



SITE ALLOCATIONS PLAN

Leeds Local Development Framework

Development Plan Document

**Revised Publication Draft Section 3: Area proposals:
6. Outer North East**

September 2016

SECTION 3: PROPOSALS FOR THE 11 AREAS THAT COVER LEEDS

6. OUTER NORTH EAST

- 3.6. The Outer North East area is characterised by a collection of freestanding mainly small towns and villages located within an attractive rural setting. The area is bounded by the main urban area of Leeds to the south-west and the administrative boundaries of the neighbouring Harrogate Borough Council and Selby District Council to the north and east respectively. Wetherby is the largest settlement within the area and provides a wide range of local services and facilities. The smaller settlements of Boston Spa, Bardsey, Bramham and Collingham further help to supplement the local community needs. The majority of the towns and villages within the area contain significant heritage value which is demonstrated by their numerous conservation areas and listed buildings. The River Wharfe meanders around the northern part of area passing through several settlements, adding to the attractive character and providing a valuable ecological resource. The A61, A58 and A64 are the main roads linking the areas towns and villages and connecting residents to the City Centre. The A1(M) also runs north/south across the area providing good regional connections for people and local businesses. Lotherton Hall, Bramham Park, Eccup reservoir and Harewood House provide the major leisure and cultural attractions within the area.

Overall, the socio-economic profile shows that of working households in North East Leeds 20% earn less than £20000 p.a. whilst 49% 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 prepared by a number of areas, including Walton, Thorp Arch, Wetherby, Boston Spa, Linton, Clifford, Collingham, Braham cum Oglethorpe, East Keswick, Bardsey cum Rigton, Scarcroft, Harewood, Shadwell, Thorner, Barwick in Elmet and Scholes.

RETAIL PROPOSALS FOR OUTER NORTH EAST:

- 3.6.1 The main centre for Outer North East is Wetherby Town Centre. This is supported by the local centres of Boston Spa, Collingham and Slaid Hill. The full list of centres for the Outer North East HMCA is as follows:
- Wetherby
 - Boston Spa
 - Collingham
 - Slaid Hill
- 3.6.2 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).
- 3.6.3 For policies and guidance referring to 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.

HOUSING PROPOSALS FOR OUTER NORTH EAST

3.6.4 See Section 2, paragraphs 2.26 – 2.71 for the Housing overview which explains the context for the housing allocations in this area.

3.6.5 **Total housing target for Outer North East** (set out in the Core Strategy) = 5,000 units (8% of District wide total)

Total number of dwellings/capacity to be allocated:

3.6.6 The target of 5,000 residential units does not mean that land for 5,000 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built between 31.3.12 (the base date of the plan) and 5.4.16 as well as recently expired permissions have been deducted. These sites are listed in Policy HG1 below and count towards the overall target. They are shown as identified housing sites on the plan.

POLICY HG1 – IDENTIFIED HOUSING SITES
THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION FOR HOUSING OR MIXED USE INCLUDING HOUSING, OR WERE PREVIOUSLY ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED HOUSING SITES. IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE, IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN OUTER NORTH EAST THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-	Under construction	Not started
HG1-27	787	Linton Springs, Sicklinghall Road, Linton	7	0	0	7
HG1-28	1046	Spofforth Hill, Wetherby	325	0	0	325
HG1-31	HLA3104340	Former George & Dragon, High Street,	2	2	0	0
HG1-32	4076	Site of Benfield Motors, Deighton Road, Wetherby	56	0	56	0
HG1-33	5139	Hallfield Lane Wetherby	9	9	0	0
HG1-34	4074	Site of Forensic Science Services, Sandbeck Way, Wetherby	57	1	30	26
HG1-35	71	Thorp Arch Grange, Walton Road, Thorp Arch	14	14	0	0

HG1-36	103	Moor End (7-14) - Boston Spa LS23 6ER	9	0	0	9
HG1-37	777	Churchfields, Boston Spa	153	153	0	0
HG1-38	HLA3104350	Rear Of 134-140 High Street, Boston Spa, Wetherby, LS23 6BW	6	6	0	0
HG1-39	90	Church Lane (27) - St Vincent's School, Boston Spa	13	0	0	13
HG1-40	HLA3104250	201 High Street Boston Spa	10	10	0	0
HG1-41	757	Harewood Village Farm	8	8	0	0
HG1-42*	780	First Avenue, Bardsey	5	0	0	5
HG1-43*	5126	Keswick La, Bardsey	9	0	0	9
HG1-44	1127	Woodacre Green and Bankfield (land to south), Bardsey	14	12	2	0
HG1-45	3353	High Street, Clifford	5	5	0	0
HG1-46	HLA3100390	Land To Rear Of 20-30 Syke Lane, Scarcroft, Leeds	9	0	0	9
HG1-47	785	Syke Lane/Moses Syke, Scarcroft	11	11	0	0
HG1-48	1041	Wetherby Road (land to east at Castle Mona Lodge), Scarcroft	11	0	0	11
HG1-49	HLA3104180	The Biggin, Great North Road, Bramham	7	0	0	7
HG1-50*	783	Bowcliffe Road Timber Yard, Bramham	14	3	11	0
HG1-51	778	Bowcliffe Road - Bramham House, Bramham	30	0	0	30
HG1-52	786	Aberford Road - Bramham Lodge	11	11	0	0
HG1-53	3152	Spen Common Lane, Bramham	9	0	0	9
HG1-54	4070	Black Horse Farm, South Approach, Aberford	5	4	1	0
HG1-55	798	Station Road (37-51), Scholes	1	1	0	0
HG1-56	3223	Elmhurst, Elmwood Lane, Barwick In Elmet	1	1	0	0
HG1-57	4072	White House Farm, Bunkers Hill, Aberford, LS25	5	0	0	5
HG1-288	797	East Leeds Extension	675	0	0	675
Identified housing total:			1491	251	100	1140

*No further flood risk assessment would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required.

♦ A small part of the site is affected by flood risk. A sequential approach should be taken to the layout of the site so that no housing or other more vulnerable development is located in the zone 3 high flood risk part of the site

3.6.7 Completions post 2012 plus sites under construction or not started can be deducted from the target (the sum of the last 3 columns in the table) to leave a residual for allocation for housing.

So, the residual target is 5,000 – 1491 = **3509 units**

POLICY HG2 – HOUSING ALLOCATIONS
THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP. HOUSING ALLOCATIONS ARE PHASED FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1. IN OUTER NORTH EAST THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-19	5166	Land at Sandbeck Lane Wetherby	6.3	165	Greenfield
HG2-20	4075_5263	Mercure Hotel, Wetherby Road, Wetherby	2.4	86	Mix 20:80
HG2-26	15	Wetherby Road - Scarcroft Lodge, Scarcroft	5.8	100	Brownfield
HG2-226	1233_2158_3125	Land to the east of Wetherby	47.6	1080	Greenfield
MX2-39	5320	Parlington Estate, Aberford	261.7	1850*	Greenfield
Phase 1 Total				3281	

*The site is allocated for up to 5000 units, in order to create a sustainable new settlement. However, it is only anticipated that 1850 units will be delivered within the plan period (up to 2028). Therefore only 1850 units can be counted towards meeting the HMCA housing target.

Phase 3					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-22	1154_3132	Church Street, Boston Spa	1.7	36	Greenfield
HG2-24	1153	Keswick Lane (land to north of), Bardsey – site of the Blessed Sacrament Church	0.4	10	Brownfield
HG2-25	4150	Farfield House, Bramham	0.5	14	Mix 30:70
HG2-28	4068	Land to the East of Belle Vue Avenue, Scholes	0.6	15	Greenfield
HG2-225	5285	Land at the Rowans, Wetherby	0.6	18	Greenfield
HG2-227	5300	Land to the north of HMP Wealstun Prison	6.3	142	Mix 80:20
Phase 3 Total:				235	
Housing allocation Total :				3516	

3.6.8 Sites allocated for housing in Outer North East have a total capacity of 3516 which is over the target by 7. Section 2, paragraph 2.29 explains the overall approach to achieving the targets for each HMCA. Paragraphs 2.36 – 2.39 explain the phasing of sites.

Site Specific Requirements For Sites Allocated For Housing In Outer North East

3.6.9 The Site Allocations Plan housing allocations mean that should a planning application for housing be submitted to the council, it is acceptable in principle by virtue of it being allocated for that use in the Local Plan. However, each planning application is judged on its individual merits and where there are specific requirements that will need to be applied, these are listed against each site below. Some planning requirements apply equally to all sites and so are not detailed for each site specifically. See Section 2, paragraphs 2.43 – 2.54 for generic site requirements.

