

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

7. OUTER NORTH WEST

- 3.7. The area extends from the north western boundary of the main urban area of Leeds out towards Otley in the outer north west. The boundary of Harrogate District Council lies to the north beyond the River Wharfe and Bradford Borough Council lies to the west. The Outer North West area is a predominantly rural area characterised by the main settlement of Otley together with the large villages of Bramhope and Pool-in-Wharfedale and a number of smaller villages and hamlets. The majority of the area lies within Green Belt and the open countryside is an important feature of the area, in particular Otley Chevin overlooking the Wharfe Valley to the north. The Chevin is a local attraction for visitors and walkers together with Golden Acre Park and the riverside in Otley. Otley Town Centre is a market town providing the focus for local shopping within the area and further afield.

Transport links into Leeds City Centre are provided by the A660 which continues towards Burley and Wharfedale, Ilkley and the Yorkshire Dales connecting with the A65. The A658 from Guiseley via Pool Bank connects the area to Harrogate and the A1. Public transport into Leeds is provided by buses from Otley bus station with the limited stop X84 service, while other users travel from Menston railway station to the west of Otley. Overall, the socio-economic profile shows that of working households in Outer North West Leeds 23% earn less than £20000 p.a. whilst 24% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 1% in 2014 (claimants of working population). A number of Neighbourhood Plans are also being prepared within this area.

RETAIL PROPOSALS FOR OUTER NORTH WEST:

- 3.7.1 The main retail centre within Outer North West is the Town Centre of Otley. In addition the area includes the Local Centre of Alwoodley King Lane. The full list of centres within the Outer North West area is:
- Otley
 - Alwoodley King Lane
- 3.7.2 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).
- 3.7.3 For policies and guidance referring to centre boundaries, Primary Shopping Areas and proposals within protected shopping frontages, please refer to Section 2 of this document. These policies must also be read in conjunction with the Retail and Town Centres section of the Core Strategy.

HOUSING PROPOSALS FOR OUTER NORTH WEST

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

3.7.5 **Total housing target for Outer North West** (set out in the Core Strategy) = 2,000 units (3% of District wide total)

3.7.6 **Total number of dwellings/capacity to be allocated:**

The target of 2,000 residential units does not mean that land for 2,000 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 OUTER NORTH WEST THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-15	H3-3A.21	Rumplecroft, Otley	135	0	0	135
HG1-16	n/a	Wharfedale General Hospital, Newall Carr Road, Otley	62	62	0	0
HG1-17	n/a	Prince Henry Court, Newall Carr Road, Otley	3	3	0	0
HG1-18*	n/a	Bridge Street - All Saints Mill, Otley LS21 1BQ	48	0	0	48
HG1-19	n/a	The Manor House And Clitherow House, Our Lady And All Saints Church, Manor Square, Otley	6	6	0	0
HG1-20	n/a	23-5 Manor Square, Otley	8	0	0	8
HG1-21	n/a	Development Engineering Services, Ilkley Road, Otley	12	0	0	12
HG1-22	n/a	Manor Garage, Leeds Road, Otley	14	14	0	0

Plan Ref	Saved UDP Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-23	n/a	The Tannery, Leeds Road, Otley, LS21 1QX	10	0	0	10
HG1-25	n/a	Creskeld Crescent (11) - Bramwood, Bramhope LS16	8	0	0	8
HG1-26	n/a	Church Lane, Adel LS16	45	45	0	0
MX1-1*	n/a	Mill Lane - Garnetts Paper Mill, Otley	245	64	86	95
MX1-26	H3-3A.30	East Of Otley, Off Pool Road	550	0	0	550
Identified housing total:			1,146	194	86	866

*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.

3.7.7 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 $2,000 - 1,146 = 854$ 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 WEST THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-13	Former Inglewood Children's Home, White Croft Garth, Otley	0.4	16	Mix 50:50
MX2-1	Westgate - Ashfield Works, Otley	1.9	50	Brownfield
MX2-2	Westgate, Otley	0.8	15	Brownfield
Phase 1 total:			81	

Phase 2				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-18	Church Lane, Adel	14.7	87	Greenfield
Phase 2 total:			87	

Phase 3				
Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-15	Green Acres and Equestrian Centre Moor Road, Bramhope	1.5	42	Mix 80:20
HG2-16	Creskeld Lane, Bramhope - land to rear of no. 45	1.5	23	Greenfield
HG2-17	Breary Lane East, Bramhope, LS16	19.3	376	Greenfield
Phase 3 total:			441	
Housing allocation total:			609	

3.7.8 Sites allocated for housing in Outer North West have a total capacity of 609 which is under the target by 245. 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 Outer North West

3.7.9 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: HG2-13 (4259)

Site Address: Former Inglewood Children's Home, White Croft Garth, Otley

Housing allocation

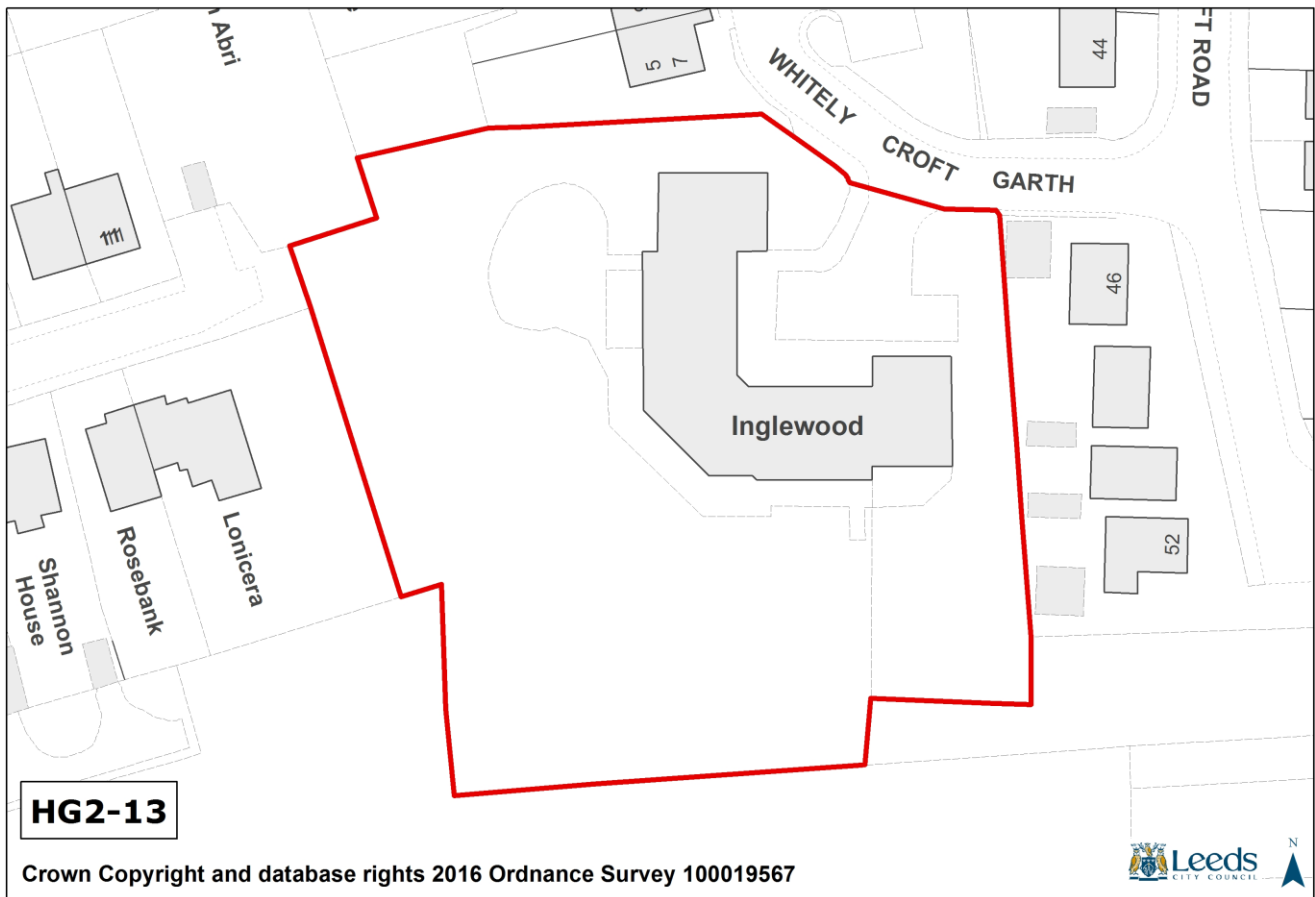
Site Capacity: 16 units

Site Area: 0.45 hectares

Ward: Otley and Yeadon

HMCA: Outer North West

Phase: 1



Site Requirements - HG2-13:

