

Public Document Pack

DEVELOPMENT PLAN PANEL – 16TH JUNE 2015

Supplementary information which was circulated at the meeting

(documents attached)

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Thorp Arch Employment Sites

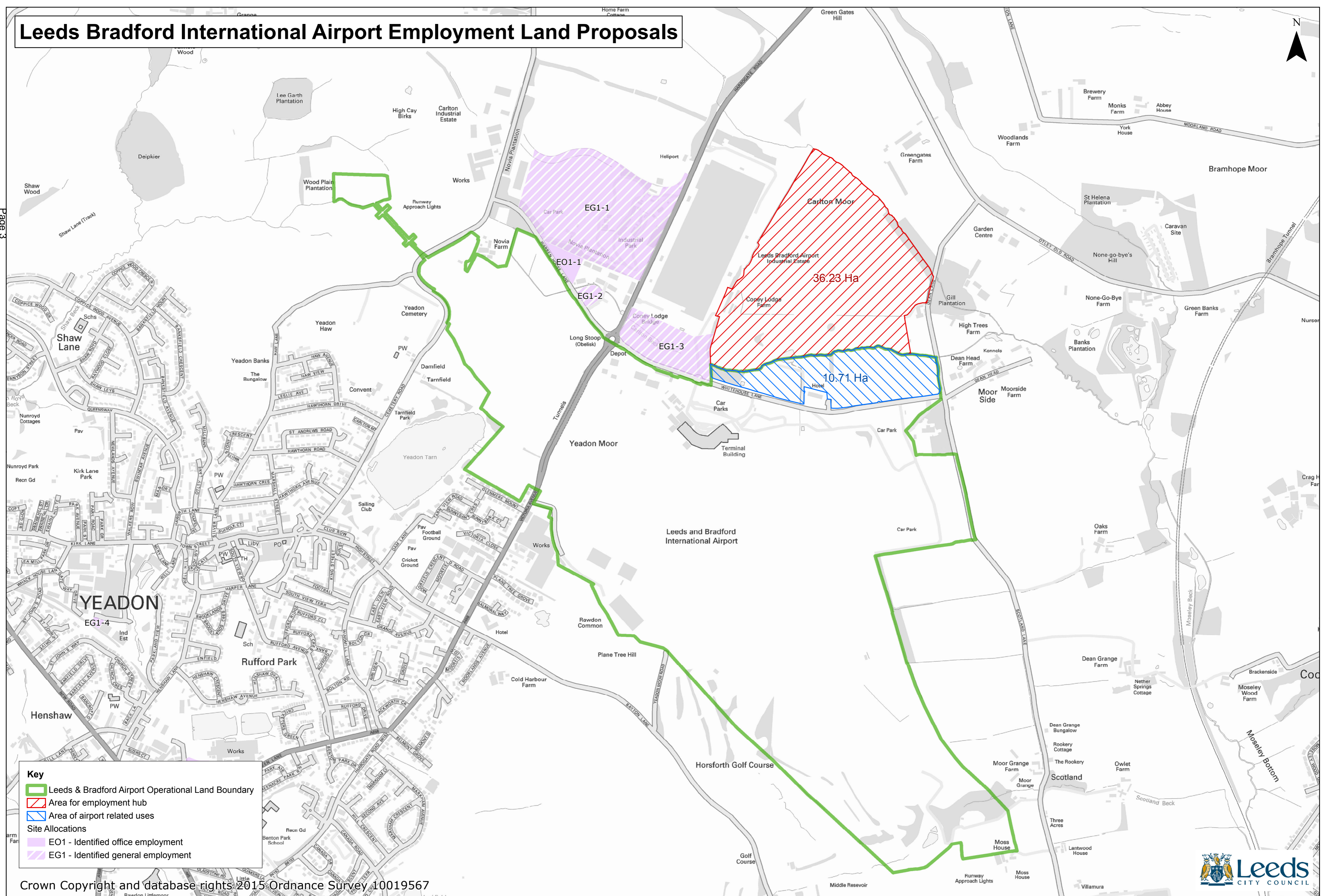


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Leeds Bradford International Airport Employment Land Proposals



