

Otley Town Council

Planning Sub Committee

19th October 2015

Site Allocations Plan

Appendix 1

HOUSING PROPOSALS FOR OUTER NORTH WEST

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

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

3.7.6 **Total number of dwellings/capacity to be allocated:**

The target of 2,000 residential units does not mean that land for 2,000 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 WEST THE SITES SHOWN AS IDENTIFIED HOUSING SITES ARE:

Plan Ref	SHLAA Ref	Address	Capacity	Completed post-2012	Under construction	Not started
HG1-15	744	Rumplecroft, Otley	135	0	0	135
HG1-16	317	Wharfedale General Hospital, Newall Carr Road, Otley	61	61	0	0
HG1-17	749	Prince Henry Court, Newall Carr Road, Otley	3	3	0	0
HG1-18*	7	Bridge Street - All Saints Mill, Otley LS21 1BQ	48	0	0	48
HG1-19	3348	The Manor House And Clitherow House, Our Lady And All Saints Church, Manor Square, Otley	6	6	0	0
HG1-20	HLA2901390	23-5 Manor Square, Otley	8	0	0	8
HG1-21	5181	Development Engineering Services, Ilkley Road, Otley	12	0	0	12
HG1-22	3190	Manor Garage, Leeds Road, Otley	14	14	0	0

HG1-23	5127	The Tannery, Leeds Road, Otley, LS21 1QX	10	0	0	10
HG1-25	364	Creskeld Crescent (11) - Bramwood, Bramhope LS16	8	0	0	8
HG1-26	684	Church Lane, Adel LS16	45	45	0	0
MX1-1*	1122	Mill Lane - Garnetts Paper Mill, Otley	245	25	33	187
MX1-26	745	East Of Otley, Off Pool Road	550	0	0	550
Identified housing total:			1145	154	33	958

*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.

3.7.7 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 2,000 – 1145= 855 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 WEST THE SITES ALLOCATED FOR HOUSING ARE:

Phase 1					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-13	4259	Former Inglewood Children's Home, White Croft Garth, Otley	0.4	16	Mix 50:50
HG2-14	2035	East Chevin Road, Otley	1.5	54	Brownfield
MX2-1	320	Westgate - Ashfield Works, Otley	1.9	50	Brownfield
MX2-2	313	Westgate, Otley	0.8	15	Brownfield
Phase 1 total:				135	

Phase 2					
Plan Ref	SHLAA Ref	Address	Area ha	Capacity	Green/Brown
HG2-18	2130	Church Lane, Adel	14.9	58	Greenfield
Phase 2 total:				58	

Site Reference: HG2-13 (4259)