Site Reference: HG2-19 (5166)

Site Address: Land at Sandbeck Lane Wetherby

Housing allocation

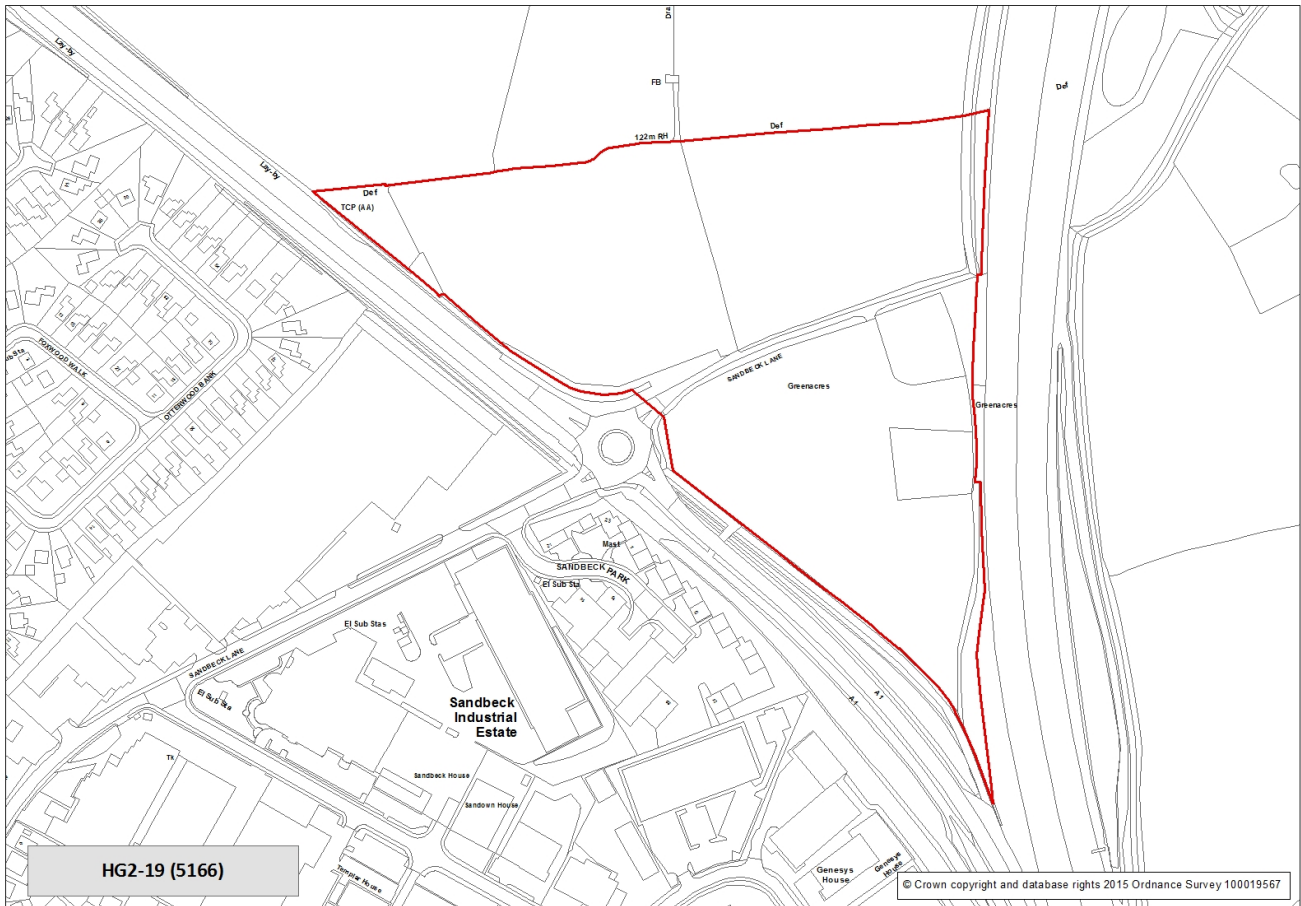
Site Capacity: 165 units

Site Area: 6.28 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 1



Site Requirements - HG2-19:

- **Flood Risk:**

A small part of the site is affected by flood risk. A sequential approach should be taken to the layout of the site so that no housing or other more vulnerable development is located in the zone 3 high flood risk part of the site

- **Ecology:**

An ecological assessment of the site is required and where appropriate mitigation measures will need to be provided. The southernmost triangular field may have locally valuable grassland that may need to be retained as part of POS or a biodiversity buffer.

- **Culverts and Canalised Water Courses:**

The site contains a culvert or canalised watercourse. Development proposals should consider re-opening or restoration in accordance with saved UDP Policy N39B

Site Reference: HG2-20 (4075)

Site Address: Mercure Hotel, Wetherby Road, Wetherby

Housing allocation

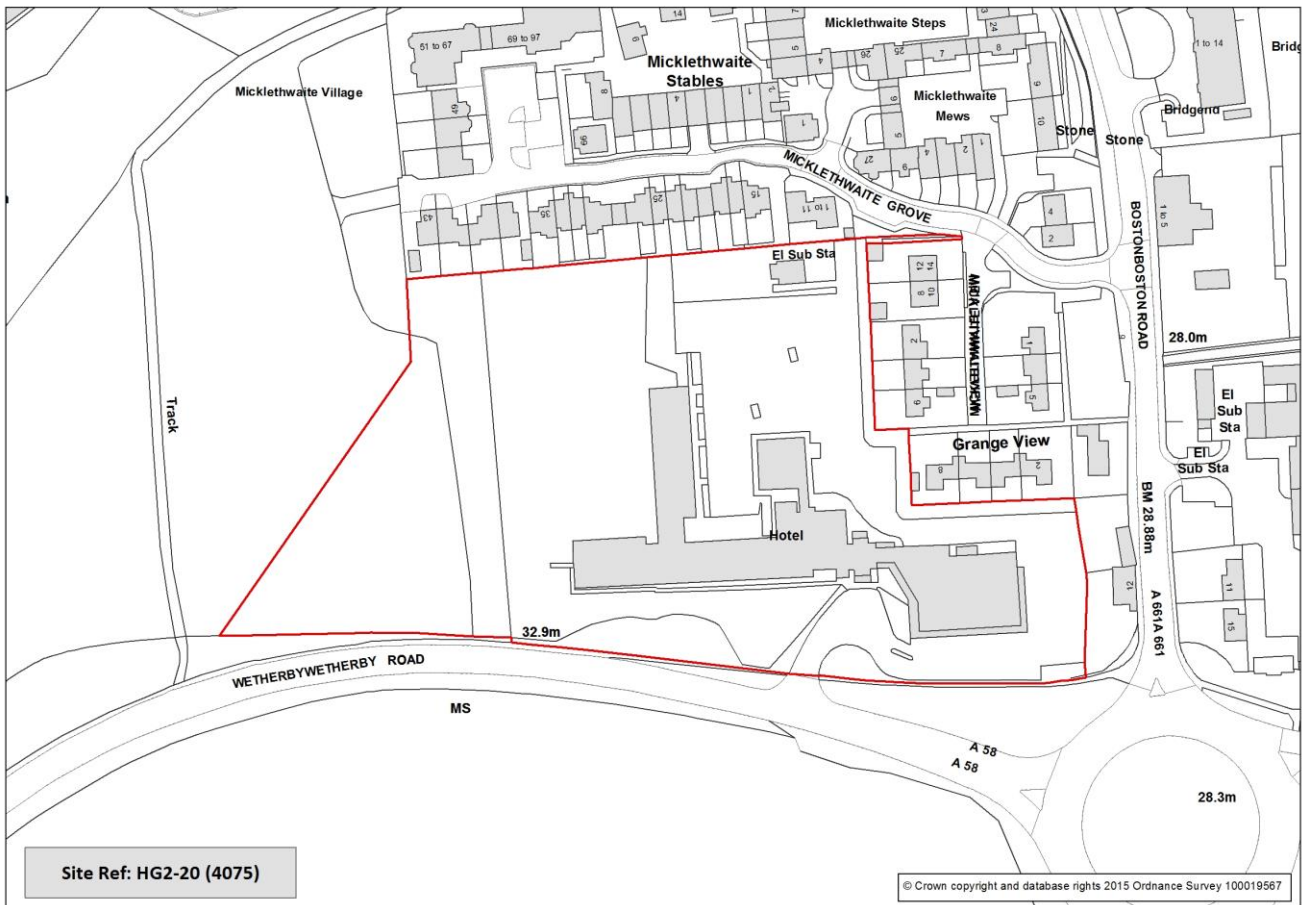
Site Capacity: 86 units

Site Area: 2.39 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 1



Site Requirements - HG2-20:

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Listed Buildings:**

The site is within the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Conservation Area:**

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

Site Reference: HG2-22 (1154_3132)

Site Address: Church Street, Boston Spa

Housing allocation

Site Capacity: 36 units

Site Area: 1.69 hectares

Ward: Wetherby

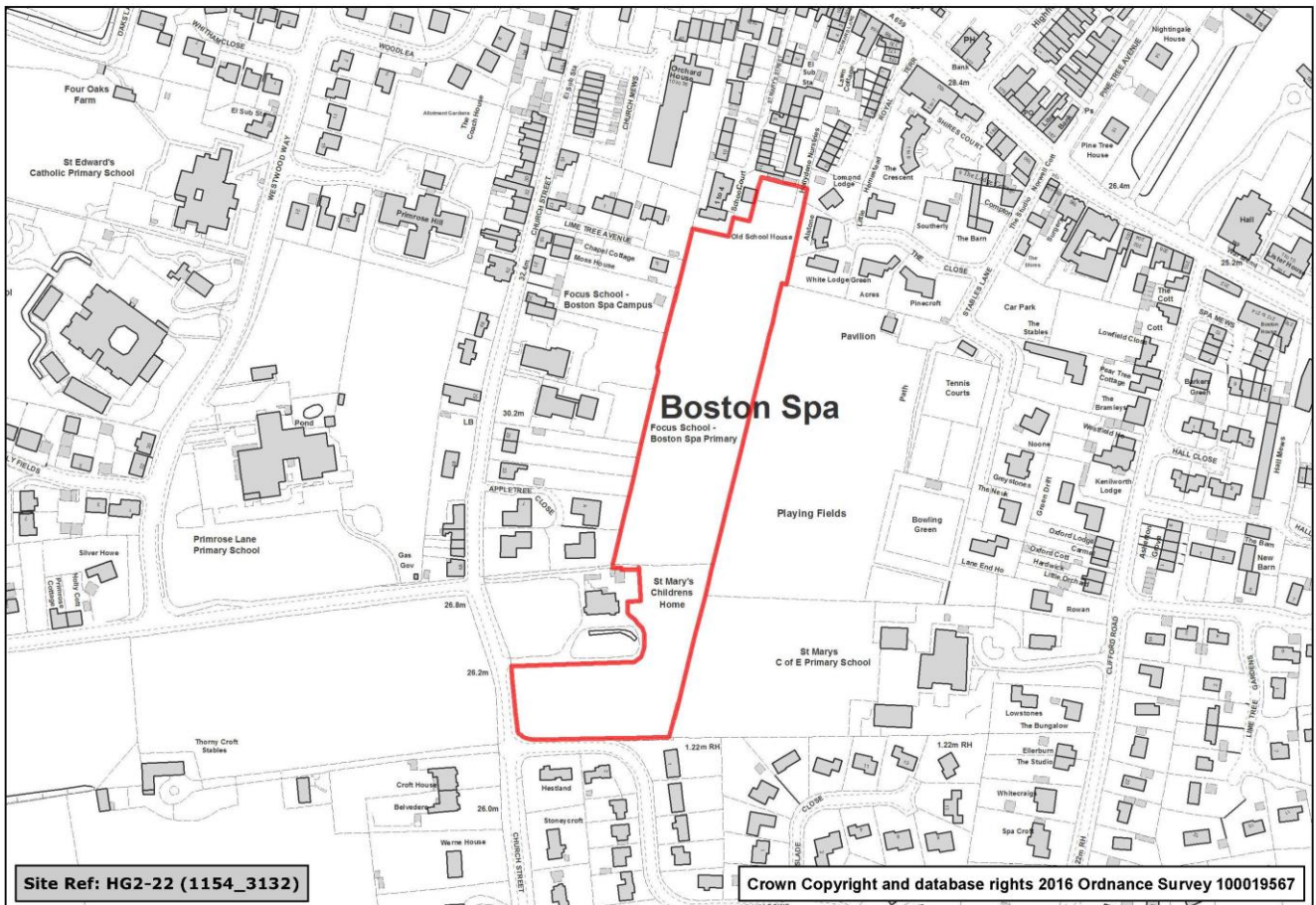
HMCA: Outer North East

Phase: 3



Site Ref: HG2-22 (1154_3132)

Crown Copyright and database rights 2016 Ordnance Survey 100019567



Site Ref: HG2-22 (1154_3132)

Crown Copyright and database rights 2016 Ordnance Survey 100019567

Site Requirements - HG2-22:

- **Older persons housing/independent living:**

The site is suitable for older persons housing/independent living in accordance with Policy HG4

- **Highway Access to Site:**

Preference for access to be achieved through adjacent site to the west (HG1-39).

- **Greenspace:**

Provide a pedestrian link to the adjacent Green Space at Stables Lane from Church Street and Lonsdale Meadows.

- **Conservation Area:**

The site is within the Boston Spa Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The openness of the southern part of the site has an important role in contributing to the significance of the Conservation Area, and so no built development should take place on this part of the site. Development should also seek to preserve historic field boundaries. Further guidance on these requirements is provided in the Heritage Background Paper.

Site Reference: HG2-24 (1153)

Site Address: Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church

Housing allocation

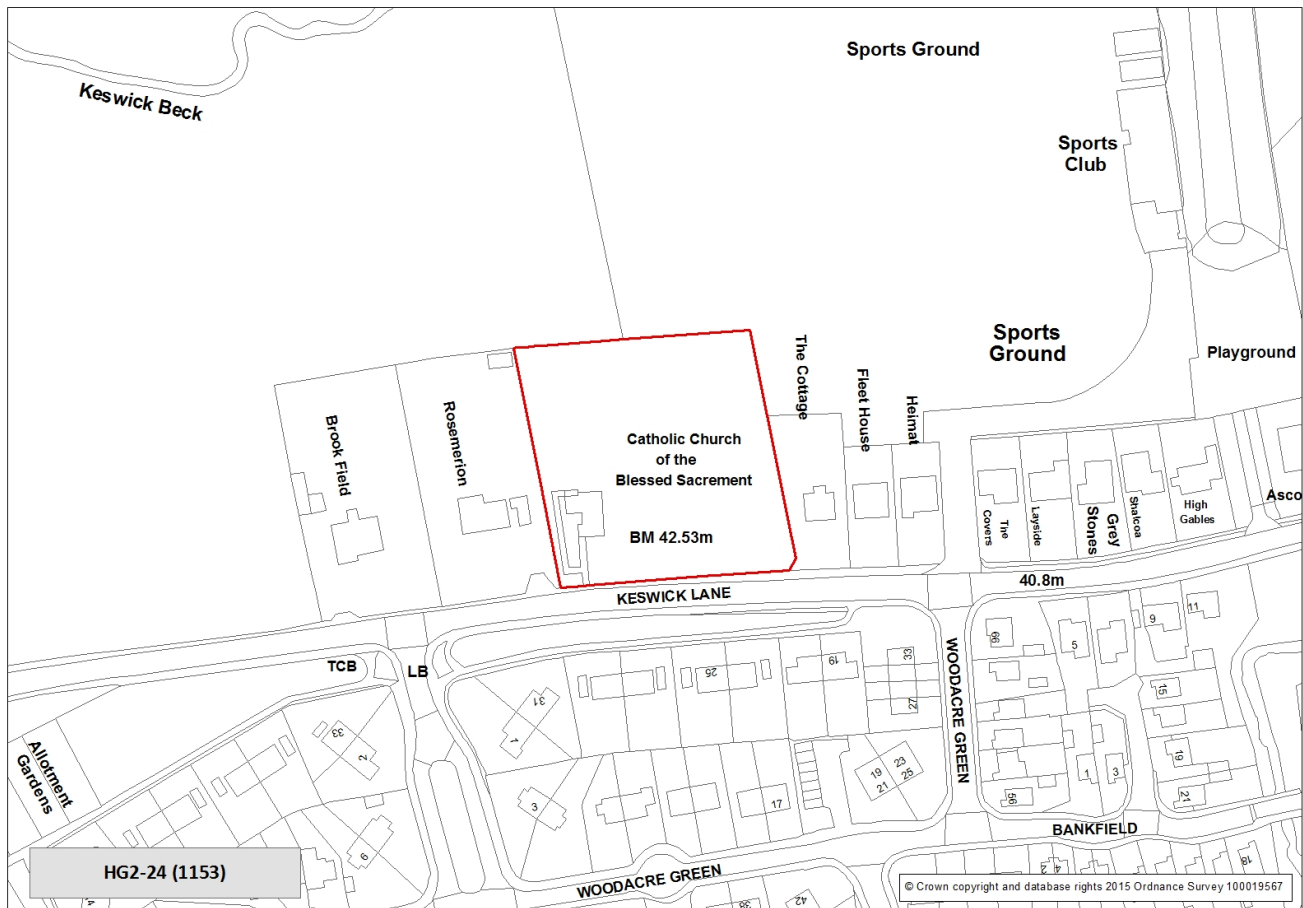
Site Capacity: 10 units

Site Area: 0.41 hectares

Ward: Harewood

HMCA: Outer North East

Phase: 3



No site specific requirements

Site Reference: HG2-25 (4150)

