



**Leeds**  
CITY COUNCIL

# Site Allocations Plan

Adoption Version

## Section 3: Proposals For The 11 Housing Market Characteristic Areas 1. Aireborough

Leeds Local Plan  
Development Plan Document  
June 2019



# 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 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
  - Leeds Road, Rawdon Lower Order Local Centre
  - Oxford Road, Guiseley 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 – 2.72 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 since 31.3.12 (the base date of the Plan) have been deducted. Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.

**POLICY HG1: IDENTIFIED HOUSING SITES**

**THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORY OF SITES CONTRIBUTE TO OVERALL SUPPLY:**

- 1) SITES THAT HAVE EXISTING PLANNING PERMISSION; AND
- 2) EXPIRED PLANNING PERMISSIONS FOR HOUSING OR MIXED USE INCLUDING HOUSING THAT ARE STILL DEEMED TO BE APPROPRIATE FOR HOUSING DELIVERY, AND
- 3) ARE ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN.

**THESE CATEGORIES OF IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY POLICY SP7.**

**THE UDP SITES ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA, WHERE APPLICABLE.**

**IN AIREBOROUGH THESE SITES ARE:**

Plan Ref	Saved UDP Ref	Address	Capacity
HG1-3	H3-3A.09	Netherfield Road, Guiseley	98
HG1-10	H3-2A.01	Greenlea Road, Yeadon	30
<b>Identified housing total:</b>			<b>128</b>

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

3.1.7 The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target 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) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED

**IN AIREBOROUGH THE SITES ALLOCATED FOR HOUSING ARE:**

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
HG2-4	Hollins Hill and Hawkstone Avenue, Guiseley	3	80	Greenfield
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
HG2-9	Land at Victoria Avenue, Leeds	3.9	102	Greenfield
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
<b>Housing Allocation Total</b>			<b>552</b>	

3.1.8 Sites allocated for housing in Aireborough have a total capacity of 552.

**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 2.42 – 2.53 for generic technical considerations and existing planning policy.

# Site Reference: HG2-1 (3026)

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

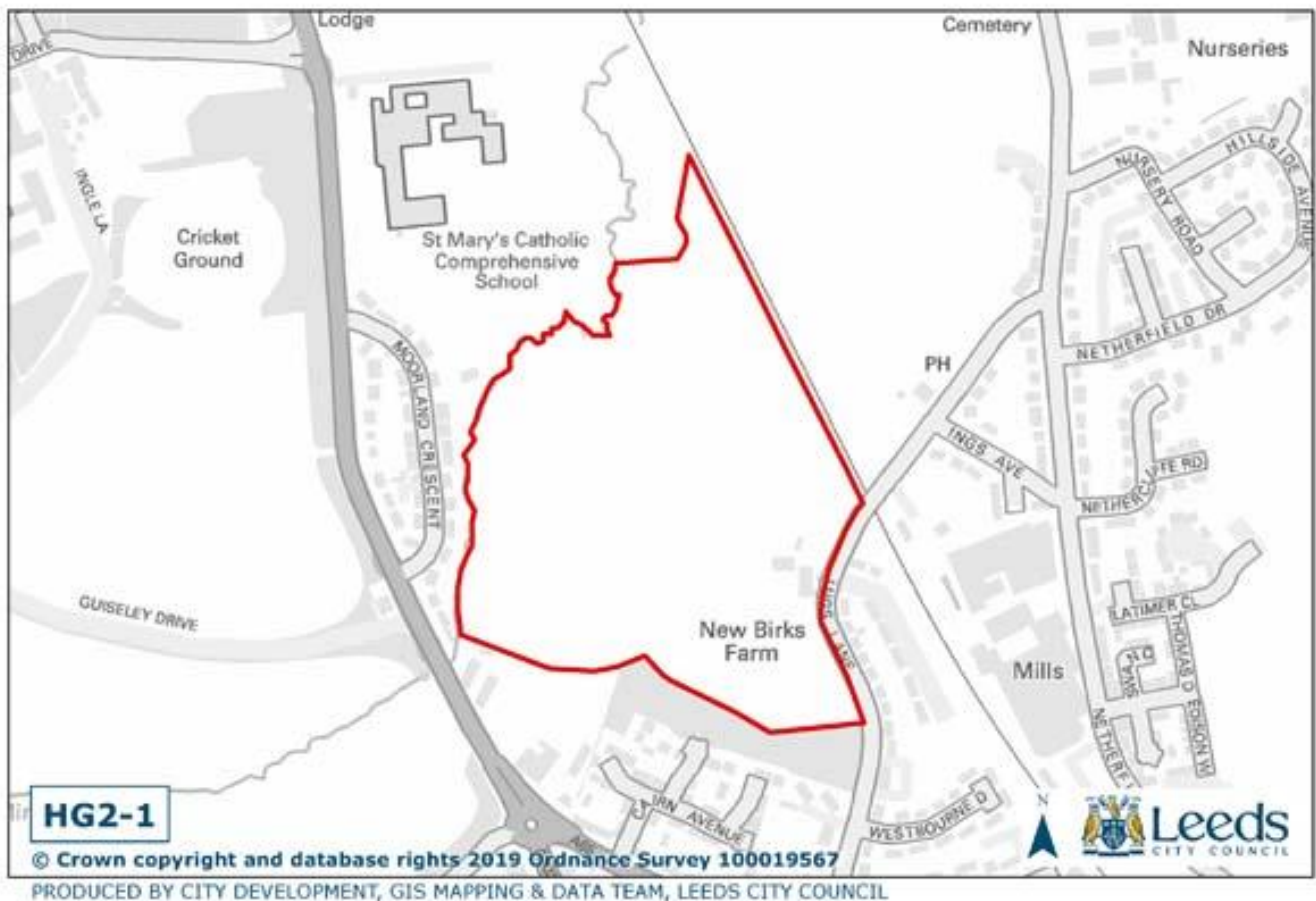
## Housing allocation

**Site Capacity:** 160 units

**Site Area:** 10.84 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough



## 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.

- **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 Site Allocations Plan Flood Risk Exception Test and site specific flood risk assessment.

- **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 Site Allocations Plan Heritage Assessment.

# Site Reference: HG2-2 (3029)

**Site Address:** Wills Gill, Guiseley

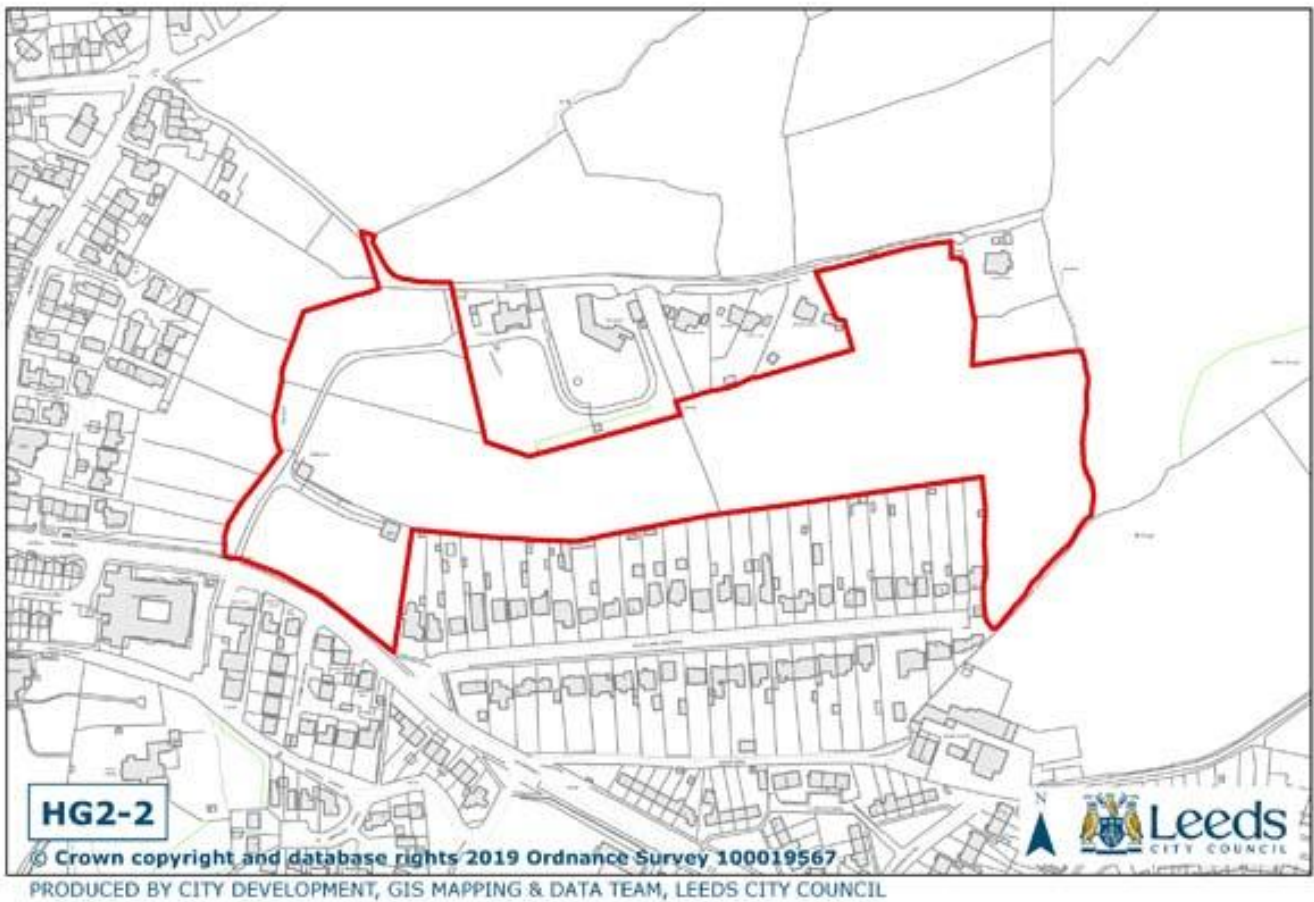
## Housing allocation

**Site Capacity:** 133 units

**Site Area:** 5.06 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough



## 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.

- **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 or appearance of the Conservation Area. A significant buffer is required on the western part of the site to 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 Site Allocations Plan Heritage Assessment.



# 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



## 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 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: HG2-6 (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



## 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 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

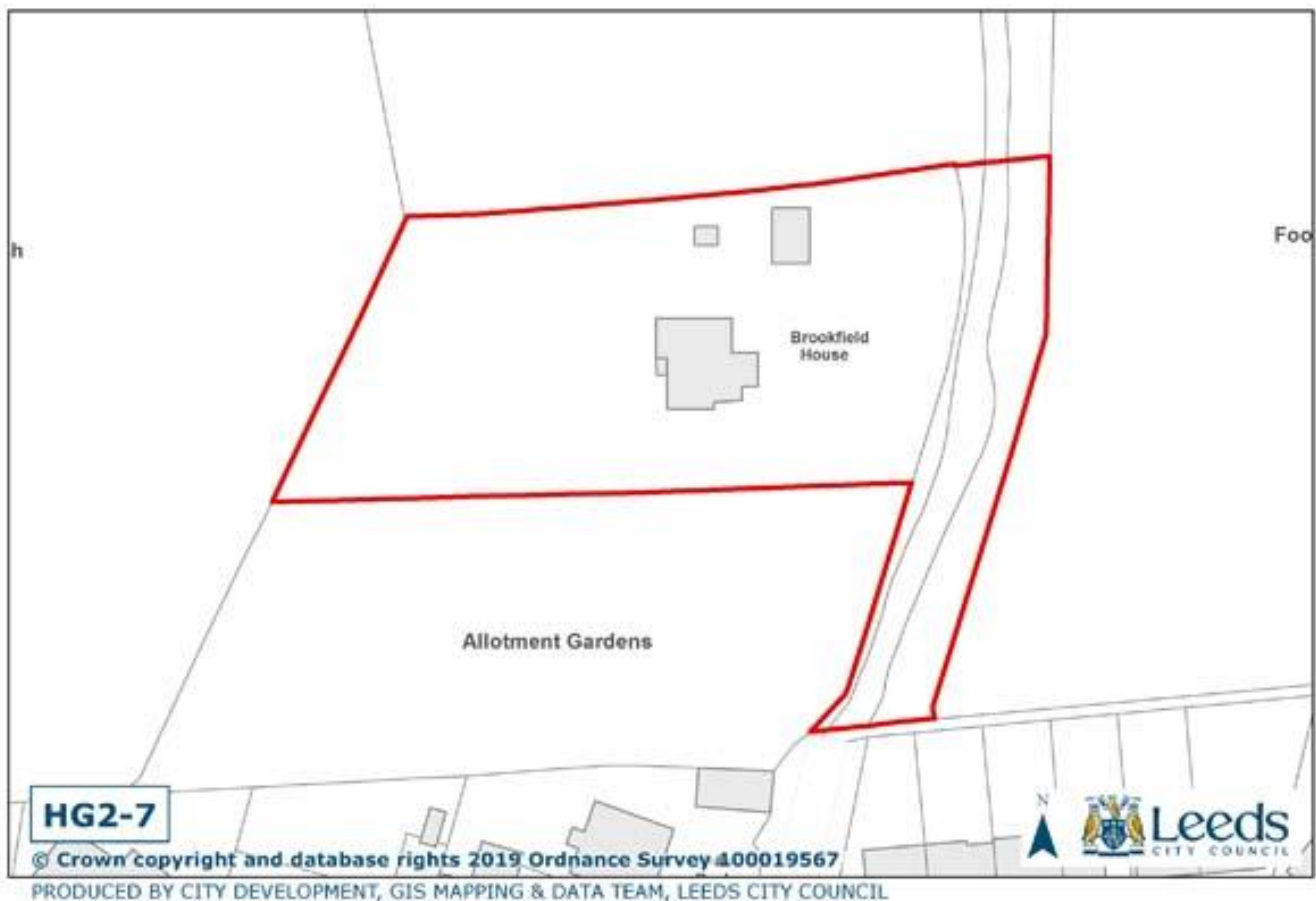
## Housing allocation

**Site Capacity:** 7 units

**Site Area:** 0.42 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough



## 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



## Site Requirements - HG2-8:

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- **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



## Site Requirements - HG2-9:

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Aircraft noise mitigation is required (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 Site Allocations Plan Heritage Assessment.

# Site Reference: HG2-11 (12)

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

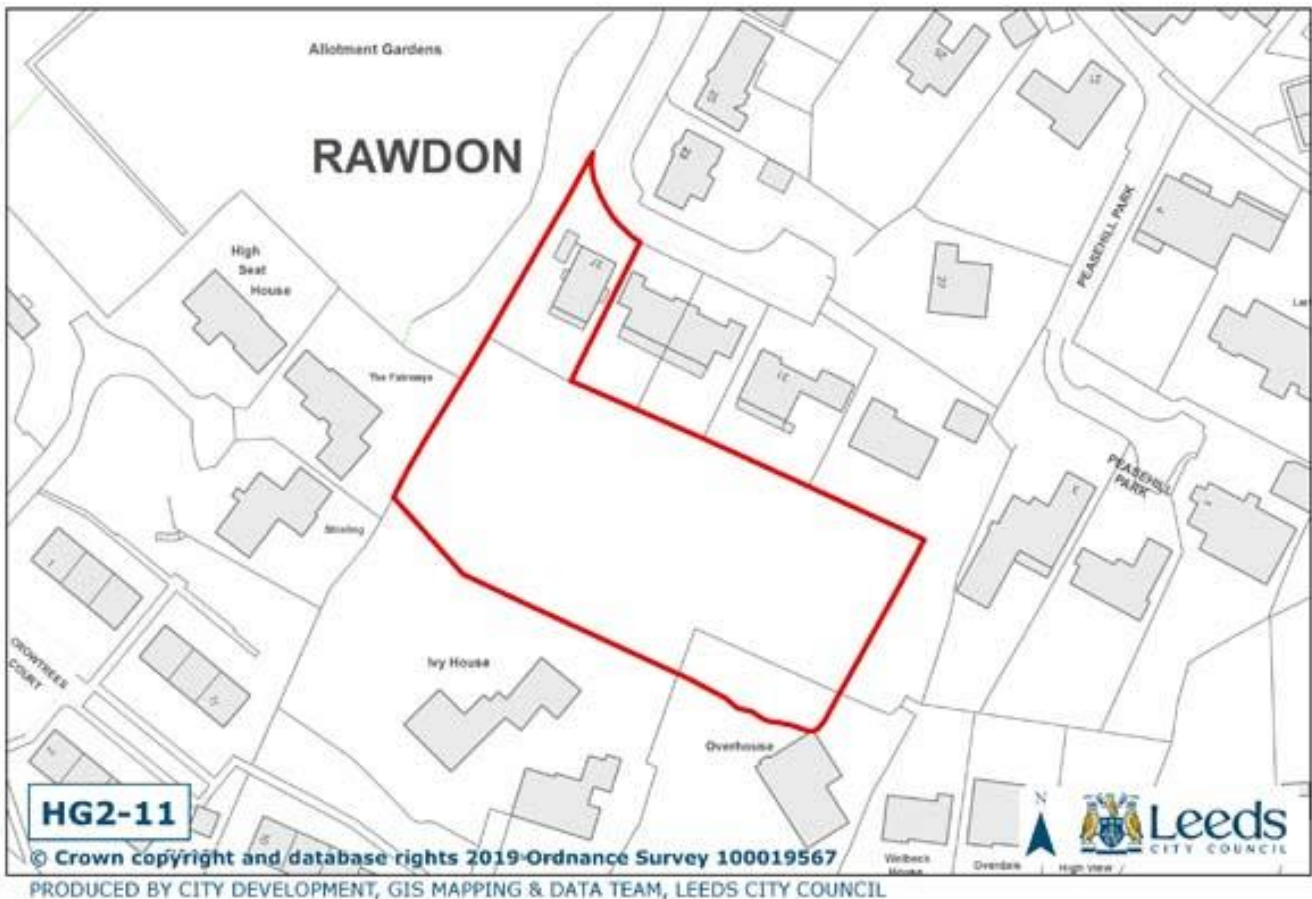
## Housing allocation

**Site Capacity:** 6 units

**Site Area:** 0.45 hectares

**Ward:** Guiseley and Rawdon

**HMCA:** Aireborough



## 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 affects the setting of Littlemoor Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

# Site Reference: HG2-229 (5287)

**Site Address:** The Old Mill, Miry Lane, Yeadon

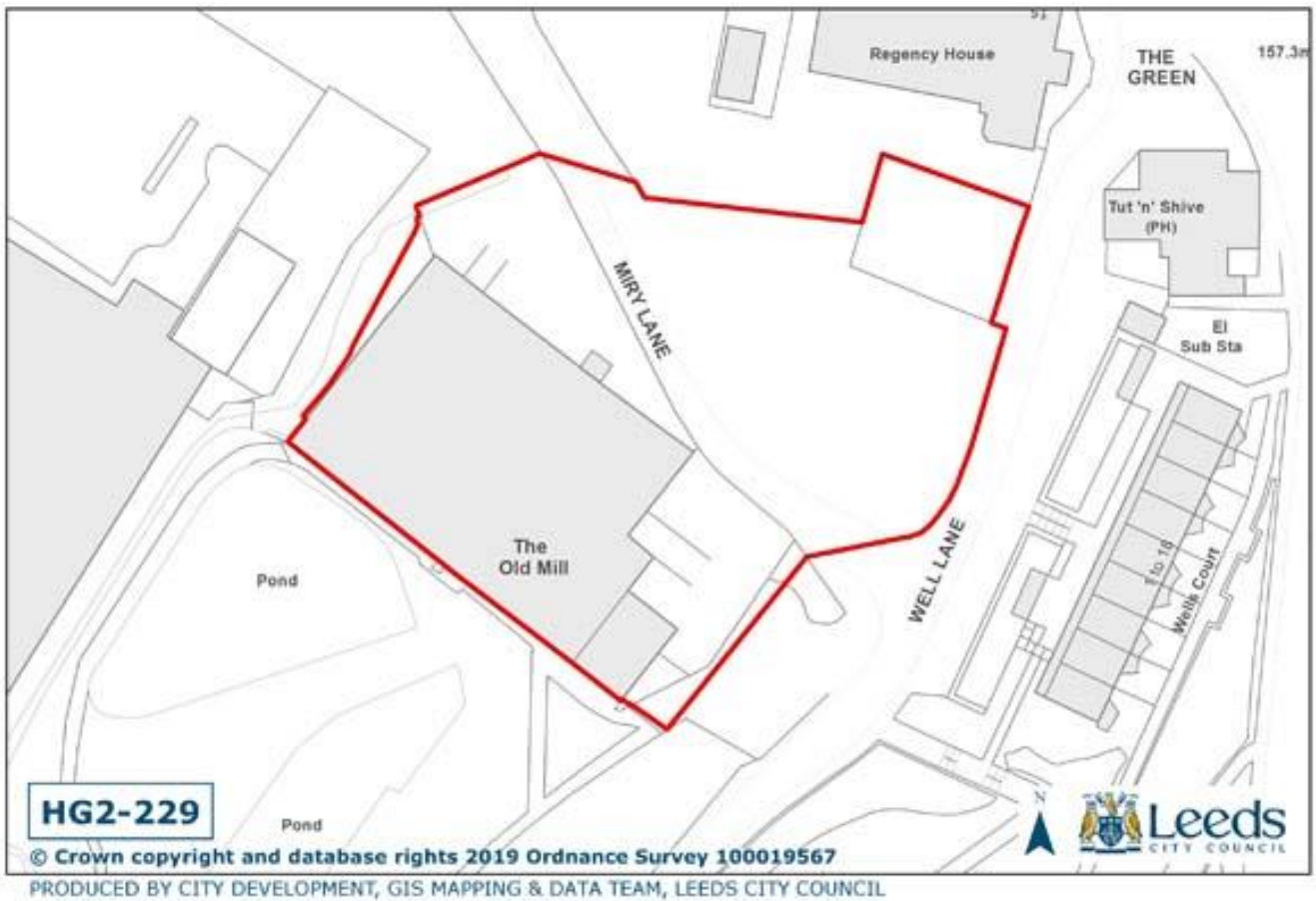
## Housing allocation

**Site Capacity:** 15 units

**Site Area:** 0.43 hectares

**Ward:** Otley and Yeadon

**HMCA:** Aireborough



## Site Requirements - HG2-229:

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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:**

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 Site Allocations Plan Heritage Assessment.

### **Safeguarded Land**

- 3.1.10 Section 2, paragraph 2.58 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028. There are no safeguarded land designations in Aireborough.

### **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**
- **HG2-6 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 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In Aireborough there are no sites where part of the site is to be retained for a school.

### **Sites for Gypsies and Travellers**

- 3.1.13 Section 2, paragraphs 2.64 to 2.71 explain the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in 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 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

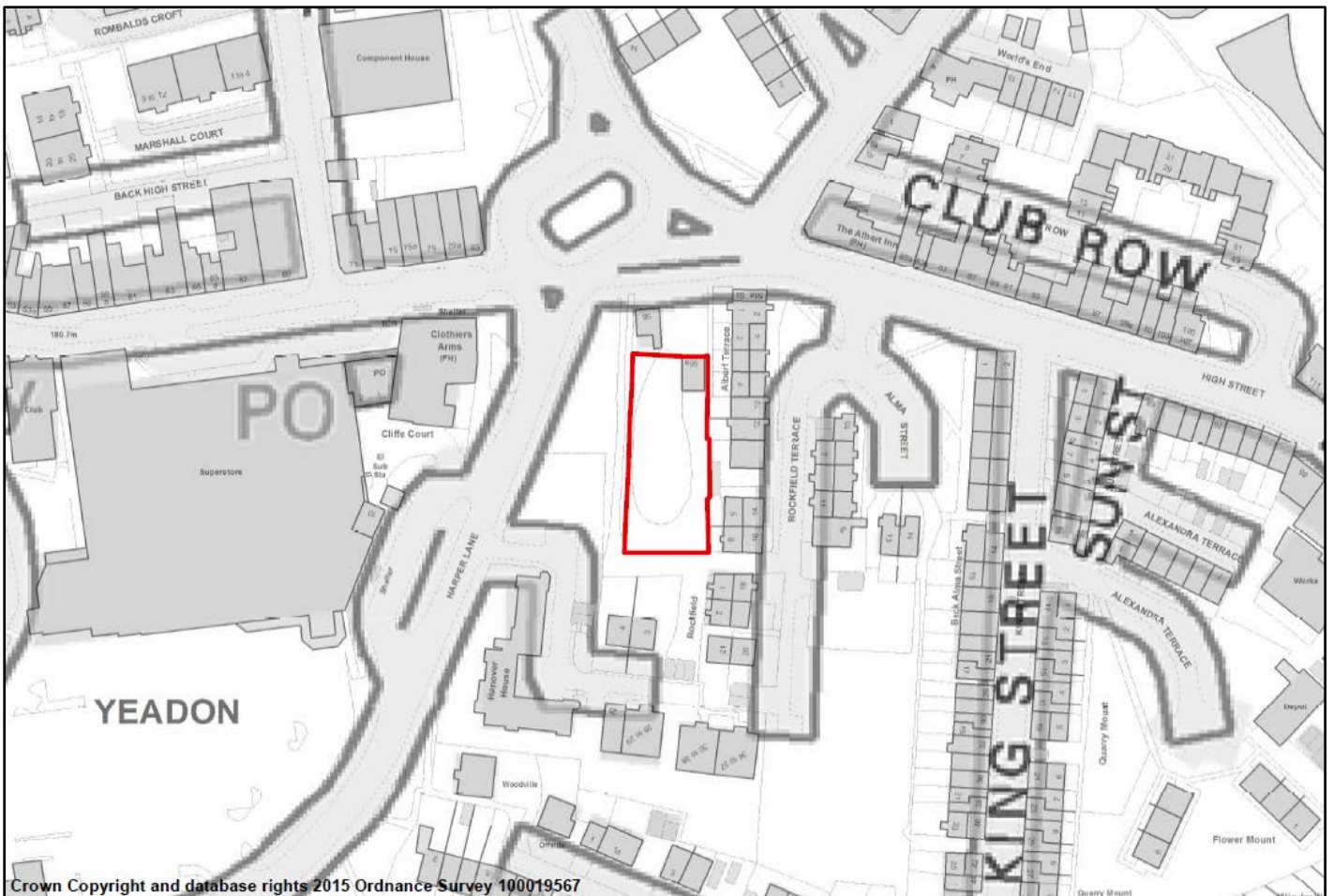
**Site Type:** Travelling Showpeople

**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 THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:**

- 1) SITES THAT HAVE EXISTING PLANNING PERMISSION, AND**
- 2) EXPIRED PLANNING PERMISONS FOR OFFICE THAT ARE STILL DEEMED TO BE APPROPRIATE FOR OFFICE DELIVERY; AND**
- 3) ARE ALLOCATED FOR USES INCLUDING OFFICE IN THE UNITARY DEVELOPMENT PLAN,**

**THESE CATEGORIES OF IDENTIFIED OFFICE SITES CONTRIBUTE TO THE TARGET FOR OFFICE USE SET OUT IN CORE STRATEGY POLICY SP9.**

**THE UDP SITES ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA. IN 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
<b>Identified office employment total: (sqm):</b>			<b>6,074</b>	

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

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**

**THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:**

- 1) SITES THAT HAVE EXISTING PLANNING PERMISSION, AND**
- 2) EXPIRED PLANNING PERMISIONS FOR USES INCLUDING GENERAL EMPLOYMENT THAT ARE STILL DEEMED TO BE APPROPRIATE FOR GENERAL EMPLOYMENT DELIVERY; AND**
- 3) ARE ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT IN THE UNITARY DEVELOPMENT PLAN,**

**THESE CATEGORIES OF IDENTIFIED GENERAL EMPLOYMENT SITES CONTRIBUTE TO THE TARGET FOR GENERAL EMPLOYMENT USE SET OUT IN CORE STRATEGY POLICY SP9.**

**THE UDP SITES ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA. IN AIREBOROUGH THESE SITES ARE:**

<b>Plan Ref</b>	<b>Saved UDP Ref</b>	<b>Plan Ref</b>	<b>Area ha</b>	<b>Capacity (ha)</b>
EG1-1	E4:1	Coney Park Harrogate Rd Yeadon LS19	16.5	16.5
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
<b>Identified general employment total:</b>				<b>21.2</b>

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

## **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.**

**THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP. IN AIREBOROUGH THESE ALLOCATIONS ARE:**

<b>Plan Ref</b>	<b>Address</b>	<b>Area (Ha)</b>	<b>Capacity (Ha)</b>
EG2-24	Land at Carlton Moor, Leeds Bradford Airport	36.23	36.23
<b>Allocated for employment total:</b>			<b>36.23</b>

### **Leeds Bradford Airport (LBA)**

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 Airport (LBA) for Leeds and the City Region, 36.23ha of land at LBA is allocated as EG2-24, subject to Spatial Policy 12 of the Core Strategy.

