

# Public Document Pack

**Executive Board**

**11<sup>th</sup> February 2015**

**Supplementary Information: Agenda Item 16: Site Allocations Plan and Aire Valley  
Leeds Area Action Plan: Site Allocation Proposals**

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To: Members of the Executive Board

**Legal & Democratic Services**

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Our Ref: A61/GWHG

Your Ref:

3<sup>rd</sup> February 2015

Dear Councillor

**EXECUTIVE BOARD – WEDNESDAY, 11TH FEBRUARY 2015 – ITEM 16: ‘SITE ALLOCATION PLAN & AIRE VALLEY LEEDS AREA ACTION PLAN: SITE ALLOCATION PROPOSALS’**

Please find enclosed copies of the following updated documents, which have been provided by the directorate for inclusion within your agenda papers for the above meeting. The updated documents relate to agenda item 16 (Site Allocations Plan & Aire Valley Leeds Area Action Plan: Site Allocation Proposals):

- Table 1 replaces page 357 of your original Site Allocations reports pack and relates to Appendix 4(iii) (6. Outer North East);
- Table 2 replaces page 374 of your original Site Allocations reports pack and relates to Appendix 4(iii) (7. Outer North West);
- Table 3 replaces page 384 of your original Site Allocations reports pack and relates to Appendix 4(iii) (8. Outer South);
- Table 4 replaces page 393 of your original Site Allocations reports pack and relates to Appendix 4(iii) (9. Outer South East);
- Table 5 replaces page 411 of your original Site Allocations reports pack and relates to Appendix 4(iii) (10. Outer South West).

I would be very grateful if you could incorporate these documents into your agenda papers for the meeting.

Yours sincerely

Gerard Watson  
Senior Governance Officer

## Safeguarded land (PAS)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1008	Grove Road, Boston Spa	3.9	<b>103</b>	A	Smaller Settlement Extension	Greenfield	Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Boston Spa is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.
1061	Wood Lane (land off), and east of the former railway, Scholes, LS15	1.9	<b>60</b>	A	Smaller Settlement Extension	Greenfield	Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Scholes is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.
1167	Chapel Lane (land to the east of), Clifford LS23	1.6	<b>36</b>	P	Other Rural Infill	Greenfield	Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Clifford is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.
2134	Scholes (east of)	32.1	<b>850</b>	A	Smaller Settlement Extension	Greenfield	Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Scholes is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, inc. accessibility and highways infrastructure, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.
2135	Leeds Road Collingham	6.5	<b>100</b>	R	Smaller Settlement Extension	Greenfield	Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Collingham is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options, flood risk issues and therefore site should be retained as PAS.
2136	The Ridge, Linton	4.1	<b>100</b>	P	Other Rural Infill	Greenfield	Site allocated as PAS (safeguarded land) in the UDP and not situated within land defined as the Green Belt. Site is well related to the existing settlement, however Linton is not within the settlement heirarchy. Access to the site is difficult to achieve. Site not required to meet the housing numbers due to local preference for an alternative strategic option and should therefore be retained as PAS
2137	West Park, Boston Spa	4.1	<b>110</b>	A	Smaller Settlement Extension	Greenfield	Site allocated as PAS (safeguarded land) in the UDP and not situated within land defined as the Green Belt. Site is well related to the existing settlement, however site is not required to meet the housing numbers due to local preference for an alternative strategic option and should therefore be retained as PAS.
<b>Safeguarded land (PAS) total</b>			<b>1359</b>				

### Housing with mixed uses (no employment)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
313	Westgate, Otley	0.7	<b>28</b>	G	Major Settlement Infill	Brownfield	Brownfield site within urban area. Site falls within Otley Town Centre boundary and is suitable for mix of residential and retail uses. No employment
320	Westgate - Ashfield Works, Otley	1.9	<b>70</b>	G	Major Settlement Infill	Brownfield	Brownfield site within urban area. Part of site falls within existing Otley Town Centre boundary. Suitable for mixed use development of retail and residential use. No employment
<b>Housing with mixed uses (no employment) total</b>			<b>98</b>				

### Safeguarded land (PAS)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1095B	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	12	<b>280</b>	A	Smaller Settlement Extension	Greenfield	Green Belt site. Combine with site 1369 as PAS site to meet numbers/highway viability for relief road.
1369	Old Pool Bank, Pool in Wharfedale, Otley, LS21	11.1	<b>260</b>	A	Smaller Settlement Extension	Greenfield	Existing Protected Area of Search (PAS) site on UDP. Potentially suitable for housing in the long term once CS priorities have been addressed. Combine with site 1369 as PAS site to meet numbers/highway viability for relief road.
<b>Safeguarded land (PAS) total</b>			<b>540</b>				