- **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

Site Reference: HG2-15 (3400)

Site Address: Green Acres & Equestrian Centre, Moor Road, Bramhope

Housing allocation

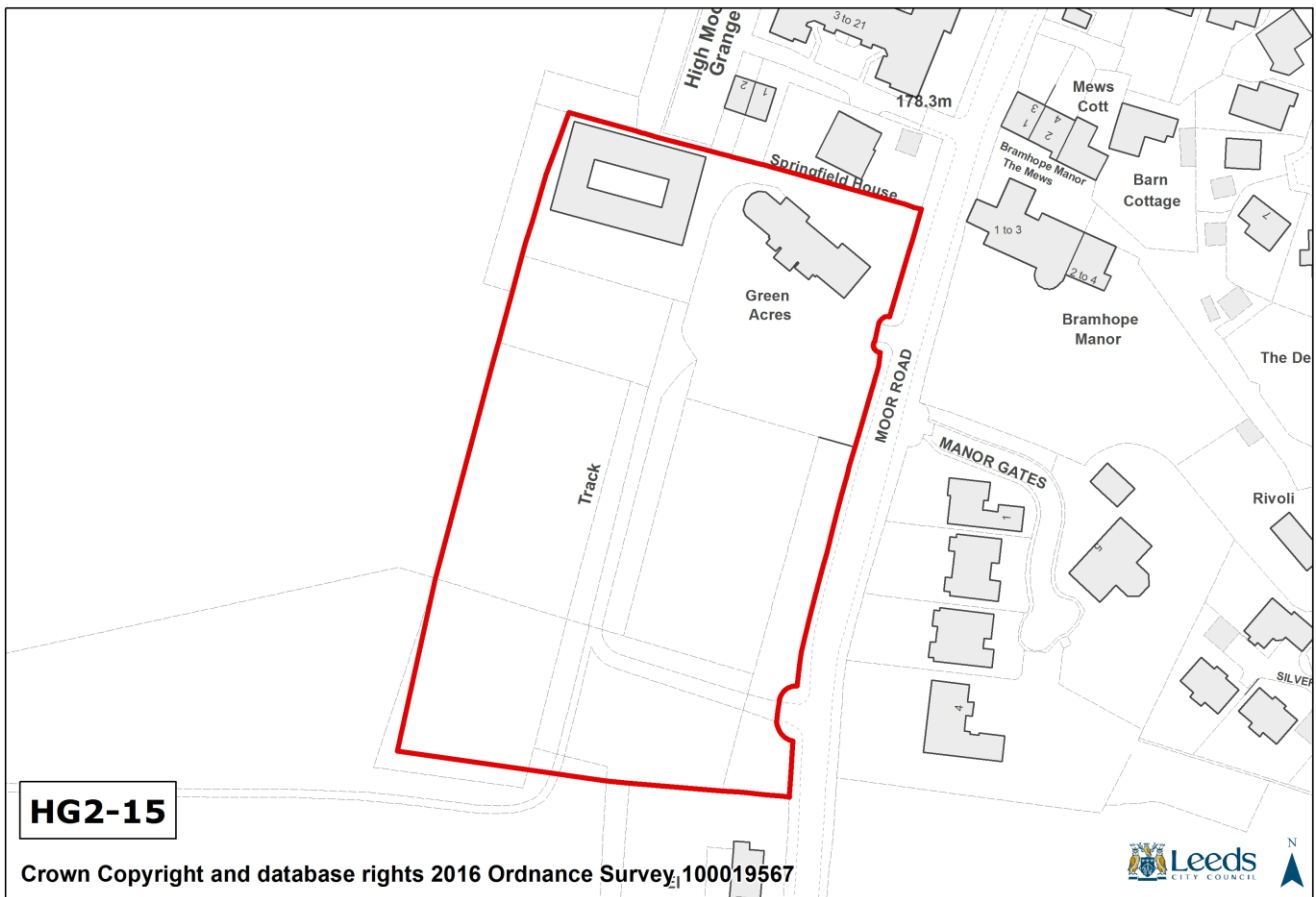
Site Capacity: 42 units

Site Area: 1.54 hectares

Ward: Adel and Wharfedale

HMCA: Outer North West

Phase: 3



Site Requirements - HG2-15:

- **Conservation Area:**

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

Site Reference: HG2-16 (1002)

Site Address: Creskeld Lane, Bramhope - land to rear of no. 45

Housing allocation

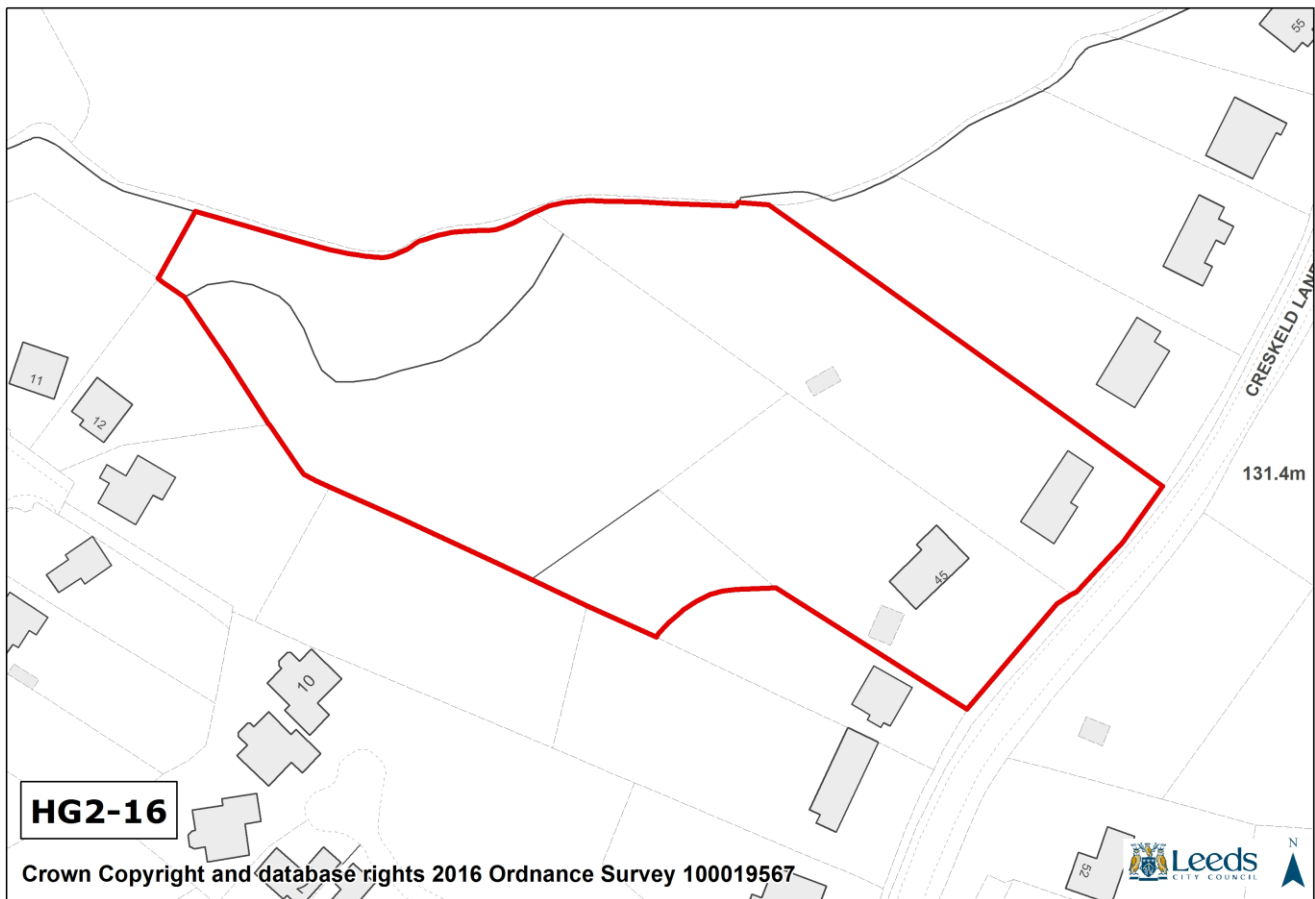
Site Capacity: 23 units

Site Area: 1.49 hectares

Ward: Adel and Wharfedale

HMCA: Outer North West

Phase: 3



Site Requirements - HG2-16:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. 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 beck and woodland along the north boundary

