

## SITE AND SURROUNDS

Stonebridge Homes welcomes the opportunity to present new draft proposals for the redevelopment of land at Silverdale Avenue, Guiseley.

Prior to submitting a planning application to Leeds City Council, we are keen to hear your views on our draft proposals.

Please take time to view the material provided. Our Team is on hand to answer any questions you may have and feedback forms are provided for you to give detailed comments.

Please remember, your comments do not constitute representations to Leeds City Council. You will have a further opportunity to make representations to the Council once an application has been submitted.

SITE PLAN



### Stonebridge Homes

#### About Us

Stonebridge Homes is proud to be developing the land at Silverdale Avenue, Guiseley.

Whether it's for first-time buyers, young families or mature professionals, we've been creating bespoke housing in prime residential locations in Yorkshire for many years. This has included greenfield and brownfield sites within the Leeds District. Most notably, Stonebridge Homes has recently successfully delivered one of the very few brownfield sites in Guiseley.

Our managing director, Darren Stubbs, was born in Leeds and is passionate about the local area. With 30 years' experience in the property sector, he started young within his father's company, Tay Homes, before successfully turning his own business into one of the top 100 fastest growing companies in the UK.

Stonebridge Homes is a joint venture with Henry Boot PLC – first established over 125 years ago and now one of the UK's leading companies in property, land and construction. With this experience and expertise behind us this development is the chance to create much needed homes for the area.

### The Site

The Site is located to the west of Silverdale Avenue in Guiseley. It is located 0.4 miles south of the town centre of Guiseley and is therefore very accessible given its proximity to train and bus routes. The Site is also well placed to services and amenities including shops, schools and other conveniences.

The Site itself is a 1.98 hectare infill site which was previously identified as allotments in the Unitary Development Plan, however only part of the Site has been used for gardens/allotments over the years and now only a small proportion is used as such. The Site is divided up into several privately owned plots with owners utilising the land as appropriate to their needs.

The Site is surrounded by residential properties with Silverdale Avenue forming the Site's eastern boundary. The Site is predominantly shrub and grassland.

The Site is located within the development limits of Guiseley.