Site Address: Former Inglewood Children's Home, White Croft Garth, Otley

Housing allocation

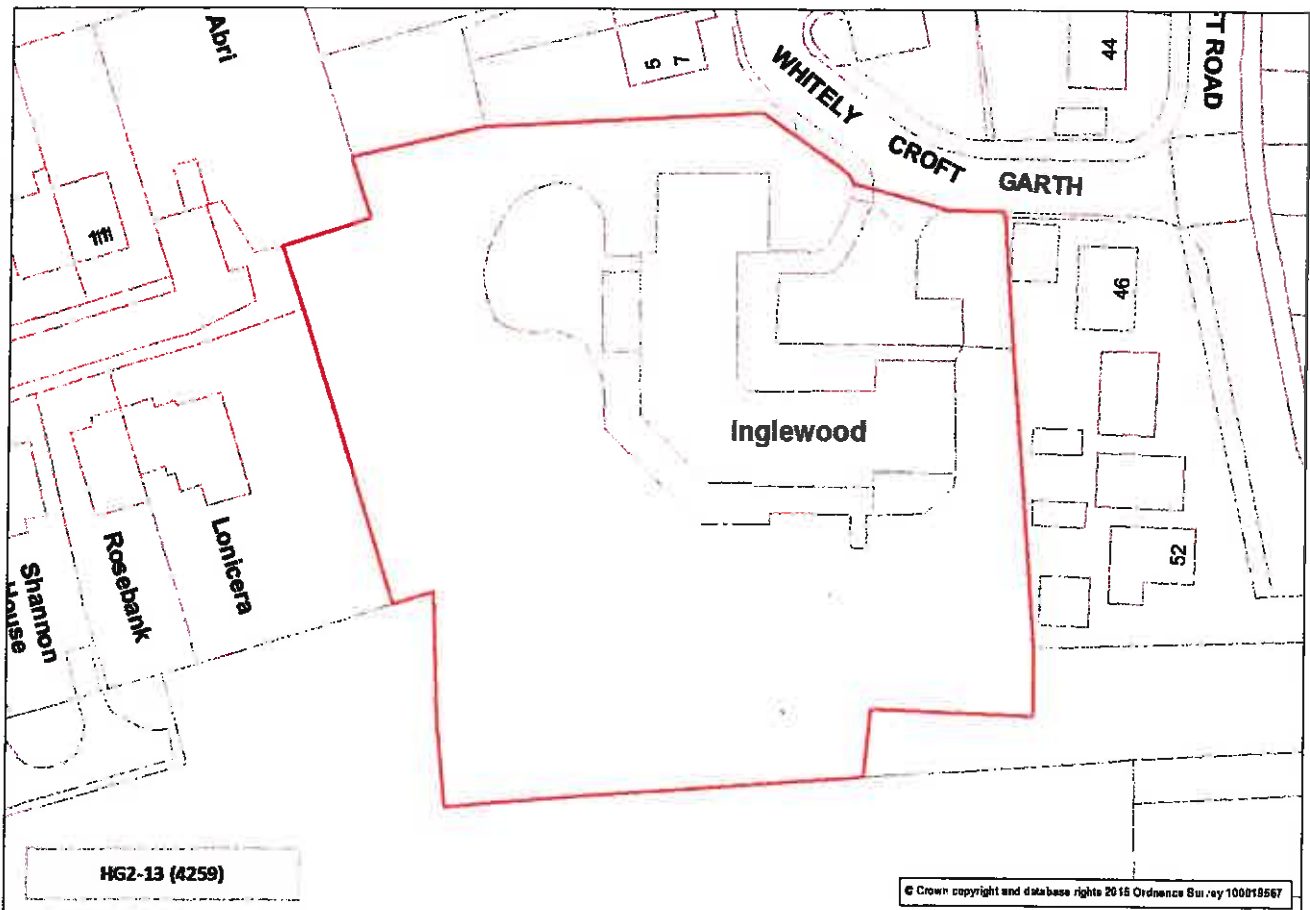
Site Capacity: 16 units

Site Area: 0.45 hectares

Ward: Otley and Yeadon

HMCA: Outer North West

Phase: 1



Site Requirements - HG2-13:

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

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

- **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: HG2-14 (2035)

