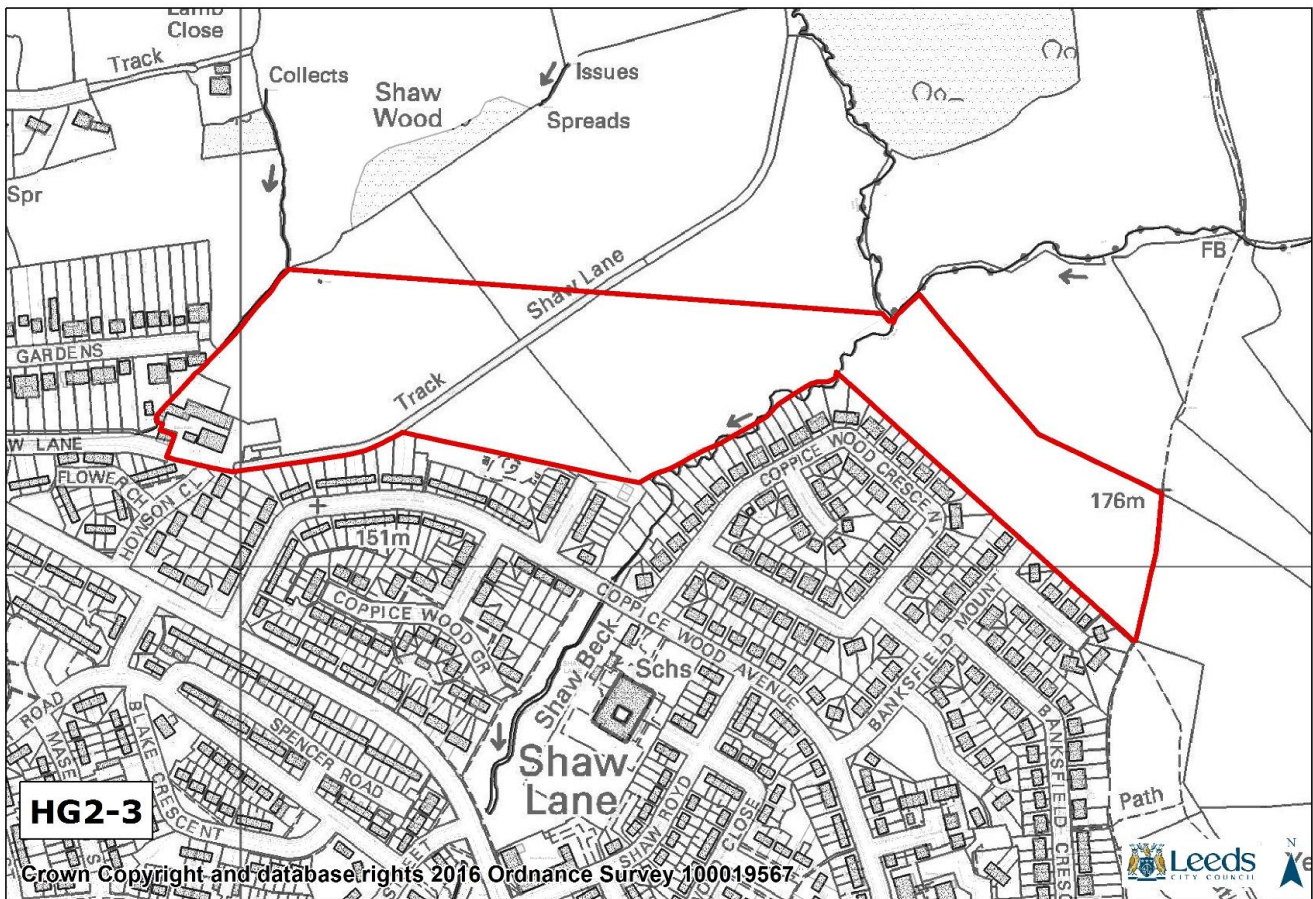
Site Capacity: 234 units

Site Area: 8.92 hectares

Ward: Guiseley and Rawdon/Otley and Yeadon

HMCA: Aireborough

Phase: 2



Site Requirements - HG2-3:

- **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

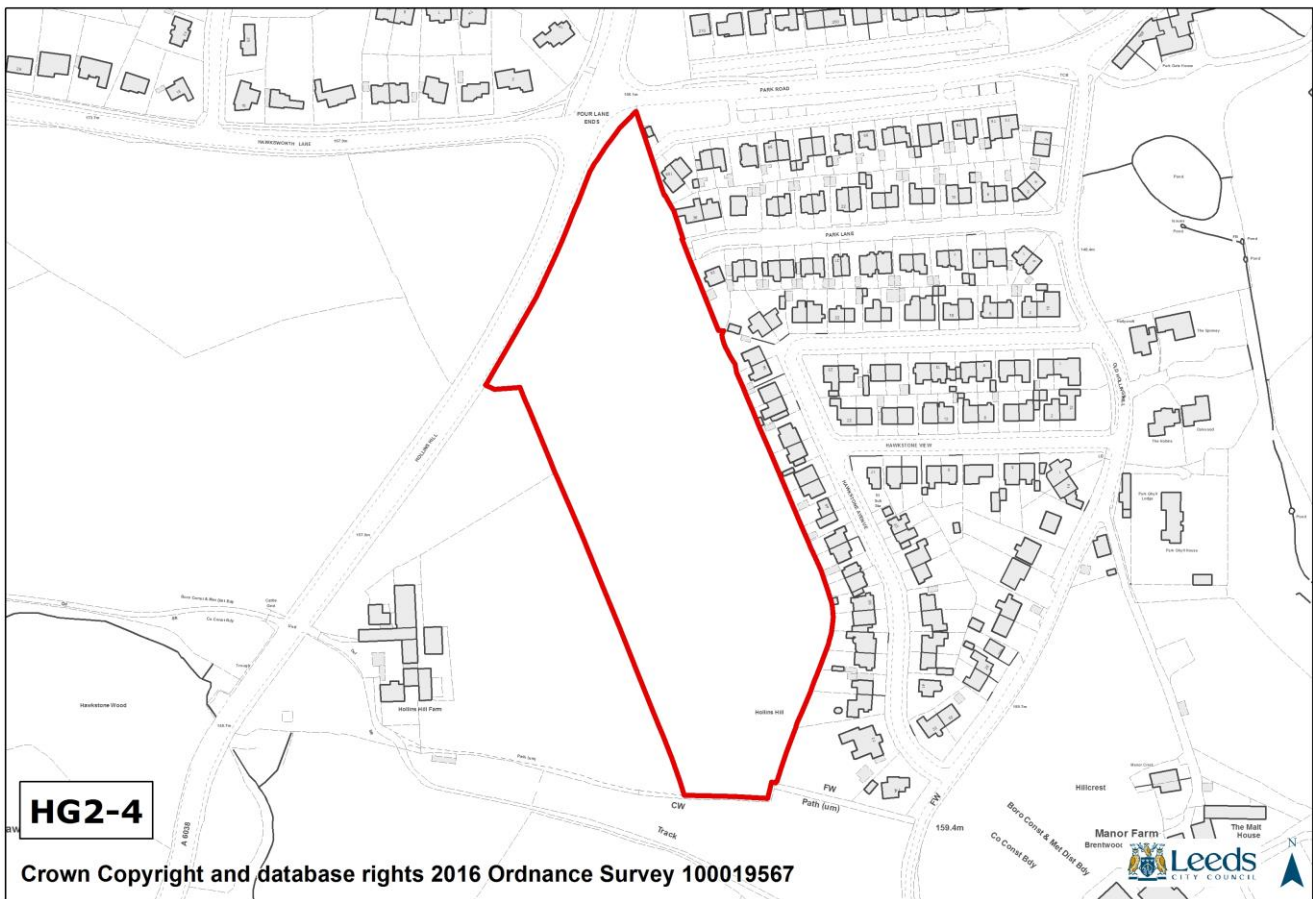
Site Capacity: 80 units

Site Area: 3.04 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 2



Site Requirements - HG2-4:

- **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 Road / 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 affects 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 (1311)