- **Conservation Area:**

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

Site Reference: HG2-17 (1080_3367A)

Site Address: Breary Lane East, Bramhope

Housing allocation

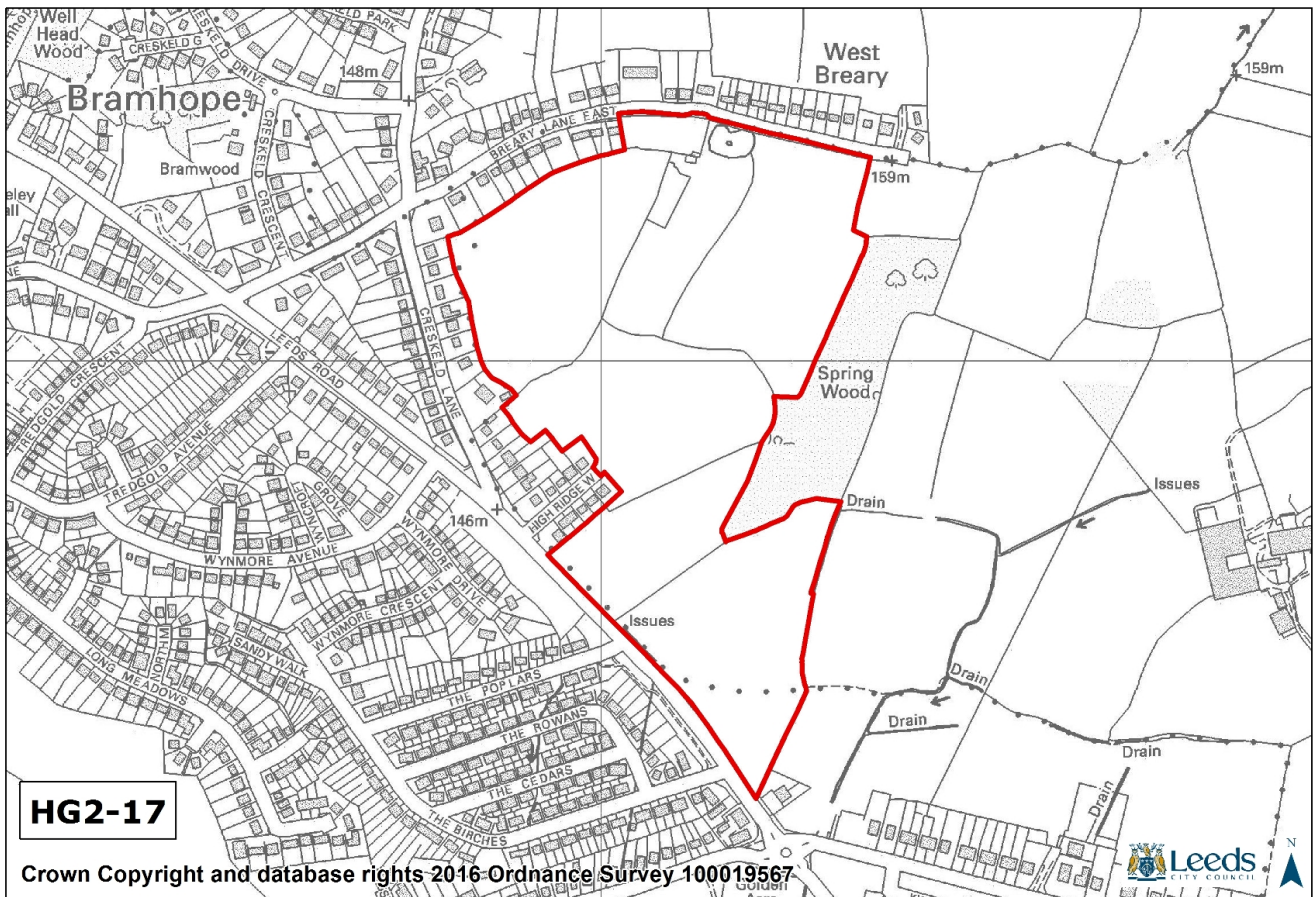
Site Capacity: 376 units

Site Area: 19.32 hectares

Ward: Adel and Wharfedale

HMCA: Outer North West

Phase: 3



Site Requirements - HG2-17:

- **Highway Access to Site:**

The site access should utilise the full frontage to the A660 Otley Road to provide a suitable access. Vehicular access should not be taken from Breary Lane East.

- **Local Highway Network:**

A site of this scale should only come forward after delivery of a mitigating transport scheme for the A660 corridor. The site will have a cumulative impact upon the A6120 junctions with the A660 and King La. A contribution will be required towards improvement works.

- **Public Transport Access:**

Site layout and access points should maximise the accessibility of the site to public transport and local facilities.

- **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) along west and southern boundary of Spring Wood and hedgerow along the south east boundary. There is currently no public access to the ancient Spring Wood and this situation needs to be retained unless a management agreement is agreed.

- **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. A significant buffer on the northern boundary of the site is required, with development being sited away from Breary Lane East, taking account of the topography and ridge lines, to ensure that key views from Breary Lane East are protected. Further guidance is provided in the Heritage Background Paper

- **Conservation Area:**

The site is partly within and adjacent to Bramhope Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. A significant buffer on the northern boundary of the site is required, with development being sited away from Breary Lane East, taking account of the topography and ridge lines, to ensure that key views from Breary Lane East are protected. Additional landscaping should also be provided to the southern site boundary with the A660. Further guidance is provided in the Heritage Background Paper

- **Education Provision:**

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

Site Reference: HG2-18 (2130)

