

Public Document Pack

DEVELOPMENT PLAN PANEL – 16TH JUNE 2015

AGENDA ITEM 6 – SITE ALLOCATIONS PLAN – PUBLICATION DRAFT

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

OUTER NORTH WEST HMCA

(DOCUMENT ATTACHED)

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7. OUTER NORTH WEST

- 3.7. The area extends from the north western boundary of the main urban area of Leeds out towards Otley in the outer north west. The boundary of Harrogate DC lies to the north beyond the River Wharfe and Bradford Borough Council lies to the west. The Outer North West area is a predominantly rural area characterised by the main settlement of Otley together with the large villages of Bramhope and Pool-in-Wharfedale and a number of smaller villages and hamlets. The majority of the area lies within Green Belt and the open countryside is an important feature of the area, in particular Otley Chevin overlooking the Wharfe Valley to the north. The Chevin is a local attraction for visitors and walkers together with Golden Acre Park and the riverside in Otley. Otley Town Centre is a market town providing the focus for local shopping within the area and further afield.

Transport links into Leeds City Centre are provided by the A660 which continues towards Burley and Wharfedale, Ilkley and the Yorkshire Dales connecting with the A65. The A658 from Guiseley via Pool Bank connects the area to Harrogate and the A1. Public transport into Leeds is provided by buses from Otley bus station with the limited stop X84 service, while other users travel from Menston railway station to the west of Otley. Overall, the socio-economic profile shows that of working households in Outer North West Leeds 23% earn less than £20000 p.a. whilst 24% 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 Pool-in-Wharfedale and Otley currently designated within the Outer North West HMCA.

RETAIL PROPOSALS FOR OUTER NORTH WEST:

- 3.7.1 The main retail centres within Outer North West are the town centres of and. There are centres within the Outer North West area:
- Otley
 - Alwoodley King Lane
- 3.7.2 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).
- 3.7.3 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 WEST:

Offices

3.7.13 The sites in Outer North West 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 employment 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 WEST THESE SITES ARE:

Identified Office Sites (with planning permission or UDP allocations)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
MX1-1	1122	Mill Lane - Garnetts Paper Mill, Otley	9.3	604
Identified office employment total (sqm):				604

3.7.14 There are no proposed allocations for office development in Outer North West.

General Employment

3.7.15 The sites in Outer North West 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 WEST THESE SITES ARE:

Identified General Employment Sites (with planning permission or UDP allocations)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG1-6	2901470	East Of Otley (indicative Allocation) Off Pool R	5	5.02
EG1-7	2901640	Pool Road Otley LS21 1EG	0.3	0.27
Identified general employment total:				5.29

