

# 1 - Aireborough

## Identified housing site

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
34	Low Hall Road -Riverside Mill, Horsforth LS19	7.9	<b>60</b>	LG	Main Urban Area Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
271	Springfield Road - Springhead Mills, Guiseley	1.9	<b>54</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
734	Bradford Road - High Royds, Menston	24.6	<b>337</b>	LG	Other	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
738	Netherfield Road - Cromptons, Guiseley	5.4	<b>116</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
741	Greenlea Road, Yeadon	1	<b>30</b>	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
742	Netherfield Road, Guiseley	3.2	<b>98</b>	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3164	Haworth Court, Chapel Lane	0.6	<b>21</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3187	Station Garage, Henshaw Lane, Yeadon	0.3	<b>5</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3229	Batter Lane, Rawdon	0.4	<b>4</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
5111	Former Dairy Crest Site, Queensway, Guiseley	0.6	<b>14</b>	NonIO	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
5121	Parkside Works Otley Road Guiseley	0.2	<b>7</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2700370	26-28 New Road Side Horsforth	0	<b>5</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2802390	107 Queensway Yeadon	0.1	<b>9</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HLA2802490	The Drop Inn 29 Town Street Guiseley	0.2	<b>6</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
<b>Identified housing site total</b>			<b>766</b>				

