

# **LEEDS SITE ALLOCATIONS PLAN**

## **ISSUES AND OPTIONS FOR THE PLAN**

**Draft April 2013**

### **VOLUME 2: SITE PROPOSALS FOR EACH HOUSING MARKET CHARACTERISTIC AREA 7. OUTER NORTH WEST**

# **VOLUME 2: SITE PROPOSALS FOR EACH HOUSING MARKET CHARACTERISTIC AREA 7. OUTER NORTH WEST**

| <b>CONTENTS:</b>                     | <b>PAGE:</b> |
|--------------------------------------|--------------|
| 7.1.0 INTRODUCTION                   | 3            |
| 7.2.0 RETAIL ISSUES AND OPTIONS:     | 3 - 4        |
| 7.3.0 HOUSING ISSUES AND OPTIONS:    | 5 - 14       |
| 7.4.0 EMPLOYMENT ISSUES AND OPTIONS: | 15 - 18      |
| 7.5.0 GREENSPACE ISSUES AND OPTIONS: | 19 - 23      |

## **PLANS:**

RETAIL: OUTER NORTH WEST

PLAN 7.2A Otley Town Centre

PLAN 7.2B Location of Otley Town centre within the Outer North West area.

HOUSING: OUTER NORTH WEST

PLAN 7.3

EMPLOYMENT: OUTER NORTH WEST

PLAN 7.4

GREENSPACE: OUTER NORTH WEST

PLAN 7.5A UDP Greenspace allocations and open space audit sites

PLAN 7.5B Types of Greenspace

## 7.1.0 INTRODUCTION

- 7.1.1 Volume 1 of the Site Allocations Plan Issues and Options sets out the approach and an overview for each topic which will be included in the final Site Allocations Plan. The plan will cover Retail, Housing, Employment and Greenspace allocations. Please see Volume 1 in conjunction with the area proposals for a full understanding of the context and work involved in producing the Issues and Options for the plan.
- 7.1.2 Plans for initial proposals for retail, housing, employment and greenspace are at the end of this document. View the plans on line at [www.leeds.gov.uk/ldf](http://www.leeds.gov.uk/ldf). Please note that if you view this document on line, you can access the full site assessments for housing and employment sites. If you do not have access to a computer, you can use computers at libraries. The Council can make further details available on request, but printing costs may be incurred. It is not practical to put all site details in an appendix due to the volume of sites and information involved.
- 7.1.3 The Outer North West area is characterised by the Major Settlement of Otley and smaller settlements including Bramhope and Pool. The area is served by the A660 and the A659 and has the main rail line between Leeds and Harrogate passing through the area. The area has distinctive open countryside, with Green Infrastructure links to the Wharfe Valley.

## 7.2.0 OUTER NORTH WEST RETAIL ISSUES AND OPTIONS:

- 7.2.1 There is one centre within the Outer North West area:
- Otley Town Centre (see plan 7.2A)
- 7.2.2 For each centre a review of the centre boundary and survey of current uses has been undertaken. This has involved redefining the boundaries of town centres to accommodate retail development within centres. The council is not allocating sites for retail in these centres, but making boundary changes 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). Ashfield Works to the east of Otley Town Centre has been included within the proposed centre boundary to reflect its potential to accommodate town centre uses in a location closely related to the existing centre.
- 7.2.3 Volume 1 page 16 defines these as:
- Primary Shopping Areas (PSA)**  
This is the area where retail development and activity is concentrated.

### **Frontages**

**Primary Frontages** include the main shopping core of the centre where class A1 premises, such as shops, post offices, travel agencies, hairdressers and dry cleaners, are normally protected.

**Secondary Frontages** include premises on the edge of centres where a wider mix of uses are permitted including financial and professional services, restaurants and cafés and pubs.

See page 16 Volume 1 for full details as to why these designations are required.

**Call for sites**

There were no sites submitted within the Outer North West area for retail use, or mixed use including retail.

**QUESTIONS ON RETAIL ISSUES AND OPTIONS**

**The council would like your views on the proposed boundaries and frontage designations.**

- R1 Do you have any comments on the proposed centre and Primary Shopping Area (PSA) boundary? Please state the centre/s to which your comments relate.**

**Use plans to support your comments where possible**

- R2 Do you have any comments on the proposed frontage designations? Please state the centre/s to which your comments relate.**

**Use plans to support your comments where possible.**

- (R3 Do you have any comments on the 'call for sites', sites coming forward for retail uses within the plan period.) – there are no 'call for sites' in this area**

- R4 Do you have any other sites to suggest for retail development (please provide details and plans)?**

## 7.3.0 OUTER NORTH WEST HOUSING ISSUES AND OPTIONS:

7.3.1 See Volume 1, pages 18 - 22 for a full explanation of the approach to considering which sites should be allocated for housing. See plan 7.3 Housing showing the sites referred to in this section.