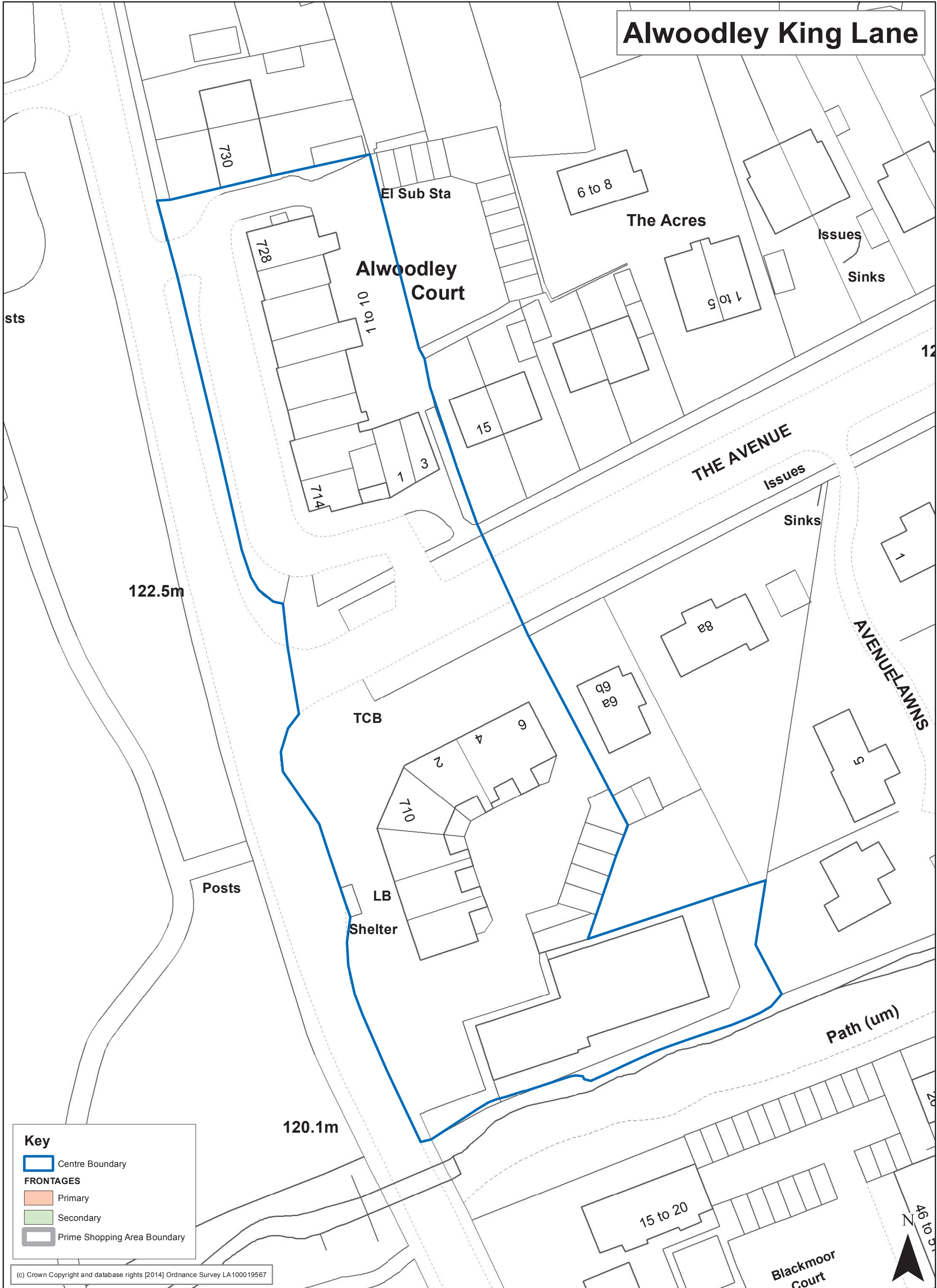
POLICY EG2 – GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE. THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES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

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG2-2	2900040	Land off Ilkley Road, Otley, Leeds	0.5	0.48
EG2-3	2900042	Land off Ilkley Road, Otley, Leeds	0.5	0.53
Allocated for general employment total				1.01

GREENSPACE PROPOSALS FOR OUTER NORTH WEST:

- 3.7.16 The plan shows the green space sites proposed for designation within the Outer North West 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.
- 3.7.17 The largest area of greenspace within the Outer North West HMCA is Otley Chevin Country Park (XXha) which is an important and well used area for recreation and has been protected as open green space for many years in recognition of its value. Golden Acre Park (42ha), near Bramhope is one of the main formal parks in Leeds and provides a range of opportunities for informal recreation. It is adjacent to Breary Marsh (14.9ha) which provides access to natural woodland, marshland habitats and Paul's Pond. There are a number of smaller areas mainly concentrated in the built up settlements of Otley, Bramhope, Pool in Wharfedale and Arthington. These allow relatively easy access to a range of open spaces. Nevertheless, 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 West HMCA are contained in the Green Space Background Paper.