Site Address: Land at Coach Road, Guiseley

Housing allocation

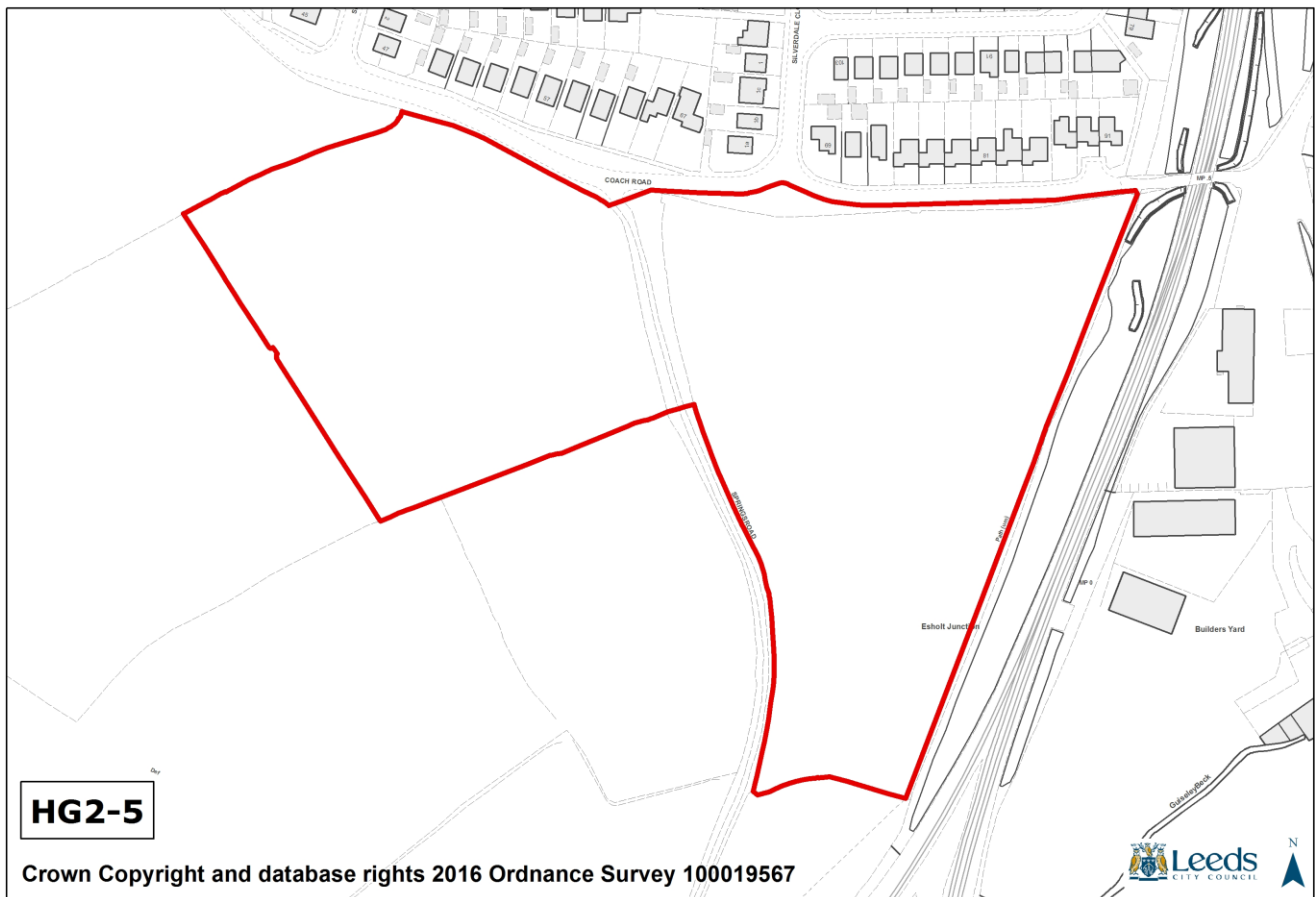
Site Capacity: 83 units

Site Area: 4.14 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 2



Site Requirements - HG2-5:

- **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 affects the setting of Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Development should retain and reinforce existing field boundaries. The eastern part of the site is least sensitive to development, and so should be the focus for the majority of residential development. The school should be located to the west of the site, and this part of the site should be sensitively designed to maximise the sense of openness and respond to the local character and parkland setting of the Conservation Area to the west of the site. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Education Provision:**

Part of the site should be retained to allow for the the extension of Pudsey Tyersal Primary School.

Site Reference: HG2-6 (1113)

Site Address: Silverdale Avenue (land at), Guiseley

Housing allocation

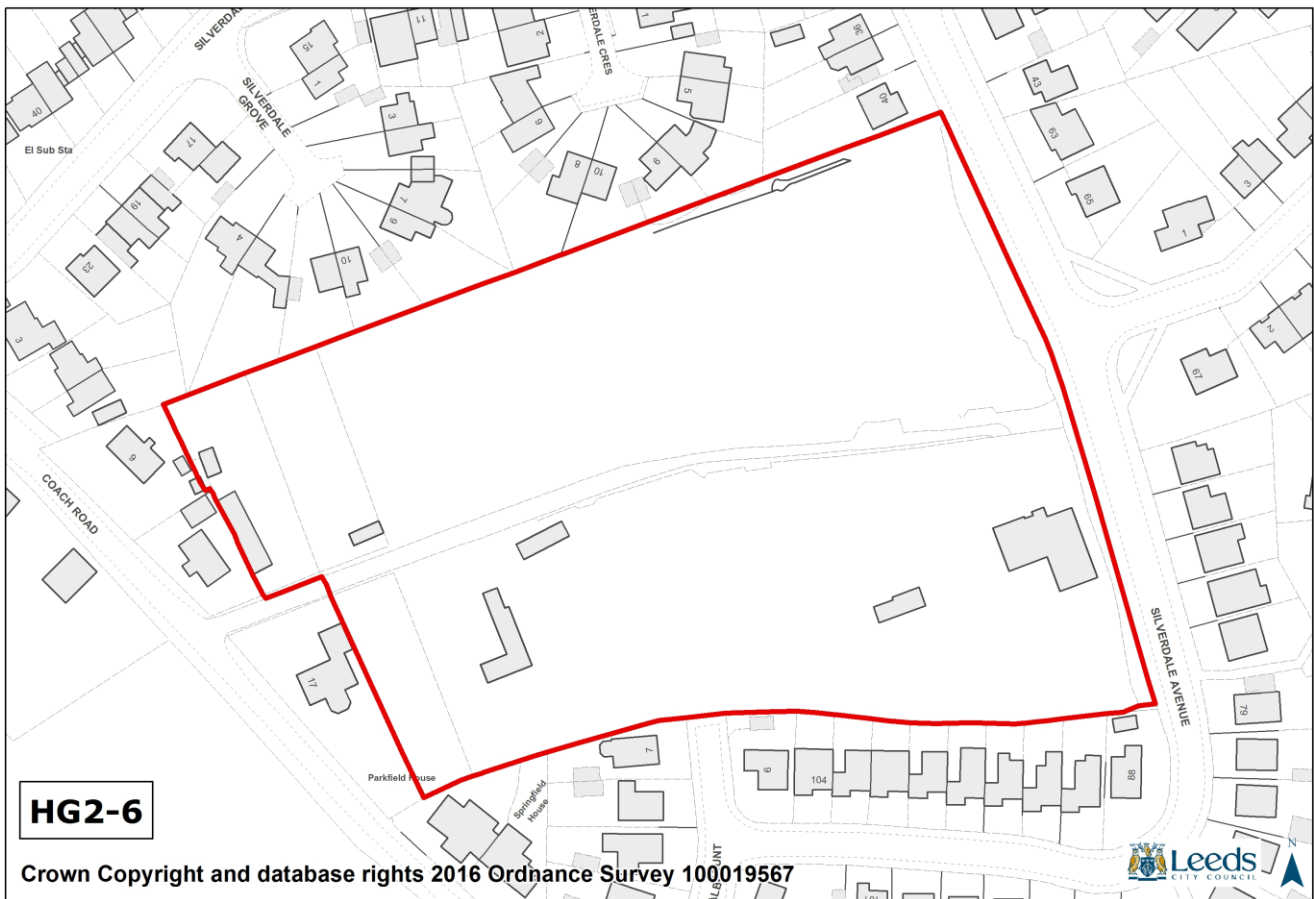
Site Capacity: 32 units

Site Area: 1.98 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 1



Site Requirements - HG2-6:

- **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 of the site for allotments and / or an alternative green space typology dependent on local needs required. Layout and management to be agreed with the Council.