# Site Reference: EG2-24 (2901660)

**Site Address:** Land at Carlton Moor / Leeds Bradford Airport

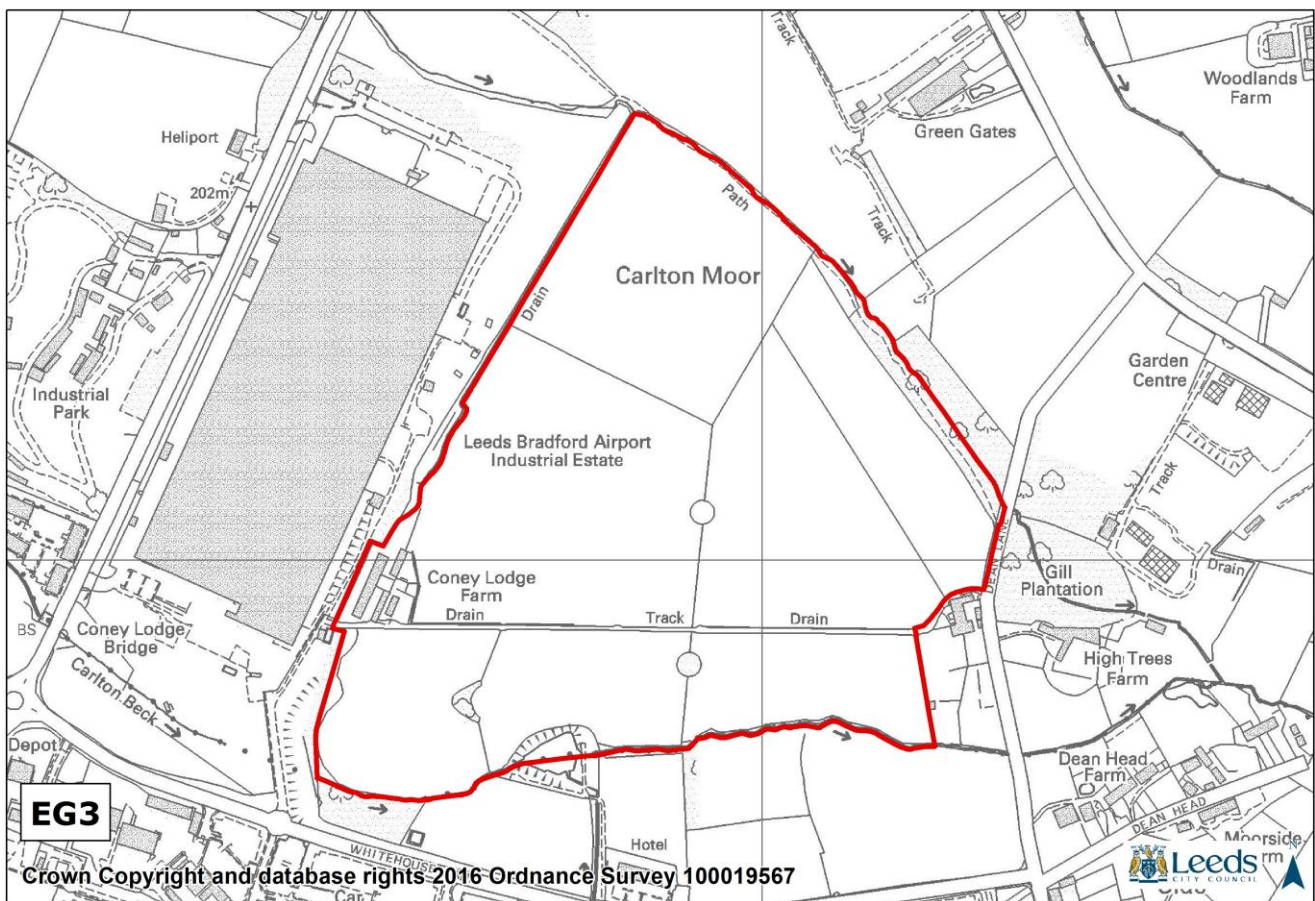
## General employment allocation

**Site Capacity:** 36.23 hectares

**Site Area:** 36.23 hectares

**Ward:** Otley and Yeadon

**HMCA:** Aireborough



## Site Requirements - EG2-24:

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A development brief will be required for the comprehensive development of this site, which has regard to: the overall layout, overall design and landscaping, land uses and phasing, linked to the provision of necessary infrastructure, including land to accommodate the proposed A65-A658 link road. Development of the site should not prejudice the development of the wider area adjacent to the airport.

- **Highway Access to Site:**

Access can be taken from suitably designed junctions on Whitehouse Lane. The development brief and application must accommodate the potential for future access to the Airport Link Road. This will be subject to the outcome of a detailed transport assessment.

- **Local Highway Network:**

The detailed transport assessment and surface access and car parking strategy will assess the impact of the proposal on the local highway network and identify any mitigation that may be required (including a potential contribution to the Airport Link Road). Measures may be required to limit the impact upon local minor roads and traffic impact on the major road network.

- **Public Transport Access:**

A surface access and car parking strategy will be required, incorporating major highways and public transport improvements, with identified funding and trigger points. The site layout must accommodate through routes for public transport and take account of wider strategic proposals including the Airport Link Road and Airport Parkway Station.

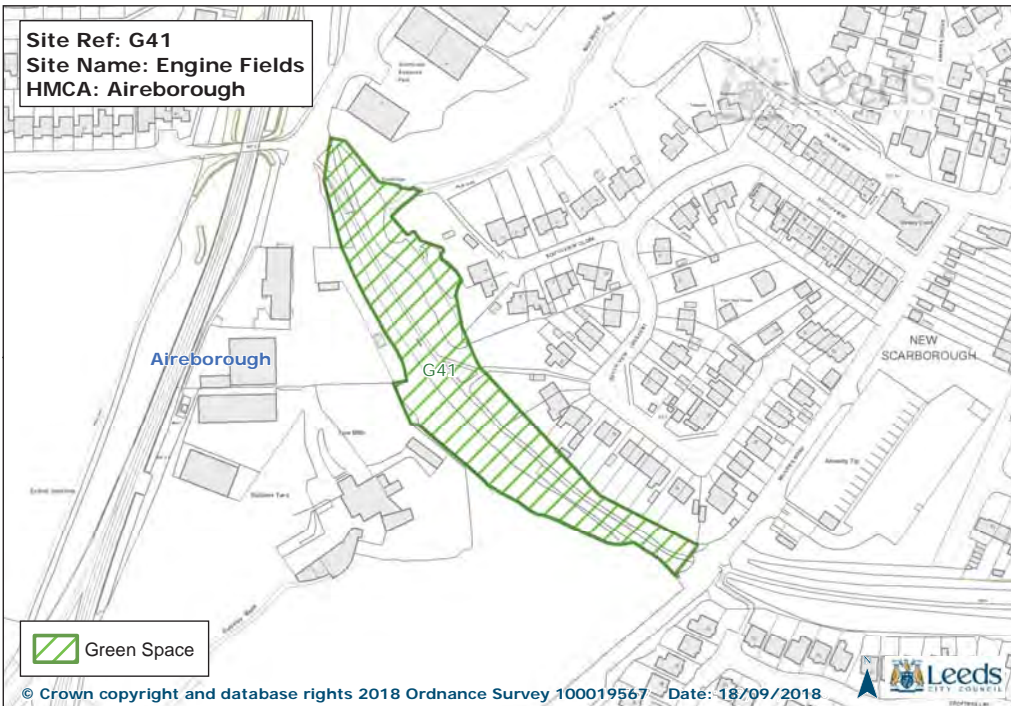
- **Ecology:**

The comprehensive development brief for the site should be informed by the findings of appropriate ecology surveys and landscape appraisal. Subject to the findings of this work, and where appropriate, mitigation measures will be provided.

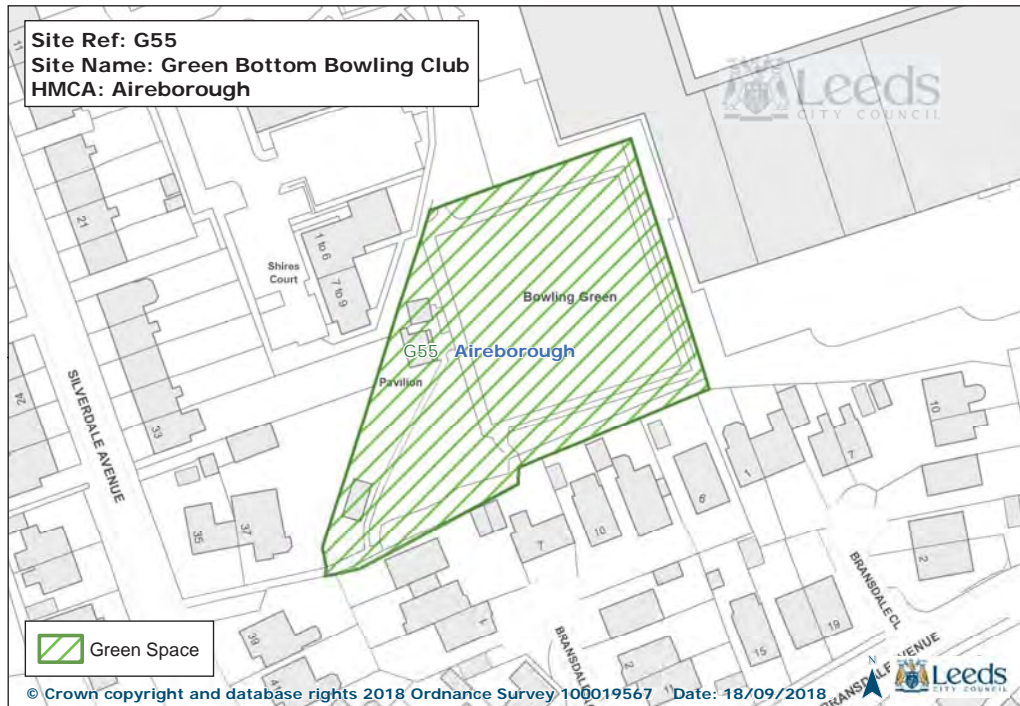
## GREEN SPACE PROPOSALS FOR AIREBOROUGH

- 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 will be updated and monitored by the Council.
- 3.1.21 The Habitats Regulations Assessment has concluded that measures will be required regarding the provision and enhancement of green spaces within the HMCA so as to help avoid visitor pressure on the South Pennine Moors SPA/SAC. The Council will monitor these through monitoring indicator 24 of the Council's Monitoring Framework which supports preparation of the Authority Monitoring Report. This will quantify the delivery of green space and green infrastructure delivered in the area along with the amount of committed sums collected and spent on green space projects. Moreover, for the purposes of monitoring this measure the AMR will also report on specific improvements to green spaces in this HMCA, which arise as a result of the North West Leeds Green Gateways and Country Park project.

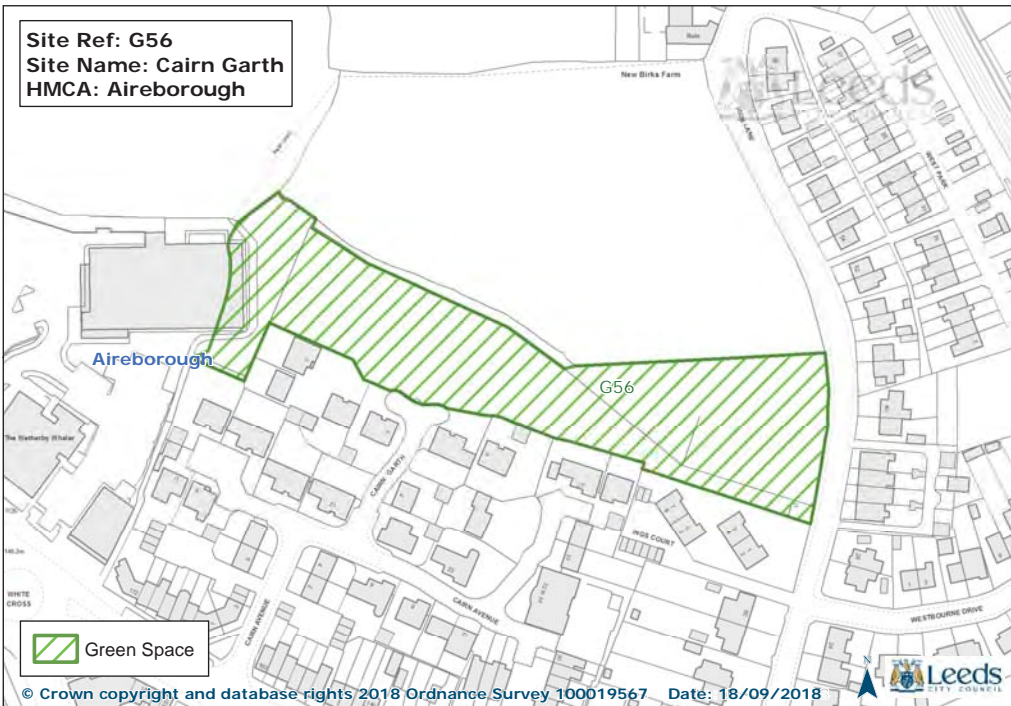
Site Ref: G41  
Site Name: Engine Fields  
HMCA: Aireborough



Site Ref: G55  
Site Name: Green Bottom Bowling Club  
HMCA: Aireborough



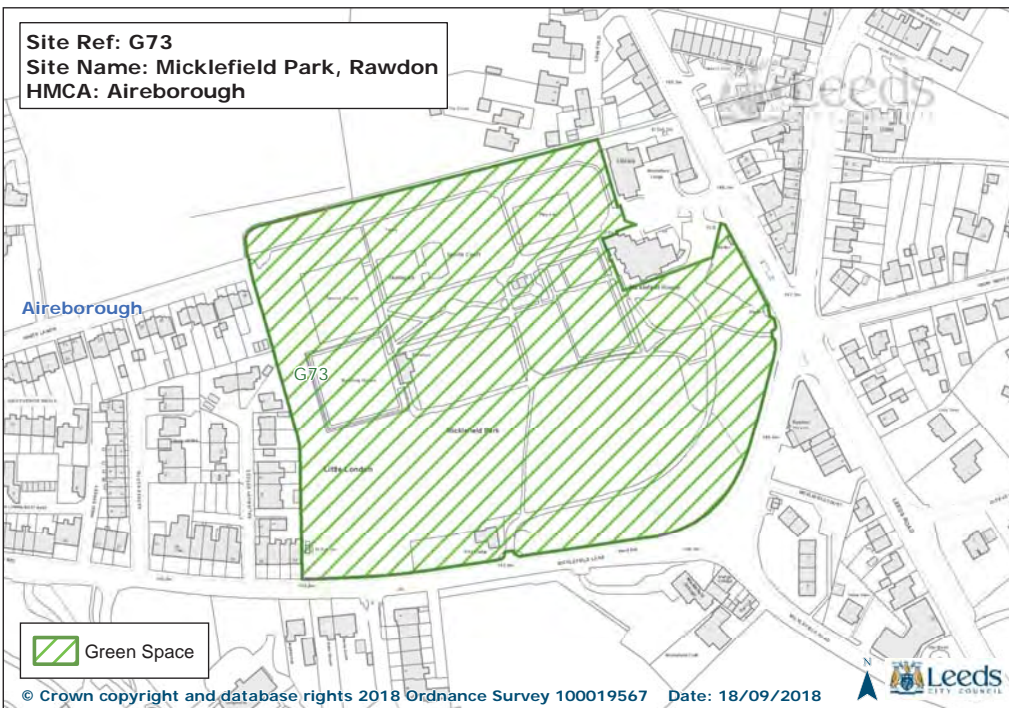
Site Ref: G56  
Site Name: Cairn Garth  
HMCA: Aireborough



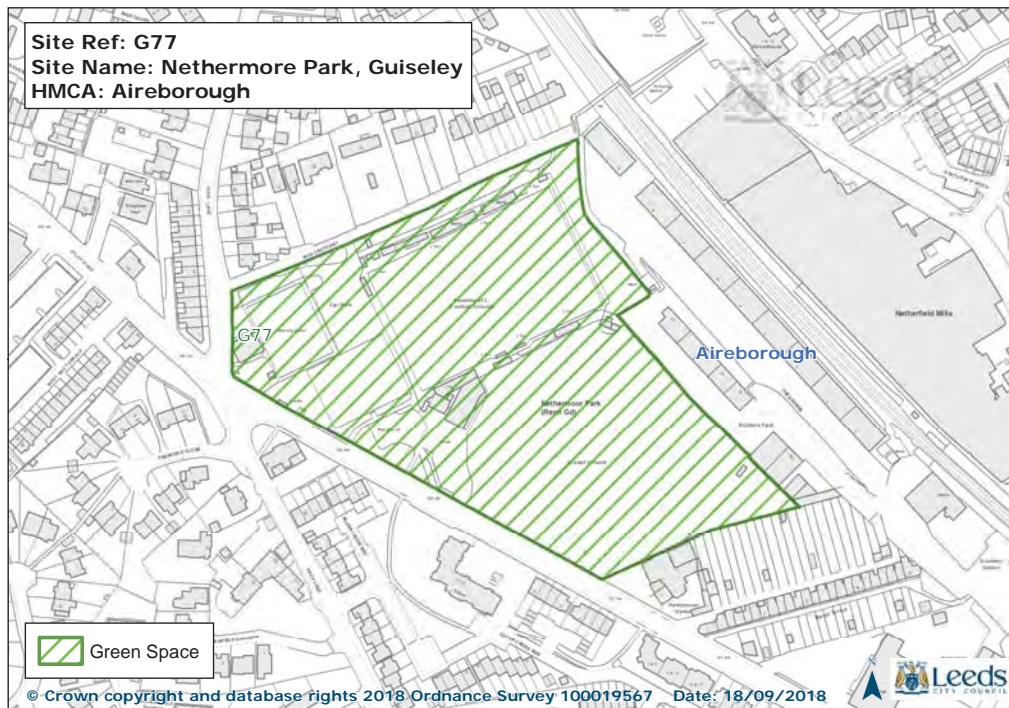
Site Ref: G69  
Site Name: Kirk Lane Park  
HMCA: Aireborough



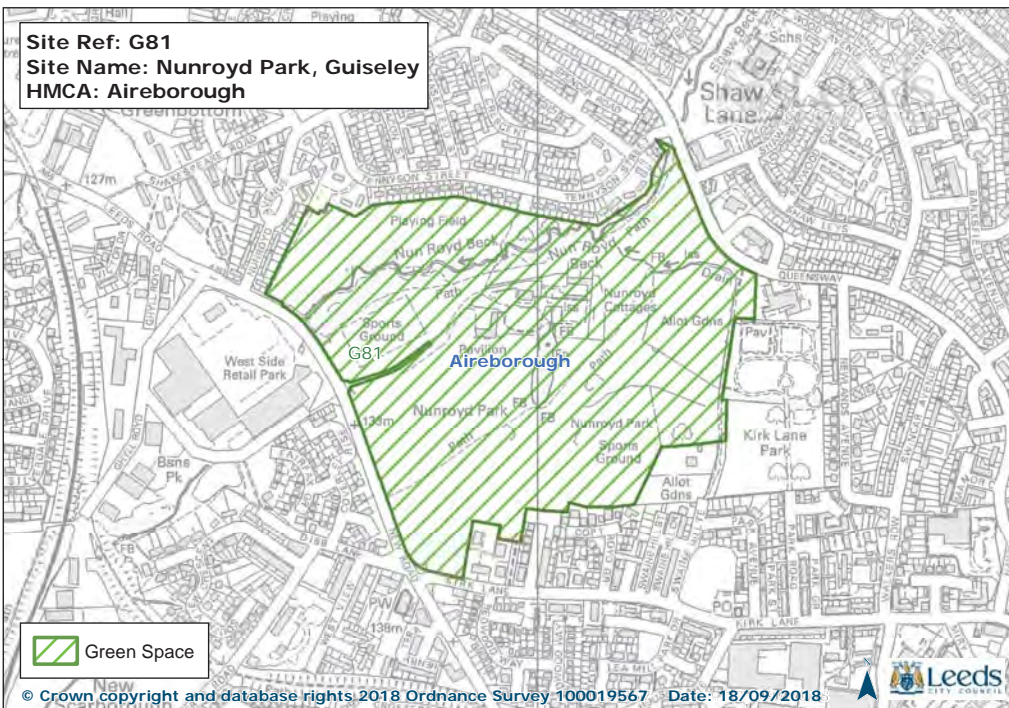
Site Ref: G73  
Site Name: Micklefield Park, Rawdon  
HMCA: Aireborough



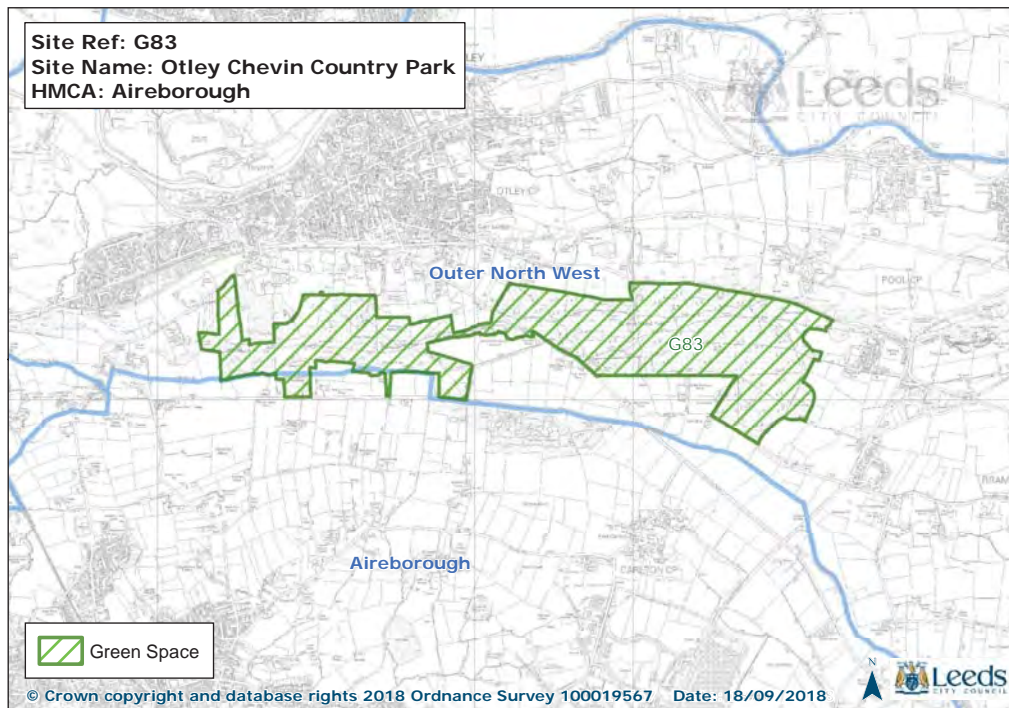
Site Ref: G77  
Site Name: Nethermore Park, Guiseley  
HMCA: Aireborough



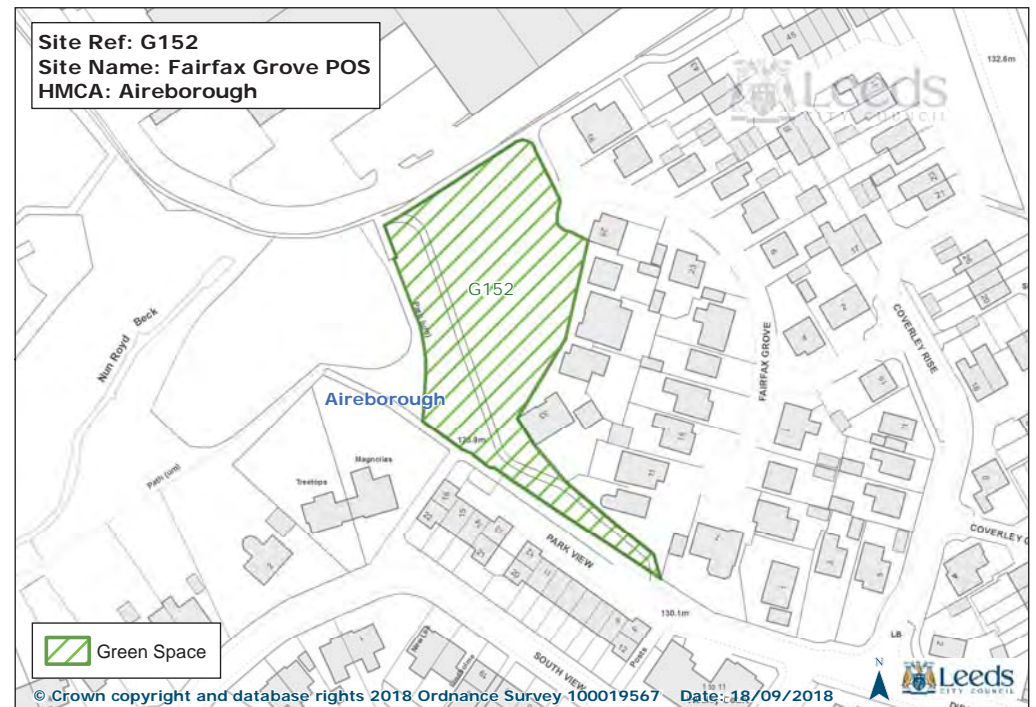
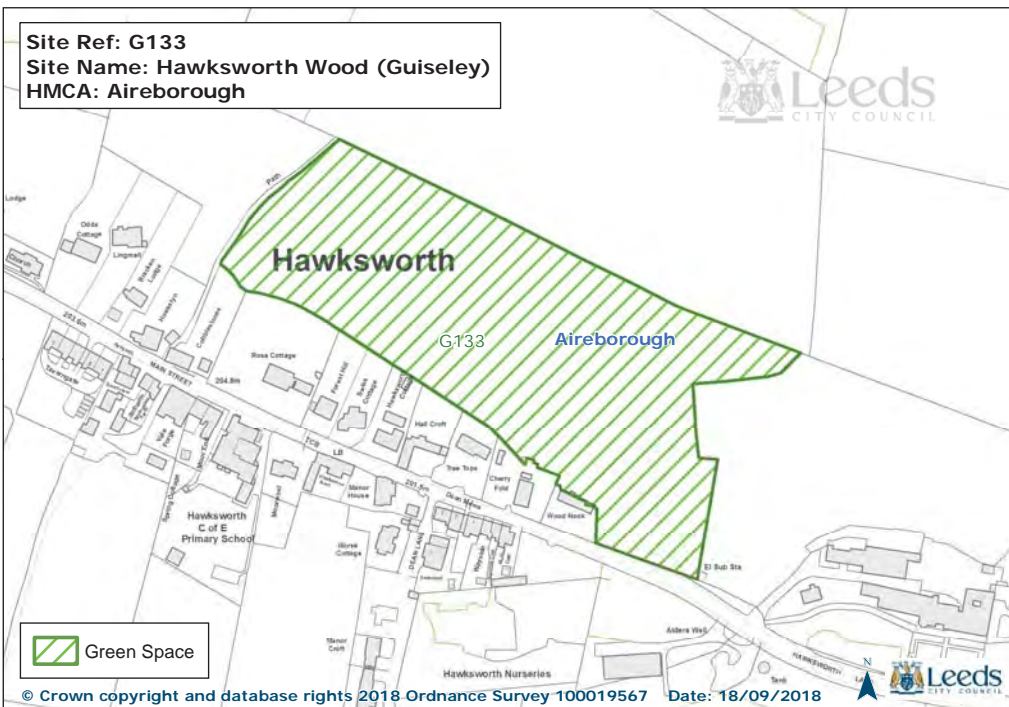
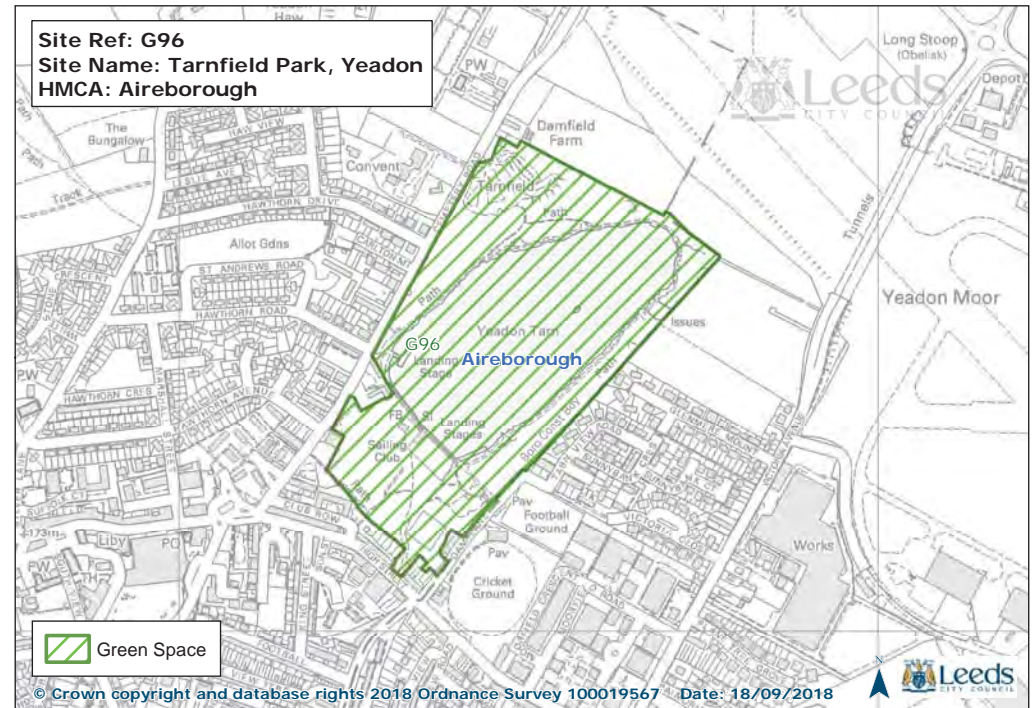
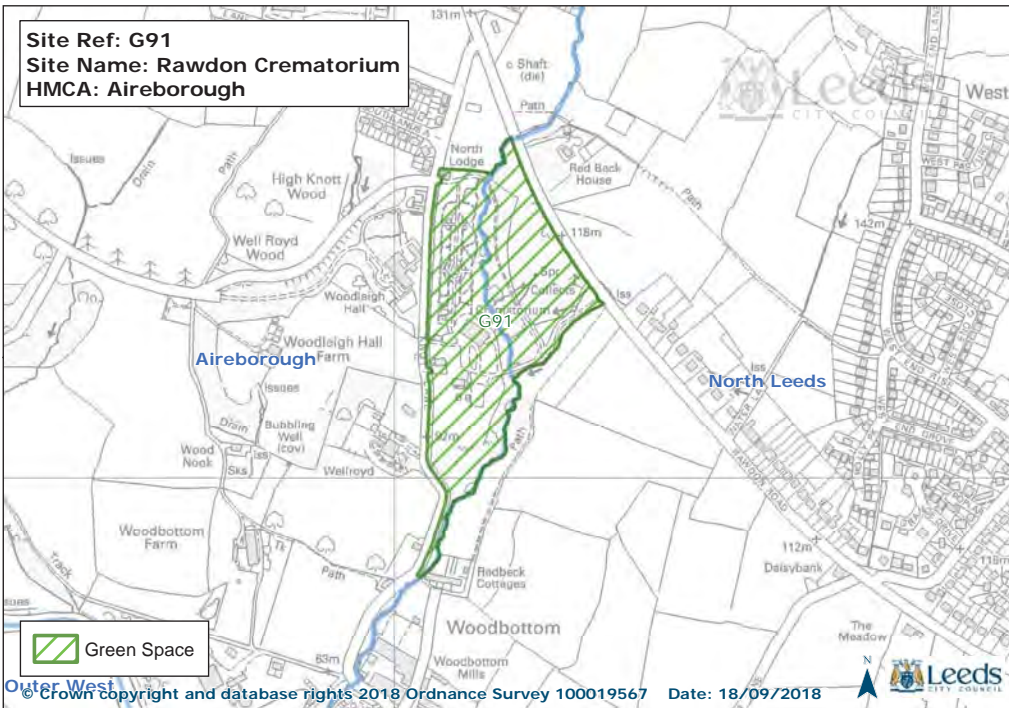
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Site Name: Nunroyd Park, Guiseley  
HMCA: Aireborough