Site Address: Farfield House, Bramham

Housing allocation

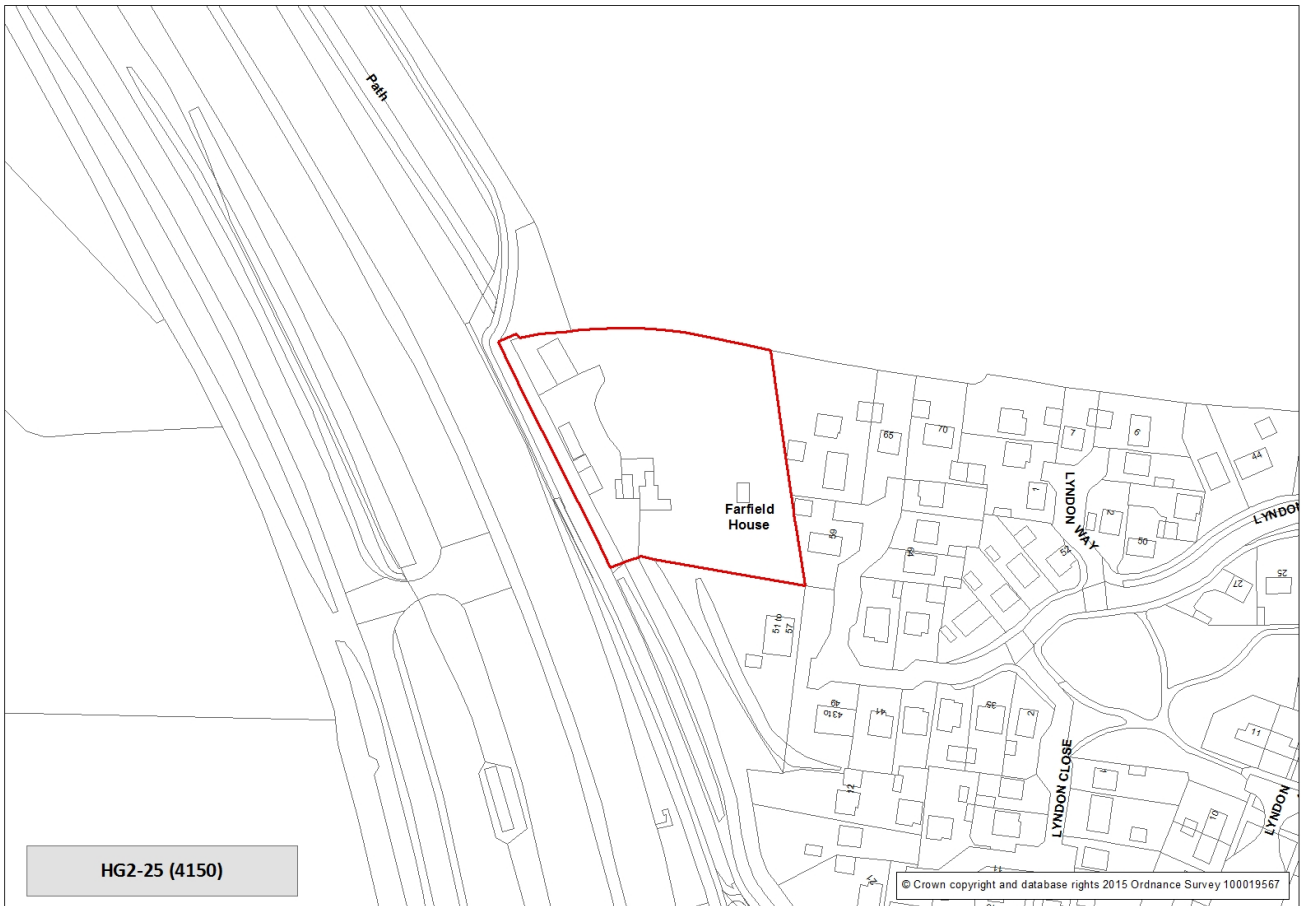
Site Capacity: 14 units

Site Area: 0.53 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 3



No site specific requirements

Site Reference: HG2-26 (15)

Site Address: Wetherby Road - Scarcroft Lodge, Scarcroft

Housing allocation

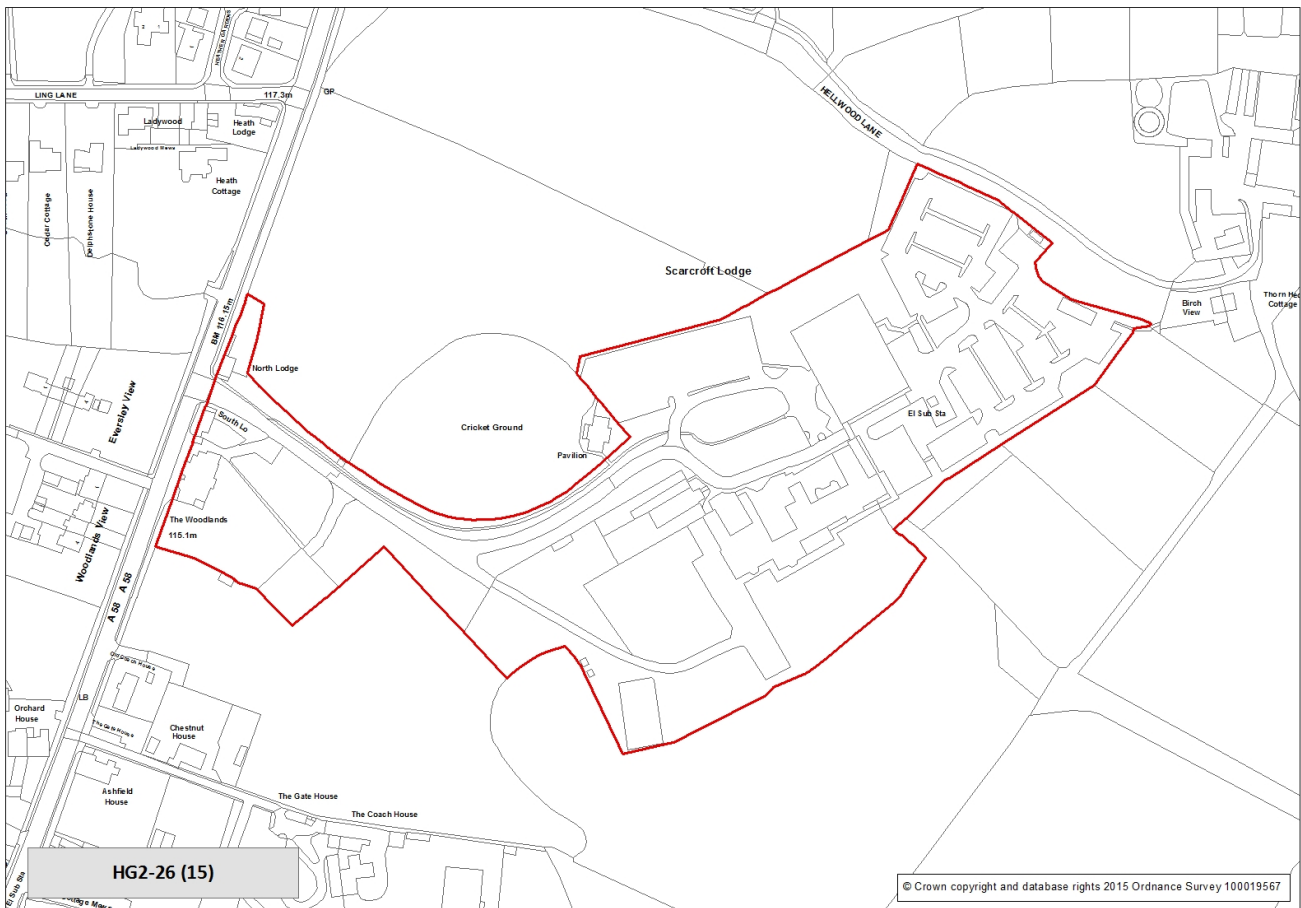
Site Capacity: 100 units

Site Area: 5.79 hectares

Ward: Harewood

HMCA: Outer North East

Phase: 1



Site Requirements - HG2-26:

Major developed site within the Green Belt: Development to have no greater impact on the purposes of the Green Belt than the existing development. No major increase in the developed proportion of the site. Requirement for the derelict listed buildings to be brought back into use and incorporated into the scheme. Development brief to be agreed prior to development.