- **Conservation Area:**

The site affects 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

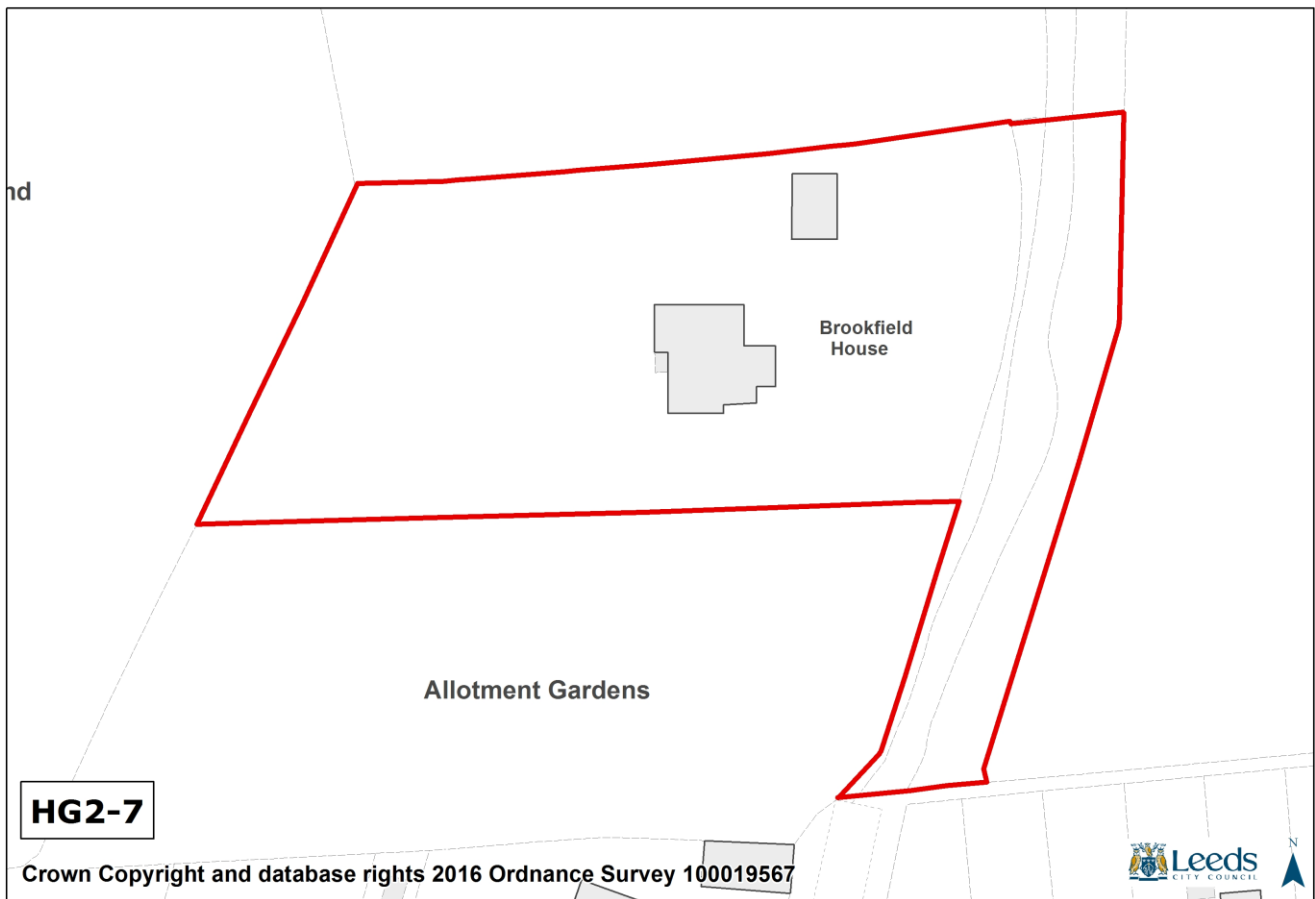
Site Capacity: 7 units

Site Area: 0.42 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 1



Site Requirements - HG2-7:

- **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

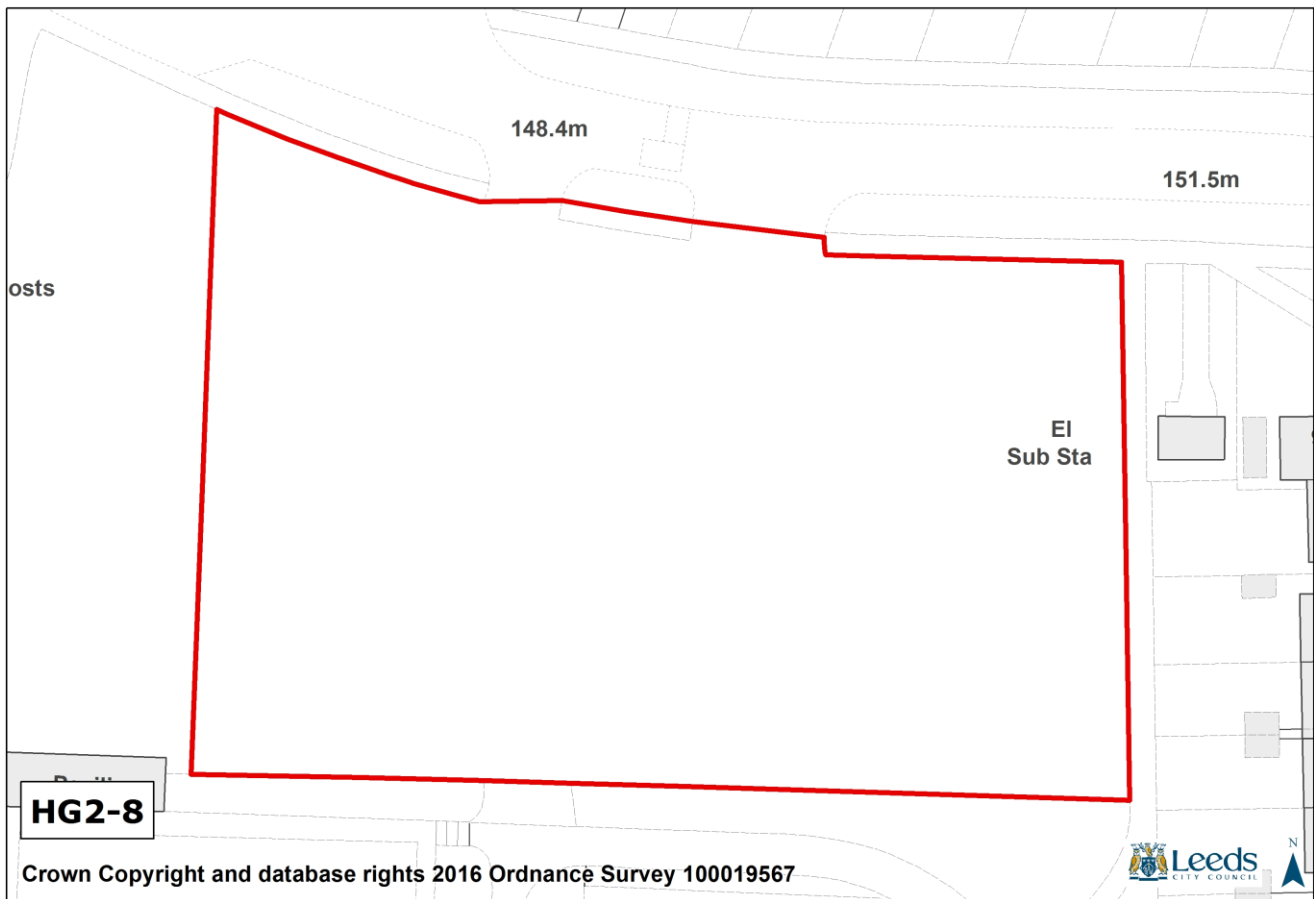
Site Capacity: 17 units

Site Area: 0.47 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 1



Site Requirements - HG2-8:

- **Conservation Area:**

The site affects 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

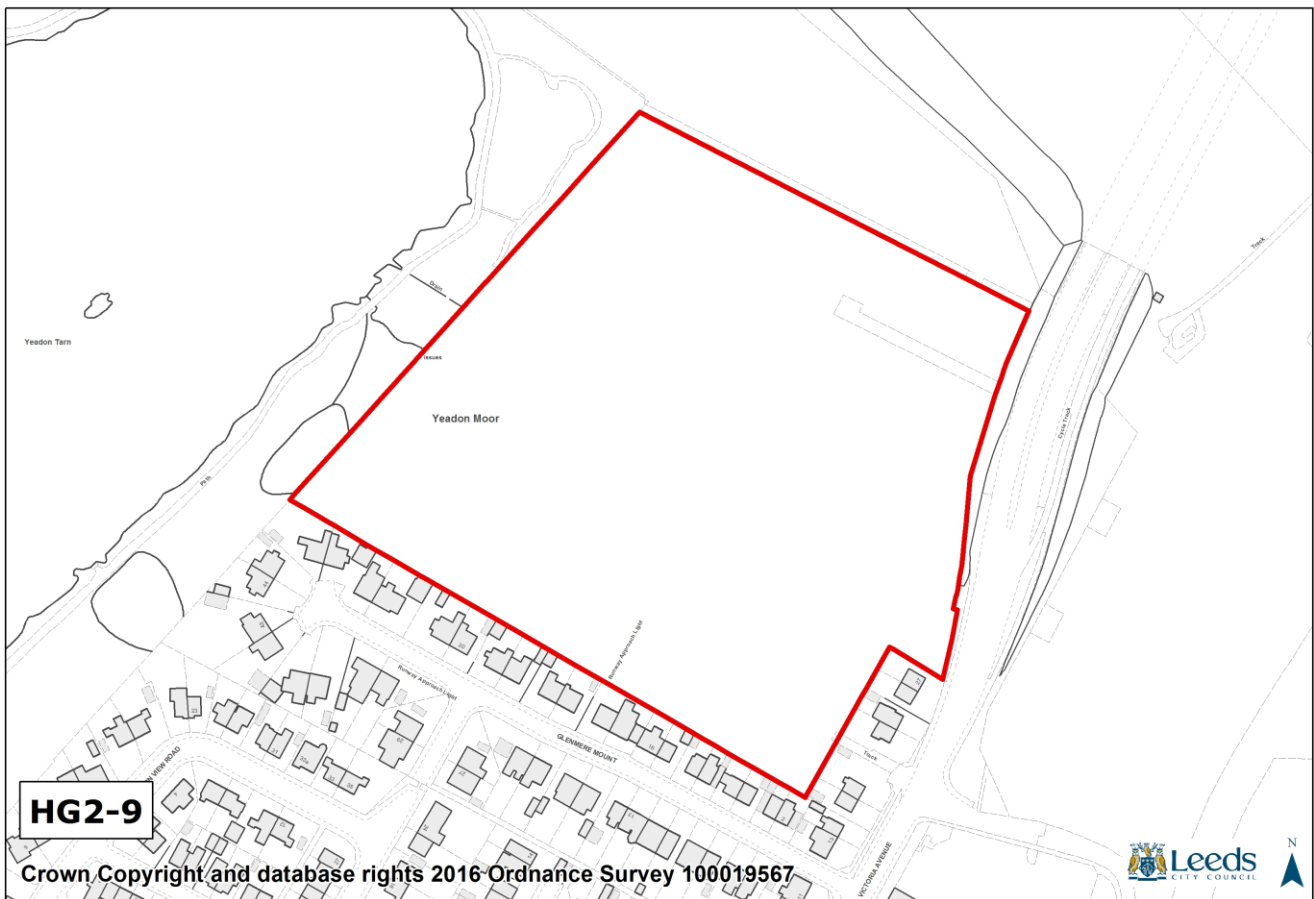
Site Capacity: 102 units

Site Area: 3.9 hectares

Ward: Otley and Yeadon

HMCA: Aireborough

Phase: 2



Site Requirements - HG2-9:

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 affects the setting of Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Enhanced landscaping should be provided to the western and northern site boundaries. Further guidance on these requirements is provided in the Heritage Background Paper.