Site Address: East Chevin Road, Otley

Housing allocation

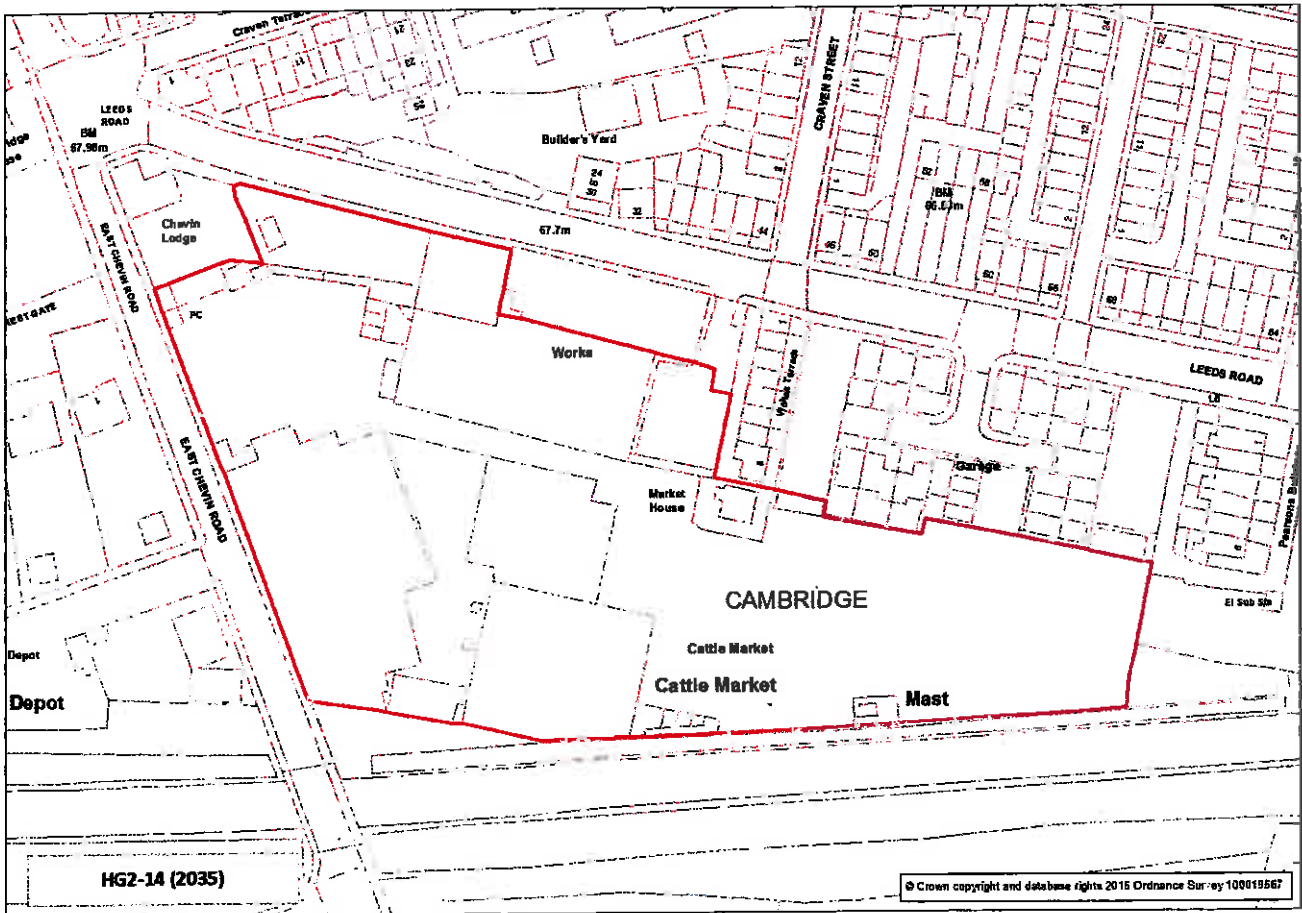
Site Capacity: 54 units

Site Area: 1.5 hectares

Ward: Otley and Yeadon

HMCA: Outer North West

Phase: 1



Site Requirements - HG2-14:

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

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

- **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

- **Conservation Area:**

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

Site Reference: MX2-1 (320)