Site Address: Church Lane, Adel

Housing allocation

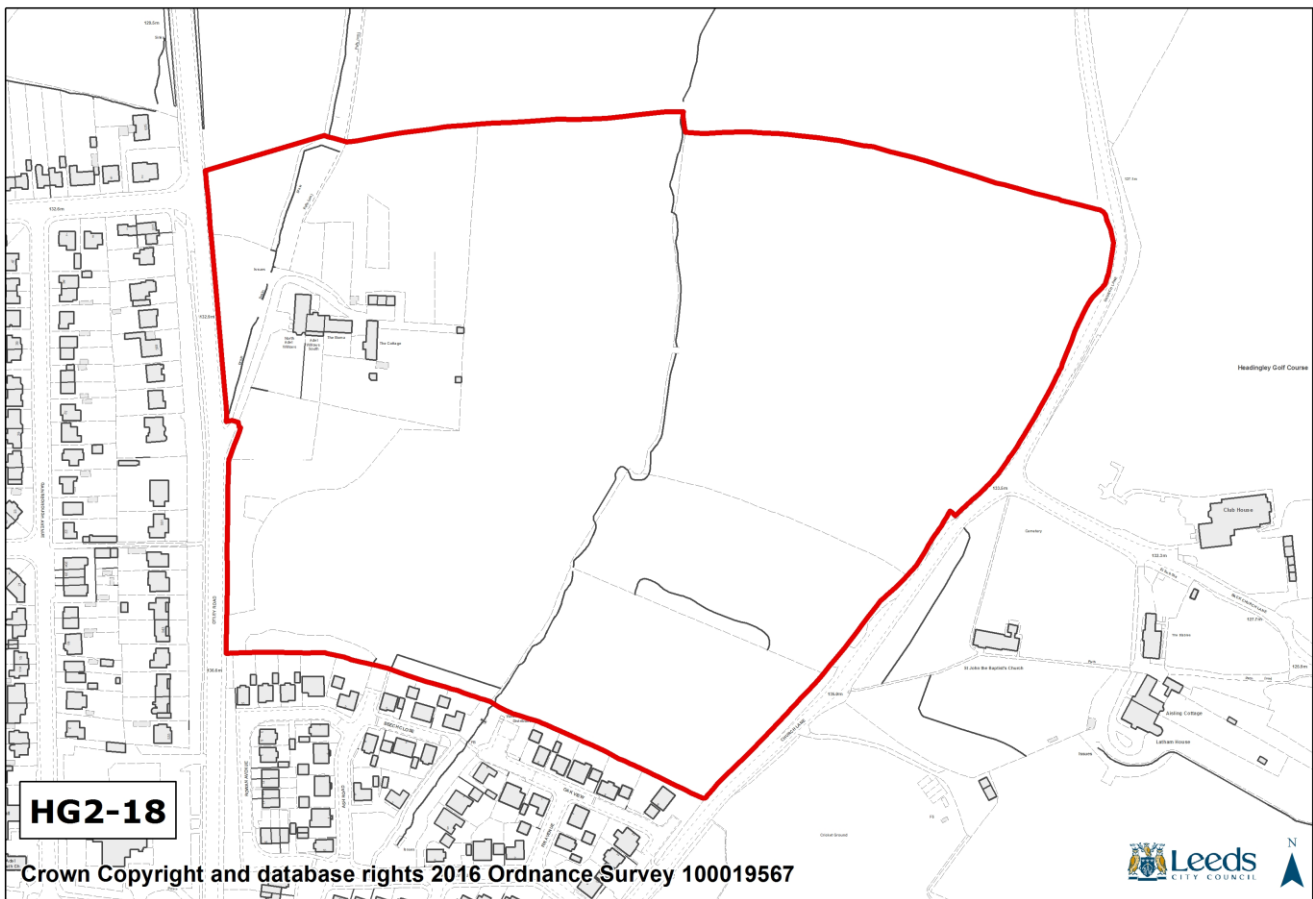
Site Capacity: 87 units

Site Area: 14.7 hectares

Ward: Adel and Wharfedale

HMCA: Outer North West

Phase: 2



Site Requirements - HG2-18:

- **Highway Access to Site:**

Satisfactory access arrangements from the site to be agreed along with traffic management measures on Church Lane and off site highway improvements to the A660.

- **Local Highway Network:**

This site will have a cumulative impact upon the A660/A6120 Lawnswood roundabout. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this junction.

- **Ecology:**

An ecological assessment of the site is required and where appropriate, mitigation measures will need to be provided, including the provision of a buffer to the beck that runs through the 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 isolated setting of the Grade I listed St John's church contributes to its significance. No built development should take place on the fields to the east of the Beck, which should retain a natural rural character. Landscaping should be provided to the rear of the developed area to screen the development and integrate it into the surrounding landscape. Further guidance on this is provided in the Heritage Background Paper

- **Conservation Area:**

The site affects the setting of Adel Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. No built development should take place on the fields to the east of the Beck, which should retain a natural rural character. Landscaping should be provided to the rear of the developed area to screen the development and integrate it into the surrounding landscape. Further guidance on this is provided in the Heritage Background Paper.

- **Education Provision:**

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

Site Reference: MX2-1 (320)

Site Address: Westgate - Ashfield Works, Otley

Mixed use allocation

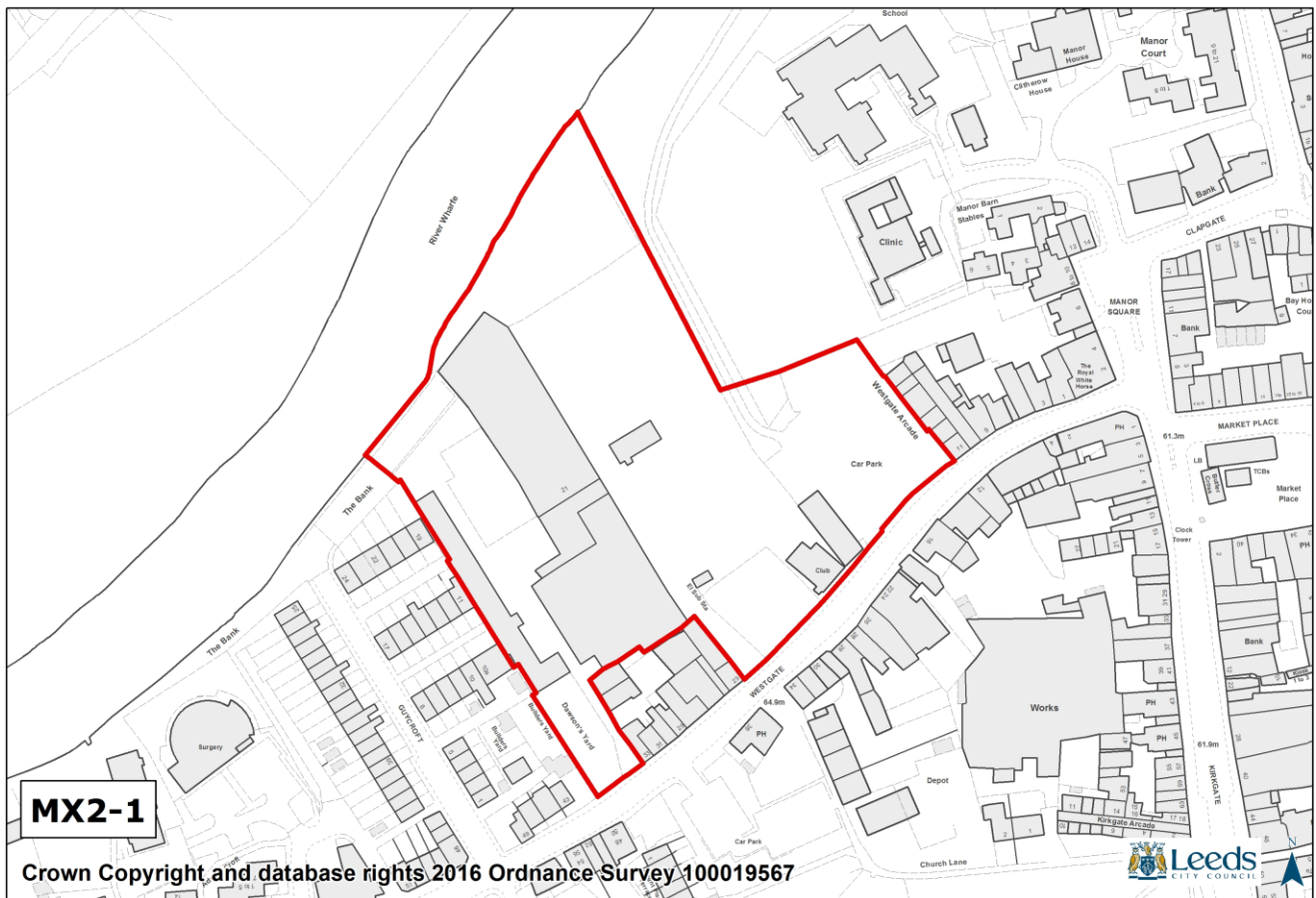
Site Capacity: 50 units

Site Area: 1.86 hectares

Ward: Otley and Yeadon

HMCA: Outer North West

Phase: 1



Site Requirements - MX2-1:

The site is suitable for a mix of uses (residential and town centre uses) and redevelopment should address the requirements of the Ashfield Works Planning & Development Brief including the relationship with site MX2-2 to the south of Westgate.

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

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

- **Highway Access to Site:**

Access to be taken from Westgate, in only at the western end of the site, out only combined with a signalised pedestrian crossing on the eastern frontage.

- **Ecology:**

An Ecological Assessment of the site is required, and where appropriate, mitigation measures will need to be provided, including the provision of a Biodiversity Buffer (not private garden space) to the River Wharfe.

