

**Aireborough Neighbourhood Forum**  
**Site Allocations - Issues and Options Details of Views on Individual Sites**

*Red - disagreement with housing development*

*Blue - some development for infrastructure, employment, facilities or needed housing to be considered*

*Green - suitable for housing*

Site Details	General View	Uses or Alternative Use
1180A Coach Road	Disagree with the amber rating for this generally. Access is an issue. But a small amount of housing may be suitable. However it was felt the land was more useful for alternative uses regarding infrastructure and amenities. Traffic calming is an odd solution to congestion, and would only cause more chaos!!	Medical centre or school, access allowing, allotments, recreation, agriculture
1311A Coach Road	Disagree with the amber rating for this and feel it should be red for housing. Access is an issue, and should it be developed there are alternative uses to consider regarding infrastructure and amenities. Traffic calming is an odd solution to congestion, and would only cause more chaos!!	Agriculture, allotments, recreation, medical centre or school, access allowing.
2163A Sodhall Hill	Disagree with the amber rating for this and feel it should be red for housing. Access is an issue, and should it be developed there are alternative uses to consider regarding infrastructure an amenities. Traffic calming is an odd solution to congestion, and would only cause more chaos!!	Agriculture, allotments, recreation, medical centre or school, access allowing.
2163B Sodhall Hill	Agree with the red status of this site for urban sprawl and access. Besides that this is an important area for recreation and wellebeing.	Agriculture, allotments, recreation, nature reserve

1311B Coach Road	Strongly agree with the red status of this site for urban sprawl, but also because it is a green space amenity area for walks and recreation. There is already bad traffic congestion in the access to this area	Agriculture, allotments recreation. If it was to be used then some have suggested a medical centre, school, or school sports field. Access allowing.
1180B Coach Road	Agree with this as a red site for urban sprawl and access. It is felt that together with 2163B and 1311B this forms an important greenbelt break between Leeds and Bradford. Along with these areas it is used for walks and recreation	Recreation, farmland, school sports fields
1113 Silverdale Allotments	Agree with the red status for this as housing for the time being: discussion is needed over allotment vs amenity use as part of the overall plan. There is disagreement in the community and a strong need for more allotments, given the small (if any) gardens of new housing	Allotments or amenity
4020 Hollins Lane	Disagree with this being amber in general, as this is part of a farm owned by Bradford Council, and building on this land may make the farm unviable. Access could be difficult, either on to a private or a busy road near a dangerous junction, and anything that was built would have to be low density and in keeping, being sited high in the landscape where it is and at the entry to Aireborough. If it is to be built on alternative used should be considered, given access and landscaping considerations.	Farm, school, bungalows,
1194 Hawksworth Lane	Agree with red status and urban sprawl. Acts as a buffer between Guiseley and Hawksworth. It is also on a dangerous junction.	Agriculture

1148 Thorpe Lane	Agree with red status and urban sprawl. Acts as a buffer between Guiseley and Menston, and is an important character area. The site is quite wet, helping in flood defence, and is an important setting for Tranmere Park conservation area.	Agriculture, walks,
3026 Ings Lane	Very strong local disagreement with the amber status for housing and the number suggested. This would create urban sprawl linking Guiseley and Menston. The area (being called Ings) is a natural wetland, with in a similar way to the Thrope Lane 1148 has an important ecological and environmental role. There is though room to build a needed amenity around the old Ings Lane Farm.	School, education establishment of some kind, sports. Pasture, nature reserve.
4043 Ings Lane	Very strong local disagreement with the amber status for housing . This would create urban sprawl towards Menston. The area (being called Ings) is a natural wetland, with in a similar way to the Thorpe Lane 1148 has an important ecological and environmental role. There is already a huge increase in traffic on Netherfield Road from other developments, and it is close to the railway line	Pasture, nature reserve.
3028 Kelcliffe Lane	Agree, following our work with Design Council CABE, we thoroughly agree with the assessment on this site. It would constitute highly visible urban sprawl, on the Chevin, an important character landscape.	Agriculture, equestrian, allotments, recreation