7.3.2 **Total housing target for Outer North West** (set out in the Core Strategy) = 2,000 dwellings/units (3% of District wide total)

### **Total number of dwellings/capacity we are seeking:**

The target of 2,000 residential units does not mean that land for 2,000 new units has to be allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed) and planning permissions with units still remaining to be built as at 31.3.12 will be deducted. These sites are listed in table 7.3.1 below and will count towards the overall target. They are shown in lime green on plan 7.3 Housing.

**Table 7.3.1**

**Table illustrating existing permissions and allocations as at 31.3.12. These sites are shown in lime green on the plan.**

| SHLAA Ref  | HLA Ref | Address  | Capacity   | Complete  | Under construction | Not started |
|--|---------|--|------------|-----------|--------------------|-------------|
| <b>Allocations - not yet developed</b>               |         |  |            |           |                    |             |
| 684  | 2600220 | Church Lane, Adel LS16   | 68         | 0         | 0                  | 68          |
| 744  | 2900190 | Rumplecroft, Otley   | 135        | 0         | 0                  | 135         |
| 745  | 2900240 | East of Otley  | 550        | 0         | 0                  | 550         |
| <b>Sites 0.4ha+ with planning permission</b>         |         |  |            |           |                    |             |
| 749  | 2901330 | Prince Henry Court, Newall Carr Road, Otley  | 14         | 11        | 0                  | 3           |
| 753  | 2901400 | Mill Lane, Otley   | 195        | 0         | 0                  | 195         |
| 3348   | 2901560 | The Manor House And Clitherow House, Our Lady And All Saints Church, Manor Square, Otley | 6          | 0         | 0                  | 6           |
| <b>Sites 0.2ha to 0.4ha with planning permission</b> |         |  |            |           |                    |             |
| 0  | 2901570 | The Tannery, Leeds Road, Otley, LS21 1QX   | 10         | 0         | 0                  | 10          |
| <b>Sites below 0.2ha with planning permission</b>    |         |  |            |           |                    |             |
| 0  | 2901390 | 23-5 Manor Square, Otley   | 8          | 0         | 0                  | 8           |
| 0  | 2901500 | Bramwood, 11 Creskeld Crescent, Bramhope   | 8          | 0         | 0                  | 8           |
| <b>Outer North West TOTAL</b>                        |         |  | <b>994</b> | <b>11</b> | <b>0</b>           | <b>983</b>  |

The number of dwellings still to be built (still under construction or not started) is 0+ 983 (last 2 totals in table) = 983 dwellings still to be built from existing permissions and allocations.

So, the residual target is 2,000 – 983 = **1017 units remaining to find from pool of SHLAA sites as at 31.3.12.**

7.3.3 As Volume 1 para 8.3 explains figures will constantly change as planning permissions are granted through the course of production of this plan. In addition, the housing target set in the Core Strategy could change as the plan is not yet adopted. The target for each area is therefore based on information at a point in time. If the final target is less, we will be able to further select from the pool of sites

the ones we consider most suitable for development. If the final target is more we will have to reconsider some sites, or consider further suggestions for sites.

#### 7.3.4 Sites 'sieved out' of the assessment process (removed from further consideration)

See page 19 Volume 1 for an explanation of sites which have been sieved out as a first stage in the overall assessment process.

**Table 7.3.2 Sieved out sites prior to site assessments in Outer North West.**

| <b>SHLAA ref</b> | <b>address</b>  | <b>Reason sieved out</b>   |
|------------------|---|--|
| 175              | Former Bridge End Cattle Market Billams Hill Otley                  | Flood zone 3b (washland) on Strategic Flood Risk Assessment                            |
| 1198             | Land adjoining Stephen Smith's Garden Centre, Pool Road, Otley LS21 | Flood zone 3b (washland) on Strategic Flood Risk Assessment                            |
| 1358             | Midgley Farm, Otley   | Flood zone 3b (washland) on Strategic Flood Risk Assessment, Minerals safeguarded site |
| 1036             | Old Lane Bramhope LS16  | Not within settlement hierarchy  |
| 1037             | West of Moor Road Bramhope LS16                                     | Not within settlement hierarchy  |
| 3021             | Otley Golf Club, West Busk Lane, Otley, LS21 3NG                    | Not within settlement hierarchy  |
| 3022             | Acrecliffe Farm. Ellar Ghyll, Bradford Road, Otley, LS21 3DN        | Not within settlement hierarchy  |

These sites are shown in purple on plan 7.3 Housing.

#### 7.3.5 Remaining sites in the Strategic Housing Land Availability Assessment (SHLAA) to assess

The sites remaining in SHLAA after taking account of sites in table 7.3.1 and table 7.3.2 are the ones left to assess to see which have potential as housing allocations. A site assessment methodology has been developed. The site proforma including the Green Belt Review Assessment is attached at Volume 1 Appendix.

