

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 ARE BEING PUBLISHED SEPARATELY AS SUPPLEMENTARY DOCUMENTS

AIREBOROUGH HMCA

(DOCUMENT ATTACHED)

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SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

1. AIREBOROUGH

- 3.1. The Aireborough area is characterised by the major settlements of Guiseley, Yeadon and Rawdon. It is surrounded by Green Belt to the north, east and west, and includes large areas of countryside, including Hawsworth Moor to the west and the Wharfe Valley to the north. Aireborough extends out to Bradford MDC. Serving the area are Guiseley and Yeadon town centres and two local centres, Oxford Road, Guiseley and Leeds Road, Rawdon. The area is served by public transport links to Leeds City Centre along the A65 and Bradford and Harrogate along the A658. Guiseley has a train station which is on the Leeds – Harrogate line. To the east of Yeadon is Leeds Bradford International Airport, an important transport hub for Leeds and the city region as a whole. The socio-economic profile shows that of working households in Aireborough 29% earn less than £20000 p.a. whilst 26% earn £50,000 or more. In terms of unemployment, there was an unemployment rate of 1% in 2014 (claimants of working population). A number of neighbourhood plans are also being pursued throughout Leeds with Rawdon and Aireborough currently designated in Aireborough.

RETAIL PROPOSALS FOR AIREBOROUGH:

- 3.1.1 The main retail centres within Aireborough are the town centres of Guiseley and Yeadon. There are four centres within the Aireborough area:
- Guiseley Town Centre
 - Oxford Road, Guiseley Lower Order Local Centre
 - Leeds Road, Rawdon Lower Order Local Centre
 - Yeadon Town Centre
- 3.1.2 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).
- 3.1.3 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 AIREBOROUGH:

Offices

3.1.13 The sites in Aireborough 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 AIREBOROUGH THESE SITES ARE:

Identified Office Sites (with planning permission or UDP allocations)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity sqm
EO1-1	2900890	Warren House Lane Harrogate Rd Yeadon Ls19	0.8	3000
EO1-2	2801002	Ph3 Rawdon Park Green Lane Yeadon	0.2	510
Identified office employment total (sqm):				3510

3.1.14 There are no proposed allocations for office development in Aireborough.

General Employment

3.1.15 The sites in Aireborough 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 AIREBOROUGH THESE SITES ARE:

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

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG1-1	2900891	Coney Park Harrogate Rd Yeadon Ls19	16.5	16.5
EG1-2	2900893	Airport West Ph3 Warren House Lane Yeadon Ls19	0.5	0.45
EG1-3	2901210	White House Lane Yeadon Ls20	4.6	4.59
EG1-4	2801642	Adj Westfield Mills Yeadon	0.1	0.11
EG1-5	2701530	Park Mill Leeds Road, Rawdon	1.6	1.6
Identified general employment total:				23.25

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 AIREBOROUGH THESE ALLOCATIONS ARE:

Plan Ref	SHLAA Ref	Address	Area ha	Capacity (ha)
EG2-1	2801270	Land to side Netherfield Mills, Netherfield Road, Guiseley	0.4	0.4
Allocated for general employment total				0.4

Leeds/Bradford International Airport (LBIA) – Employment Hub

3.1.16 In addition, reflecting the opportunity to contribute to local general employment land requirements and to recognise the strategic economic role of Leeds Bradford International Airport (LBIA) for Leeds and the City Region, 40ha of land at LBIA is allocated as an Employment Hub. See Section 2, policy EG3, page x.

