



**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

**HMCA AREA**  
**Outer North West**



## 7 - Outer North West

### Identified housing site

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
7	Bridge Street - All Saints Mill, Otley LS21 1BQ	0.5	<b>48</b>	G	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
317	Wharfedale General Hospital, Newall Carr Road, Otley	1.8	<b>61</b>	G	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
364	Creskeld Crescent (11) - Bramwood, Bramhope LS16	1.1	<b>8</b>	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
684	Church Lane, Adel LS16	2.6	<b>45</b>	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
744	Rumplecroft, Otley	5.2	<b>135</b>	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
745	Otley (east of)	30.9	<b>550</b>	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
749	Prince Henry Court, Newall Carr Road, Otley	0.7	<b>3</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
3190	Manor Garage, Leeds Road, Otley	0.3	<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
3348	The Manor House And Clitherow House, Our Lady And All Saints Church, Manor Square, Otley	0.1	<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
5127	The Tannery, Leeds Road, Otley, LS21 1QX	0.3	<b>10</b>	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HLA2901390	23-5 Manor Square, Otley	0	<b>8</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>888</b>				

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) NonIO = Site not in Issues and Options



## Identified housing site with mixed uses

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1122	Mill Lane - Garnetts Paper Mill, Otley	9.9	<b>245</b>	LG	Major Settlement Infill	Brownfield	Site suitable for residential development with offices.
<b>Identified housing site with mixed uses total</b>			<b>245</b>				

## Housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1002	Creskeld Lane, Bramhope - land to rear of no. 45	1.5	<b>23</b>	A	Smaller Settlement Extension	Greenfield	Most of the site is within the settlement boundary, part green belt. Suitable for residential development.
1080	Breary Lane East, Bramhope LS16	15.4	<b>289</b>	A	Smaller Settlement Extension	Greenfield	Protected Area of Search (PAS) site on UDP. Potential for development of site with site 3367A to provide 384 dwellings. Site 3367A or 1080 to accommodate a 2 FE primary school (deduct 58 dwellings from the combined capacity)
2035	East Chevin Road, Otley	1.5	<b>54</b>	G	Major Settlement Infill	Brownfield	Conforms with CS hierarchy. Brownfield site within urban area
2130	Church Lane, Adel	14.8	<b>58</b>	A	Main Urban Area Extension	Greenfield	PAS site on UDP, suitable for residential in principle subject to suitable design, conservation and access considerations. A 2 FE primary school to be included within the site.
3367A	Breary Lane East, Bramhope, LS16	3.9	<b>87</b>	A	Smaller Settlement Extension	Greenfield	Potential for development of site with site 1080 to provide 384 dwellings. Site 3367A or 1080 to accommodate a 2 FE primary school (deduct 58 dwellings from the combined capacity.)
3400	Green Acres and Equestrian Centre	1.5	<b>42</b>	A	Smaller Settlement Extension	Greenfield	Green belt site. Part greenfield, part brownfield. Development of the site would constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor Road. No Highways concerns.
4259	Former Inglewood Children's Home, White Croft Garth, Otley	0.4	<b>16</b>	NonIO	Major Settlement Infill	Mix 50:50	Brownfield site within the settlement. Suitable for residential development in principle. Planning statement prepared. Could be suitable site for elderly accommodation.
<b>Housing allocation total</b>			<b>569</b>				

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### Housing with mixed uses (no employment)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
313	Westgate, Otley	0.7	<b>28</b>	G	Major Settlement Infill	Brownfield	Brownfield site within urban area. Site falls within Otley Town Centre boundary and is suitable for mix of residential and retail uses. No employment
320	Westgate - Ashfield Works, Otley	1.9	<b>70</b>	G	Major Settlement Infill	Brownfield	Brownfield site within urban area. Part of site falls within existing Otley Town Centre boundary. Suitable for mixed use development of retail and residential use. No employment
<b>Housing with mixed uses (no employment) total</b>			<b>98</b>				