All sites have been assessed using this proforma and the Green Belt Review assessment undertaken where relevant. In addition a sustainability appraisal has been undertaken of all sites surveyed. See the Issues and Options Sustainability Appraisal Report.

From undertaking this process, sites have been categorised according to the following colour coding:

**Green – sites which have the greatest potential to be allocated for housing.**

**Amber – sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.**

**Red – sites which are not considered suitable for allocation for housing.**

Table 7.3.3 shows the colour coding and reasons for the sites being within the relevant categories. The colour coding and sites listed are shown on Plan 7.3 Housing.

TABLE 7.3.3: SITES ASSESSED FOR POTENTIAL HOUSING ALLOCATIONS IN OUTER NORTH WEST

| No. of sites assessed | SHLAA ref and colour coding | Site Address   | Ward                | Site Area (ha.) | Site Capacity | Summary Reason for Colour Coding   |
|-----------------------|-----------------------------|--|---------------------|-----------------|---------------|--|
| 1                     | 7                           | Former All Saints Middle School, Bridge Street, Otley LS21 1BQ | Otley and Yeadon    | 0.473           | 14            | Site potentially suitable for office and / or residential use. Developable area constrained by flood zone 2 (medium risk) & 3a (i)(high risk). The North eastern part of site would have to be left in open use as greenspace / landscaping.   |
| 2                     | 313                         | Westgate, Otley  | Otley and Yeadon    | 0.737           | 26            | Town Centre site suitable for range of uses including residential. Potential mixed use site.   |
| 3                     | 317                         | Wharfedale General Hospital, Newall Carr Road, Otley           | Otley and Yeadon    | 1.847           | 76            | Brownfield site within the major settlement. Pending planning application for 71 residential units (10/02739/FU)   |
| 4                     | 320                         | Ashfield Works, Westgate, Otley                                | Otley and Yeadon    | 1.864           | 100           | The site would be suited to a mixed use development incorporating residential and retail / office or other town centre uses given its location within and on the edge of Otley town centre. The site capacity will be subject to conservation area, design and highways requirements. A Planning & Development Brief for the site has been prepared setting out the planning and highway considerations. |
| 5                     | 1002                        | Land to rear of 45 Creskeld Lane, Bramhope                     | Adel and Wharfedale | 1.492           | 23            | Part of the site is within the Green Belt. Redevelopment of the site would require demolition of one property. Development of the site would effectively 'round off' the settlement.   |
| 6                     | 1080                        | Breary Lane East, Bramhope LS16                                | Adel and Wharfedale | 15.439          | 200           | Protected Area of Search (PAS) site on UDP. Potential for development on part of site for 200 dwellings with single access from A660, or all site (434 dwellings) if combined with adjacent site 3367A due to access issues.   |
| 7                     | 1095A                       | Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21         | Adel and Wharfedale | 1.698           | 46            | 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).   |

| No. of sites assessed | SHLAA ref and colour coding | Site Address   | Ward                | Site Area (ha.) | Site Capacity | Summary Reason for Colour Coding  |
|-----------------------|-----------------------------|--|---------------------|-----------------|---------------|---|
| 8                     | 1095B                       | Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21 | Adel and Wharfedale | 12.019          | 270           | Green Belt site. Potentially suitable for housing as extension to site 1369, however significant highway infrastructure would be required. Development of both sites 1369 and 1095B would significantly increase the size of Pool in Wharfedale. However, this site is essentially a large infill site between existing industry and the PAS site (1369).         |
| 9                     | 1095C                       | Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21 | Adel and Wharfedale | 0.086           | 3             | Brownfield site, within the conservation area. Would be required for highways access if PAS site 1369 developed. The site is too small (under the 0.4ha threshold) to be allocated for housing in its own right.  |
| 10                    | 1095D                       | Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21 | Adel and Wharfedale | 0.057           | 2             | Brownfield site, within the conservation area. Would be required for highways access if PAS site 1369 developed. The site is too small (under the 0.4ha threshold) to be allocated for housing in its own right.  |
| 11                    | 1101                        | Land Off Weston Lane and Green Lane, Otley             | Otley and Yeadon    | 2.521           | 66            | Green Belt site. Development would represent a significant incursion into Green Belt and would set a precedent for further sprawl to the west. Highway concerns regarding Otley river bridge and capacity through town centre. Poor accessibility to public transport.  |
| 12                    | 1179                        | Land at Low Pasture Farm, off Bradford Road, Otley     | Otley and Yeadon    | 4.878           | 129           | 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 re access.  |
| 13                    | 1181A                       | Land at The Sycamores, Bramhope, LS16 Site A           | Adel and Wharfedale | 1.164           | 31            | Green Belt site. Development of site A could create a rounding off of the settlement, but 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.   |
| 14                    | 1181B                       | Land at The Sycamores, Bramhope, LS16 Site B           | Adel and Wharfedale | 6.101           | 137           | 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. |