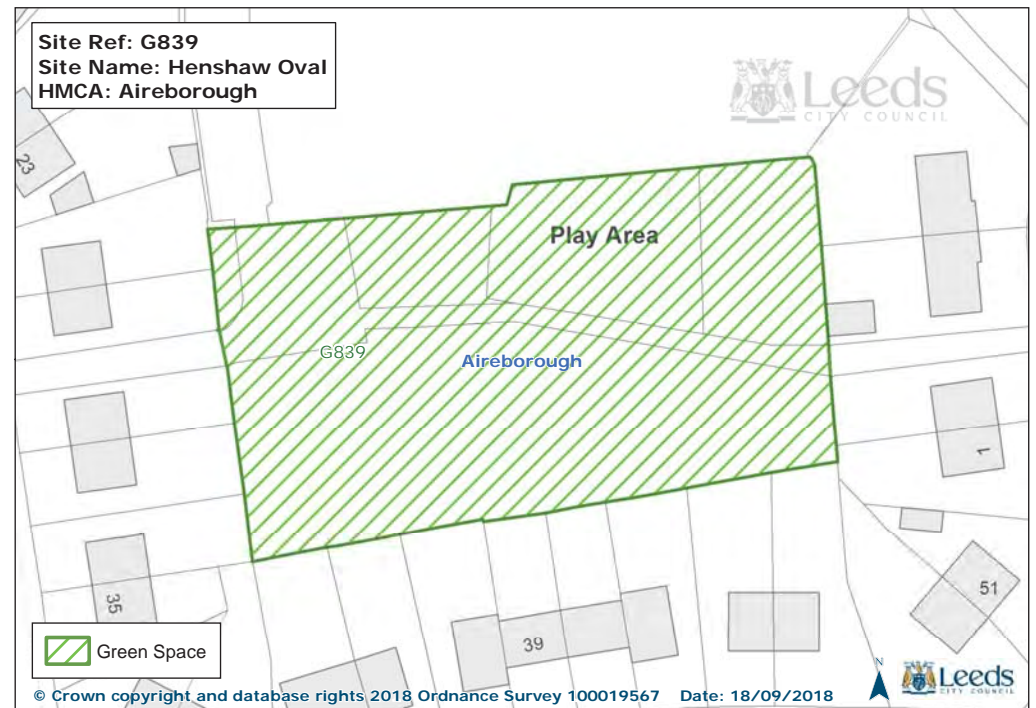
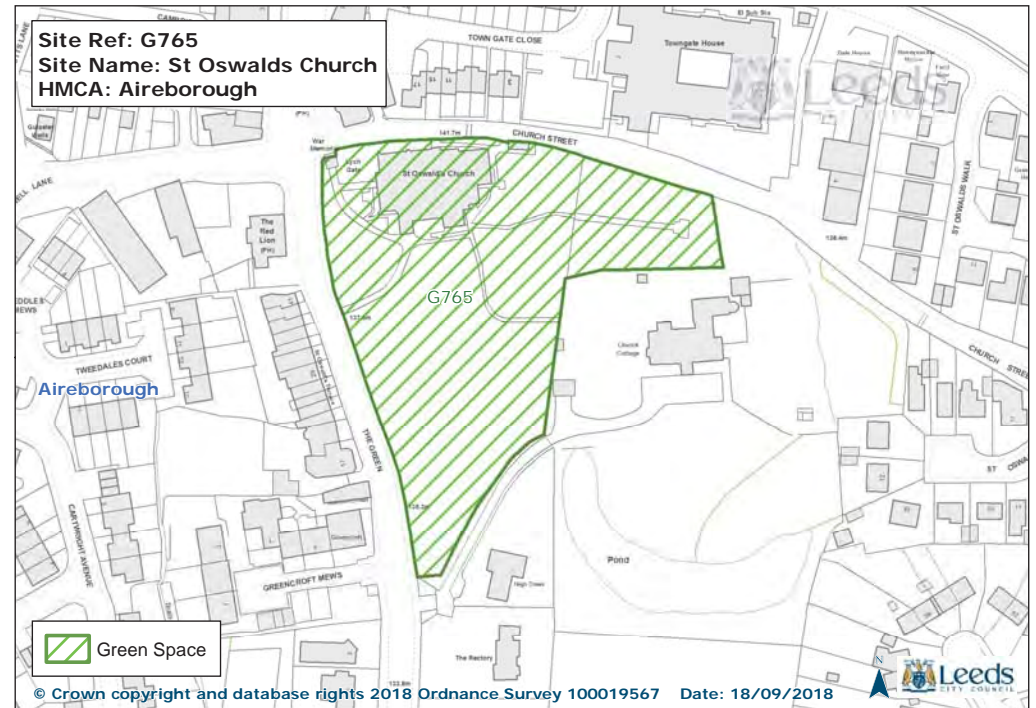
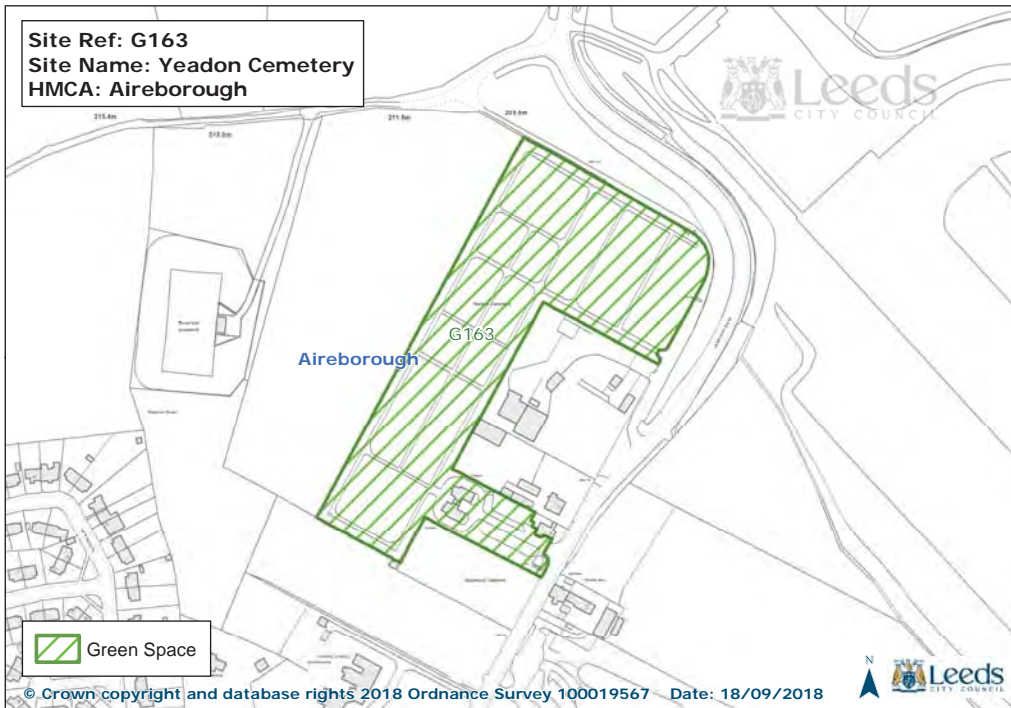


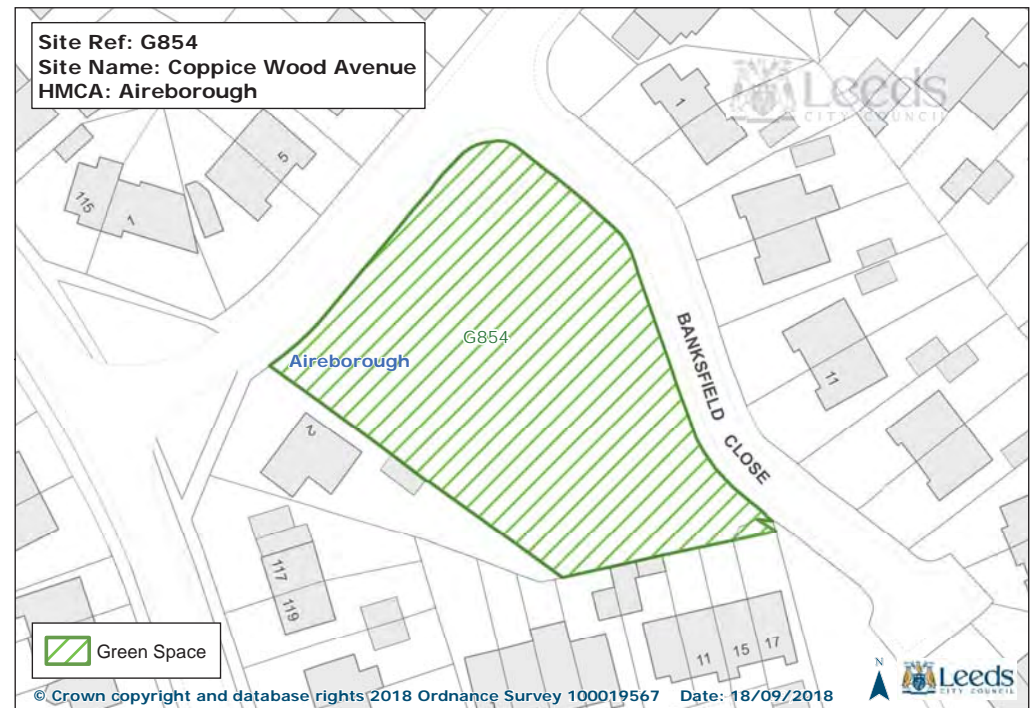
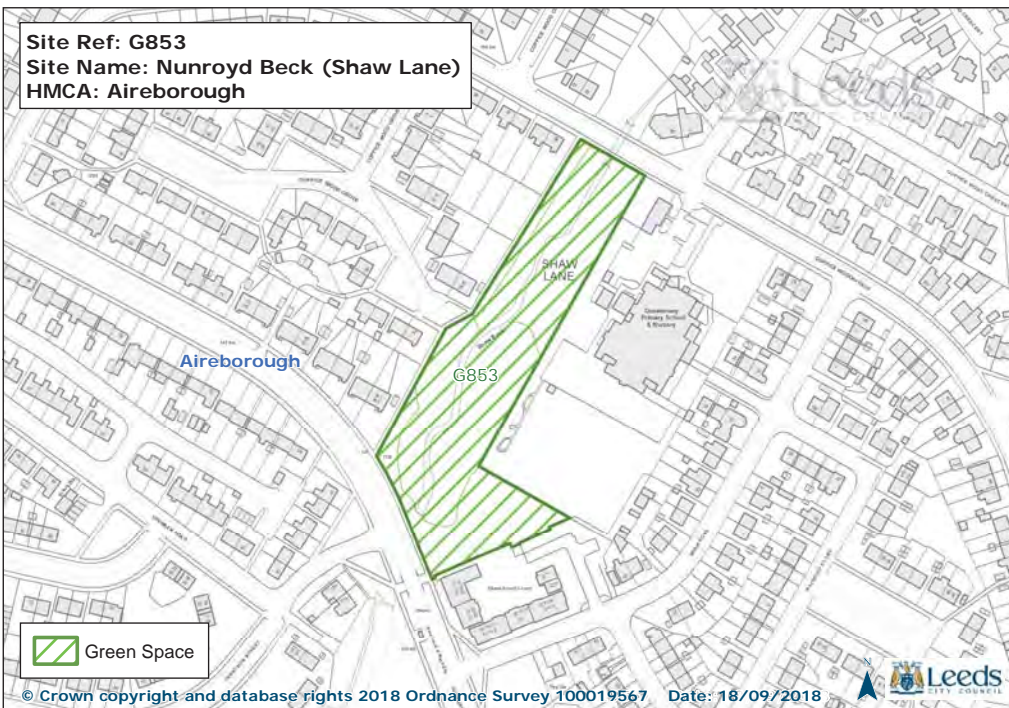
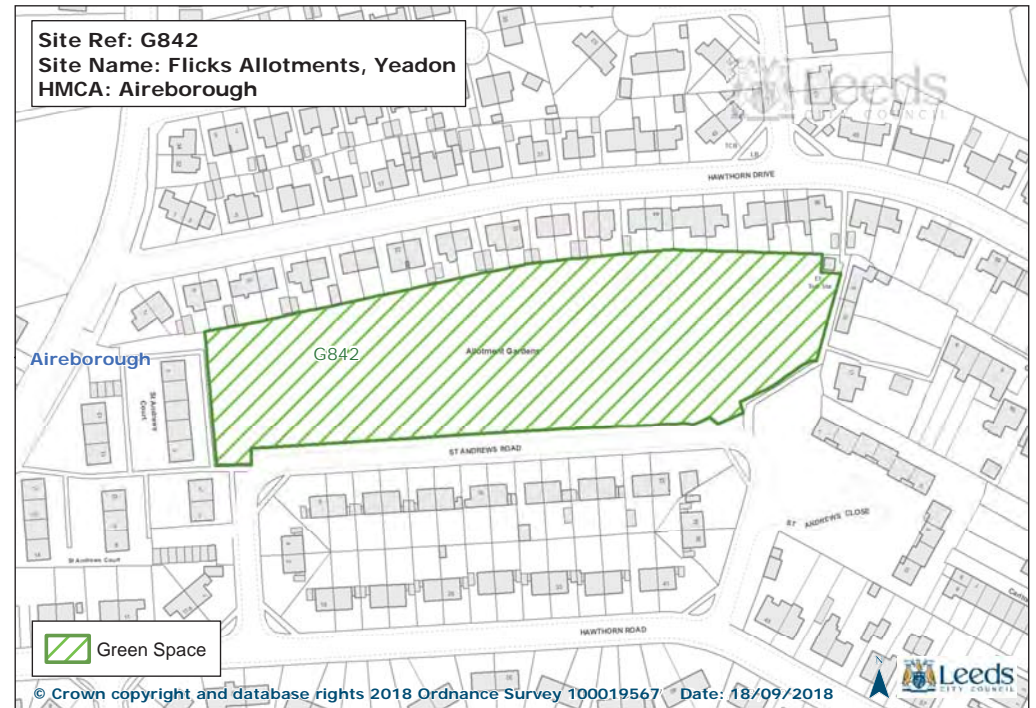
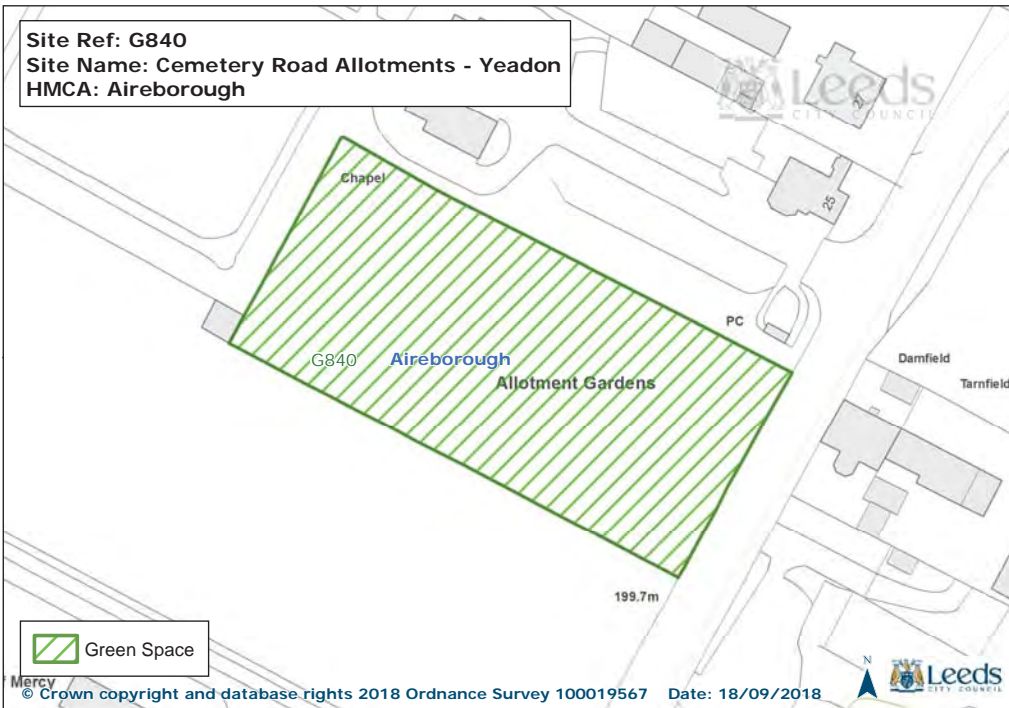
Site Ref: G83  
Site Name: Otley Chevin Country Park  
HMCA: Aireborough

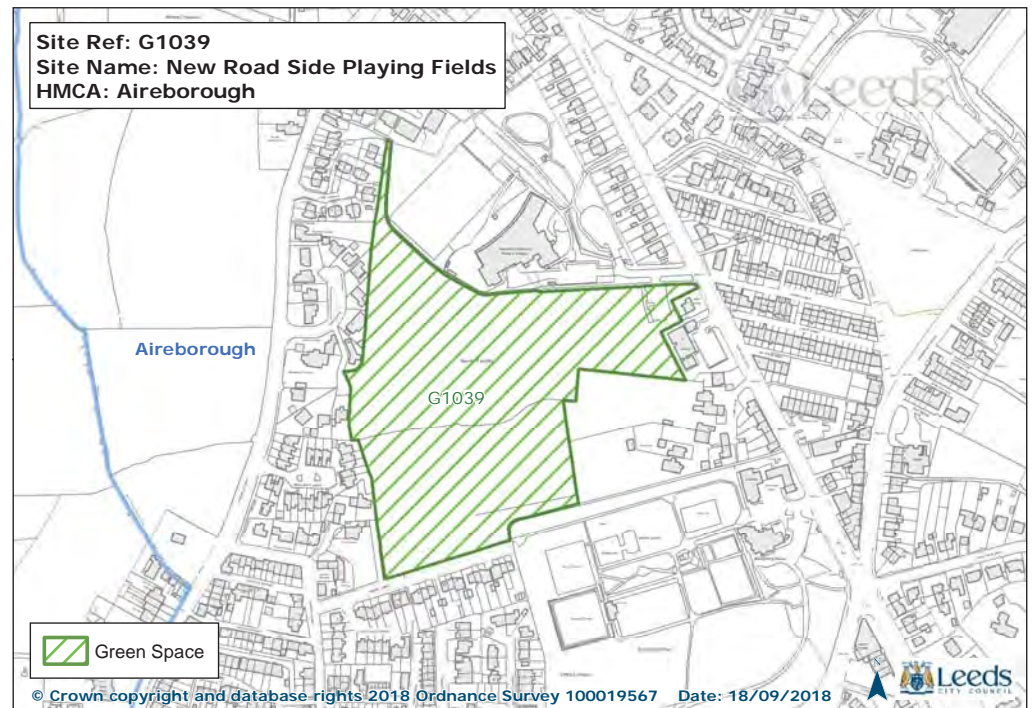
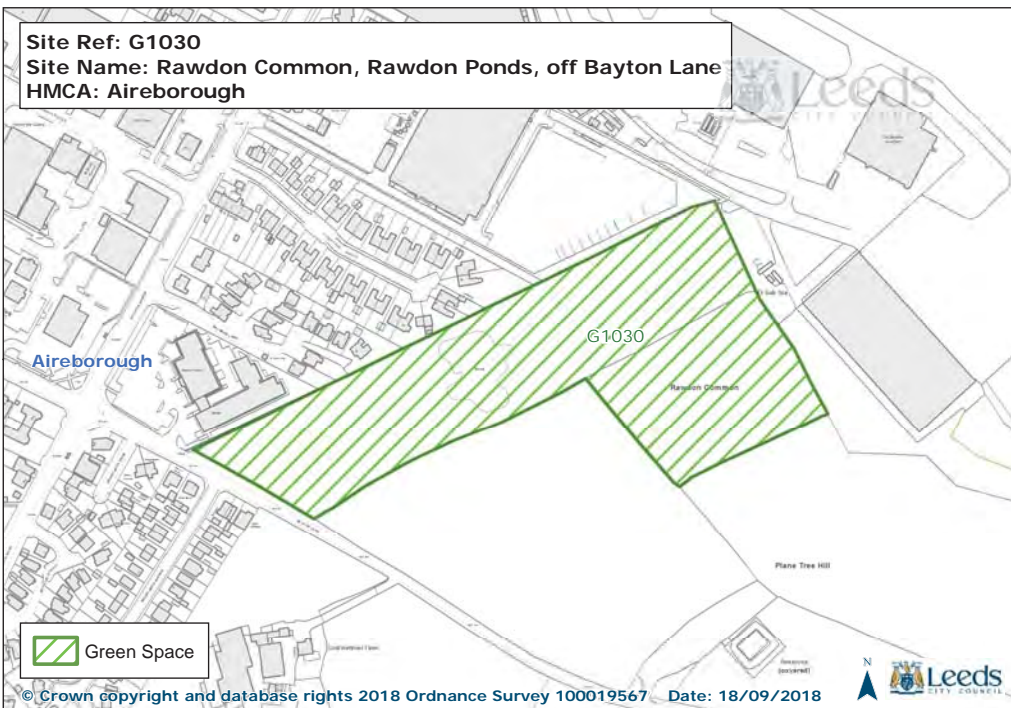
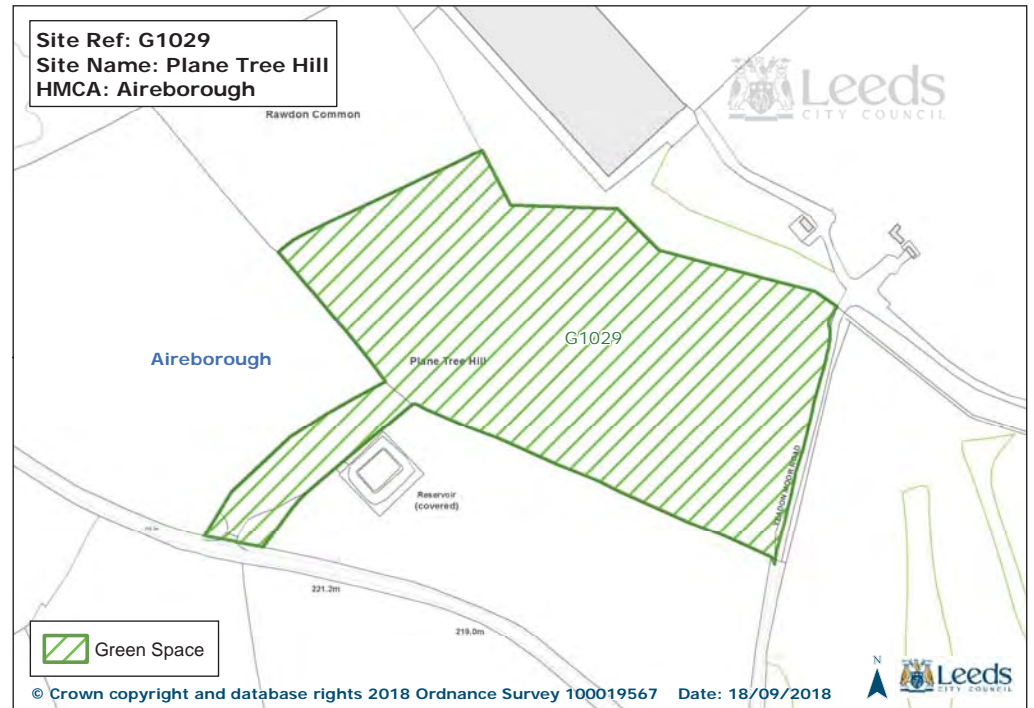