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. This includes retention of the woodland area along the western part of the site.

- **Listed Buildings:**

The site includes Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site contains a Listed Building that is considered to be a Building At Risk. Any new development here should facilitate the conservation, repair and reuse of the property. To protect the setting of the Listed Building, areas of new development are likely to be restricted - eg to the areas already laid to hard-standing to the east of the Listed Building.

- **Conservation Area:**

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

Site Reference: HG2-28 (4068)

Site Address: Land to the East of Belle Vue Avenue, Scholes

Housing allocation

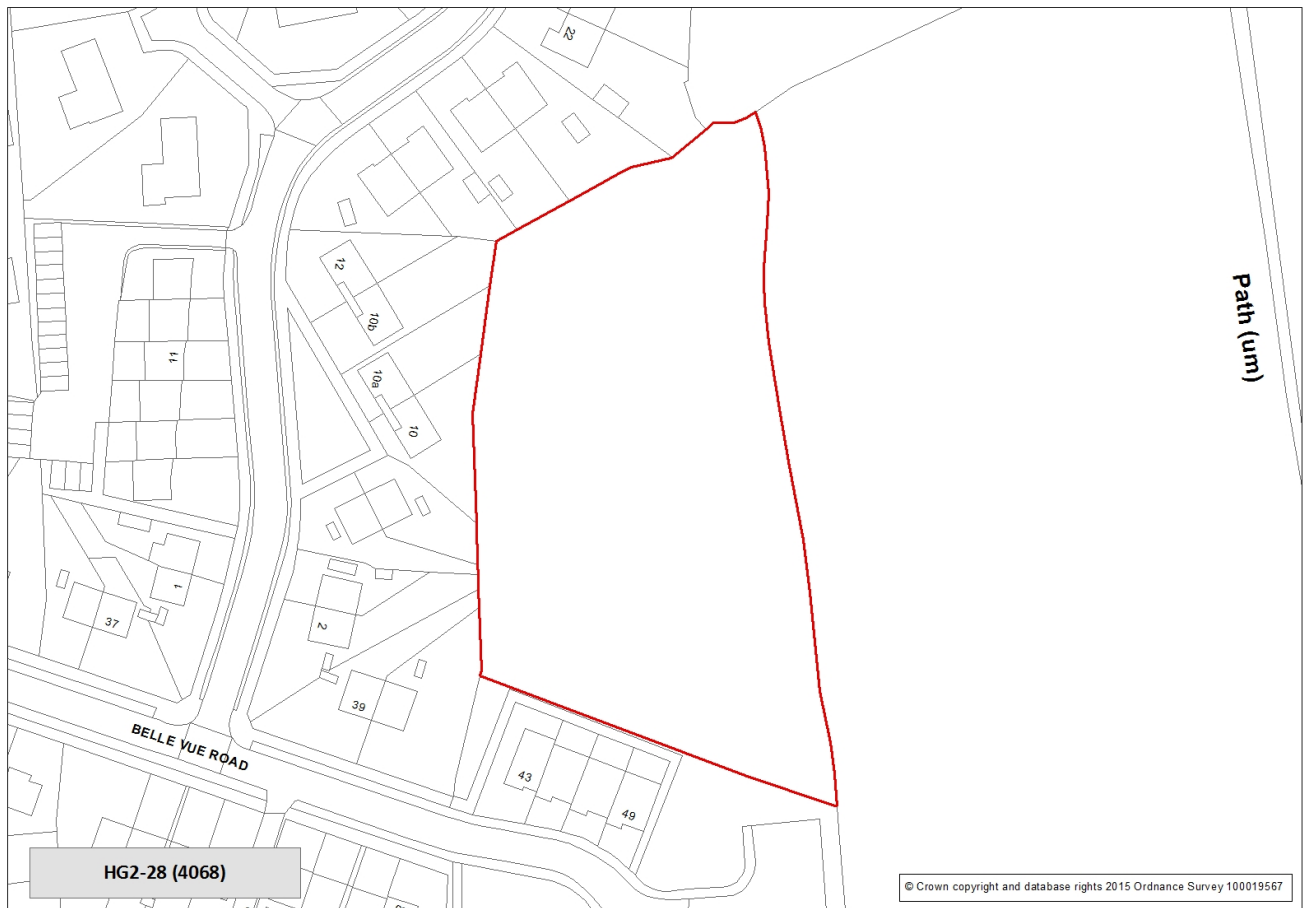
Site Capacity: 15 units

Site Area: 0.57 hectares

Ward: Harewood

HMCA: Outer North East

Phase: 3



No site specific requirements

Site Reference: HG2-225 (5285)

Site Address: Land at the Rowans, Wetherby

Housing allocation

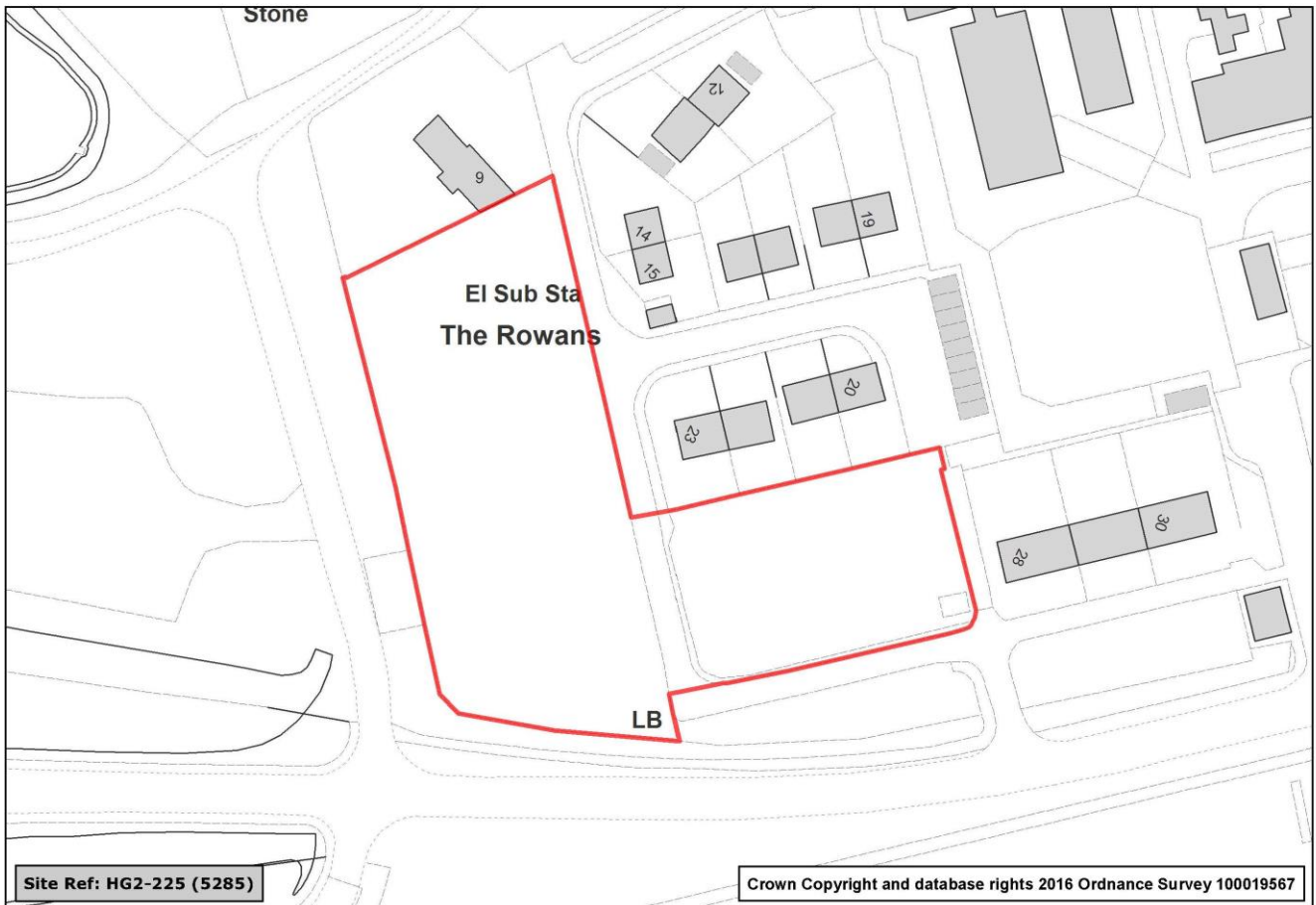
Site Capacity: 18 units

Site Area: 0.57 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 3



Site Requirements - HG2-225:

- **Flood Risk:**

A Site-Specific Flood Risk Assessment is required as the site is within or partly within flood zone 3. Mitigation measures should be carried out accordingly

Site Reference: HG2-226 (1233_2158_3125)

Site Address: Land to the east of Wetherby

Housing allocation

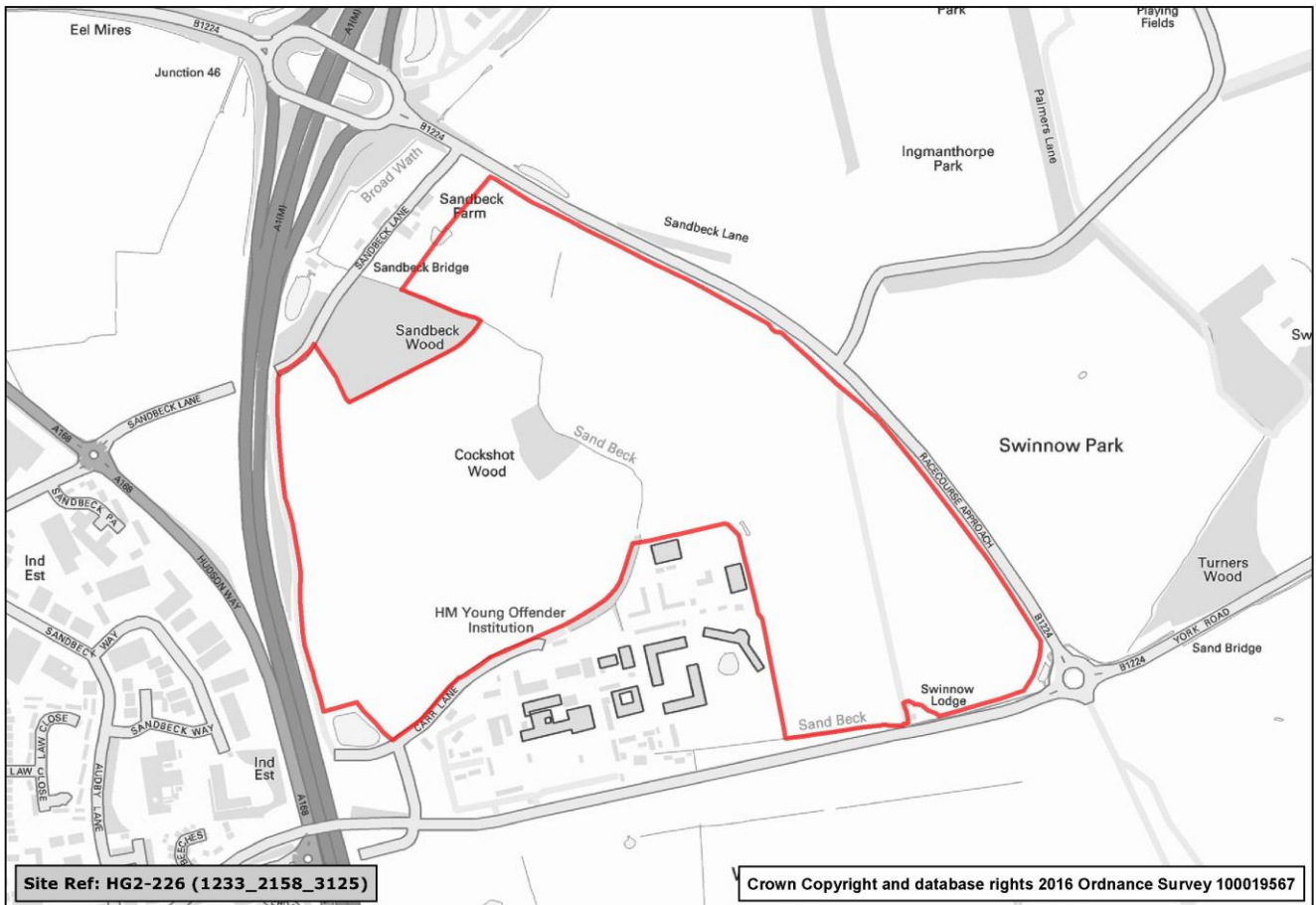
Site Capacity: 1080 units

Site Area: 47.59 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 1



Site Requirements - HG2-226:

A comprehensive design brief for the development needs to be agreed prior to the development of the site.

A pedestrian link shall be provided to the south-west of the site, providing links to Wetherby town centre. Key landscape features such as the avenue of trees should be retained.

- **Flood Risk:**

A Site-Specific Flood Risk Assessment is required as the site is within or partly within flood zone 3. Development should be directed away from areas of highest flood risk.

- **Education Provision:**

Primary school provision to the equivalent of 2 forms of entry shall be provided on the site.

Site Reference: HG2-227 (5300)

Site Address: Land to the north of HMP Wealstun Prison

Housing allocation

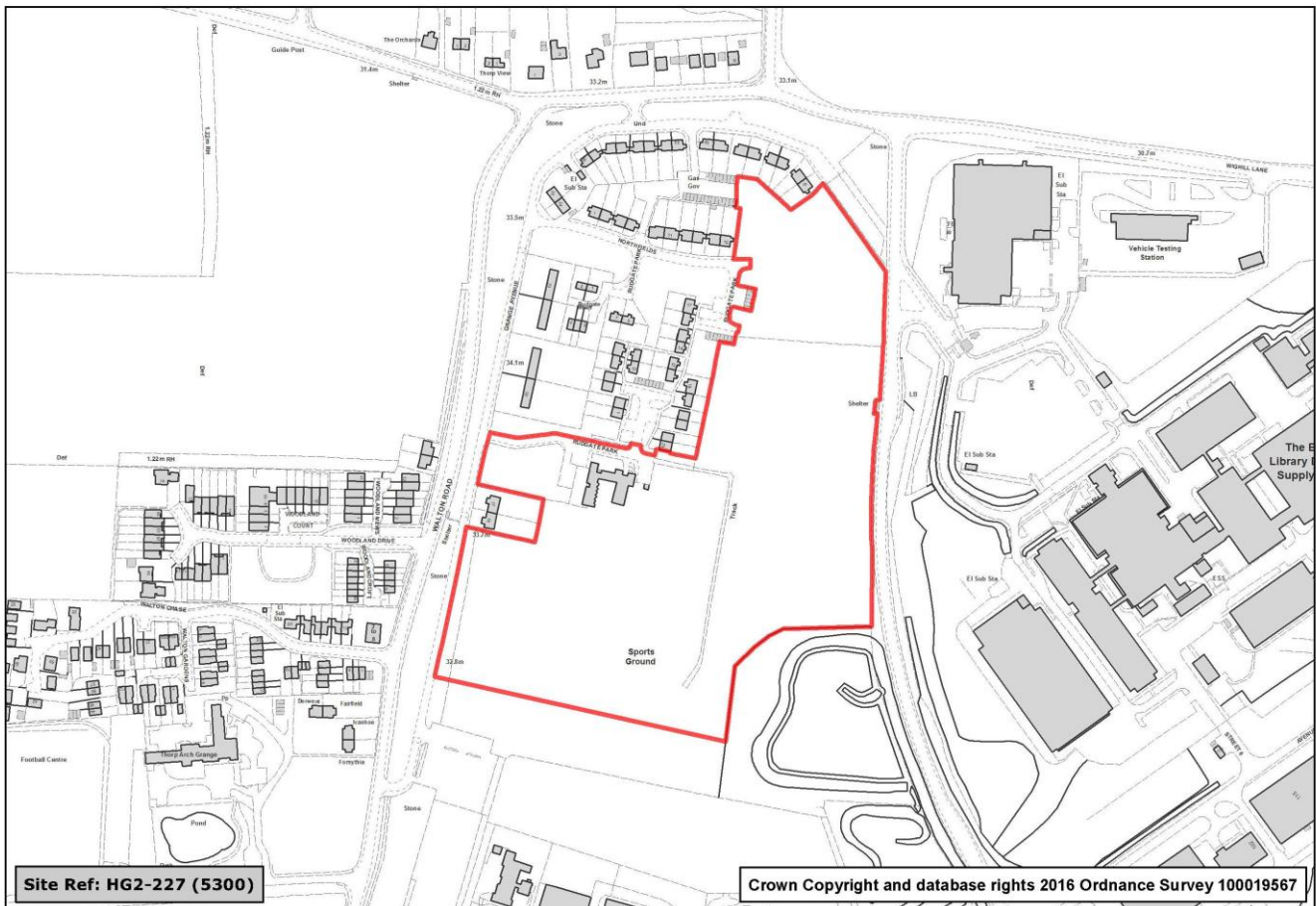
Site Capacity: 142 units

Site Area: 6.33 hectares

Ward: Wetherby

HMCA: Outer North East

Phase: 3



Site Requirements - HG2-227:

- **Ecology:**

An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided. This includes a biodiversity buffer to be provided to the south-eastern boundary with the land not be transferred to private ownership

Site Reference: MX2-39 (5320)

Site Address: Parlington Estate, Aberford

Mixed use allocation

Overall site capacity: up to 5000 units & 11.5 ha employment

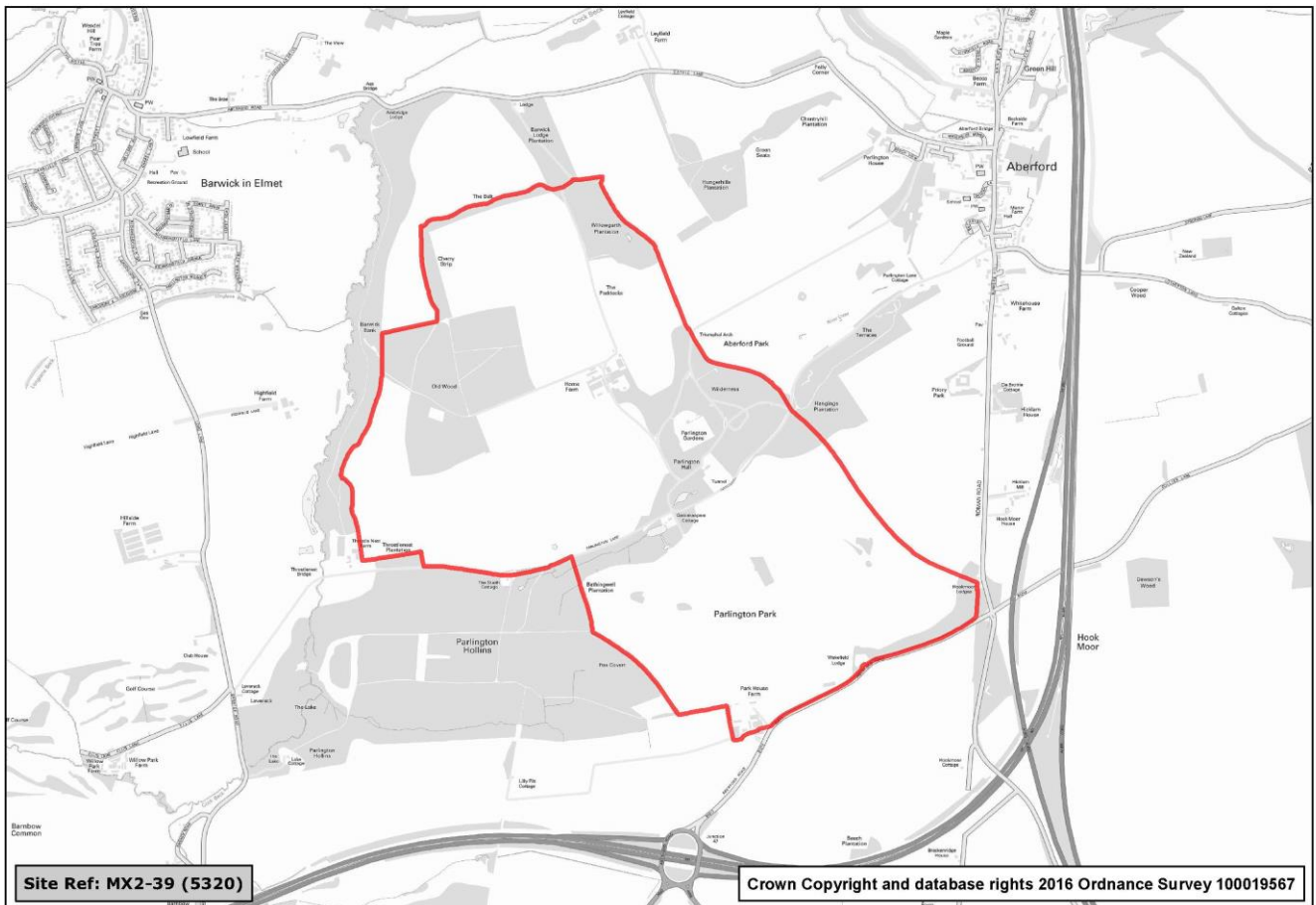
Site capacity (plan period): 1850 units & 11.5 ha employment

Site Area: 261.75 hectares

Ward:

HMCA: Outer North East

Phase: 1



Site Requirements - MX2-39:

A comprehensive development brief for the development of a new sustainable community needs to be provided. The new community should successfully combine the built environment and the natural environments and develop a high quality of place in line with garden village principles. Provision for schools, a new town centre (delivered in accordance with Policy P7 of the Core Strategy), new community greenspaces (including parks), enhanced public transport and footpath links and supporting infrastructure and services should all be integral to the new community.

In accordance with Core Strategy Spatial Policy SP9 and Policy E1, provision of approximately 11.5ha of general employment land is anticipated to support the new settlement. A range of supporting retail and commercial uses/services will be supported in line with Policy P2.

Design code to be agreed – to make best use of the unique parkland setting and to mitigate landscape impact.

Upfront delivery of infrastructure - to make the development a sustainable location for development from day one.

- **Highway Access to Site:**

Multiple linked points of access should be provided from the adjacent road network.

- **Local Highway Network:**

Significant impacts are predicted on strategic and local road networks. A comprehensive masterplanning and transport planning exercise will be needed to confirm the details of the road network and public transport enhancements needed to mitigate this major site. Mitigation works should be carried out in accordance with the findings of the assessment work.

- **Public Transport Access:**

The site layout should enable bus services to be diverted through the site, this will require linked accesses to be available. The development should provide improved links to Garforth train station(s). This includes enhanced cycle links and a frequent shuttle bus service (to meet Core Strategy accessibility standards).

- **Ecology:**

The ecological impacts of the development will require mitigation and an ecological assessment will be required. Detailed site ecology site requirements will be provided in advance of Executive Board.

- **Greenspace:**

Provision of a wide range of new community green spaces/typologies to be provided on the site. These greenspaces are to be identified through a comprehensive planning brief for the development. -

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. Whilst lying outside of the site boundary, the rural character of the approach towards the Grade II* Triumphal Arch is important to its setting and will need to be respected as part of any development proposals. The landscaped setting of Park House Farm House, and the woodland setting to Gardens House, are also important to their significance and will need to be responded to through the layout of development across the site.

- **Conservation Area:**

The site is in the setting of the Aberford Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Separation must be maintained between the site and Aberford to maintain the special linear character and rural setting to the Conservation Area. The existing areas of trees and woodland to the site boundaries should be maintained as far as possible and enhanced where necessary to screen the development and integrate it into the surrounding landscape. The south-eastern corner of the site is identified as a key gateway into the Conservation Area and special consideration will be required of the impact that any development in this area may have on

- **Education Provision:**

Primary and Secondary school provision will need to be provided on site and forms of entry will be calculated based on the final capacity of the proposed new settlement.

Safeguarded Land

3.6.10 Section 2, paragraph 2.60 explains the need to designate sites as safeguarded land – a reserve of potential sites for longer term development post 2028.

POLICY HG3 – SAFEGUARDED LAND
THE SITE ALLOCATIONS PLAN DESIGNATES SITES TO BE SAFEGUARDED FROM DEVELOPMENT FOR THE PLAN PERIOD (TO 2028) TO PROVIDE A RESERVE OF POTENTIAL SITES FOR LONGER TERM DEVELOPMENT POST 2028 AND PROTECT THE GREEN BELT. THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER NORTH EAST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	SHLAA Ref	Address	Area ha	Capacity
HG3-7	2136	The Ridge, Linton	4.1	100
HG3-8	2135	Leeds Road Collingham	6.5	100
HG3-9	2137	West Park, Boston Spa	4.1	110
HG3-10	1008	Grove Road, Boston Spa	3.9	103
HG3-11	1167	Chapel Lane (land to the east of), Clifford LS23	1.6	36
HG3-12	1061	Wood Lane (land off), and east of the former railway, Scholes, LS15	1.9	60
HG3-13	2134	Scholes (east of)	32.1	850
Safeguarded land (PAS) total:				1359

Sites for Older Persons Housing/Independent Living

3.6.11 Two housing allocations have easy access to local centres in Outer North East and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans. In addition, as paragraph 2.63 details, further local centres may be delivered as part of large housing allocations such as HG2-226 Land to the East of Wetherby and the new settlement at site MX2-39 Parlington.

