

**DEVELOPMENT PLAN PANEL – 16<sup>TH</sup> JUNE 2015**

**AGENDA ITEM 6 – SITE ALLOCATIONS PLAN – PUBLICATION  
DRAFT**

**TO ASSIST THE PUBLIC IN VIEWING APPENDIX 1 – THE  
DOCUMENTS ARE BEING PUBLISHED SEPARATELY AS  
SUPPLEMENTARY DOCUMENTS**

**OUTER NORTH EAST HMCA**

**(DOCUMENT ATTACHED)**

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## 6. OUTER NORTH EAST

- 3.6. The Outer North East area is characterised by a collection of freestanding mainly small towns and villages located within an attractive rural setting. The area is bounded by the main urban area of Leeds to the south-west and the administrative boundaries of the neighbouring Harrogate Borough Council and Selby District Council to the north and east respectively. Wetherby is the largest settlement within the area and provides a wide range of local services and facilities. The smaller settlements of Boston Spa, Bardsey, Bramham and Collingham further help to supplement the local community needs. The majority of the towns and villages within the area contain significant heritage value which is demonstrated by their numerous conservation areas and listed buildings. The River Wharfe meanders around the northern part of area passing through several settlements, adding to the attractive character and providing a valuable ecological resource. The A61, A58 and A64 are the main roads linking the areas towns and villages and connecting residents to the City Centre. The A1(M) also runs north/south across the area providing good regional connections for people and local businesses. Lotherton Hall, Bramham Park, Eccup reservoir and Harewood House provide the major leisure and cultural attractions within the area.

Overall, the socio-economic profile shows that of working households in North East Leeds 20% earn less than £20000 p.a. whilst 49% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 1% in 2014 (claimants of working population). Neighbourhood Plans are being pursued by a number of areas with Walton, Thorp Arch, Wetherby, Boston Spa, Linton, Clifford, Collingham, Braham cum Oglethorpe, East Keswick, Bardsey cum Rigton, Scarcroft, Harewood, Shadwell, Thorner, Barwick and Elmet currently designated within the Outer North East HMCA.

### **RETAIL PROPOSALS FOR OUTER NORTH EAST:**

- 3.6.1 The main centre for Outer North East is Wetherby Town Centre This is supported by the Local Centres of Boston Spa, Collingham and Slaid Hill. The full list of centres for the Outer North East HMCA is as follows:
- Wetherby
  - Boston Spa
  - Collingham
  - Slaid Hill
- 3.6.2 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).
- 3.6.3 For policies and guidance referring 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.



# EMPLOYMENT PROPOSALS FOR OUTER NORTH EAST:

## Offices

3.6.13 The sites in Outer North East 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 5.4.15) and/or were allocated for employment including office on 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 SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING OFFICE ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED OFFICE SITES. 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 EAST THESE SITES ARE:**

### **Identified Office Sites (with planning permission or UDP allocations)**

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
EO1-3	3103954	Park Hill Farm Park Hill Studio Walton Road Wetherby	0.5	<b>579</b>
<b>Identified office employment total:</b>				<b>579</b>

3.6.14 There are no proposed allocations for office development in Outer North East.

## General Employment

3.6.15 The sites in Outer North East 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 5.4.15 and/or are allocated for general employment on 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 SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED GENERAL EMPLOYMENT SITES. 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 EAST THESE SITES ARE:**

## Identified General Employment Sites (with planning permission of UDP allocations)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG1-8	3104450	Land at Rudgate Walton Wetherby	0.7	<b>0.12</b>
EG1-9	3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23 7bj	1.6	<b>1.69</b>
EG1-10	3203550	Holmecroft York Road Ls13 4	2.3	<b>2.29</b>
<b>Identified general employment total:</b>				<b>4.1</b>

**POLICY EG2 – GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE. THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER NORTH EAST THESE ALLOCATIONS ARE:**

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
MX2-33	3391	Headley Hall Farm on Spen Common Lane, Bramham, Wetherby	276	<b>7</b>
EG2-4	EMP00326	Part of Thorp Arch Trading Estate bounded by Avenue A Avenue C Avenue D, Walton Road, Thorp Arch, Wetherby	85.2	<b>0</b>
<b>Allocated for general employment total (ha):</b>				<b>7</b>