Site Address: Westgate - Ashfield Works, Otley

Mixed use allocation

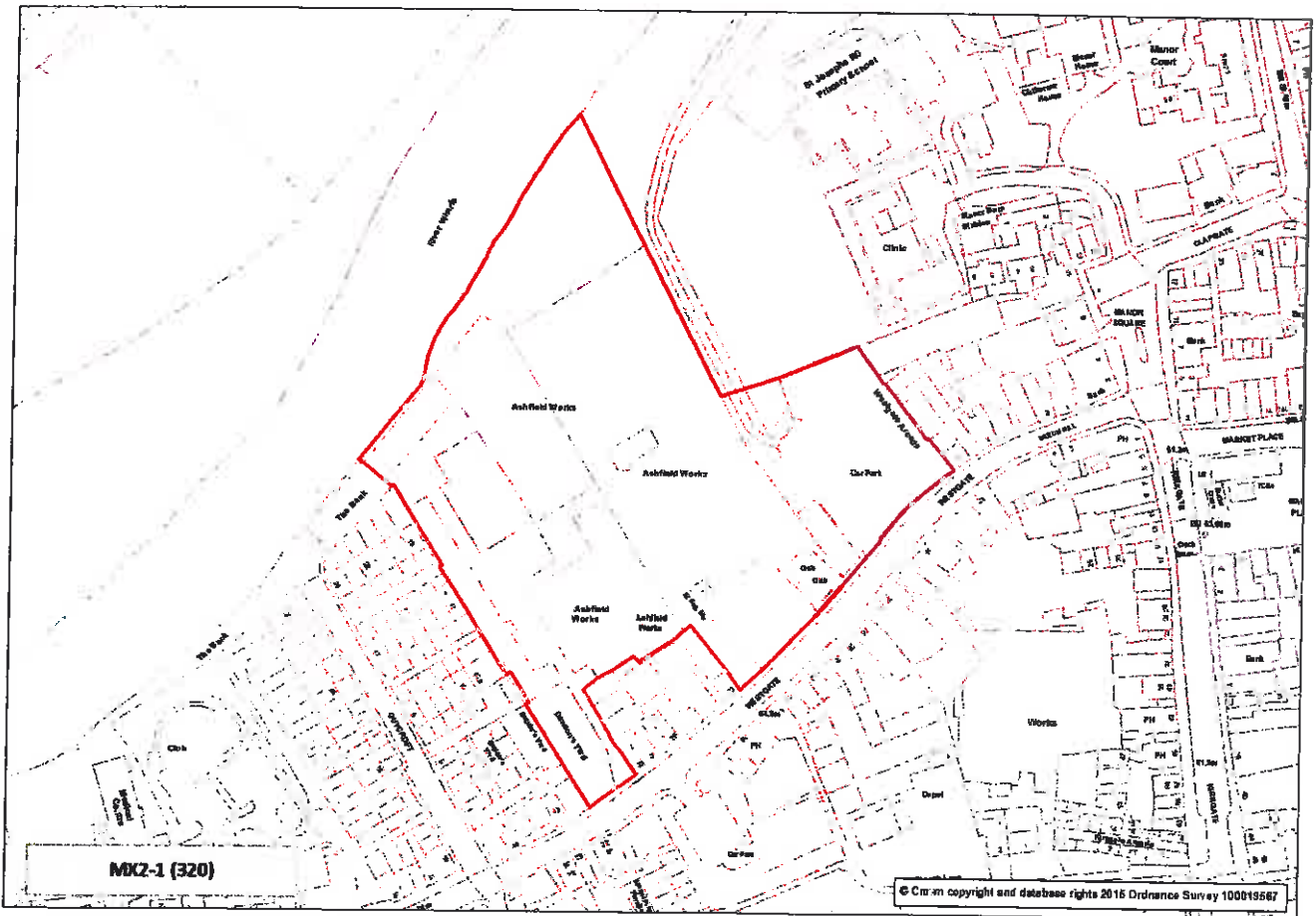
Site Capacity: 50 units

Site Area: 1.86 hectares

Ward: Otley and Yeadon

HMCA: Outer North West

Phase: 1



Site Requirements - MX2-1:

The site is suitable for a mix of uses (residential and town centre uses) and redevelopment should address the requirements of the Ashfield Works Planning & Development Brief including the relationship with site MX2-2 to the south of Westgate.

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

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

- **Highway Access to Site:**

Access to be taken from Westgate, in only at the western end of the site, out only combined with a signalised pedestrian crossing on the eastern frontage.

- **Ecology:**

An Ecological Assessment of the site is required, and where appropriate, mitigation measures will need to be provided, including the provision of a Biodiversity Buffer (not private garden space) to the River Wharfe.

- **Listed Buildings:**

The site includes 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 Otley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

Site Reference: MX2-2 (313)