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Key

- Leeds & Bradford Airport Operational Land Boundary
- Area for employment hub
- Area of airport related uses

Site Allocations

- EO1 - Identified office employment
- EG1 - Identified general employment

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

Path: L:\CGM\Nazia Inayat\Arcview Jobs\Robin Coghlan\Airport showing OLB T3OC boundary.mxd

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Site Reference: EG2-2 (2900040)

Site Address: Land off Ilkley Road, Otley, Leeds

General employment allocation

Site Capacity: 0.48 hectares

Site Area: 0.48 hectares

Ward: Otley and Yeadon

HMCA: Outer North West



Site Requirements - EG2-2:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided due to the proximity of the River Wharfe SEGI to the immediate north, and the site's location within the Leeds Habitat Network.

- **Conservation Area:**

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

Site Reference: EG2-3 (2900042)

Site Address: Land off Ilkley Road, Otley, Leeds

General employment allocation

Site Capacity: 0.53 hectares

Site Area: 0.53 hectares

Ward: Otley and Yeadon

HMCA: Outer North West



Site Requirements - EG2-3:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided due to the proximity of the River Wharfe SEGI to the immediate north, and the site's location within the Leeds Habitat Network.

- **Conservation Area:**

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

- Leeds Bradford International Airport (LBIA) – Employment Hub**
- 2.85 It should be noted that provision already exists for development of a variety of airport related facilities within the Airport Operational Land Boundary (AOLB), which is designated under UDP Saved Policy T30A of the UDP. Policy T30A lists the uses which may be developed in principle within the AOLB, subject also to Core Strategy Spatial Policy 12. In 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, 40 36.23ha of land at LBIA is allocated as an Employment Hub, subject to Spatial Policy 12 of the Core Strategy and the following Policy requirements.

POLICY EG3 – LEEDS BRADFORD INTERNATIONAL AIRPORT (LBIA) – EMPLOYMENT HUB

40 36.23HA OF LAND TO THE NORTH OF LBIA WILL BE ALLOCATED AS AN ‘EMPLOYMENT HUB’ FOR GENERAL EMPLOYMENT LAND INCLUDING A BUSINESS PARK AND LOGISTICS AND FREIGHT AND PASSENGER RELATED USES. DETAILED REQUIREMENTS WILL BE SET OUT IN THE LBIA EMPLOYMENT HUB SUPPLEMENTARY PLANNING DOCUMENT (SPD), SUBJECT TO THE FOLLOWING CRITERIA AND WILL REQUIRE A SIGNIFICANT CONTRIBUTION FROM LBIA TO FUNDING INFRASTRUCTURE REQUIREMENTS

- i) THE PREPARATION OF AN OVERALL LAYOUT, LAND USE AND PHASING PLAN, LINKED TO THE PROVISION OF NECESSARY INFRASTRUCTURE **INCLUDING LAND TO ACCOMMODATE THE PROPOSED A65-A658 LINK ROAD WITHIN THE AREA,**
- ii) THE PROVISION OF A SURFACE ACCESS AND CAR PARKING STRATEGY – INCORPORATING MAJOR HIGHWAY AND PUBLIC TRANSPORT IMPROVEMENTS, WITH IDENTIFIED FUNDING AND TRIGGER POINTS,
- iii) THE PROVISION OF AN OVERALL DESIGN AND LANDSCAPE FRAMEWORK,
- iv) THE USE OF PLANNING OBLIGATIONS, TO SECURE LOCAL EMPLOYMENT AGREEMENTS, RELATING TO DEVELOPMENT PROPOSALS IN TERMS OF CONSTRUCTION AND END USER JOBS

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