# 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 5.4.15 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-2012 | Under construction | Not started |
|---|---|---|---|---|---|---|
| **HG1-27** | 787 | Linton Springs, Sicklinghall Road, Linton | **16** | 0 | 0 | 16 |
| **HG1-28** | 1046 | Land rear of 18 to 28 Ashburn Drive, Ashburn Close, 2 to 14 Glebe Field Chase and Land rear of 64 Spofforth Hill, Wetherby | **325** | 0 | 0 | 325 |
| **HG1-29** | 793 | Linton Road - Raintree Lodge, Wetherby | **4** | 0 | 0 | 4 |
| **HG1-30** | 3186 | Wetherby Health Centre | **8** | 0 | 0 | 8 |
| **HG1-31** | HLA3104340 | FORMER GEORGE & DRAGON, HIGH STREET, WETHERBY, LS22 6LT | **2** | 2 | 0 | 0 |
| **HG1-32** | 4076 | Site of Benfield Motors, Deighton Road, Wetherby | **56** | 0 | 0 | 56 |
| **HG1-33** | 5139 | HALLFIELD LANE WETHERBY | **9** | 7 | 2 | 0 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **HG1-34** | 4074 | Site of Forensic Science Services, Sandbeck Way, Wetherby | **57** | 0 | 0 | 57 |
| **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 | **170** | 121 | 34 | 15 |
| **HG1-38** | HLA3104350 | REAR OF 134-140 HIGH STREET, BOSTON SPA, WETHERBY, LS23 6BW | **6** | 3 | 0 | 3 |
| **HG1-39** | 90 | Church Lane (27) - St Vincents School, Boston Spa | **13** | 0 | 0 | 13 |
| **HG1-40** | HLA3104250 | 201 HIGH STREET BOSTON SPA | **10** | 0 | 10 | 0 |
| **HG1-41** | 757 | Harewood Village Farm | **18** | 6 | 8 | 4 |
| **HG1-42** | 780 | First Avenue, Bardsey | **5** | 0 | 0 | 5 |
| **HG1-43** | 5126 | Keswick La, Bardsey | **10** | 0 | 0 | 10 |
| **HG1-44** | 1127 | Woodacre Green and Bankfield (land to south), Bardsey | **14** | 5 | 9 | 0 |
| **HG1-45** | 3353 | Wetherby LS23 6HJ | **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** | 0 | 0 | 14 |
| **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** | 0 | 5 | 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:** | **1540** | 187 | 68 | 1285 |

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 – 1540 = 3460 **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 | Mercure Hotel, Wetherby Road, Wetherby | 1.9 | **67** | Brownfield |
| **HG2-26** | 15 | Wetherby Road - Scarcroft Lodge, Scarcroft | 5.8 | **130** | Brownfield |
| **MX2-33** | 3391 | Headley Hall, Bramham, Leeds | 276 | **3000** | Greenfield |
| | | | **Phase 1 total:** | **3362** | |

| **Phase 3** | | | | | |
|---|---|---|---|---|---|
| **Plan Ref** | SHLAA Ref | Address | Area ha | Capacity | Green/Brown |
| **HG2-22** | 1154 | Church Street (land to east of), Boston Spa LS23 | 1.1 | **19** | Greenfield |
| **HG2-23** | 3132 | Church Street | 0.6 | **17** | 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** | Brownfield |
| **HG2-28** | 4068 | Land to the East of Belle Vue Avenue, Scholes | 0.6 | **15** | Greenfield |
| | | | **Phase 3 total:** | **75** | |
| | | | **Housing allocation total:** | **3437** | |

3.6.8 Sites allocated for housing in Outer North East have a total capacity of 3437 which is under the target by 23. 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:

- **Ecology:**

Southernmost triangular field may have locally valuable grassland, and Thistle Broomrape (Protected plant) occurs in this area.

- **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:** 67 units

**Site Area:** 1.85 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)

**Site Address:** Church Street (land to east of), Boston Spa LS23

**Housing allocation**

**Site Capacity:** 19 units

**Site Area:** 1.14 hectares

**Ward:** Wetherby

**HMCA:** Outer North East

**Phase:** 3

## 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:**

Site access should not taken through HG2-22.

- **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.

# Site Reference: HG2-23 (3132)

**Site Address:** Church Street

**Housing allocation**

**Site Capacity:** 17 units

**Site Area:** 0.55 hectares

**Ward:** Wetherby

**HMCA:** Outer North East

**Phase:** 3

## Site Requirements - HG2-23:

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

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

- **Highway Access to Site:**

A suitable access should be provided on Church Street, the site layout should facilitate connection to site 1154 by providing an adopted highway to the boundary.

- **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.

# 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:** 130 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: MX2-33 (3391)

**Site Address:** Headley Hall, Bramham, Leeds

**Mixed use allocation**

**Site Capacity:** 3000 units & 7 ha employment

**Site Area:** 275.97 hectares

**Ward:** Wetherby

**HMCA:** Outer North East

**Phase:** 1

## Site Requirements - MX2-33:

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. Provision for schools, a 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 7ha of general employment land is anticipated to support the new settlement. In accodance with Core Strategy Policy P7, creation of a new town centre to support the residential growth on this site is required. A range of supporting retail and commercial uses/services will be supported in line with Policy P2.