Site Reference: EG2-1 (2801270)

Site Address: Land to side Netherfield Mills, Netherfield Road, Guiseley

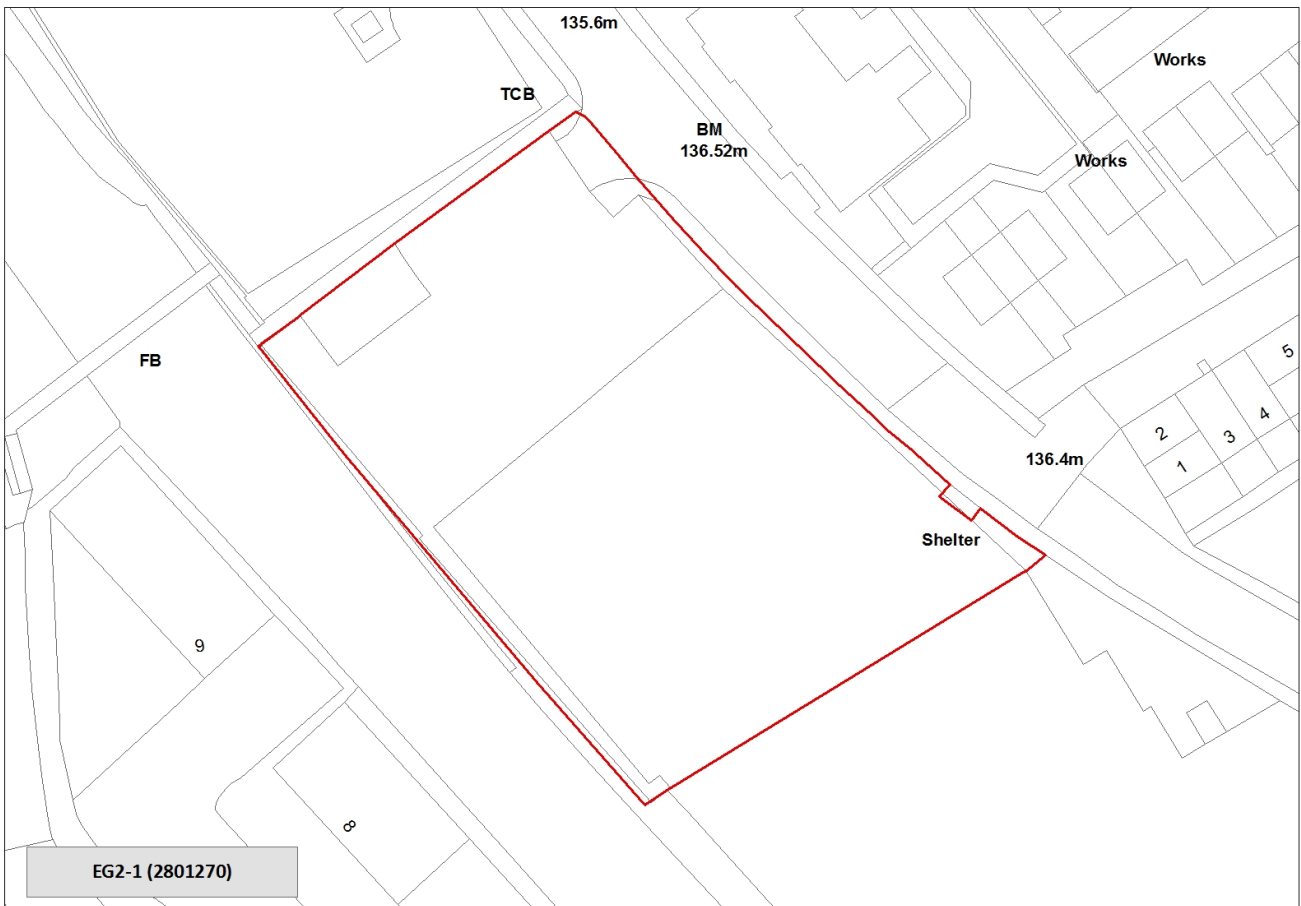
General employment allocation

Site Capacity: 0.4 hectares

Site Area: 0.4 hectares

Ward: Guiseley and Rawdon

HMCA: Aireborough



Site Requirements - EG2-1:

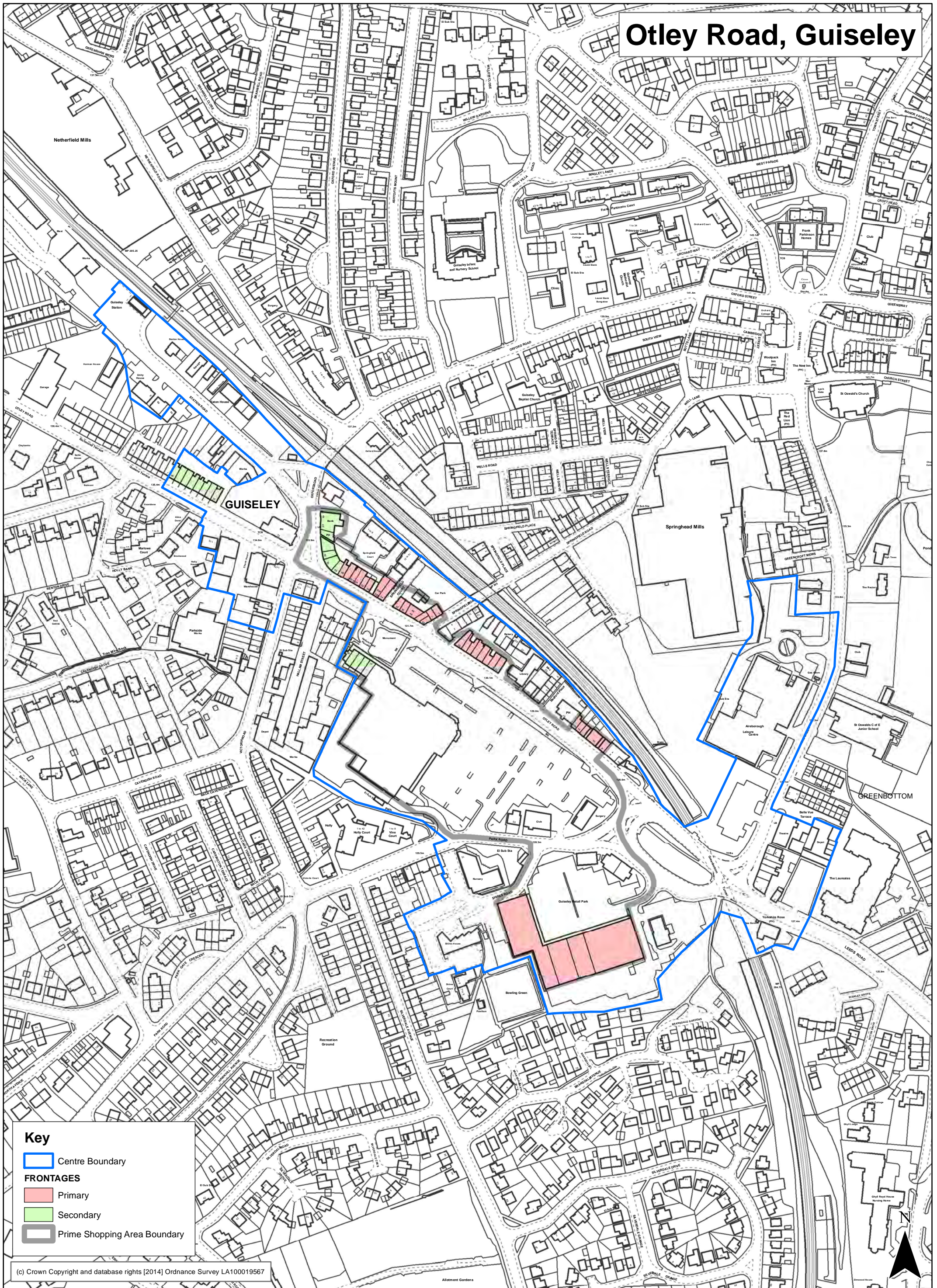
- **Conservation Area:**

The site is within Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

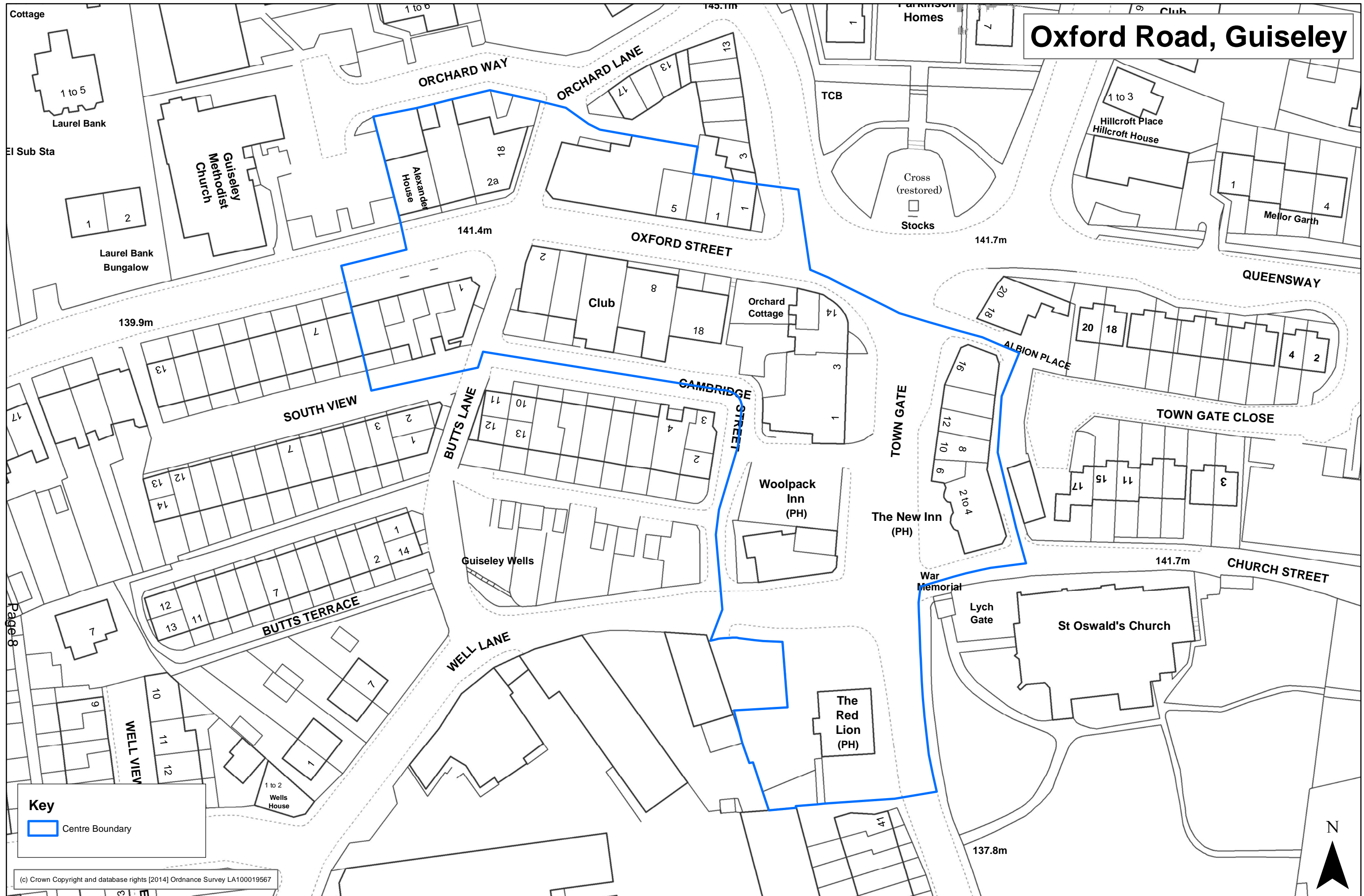
GREENSPACE PROPOSALS FOR AIREBOROUGH:

- 3.1.17 The plan shows the green space sites proposed for designation within the Aireborough 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.
- 3.1.18 .Aireborough has a variety of green spaces from large public parks such as Nunroyd Park, Guiseley (4.28 ha), Tarnfield Park, Yeadon (16.95ha) and Micklefield Park, Rawdon (4.28ha) to smaller areas of amenity space, sports pitches and part of an old railway line, much of which is in close proximity to the built up area. These provide opportunities for a range of recreational activities though 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 Aireborough HMCA are contained in the Green Space Background Paper.