POLICY HG4: THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH ARE PARTICULARLY SUITABLE FOR OLDER PERSONS HOUSING/ INDEPENDENT LIVING. THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER NORTH EAST THESE SITES ARE:

HG2-20 Mercure Hotel, Wetherby Road, Wetherby
HG2-22 Church Street, Boston Spa

Sites reserved for Future School Use

3.6.12 Section 2 paragraph 2.64 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In Outer North East there are two sites where part of the site is to be retained for a school. These are:

- HG2-226 Land to the East of Wetherby
- MX2-39 Parlington Estate

Sites for Gypsies and Travellers

3.6.13 Paragraph 2.65 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. No sites are proposed in Outer North East.

Sites for Travelling Showpeople

3.6.14 Paragraph 2.73 explains the approach to allocating sites for Travelling Showpeople. No sites are proposed in Outer North East.

EMPLOYMENT PROPOSALS FOR OUTER NORTH EAST

Offices

3.6.15 The sites in Outer North East 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 5.4.16) 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 OUTER NORTH EAST THESE SITES ARE:

Identified Office Sites (with planning permission or UDP allocations)

Plan Ref	ELR Ref	Address	Area ha	Capacity sqm
EO1-3	3103954	Park Hill Farm Park Hill Studio Walton Road, Wetherby	0.5	579
EO1-40	3103953	Bldgs B Park Hill Farm, Walton Road ,Wetherby	0.1	1050
Identified Office Employment Totals:				1629

3.6.16 There are no proposed allocations for office development in Outer North East.

General Employment

3.6.17 The sites in Outer North East 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 5.4.16 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. (For information the extent of the existing Thorp Arch Trading Estate is shown on the Plan).

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 EAST THESE SITES ARE:

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

Plan Ref	SHLAA	Address	Area	Capacity
EG1-8	3104450	Land at Rudgate Walton Wetherby	0.7	0.37
EG1-9	3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby LS23 7BJ	1.6	1.9
EG1-10	3203550	Holmecroft York Road Ls13 4	2.3	2.29
EG1-63	3100832	Avenue D Thorp Arch T E	4.3	4.32
EG1-64	3103750	Wighill Lane & Rudgate, Thorp Arch Ind Estate	3.5	3.49
EG1-65	EMP00337	Avenue D & E Thorp Arch Estate	8.1	8.06
EG1-68	3104480	Unit 204 Avenue C Thorp Arch Estate, Wetherby	1.1	1.12
Identified general employment total (ha):				21.55

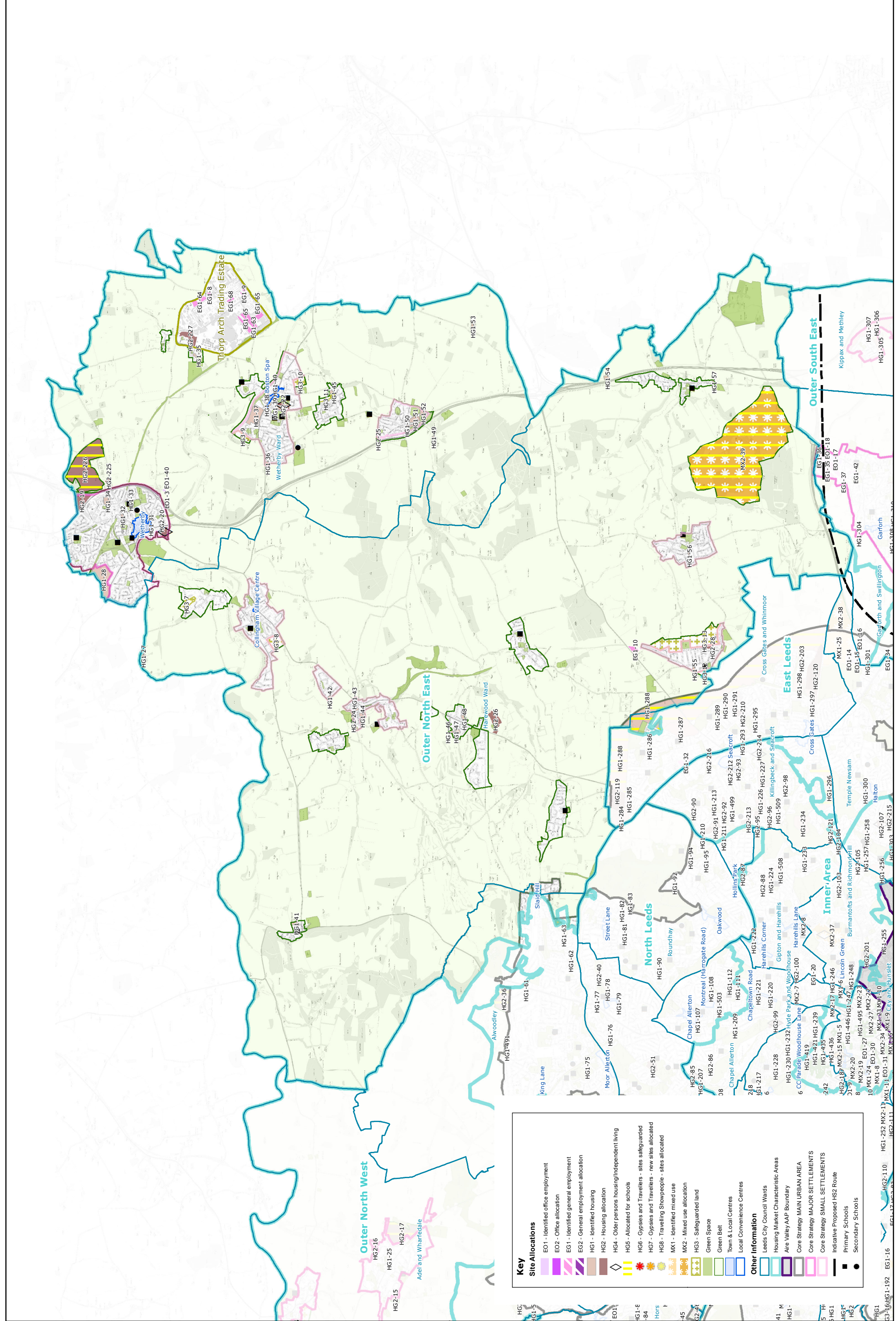
POLICY EG2 – GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE. THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES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

Plan Ref	SHLAA	Address	Area ha	Capacity (ha)
MX2-39	5320	Parlington Estate	261.7	11.5
Allocated for general employment total (ha):				11.5

GREENSPACE PROPOSALS FOR OUTER NORTH EAST

3.6.18 The plan shows the green space sites proposed for designation within the Outer North East HMCA. These are predominantly existing UDP green space sites (some updated and modified to reflect the current situation) and additional sites identified through the Open Space, Sport and Recreation Assessment (OSSRA July 2011). 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.

3.6.19 The key areas of green space within the Outer North East area are Lotherton Hall (57.1ha) (to the south east of Aberford) and Harewood House Estate (39.6ha). Harewood House is unusual as part of the estate is open to the public but for a fee. There are various smaller green spaces within or adjacent to the villages and towns of the Outer North East including some stretches of old railway lines in Wetherby and running south from Bardsey. There are large areas of predominantly woodland to the west of the A1 which are not specifically protected as green space however they lie within green belt and are therefore protected from future development. Provision is still in need of improvement in terms of quantity, quality and accessibility. Revised surpluses and deficiencies by typology for the Wards that fall completely or partially within the Outer North East HMCA are contained in the Green Space Background Paper.



Key

Site Allocations

- EO1 - Identified office employment
- EO2 - Office allocation
- EG1 - Identified general employment
- EG2 - General employment allocation
- HG1 - Identified housing
- HG2 - Housing allocation
- HG4 - Older persons housing/independent living
- HG5 - Allocated for schools
- HG6 - Gypsies and Travellers - sites safeguarded
- HG7 - Gypsies and Travellers - new sites allocated
- HG8 - Travelling Showpeople - sites allocated
- MX1 - Identified mixed use
- MX2 - Mixed use allocation
- HG3 - Safeguarded land
- Green Space
- Green Belt
- Town & Local Centres
- Local Convenience Centres

Other Information

- 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
- Indicative Proposed HS2 Route
- Primary Schools
- Secondary Schools