Site Address: Westgate, Otley

Mixed use allocation

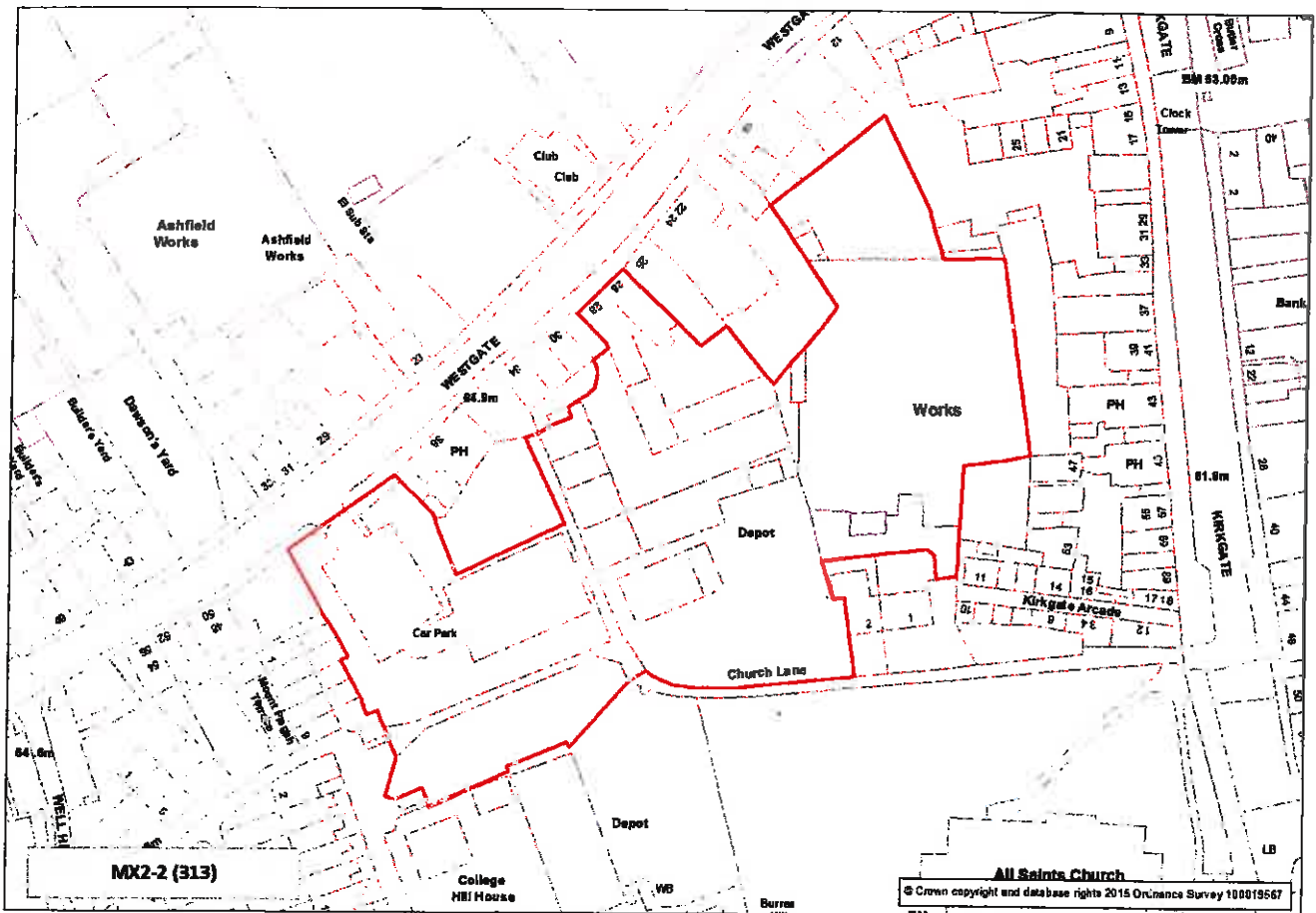
Site Capacity: 15 units

Site Area: 0.83 hectares

Ward: Otley and Yeadon

HMCA: Outer North West

Phase: 1



Site Requirements - MX2-2:

The site is suitable for a mix of uses (residential and town centre uses) and redevelopment should address the requirements of the Ashfield Works Planning & Development Brief including the relationship with site MX2-1 (Ashfield Works) to the north of Westgate.

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

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

- **Highway Access to Site:**

Vehicular access will need to be taken through the existing surface car park, additional pedestrian routes to the town centre are also required.

- **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.