## Safeguarded land (PAS)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
129B	Main Street and Pitfield Road, Carlton, Wakefield	4.2	<b>115</b>	A	Other Rural Infill	Greenfield	This was a PAS (Protected Area of Search) on the UDP, not a site within the Green Belt. The site is flat with no tree cover. There is concern over the size of the site in relation to the settlement (Carlton), which falls outside the settlement hierarchy defined in the Core Strategy; hence the site is to be safeguarded for future consideration.
1224	Church Lane (land south of), Mickletown	2.5	<b>55</b>	A	Smaller Settlement Extension	Greenfield	Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Mickletown is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.
1225C	Pinfold Lane (land west of), Mickletown	2.2	<b>50</b>	A	Smaller Settlement Extension	Greenfield	Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Mickletown is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.
<b>Safeguarded land (PAS) total</b>			<b>220</b>				

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
4200B	Newtown Farm, Micklefield	1.6	<b>42</b>	NonIO	Smaller Settlement Extension	Greenfield	Due to the location between existing houses and the 'boundary' of the A1M, there would be limited impact on the Green Belt. Consideration needs to be given to whether ongoing agricultural use would be possible on adjacent site 4200A if 4200B restricts farm vehicle access.
5013	Land at 25 - 29 high Street, Kippax	0.4	<b>16</b>	NonIO	Smaller Settlement Infill	Brownfield	Brownfield garage site containing some buildings and hardstanding and a few trees on boundaries.
<b>Housing allocation total</b>			<b>2786</b>				

### Safeguarded land (PAS)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1149A	Park Lane / Doctor's Lane (land off), Allerton Bywater	40.6	<b>950</b>	A	Smaller Settlement Extension	Greenfield	Large agricultural site with two sections of woodland in the central part, the south east section has a road frontage and is well linked to residential development. Site 1149 at Issues and Options stage also contained an area of Green Belt to the south but site now split so that 1149B (Green Belt) is not allocated and 1149A (existing PAS) is retained as PAS. Concern at the scale of the site in relation to the size of Allerton Bywater, and including local preference determined to retain as PAS because on balance are better sites for development earlier than this one.
2131	Moorgate Kippax	8.9	<b>166</b>	A	Smaller Settlement Extension	Greenfield	Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Kippax is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.
2132	Selby Road Garforth	18	<b>500</b>	A	Major Settlement Extension	Greenfield	Some brownfield areas containing dwellings and outbuildings but predominantly greenfield containing residential gardens and the majority consisting of fields with some tree cover, these are bordered by trees and a beck to the south east. Existing Protected Area of Search. Highways previously only supported one access into the site which limited the capacity but capacity has now increased. Would need comprehensive masterplan although multiple owners would make this difficult and not allow early delivery. Also ecology concerns. Retain as PAS because on balance are better sites for development earlier than this one.
<b>Safeguarded land (PAS) total</b>			<b>1616</b>				

## Safeguarded land (PAS)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1032	Bradford Road (land off) , East Ardsley WF3	13.5	<b>310</b>	G	Smaller Settlement Extension	Greenfield	Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. East Ardsley is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.
2078	Gelderd Road (land to the south of), Wortley LS12	11.7	<b>315</b>	A	Main Urban Area Extension	Greenfield	Site is not required to meet the housing requirement but it could have longer term development potential therefore allocated as Safeguarded land (PAS)
2125	Manor House Farm, Churwell	3	<b>80</b>	G	Major Settlement Extension	Greenfield	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Considered acceptable in principle for housing.
2127	Tingley Station	43.1	<b>1050</b>	A	Smaller Settlement Extension	Greenfield	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is located between three settlements (Morley, Tingley and Middleton) and is isolated by the Green Belt and motorway. This lack of connection to the urban area is the main constraint, as otherwise the site is flat with a road frontage. The on-site infrastructure requirements in particular the connection with the main urban area need to be addressed.
2128	New Lane, East Ardsley	3.8	<b>90</b>	G	Smaller Settlement Extension	Greenfield	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. No Highways issues raised. Suitable for consideration as a site for a new school along with site 1032
<b>Safeguarded land (PAS) total</b>			<b>1845</b>				