| No. of sites assessed | SHLAA ref and colour coding                | Site Address   | Ward                | Site Area (ha.) | Site Capacity | Summary Reason for Colour Coding  |
|-----------------------|--|--|---------------------|-----------------|---------------|---|
| 15                    | 1196                                       | Land off West Busk Lane, Otley LS21                    | Otley and Yeadon    | 11.3            | 198           | 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 re access. |
| 16                    | 1197                                       | Cross Green Rugby Ground and Allotments, Otley, LS21   | Otley and Yeadon    | 2.652           | 80            | Residential would be contrary to UDP designation; Protected playing pitches (N6) and allotments (N1A). Loss of greenspace would need to be considered through the greenspace review. See greenspace section page 22, question G8. No highways concerns.   |
| 17                    | 1204                                       | Land at Old Manor Farm off Old Lane, Bramhope LS16     | Adel and Wharfedale | 12.692          | 285           | 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.                                     |
| 18                    | 1317                                       | House and Garden 105 West Busk Lane Otley LS21 3LX     | Otley and Yeadon    | 0.428           | 12            | 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).  |
| 19                    | 1369                                       | Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21 | Adel and Wharfedale | 11.067          | 226           | Existing Protected Area of Search (PAS) site on UDP. Potentially suitable for housing however significant highway infrastructure requirements.  |
| 20                    | 2035                                       | East Chevin Road, Otley                                | Otley and Yeadon    | 1.496           | 54            | UDP employment allocation E4.19. Brownfield site well located within the urban area. Potentially suitable for combination of residential / office use, subject to meeting policy requirements. No Highways concerns.  |
| 21                    | 2051A(Part of site is in North Leeds area) | King Lane, Alwoodley, LS17                             | Alwoodley           | 62.34           | 1403          | 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.   |

| No. of sites assessed | SHLAA ref and colour coding                | Site Address                                       | Ward                | Site Area (ha.) | Site Capacity | Summary Reason for Colour Coding  |
|-----------------------|--|--|---------------------|-----------------|---------------|---|
| 22                    | 2051B(Part of site is in North Leeds area) | King Lane, Alwoodley, LS17                         | Alwoodley           | 18.15           | 476           | Green Belt site. The site is unrelated to the existing settlement pattern and as such would represent a significant incursion into Green Belt. Highways concerns re. poor accessibility, access and local network capacity.   |
| 23                    | 2054                                       | Harrogate Road, Moortown, LS17                     | Alwoodley           | 22.195          | 583           | Green Belt site. The site is unrelated to the existing settlement pattern and would represent sprawl to the western side of the Harrogate Road. Highways concerns re access and local network capacity.   |
| 24                    | 2130                                       | Church Lane Adel                                   | Adel and Wharfedale | 14.827          | 186           | This is a PAS (Protected Area of Search) site and does not benefit from Green Belt protection. A limited amount of protected trees are positioned throughout the site, the majority to the west which surround existing buildings. These will need to be considered carefully at the design stage, a public right of way also crosses the site. New development is being constructed immediately to the south. Development would require suitable access into the site, which is constrained by existing properties within the site boundary and concerns over additional traffic on Church Lane and Adel Lane. |
| 25                    | 3002                                       | St David's Road, Otley, LS21 2AW                   | Otley and Yeadon    | 1.698           | 46            | 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 re access and accessibility.   |
| 26                    | 3025                                       | Land between A660 and Birdcage Walk, Otley, LS21 3 | Otley and Yeadon    | 1.31            | 41            | 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.  |