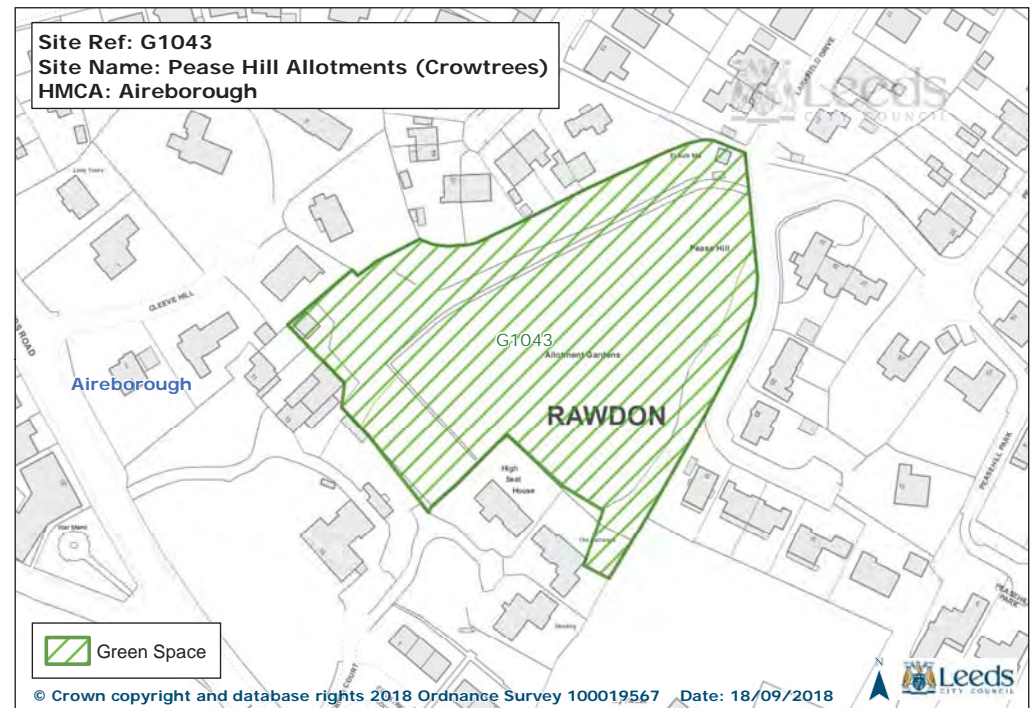
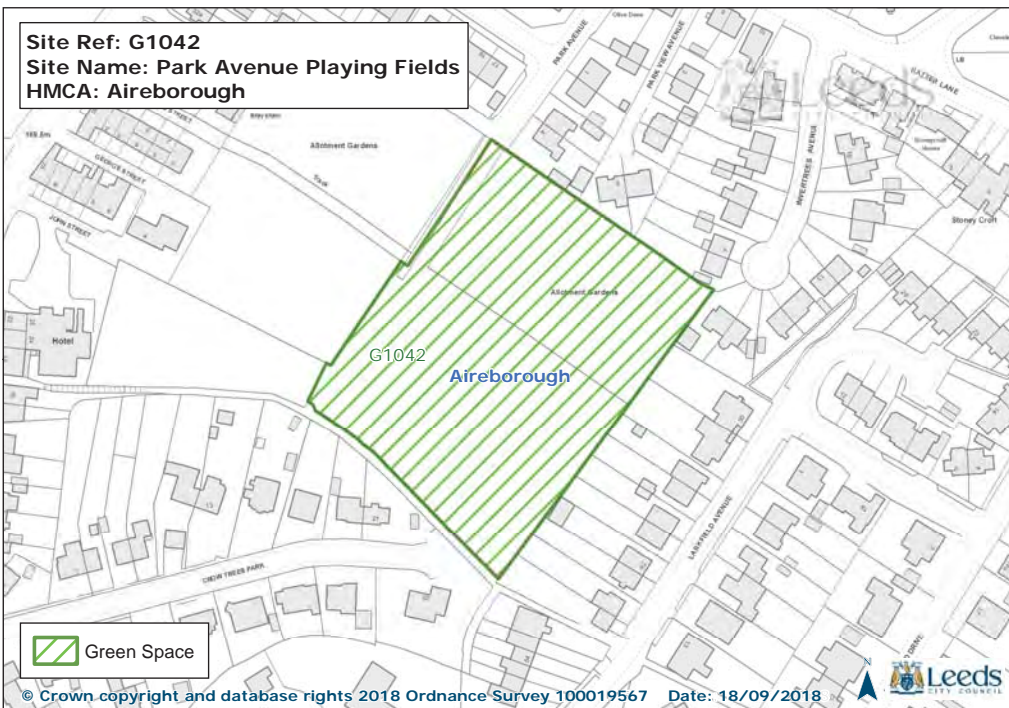
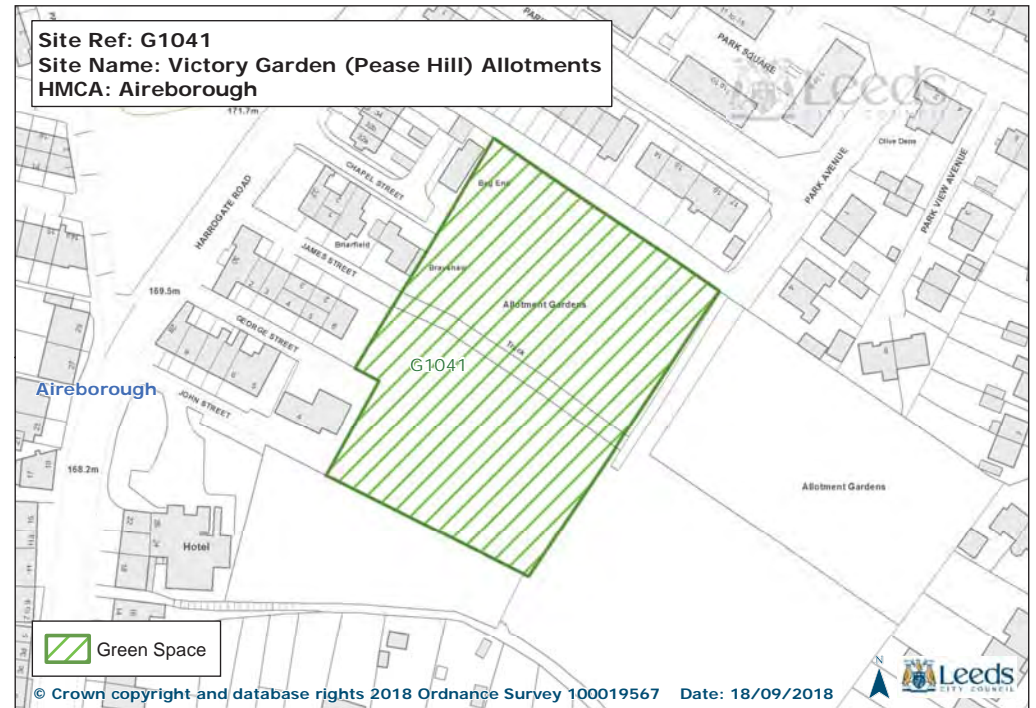


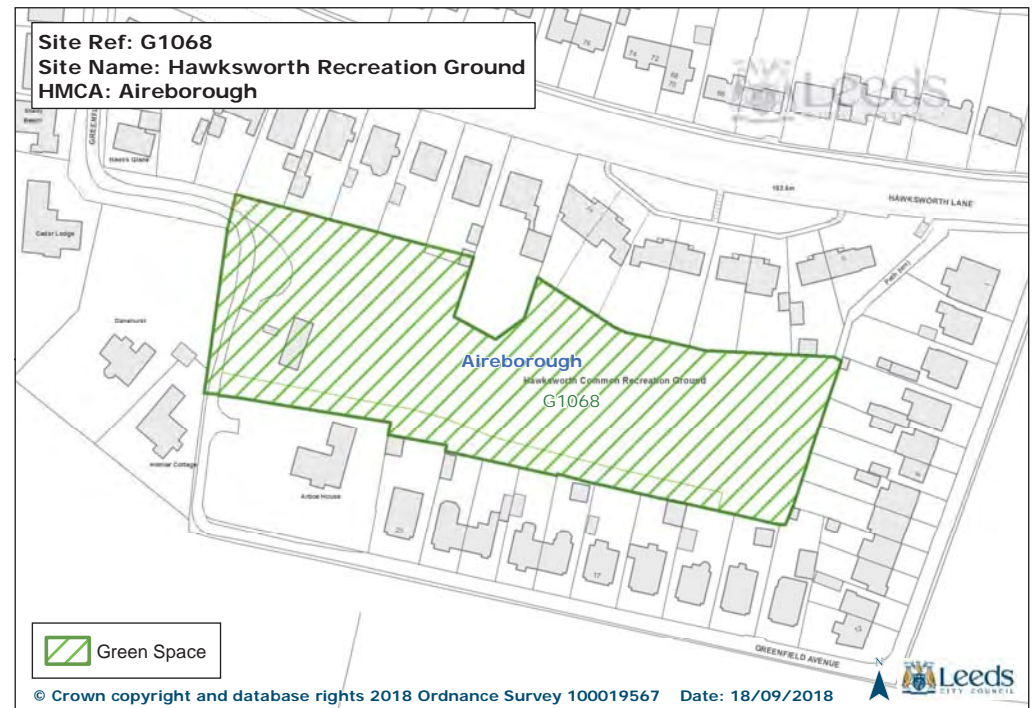
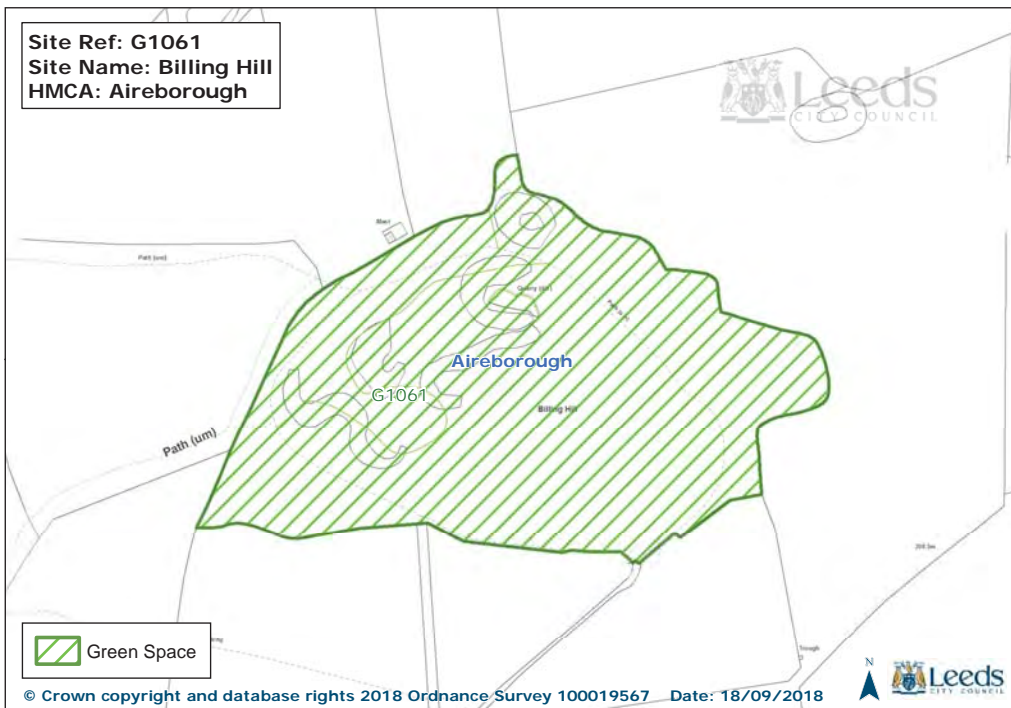
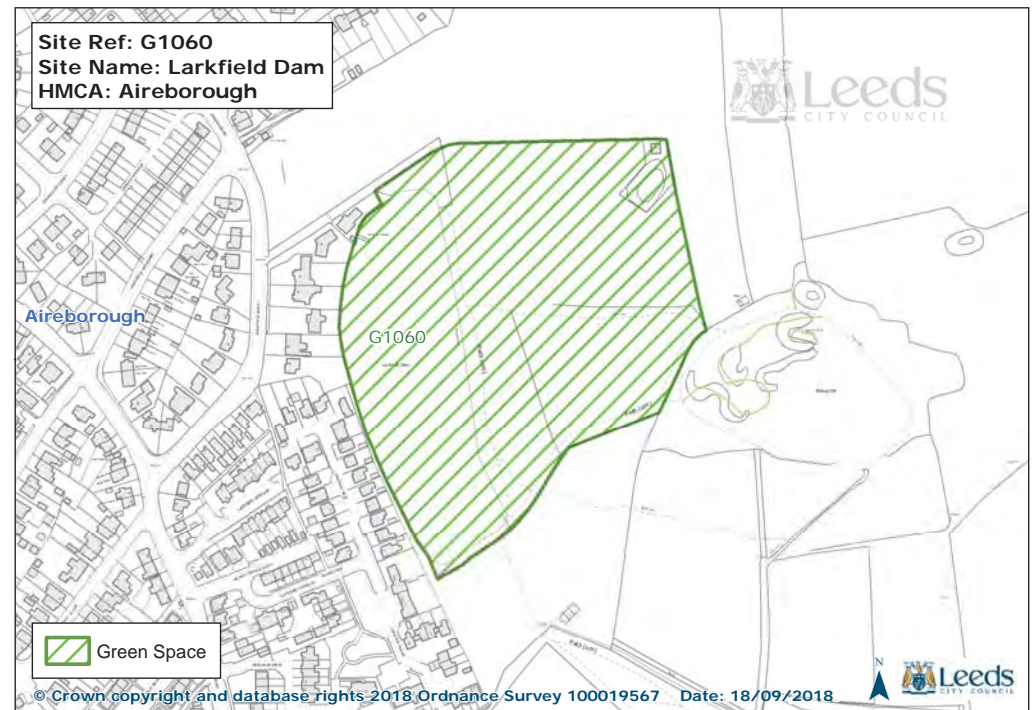
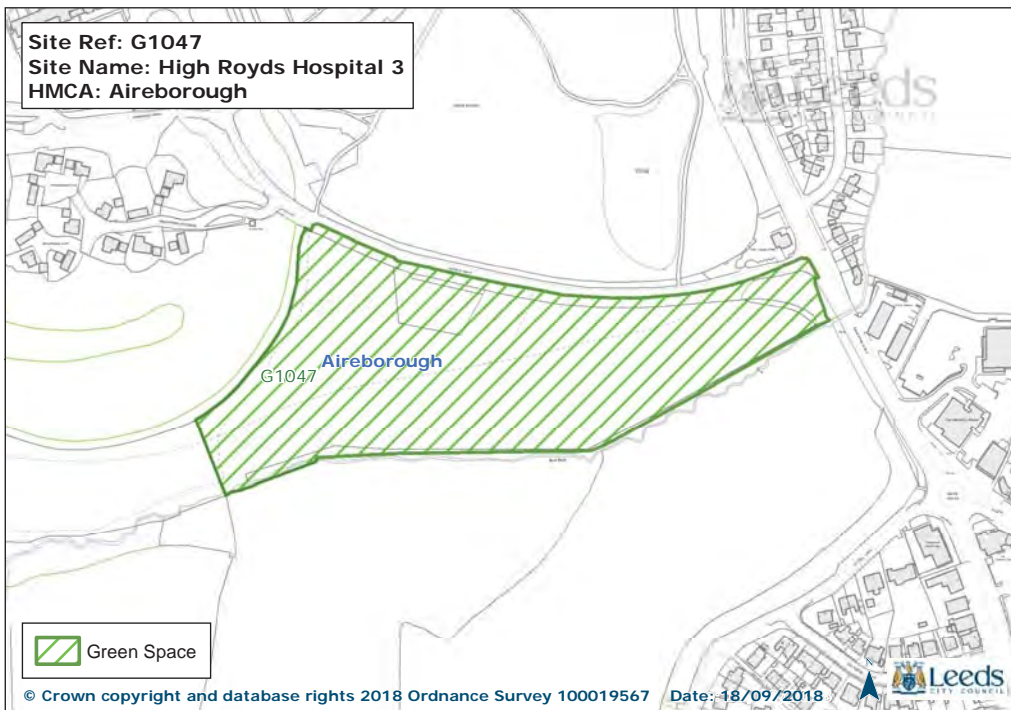


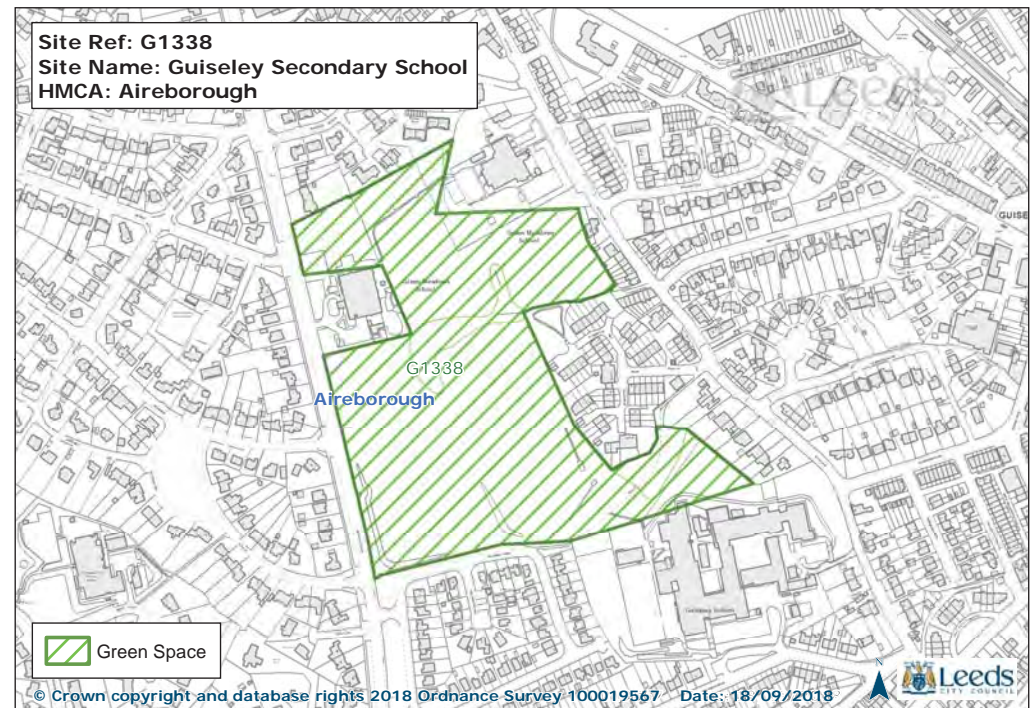
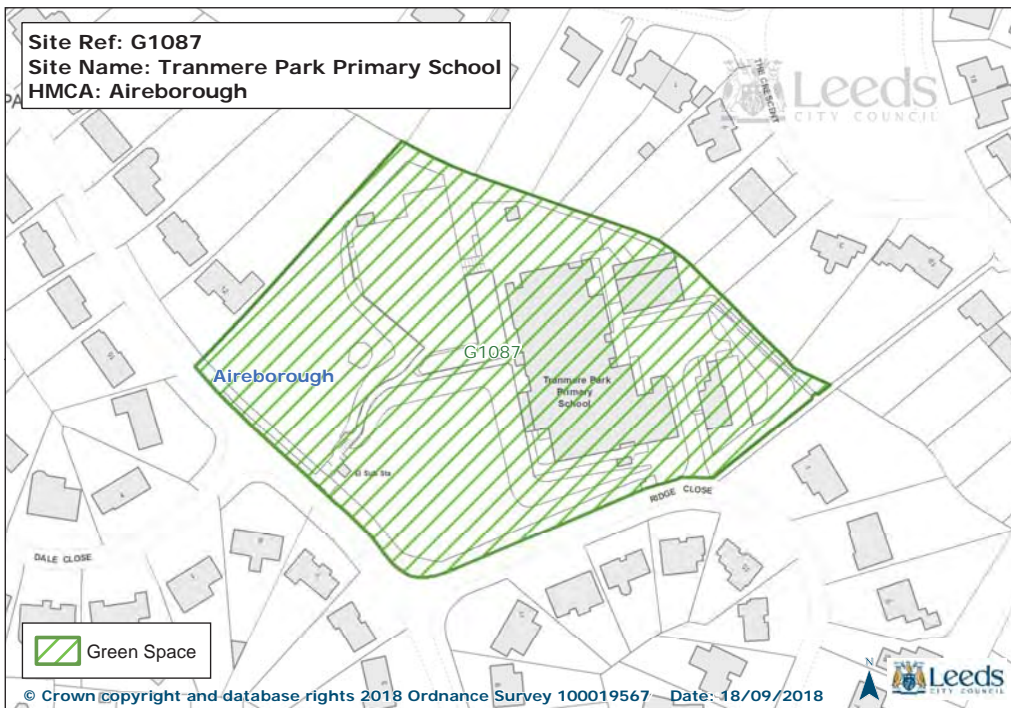
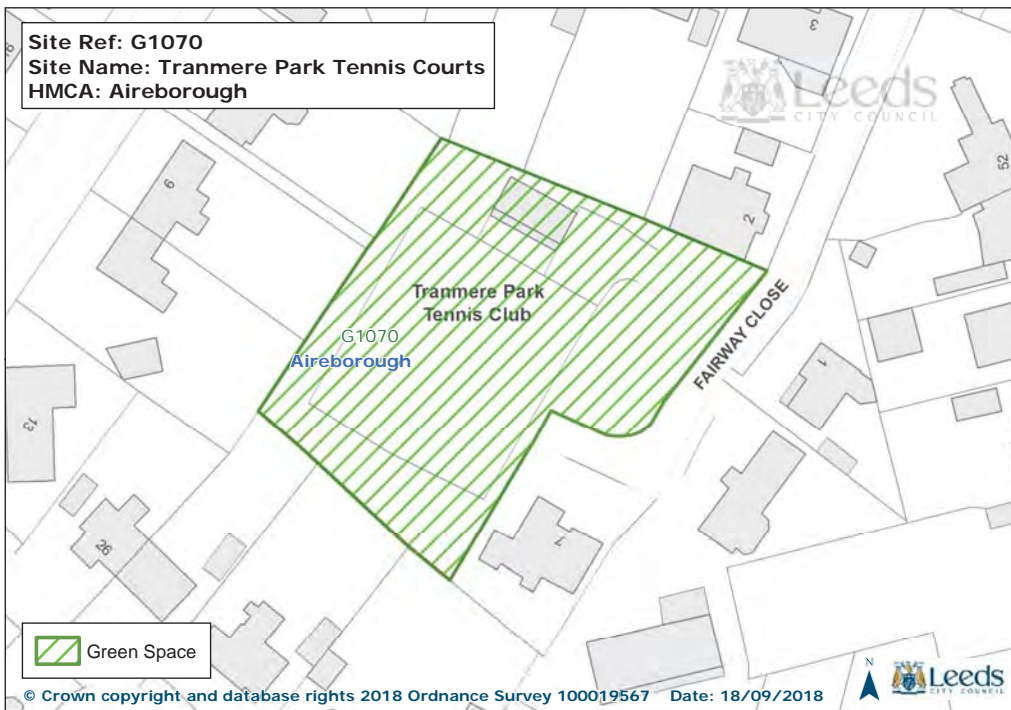


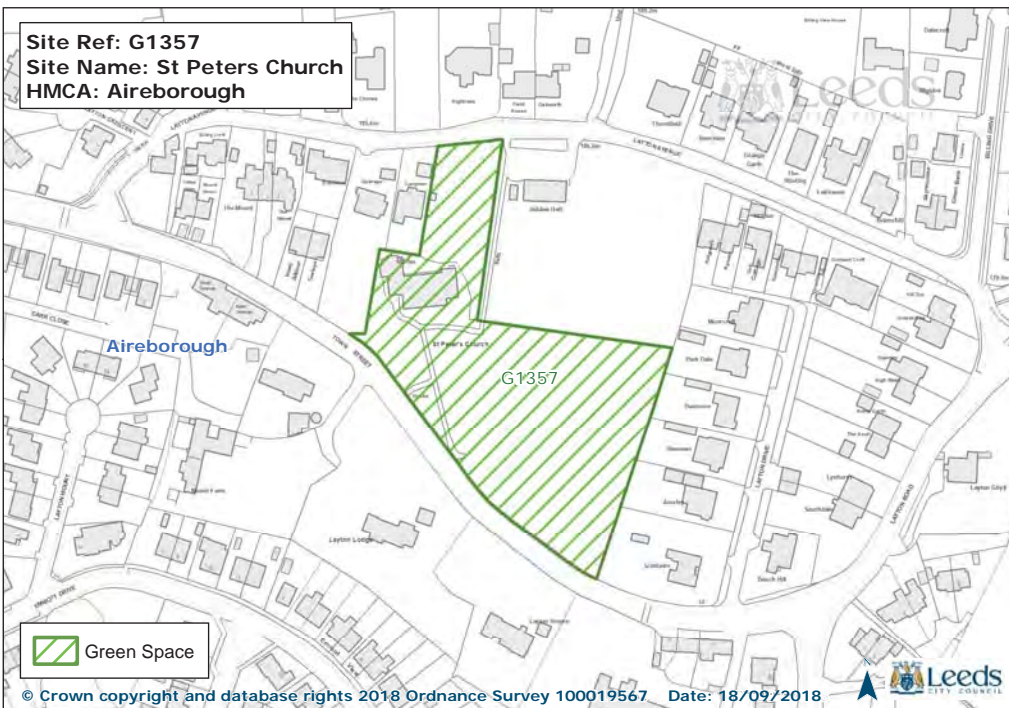
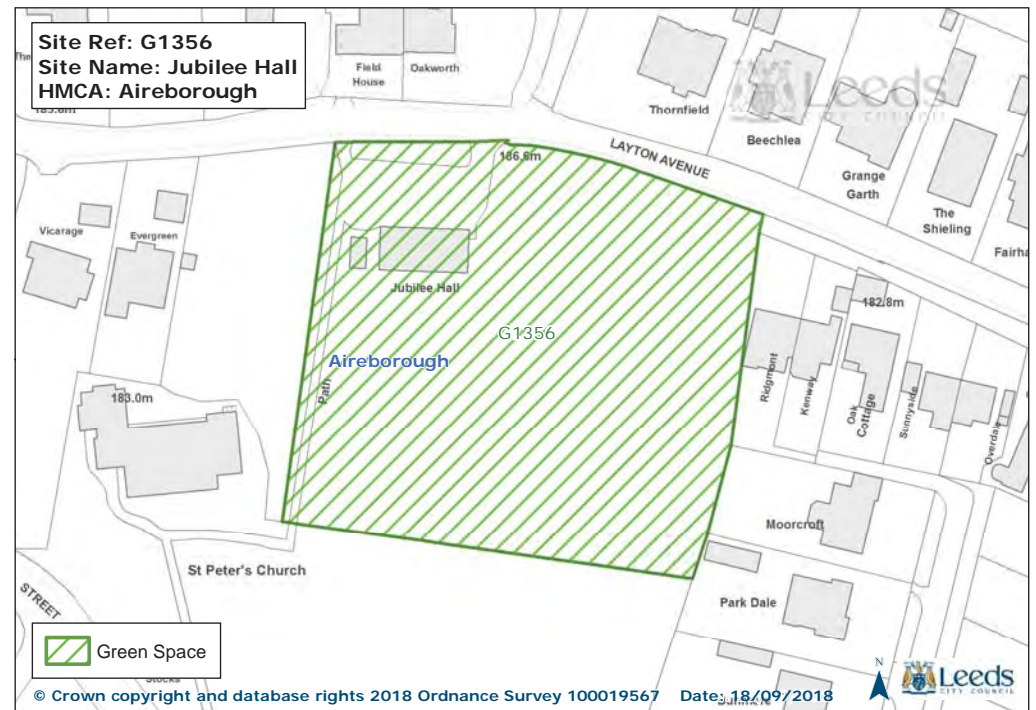
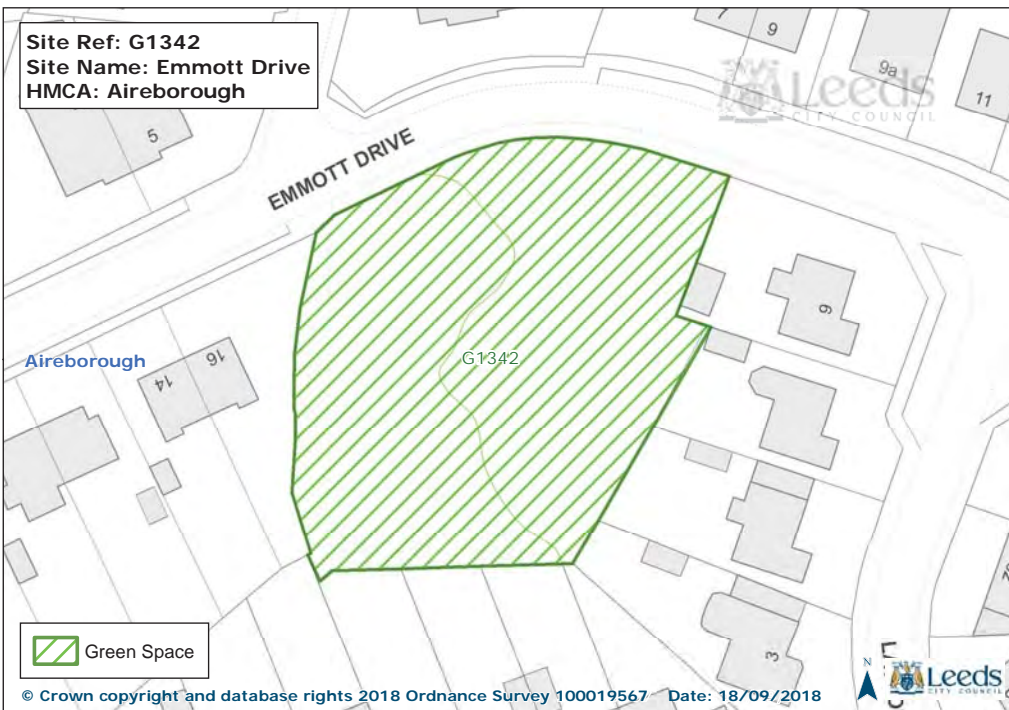