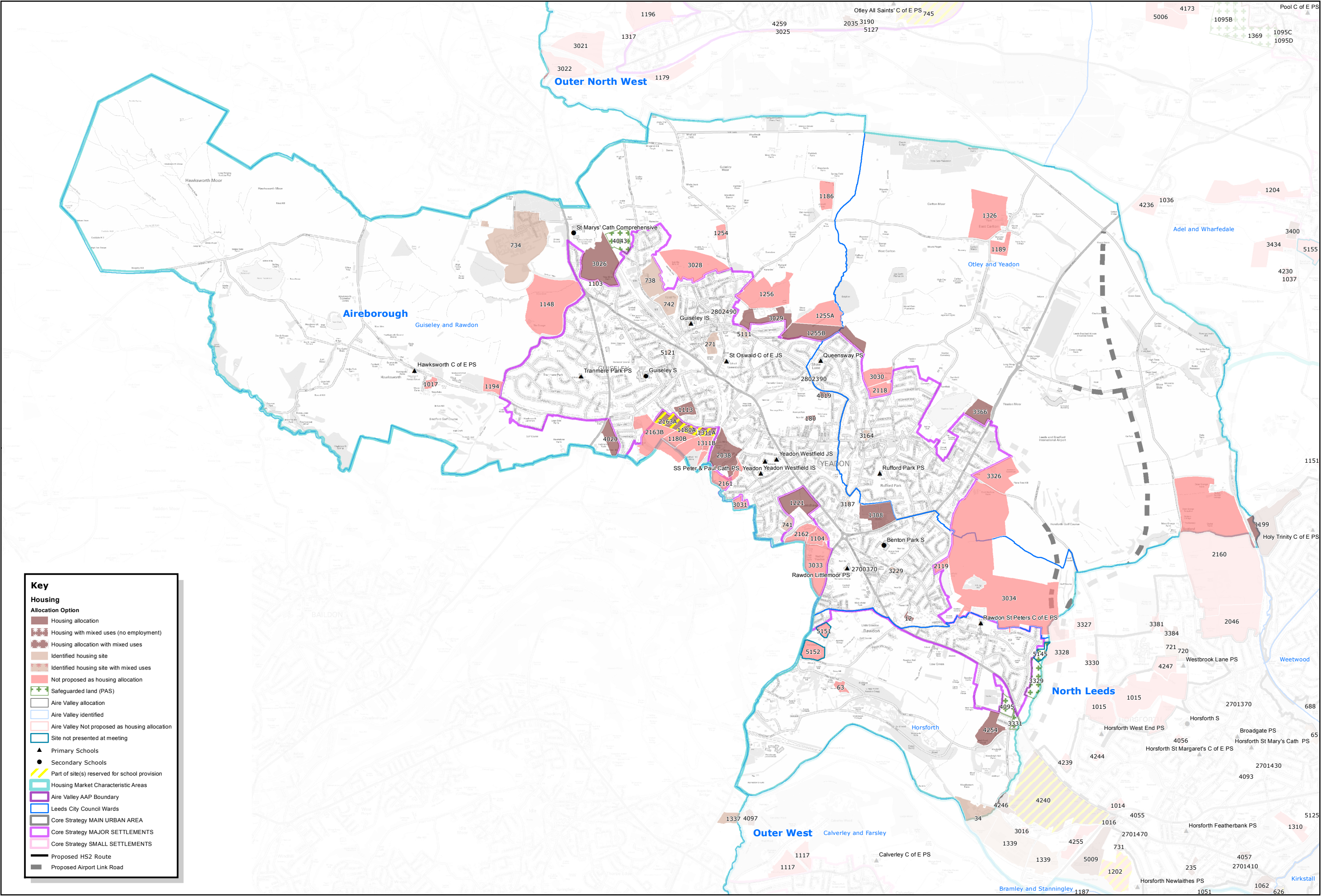
## Housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
12	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	0.5	<b>6</b>	A	Major Settlement Infill	Greenfield	Access would require removal of existing dwelling. There is a Tree Preservation Order over the site, however, the site has only limited tree cover and this could be considered in detailed design.
180	Swaine Hill Terrace - Brookfield Nursing Home, Yeadon	0.4	<b>7</b>	R	Major Settlement Infill	Brownfield	Allocate. Conversion site above 0.4ha, detail the requirement that redevelopment would not be acceptable.
1113	Silverdale Avenue (land at) , Guiseley	2	<b>32</b>	R	Major Settlement Infill	Greenfield	Allocate the site for housing with stipulations that half of the site looking onto Silverdale Avenue be laid out for allotments with a management plan to ensure that they are available for public use. Demand for allotments in the area and proper laying out of the site will increase usage.
1180A	Coach Road (land off), Guiseley LS20	1.2	<b>37</b>	A	Major Settlement Extension	Greenfield	A comprehensive development along with sites 1311A and 2163A would be appropriate. Traffic calming in Silverdale Estate would be required.
1199	Moseley Wood Gardens (land off), Cookridge LS16	11.4	<b>0</b>	G	Main Urban Area Extension	Greenfield	Protected Area of Search (PAS) site on existing UDP. Most of the site falls within North Leeds area, but capacity and area have been split between Aireborough and North Leeds on a pro-rata basis. The railway is considered to form a strong defensible boundary which would prevent further sprawl. Capacity limited to 200 due to access constraints (split over two areas).
1221	Gill Lane, Yeadon LS19	5.9	<b>155</b>	G	Major Settlement Extension	Greenfield	This site is well contained and related to the urban area, with no Highways objections raised. The Core Strategy acknowledges that to meet the housing requirement green belt sites will need to be released, and development of this site will be of less harm to green belt purposes than other suggested green belt sites.
1255B	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	8.9	<b>234</b>	G	Major Settlement Extension	Greenfield	Green Belt site. Site 1255 has been split into two sections, as the northern section is not considered suitable for development. By splitting the site in two the southern section relates better to the settlement and a lower capacity puts less pressure on the existing highway network. Single point of access from Banksfield Mount limits site capacity.
1308	Green Lane (land to the rear of Naylor Jennings Mill) , Yeadon	6	<b>179</b>	G	Major Settlement Infill	Brownfield	Brownfield site within urban area, so residential development acceptable in principle.
1311A	Coach Road (land to the south of) , Guiseley	1.2	<b>38</b>	A	Major Settlement Extension	Greenfield	A comprehensive development along with sites 1180A & 2163A would be appropriate. Traffic calming in Silverdale Estate would be required.
2038	Low Mills, Guiseley	7.2	<b>144</b>	A	Major Settlement Infill	Mix 30:70	Allocate site for housing. The site is not in the green belt and is well contained. Flooding and Highway issues regarding access can be mitigated against as part of the design and layout of the site.
2163A	Park Road (South of) Sodhall Hill, Guiseley	2.9	<b>8</b>	A	Major Settlement Extension	Greenfield	Green Belt site. The site has been split in two as the southern section is considered unsuitable for development. A comprehensive development along with sites 1180A & 1311A would be appropriate. Site A (the northern section) has a road frontage and relates well to the urban area, when considered with 1180A and 1311A. This smaller site (ie site A) will put less pressure on the road network. Traffic calming in Silverdale Estate would be required. Possible location of a school on this site.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
3026	New Birks Farm, Ings Lane, Guiseley	11.3	<b>298</b>	A	Major Settlement Extension	Greenfield	Site relates well to urban area and is contained by adjacent development, including the school to the north west. Development would round off the settlement. Highways mitigation measures would be required.
3029	Wills Gill, Guiseley	5.1	<b>133</b>	R	Major Settlement Extension	Greenfield	Green Belt site. The site is well connected to the urban area.
3366	Land at Victoria Avenue, Leeds	3.9	<b>102</b>	G	Major Settlement Extension	Greenfield	Green Belt site. Self contained between existing housing and airport runway. Development would constitute rounding off of settlement. Site would need to be accessed from a new roundabout on Victoria Avenue
4019	Kirkland House, Queensway, Yeadon	0.5	<b>17</b>	G	Major Settlement Infill	Brownfield	Brownfield site in urban area. Residential acceptable in principle.
4020	Hollins Hill and Hawkstone Avenue, Guiseley	3	<b>80</b>	A	Major Settlement Extension	Greenfield	Development would form an extension to the existing residential area. A strong defensible boundary will be required to prevent urban sprawl.
4254	Woodlands Drive, Rawdon	4.9	<b>130</b>	NonIO	Major Settlement Extension	Greenfield	Adjacent to residential development despite being set away from the main urban area. Site to be PAS with 4095 and 3331
<b>Housing allocation total</b>			<b>1600</b>				