| No. of sites assessed | SHLAA ref and colour coding             | Site Address  | Ward                | Site Area (ha.) | Site Capacity                    | Summary Reason for Colour Coding   |
|-----------------------|---|---|---------------------|-----------------|----------------------------------|--|
| 27                    | 3360 (Part of site in North Leeds area) | Cookridge Hall, Cookridge Lane, LS16 7NL - NB - most of this site is in North Leeds housing market characteristic area. | Adel and Wharfedale | 19.32           | 507                              | Green Belt site. Most of the site is within the adjacent area of North Leeds. Development of the site would set a precedent for urban sprawl. There are highways concerns: Holt Lane would require widening to provide footways and suitable carriageway width that would require removal of trees along the site frontage. Land to the east of the Chestnuts is designated as proposed N5 greenspace site on the UDP. The N5 area includes a children's play area, an open grassed amenity area and nearer to the houses on the Chestnuts the land is natural grassland with a number of trees. See also greenspace section, page 22, question G9. Holt Lane Meadow, Cookridge is designated Access Land. This is land that has been designated under the Countryside and Rights of Way Act 2000 as having access on foot for the public. This site is one of six throughout Leeds with these rights. |
| 28                    | 3367A                                   | Leeds Road, Bramhope Site A   | Adel and Wharfedale | 3.88            | 234 when combined with site 1080 | Green Belt site. Development of the site would provide an extension to the adjoining PAS site 1080 and assist access into this adjacent site. By itself, the site is an isolated site, but with the adjacent PAS site it could effectively 'round off' the settlement. If furthered the site should be viewed as a single allocation with 1080 for the purposes of access requirements - one access to the A660, shared with site 1080, would restrict the combined capacity of the sites to 200 units. Two access points would allow a total capacity of 434.   |
| 29                    | 3367B                                   | Leeds Road, Bramhope Site B   | Adel and Wharfedale | 4.1761          | 94                               | 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.  |
| 30                    | 3400                                    | Land at Green Acres, Moor Road, Bramhope, LS16 9HJ  | Adel and Wharfedale | 1.542           | 48                               | Green Belt site. Development of the site could constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor Road. No highways concerns.  |
| 31                    | 3434                                    | Land at Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ   | Adel and Wharfedale | 6.998           | 183                              | 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.  |

CALL FOR SITES SUBMISSION:

| No. of sites assessed | SHLAA ref and colour coding | Site Address   | Ward                | Site Area (ha.) | Site Capacity | Summary Reason for Colour Coding   |
|-----------------------|-----------------------------|--|---------------------|-----------------|---------------|--|
| 32                    | <b>CFSM035</b>              | Land At Green Acres,<br>Moor Road,<br>Bramhope, Leeds,<br>LS16 9HJ | Adel and Wharfedale | 1301            | 90            | Green Belt site. This site encompasses sites 3400 and 3434 listed in the schedule above, but has been submitted for consideration for mixed use - residential and class 'D1' non residential institution. Site 3400 is considered to have some potential for housing, but a mixed use development of the whole site is not considered appropriate in this location and the release of the site as a whole would constitute urban sprawl. |

7.3.6 Para 7.3.2 identifies that in this area we need to allocate sites to accommodate 1017 residential units. From table 7.3.3 above, the total capacity from green sites alone is 270. The total capacity from amber sites is 1192. The total from both green and amber is 1462 which is over and above the 1017 we are seeking, so not all green and amber sites will need to be allocated. At this stage, we are seeking views as to whether we have got the colour coding right and which are the most suitable sites. Alternative sites can also be suggested.

## **QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR HOUSING**

### **‘GREEN’ SITES**

**H1. Do you agree that the sites that have been identified as ‘green’ represent the most suitable sites to consider allocating for future housing development?**

**Yes/No**

**Reason**

**H2. Which sites do you disagree with and why? (Give SHLAA ref no. and reason)**

**H3. Do you think a site that is not colour coded green should have been? If so, please give SHLAA ref no. and reason**

### **‘AMBER’ SITES**

**H4. Do you agree that the sites that have been identified as ‘amber’ represent sites with potential for allocating for future housing development?**

**Yes/No**

**Reason**

**H5. Which sites do you disagree with and why? (Give SHLAA ref no. and reason)**

**H6. Do you think a site that is not colour coded amber should have been? If so, please give SHLAA ref no. and reason**

### **‘RED’ SITES**

**H7. Do you agree that the sites that have been identified as ‘red’ are not suitable for allocation for future housing development?**

**Yes/No**

**Reason**

**H8. Which sites do you disagree with and why? (Give SHLAA ref no. and reason)**

**H9. Do you think a site that is not colour coded red should have been? If so, please give SHLAA ref no. and reason**

### **OTHER SITES?**

**H10. Do you think there are other more suitable sites not shown on the plan that could be considered as future housing allocations? If so, please supply details – address and site plan.**

### **PHASING**

**H11. The Site Allocations Plan will need to also identify phasing of housing allocations (see Volume 1 page 20 ). The phases are:**

**Delivery/development in the short term, 0-5 years**

**Delivery/development in the medium term, 5-10 years**  
**Delivery/development in the long term, 10 + years**

**Do you think any particular sites should be developed in the short, medium or long term? If so, please state SHLAA ref no of site and phase (short, medium or long term) and why.**

**GYPSY AND TRAVELLER SITES (See Volume 1, para 8.18)**

**H12. Do you think that any sites being considered in this area could be suitable for gypsy and traveller site use? Please state reason, and list SHLAA site ref no.s of any specific sites.**

**H13. Do you think there are other more suitable sites not shown on the plan that could be considered for future gypsy and traveller site use? If so, please supply details – address and site plan.**