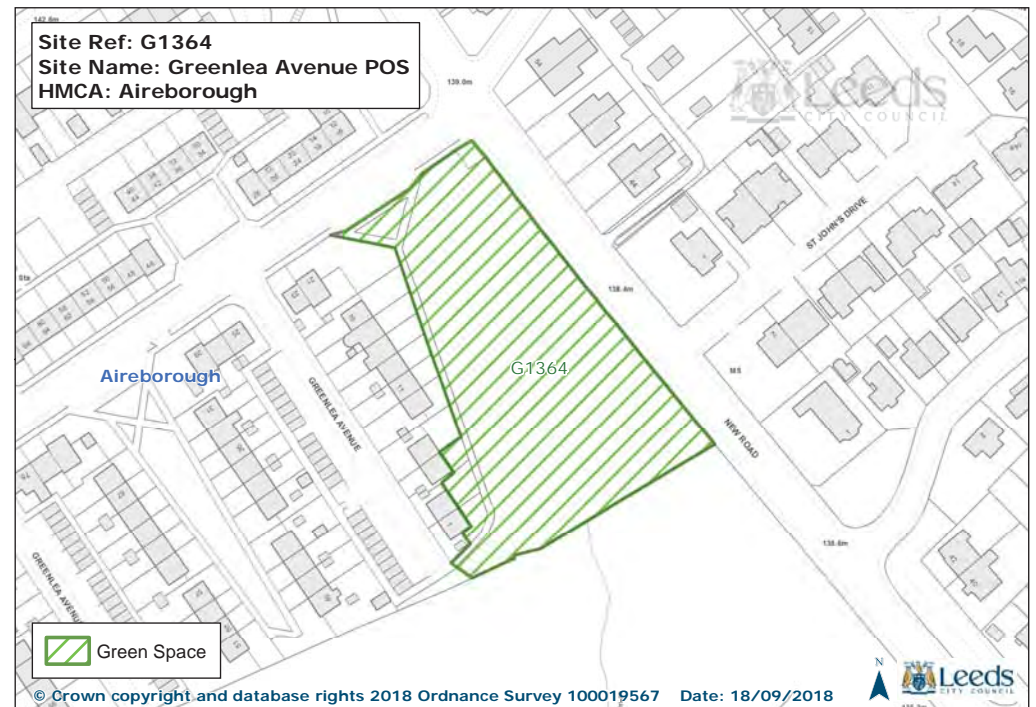
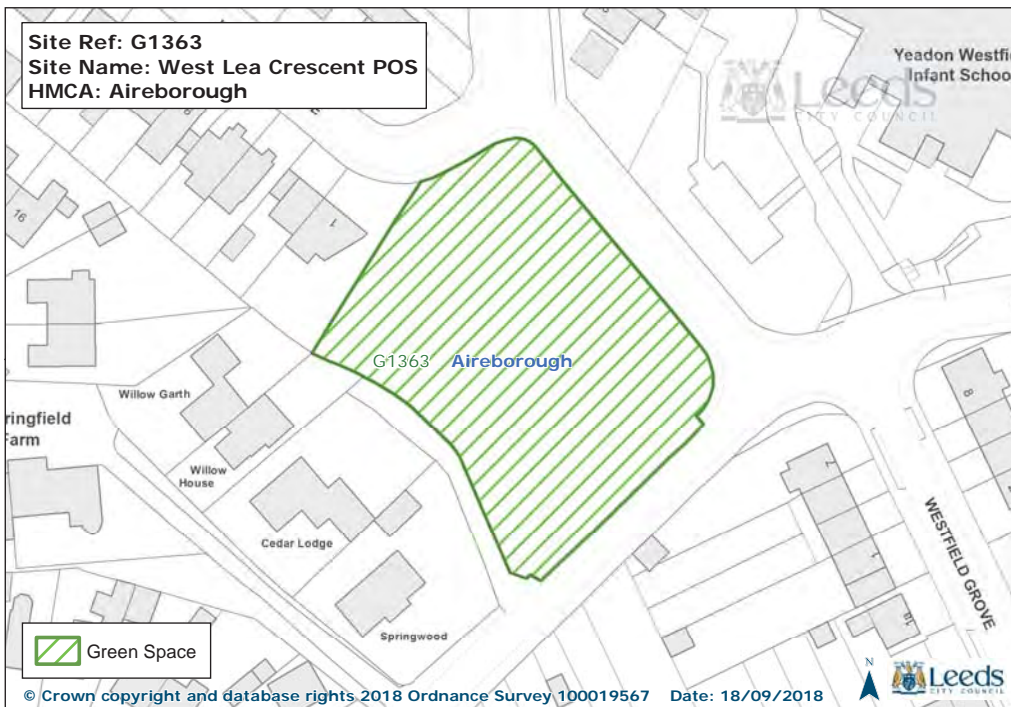
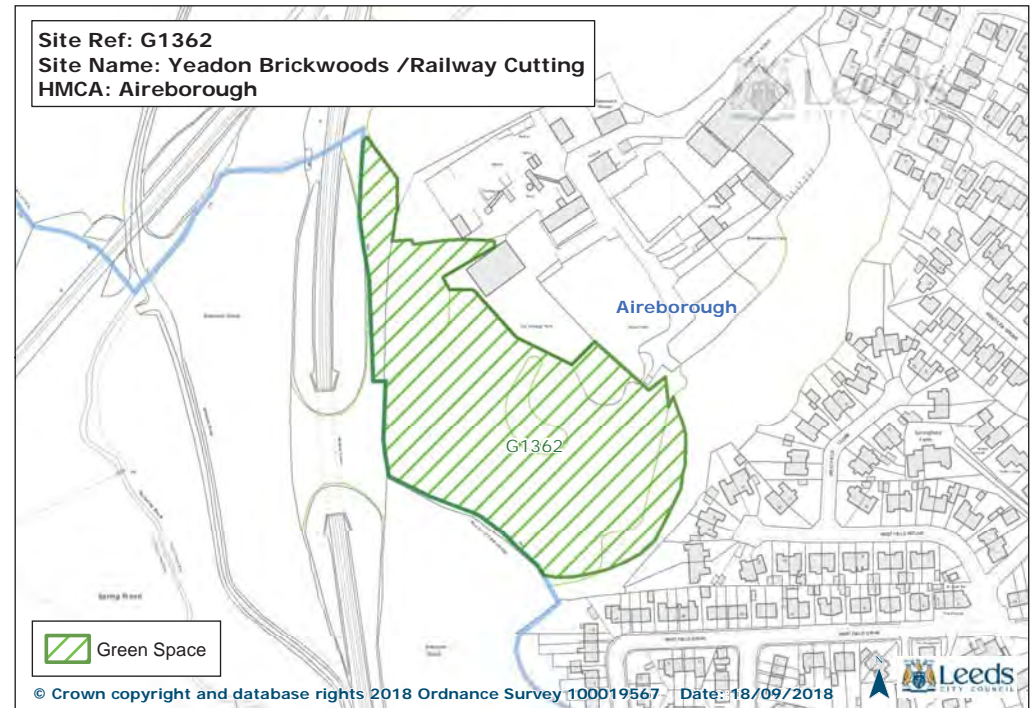
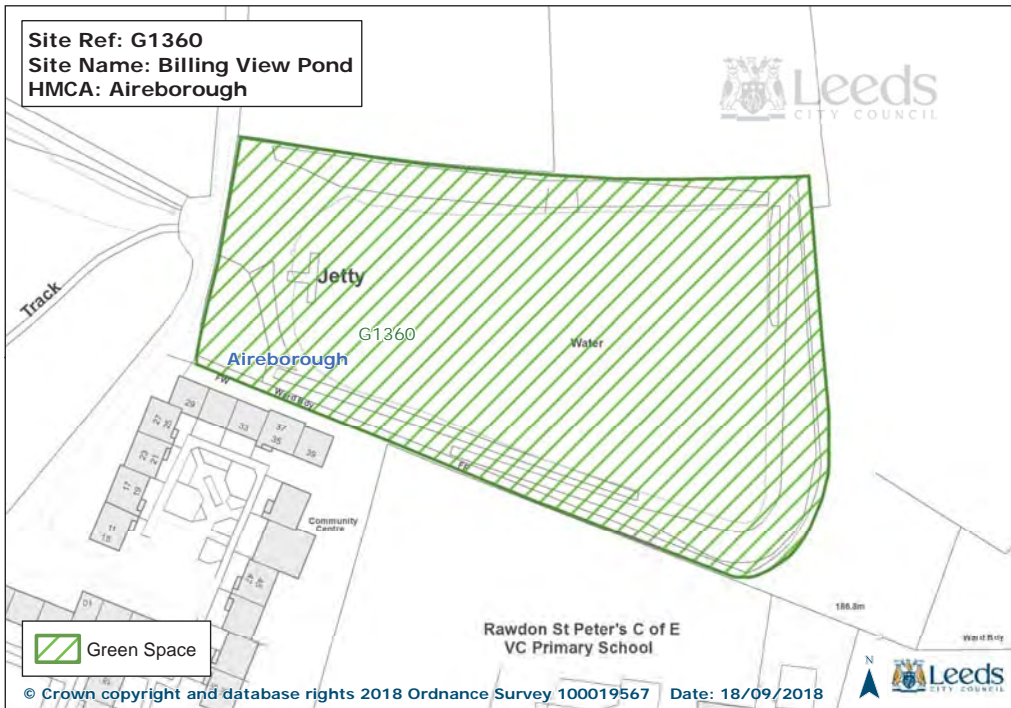


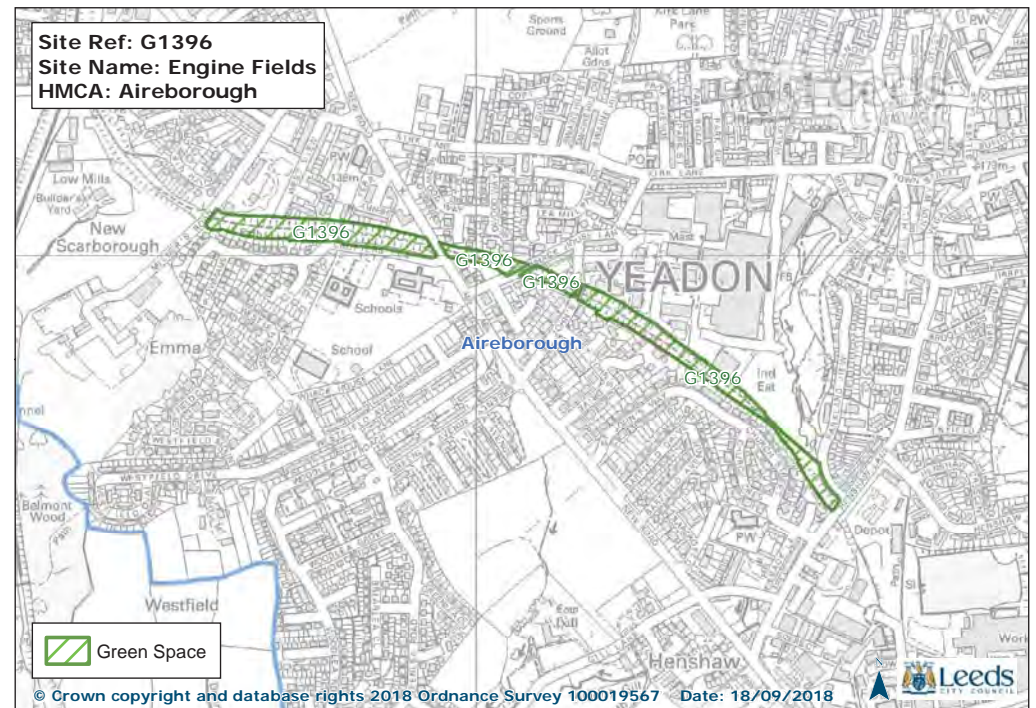
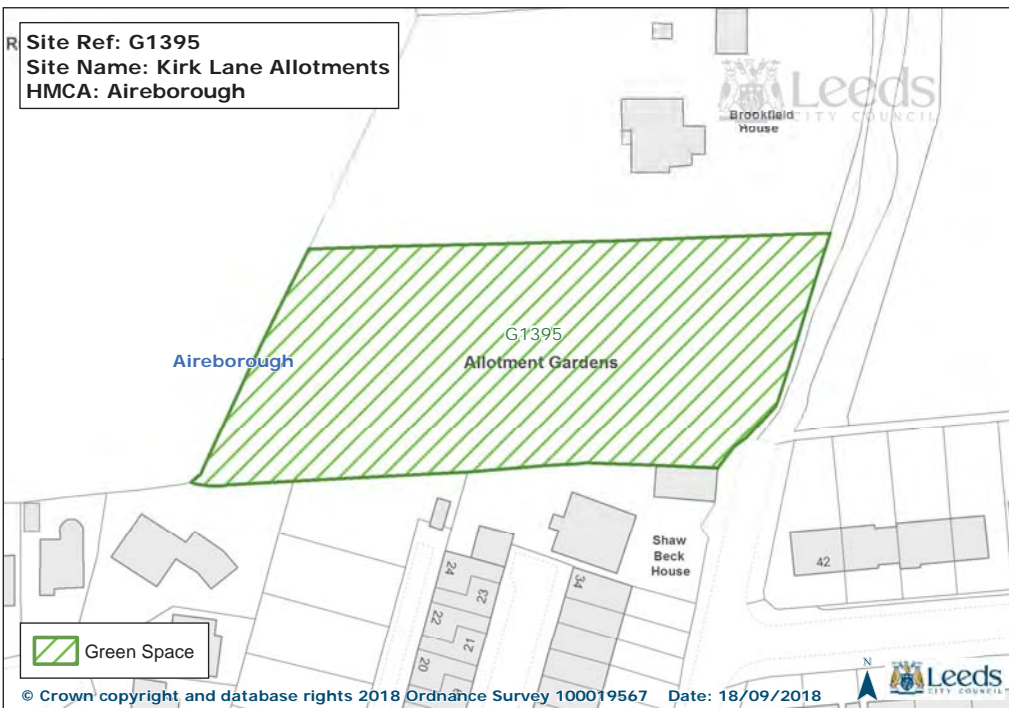
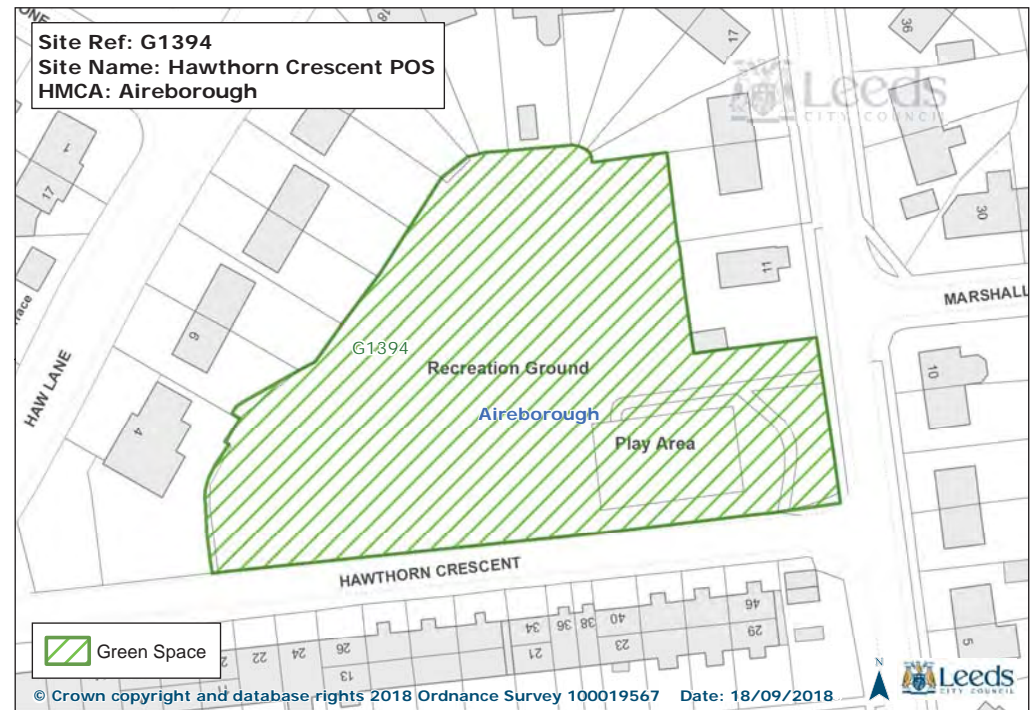
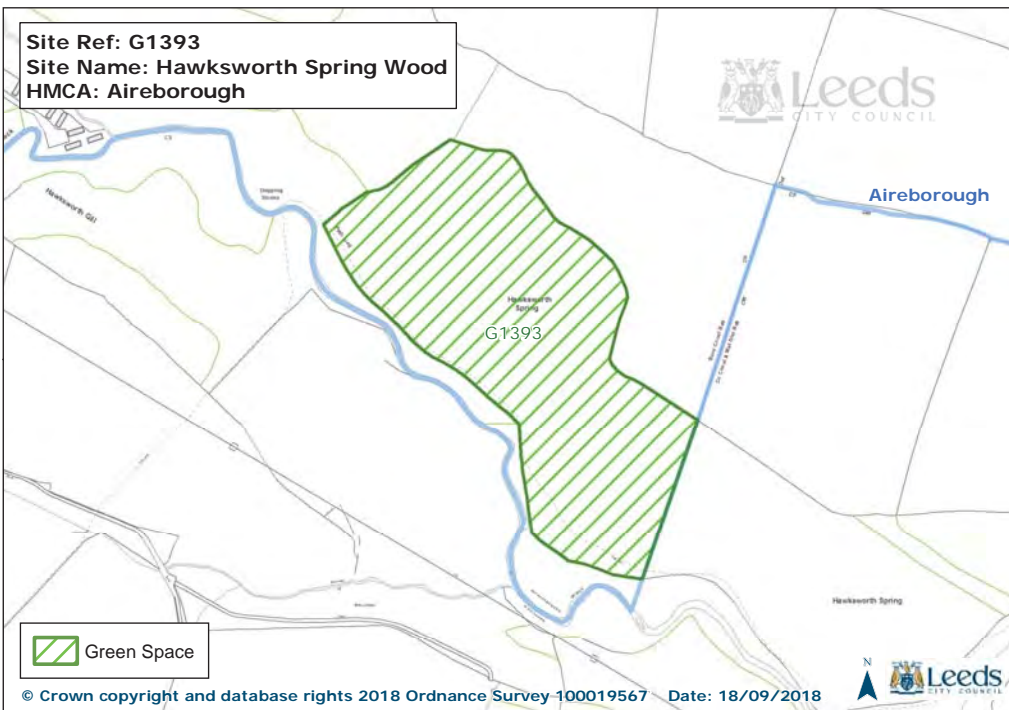


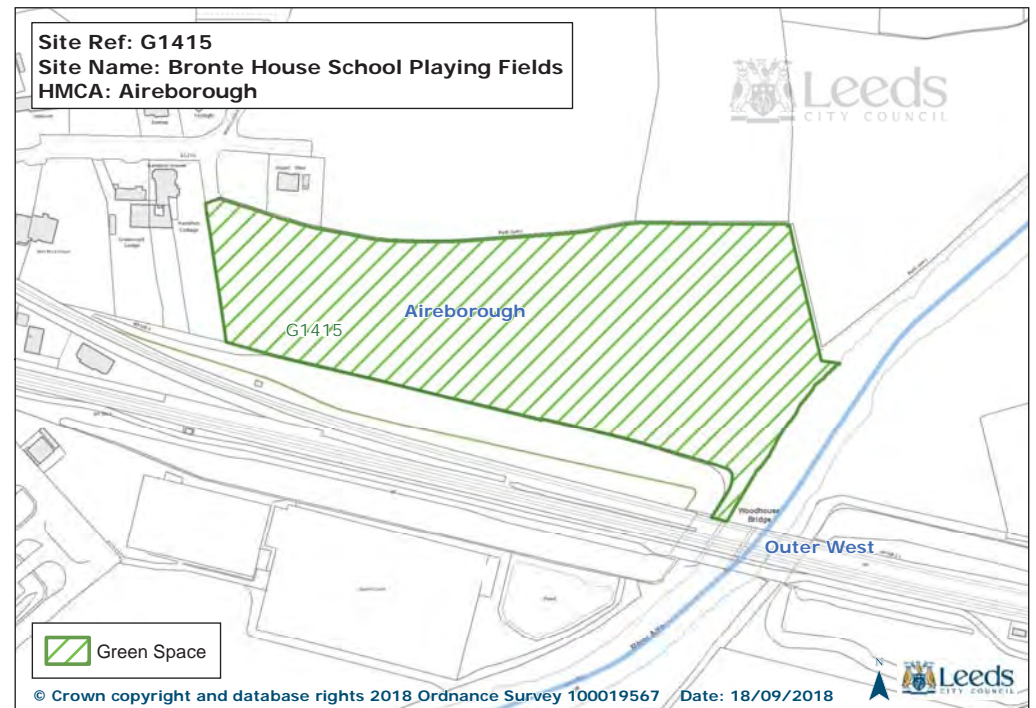
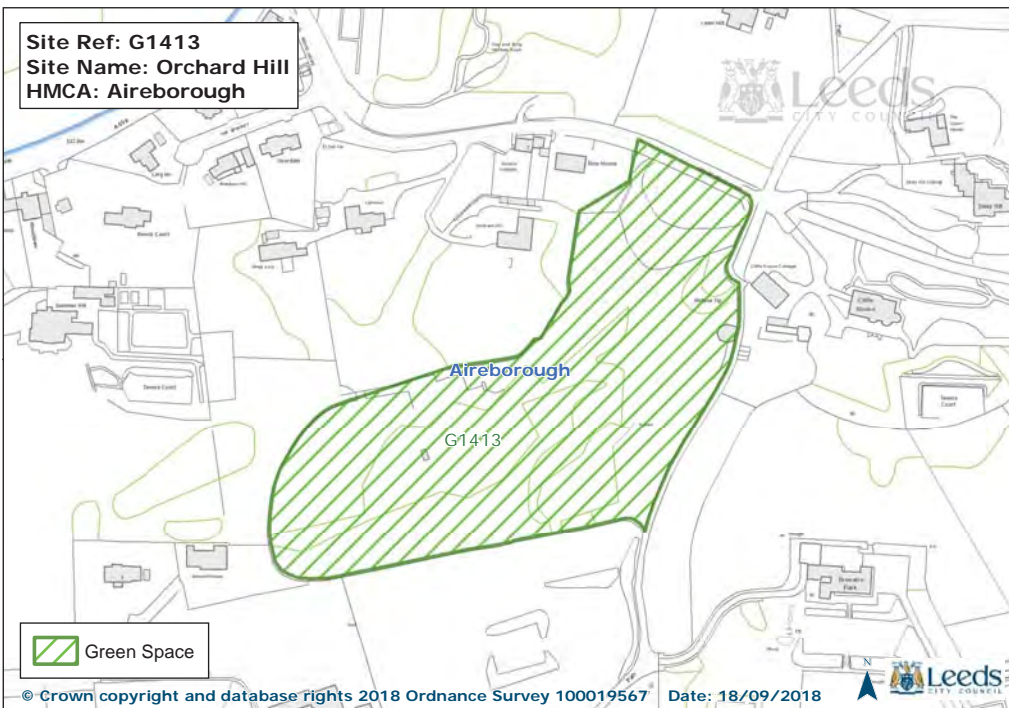
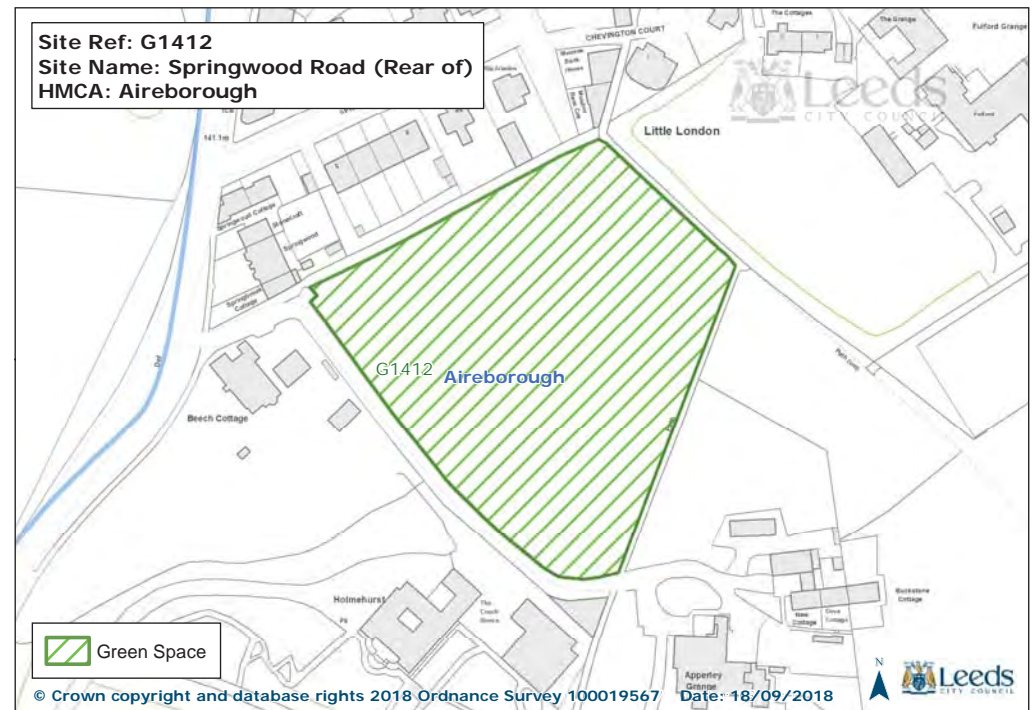
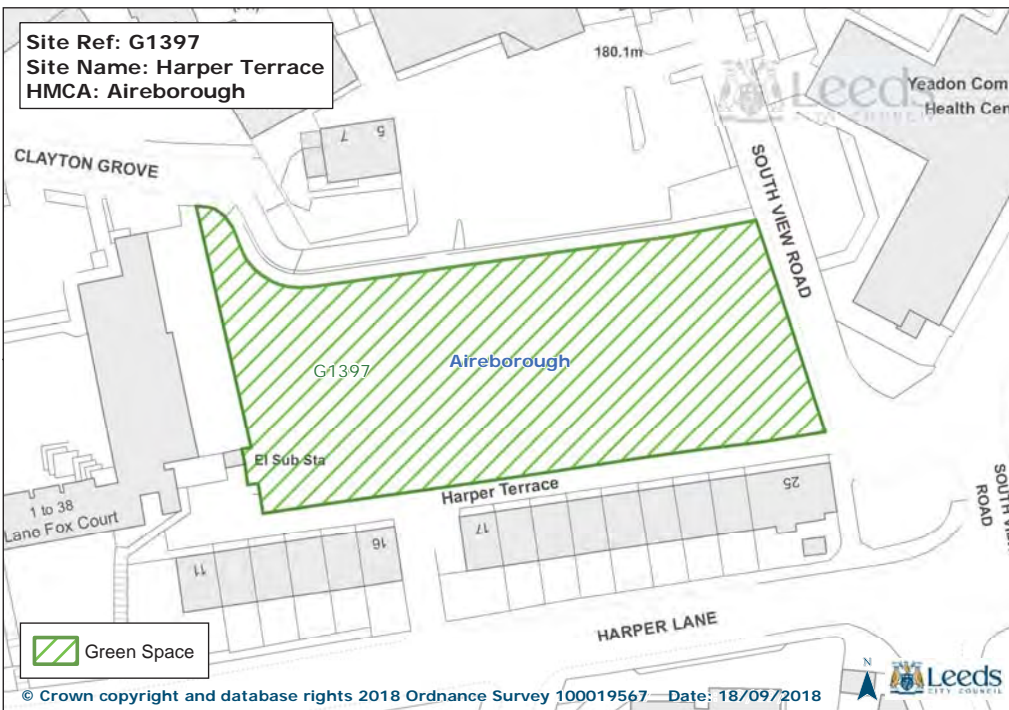