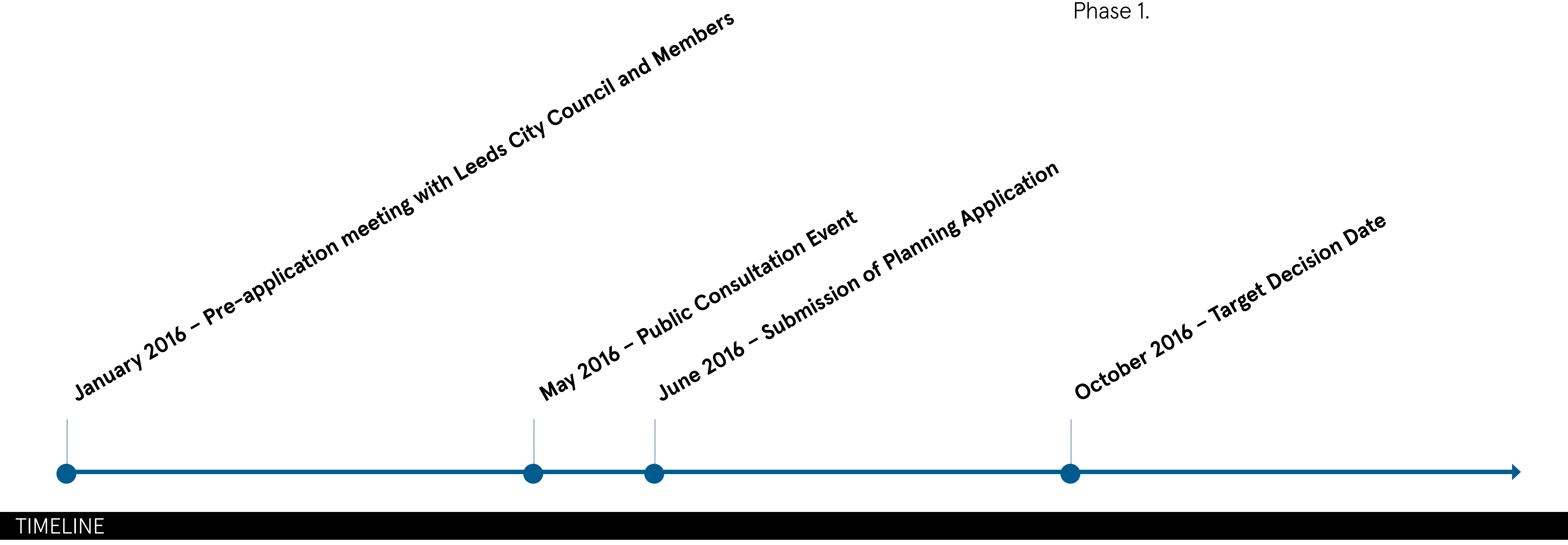
### Planning Context

The current Leeds Unitary Development Plan was originally adopted in 2001 and was subsequently re-viewed in 2006. The Site lies within the development limits of Guiseley and was identified as allotments. However, the plan is now out of date and does not accord with the policies of the National Planning Policy Framework.

The Leeds Core Strategy was adopted in November 2014 and outlines the long term spatial vision for the City, the strategic policies and proposals required to deliver that vision. The Core Strategy recognises that the provision of housing is one of the biggest challenges for Leeds in order to meet the City's growing population and states that new development will be focused within the main urban areas and major settlements.

It sets out a settlement hierarchy where new development should be focused and the settlement of Guiseley is a Major Settlement in which a considerable amount of housing development in the district should be located.

The Leeds Site Allocations DPD allocates the Site at Silverdale Avenue, Guiseley as reference (HG2-6), is located within the Aireborough housing market character area (HMCA) where 6,000 new dwellings are to be provided throughout the plan period, which equates to 9% of the Core Strategy total. In summary, Site HG2-6 has been identified by the Council as a proposed housing allocation in Phase 1.







CONSTRAINTS

The final proposal for the Site will be developed as part of an iterative design process with careful consideration given to any identified constraints.

EA FLOOD MAP



Flood Risk and Drainage

The image above highlights that according to the Environment Agencies indicative flood risk map, the site is located wholly within flood zone 1, and therefore considered to be at the lowest risk from flooding. As part of the planning submission, a site specific flood risk assessment will be carried out to confirm the overall level of flood risk to the site and the surrounding areas.

A detailed drainage scheme will also be prepared by a qualified engineer to ensure that both surface and foul drainage are disposed of appropriately. However, it is currently envisaged that surface water and foul drainage systems will connect to the existing sewer systems. Surface water will be restricted to greenfield run off rate with the necessary allowance for climate change before connecting to the surface water sewer in Silverdale Avenue. Any storm water over the permitted discharge rate will be stored onsite in oversized drainage pipes.

Transport & Access

Existing available access points can provide suitable and achievable options for entering and exiting the site by both pedestrians and vehicles. The main access point into the site would be taken from Silverdale Mount to the south whilst access from Silverdale Avenue can also be achieved. The site is therefore considered suitable for residential development in terms of location, access to services and complies with planning policy which located development towards the main urban area and major settlements.

As part of the planning submission, a Transport Statement will be submitted which will assess the impact of the proposals, including additional traffic growth. Although considered unlikely, any mitigation measures required will be identified, discussed and presented as part of this process.

Allotments

As noted on board 1, the site has previously been identified as allotments in Local Planning Policy. However in recent years only a small part of this wider site have continued to be used as allotments. The remaining parts of the site which are still in active use as private allotments has been excluded from the redline boundary and will be retained.

The sites current status as allotments was contained in a series of documents that have now been replaced by the Adopted Core Strategy. The Core Strategy now sets out a series of tests that must be considered when assessing proposals for their redevelopment. Where these tests have been satisfied, the principle of developing such sites can be considered acceptable.

Residential Amenity

The Site is surrounded on all four sides by existing residential development. Careful consideration will therefore be given to ensure the amenity of existing residents is maintained through the final design of the properties. This will include ensuring sufficient separation distances are achieved, in line with the Councils adopted guidance, and also making sure that windows are sensitively located.