### Safeguarded land (PAS)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1095B	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	12	<b>280</b>	A	Smaller Settlement Extension	Greenfield	Green Belt site. Combine with site 1369 as PAS site to meet numbers/highway viability for relief road.
1369	Old Pool Bank, Pool in Wharfedale, Otley, LS21	11.1	<b>260</b>	A	Smaller Settlement Extension	Greenfield	Existing Protected Area of Search (PAS) site on UDP. Potentially suitable for housing. Combine with site 1369 as PAS site to meet numbers/highway viability for relief road.
<b>Safeguarded land (PAS) total</b>			<b>540</b>				

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## Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
175	Billams Hill - former Bridge End Cattle Market, Otley	10.5	<b>276</b>	P		Brownfield	Sieved out site. Flood zone 3b (washland) on Strategic Flood Risk Assessment.
1036	Old Lane, Bramhope LS16	0.5	<b>13</b>	P		Greenfield	Sieved out site. Not within settlement hierarchy.
1037	Moor Road (west of), Bramhope LS16	0.8	<b>21</b>	P		Greenfield	Site sieved out. Not within settlement hierarchy.
1095A	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	1.7	<b>46</b>	R		Greenfield	Green Belt site. The site is separated from the existing settlement, so development would be isolated, being located to the north of the A659 Pool Road and is within flood risk zones 2 (medium risk), 3a (high risk) and 3b (functional flood plain).
1095C	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	0.1	<b>3</b>	A	Smaller Settlement Infill	Brownfield	Not proposed for allocation unless needed for access to site 1369.
1095D	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	0.1	<b>2</b>	A	Smaller Settlement Infill	Brownfield	Not proposed for allocation unless needed for access to site 1369.
1101	Weston Lane and Green Lane (land off), Otley	2.5	<b>66</b>	R		Greenfield	Green Belt site. Development would represent a significant incursion into the Green Belt and would set a precedent for further urban sprawl to the west. Highway concerns regarding Otley river bridge and capacity through town centre. Poor accessibility to public transport.
1179	Low Pasture Farm (land at), off Bradford Road, Otley	4.9	<b>129</b>	R		Greenfield	Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl. Highways concerns regarding access.
1181A	The Sycamores (land at), Bramhope LS16	2.4	<b>31</b>	R		Greenfield	Green Belt site. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary. Poor accessibility.
1181B	The Sycamores (land at), Bramhope LS16	6.1	<b>137</b>	R		Greenfield	Green Belt site. Development of site B could set a precedent for urban sprawl to the south of Bramhope. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary to the east of the site to the A660. Poor accessibility.
1196	West Busk Lane (land off), Otley LS21	11.3	<b>198</b>	R		Greenfield	Green Belt site. Development would represent unrestricted sprawl and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. No defensible Green Belt boundary - boundaries are poorly defined. Highways concerns regarding access.
1197	Cross Green Rugby Ground and Allotments, Otley LS21	2.7	<b>80</b>	R	Major Settlement Infill	Greenfield	Residential use would be contrary to the UDP designation of the site as protected playing pitches (Policy N6) and allotments (Policy N1A).
1198	Pool Road - Stephen Smith's Garden Centre (land adjoining), Otley LS21	8.6	<b>227</b>	P		Greenfield	Site sieved out. Flood zone 3b (washland) on Strategic Flood Risk Assessment.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
1204	Old Manor Farm (land at), off Old Lane, Bramhope LS16	12.7	<b>285</b>	R		Greenfield	Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement. Highways concerns regarding access and accessibility.
1317	West Busk Lane (105 House and Garden), Otley LS21 3LX	0.4	<b>12</b>	R		Mixed	Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl. However, Highways concerns as access is off private road. Within flood zone 3a (high risk).
1358	Midgley Farm, Otley	25.4	<b>668</b>	P		Greenfield	Sieved out site. Flood Zone 3b (washland) on Strategic Flood Risk Assessment. Minerals safeguarded site.
2051A	King Lane, Alwoodley LS17	116.3	<b>0</b>	R		Greenfield	Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.
2051B	King Lane, Alwoodley LS17	20.3	<b>0</b>	R		Greenfield	Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.
2054	Harrogate Road, Moortown LS17	22.2	<b>210</b>	R		Greenfield	Green belt site. Highway concerns regarding access and local network capacity. Part of site identified as Park and Ride in the UDP
3002	Land north St Davids Road, Newall Otley	1.7	<b>46</b>	R		Greenfield	Green Belt site. Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl. Highways concerns regarding access and accessibility.
3021	Otley Golf Course	9.7	<b>253</b>	P		Greenfield	Site sieved out. Not within settlement hierarchy.
3022	Laurel Bank/Ivy Bank, Bradford Road	7.4	<b>194</b>	P		Greenfield	Site sieved out. Not within settlement hierarchy.
3025	Birdcage Walk, Otley	1.3	<b>41</b>	R		Greenfield	Green Belt site. Very narrow site creating ribbon development to the south side of Otley bypass. The site currently forms a landscape buffer to Otley bypass. Highways concerns; direct access to individual properties would need to be taken from Birdcage Walk, mature trees would cause difficulties in gaining visibility at entrances.
3367B	Breary Lane East, Bramhope, LS16	4.2	<b>94</b>	R		Greenfield	Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation. Could only be accessed via 3367A. Breary Lane unsuitable for access.
3434	Green Acres Equestrian Centre and surrounding land site submission plan	7	<b>183</b>	R		Greenfield	Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns; poor accessibility, access difficult to achieve due to short frontage and dense trees.
4153	Eccup Lane, Adel	19.3	<b>435</b>	NonIO		Greenfield	The site has no connection to the settlement unless other sites are released. Green belt site. Development would represent sprawl to the north of the urban area extending as far as Golden Acre Park, unrelated to the existing settlement form.