Site Reference: HG2-10 (1221)

Site Address: Gill Lane, Yeadon LS19

Housing allocation

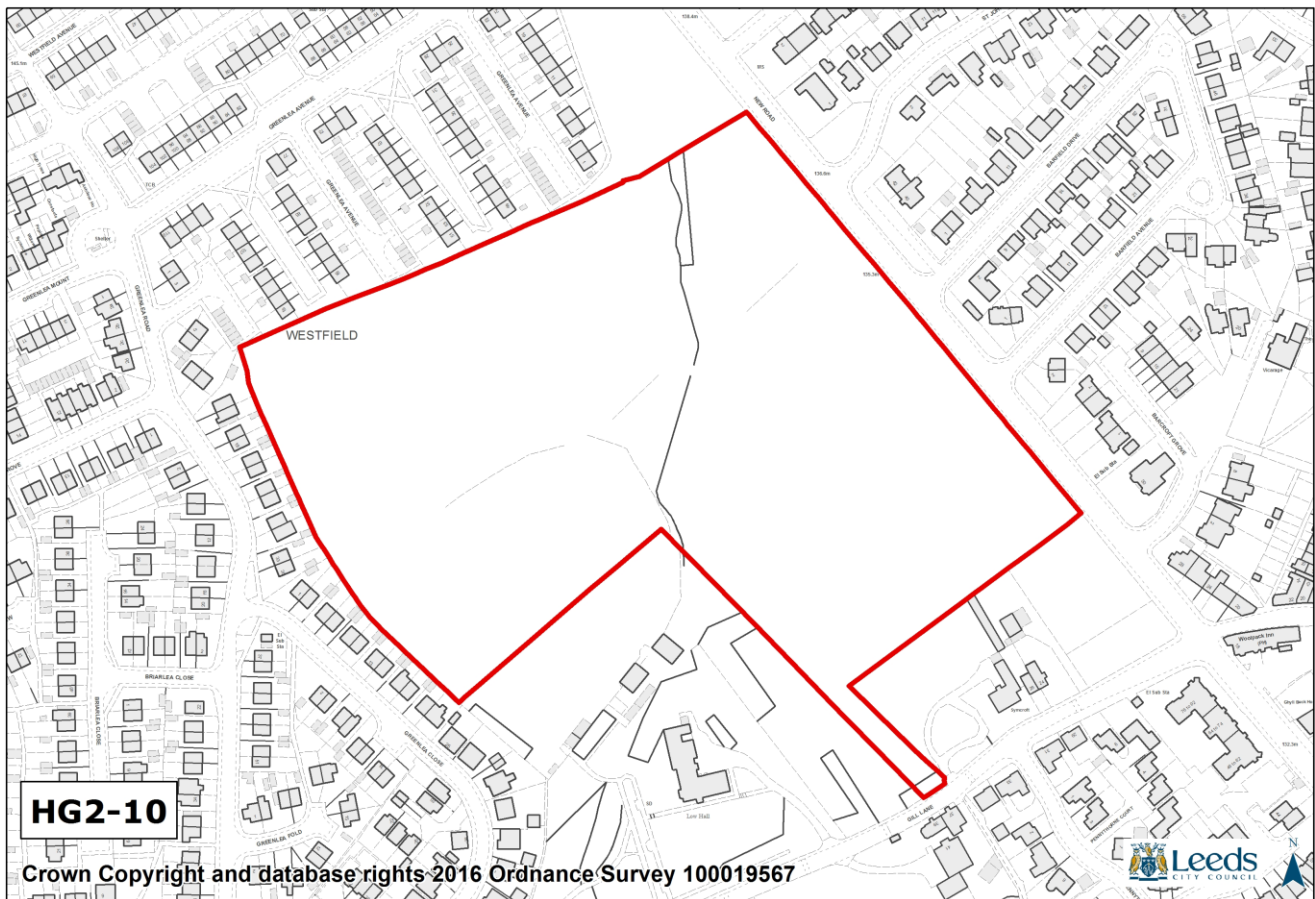
Site Capacity: 155 units

Site Area: 5.91 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 2



Site Requirements - HG2-10:

- **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, including through providing enhanced landscaping and planting along the southern site boundary. Further guidance on these requirements is provided in the Heritage Background Paper.

- **Conservation Area:**

The site affects the setting of Nether Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The majority of development should be focussed on the western part of the site, with green space and sensitively designed lower density development in the east to maintain a sense of openness. Further guidance on these requirements is provided in the Heritage Background Paper.

Site Reference: HG2-11 (12)

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

Housing allocation

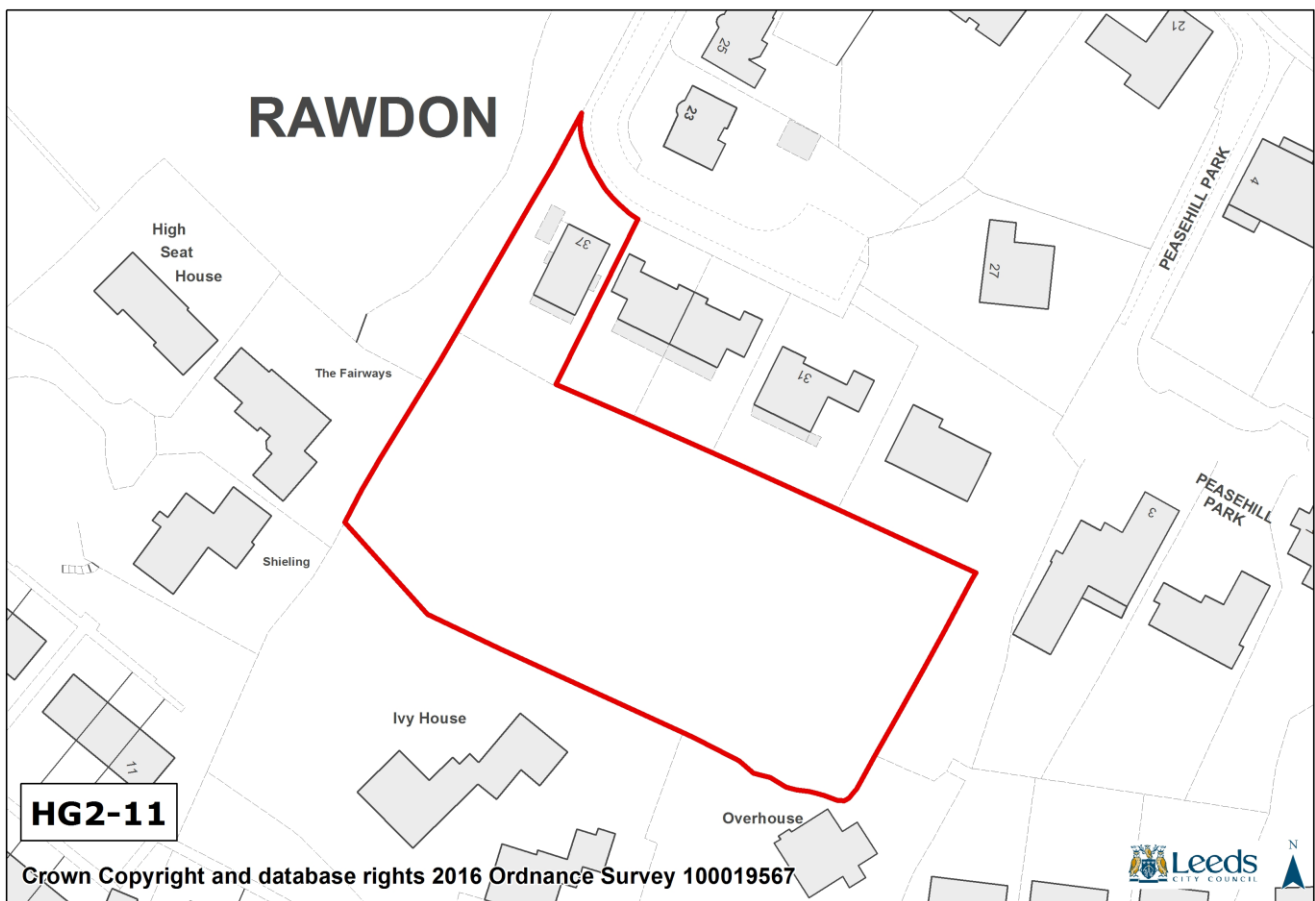
Site Capacity: 6 units

Site Area: 0.45 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough

Phase: 1



Site Requirements - HG2-11:

- **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 affects 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