Ecology

A Phase 1 Habitat Survey has been carried out to support the application submission. The Phase 1 Survey, carried out by a qualified ecologist, concluded that the only protected species on Site were nesting birds.

While other species were initially identified, these were limited to those that can be commonly found in the local area and not subject to any formal protection. The development proposals present a good opportunity to add a number of biodiversity enhancements including bird and bat boxes and appropriate landscaping.

ACCESS PLAN







OPPORTUNITIES

The Site is a draft Phase 1 residential allocation and is intended for the development of houses within the first 5 years of the plan period. This is a site located within the development limits of Guiseley and provides an opportunity to provide new homes for the area without building on land in the Green Belt.

Developer Contributions

The proposal will bring a raft of benefits in the form of contributions towards the improvement of local infrastructure. The following will be provided as part of the proposals:

- Affordable Housing – 35% of the scheme will be affordable housing in line with planning policy requirements.
- Open Space – contributions will be provided through the Community Infrastructure Levy.
- Education – contributions towards the improvement and expansion of local schools will be provided through the Community Infrastructure Levy.
- Highways – contributions will be provided through the Community Infrastructure Levy to improve the local highway network.

Housing Need

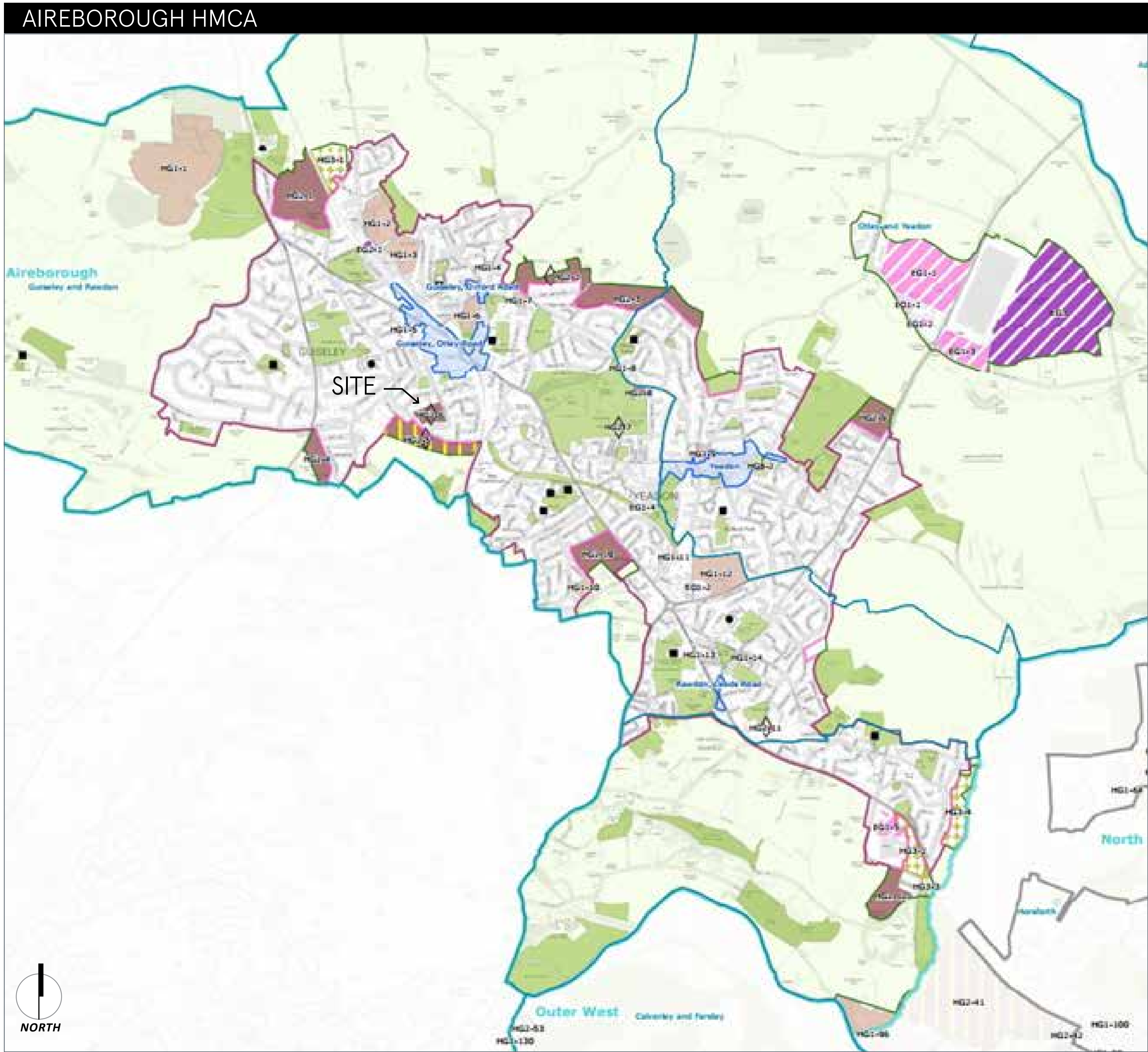
The Leeds Core Strategy has set out that there is a need for 6,000 new dwellings to be delivered in the Aireborough area within the next 15 years. This site would contribute towards fulfilling the housing shortage and need within the area. The level of homes distributed to the Aireborough HMCA and the number of homes to be delivered in each phase is identified in the table below.