Otley Road, Guiseley



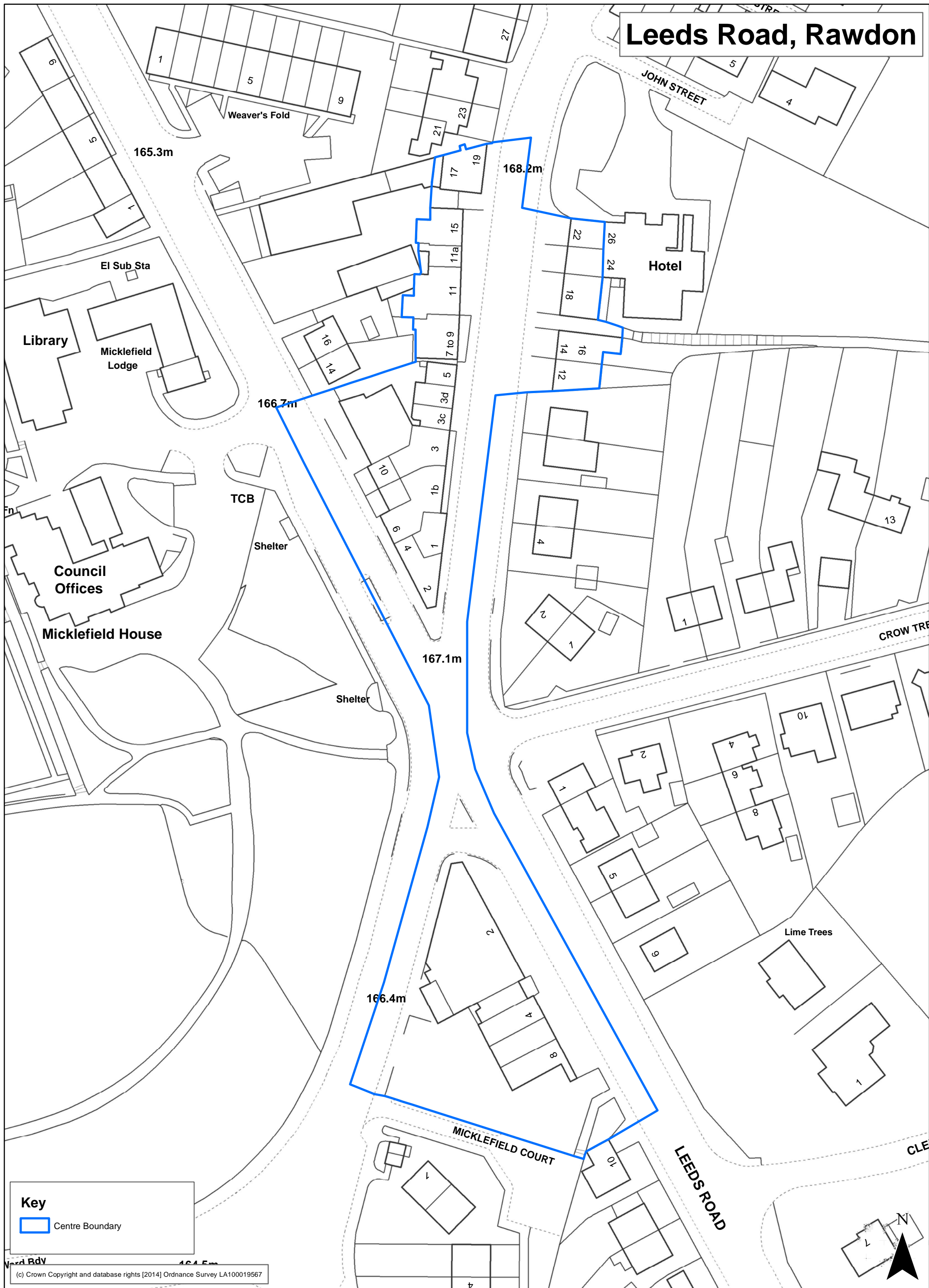
Oxford Road, Guiseley



Key
[Blue line symbol] Centre Boundary