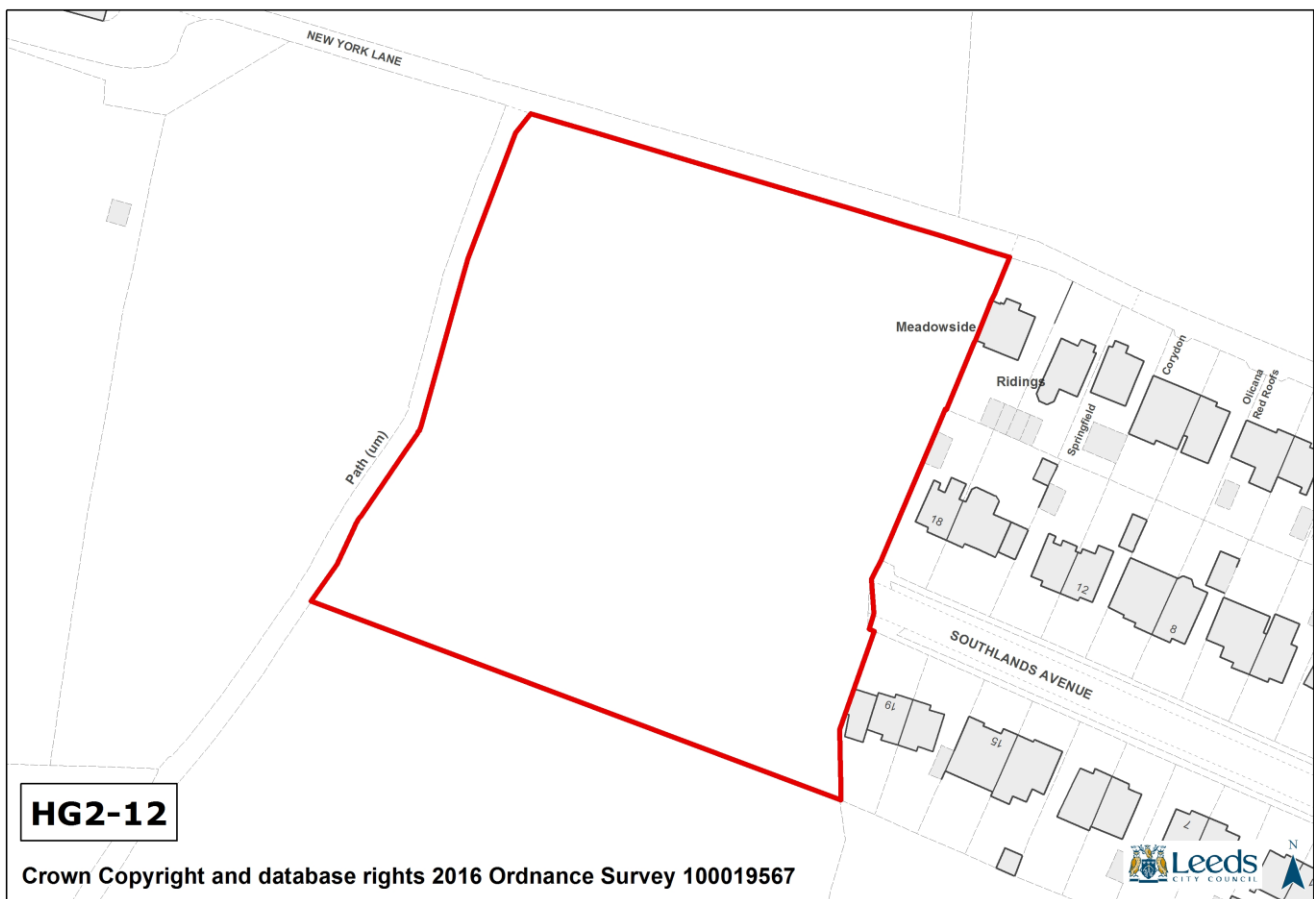
Site Capacity: 25 units

Site Area: 0.96 hectares

Ward: Horsforth

HMCA: Aireborough

Phase: 2



Site Requirements - HG2-12:

- **Highway Access to Site:**

Access possible from Southlands Avenue, subject to realignment of junction with Knott Lane. Access could be taken via New York Lane subject to land ownership and widening to the north.

- **Ecology:**

An ecological assessment of the site is required. Provide Biodiversity Buffer to western boundary (not private garden space).

- **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 affects 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.

Site Reference: HG2-229 (5287)

Site Address: The Old Mill, Miry Lane, Yeadon

Housing allocation

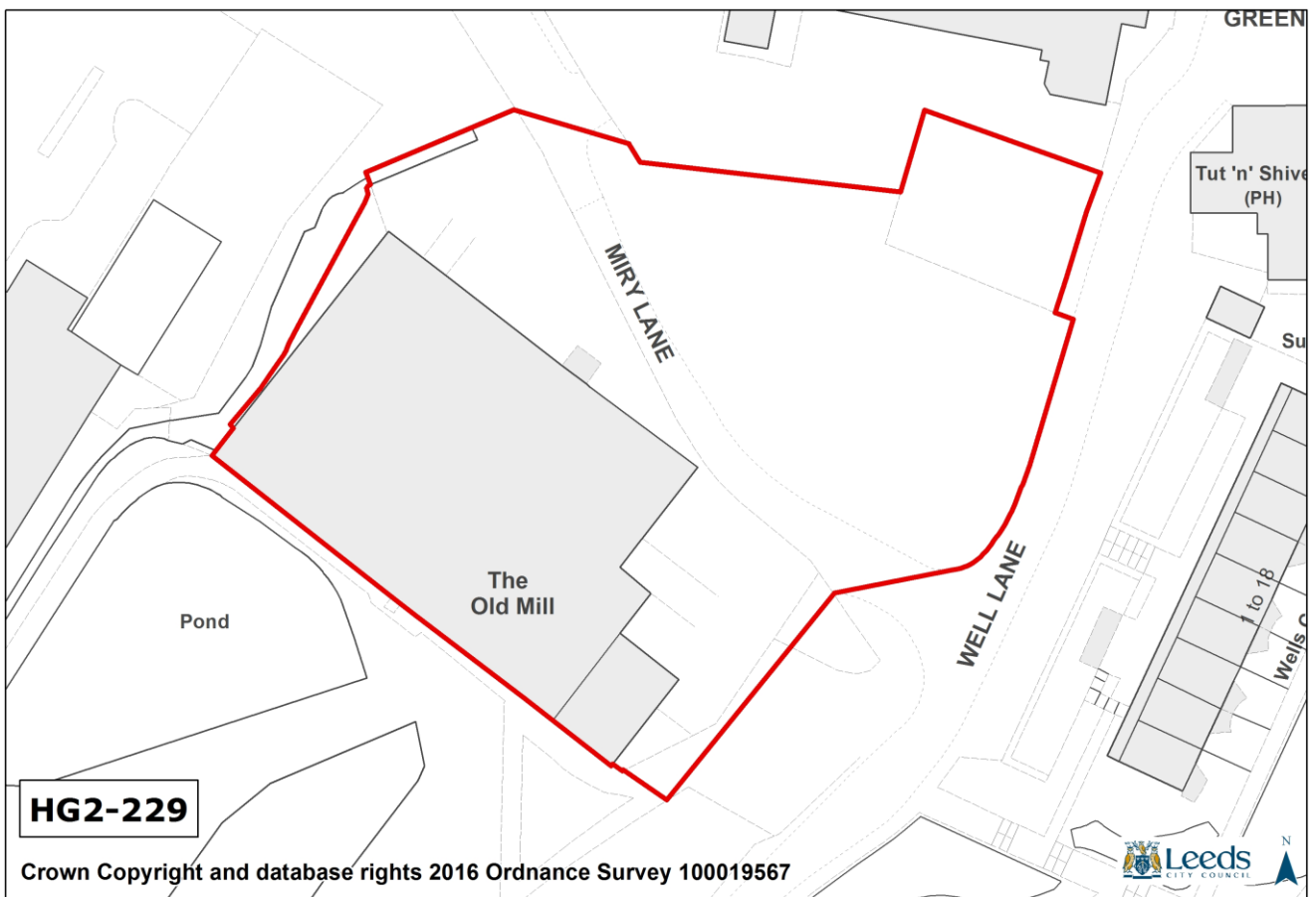
Site Capacity: 15 units

Site Area: 0.43 hectares

Ward: Otley and Yeadon

HMCA: Aireborough

Phase: 1



Site Requirements - HG2-229:

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

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

- **Highway Access to Site:**

Improvement to Well Lane, including widening and provision of footway.

- **Ecology:**

An ecological assessment of the site is required. Native tree and shrub planting within a Biodiversity Buffer (not to be transferred to private ownership) along north-west boundary (including beck) of site to compensate for loss of part of the Leeds Habitat Network.

- **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 within the Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. An assessment of the significance of the existing buildings, and their contribution to the Conservation Area, should be undertaken to inform development on this site. Positive buildings should be retained and reused wherever possible as part of the development. Further guidance on these requirements is provided in the Heritage Background Paper.

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	Address	Area ha	Capacity
HG3-1	Ings Lane, Guiseley	4.3	114
HG3-2	Land to west of Knott Lane, Rawdon	3.1	81
HG3-3	Land at Rawdon, Leeds	1	35
HG3-4	Layton Wood Rawdon	4.7	130
Safeguarded land total:			360

Sites for Older Persons Housing/Independent Living

3.1.11 Six 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

HG2-229 The Old Mill, Miry Lane, Yeadon

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 Section 2, paragraphs 2.66 to 2.73 explain 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 2.74 explains the approach to allocating sites for Travelling Showpeople. In Aireborough an existing Travelling Showpeople 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 SHOWPEOPLE SITES GRANTED PERMANENT PLANNING PERMISSION AND IMPLEMENTED SHALL ALSO BE SAFEGUARDED FOR TRAVELLING SHOWPEOPLE.