- **Conservation Area:**

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

Safeguarded Land

3.7.10 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 WEST THE SITES DESIGNATED AS SAFEGUARDED LAND ARE:

Plan Ref	SHLAA	Address	Area ha	Capacity
HG3-5	1095B-1369	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	23.1	540
Safeguarded land (PAS) total:				540

Sites for Older Persons Housing/Independent Living

3.7.11 Five housing allocations have easy access to local centres in Outer North West 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 WEST THESE SITES ARE:
HG1-24 Otley (east of)
HG2-13 Former Inglewood Children's Home, White Croft Garth, Otley
HG2-14 East Chevin Road, Otley
MX2-1 Westgate - Ashfield Works, Otley
MX2-2 Westgate, Otley

Sites Reserved for Future School Use

3.7.12 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 West there are three sites where part of the site is to be retained for a school. These sites are:

HG1-24 Otley (east of)
HG2-17 Breary Lane East, Bramhope
HG2-18 Church Lane, Adel

Sites for Gypsies and Travellers

3.7.13 Paragraph 2.65 to 2.72 explains the approach to allocating and safeguarding land for Gypsies and Travellers. In Outer North West an existing Gypsy and Travellers site is safeguarded at Knotford Nook, Old Pool Road, Otley under Policy HG6.

POLICY HG6: THE FOLLOWING GYPSY AND TRAVELLER SITES WILL BE SAFEGUARDED FOR GYPSY AND TRAVELLER USE. THESE ARE SHOWN ON THE POLICIES MAP AND FOR OUTER NORTH WEST ARE AS FOLLOWS:

EXISTING PRIVATE SITES

- **HG6-7 – KNOTFORD NOOK, OLD POOL ROAD, OTLEY (1 PITCH)**

ANY GYPSY AND TRAVELLER SITES GRANTED, PERMANENT PLANNING PERMISSION AND IMPLEMENTED SHALL ALSO BE SAFEGUARDED FOR GYPSY AND TRAVELLER USE.