- **Listed Buildings:**

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

- **Conservation Area:**

The site is within Otley Conservation Area. The Otley Conservation Area Appraisal identifies a number of buildings on this site as making a positive contribution to the character of the Conservation Area. These should be retained and reused in any development proposals for this site. Any development should preserve or enhance the character or appearance of the Conservation Area. Further guidance on these requirements is provided in the Heritage Background Paper

Site Reference: MX2-2 (313)

Site Address: Westgate, Otley

Mixed use allocation

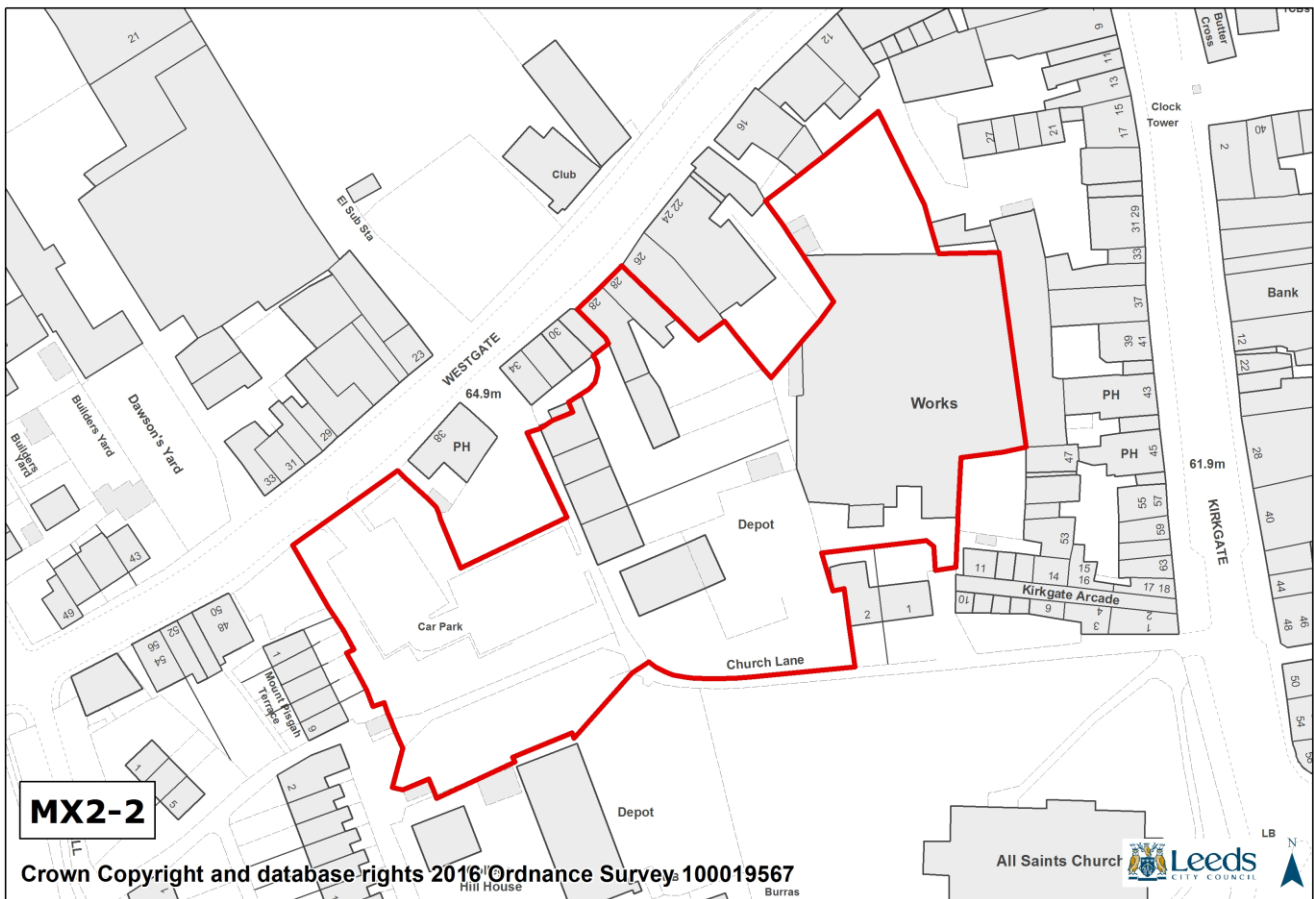
Site Capacity: 15 units

Site Area: 0.83 hectares

Ward: Otley and Yeadon

HMCA: Outer North West

Phase: 1



Site Requirements - MX2-2:

The site is suitable for a mix of uses (residential and town centre uses) and redevelopment should address the requirements of the Ashfield Works Planning & Development Brief including the relationship with site MX2-1 (Ashfield Works) to the north of Westgate.

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

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

- **Highway Access to Site:**

Vehicular access will need to be taken through the existing surface car park, additional pedestrian routes to the town centre are also required.

- **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 within Otley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Safeguarded Land

3.7.10 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 WEST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	Address	Area ha	Capacity
HG3-5	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	23.1	540
Safeguarded land total:			540

Sites for Older Persons Housing/Independent Living

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

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

MX1-26 Otley (east of)

HG2-13 Former Inglewood Children's Home, White Croft Garth, Otley

MX2-1 Westgate - Ashfield Works, Otley

MX2-2 Westgate, Otley

Sites Reserved for Future School Use

3.7.12 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 West there are three sites where part of the site is to be retained for a school. These sites are:

MX1-26 Otley (east of)

HG2-17 Breary Lane East, Bramhope

HG2-18 Church Lane, Adel

Sites for Gypsies and Travellers

3.7.13 Section 2, paragraphs 2.66 to 2.73 explain the approach to allocating and safeguarding land for Gypsies and Travellers. In Outer North West an existing Gypsy and Travellers site is safeguarded at Knotford Nook, Old Pool Road, Otley under Policy HG6.

POLICY HG6: THE FOLLOWING GYPSY AND TRAVELLER SITES WILL BE SAFEGUARDED FOR GYPSY AND TRAVELLER USE. THESE ARE SHOWN ON THE POLICIES MAP AND FOR OUTER NORTH WEST ARE AS FOLLOWS:

EXISTING PRIVATE SITES

- **HG6-7 – KNOTFORD NOOK, OLD POOL ROAD, OTLEY**

ANY GYPSY AND TRAVELLER SITES GRANTED, PERMANENT PLANNING PERMISSION AND IMPLEMENTED SHALL ALSO BE SAFEGUARDED FOR GYPSY AND TRAVELLER USE.