## GREENSPACE PROPOSALS FOR OUTER NORTH EAST

- 3.6.16 The plan shows the green space sites proposed for designation within the Outer North East HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the OSSRA. 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 will also be a requirement in some site specific policies contained in the housing section of this chapter. 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. They are listed in the Green Space Background Paper.
- 3.6.17 The key areas of green space within the Outer North East area are Lotherton Hall (57.1ha) (to the south east of Aberford) and Harewood House Estate (39.6ha). Harewood House is unusual as part of the estate is open to the public but for a fee. There are various smaller green spaces within or adjacent to the villages and towns of the Outer North East including some stretches of old railway lines in Wetherby and running south from Bardsey. There are large areas of predominantly woodland to the west of the A1 which are not specifically protected as green space however they lie within green belt and are therefore protected from future development. Provision is still in need of improvement in terms of quantity, quality and accessibility. Revised surpluses and deficiencies by typology (undertaken in May 2015) for the Wards that fall completely or partially within the Outer North East HMCA are contained in the Green Space Background Paper.

# Boston Spa

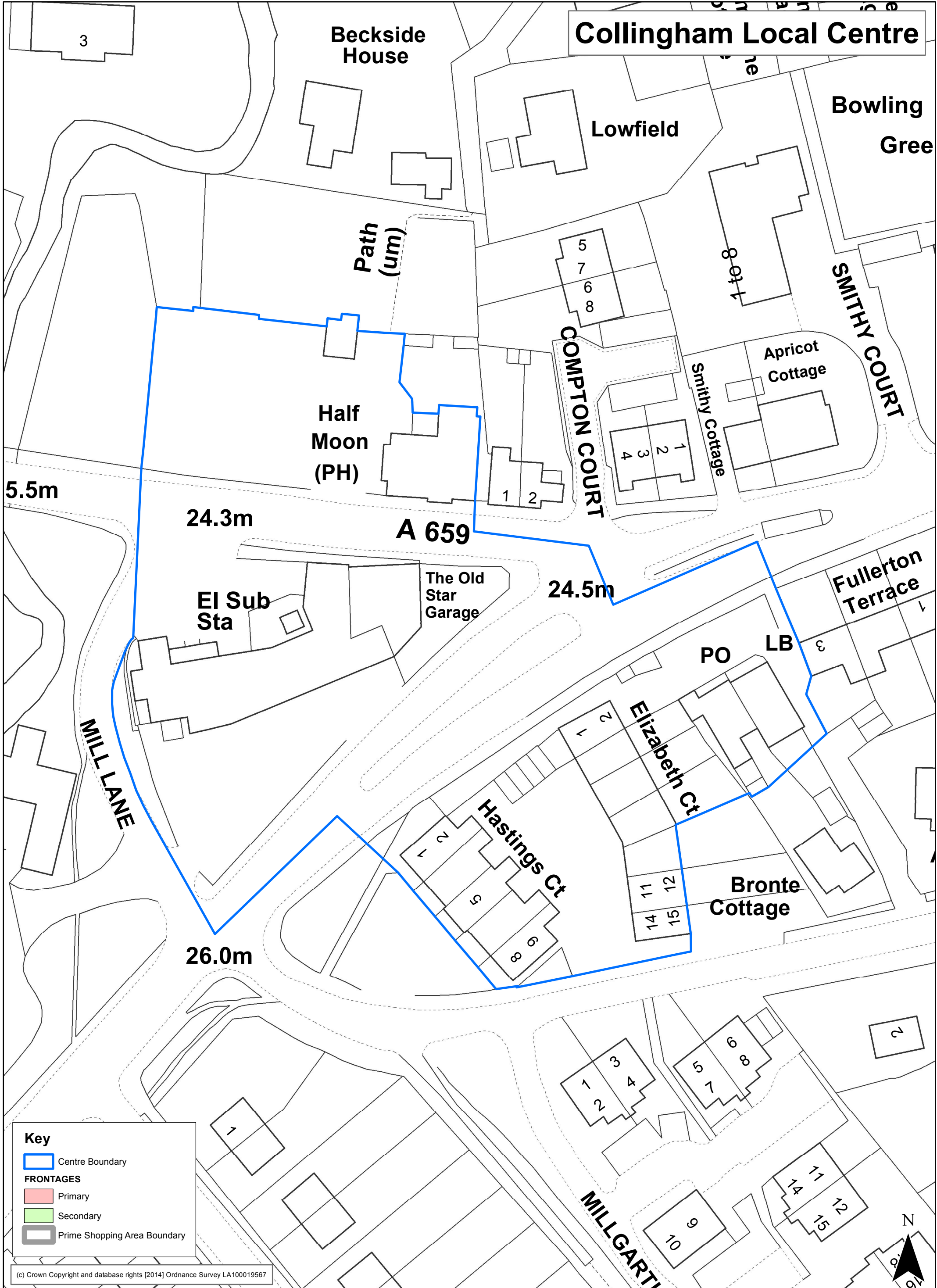
## Boston Spa

### Key

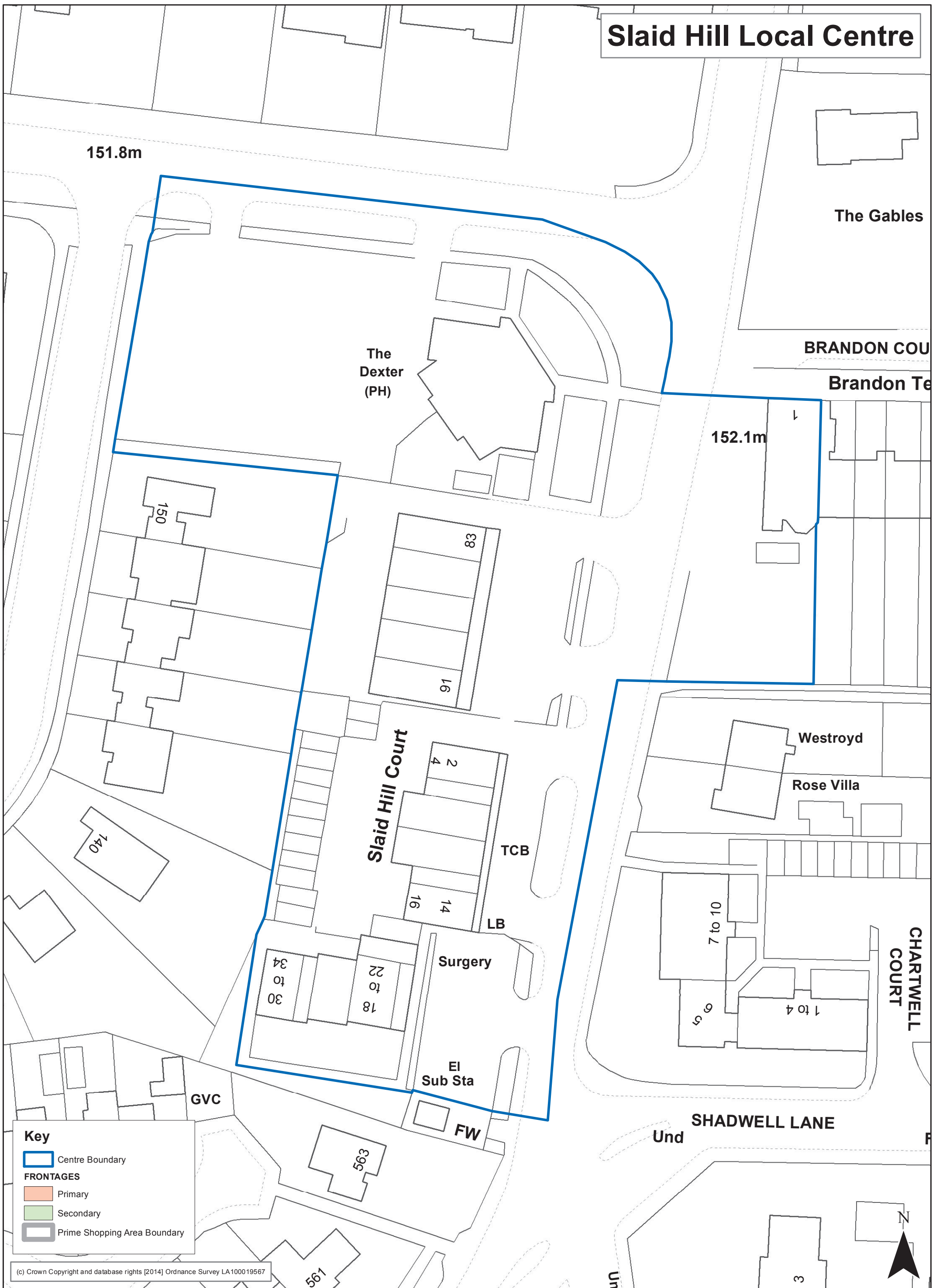
-  Centre Boundary
- FRONTAGES**
-  Primary
-  Secondary
-  Prime Shopping Area Boundary