Housing Market Area	Aireborough
Core Strategy Policy SP7 requirement	2,300
Existing allocations/planning permissions	967
Residual requirement (2,300-967)	1,333

Location

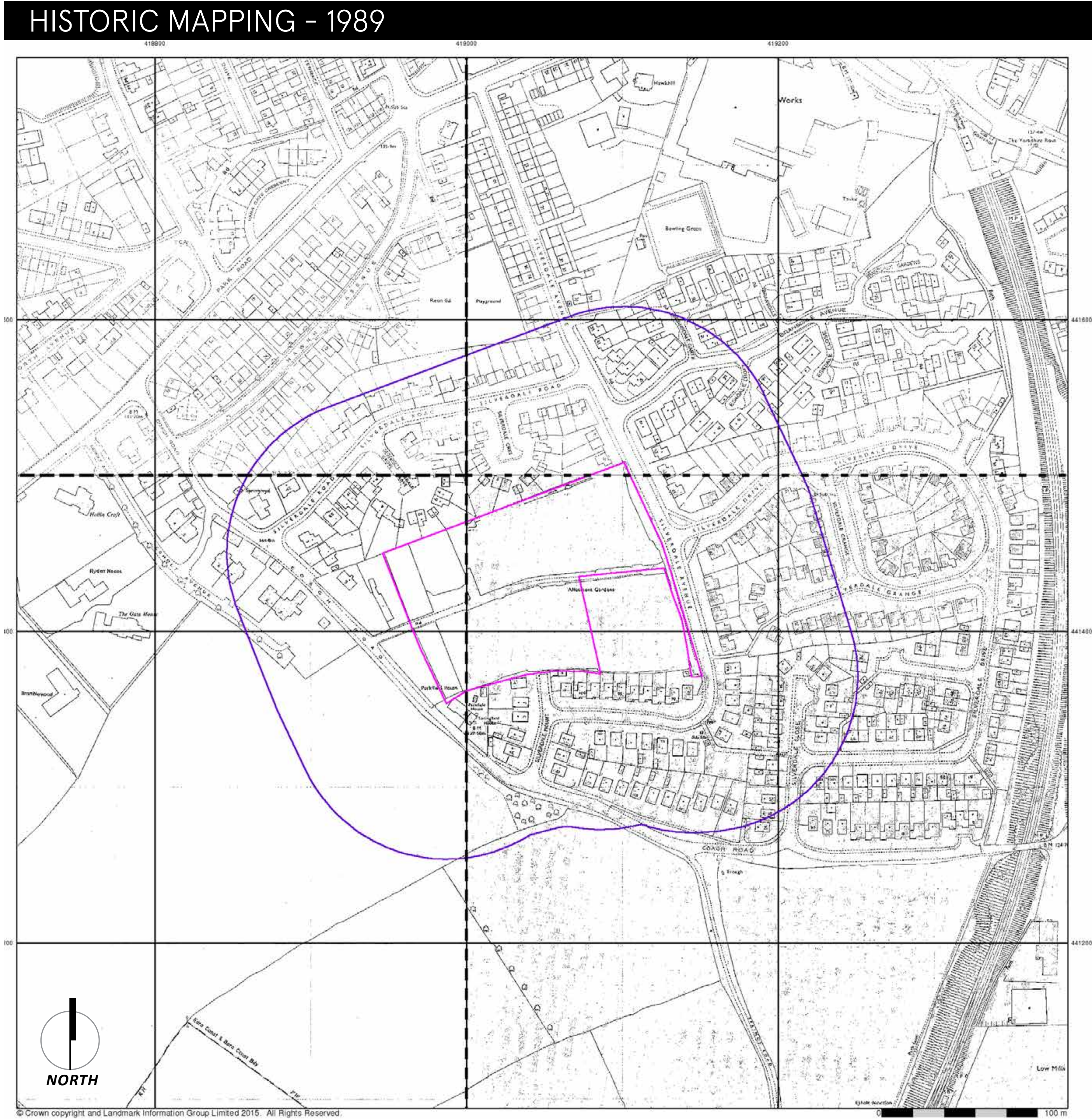
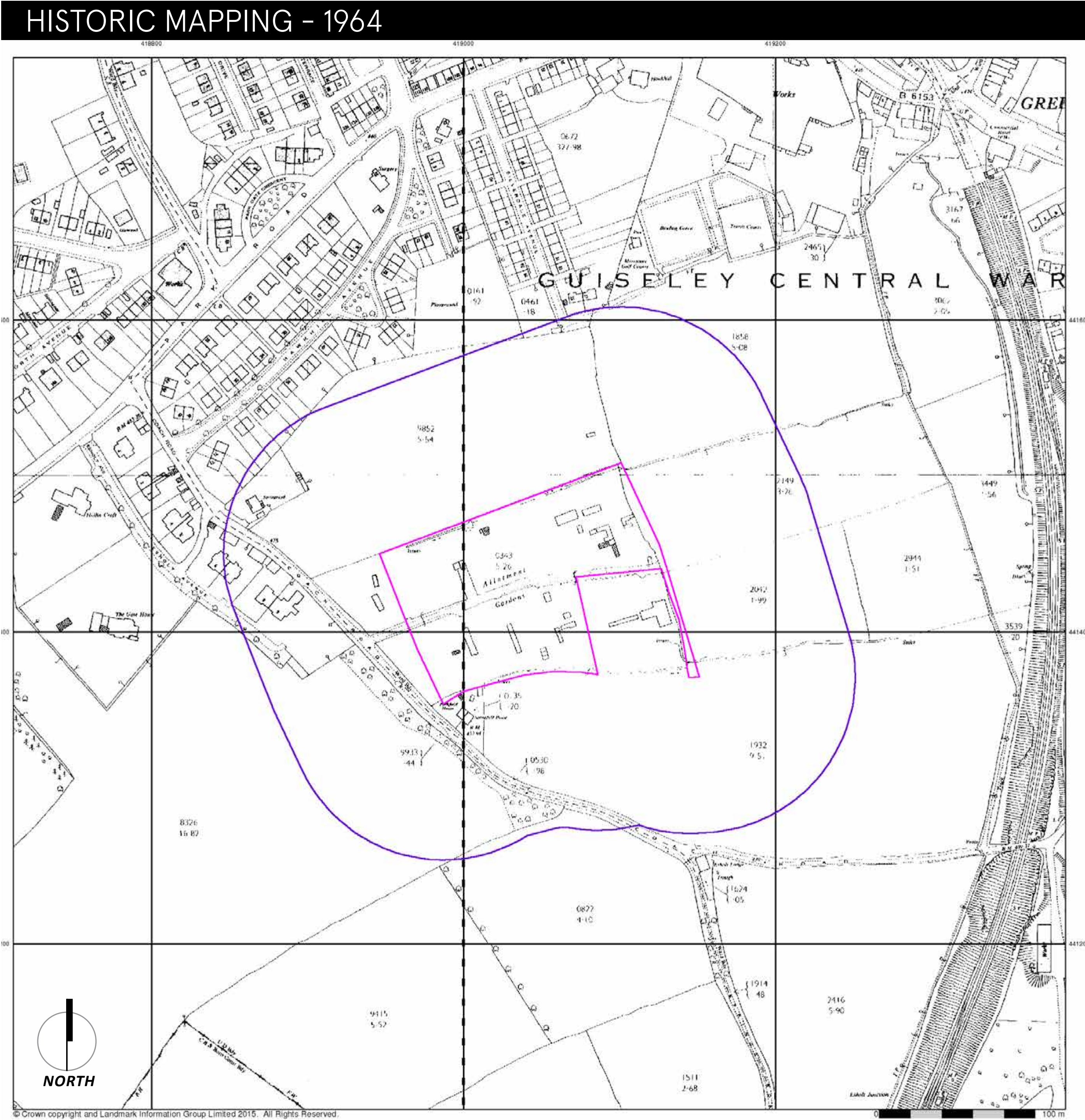
The site is in a sustainable location, within the development limits of a Major Settlement where development is targeted in the adopted Leeds City Council Core Strategy. The site is an infill site surrounded by residential properties, therefore is well related to the existing built form of Guiseley.