Sites for Travelling Showpeople

3.7.14 Paragraph 2.74 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in Outer North West.

HG6-7: KNOTFORD NOOK, OLD POOL ROAD, OTLEY

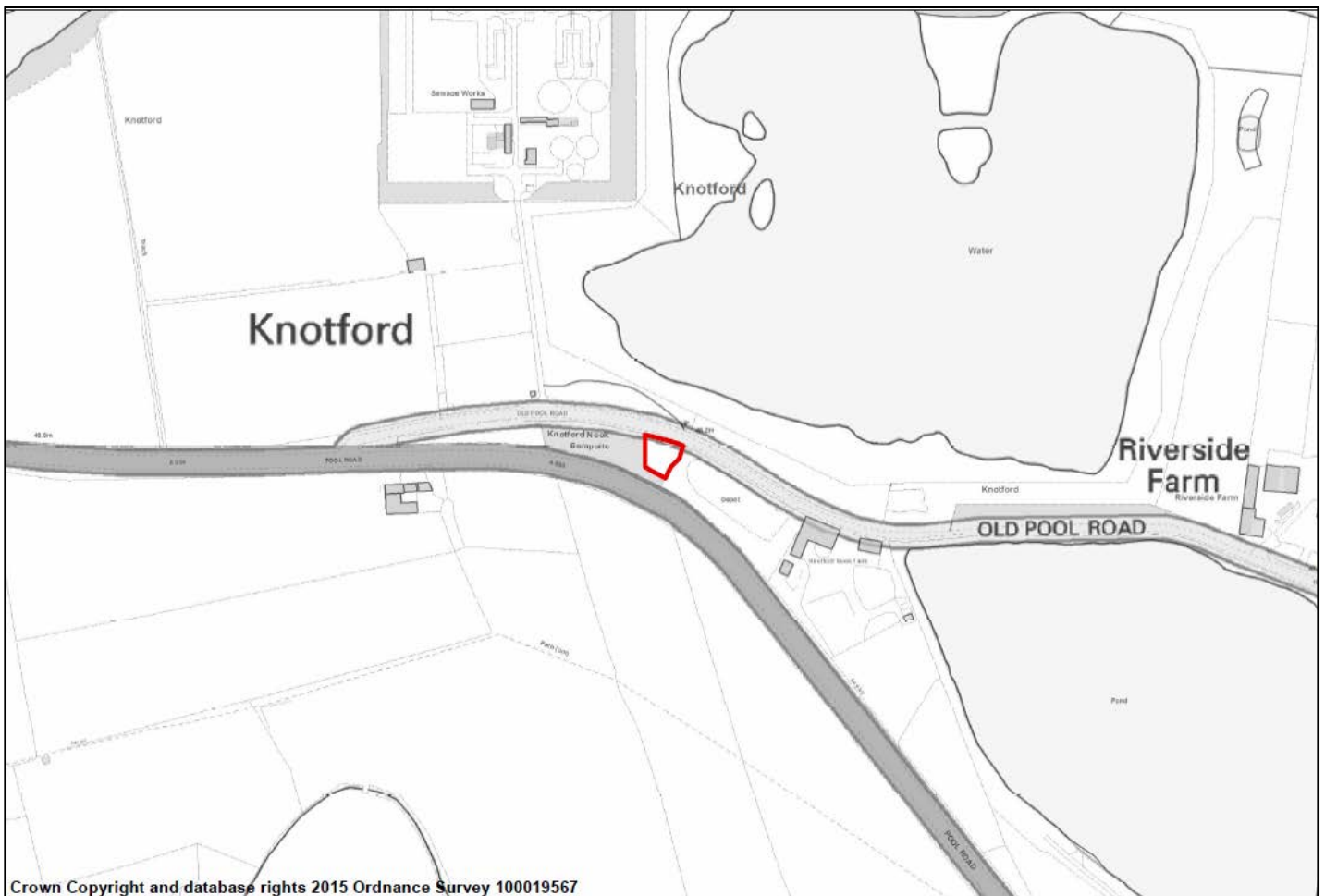
Site Type: Gypsy & Travellers

Site Area: 0.05 ha

Number of Pitches: 1

Ward: Otley & Yeadon

HMCA: Outer North West



EMPLOYMENT PROPOSALS FOR OUTER NORTH WEST

Offices

3.7.15 The sites in Outer North West 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 1.4.16) and/or were allocated for employment including office in the Unitary Development Plan and are to be retained as such count towards the employment requirement.

POLICY EO1 – IDENTIFED 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 OUTER NORTH WEST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity sqm
MX1-1	n/a	Mill Lane - Garnetts Paper Mill, Otley	9.3	604
Identified office employment total (sqm):				604

3.7.16 There are no proposed allocations for office development in Outer North West.

General Employment

3.7.17 The sites in Outer North West 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- IDENTIFED 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 OUTER NORTH WEST THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Area ha	Capacity (ha)
EG1-7	n/a	Pool Road Otley LS21 1EG	0.3	0.27
MX1-26	E4:20	East Of Otley Off Pool Road	30	5.02
Identified general employment total:				5.29

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 WEST THESE ALLOCATIONS ARE:

Plan Ref	Address	Area ha	Capacity (ha)
EG2-2	Land off Ilkley Road, Otley, Leeds	0.5	0.48
EG2-3	Land off Ilkley Road, Otley, Leeds	0.5	0.53
Allocated for general employment total			1.01

Site Reference: EG2-2 (2900042)

Site Address: Land off Ilkley Road, Otley, Leeds

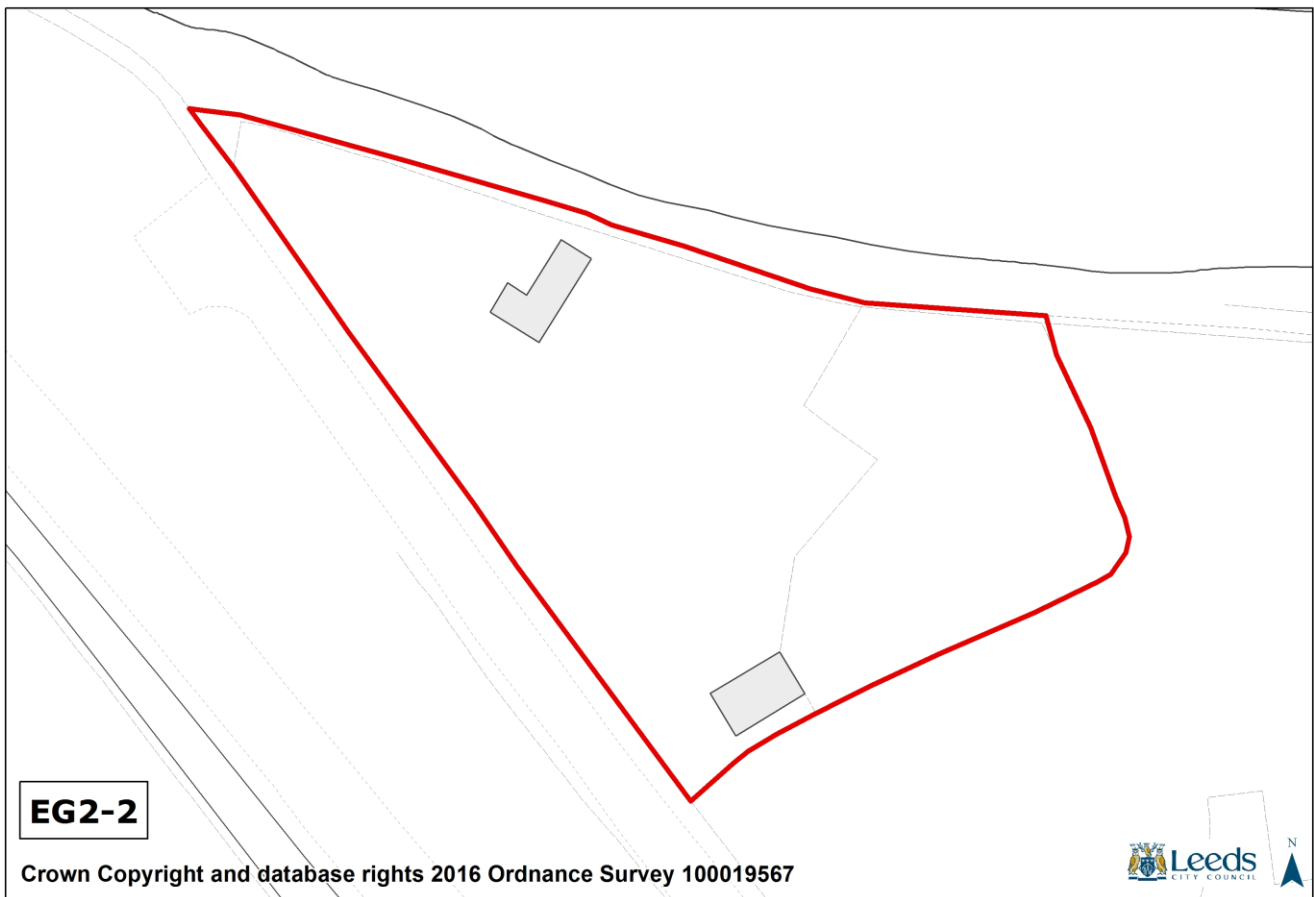
General employment allocation

Site Capacity: 0.48 hectares

Site Area: 0.48 hectares

Ward: Otley and Yeadon

HMCA: Outer North West



Site Requirements - EG2-2:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided due to the proximity of the River Wharfe SEGI to the immediate north, and the site's location within the Leeds Habitat Network.