HG8-2: TOWN STREET, YEADON

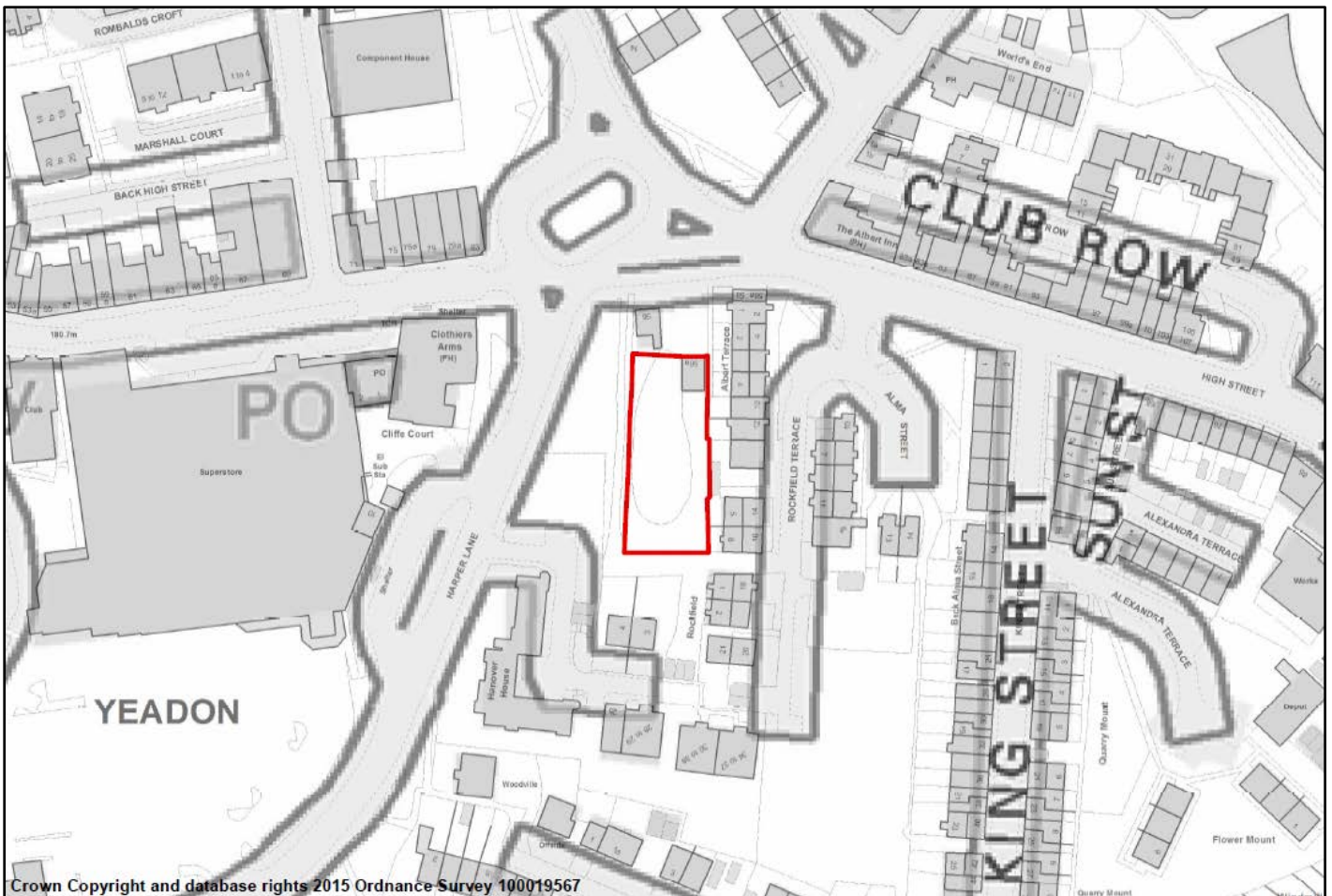
Site Type: Travelling Showpeople

Site Area: 0.11 ha

Number of Plots: 1

Ward: Otley and Yeadon

HMCA: Aireborough



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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 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 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 IN 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 AIREBOROUGH THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
EO1-1	E4:1	Warren House Lane Harrogate Rd Yeadon LS19	0.8	3,000
EO1-2	E3B:1	Ph3 Rawdon Park Green Lane Yeadon	0.2	510
EO1-41	E4:1	Airport West Ph3 Warren House Lane Yeadon LS19	0.5	2,564
Identified office employment total: (sqm):				6,074

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 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

1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT IN 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 AIREBOROUGH THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-1	E4:1	Coney Park Harrogate Rd Yeadon LS19	14.7	14.73
EG1-3	E4:2	White House Lane Yeadon LS20	4.6	4.59
EG1-4	E3A:2	Adj Westfield Mills Yeadon	0.1	0.11
EG1-5	n/a	Park Mill Leeds Road, Rawdon	4.3	4.34
EG1-72	n/a	Land adjacent to Netherfield Mills, Netherfield Road, Guiseley, Leeds	0.4	0.4
Identified general employment total:				25.94

There are no new general employment allocations (Policy EG2) in Aireborough.

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

- 1) 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.**
- 2) 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: EG3 (2901660)