**ELDERLY ACCOMMODATION (See Volume 1, para 8.19)**

**H14. Do you think that any sites being considered in this area could be suitable for use solely or in part for elderly housing accommodation? Please state reason, and list SHLAA site ref no's of specific sites.**

**H15. Do you think there are other more suitable sites not shown on the plan that could be considered for elderly housing accommodation? If so, please supply details – address and site plan.**

## 7.4.0 OUTER NORTH WEST: EMPLOYMENT ISSUES AND OPTIONS:

See plan 7.4 Employment

7.4.1 The employment sites in Outer North West have been assessed to determine their total contribution towards an overall district requirement of **1,000,000 sq m** office based development and **493 hectares** of industrial and warehousing. Sites which either have planning permission for employment uses (as at 31.3.12) and/or are allocated for employment as part of the existing development plan and are to be retained for employment are shown as lime green on plan 7.4. These sites will count towards the employment requirement.

In Outer North West, these sites are:

**Table 7.4.1: Office based development**  
'Lime Green' sites for office development

| Site Ref          | Address | Site area (ha) | Total floorspace (sq m) |
|-------------------|---------|----------------|-------------------------|
| <b>Lime Green</b> |         |                |                         |
| None              |         |                |                         |

**Table 7.4.2: Industrial & Warehousing**  
'Lime Green' sites for industrial and warehousing development

| Site Ref          | Address  | Site area (ha) | Reason for retention   |
|-------------------|--|----------------|--|
| <b>Lime Green</b> |  |                |  |
| 2901470           | East of Otley (Indicative allocation) off Pool R         | 5.00           | Site delivery dependent on East of Otley Relief Road and housing developments to fund this. Retain as long-term commitment to meet Otley's needs |
| 2901530           | Wharfedale Fabrication Coal Yard, Station Rd, Arthington | 0.64           | Current site with planning permission for employment purposes  |
| <b>TOTAL</b>      |  | <b>5.64</b>    |  |

7.4.2 Sites assessed for employment are those sites from the Employment Land Review which are categorised as 'LDF to determine' sites and new sites submitted through the 'Call for sites'. There were no 'call for sites' submitted for employment, or mixed use including employment in Outer North West. There will of course be numerous existing employment sites both in use or last in use for employment uses which do not require planning permission or allocation. From undertaking assessments, sites have been categorised according to the following colour coding:

**Green** 'To assess' sites which have the greatest potential to be allocated for employment.

**Amber** 'To assess' sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.

**Red** 'Remove' sites from the Employment Land Review and 'To assess' sites which are not considered suitable for allocation for employment.

Table 7.4.3 below shows the colour coding and reasons for the sites being within the relevant categories. The sites are shown on Plan 7.4 Employment.



Table 7.4.3 SITES ASSESSED FOR POTENTIAL EMPLOYMENT ALLOCATIONS IN OUTER NORTH WEST

| Colour code     | Site Ref | Address                                       | Site area (ha) | Total floorspace (sq m) | Assessment type | Conclusion | Reason for colour coding  |
|-----------------|----------|---|----------------|-------------------------|-----------------|------------|---|
| <b>Offices</b>  |          |   |                |                         |                 |            |   |
| <b>Green</b>    |          |   |                |                         |                 |            |   |
| None            |          |   |                |                         |                 |            |   |
| <b>Amber</b>    |          |   |                |                         |                 |            |   |
| None            |          |   |                |                         |                 |            |   |
| <b>Red</b>      |          |   |                |                         |                 |            |   |
| None            |          |   |                |                         |                 |            |   |
| <b>Industry</b> |          |   |                |                         |                 |            |   |
| <b>Green</b>    |          |   |                |                         |                 |            |   |
| None            |          |   |                |                         |                 |            |   |
| <b>Amber</b>    |          |   |                |                         |                 |            |   |
| None            |          |   |                |                         |                 |            |   |
| <b>Red</b>      |          |   |                |                         |                 |            |   |
|                 | 2901161  | Land to Rear of Garnetts Mill Lane Otley LS21 | 1.41           |                         | ELR             | Remove     | Land forms part of a planning permission for a residential led scheme taking in the adjoining Garnetts Mill site. It is therefore very unlikely to come forward for employment development. |
|                 | 2901230  | East Chevin Road Otley LS21                   | 1.40           |                         | ELR             | Remove     | Unavailable. Significant doubt over whether the site will come forward for employment given its existing uses as a cattle market.   |

## **QUESTIONS ON SITES PUT FORWARD TO CONSIDER FOR EMPLOYMENT**

**E1. Do you think a site that is not colour coded 'green' should have been? If so, please state which site (site ref) this is and why**

**E2. Do you think a site that is not colour coded 'amber' should have been? If so, please state which site (site ref) this is and why**

**E3. Do you agree that the sites that have been identified as 'red' are not suitable for allocation for future employment or office development?**