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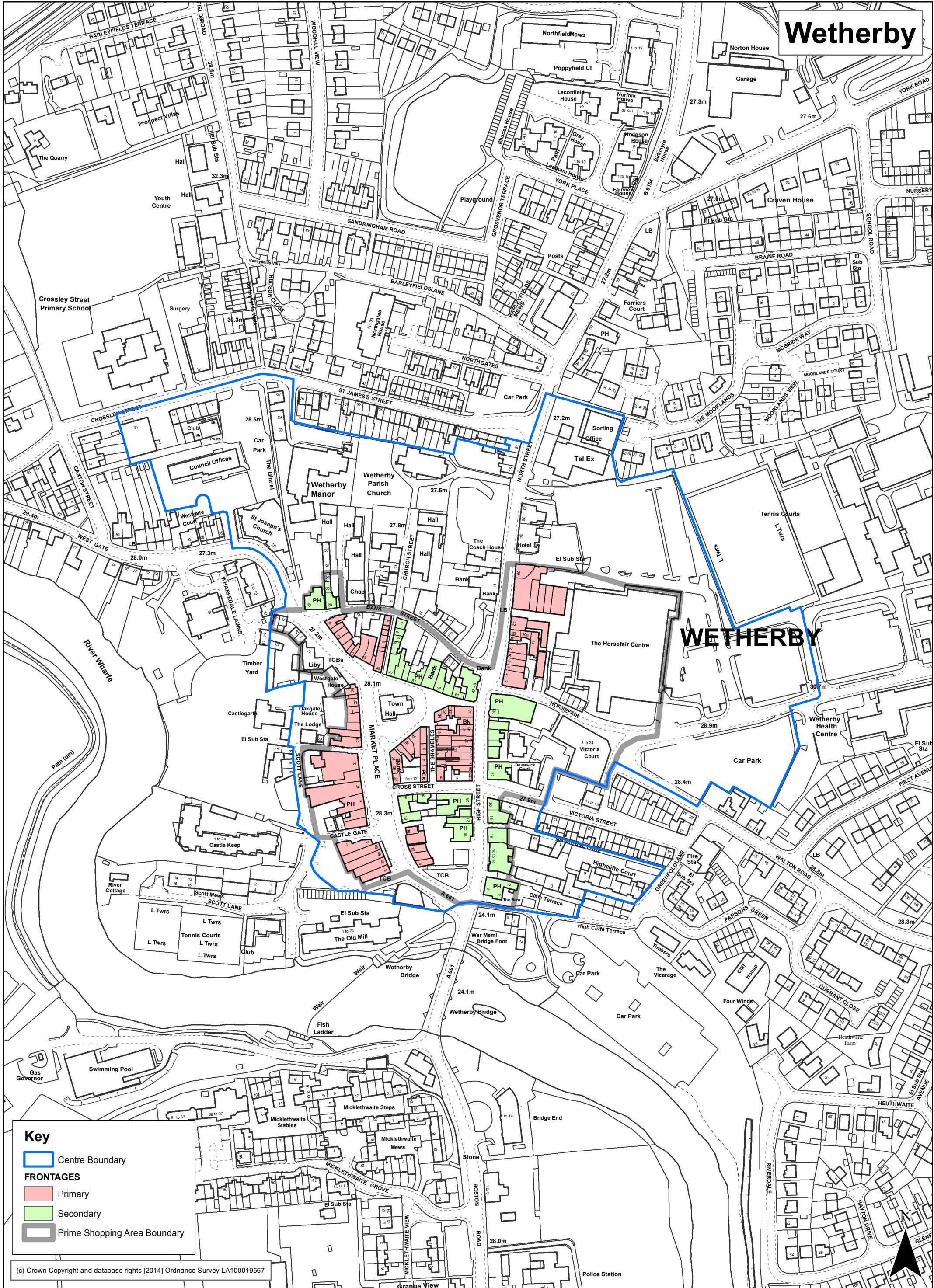