Alwoodley King Lane

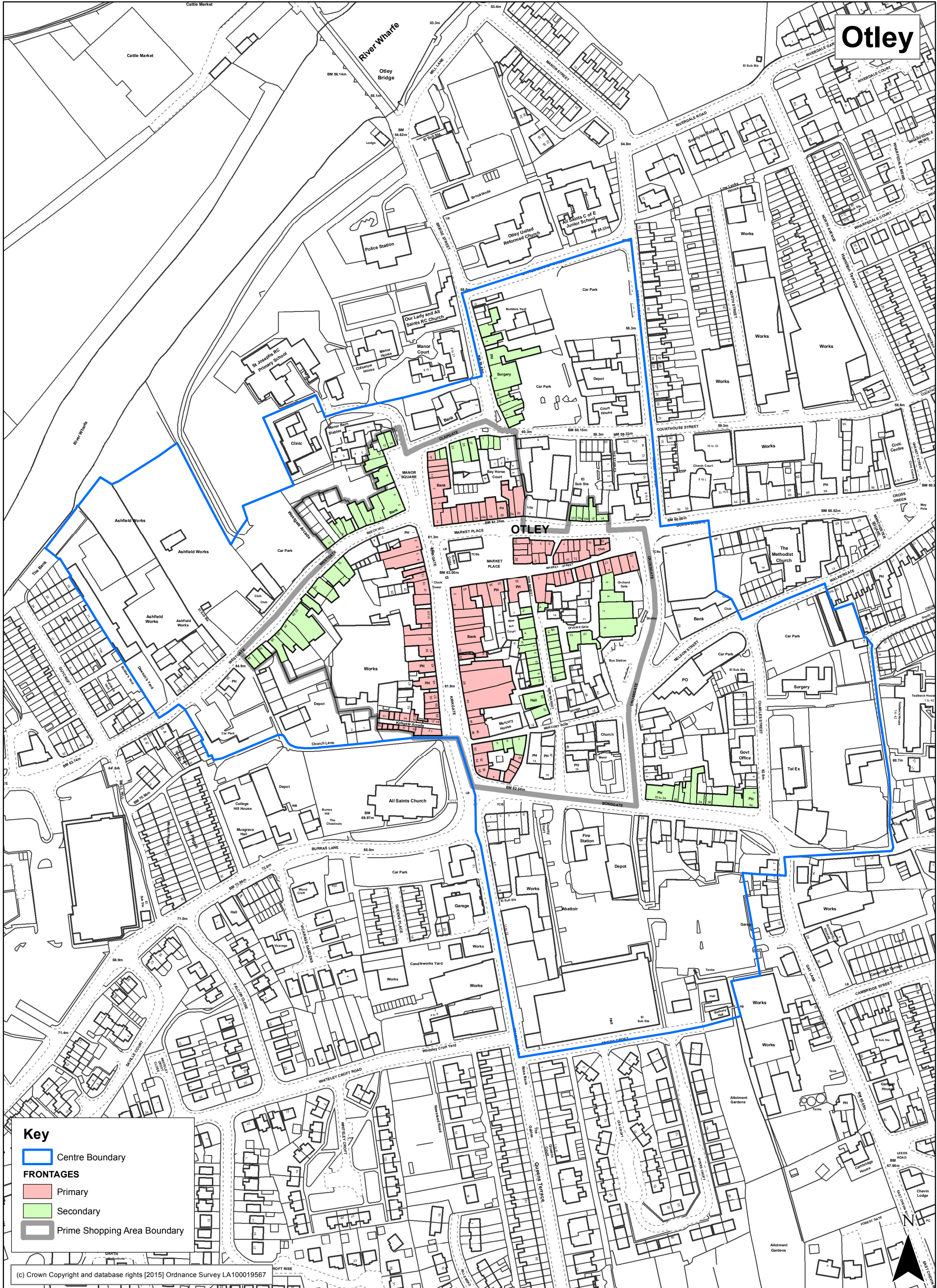


Key

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

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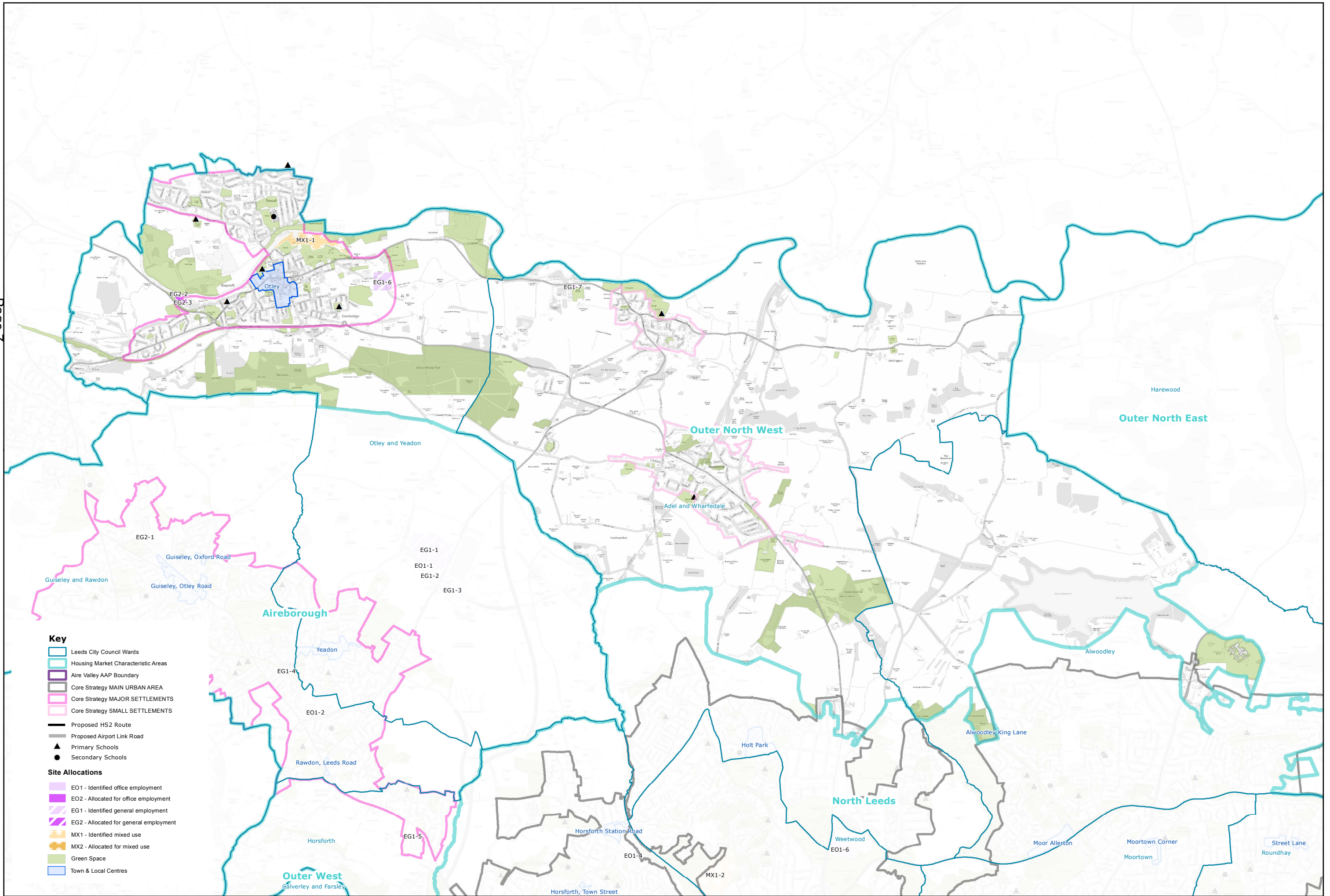
Otley



Key

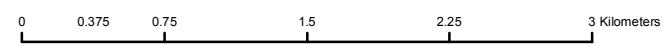
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- FRONTAGES**
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- Key**
- Leeds City Council Wards
 - Housing Market Characteristic Areas
 - Aire Valley AAP Boundary
 - Core Strategy MAIN URBAN AREA
 - Core Strategy MAJOR SETTLEMENTS
 - Core Strategy 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 West



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