



# WOODSIDE QUARRY

## REDEVELOPMENT PROPOSALS FOR THE FORMER SANDSTONE QUARRY NEAR HORSFORTH

The Burford Group is continuing to bring forward redevelopment proposals for Woodside Quarry and wants your views on this important opportunity to secure sustainable redevelopment of this derelict and contaminated brownfield site.



▲ Overhead photo showing Woodside Quarry site (outlined red) including Gilchrist Studios former bedding factory (outlined yellow)

In November 2005, Burford began widespread public consultation on its proposal to redevelop part of the 50 acre former sandstone quarry known as Woodside Quarry, near Horsforth in north-west Leeds. This exhibition provides a summary of the feedback to this consultation and how Burford has incorporated it in developing its detailed proposals for the site.

# BACKGROUND TO PUBLIC CONSULTATION

The purpose of Burford's November public consultation was to provide the community with a meaningful opportunity to comment on the principle of redeveloping the site and to become involved in the evolution of redevelopment proposals at an early stage. This involved:

- Issuing a letter and public consultation document to over 7,000 households and businesses in the area
- Holding public exhibitions over a three week period at two local schools
- Making presentations to the City Council's Inner and Outer North West Area Committees
- Setting up a Woodside Quarry Information Office to provide a central point of contact for the community
- Publicising the details of the exhibitions and presentations in the local press

## COMMUNITY FEEDBACK TO DATE

So far, nearly 200 members of the community have taken the opportunity to become involved in the evolution of redevelopment proposals for Woodside Quarry, the majority of which have been supportive of the principle of redeveloping the site while only a very small number have been opposed. The rest have not expressed a definitive view either way and simply wanted to obtain more information or highlight points that they felt should be addressed as part of any detailed scheme.



▲ Example of residential development



▲ Example of unstable rock faces at Woodside Quarry



▲ Example of a mixed use scheme

The most frequent comments made to date have been:






- Support the potential for a rail halt at the site
- Believe Woodside Quarry is an appropriate site for new housing
- Acknowledge the need for redevelopment to address the ongoing issues at the site (unstable rock faces, contamination, Japanese knotweed, anti-social behaviour)
- Support the idea of a mixed-use redevelopment scheme on the site
- Woodland footpaths should be retained and preferably enhanced or upgraded to bridleways
- Would like to see community leisure and/or recreation facilities, particularly for the young
- Object to the principle of redevelopment for industrial, storage or distribution uses on the site

Those fundamentally opposed to the principle of redeveloping the site have primarily stated that they see the site as a local open space and that it should be retained as such.

# A DETAILED DEVELOPMENT CONCEPT FOR THE SITE

Burford has used the feedback from the community to inform the evolution of a detailed development concept for the site. The detailed concept is based on the principle of achieving a sustainable mixed-use redevelopment which would address the existing problems of the site and deliver other significant benefits for the community – new jobs, inward investment, environmental improvements, improvements to public transport and highways, new housing and a range of other new facilities.



-  Commercial development on frontage site
-  Development areas within the former quarry part of the site
-  Land safeguarded for the potential future provision of a rail halt
-  Bus only link to Silk Mill Way
-  Structural landscaping and open space corridors

# COMPONENTS OF THE DETAILED CONCEPT



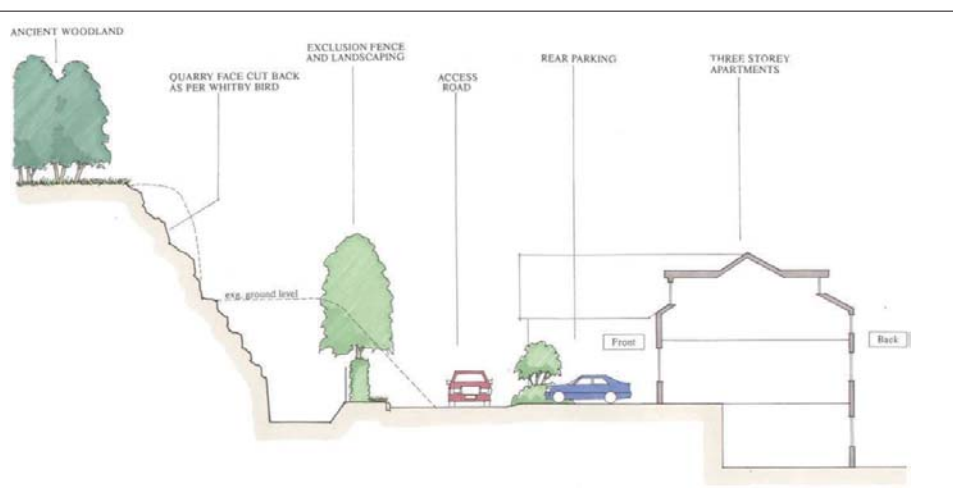
▲ Potential approach to layout for commercial development on site frontage

One of the principal components of the mixed-use scheme is offices and, importantly, there is an identified commercial demand for the level of floorspace proposed (approx. 100,000 sq ft). Offices are also consistent with the City Council's long-term aspiration to see the site redeveloped for employment use and, based on comments to date, are considered by the community to be an appropriate use for the site (unlike other more intrusive forms of employment use e.g. industrial and warehousing).

Residential development also forms a significant component of the detailed development concept and has a major role to play in its delivery. The community feedback received to date has shown that housing is considered to be a low impact and highly flexible form of development which would be appropriate to the site, and that the provision of housing on this site would help to meet local demand in a sustainable way.