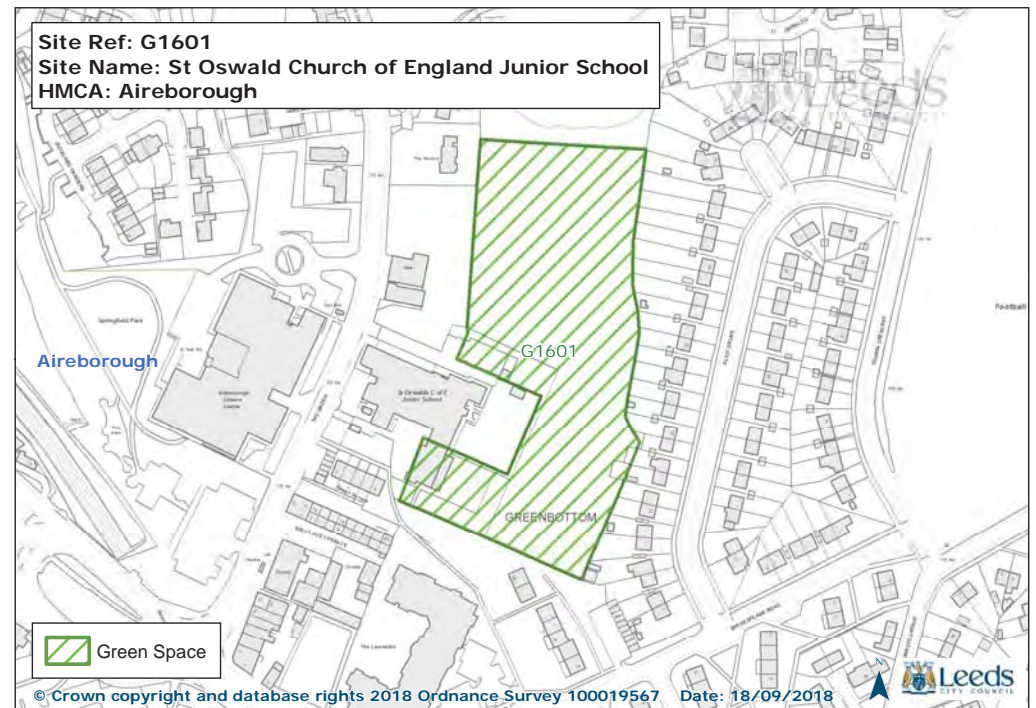
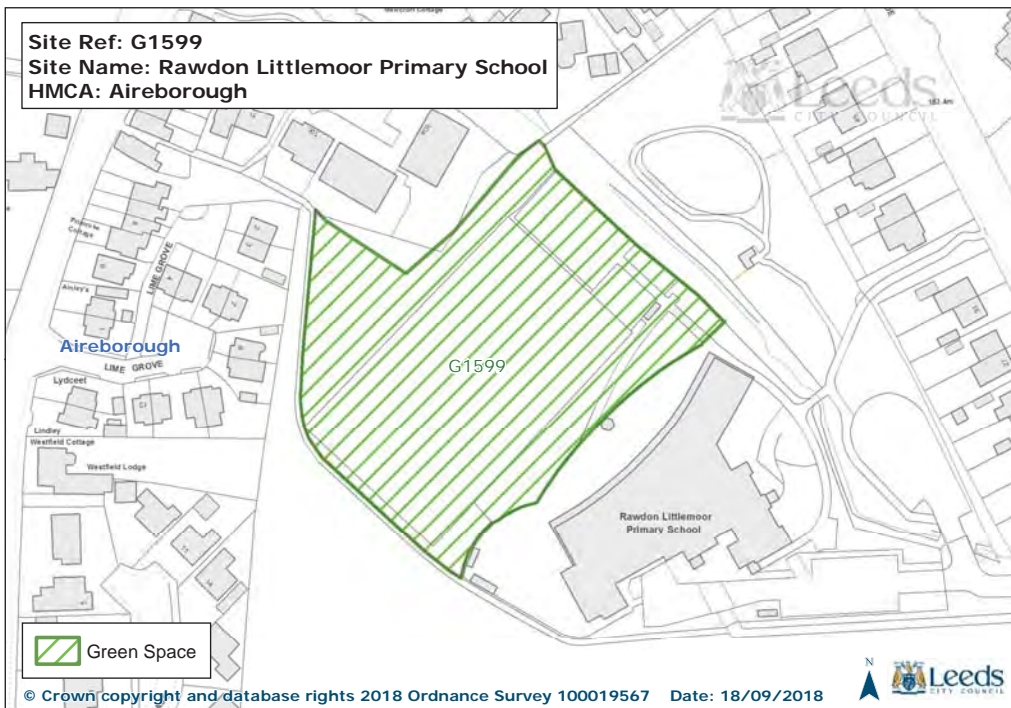
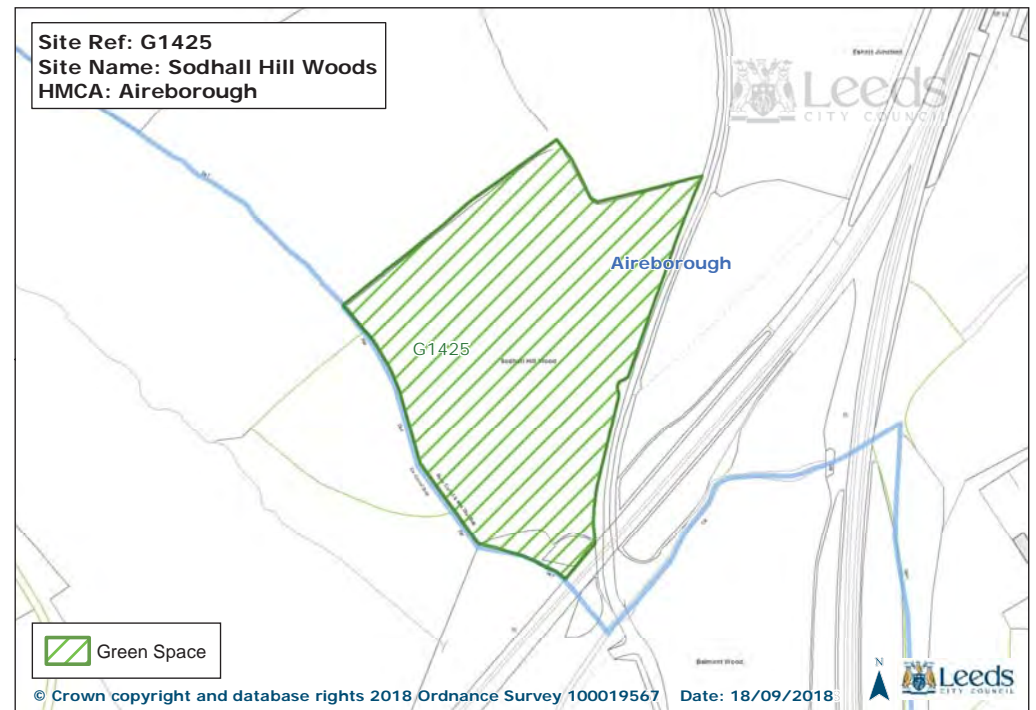
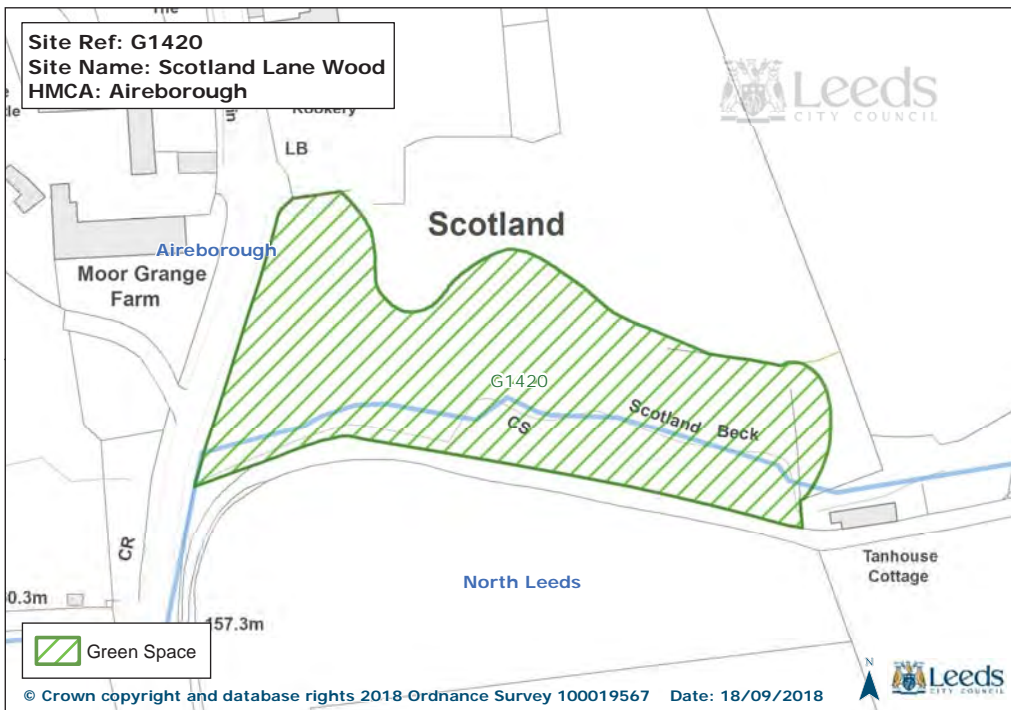




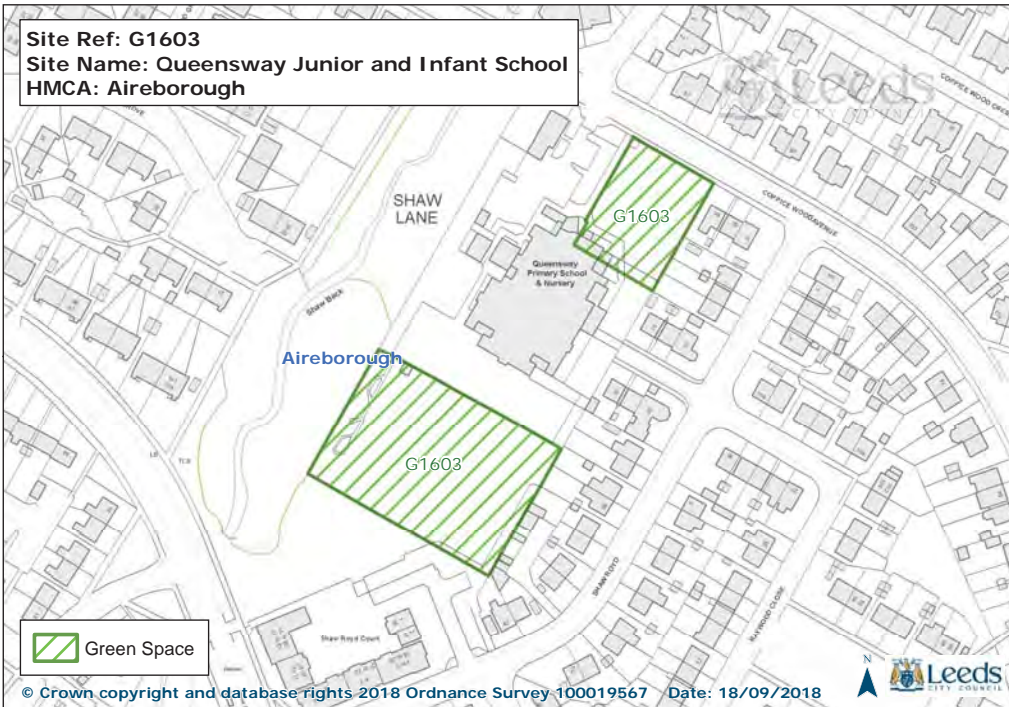




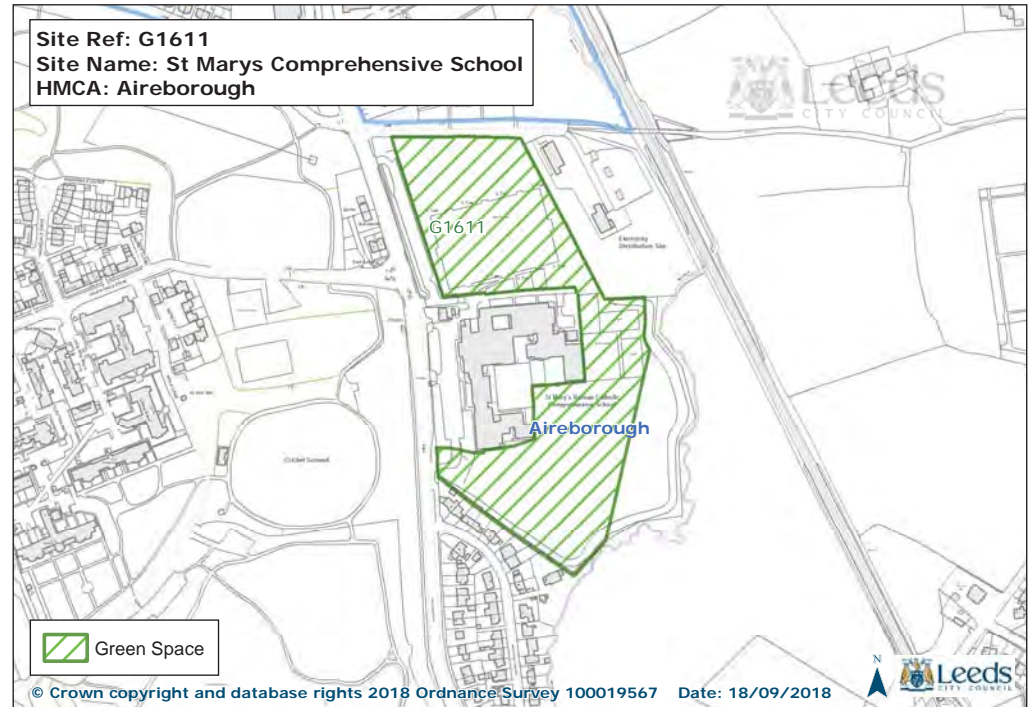




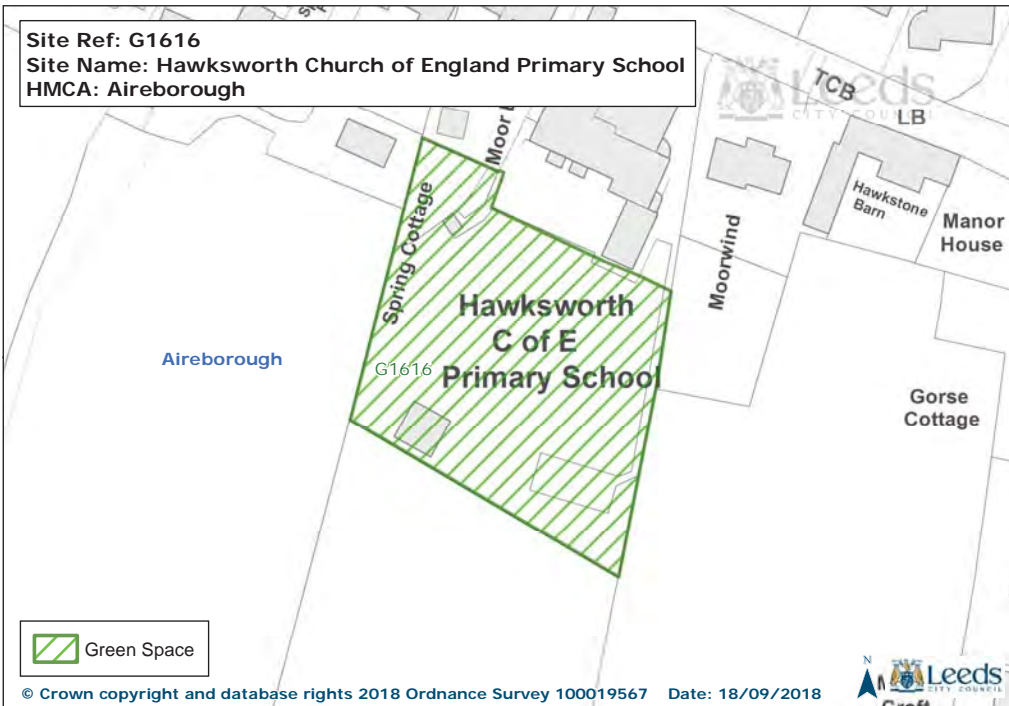
Site Ref: G1603  
Site Name: Queensway Junior and Infant School  
HMCA: Aireborough



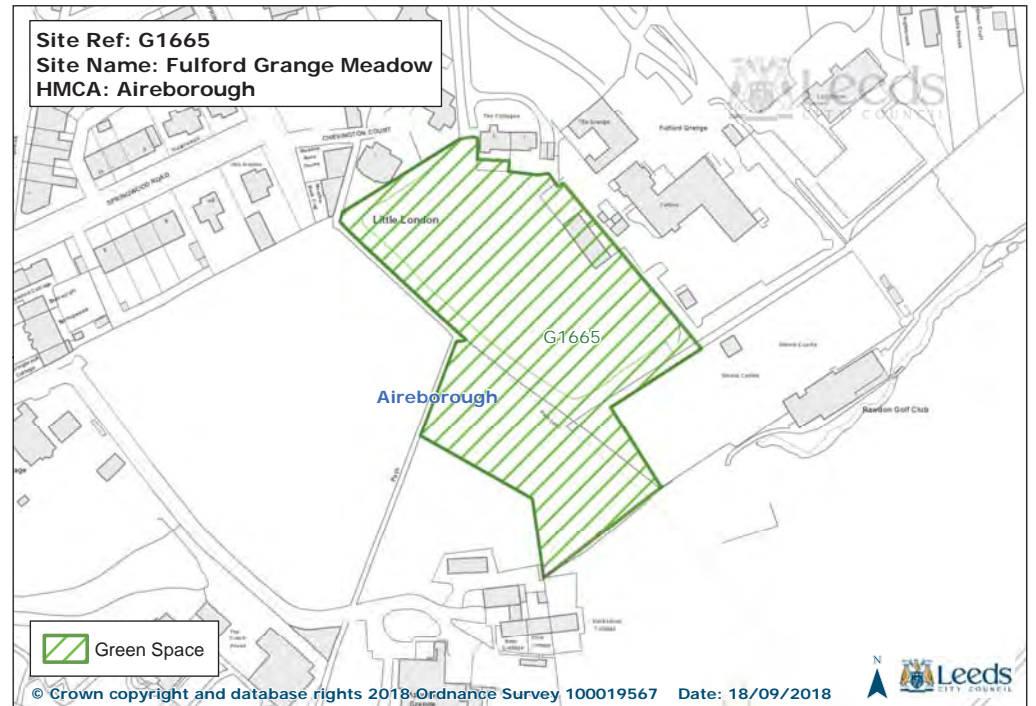
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Site Name: St Marys Comprehensive School  
HMCA: Aireborough

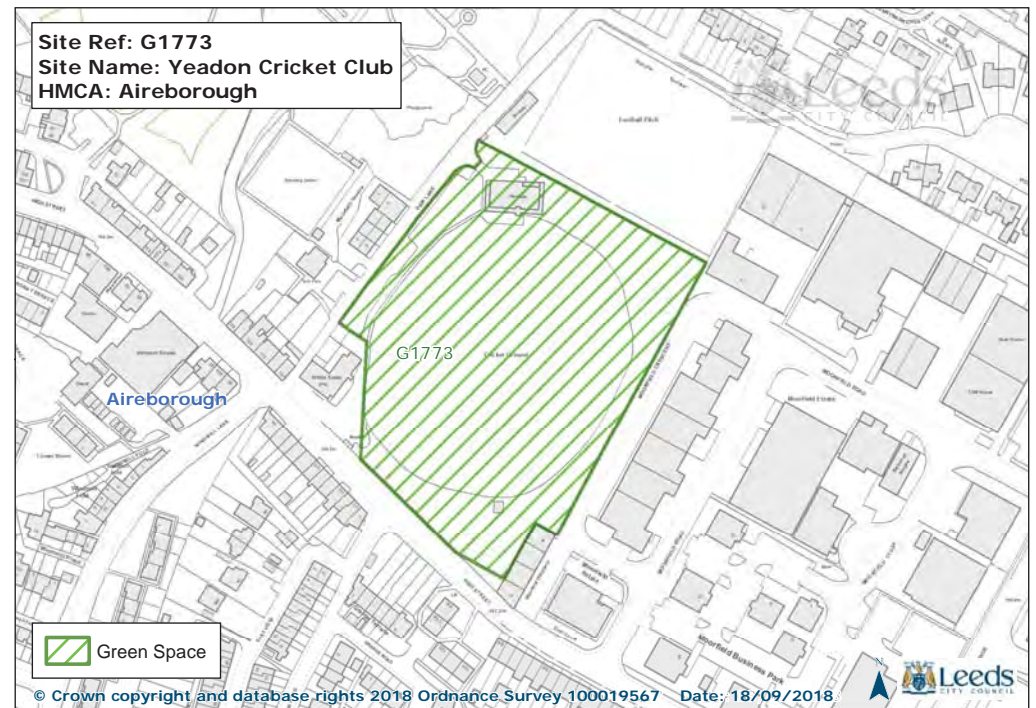
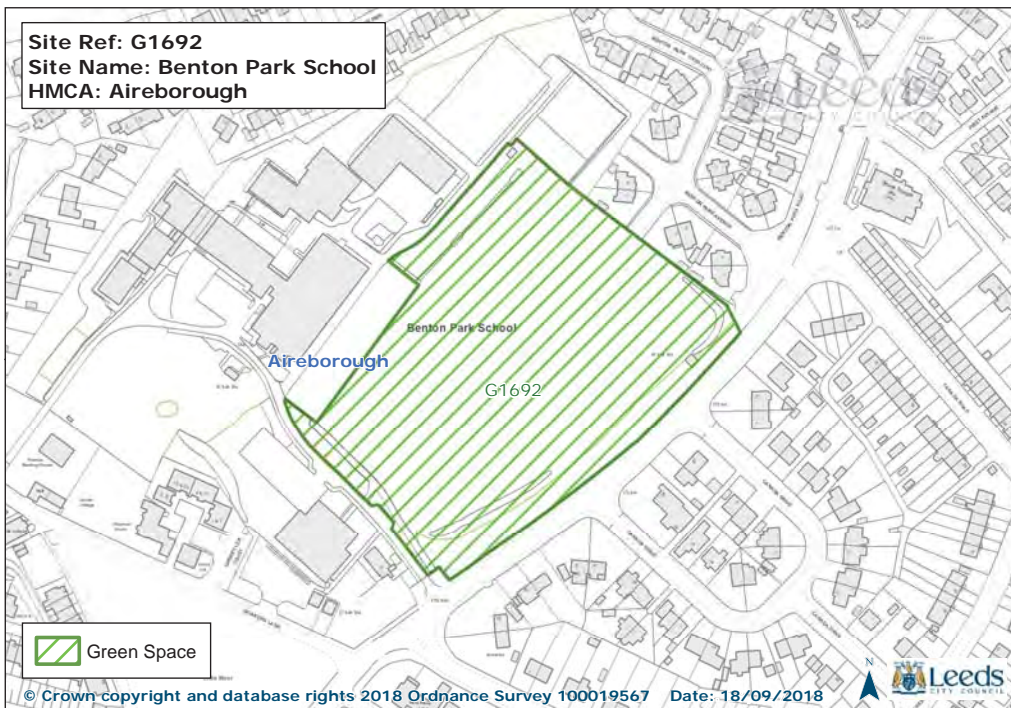
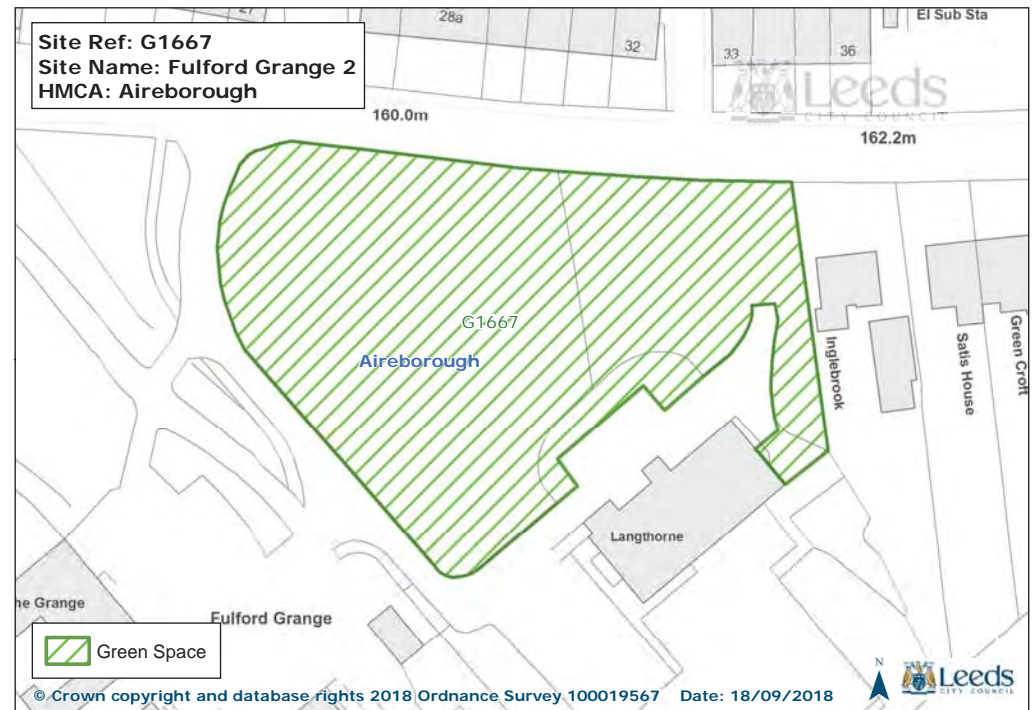
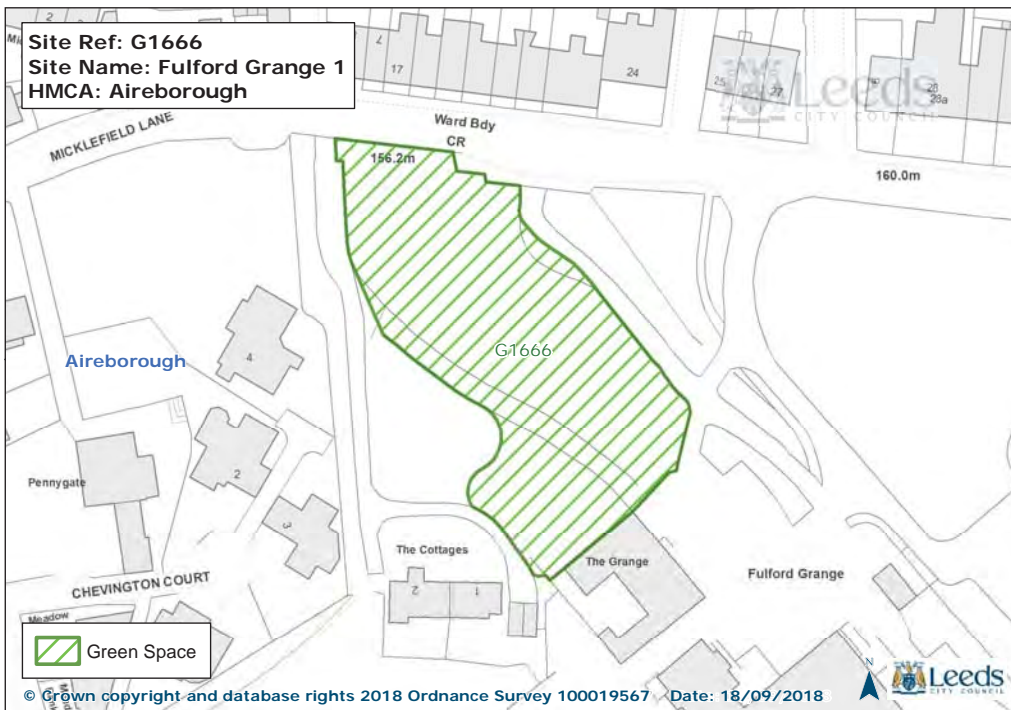


Site Ref: G1616  
Site Name: Hawksworth Church of England Primary School  
HMCA: Aireborough



Site Ref: G1665  
Site Name: Fulford Grange Meadow  
HMCA: Aireborough

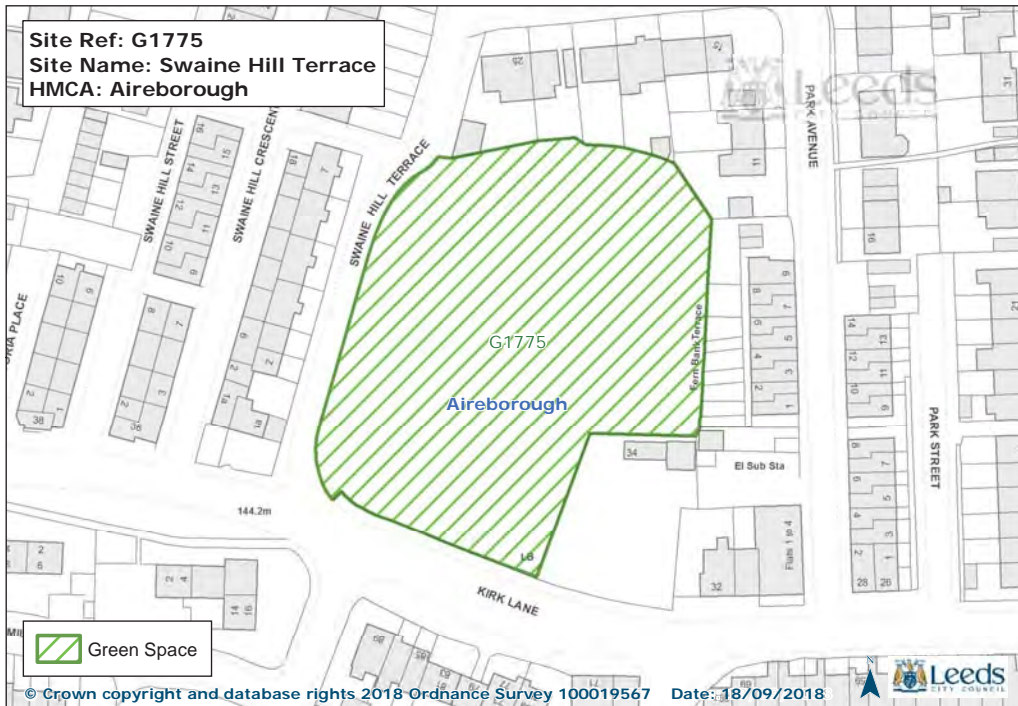




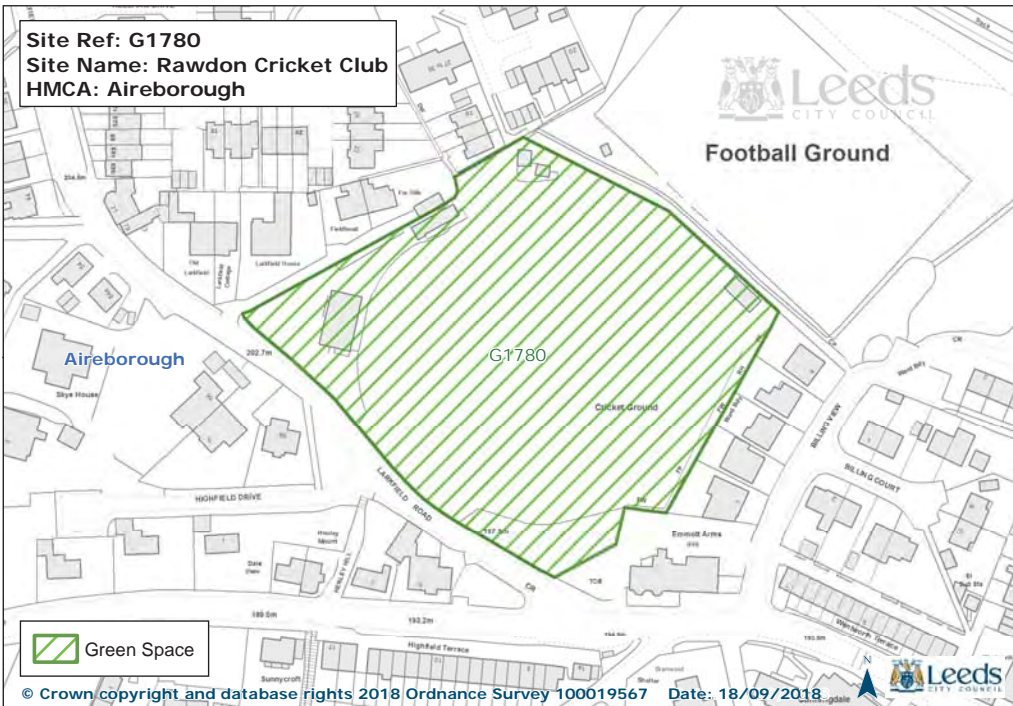
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Site Name: Yeadon Football Pitch  
HMCA: Aireborough