Sites for Travelling Showpeople

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

HG6-7: KNOTFORD NOOK, OLD POOL ROAD, OTLEY

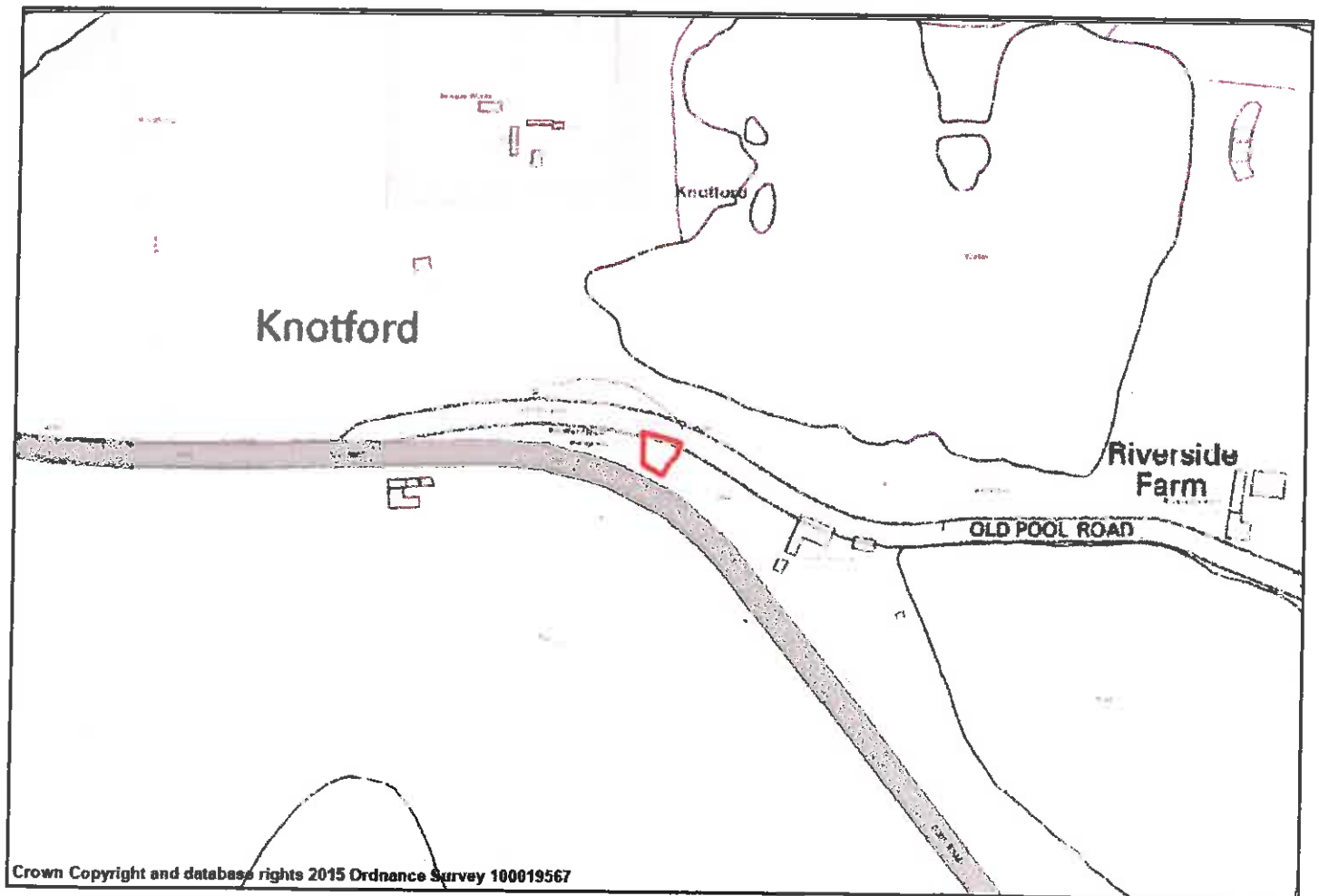
Site Type: Gypsy & Travellers

Site Area: 0.05 ha

Number of Pitches: 1

Ward: Otley & Yeadon

HMCA: Outer North West



EMPLOYMENT PROPOSALS FOR OUTER NORTH WEST

Offices

3.7.15 The 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. 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 employment 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 WEST THESE SITES ARE:

Identified Office Sites (with planning permission or UDP allocations)

Plan Ref	ELR Ref	Address	Area ha	Capacity sqm
MX1-1	1122	Mill Lane - Garnetts Paper Mill, Otley	9.3	604
Identified office employment total				604

3.7.16 There are no proposed allocations for office development in Outer North West.

General Employment

3.7.17 The sites in Outer North West 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 – 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 WEST THESE SITES ARE:

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

Plan Ref	ELR Ref	Address	Area ha	Capacity (ha)
EG1-7	2901640	Pool Road Otley LS21 1EG	0.3	0.27
MX1-26	2901470	East Of Otley Off Pool Road	5	5.02
Identified general employment total:				5.29

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 WEST THESE ALLOCATIONS ARE:

Plan Ref	ELR Ref	Address	Area ha	Capacity (ha)
EG2-2	2900040	Land off Ilkley Road, Otley, Leeds	0.5	0.48
EG2-3	2900042	Land off Ilkley Road, Otley, Leeds	0.5	0.53
Allocated for general employment total				1.01

Site Reference: EG2-2 (2900040)