**Yes/No**

**Reason**

**E4. Do you think there are other more suitable sites not shown on the plan that could be considered as future employment or office allocations? If so, please supply details – address and site plan.**

## 7.5.0 OUTER NORTH WEST GREENSPACE ISSUES AND OPTIONS:

7.5.1 The two maps at the end of this document show 1) greenspace sites currently designated through the UDP Review 2006 and sites identified through the open space audit in the Outer North West Housing Market Characteristic Area (Plan 7.5A) and 2) the categories or types of greenspace (Plan 7.5B) There are two elements to consider, firstly the changes being proposed to the allocated greenspace as a result of the 2011 Open Space, Sport & Recreation Assessment (*hereafter referred to as the 'Open Space Audit'*) and secondly the implications of the subsequent assessments undertaken in relation to surpluses and deficiencies, quality and accessibility to greenspace. Sites that are proposed for deletion following the Open Space Audit are listed at the end of this document and are the sites which are not overlain by hatching on Plan 7.5A. Sites proposed to be deleted will be considered in the context of the surpluses and deficiencies identified in each particular area.

7.5.2 Core Strategy Policy G3 sets quantity, quality and accessibility standards for these different types of open space:

| Type   | Quantity per 1000 people   | Quality (Sites were scored from 1 to 10, 10 being excellent quality, 1 very poor. A score of 7 is considered good) | Accessibility  |
|--|--|--|--|
| Parks and gardens  | 1 hectare  | Good (7)   | 720 metres   |
| Outdoor sports provision                                 | 1.2 hectares (does not include education provision)  | Good (7)   | Tennis court 720 metres, bowling greens and grass playing pitches 3.2km, athletics tracks, synthetic pitches 6.4km |
| Amenity greenspace                                       | 0.45 hectares  | Good (7)   | 480 metres   |
| Children and young people's equipped play facilities     | 2 facilities (per 1000 children/young people 0 -16 years old)(excluding education provision) | Good (7)   | 720 metres   |
| Allotments   | 0.24 hectares  | Good (7)   | 960 metres   |
| Natural greenspace                                       | 0.7 hectares main urban area and major settlements, 2 hectares other areas                   | Good (7)   | 720 metres and 2km from site of 20 hectares  |
| City Centre open space (all types including civic space) | 0.41 hectares  | Good (7)   | 720 metres   |

There are no standards in the Core Strategy for cemeteries, green corridors and golf courses therefore there is no analysis of surpluses and deficiencies for these typologies. They are, however, shown on Plan 7.5B for completeness.

### 7.5.3 Quantity

Overall Outer North West is well provided for in terms of some types of greenspace though deficient in others (especially allotments). The background paper provides an analysis of greenspace provision in the 3 wards of Adel and Wharfedale, Otley

and Yeadon and Alwoodley. All 3 wards fall partly within Outer North West and partly in adjacent areas.

- 7.5.4 The table below sets out the amount of surplus land or the deficiency in provision for each greenspace type.

**Table 7.5.1 Surpluses and deficiencies in different types of greenspace in Outer North West**

|                   | Parks and Gardens     | Outdoor Sports (excluding education) | Amenity              | Children & Young People Equipped Play | Allotments            | Natural           |
|-------------------|-----------------------|--------------------------------------|----------------------|---------------------------------------|-----------------------|-------------------|
| Standard          | 1ha/1000 people       | 1.2ha/1000 people                    | 0.45ha/1000 people   | 2 facilities/ 1000 children           | 0.24ha/1000 people    | 2ha/1000 people   |
| Adel & Wharfedale | Surplus (2.57 ha)     | Surplus (1.52)                       | Deficiency (-0.05ha) | Surplus Of 2 facilities               | Deficiency (-0.22ha)  | Surplus (2.46 ha) |
| Otley & Yeadon    | Surplus (0.26 ha)     | Deficiency (-0.14 ha)                | Surplus (0.11ha)     | Deficiency of 1 facility              | Surplus (0.11 ha)     | Surplus (6.73)    |
| Alwoodley         | Deficiency (-0.55 ha) | Deficiency (-0.36ha)                 | Surplus (0.15)       | Deficiency of 6 facilities            | Deficiency (-0.23 ha) | Surplus (1.91 ha) |
| Average           | Surplus (0.677ha)     | Surplus (0.05ha)                     | Surplus (0.08ha)     | Surplus of 5 facilities               | Deficiency (-0.11ha)  | Surplus (3.74ha)  |

- 7.5.5 All wards have a high level (surplus) of natural greenspace. Adel & Wharfedale ward is deficient in amenity space and allotment provision, but has a surplus of other greenspace typologies. Otley & Yeadon ward has surpluses in parks and gardens, amenity space, children and young people equipped play facilities, allotment provision and natural greenspace, but a deficit in outdoor sports provision. Alwoodley ward has a surplus of amenity space and natural greenspace, but is deficient in all other typologies. It should be noted that outdoor sport excludes a significant number of sport facilities within education facilities as they have been universally regarded as for the use of the school only and private. In some cases communities will have access to school pitches and facilities therefore these deficiencies may not exist.