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**Key**

**Housing**

**Allocation Option**

Housing allocation

Housing with mixed uses (no employment)

Housing allocation with mixed uses

Identified housing site

Identified housing site with mixed uses

Not proposed as housing allocation

Safeguarded land (PAS)

Aire Valley allocation

Aire Valley identified

Aire Valley Not proposed as housing allocation

Site not presented at meeting

Primary Schools

Secondary Schools

Part of site(s) reserved for school provision

Housing Market Characteristic Areas

Aire Valley AAP Boundary

Leeds City Council Wards

Core Strategy MAIN URBAN AREA

Core Strategy MAJOR SETTLEMENTS

Core Strategy SMALL SETTLEMENTS

Proposed HS2 Route

Proposed Airport Link Road



## Safeguarded land (PAS)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
3329	Land at Rawdon, Leeds	3.6	<b>95</b>	G	Major Settlement Extension	Greenfield	Green Belt site adjoining the southern boundary of 5145. The 2 sites together would create a relatively self contained site, notwithstanding the fact that the site does form part of the Green Belt gap between Rawdon and Horsforth. The site is well contained due to the trees along the eastern boundary, which are protected by a Tree Preservation Order and provide natural screening. Potential for development in the longer term. Designation as safeguarddded land considered most appropriate.
3331	Land at Rawdon, Leeds	1	<b>35</b>	G	Major Settlement Extension	Greenfield	Green belt site, but well contained and would not constitute sprawl if developed. Could be developed along with 4095. The sites would need to jointly provide a realignment of Knott Lane to provide a 90 degree approach to the A65. Accessibility by public transport and to facilities is good. Site proposed as safeguarded land as less sequentially preferable to other sites.
4043	Ings Lane, Guiseley	3.6	<b>90</b>	A	Major Settlement Extension	Greenfield	Site is contained by existing development & the railway line and so relates relatively well to the existing settlement. Sufficient frontage for access, would require footway on frontage and crossing points to footway opposite. Accessibility to public transport poor, other facilities acceptable. Identified as safeguarded land as less sequentially preferable to other sites.
4095	Land to west of Knott Lane, Rawdon	1.9	<b>61</b>	G	Major Settlement Extension	Greenfield	
5145	Rear of Layton Wood (Layton Croft) Rawdon	1.1	<b>35</b>	NonIO	Major Settlement Extension	Greenfield	Green Belt site adjoining the northern boundary of site 3329. The two sites together would create a relatively contained site, notwithstanding the fact that the site does form part of the Green Belt gap between Rawdon and Horsforth. Potential for development in the longer term. Designation as safeguarded land considered most appropriate.
<b>Safeguarded land (PAS) total</b>			<b>316</b>				