Site Address: Land off Ilkley Road, Otley, Leeds

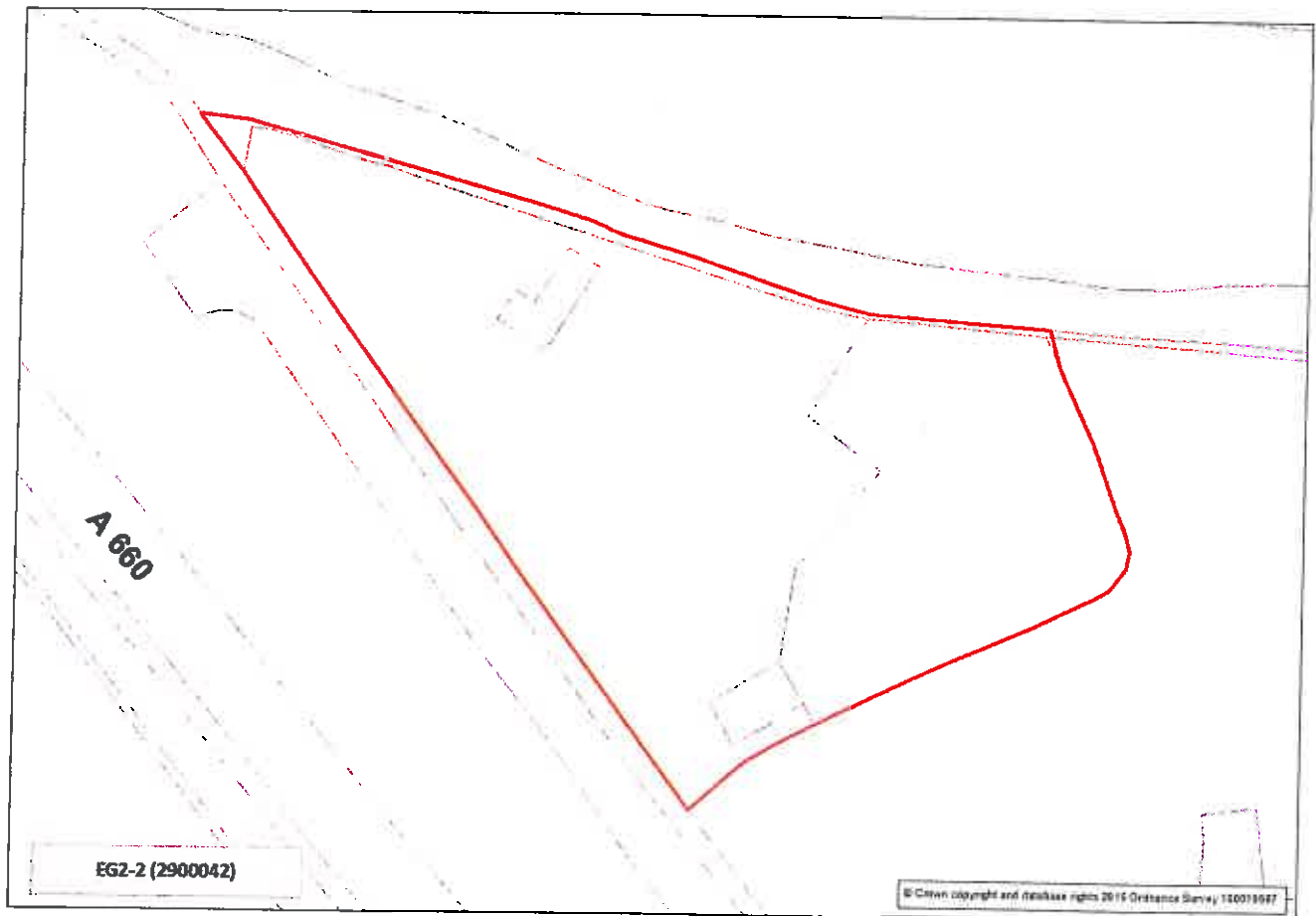
General employment allocation

Site Capacity: 0.48 hectares

Site Area: 0.48 hectares

Ward: Otley and Yeadon

HMCA: Outer North West



Site Requirements - EG2-2:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided due to the proximity of the River Wharfe SEGI to the immediate north, and the site's location within the Leeds Habitat Network.

- **Conservation Area:**

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

Site Reference: EG2-3 (2900042)

Site Address: Land off Ilkley Road, Otley, Leeds

General employment allocation

Site Capacity: 0.53 hectares

Site Area: 0.53 hectares

Ward: Otley and Yeadon

HMCA: Outer North West



Site Requirements - EG2-3:

- **Ecology:**

Significant ecological impact identified on parts or all of the site. An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided due to the proximity of the River Wharfe SEGI to the immediate north, and the site's location within the Leeds Habitat Network.

- **Conservation Area:**

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

GREENSPACE PROPOSALS FOR OUTER NORTH WEST

- 3.7.18 The plan shows the green space sites proposed for designation within the Outer North West 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. They are listed in the Green Space Background Paper.
- 3.7.19 The largest area of greenspace within the Outer North West HMCA is Otley Chevin Country Park (175.15ha) which is an important and well used area for recreation and has been protected as open green space for many years in recognition of its value. Golden Acre Park (42ha), near Bramhope is one of the main formal parks in Leeds and provides a range of opportunities for informal recreation. It is adjacent to Breary Marsh (14.9ha) which provides access to natural woodland, marshland habitats and Paul's Pond. There are a number of smaller areas mainly concentrated in the built up settlements of Otley, Bramhope, Pool in Wharfedale and Arthington. These allow relatively easy access to a range of open spaces. Nevertheless, 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 West HMCA are contained in the Green Space Background Paper.