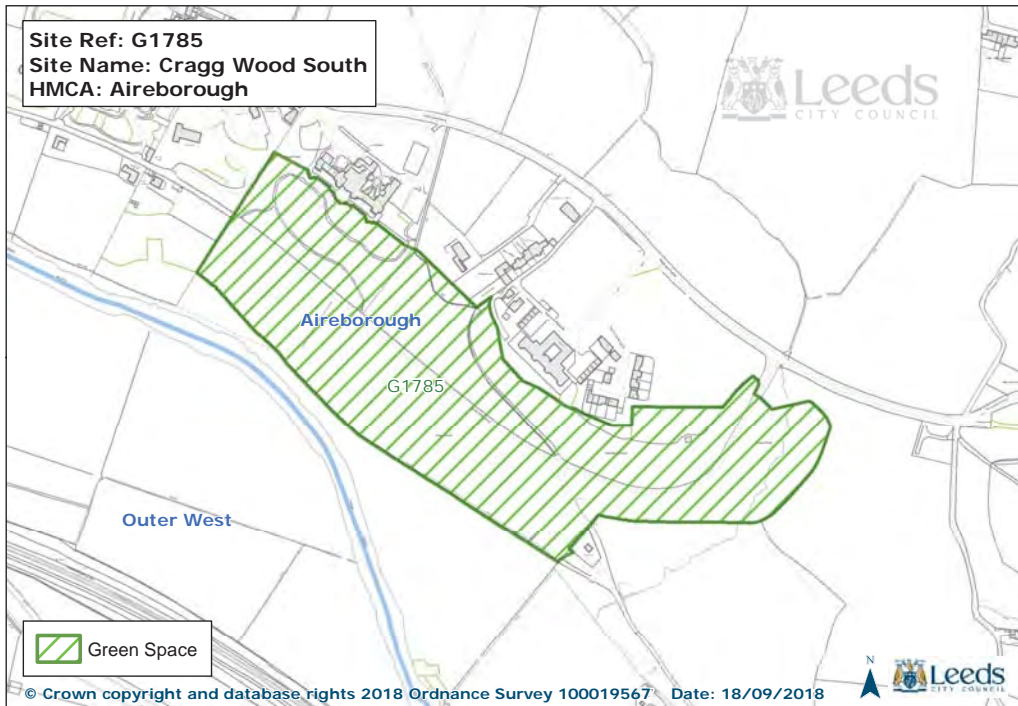
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Site Name: Swaine Hill Terrace  
HMCA: Aireborough

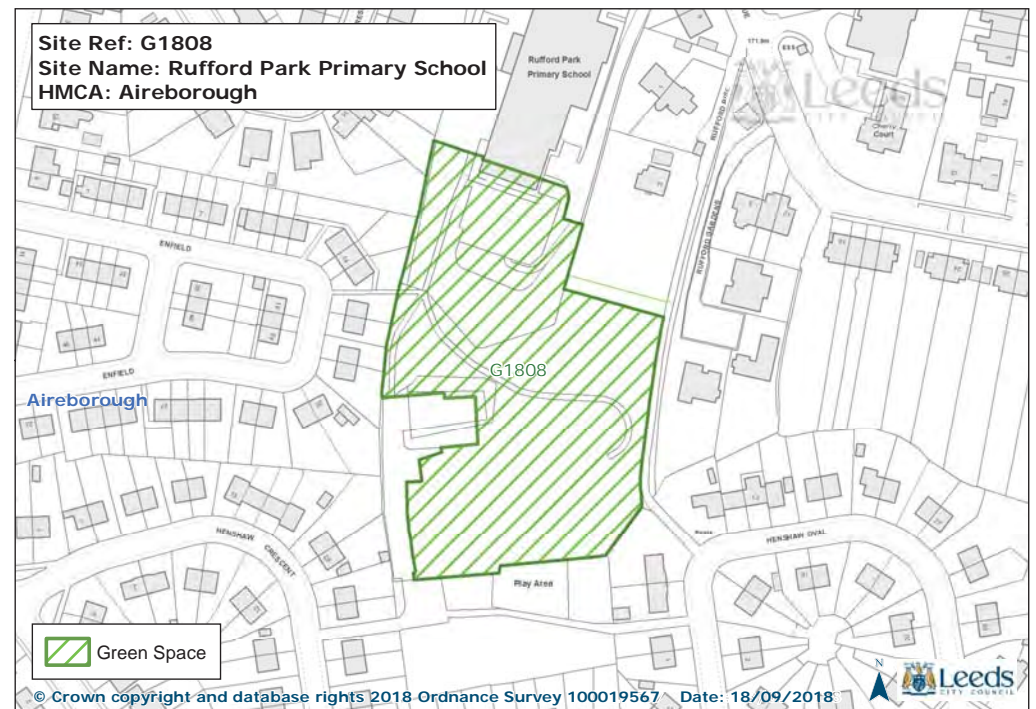
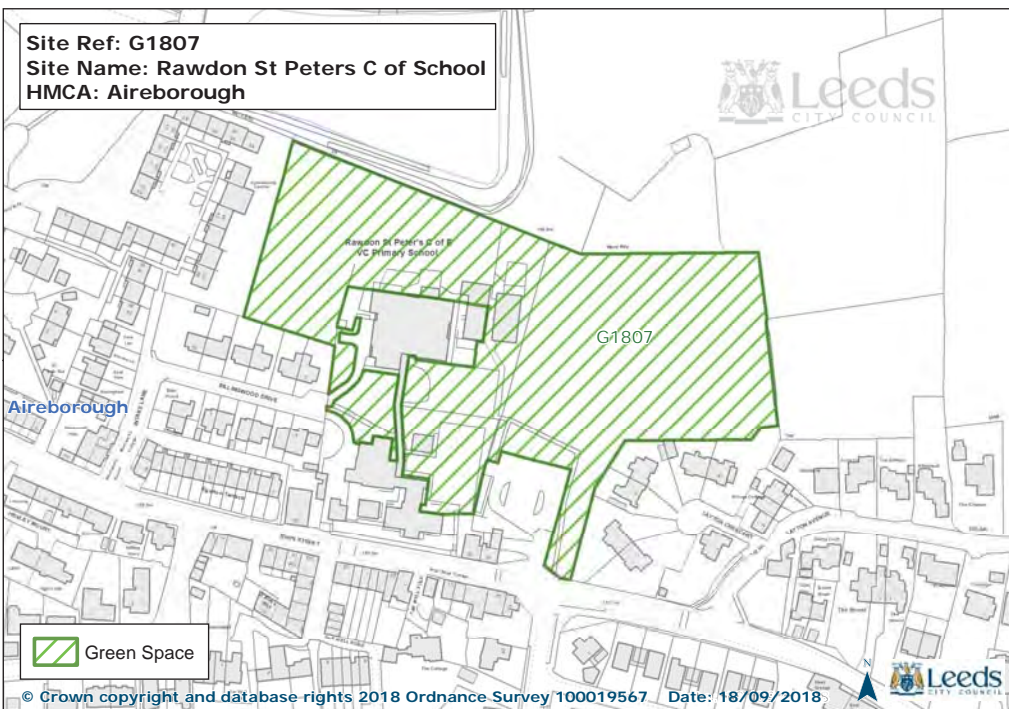
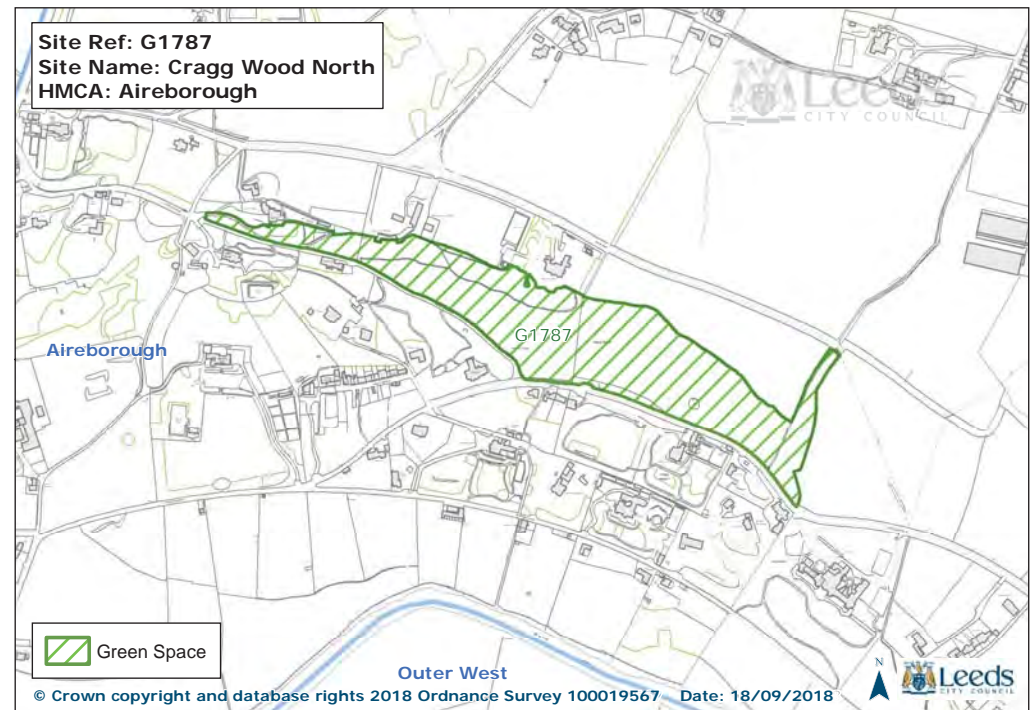
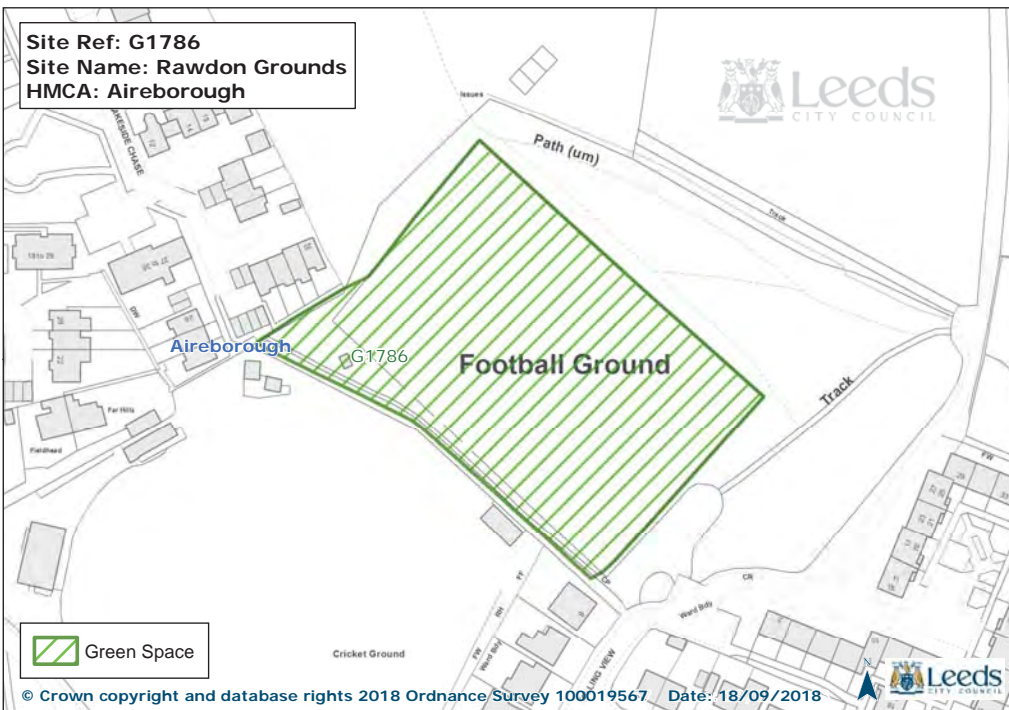


Site Ref: G1780  
Site Name: Rawdon Cricket Club  
HMCA: Aireborough



Site Ref: G1785  
Site Name: Cragg Wood South  
HMCA: Aireborough



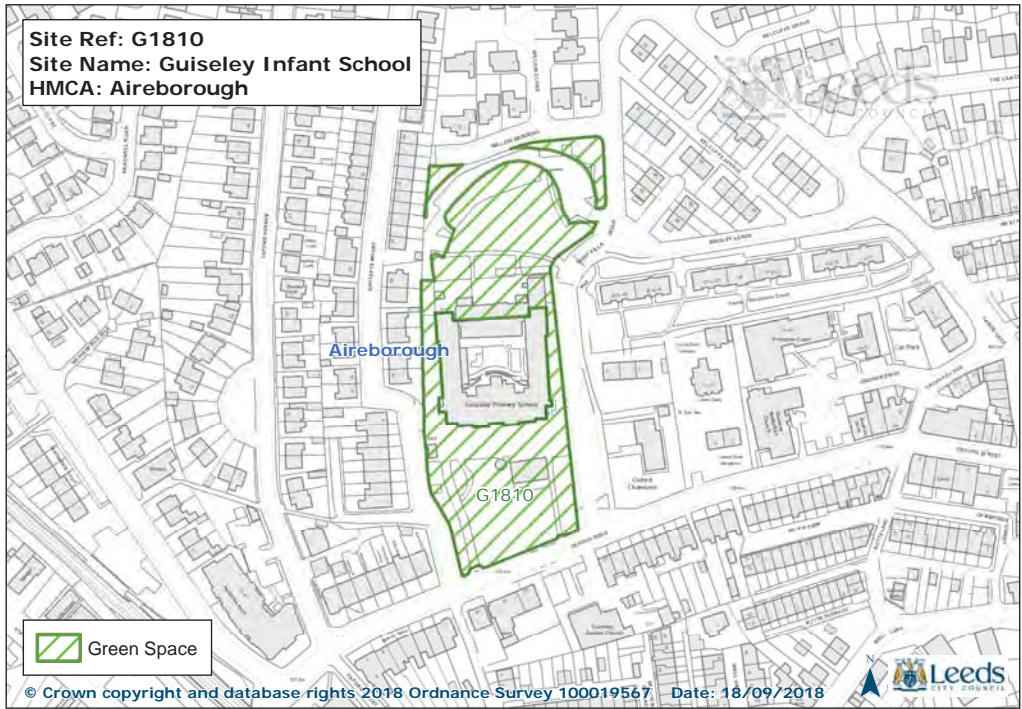




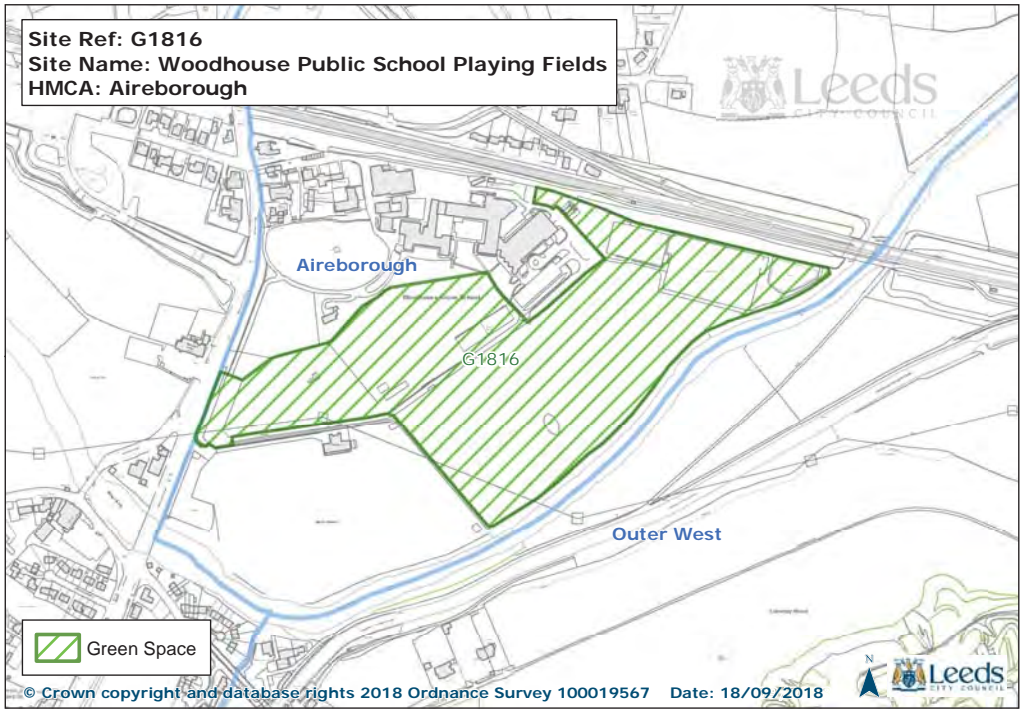
Site Ref: G1809  
Site Name: Yeadon - Westfield Junior School  
HMCA: Aireborough



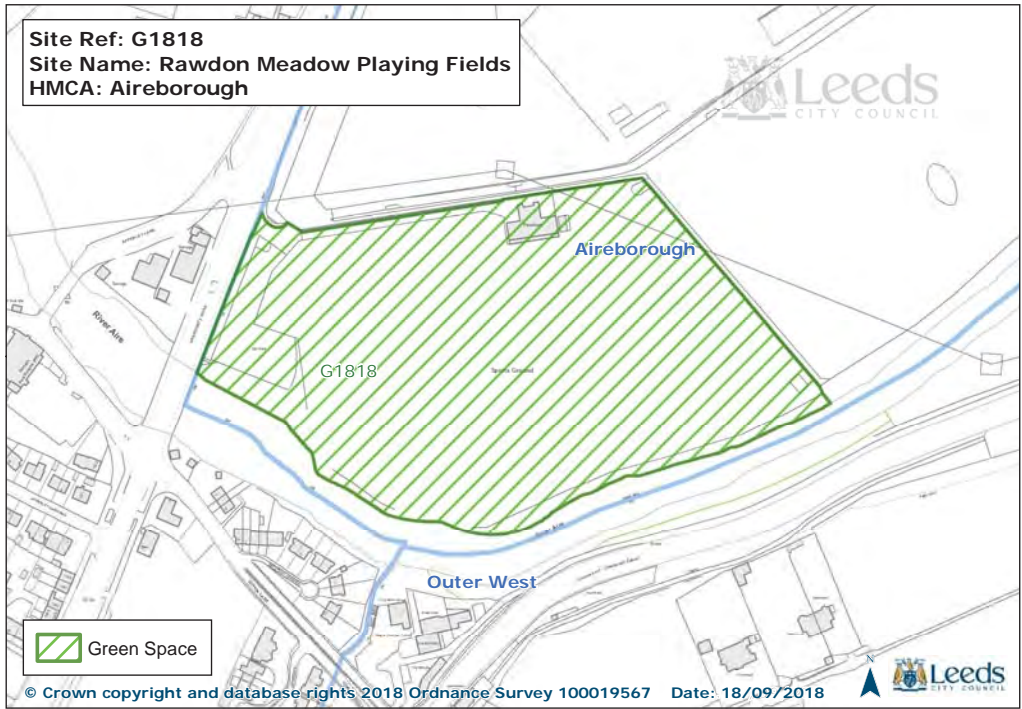
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Site Name: Guiseley Infant School  
HMCA: Aireborough

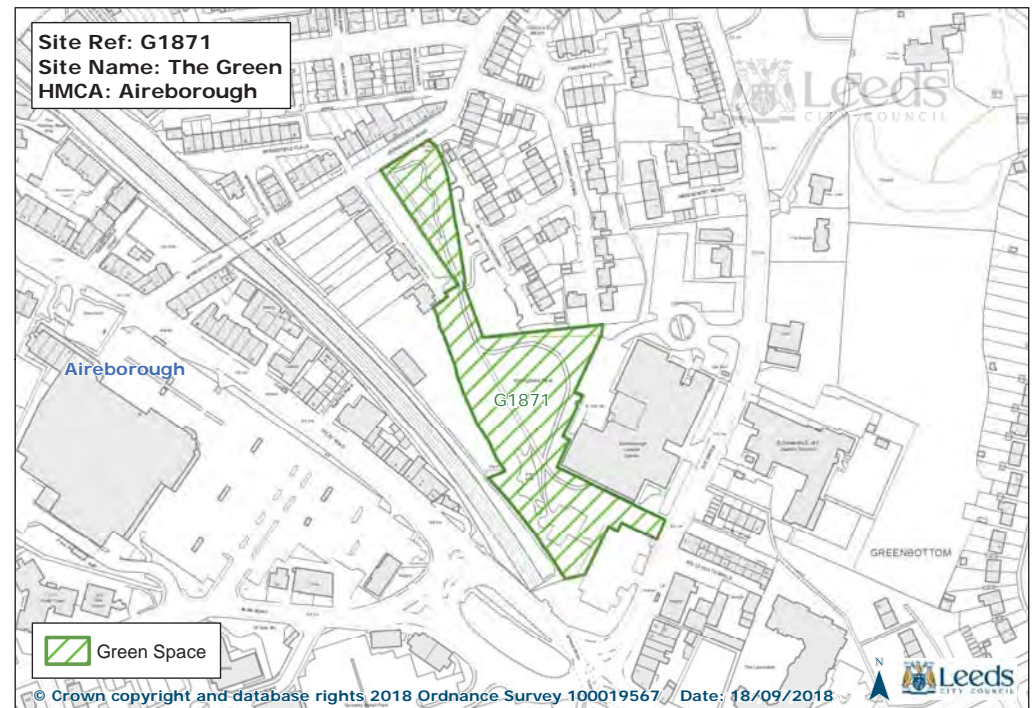
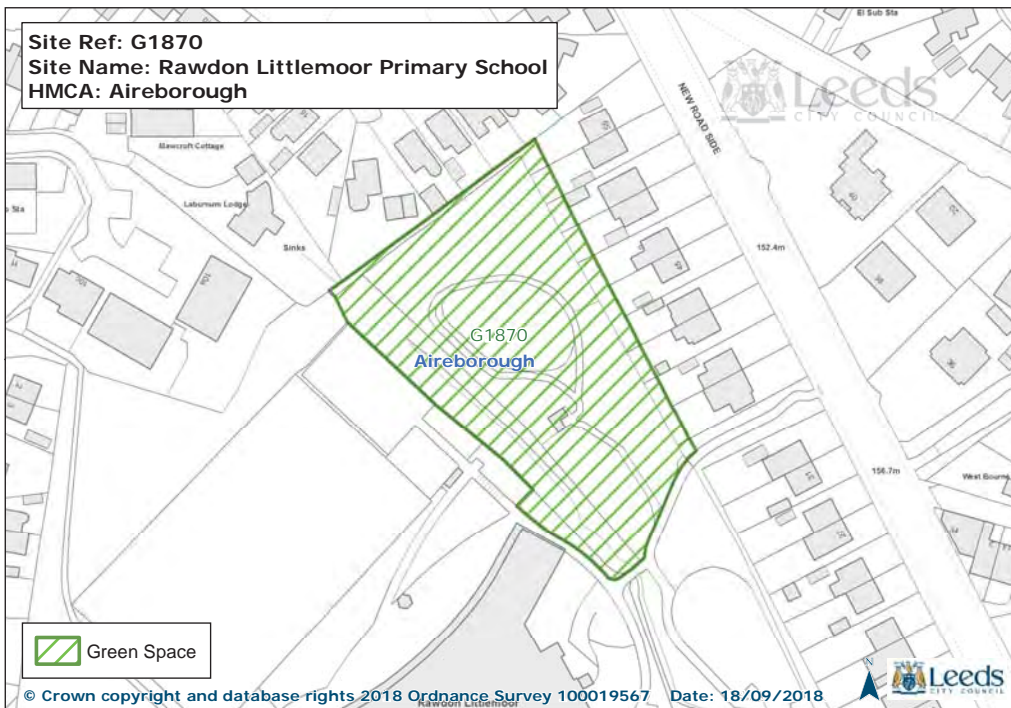
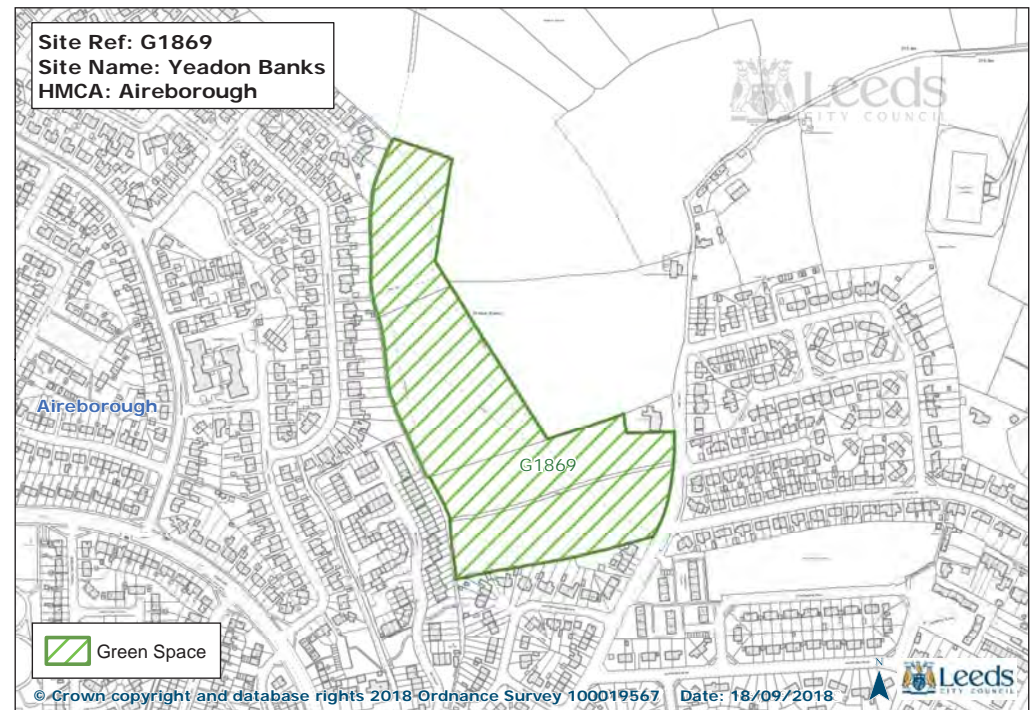
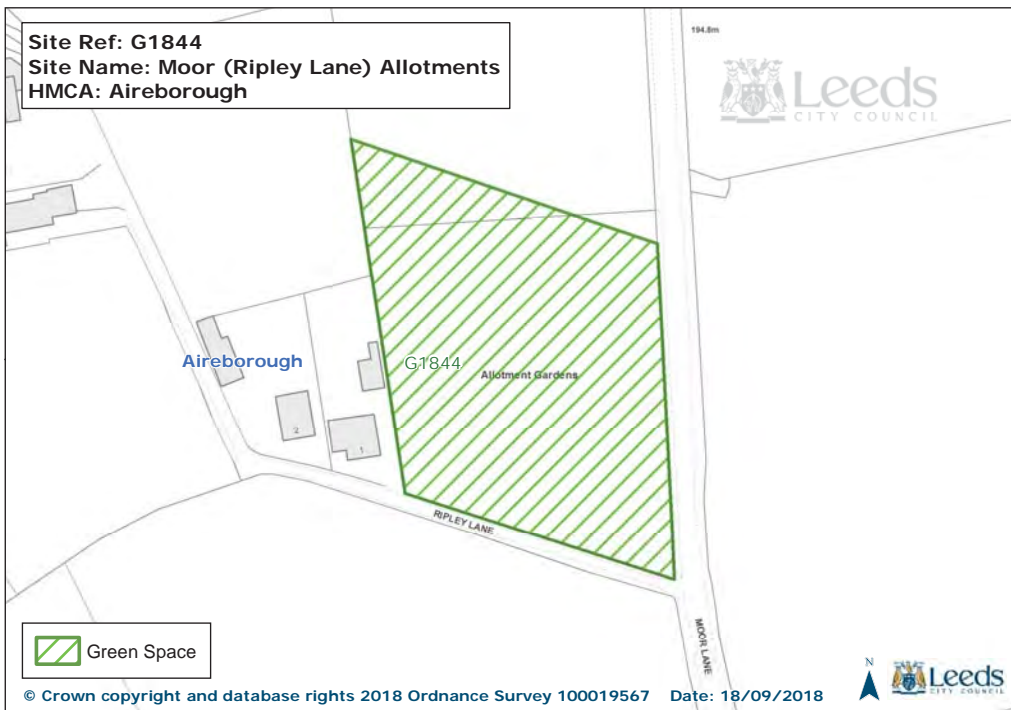