Site Address: Land at Carlton Moor / Leeds Bradford Airport

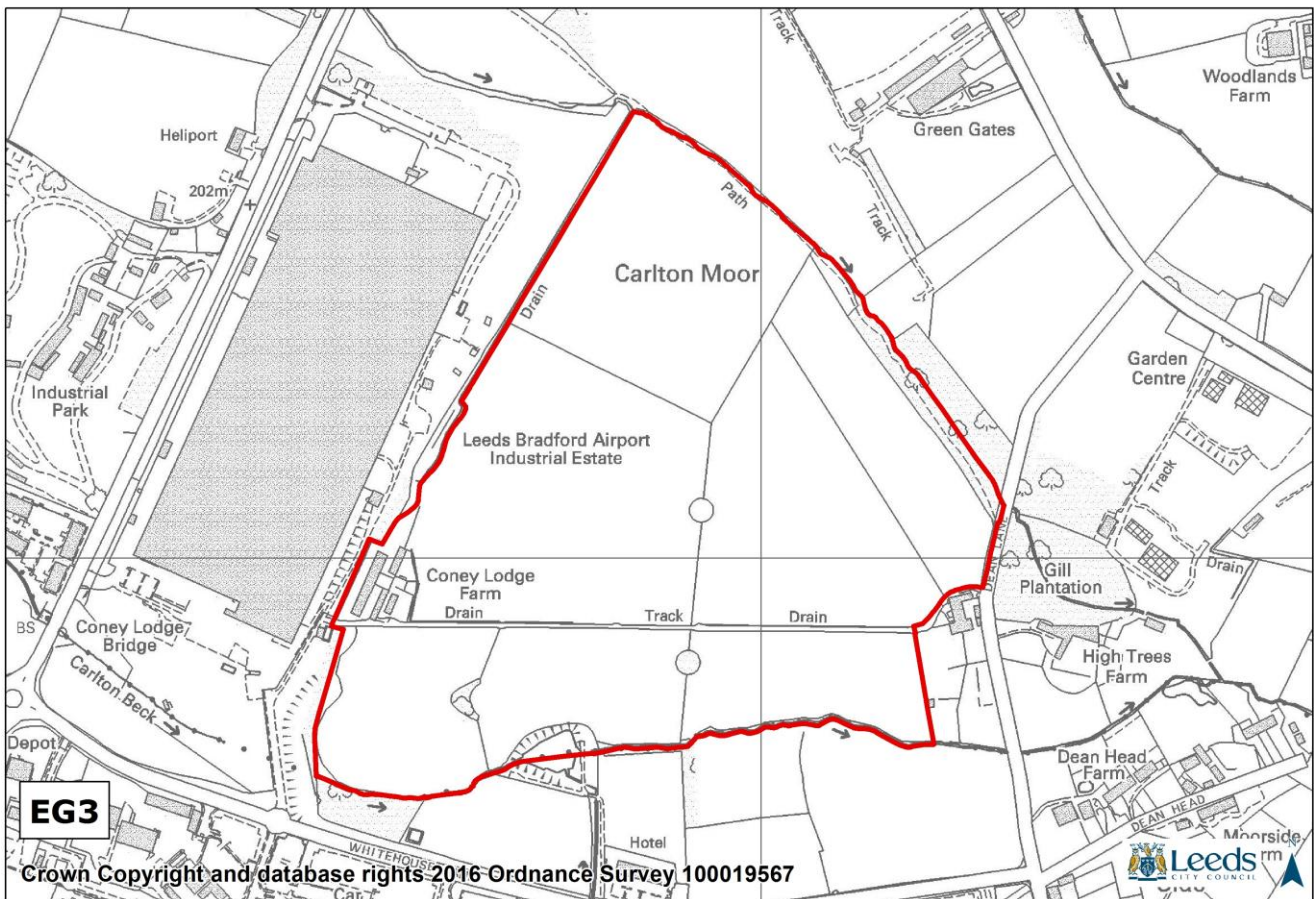
General employment allocation

Site Capacity: 36.23 hectares

Site Area: 36.23 hectares

Ward: Otley and Yeadon

HMCA: Aireborough



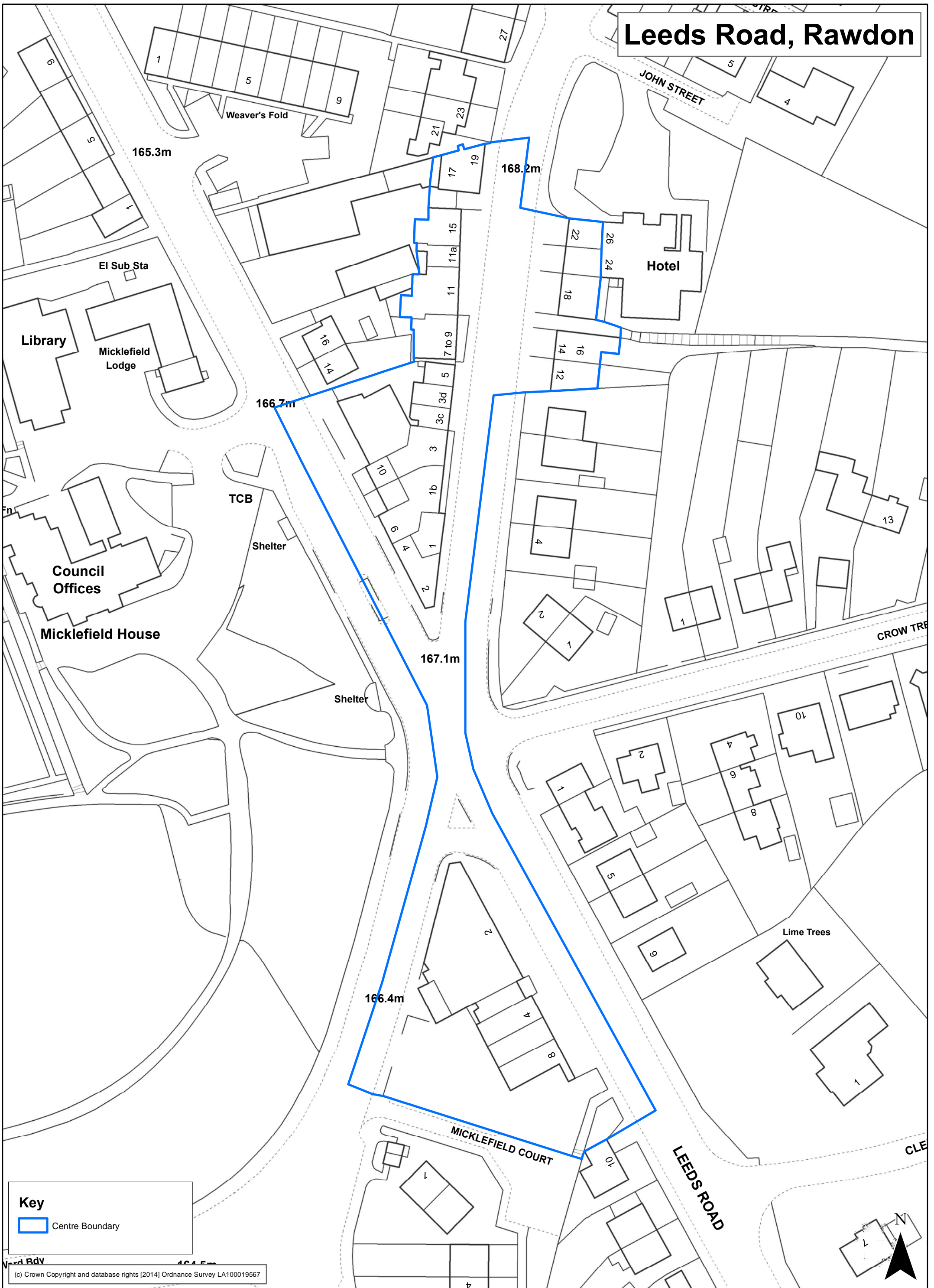
No site specific requirements

GREEN SPACE 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 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.
- 3.1.20 Aireborough has a variety of green spaces from large public parks such as Nunroyd Park, Guiseley (22.33ha), 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. Surpluses and deficiencies by typology for the wards that fall completely or partially within the Aireborough HMCA are contained in the Green Space Background Paper.