▲ Potential approach to residential layouts



▲ Potential relationship of development to quarry edge

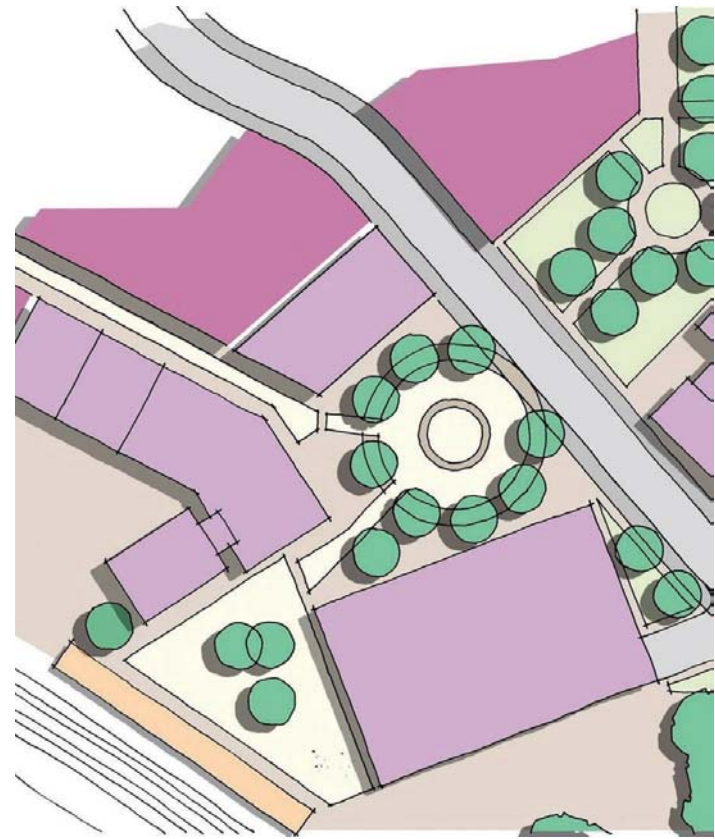
Other components of the detailed concept include a hotel, a small number of restaurants, a family pub and a local shop. A generous provision of floorspace has also been made for community facilities which are currently envisaged to include a care home, medical centre and crèche.



Potential approach to layout for mixed-use zone within former quarry area ►

# RAIL HALT

As a direct consequence of community feedback, the detailed development concept shows land in the south-west part of the site set aside for the potential future provision of a new rail halt (and associated car park) on the Leeds-Harrogate line. Burford is not able to guarantee delivery of a new rail halt but its proposal for a sustainable mixed-use redevelopment, supported by bus services running through the site, will greatly improve the business case for a station at this location. Burford is therefore safeguarding the relevant land for this purpose.



▲ Potential area for rail halt and associated car park

# HIGH QUALITY DESIGN

Achieving high quality design is vital to the successful regeneration of Woodside Quarry and has been a key factor in the evolution of the detailed development concept. High quality design will play a major role in creating a visually interesting and vibrant development and will also help to minimise the effects of the development on the surrounding woodland and community.



▲ Potential design approach



▲ Potential approach to residential layouts



▲ Example of potential residential design

The design concept addresses not only the scale, location and appearance of buildings but how they relate to each other and to the spaces between and around them. In this respect, formal and informal areas of open space and their relationship to the ancient woodland around the quarry edge have a key role to play within the emerging development concept.



▲ Example approach to open space



▲ Example approach to open space

# ENVIRONMENTAL AND TRANSPORT ASSESSMENTS

The potential effects of redeveloping the derelict former quarry need to be carefully considered. In this respect, a great deal of work has already been done to understand the opportunities and constraints effecting redevelopment options within the site and these were reported in November and December last year.

More detailed work has now also begun to prepare comprehensive Environmental and Transport Assessments (EIA and TA) to support the proposed development. Once complete, the EIA and TA will enable the City Council, statutory consultees and the community to fully assess the effects of the proposed scheme and come to an informed decision.

Burford is confident that a carefully considered redevelopment scheme can make a significant positive contribution to the local area and that any potential negative effects can be successfully remediated.

## LET US KNOW YOUR VIEWS

Once again, Burford is asking the community to become fully involved in the evolution of its proposals to redevelop Woodside Quarry and will be holding a number of events in your area over the coming weeks where you can meet the development team, find out more about the site and the work being done and shape the future of this derelict quarry site.

Broadgate Primary School, North Broadgate Lane, Horsforth	<ul style="list-style-type: none"><li>• Thursday 9 March</li><li>• Friday 10 March</li></ul>	5pm-9pm
Iveson Primary School, Iveson Rise, Lawnswood	<ul style="list-style-type: none"><li>• Wednesday 15 March</li><li>• Thursday 16 March</li></ul>	5pm-9pm
Abbey Grange CofE High School, Butcher Hill, West Park	<ul style="list-style-type: none"><li>• Friday 24 March</li></ul>	5pm-9pm
Woodside Methodist Church Hall, Outwood Lane, Horsforth	<ul style="list-style-type: none"><li>• Saturday 25 March</li></ul>	1pm-4pm

Outside of the exhibitions, you can speak to Burford's representatives by contacting the Woodside Quarry Information Office by:

**Telephone:** 0845 602 8194

**E-mail:** [woodsidequarry@gka.co.uk](mailto:woodsidequarry@gka.co.uk)

**Post:** c/o ID Planning, 4 Park Place, Leeds LS1 2RU

Information on Woodside Quarry can also be accessed on the internet by going to [www.woodsidequarryleeds.info](http://www.woodsidequarryleeds.info)