- **Highway Access to Site:**

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

- **Local Highway Network:**

Significant impacts are predicted on Leeds City Council, Highways England and North Yorkshire roads. 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.

- **Public Transport Access:**

The site layout should enable bus services to be diverted through the site, this will require linked accesses to be available for East / West movements.

- **Greenspace:**

Provision for  new community greenspaces (including parks) to be provided on site - to be identified through a comprehensive development brief for the development of a new sustainable community.

- **Listed Buildings:**

The site includes Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. A large buffer zone will be required around the heritage assets of Headley Hall and the associated WW1 aircraft hanger. Consideration will also need to be given to views to and from the nearby Bramham Estate to ensure the setting of this highly graded parkland and buildings are not adversely affected.

- **Conservation Area:**

Consideration should be given to views to and from the Bramham Conservation Area to ensure the setting is not adversely affected by a development area of this scale.

- **Scheduled Ancient Monuments (I & II):**

The site includes a Scheduled Monument. Any development should preserve the significance of the Monument and its setting.

- **Natural Resources and Waste DPD:**

The site affects an allocated Minerals/Waste allocation

- **Education Provision:**

2x 2 form entry primary schools are required on site. Further discussions regarding on-site secondary may be required.

- **Gas Pipelines:**

The site is affected by a gas pipeline.  Detailed design layout should have regard to the building proximity distance required.  Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.

**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 Four 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

**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 (land to east of), Boston Spa**
**HG2-23 Church Street**

**Sites reserved for Future School Use**

3.6.12 Section 2 para 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 page x. In Outer North East there is one site where part of the site is to be retained for a school. This site is:

MX2-33 Headley Hall, Bramham

**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 5.4.15) 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 – IDENTIFED 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 | SHLAA Ref | Address | Area ha | Capacity sqm |
|---|---|---|---|---|
| EO1-3 | 3103954 | Park Hill Farm Park Hill Studio Walton Road Wetherby | 0.5 | **579** |
| | | | **Identified office employment total:** | **579** |

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 5.4.15 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.

**POLICY EG1 – IDENTIFED 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 Ref | Address | Area ha | Capacity (ha) |
|---|---|---|---|---|
| EG1-8 | 3104450 | Land at Rudgate Walton Wetherby | 0.7 | **0.12** |
| EG1-9 | 3104210 | Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23 7bj | 1.6 | **1.69** |
| 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 | 0 | **3.49** |
| EG1-65 | EMP00337 | Avenue D & E Thorp Arch Estate | 0 | **8.06** |
| | | | **Identified general employment total (ha):** | **19.97** |

**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 Ref | Address | Area ha | Capacity (ha) |
|---|---|---|---|---|
| MX2-33 | 3391 | Headley Hall Farm on Spen Common Lane, Bramham, Wetherby | 276 | **7** |
| EG2-4 | EMP00326 | Part of Thorp Arch Trading Estate bounded by Avenue A Avenue C Avenue D, Walton Road, Thorp Arch, Wetherby | 85.2 | **0** |
| | | | **Allocated for general employment total (ha):** | **7** |

# 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 OSSRA. 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. They are listed in the Green Space Background Paper.

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 (undertaken in May 2015) for the Wards that fall completely or partially within the Outer North East HMCA are contained in the Green Space Background Paper.

# Boston Spa

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Leeds CITY COUNCIL

# Collingham Local Centre

Beckside House
Lowfield
Bowling Gree
Path (um)
Half Moon (PH)
COMPTON COURT
Smithy Cottage
Apricot Cottage
SMITHY COURT
A 659
5.5m
24.3m
24.5m
26.0m
El Sub Sta
The Old Star Garage
Fullerton Terrace
PO
LB
Elizabeth Ct
Hastings Ct
Bronte Cottage
MILL LANE
MILLGARTH

**Key**

- Centre Boundary

**FRONTAGES**

- Primary
- Secondary
- Prime Shopping Area Boundary

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Leeds CITY COUNCIL

# Slaid Hill Local Centre

151.8m
The Gables
BRANDON COU
Brandon Te
The Dexter (PH)
152.1m
1
150
83
91
Westroyd
Rose Villa
Slaid Hill Court
2
4
TCB
140
16
14
LB
7 to 10
CHARTWELL COURT
Surgery
30 to 34
18 to 22
5
6
1 to 4
El Sub Sta
GVC
FW
SHADWELL LANE
Und
563
561
3
N

**Key**

- Centre Boundary

**FRONTAGES**

- Primary
- Secondary
- Prime Shopping Area Boundary

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# Wetherby

## Key

- Centre Boundary
- **FRONTAGES**
  - Primary
  - Secondary
  - Prime Shopping Area Boundary

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**Date: 17/06/2015** **Time: 11:47:02**

**HMCA AREA**

**Outer North East**

0 0.5 1 2 3 4 Kilometers

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