3029 Wills Gill	Agree with this site being red, not just for reasons of sprawl, but also because it is a local recreational amenity, has a role in flood protection, and is a treasured character landscape . Planning permission has previously been refused	Agriculture , recreation
1256 Wills Gill	Agree with this site being red, not just for reasons of sprawl and access, but also because it is a local recreational amenity, has a role in flood protection, and is a treasured character landscape parts of which should be included in the conservation area for its historic value. Planning permission has previously been refused	Agriculture, recreation
1255A Banksfield	Agree with this as a red site for urban sprawl and access. In addition is a valuable recreation space for surrounding residents with historic links and important ecology. It would not be a good site for housing, being on the LBA flight path.	Pasture , recreation
1255B Banksfield	Disagree with the green status and number of houses on this site. As the report says, there is a single point of access on to a big site, that itself feeds on to a busy road. It is used for farming and recreation at the moment and is part of the continuity of landscape from Yeadon Banks to Wills Gill in Guiseley; it does not round off the settlement, but creates urban sprawl out into the countryside. It is also on the airport flight path. This land is better considered for amenities, if it is required	Farming, recreation. School, Aireborough Leisure Centre, medical centre, retirement homes
4019 Kirkland House	Agreed with green status and use	Retirement or care home or medical centre

3366 Harrogate Road	Very strong disagreement with green status for housing by local residents. Site is close to LBA runway, and there must be many other, less noise polluted, suitable sites around Leeds to build than here. Roads are also congested causing issue for residents. There must also be some issues for building housing so close to the runway for airport security.	Light industry or airport related facility
1308 Naylor Jennings	Agreed with green status. But site should be considered for retention of employment use, as well as some residential. Build needs to be in keeping with the character of the area, and provide good local linkages.	Industry, recreation, museum, cafe, in a similar way to other old mills in the area eg Saltaire
3033 High Fold Farm Warm Lane	Disagree with amber status. This is a listed building in a potential conservation area. Has important farmland, and will create urban sprawl towards Bradford, especially as it sits at an important Aireborough access point.	Agriculture, college of agriculture or ecology at farms,
1104 Greenside Farm	Disagree with amber status. This is a potential conservation area, surrounded by listed buildings. Will create urban sprawl by linking up with Rawdon. It is already used for a public amenity and source of wellbeing by way of walks and a City Farm, to take that away is to take away yet another facility.	Agriculture, college of agriculture or ecology at farms,
2162 Warm Lane	Disagree with amber status. This is a potential conservation area, surrounded by listed buildings. Will create urban sprawl towards Rawdon and Bradford. Land wet and unsuitable for housing.	Farming, artisan industry relevant to conservation area, recreation
1221 Gill Lane	Would create urban sprawl along the A65. Too much traffic gridlock on the A65 already.	Recreational, medical facilities

3031 Ghyll Mount	Agree with the red status for housing, on the grounds of sprawl from both Aireborough and potentially to Bradford, and access. Also it is a recreation area for residents around the site. Alternative uses suggested to enhance this land for the community	Horticulture, or an amenity such as a farm shop
2038 Low Mills	Disagree with amber for housing as this is an employment site, and also has contamination. Should be red for housing. However, it is agreed that much better use could be made of this land and this needs discussing	Employment, industry
2161 Westfield Mount	Agree with red status, this is an important SSI. It would not have relevant access because we disagree with housing on 2038	Light industry in line with the SSI status. Nature reserve

In addition to the above detailed information, the people who have input to the evidence gathering would, in the main, far rather any housing was built on small sites, within the current built up area, in a manner suitable to the location.

**Prepared for Aireborough Neighbourhood Forum, by Jennifer Kirkby**

**28<sup>th</sup> July 2013**

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Site Details	General View	Uses or Alternative Use
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1311A Coach Road	Disagree with the amber rating for this and feel it should be red for housing. Access is an issue, and should it be developed there are alternative uses to consider regarding infrastructure and amenities. Traffic calming is an odd solution to congestion, and would only cause more chaos!!	Agriculture, allotments, recreation, medical centre or school, access allowing.
2163A Sodhall Hill	Disagree with the amber rating for this and feel it should be red for housing. Access is an issue, and should it be developed there are alternative uses to consider regarding infrastructure an amenities. Traffic calming is an odd solution to congestion, and would only cause more chaos!!	Agriculture, allotments, recreation, medical centre or school, access allowing.
2163B Sodhall Hill	Agree with the red status of this site for urban sprawl and access. Besides that this is an important area for recreation and wellebeing.	Agriculture, allotments, recreation, nature reserve