# Slaid Hill Local Centre



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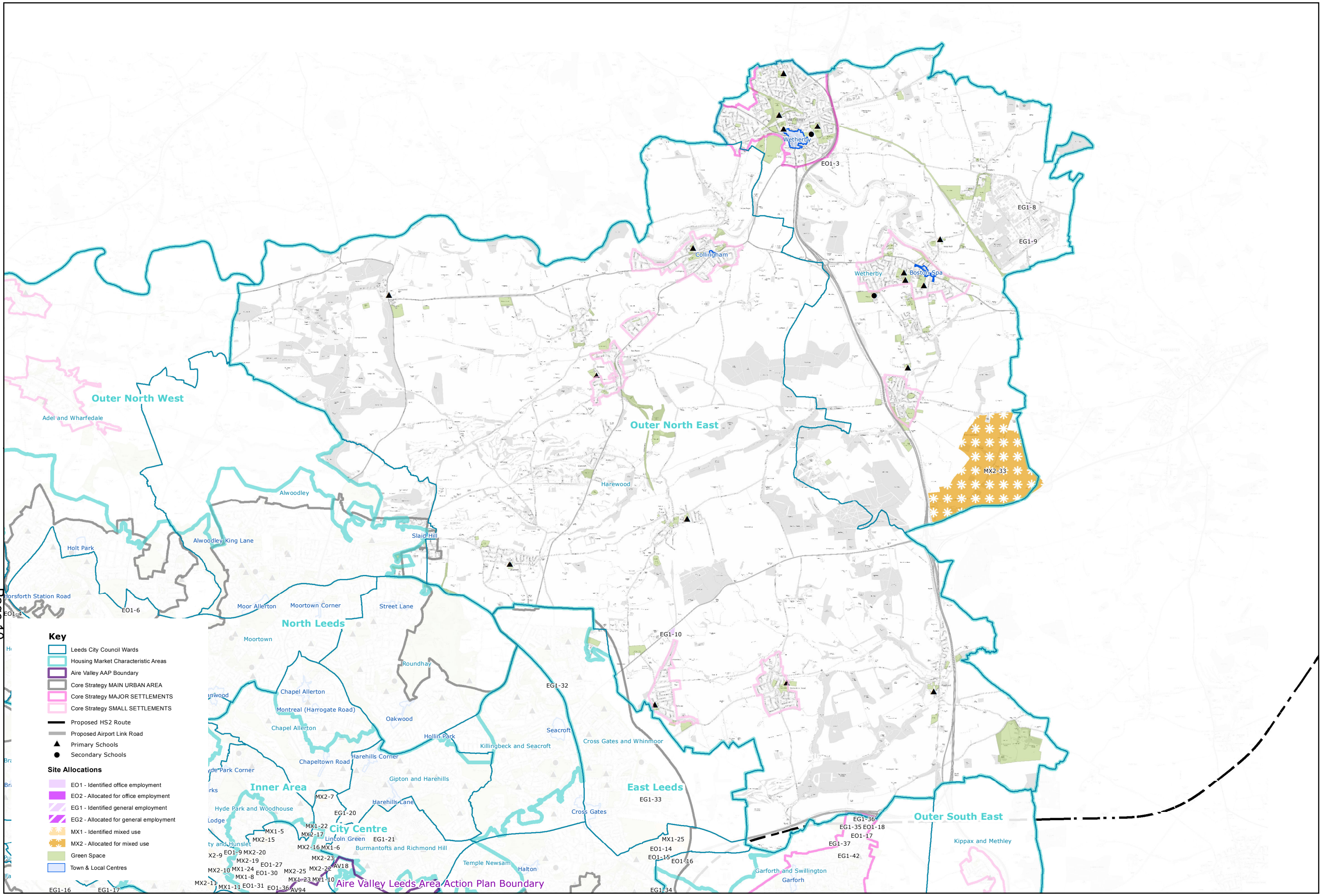
# Wetherby



**Key**

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

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**Key**

- 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
- Proposed HS2 Route
- Proposed Airport Link Road
- Primary Schools
- Secondary Schools

**Site Allocations**

- EO1 - Identified office employment
- EO2 - Allocated for office employment
- EG1 - Identified general employment
- EG2 - Allocated for general employment
- MX1 - Identified mixed use
- MX2 - Allocated for mixed use
- Green Space
- Town & Local Centres

**HMCA AREA**  
**Outer North East**