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## Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
63	Woodlands Drive - Cragg Wood Nurseries, Rawdon	1.1	<b>33</b>	P		Greenfield	Not within settlement hierarchy
1017	Hawthorn Lane (land at), Hawthorn Nurseries	1	<b>31</b>	P		Greenfield	Not within settlement hierarchy
1103	Bradford Road, Guiseley LS20	0.2	<b>7</b>	G	Major Settlement Infill	Mixed	Planning permission implemented. Site suitable for housing.
1104	Greenside Farm, Yeadon LS19	2.2	<b>58</b>	A		Mixed	Green Belt site. Existing city farm on site. Development of site 1104 in isolation would constitute urban sprawl. Significant public objections. Proposed conservation area issues.
1148	Bradford Road (land off), Guiseley	20.5	<b>539</b>	R		Greenfield	Green Belt site. Development of the site would result in a breach of Thorpe Lane, an important boundary preventing sprawl towards Bradford. The Green Belt is necessary to prevent coalescence between settlements of Guiseley and Menston. The site is attractive and a designated Special Landscape Area.
1180B	Coach Road (land off), Guiseley LS20	2.7	<b>72</b>	R		Greenfield	Green Belt site. The site has been split in two as the southern section is considered unsuitable for development due to Highways concerns and the fact that development would not be well related to the existing settlement pattern.
1186	Cross Lane (land at), off Carlton Lane, Guiseley LS21	3.4	<b>77</b>	P		Greenfield	Not within settlement hierarchy
1189	Bramston Lodge (land at), Carlton, Near Yeadon	2.6	<b>59</b>	P		Greenfield	Not within settlement hierarchy
1194	Thorpe Lane (land at) - Hawthorn Lane, Guiseley LS20	2.2	<b>58</b>	R		Greenfield	Green Belt site. The site is not considered to be well connected to the urban area. Thorpe Lane is a main road and acts a strong defensible boundary that should not be breached. Development of the site would set a precedent for urban sprawl.
1254	Moor Lane (land at), Guiseley	1.2	<b>39</b>	P		Greenfield	Not within settlement hierarchy
1255A	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	6.8	<b>180</b>	R		Greenfield	Green Belt site. Site 1255 has been split into two sections, as the northern section is not considered suitable for development. Development of site A would constitute urban sprawl and unacceptable pressure on highway capacity.
1256	Wills Gill (land at), off Carlton Lane, Guiseley	11.1	<b>289</b>	R		Greenfield	Green Belt site. The site is not well connected to the urban area, and would not constitute rounding off of the settlement. As such development would represent urban sprawl. The site has access constraints.
1311B	Coach Road (land to the south of) , Guiseley	1.2	<b>38</b>	R		Greenfield	Green Belt site. The site has been split in two as the southern section is considered unsuitable for development. Development of site B would extend further into the green belt and not relate well to the existing settlement pattern.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1326	Town End (land at), Carlton, Yeadon LS19	13.4	<b>301</b>	P		Greenfield	Not within settlement hierarchy
2118	Haw Lane, Yeadon	2.3	<b>60</b>	R		Greenfield	This site is designated as a Village Green and so is not considered suitable for development.
2119	Canada Road, Rawdon	1.1	<b>34</b>	R		Greenfield	Whilst the site is considered to be well related to the urban area, Highways object to development of the site due to poor visibility of site access.
2160	Scotland Lane, Ling Bob, Horsforth	72.9	<b>0</b>	R		Mixed	Green Belt site. The site is not supported by Highways and development would lead to urban sprawl.
2161	Westfield Mount (west of), Yeadon	3.2	<b>83</b>	R		Greenfield	Part Green Belt. The site has no road frontage and would require the development of the adjoining SHLAA site 2038 for access purposes. The western section of the site is a designated Site of Special Scientific Interest (SSSI) and could not be developed. The eastern section is covered in dense trees and is also considered unsuitable.
2162	Warm Lane (north of), Yeadon	2.8	<b>72</b>	A		Greenfield	Significant public objection. Proposed conservation area issues
2163B	Park Road (South of) Sodhall Hill, Guiseley	13	<b>76</b>	R		Greenfield	Green Belt site. The site has been split in two as the southern section is considered unsuitable for development due to Highways concerns and the fact that development would not be well related to the existing settlement pattern. The quality of the road network would prevent a large development (both A and B) in this area.
3028	Kelcliffe Lane, Guiseley	11.5	<b>396</b>	R		Mixed	Green Belt site. Visible location above the urban area. Development would constitute urban sprawl, unrelated to the existing settlement pattern. Highways issues regarding access.
3030	Banksfield Crescent, Yeadon	3.8	<b>101</b>	R		Greenfield	Green Belt site. Part of the site also falls within the designated Village Green. Development of the site in isolation would be unrelated to the existing settlement pattern and constitute urban sprawl.
3031	Land Behind 1-19 Westfield Oval, Yeadon	1.3	<b>41</b>	R		Mixed	Green Belt site, not particularly well related to the existing settlement pattern. Highways concerns re access - adoptable highway not considered achievable.
3033	Land to east of Apperley Lane	8.2	<b>214</b>	A		Mixed	Significant public objection. Proposed conservation area issues.
3034	Cold Harbour Farm, Bayton Lane, Yeadon	74.6	<b>0</b>	R		Greenfield	Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.
3326	Land at Rawdon, Leeds	7.6	<b>200</b>	R		Greenfield	Green Belt site. The site contains a Site of Ecological or Geological Interest (SEGI) and is not considered suitable for development. The area not covered by a SEGI is separated from the settlement and given the sensitive nature of the area development is not considered appropriate.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
5151	Land N of Holmehurst off Apperley Lane Rawdon	1.2	<b>37</b>	NonIO		Greenfield	A Green Belt site located within Cragg Wood Conservation Area. Whilst there are existing properties located in proximity to the site which lie within the Green Belt boundary, development of the site would create an irregular Green Belt boundary potentially leading to further urban sprawl and narrowing the gap between Leeds and Bradford.
5152	Land S of Holmehurst off Apperley Lane Rawdon	3.1	<b>82</b>	NonIO		Greenfield	A Green Belt site located within Cragg Wood Conservation Area. Whilst the site lies adjacent to existing properties within the Green Belt, designating the site would create a site separated from the existing built up area and create an irregular Green Belt boundary leading to further potential urban sprawl and narrowing the gap between Leeds and Bradford.
<b>Not proposed as housing allocation total</b>			<b>3177</b>				

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