1311B Coach Road	Strongly agree with the red status of this site for urban sprawl, but also because it is a green space amenity area for walks and recreation. There is already bad traffic congestion in the access to this area	Agriculture, allotments recreation. If it was to be used then some have suggested a medical centre, school, or school sports field. Access allowing.
1180B Coach Road	Agree with this as a red site for urban sprawl and access. It is felt that together with 2163B and 1311B this forms an important greenbelt break between Leeds and Bradford. Along with these areas it is used for walks and recreation	Recreation, farmland, school sports fields
1113 Silverdale Allotments	Agree with the red status for this as housing for the time being: discussion is needed over allotment vs amenity use as part of the overall plan. There is disagreement in the community and a strong need for more allotments, given the small (if any) gardens of new housing	Allotments or amenity
4020 Hollins Lane	Disagree with this being amber in general, as this is part of a farm owned by Bradford Council, and building on this land may make the farm unviable. Access could be difficult, either on to a private or a busy road near a dangerous junction, and anything that was built would have to be low density and in keeping, being sited high in the landscape where it is and at the entry to Aireborough. If it is to be built on alternative used should be considered, given access and landscaping considerations.	Farm, school, bungalows,
1194 Hawksworth Lane	Agree with red status and urban sprawl. Acts as a buffer between Guiseley and Hawksworth. It is also on a dangerous junction.	Agriculture



1148 Thorpe Lane	Agree with red status and urban sprawl. Acts as a buffer between Guiseley and Menston, and is an important character area. The site is quite wet, helping in flood defence, and is an important setting for Tranmere Park conservation area.	Agriculture, walks,
3026 Ings Lane	Very strong local disagreement with the amber status for housing and the number suggested. This would create urban sprawl linking Guiseley and Menston. The area (being called Ings) is a natural wetland, with in a similar way to the Thrope Lane 1148 has an important ecological and environmental role. There is though room to build a needed amenity around the old Ings Lane Farm.	School, education establishment of some kind, sports. Pasture, nature reserve.
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3028 Kelcliffe Lane	Agree, following our work with Design Council CABE, we thoroughly agree with the assessment on this site. It would constitute highly visible urban sprawl, on the Chevin, an important character landscape.	Agriculture, equestrian, allotments, recreation

3029 Wills Gill	Agree with this site being red, not just for reasons of sprawl, but also because it is a local recreational amenity, has a role in flood protection, and is a treasured character landscape . Planning permission has previously been refused	Agriculture , recreation
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1255A Banksfield	Agree with this as a red site for urban sprawl and access. In addition is a valuable recreation space for surrounding residents with historic links and important ecology. It would not be a good site for housing, being on the LBA flight path.	Pasture , recreation
1255B Banksfield	Disagree with the green status and number of houses on this site. As the report says, there is a single point of access on to a big site, that itself feeds on to a busy road. It is used for farming and recreation at the moment and is part of the continuity of landscape from Yeadon Banks to Wills Gill in Guiseley; it does not round off the settlement, but creates urban sprawl out into the countryside. It is also on the airport flight path. This land is better considered for amenities, if it is required	Farming, recreation. School, Aireborough Leisure Centre, medical centre, retirement homes
4019 Kirkland House	Agreed with green status and use	Retirement or care home or medical centre

3366 Harrogate Road	Very strong disagreement with green status for housing by local residents. Site is close to LBA runway, and there must be many other, less noise polluted, suitable sites around Leeds to build than here. Roads are also congested causing issue for residents. There must also be some issues for building housing so close to the runway for airport security.	Light industry or airport related facility
1308 Naylor Jennings	Agreed with green status. But site should be considered for retention of employment use, as well as some residential. Build needs to be in keeping with the character of the area, and provide good local linkages.	Industry, recreation, museum, cafe, in a similar way to other old mills in the area eg Saltaire
3033 High Fold Farm Warm Lane	Disagree with amber status. This is a listed building in a potential conservation area. Has important farmland, and will create urban sprawl towards Bradford, especially as it sits at an important Aireborough access point.	Agriculture, college of agriculture or ecology at farms,
1104 Greenside Farm	Disagree with amber status. This is a potential conservation area, surrounded by listed buildings. Will create urban sprawl by linking up with Rawdon. It is already used for a public amenity and source of wellbeing by way of walks and a City Farm, to take that away is to take away yet another facility.	Agriculture, college of agriculture or ecology at farms,
2162 Warm Lane	Disagree with amber status. This is a potential conservation area, surrounded by listed buildings. Will create urban sprawl towards Rawdon and Bradford. Land wet and unsuitable for housing.	Farming, artisan industry relevant to conservation area, recreation
1221 Gill Lane	Would create urban sprawl along the A65. Too much traffic gridlock on the A65 already.	Recreational, medical facilities

3031 Ghyll Mount	<p>Agree with the red status for housing, on the grounds of sprawl from both Aireborough and potentially to Bradford, and access. Also it is a recreation area for residents around the site.</p> <p>Alternative uses suggested to enhance this land for the community</p>	Horticulture, or an amenity such as a farm shop
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