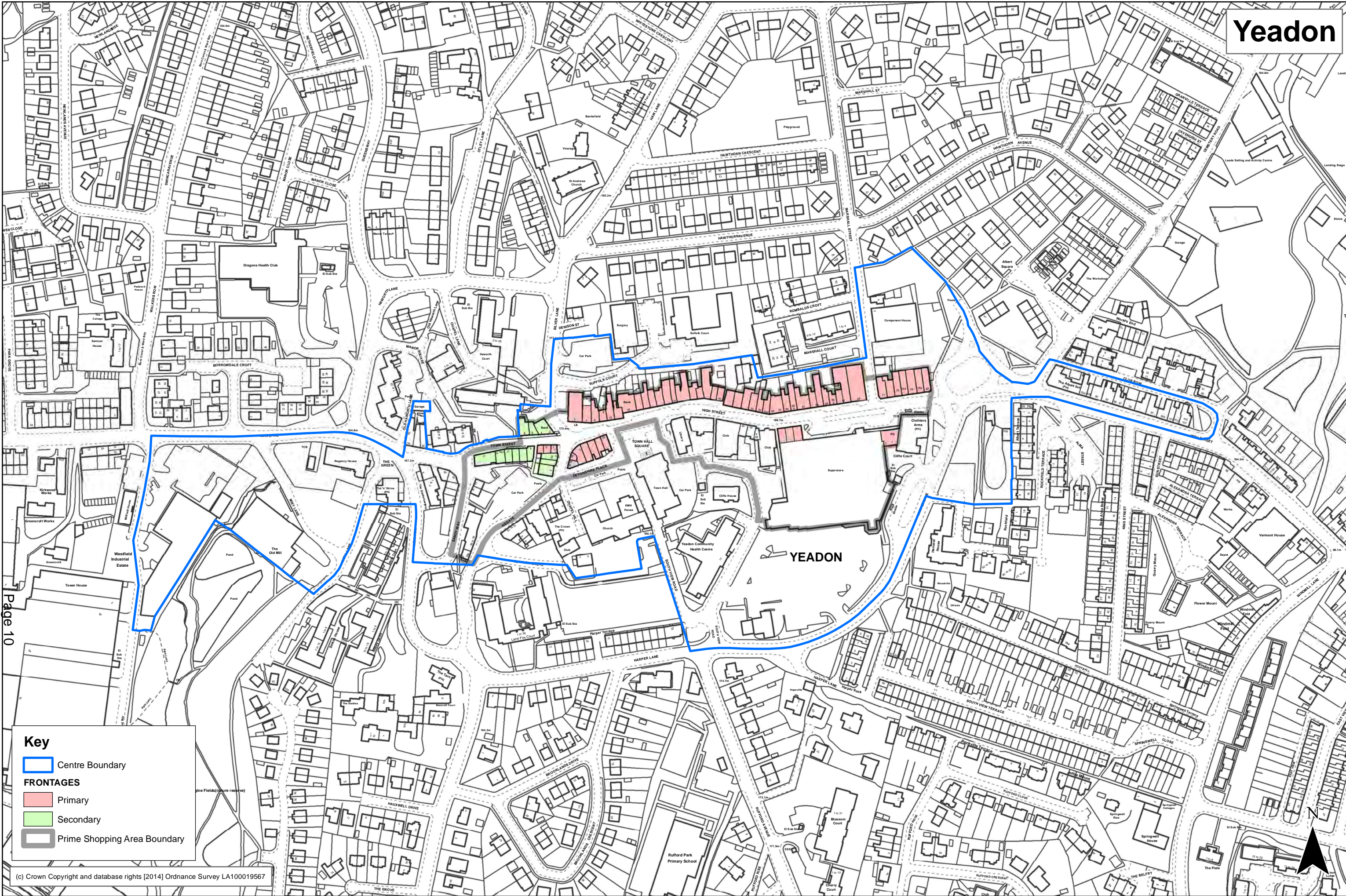
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Leeds Road, Rawdon