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SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
4159	Otley Road, Adel	5.2	<b>137</b>	NonIO		Greenfield	Green Belt site. Flat open site with current agricultural use, tree lined along eastern boundary. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl.
4160	Adel Mill, Otley Road, Adel	10.9	<b>285</b>	NonIO		Greenfield	Green Belt site. Slightly sloping open site with agricultural use, tree lined along western boundary. Farm housing / small residential use adjoins site to the east. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl. Eastern boundary adjoins Church Lane for access.
4161	Otley Road, Leeds	6.7	<b>175</b>	NonIO		Greenfield	Green Belt site. Largely flat open site with agricultural use, tree lined along western boundary. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl. Eastern boundary adjoins Church Lane for access.
4173	Pool Road, LS21	12.5	<b>281</b>	NonIO		Mixed	Existing factory in employment use, in an area where loss of employment is a concern. No connections with the settlement. Could come forward as a windfall site under NPPF subject to satisfying policy considerations, but not considered suitable for allocation for reasons given.
4230	Land behind Moor Road, Bramhope	0.6	<b>16</b>	NonIO		Greenfield	Sieved out site. Not within settlement hierarchy - unrelated to settlement and development would be contrary to overall Core Strategy approach.
4232	Lawnswood Arms, Holt Lane, Adel	0.8	<b>0</b>	NonIO	Main Urban Area Infill	Brownfield	Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site (rather it was suggested by the public). As such, the site is not considered available.
4236	Moorcock Hill, Old Lane, Bramhope	3.6	<b>82</b>	NonIO		Greenfield	Green belt site. Unrelated to settlement and development would be contrary to overall Core Strategy approach.
4251	Land at Eccup Lane, Adel	6.4	<b>168</b>	NonIO		Greenfield	Green belt site. Development would represent sprawl to the north of the urban area extending towards Golden Acre Park, unrelated to the existing settlement form.
5006	Pool Road	10.9	<b>245</b>	NonIO		Mixed	Site is isolated within the green belt. Not suitable for development.
5155	Land east of Moor Road Bramhope	3.8		NonIO	Smaller Settlement Extension	Greenfield	Green Belt site. Whilst the site is mainly contained by the adjacent existing housing and planting, it is an indefensible boundary. Development of the site creates an incursion into the Green Belt creating an irregular boundary.
<b>Not proposed as housing allocation total</b>			<b>5039</b>				

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