Airebrough Retail and Site Allocations Plans

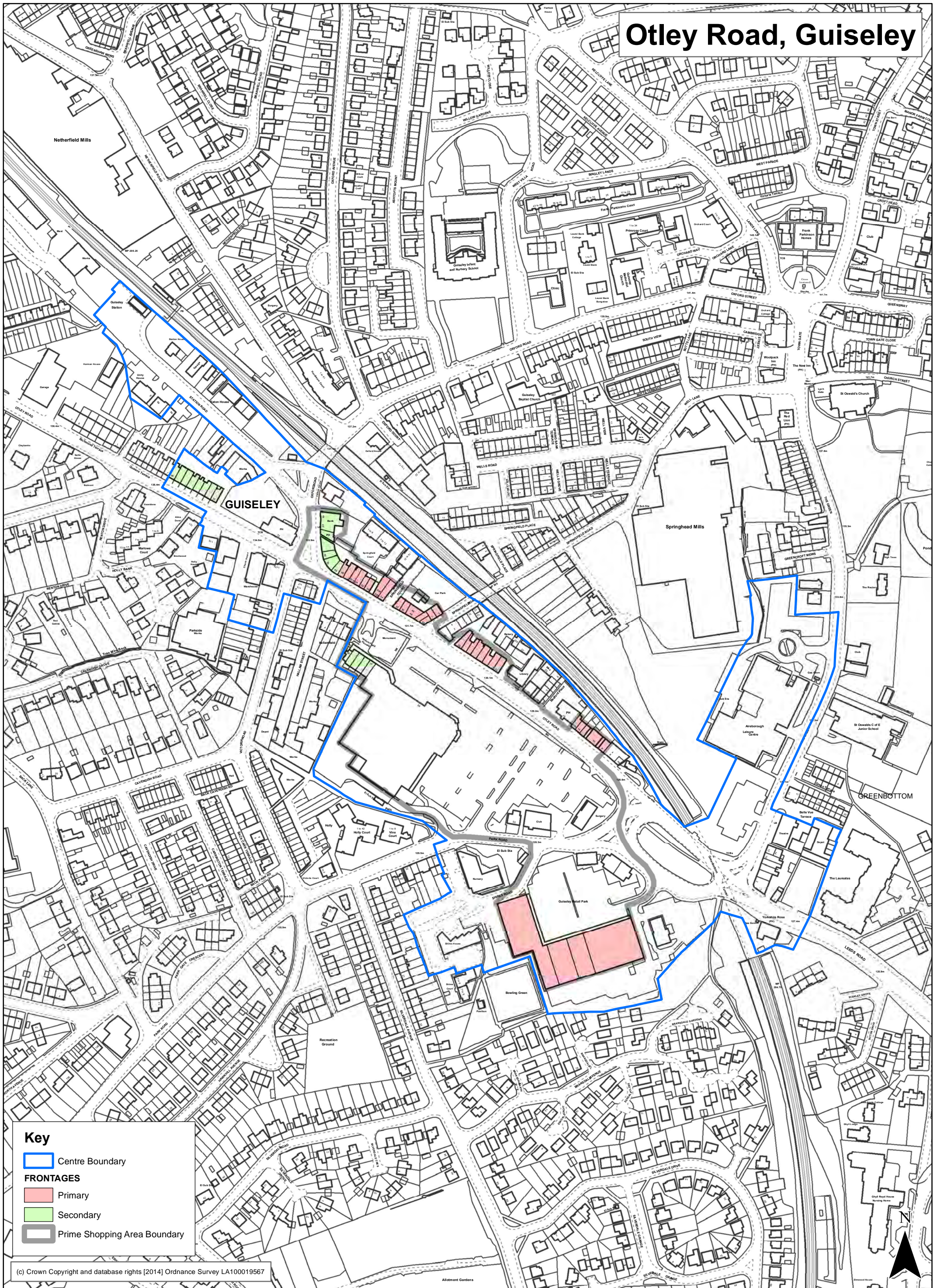
Leeds Road, Rawdon



Key
Centre Boundary

164.5m
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Otley Road, Guiseley

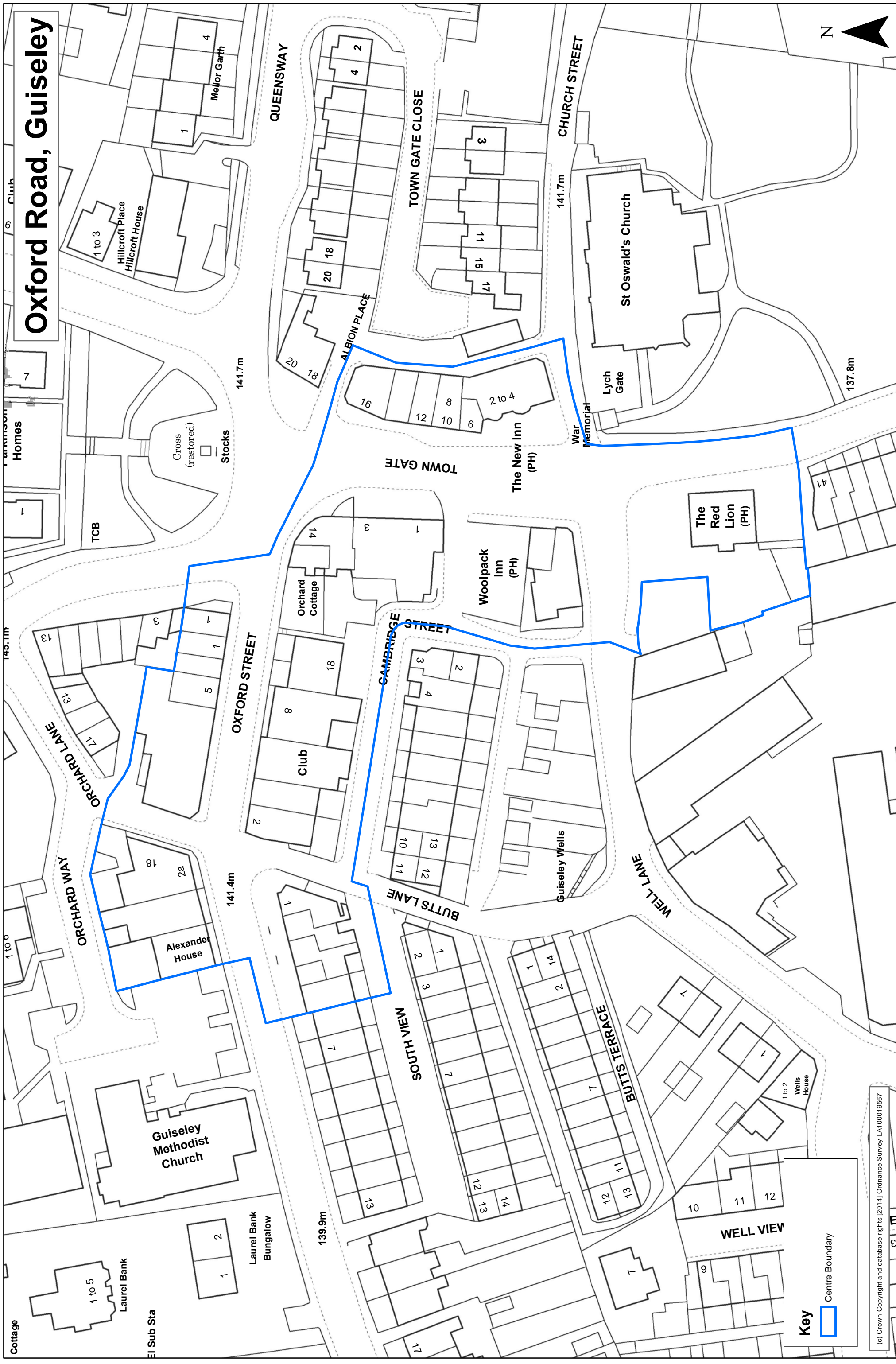


Key

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

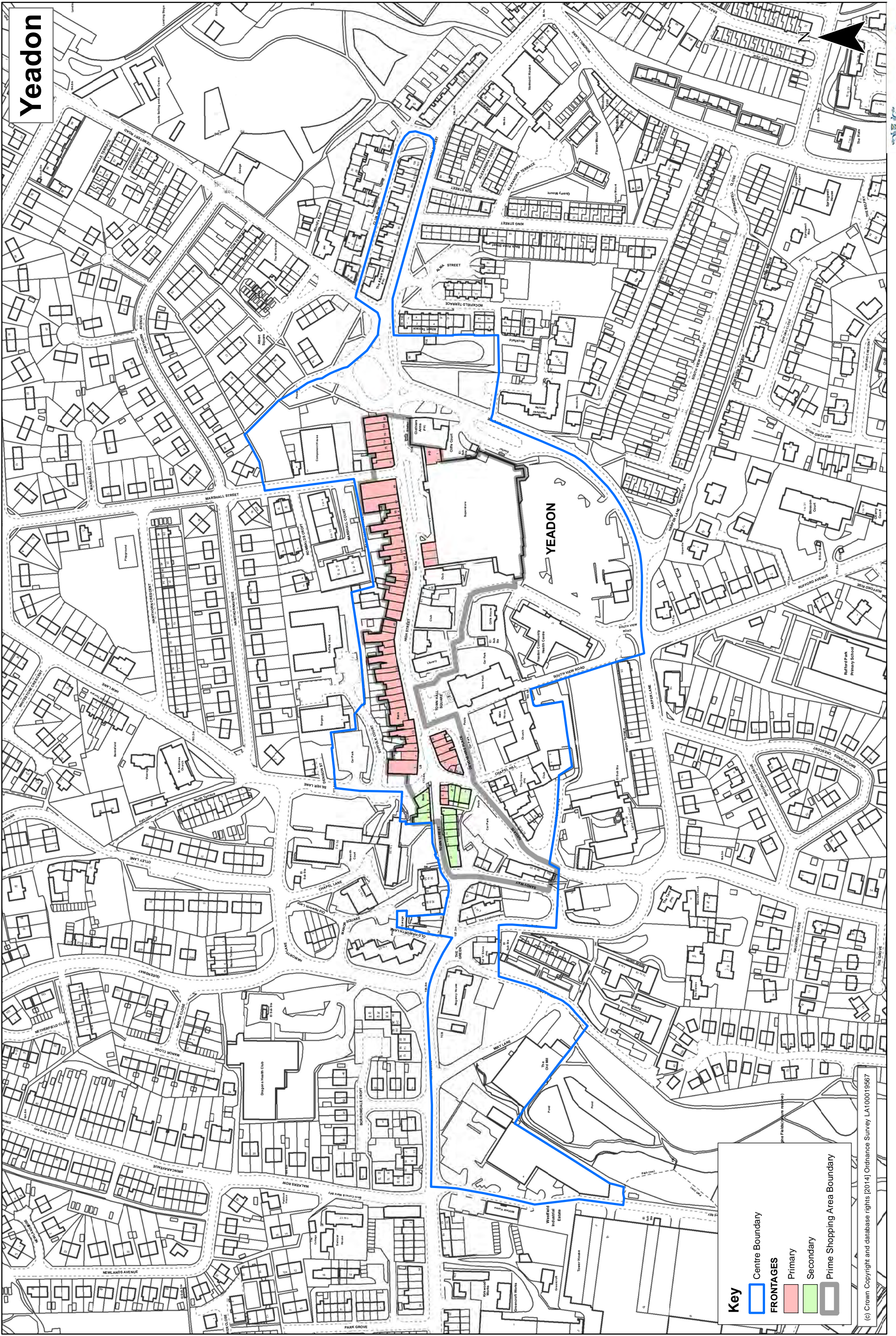
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Oxford Road, Guiseley



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Yeaddon



Key

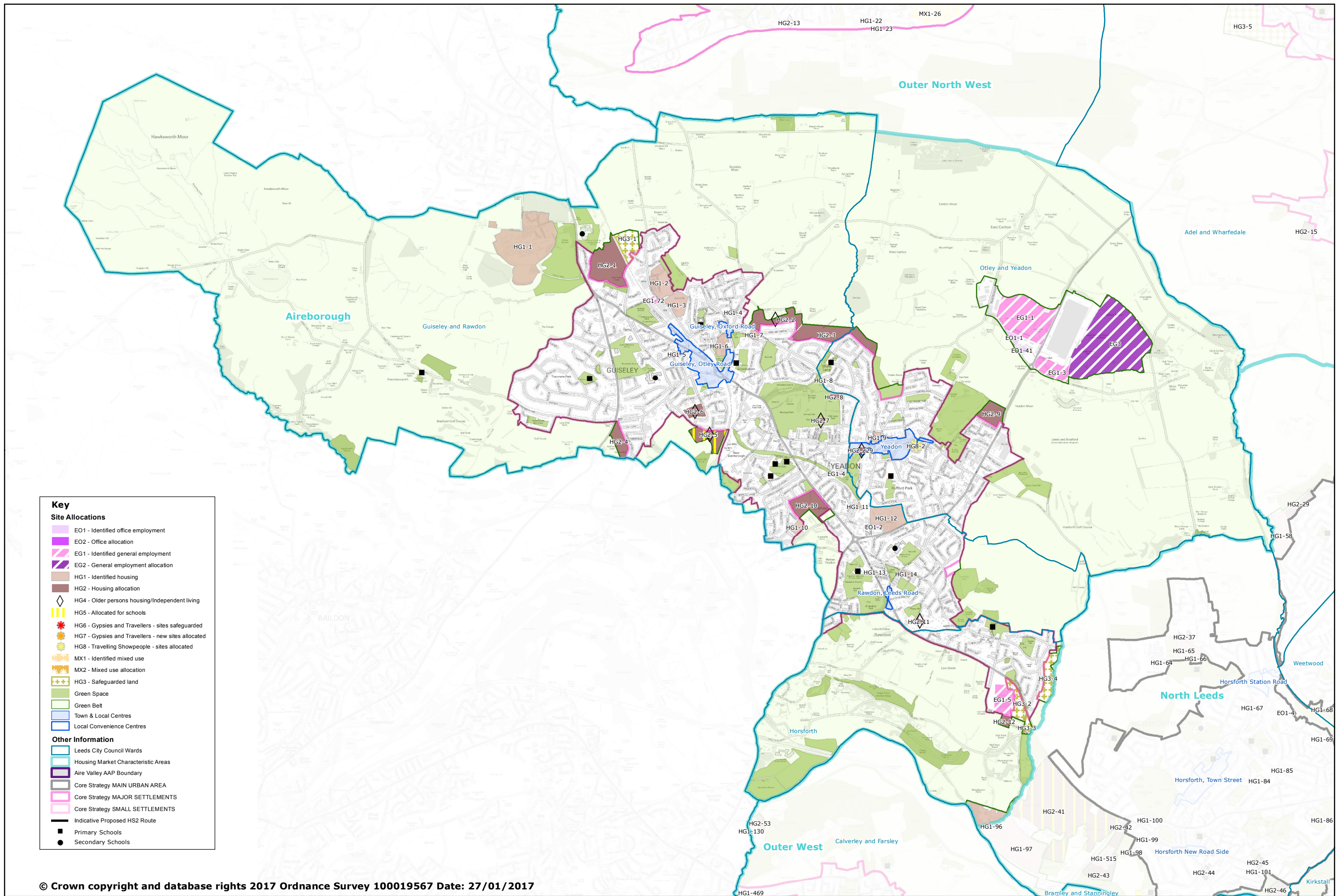
- Centre Boundary
- FRONTAGES**
- Primary
- Secondary
- Prime Shopping Area Boundary

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 THIS MAP (OR AN EXTRACT) IS AVAILABLE AT A LARGER SIZE





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HMCA AREA
Aireborough