- 7.5.6 There is a need to provide certain specific types of greenspace across all 3 wards. This could be achieved by laying out some of the surplus areas of alternative greenspace types e.g. lay out some of the surplus natural greenspace in Adel & Wharfedale to amenity space which is deficient in quantity. Alternatively new areas which aren't greenspace currently could be laid out to improve quantity of provision. This could be delivered by a developer as a requirement on new residential development or by the Council following the payment of commuted sums. If the typology of an area of greenspace is to be changed, it will need to be carefully assessed to ensure it is suitable and appropriate for the new type and not a well used and valued area of the original typology.

- 7.5.7 A number of greenspace sites have been suggested for housing. The following questions (pages 21 and 22) seek views as to whether the sites should be retained for their current or alternative greenspace use, or might be better used for housing in preference to land elsewhere within the area.

#### 7.5.8 Quality

Overall, the majority of sites (136 out of 160) fall below the required quality standard of 7, which indicates an issue of substandard greenspace provision across all wards and typologies. There are no allotments scoring 7 or above and only 1 park and garden, 2 natural greenspace areas and 3 children and young

peoples play facilities scoring 7 or above. The lack of good quality allotments, natural greenspace and parks and gardens sites is particularly noticeable, despite a healthy surplus in terms of the quantity of the latter two typologies.

#### **7.5.9 Accessibility**

Most of the built up area within Outer North West area has poor access to the various types of greenspace, except natural greenspace. There is a significant shortage of allotments across the Outer North West area and therefore there is poor access for the residents in this area. The least well served areas are parts of Alwoodley which are beyond the accessibility thresholds for parks and gardens, allotments, amenity greenspace and tennis courts. Large areas of Adel & Wharfedale and most of the portion of Alwoodley which lies within the Outer North West area is beyond the accessibility thresholds for play facilities, amenity greenspace and tennis courts. There is a need to improve provision in these deficient areas so all areas have a good level of accessibility to all types of greenspace.

### **QUESTIONS ABOUT GREENSPACE PROVISION IN OUTER NORTH WEST**

#### **General**

- G1. Do you have any comments on the proposed boundary amendments, additions and deletions to the greenspace provision in the area as shown on greenspace plan A?**
- G2. Do you think the Council should consider changing the type of greenspace where that type of greenspace is in surplus (ie more than meets the standard) to another type of greenspace that falls short of the standards?**
- G3. Do you think the Council should consider allowing development of any of the greenspace sites where that type of greenspace is in surplus (ie more than meets the standard)? If so, which sites?**
- G4. The quality of many existing greenspace sites in the area falls below the required standard. Do you agree that resources (including commuted sums obtained from planning permissions and legal agreements) should be channelled to improving quality of existing sites?**
- G5. Alternatively, if a site is of poor quality and/or disused, do you think it is better to consider allowing development of that site to generate resources to invest in greenspace elsewhere?**
- G6. Do you agree that, where opportunities arise, new greenspace provision should be provided in areas that fall below accessibility distance standards, to ensure residents have adequate access to different types of greenspace?**
- G7. Have you any other comments/suggestions about greenspace provision in the area?**

### **Specific to Outer North West**

- G8. Part of the existing UDP N6 (playing pitches) and N1A (allotments) designations at Cross Green Rugby Ground and Allotments, Otley have been put forward as a possible housing site (SHLAA ref 1197, see page 9). Both allocations were also identified in the Open Space Audit as outdoor sport and allotments respectively. Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?**
- G9. The existing UDP N5 (proposed greenspace) designation at Cookridge Hall, Cookridge Lane, Cookridge has been put forward as a possible housing site (SHLAA ref 3360, see page 11). It was identified as in amenity and natural greenspace uses in the Open Space Audit and it has been noted that the area includes a play area, an open grassed amenity area and natural grassland. Do you think this land should be retained as an opportunity for possible future greenspace or could it be released for housing?**

## Appendix 1

### UDP designated greenspace sites not identified as greenspace in the Open Space Audit – proposed to be deleted

| Open Space type        | Ref number | Address                   | Reasons for proposed deletion  |
|------------------------|------------|---------------------------|--|
| N1 Greenspace          | 22/5       | Weston Drive, Otley       | Less than the 0.2ha threshold.   |
| N5 Proposed Greenspace | 22/34      | Otley Chevin Country Park | Land used currently used for agriculture and woodland. Proposed greenspace has not been delivered. |