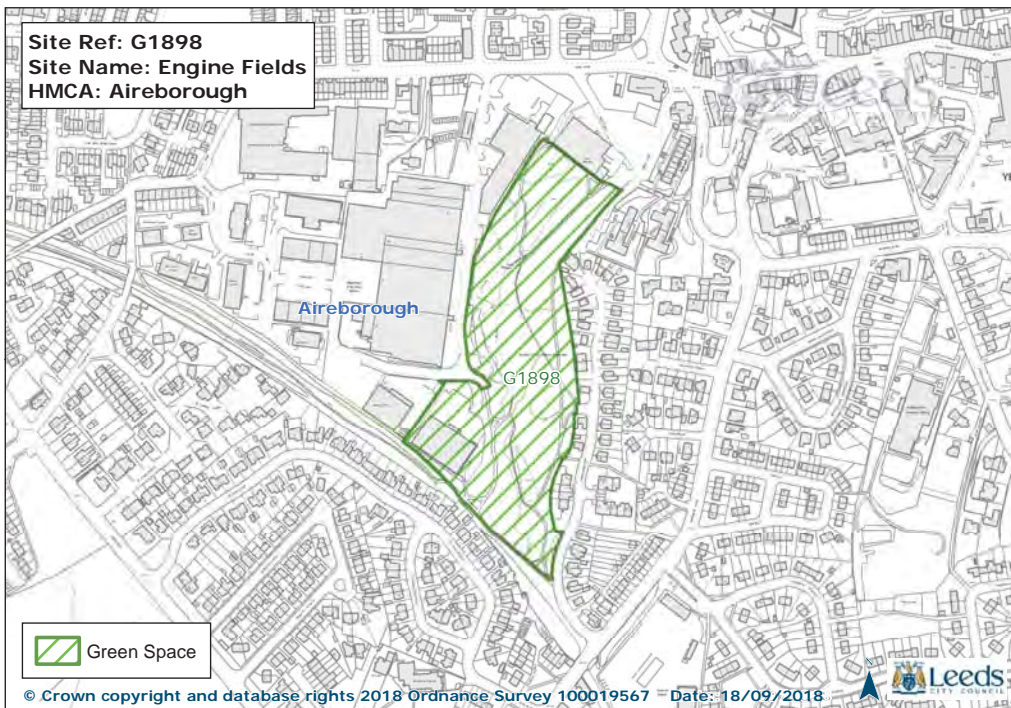
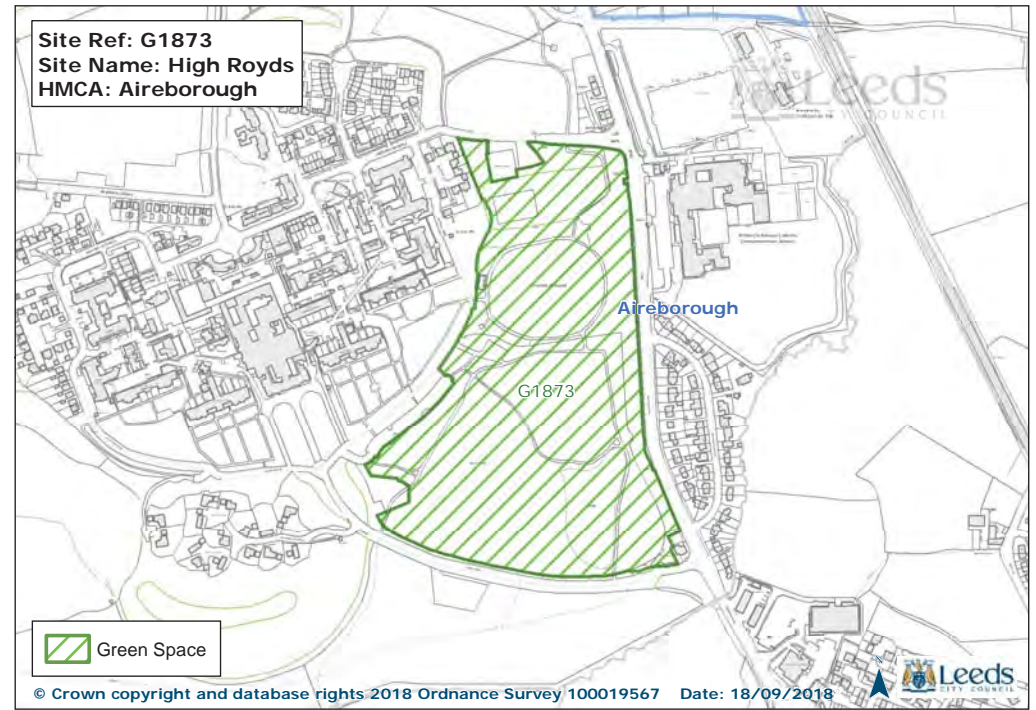
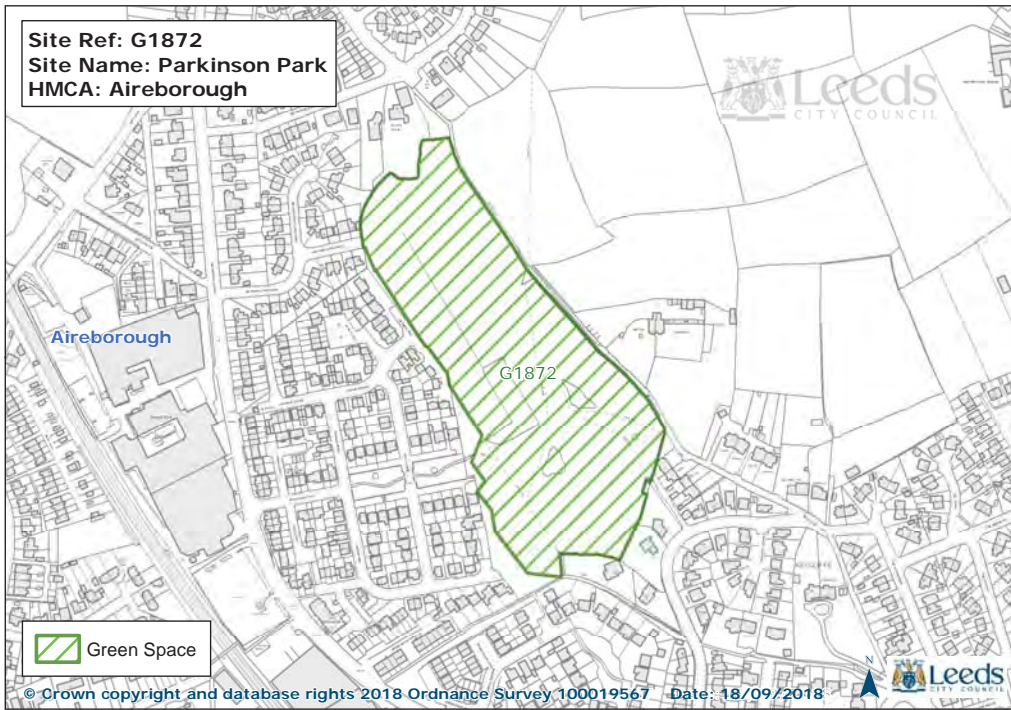
Site Ref: G1816  
Site Name: Woodhouse Public School Playing Fields  
HMCA: Aireborough



Site Ref: G1818  
Site Name: Rawdon Meadow Playing Fields  
HMCA: Aireborough

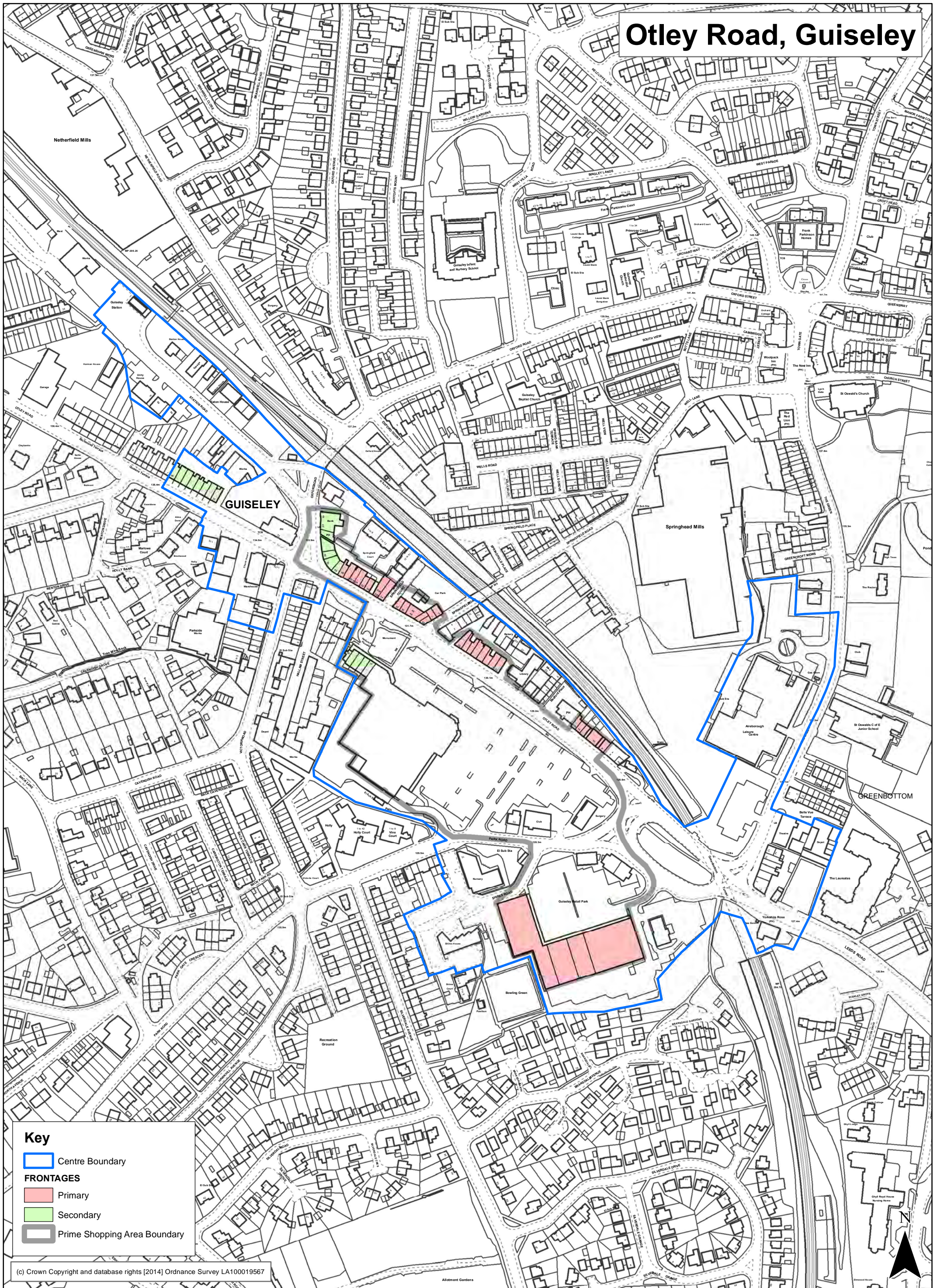






# **Airebrough Retail and Site Allocations Plans**

# Otley Road, Guiseley

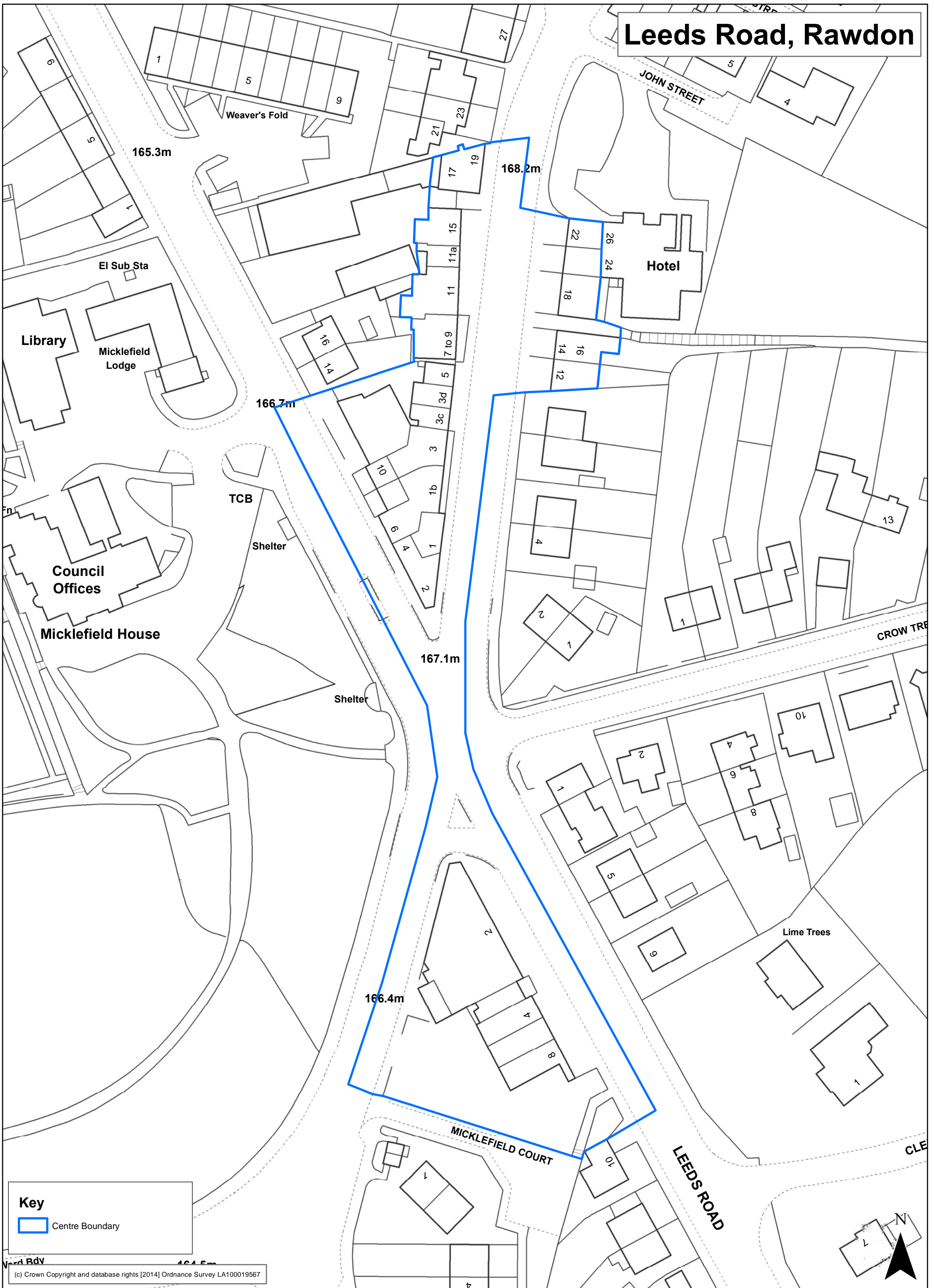


**Key**

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

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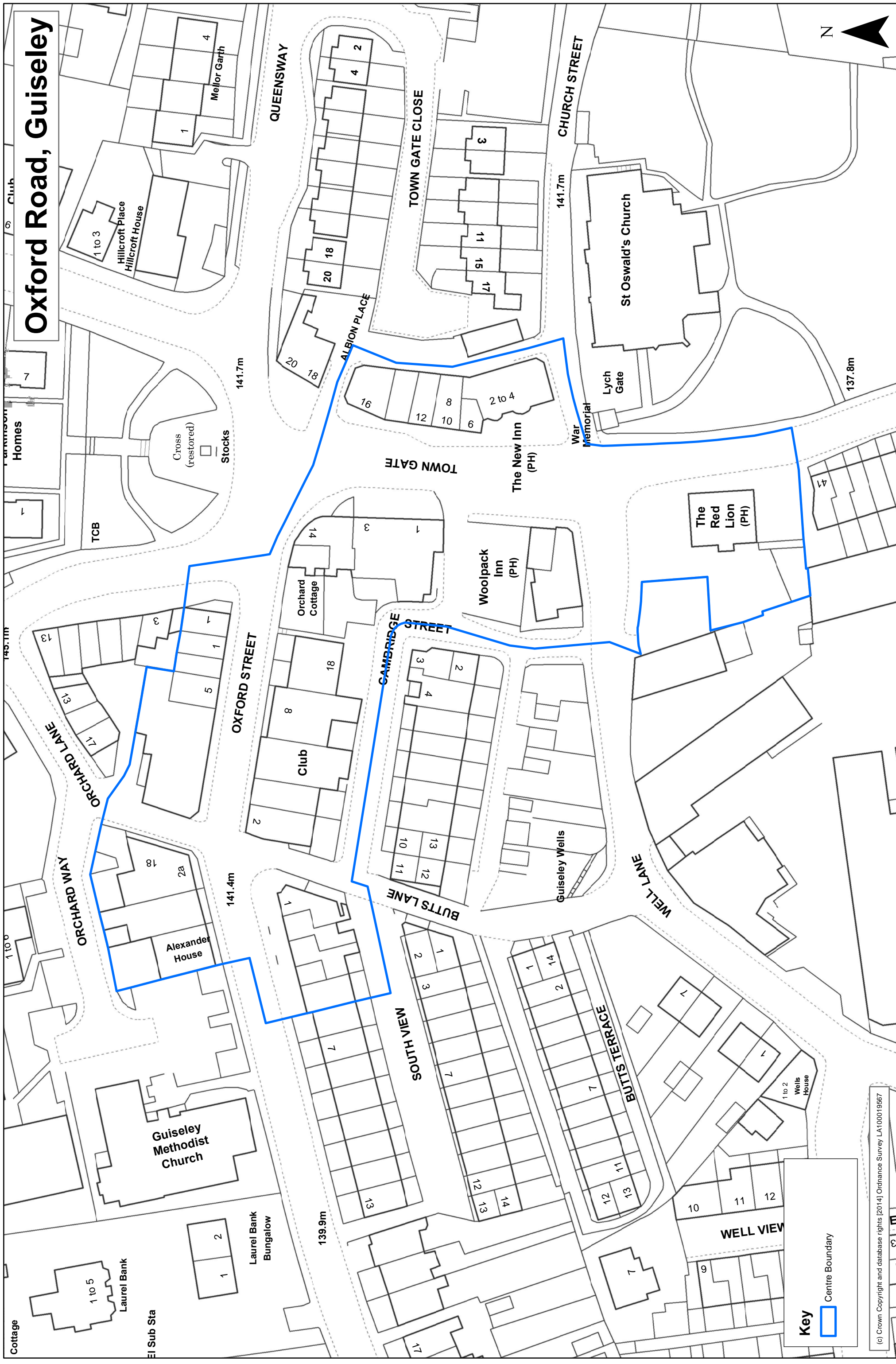
# Leeds Road, Rawdon



**Key**  
Centre Boundary

Word Bdv 164.5m  
(c) Crown Copyright and database rights [2014] Ordnance Survey LA100019567

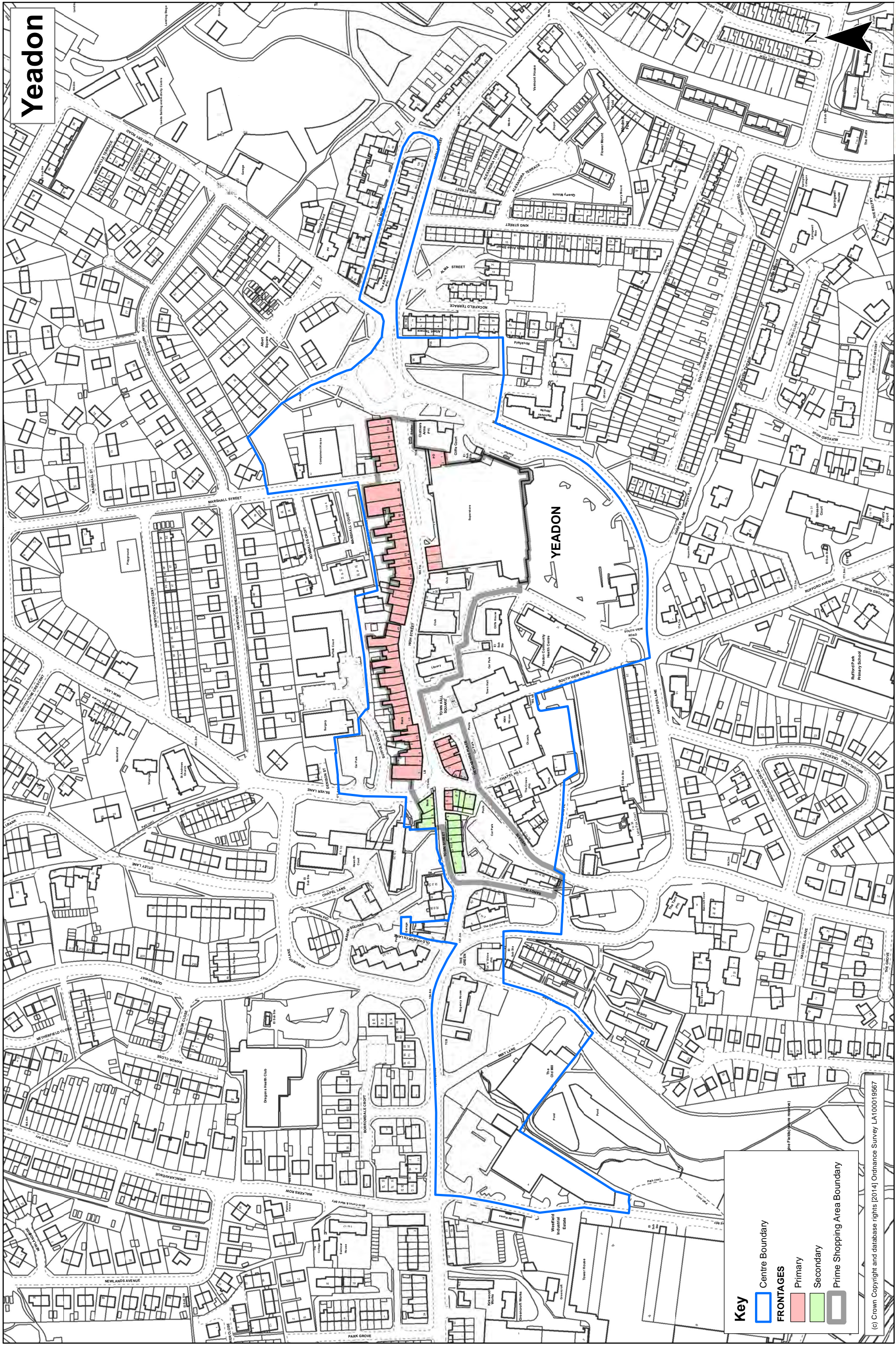
# Oxford Road, Guiseley



**Key**  
 Centre Boundary

(c) Crown Copyright and database rights [2014] Ordnance Survey LA100019567

# Yeaddon



**Key**

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

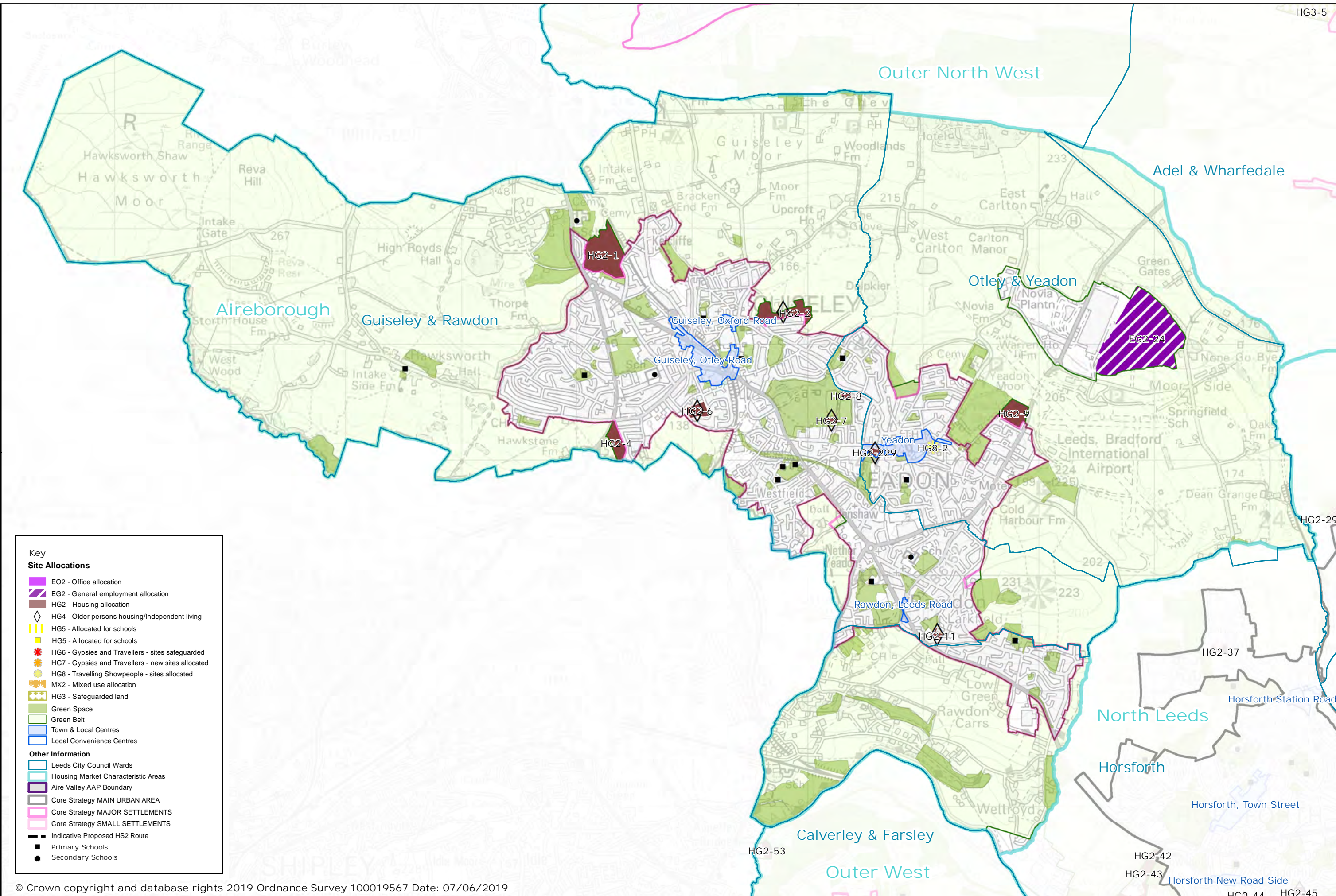
(c) Crown Copyright and database rights [2014] Ordnance Survey LA100019567

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PRODUCED BY GIS MAPPING & DATA TEAM, CITY DEVELOPMENT, LEEDS CITY COUNCIL  
 THIS MAP (OR AN EXTRACT) IS AVAILABLE AT A LARGER SIZE







**Key**

**Site Allocations**

- EO2 - Office allocation
- EG2 - General employment allocation
- HG2 - Housing allocation
- HG4 - Older persons housing/Independent living
- HG5 - Allocated for schools
- HG5 - Allocated for schools
- HG6 - Gypsies and Travellers - sites safeguarded
- HG7 - Gypsies and Travellers - new sites allocated
- HG8 - Travelling Showpeople - sites allocated
- 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

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HMCA AREA  
Aireborough



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

**AIREBOROUGH**

<b>Plan Ref</b>	<b>Address</b>	<b>Capacity</b>
HG1-1	Bradford Road - High Royds, Menston	349
HG1-2	Netherfield Road - Cromptons, Guiseley	116
HG1-4	The Drop Inn 29 Town Street Guiseley	6
HG1-5	Parkside Works Otley Road Guiseley	7
HG1-6	Springfield Road - Springhead Mills, Guiseley	54
HG1-7	Former Dairy Crest Site, Queensway, Guiseley	14
HG1-8	107 Queensway Yeadon	9
HG1-9	Haworth Court, Chapel Lane	45
HG1-11	Station Garage, Henshaw Lane, Yeadon	5
HG1-12	Site of Units at Green Lane Dyeworks and Mill Ponds and 25 and 27 Green Lane, Yeadon, Leeds	171
HG1-13	26-28 New Road Side, Rawdon	5
HG1-14	Batter Lane, Rawdon	4
HG1- 96*	Low Hall Road -Riverside Mill, Horsforth LS19	52
	<b>Total</b>	<b>837</b>

\*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.

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

**AIREBOROUGH**

<b>Plan Ref</b>	<b>Address</b>	<b>Area Ha</b>	<b>Capacity (ha)</b>
No Sites			

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

**AIREBOROUGH**

<b>Plan Ref</b>	<b>Address</b>	<b>Area Ha</b>	<b>Capacity (ha)</b>
EG1-5	Park Mill Leeds Road, Rawdon	4.3	4.34
EG1-72	Land adjacent to Netherfield Mills, Netherfield Road, Guiseley, Leeds	0.4	0.4
	<b>Total (ha)</b>		<b>4.74</b>

**For more information, please contact:**

Policy and Plans Group  
Merrion House  
110 Merrion Centre  
Leeds, LS2 8BB

**Email: [sap@leeds.gov.uk](mailto:sap@leeds.gov.uk)**

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



**Site Allocations Plan**

**Adoption Version**

**Section 3: Proposals For The 11 Housing Market**

**Characteristic Areas 1.Aireborough**

**Leeds Local Plan  
Development Plan Document**

**June 2019**