- **Conservation Area:**

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

Site Reference: EG2-3 (2900040)

Site Address: Land off Ilkley Road, Otley, Leeds

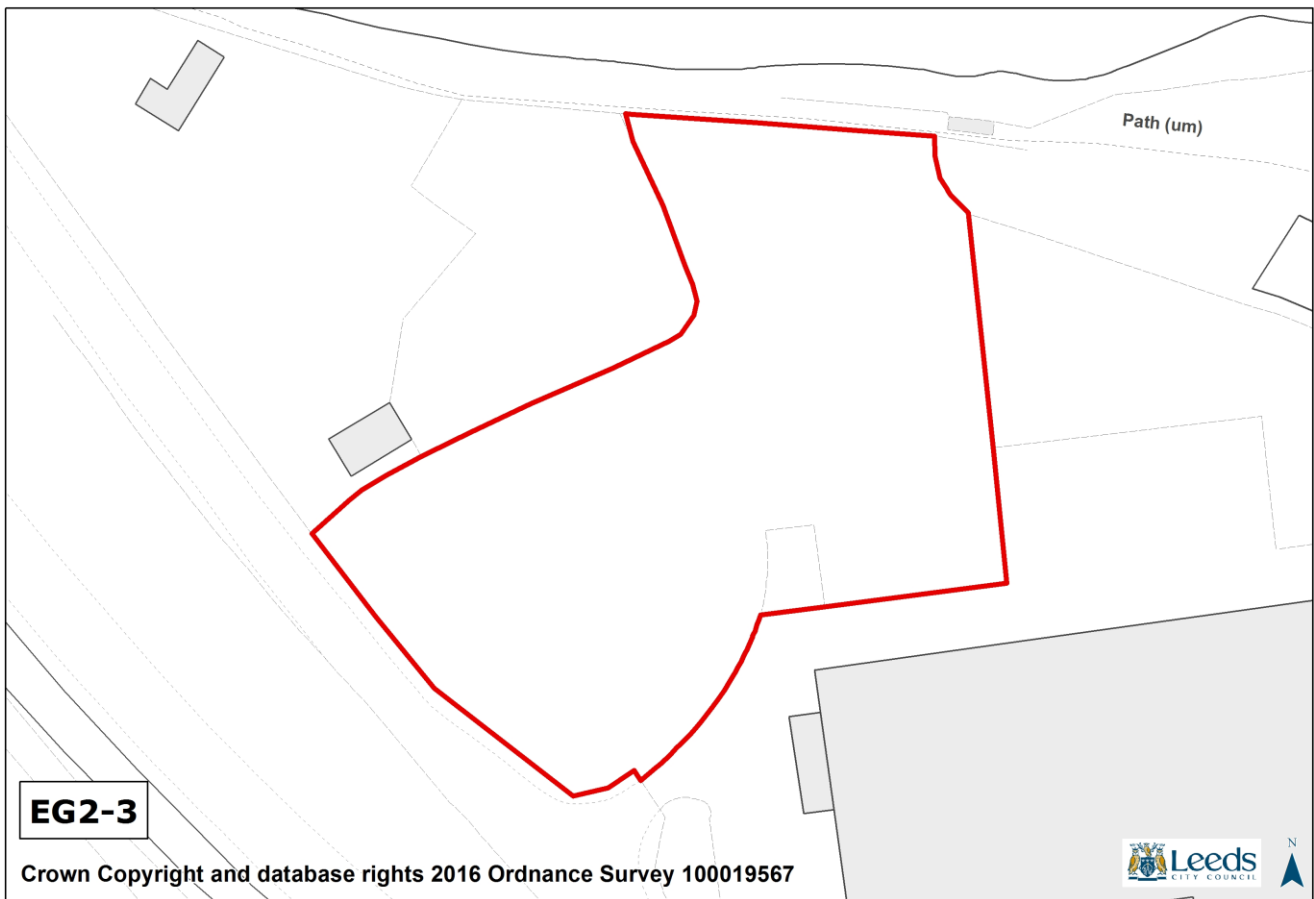
General employment allocation

Site Capacity: 0.53 hectares

Site Area: 0.53 hectares

Ward: Otley and Yeadon

HMCA: Outer North West



Site Requirements - EG2-3:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided due to the proximity of the River Wharfe SEGI to the immediate north, and the site's location within the Leeds Habitat Network.

- **Conservation Area:**

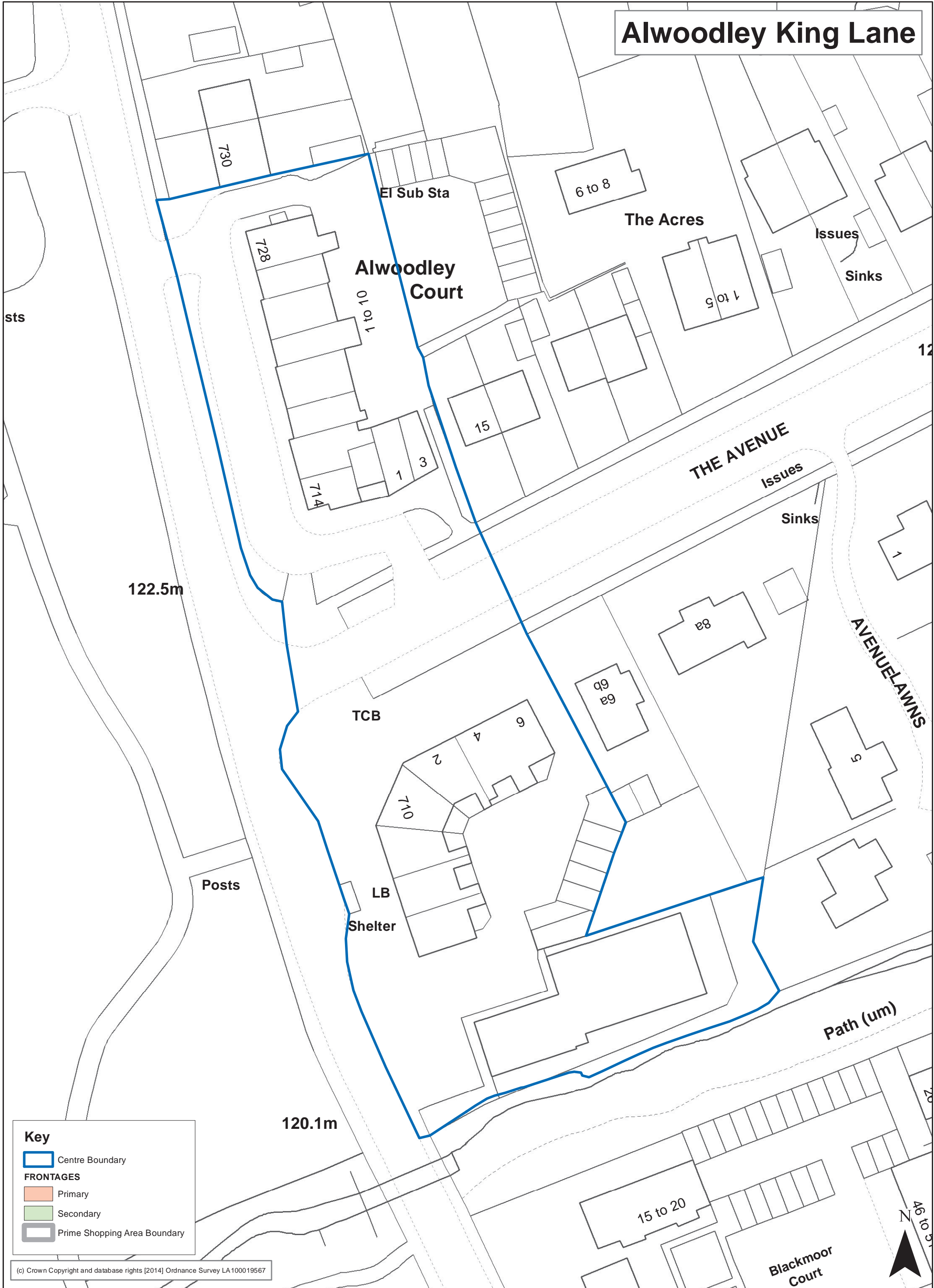
The site affects the setting of Otley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

GREEN SPACE PROPOSALS FOR OUTER NORTH WEST

- 3.7.18 The Plan shows the green space sites proposed for designation within the Outer North West 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.
- 3.7.19 The largest area of green space within the Outer North West HMCA is Otley Chevin Country Park (175.15ha) which is an important and well used area for recreation and has been protected as open green space for many years in recognition of its value. Golden Acre Park (42ha), near Bramhope is one of the main formal parks in Leeds and provides a range of opportunities for informal recreation. It is adjacent to Breary Marsh (14.9ha) which provides access to natural woodland, marshland habitats and Paul's Pond. There are a number of smaller areas mainly concentrated in the built up settlements of Otley, Bramhope, Pool in Wharfedale and Arthington. These allow relatively easy access to a range of open spaces. Nevertheless, provision is still in need of improvement in terms of quantity, quality and accessibility. Surpluses and deficiencies by typology for the wards that fall completely or partially within the Outer North West HMCA are contained in the Green Space Background Paper.