Key
Centre Boundary

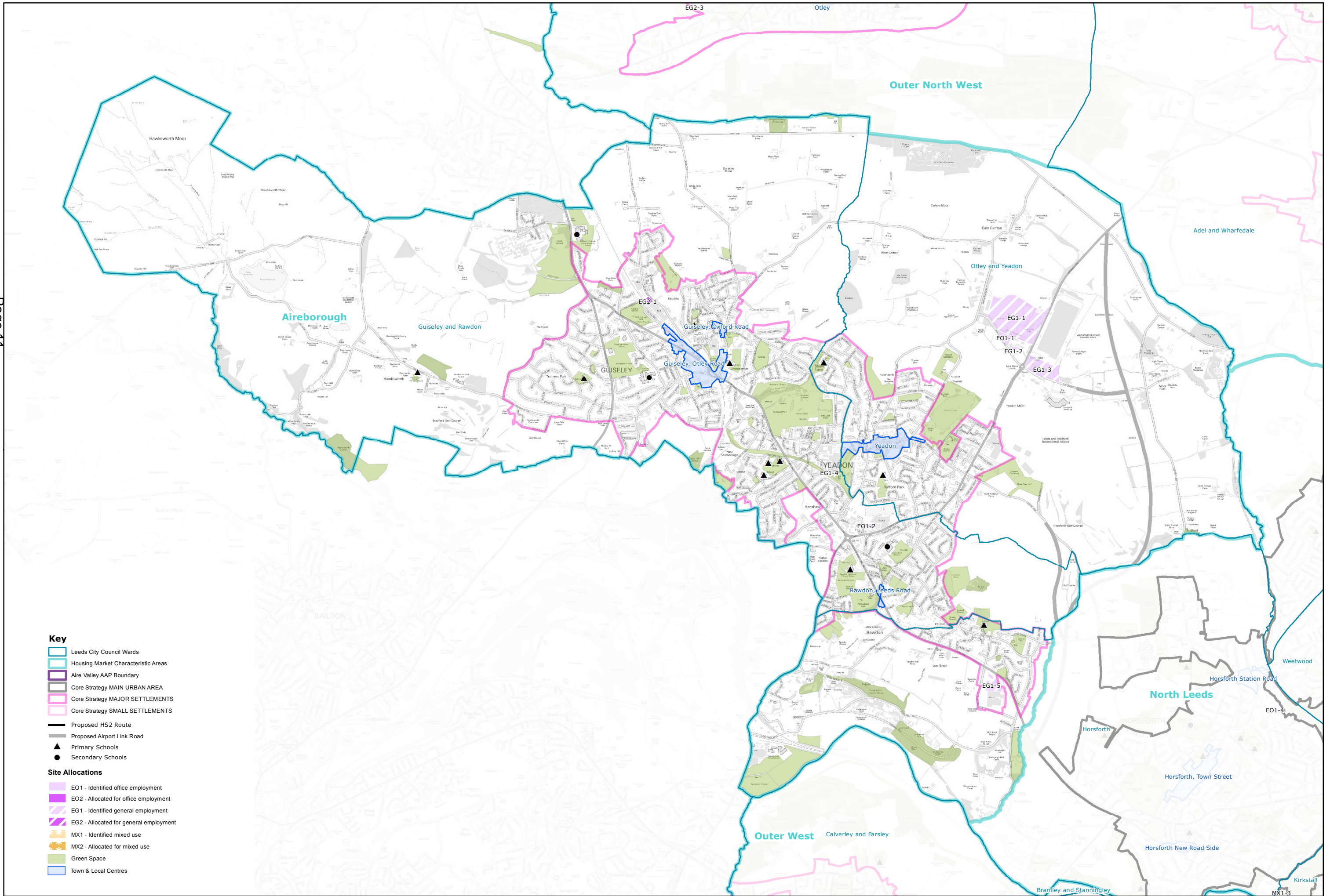
164.5m
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Key

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

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