The site is located within walking distance from Guiseley town centre and it has a bus stop within 200m of the site. Within Guiseley Town Centre is a variety of services, amenities including education and health facilities as well as a train station which provides access to the wider region. The site is therefore well placed in terms of services and is accessible by public transport.



Historic Development

The historical maps below highlight the growth of Guiseley which has mainly comprised of natural growth to the south. The Site clearly represents a further infill development.







MASTERPLAN



Accommodation Schedule		
House Type		Quantity
B	Affordable B 2 bed semi-detached	8
C	Affordable C 3 bed semi-detached	8
Sta	Stavely 2 bed semi-detached	2
Lan	Langle 3 bed semi-detached	3
Rich	Richmond 4 bed detached	1
Pat	Patley 4 bed detached	5
Gras	Grassington 4 bed detached	2
Haw	Haworth 5 bed detached	6
Lev	Levensham 5 bed detached	5
		40 No.



Having considered the various aspects of the Site, Stonebridge Homes have developed the proposal following the pre-application discussions to provide a scheme which delivers a suitable development appropriate for Guiseley.

An indicative masterplan has been prepared to illustrate a potential form of development which is based upon our assessment of the site, the local character and the development concept. This is not a final design and can be influenced by your input.

The site will provide 2 to 5 bed dwellings. These alterations seek to expand upon the established design principles whilst offering a number of further benefits, these include;

- The delivery of a quality scheme by a local developer;
- The provision of dwellings to support the local community;

- The delivery of new homes on an infill site within the development limits of Guiseley;
- A mix of new house types for the area; and
- A contribution to local infrastructure including greenspace, highway improvements and education.

The scale of the development has been constrained by the sites size and existing landscape features together with the policy requirements to provide open amenity space and landscaping on the Site.

The dwellings will be 2 storeys in height; which is typical of residential dwellings in this area. The heights of the development have been designed in accordance with the surrounding building to ensure they will integrate into the townscape suitably and not appear to overbear on the surrounding properties.

FEEDBACK & WHAT’S NEXT

What’s Next

Planning Application – we propose to submit a planning application to Leeds City Council in June 2016 which will include a Masterplan that will be informed by this consultation exercise.

Comments and Feedback

If you would like to comment on the proposal we would be grateful if you could complete the feedback forms that we have prepared and leave it in the box provided or alternatively send your comments to:

[planningnorthern@bartonwillmore.co.uk](mailto:planningnorthern@bartonwillmore.co.uk)

or by post to:

BARTON WILLMORE  
14 King Street  
Leeds, LS1 2HL

Please submit your comments by **27th May 2016**

**THANK YOU**  
for your time and input to the process