Outer North West Retail and Site Allocations Plans

Alwoodley King Lane

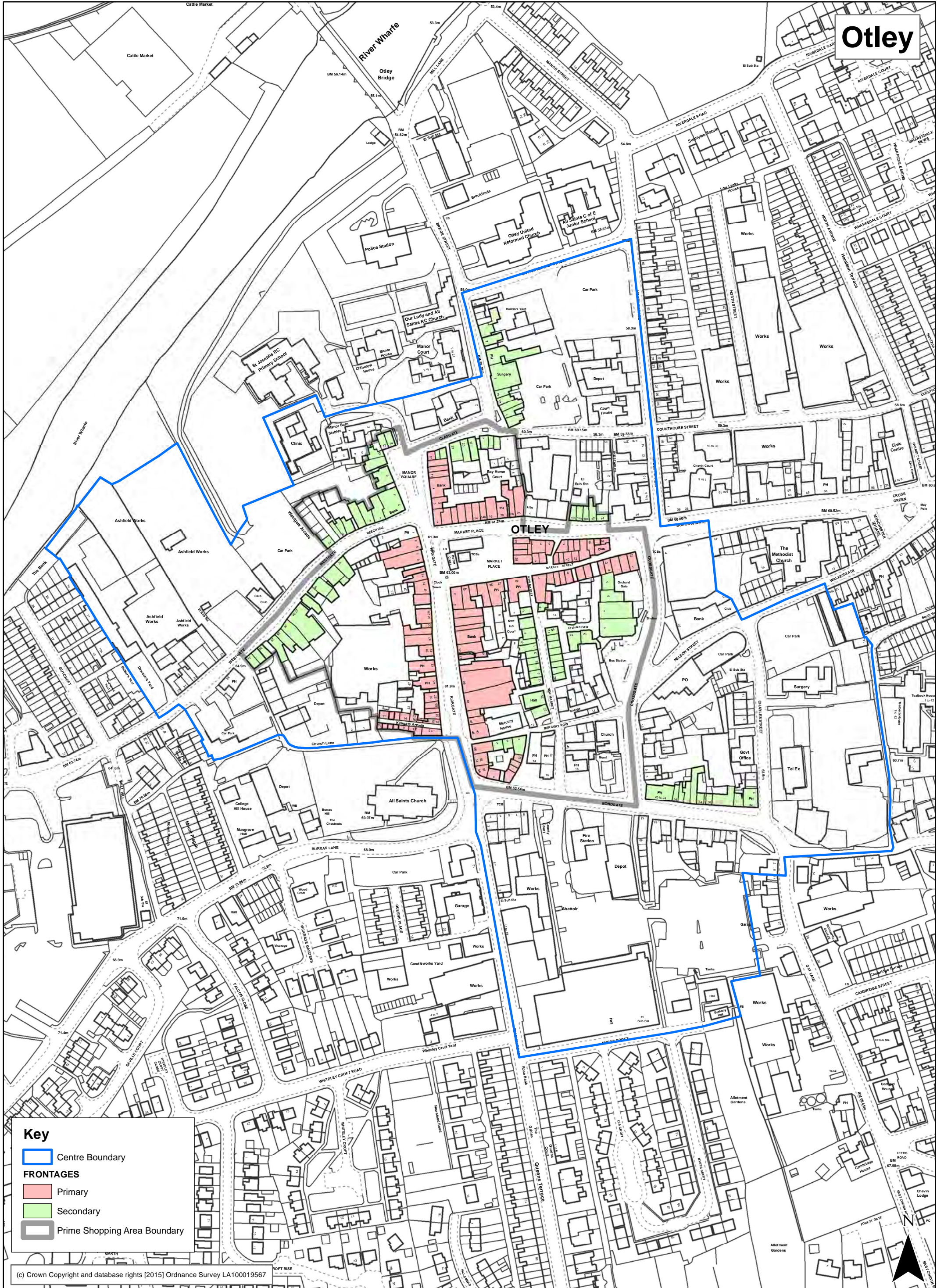


Key

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

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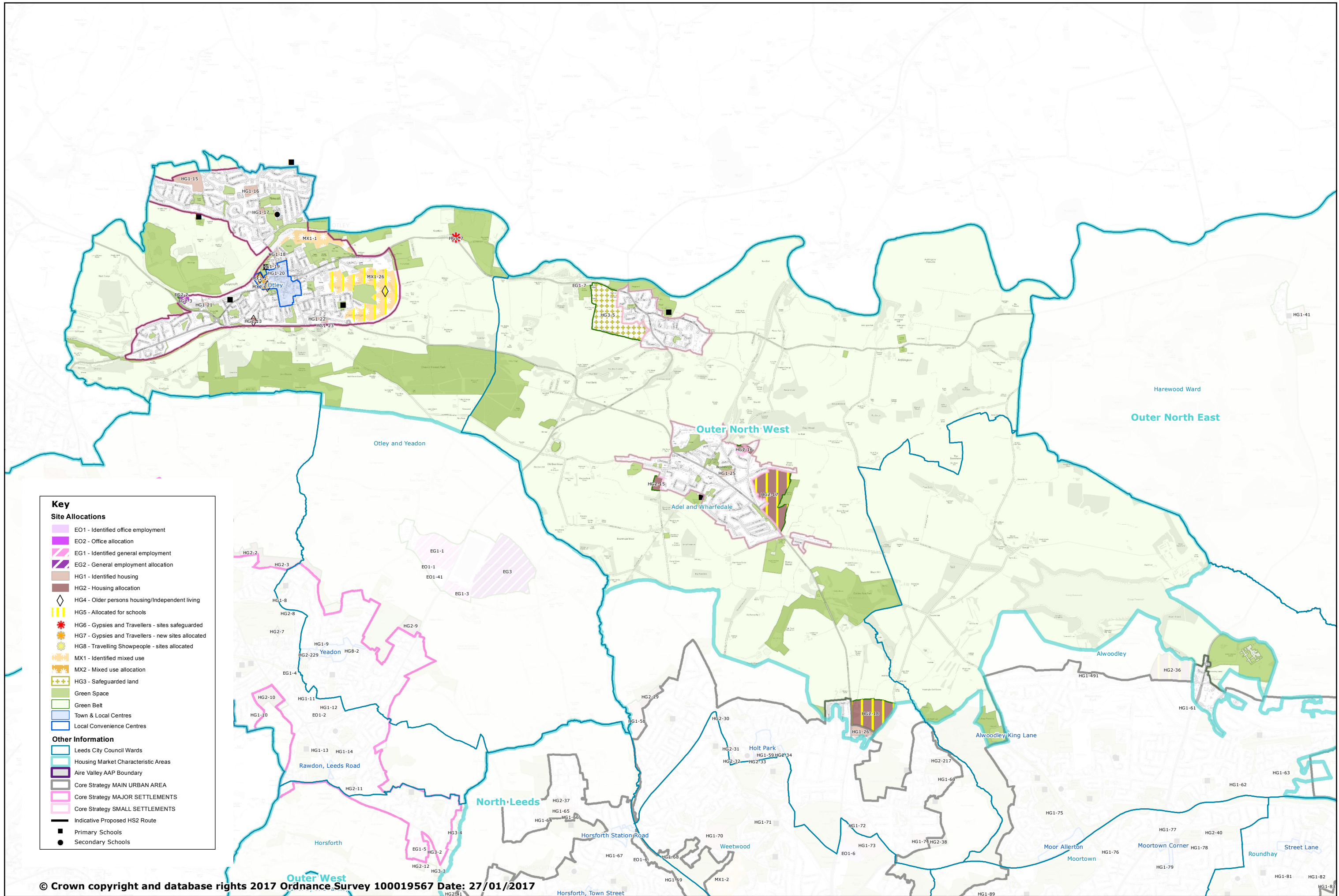
Otley



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HMCA AREA
Outer North West

