

**Office Element High Royds Hospital Redevelopment Bradford Road Guiseley**

Site Plan ref: n/a

ELR ref: 2802330

**Site Details**

Easting	417491	Northing	443059	Site area ha	1.28	SP7	
HMCA	Aireborough			Ward	Guiseley and Rawdon		

**Site Characteristics**

Site type	Brownfield
On-site land uses	
Vacant building	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description	Part of the Highroyds residential development to convert a vacant hospital.
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**Spatial relationships**

**UDP Designations**

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

**Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

**Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

**Other Spatial Relationships**

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1608.07
Nearest bus stop	6204
Nearest bus stop distance (m)	401.48

Agricultural classification	
Grade	Percent
Urban	100

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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Greenbelt Assessment**

**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

**3. Assist in safeguarding the countryside from encroachment**

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

**4. Preserve the setting and special character of historic towns**

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes
Character Conclusion	No effect on the setting and special character of historic features

**Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**

Site is washed over by the Green Belt designated as a Major Developed Site in the Green Belt. It is now part of a larger housing scheme for the redevelopment of a listed hospital complex.

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Within 10mins of bus stop - not fully meeting standard	<b>3</b>
Access comments	
Ok within existng planning consent arrangement	<b>5</b>

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Local network comments

included within O/A works

**4**

Mitigation measures

**Total score**

**12**

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	Esholt
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Appropriate stand-off distances/diversion may be required for all infrastructure

**Environment Agency**

Constraints	
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FZ1 over 1ha. See comments in our previous I&O consultation.

**LCC**

Ecology support	Supported
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Supported

Education comments

Flood Risk

Flood Zone 1  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas	
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Electric

Fire and Rescue

Telecoms

**Other**

Heritage England	
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Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/02213/COND	Consent, agreement or approval required by conditions 9, 29, 39, 40, 44, and 46 of Planning Application 28/198/03/FU	A	100
11/03516/COND	Consent, agreement or approval required by conditions 11, 28 and 29 of Planning Application 28/198/03/FU	A	100
14/9/00057/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches, NON MATERIAL AMENDMENT to 28/198/03/FU: Plot 230 only plot 229 to be as original planning consent ref 28/198/03/FU Plot 230 minor modifications to internal layout; some consequential amendments to external opening and site plan.	M01	100
11/9/00039/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches, NON MATERIAL AMENDMENT: Minor modifications to scheme for building 13. Some consequential amendments to external openings and site planning	M01	100
11/9/00192/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON-MATERIAL AMENDMENT TO 28/198/03/FU: Modifications to internal layout of building XVII, and amendments to external openings and site plan	M05	100
12/02344/COND	Consent, agreement or approval required by condition 11 of Planning Application 28/198/03/FU	INT	100
12/9/00105/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Amendment to internal layout of building 1 which has led to consequential amendments to external openings and site plan	M01	100
13/9/00060/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Amendment to internal layout of conversion scheme to building 8, some consequential amendments to external openings and site plan	M04	100
14/01187/COND	Consent, agreement or approval required by conditions 9, 29,, 40 and 46 of Planning Application 28/198/03/FU	A	100
14/9/00122/MOD	Listed building application to alter and demolish part of hospital to form dwellings creche medical & offices NON MATERIAL AMENDMENT to 28/199/03/LI: Modifications to the internal layout of the Planning Approved conversion scheme to Block 2; some consequential amendments to External openings and the Site Plan.	M04	100
13/9/00093/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Modifications to internal layout of the approved conversion scheme to building 8; some consequential amendments to external openings and site plan	M01	100

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App Number	Proposal	Decision	% of site
14/9/00121/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Modifications to the internal layout of the Planning Approved conversion scheme to Block 2; some consequential amendments to External opening and the site plan	<b>M01</b>	100
14/05511/LI	Listed Building application for conversion of former hospital buildings including administration block and isolation block to 51 dwellings.	<b>W</b>	66
10/9/00085/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches, NON MATERIAL AMENDMENT: Minor modifications to internal layout of the planning approved conversion scheme to building 12. Some consequential amendments to external openings and site plan	<b>M01</b>	100
14/00431/COND	Consent, agreement or approval required by conditions 2, 6, 8, 29, 40, 44 and 46 of Planning Application 28/198/03/FU	<b>A</b>	100
14/9/00055/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: internal layout of the planning approved conversion scheme to Block 5; some consequential amendments to external openings and site plan.	<b>M01</b>	100
14/02212/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 12, 13, 14, 15 and 16 of Planning Application 28/199/03/LI	<b>W</b>	100
10/04543/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16 and 17 of Planning Application 28/199/03/LI	<b>SPL</b>	100
13/01977/COND	Consent, agreement or approval required by conditions 9, 29, 39, 40, 44, 46 and 49 of Planning Application 28/198/03/FU		100
14/01189/COND	Consent, agreement or approval required by conditions 2, 3, 5, 12, 13, 14, 15 and 16 of Planning Application 28/199/03/LI	<b>A</b>	100
14/05510/FU	Erection of 24 detached and two semi-detached dwellings and conversion of former hospital buildings including the administration block and isolation block to 51 dwellings	<b>W</b>	66

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Not deemed to be an acceptable location for office use. Subsequent consent for residential granted.