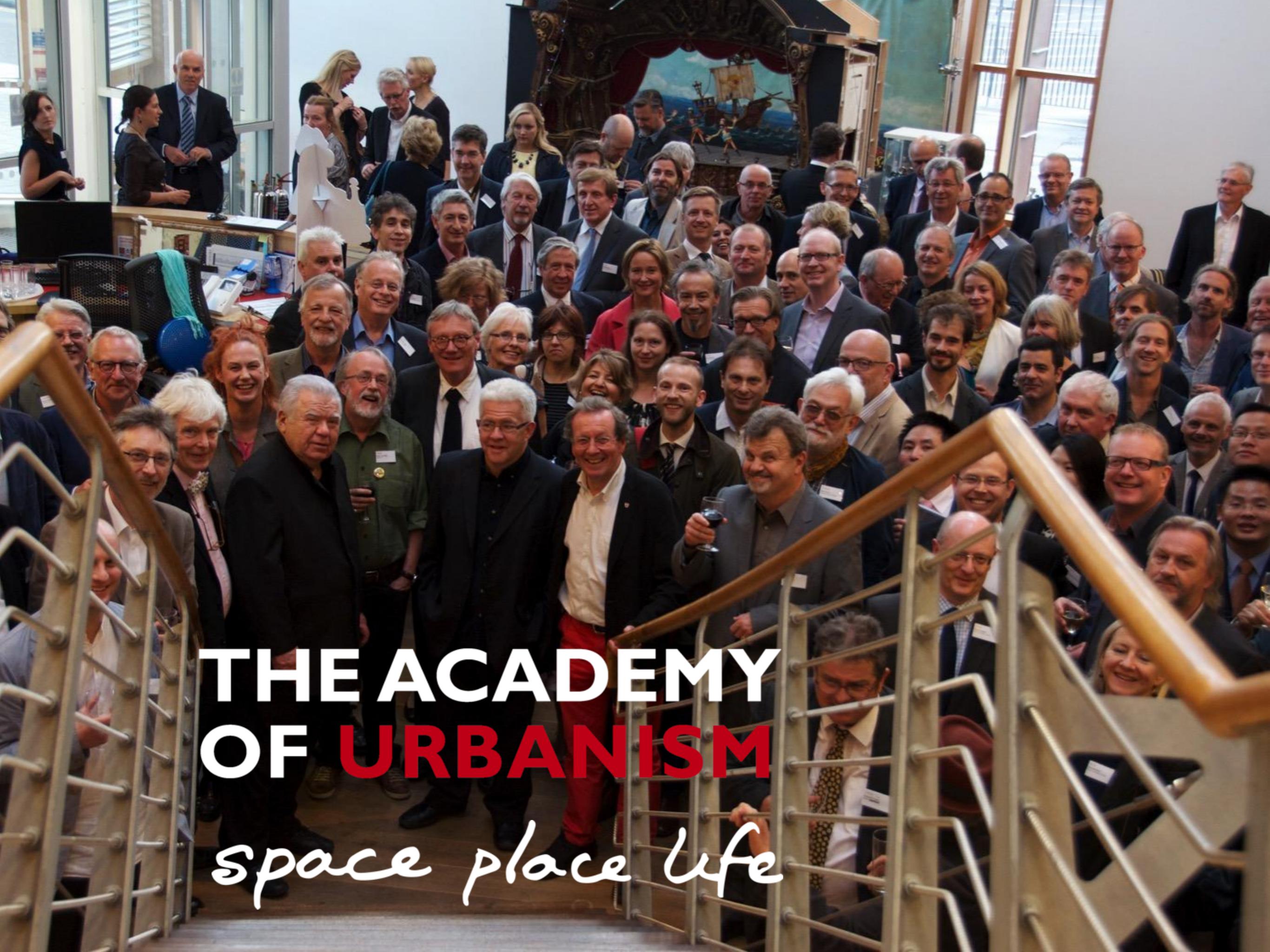


Aireborough Workshop

A wide-angle photograph of a rural landscape. In the foreground, several sheep are grazing in a green field. The middle ground shows a valley with a town or cluster of houses. The background is a range of hills under a sky with a mix of orange, pink, and blue, suggesting either sunrise or sunset.

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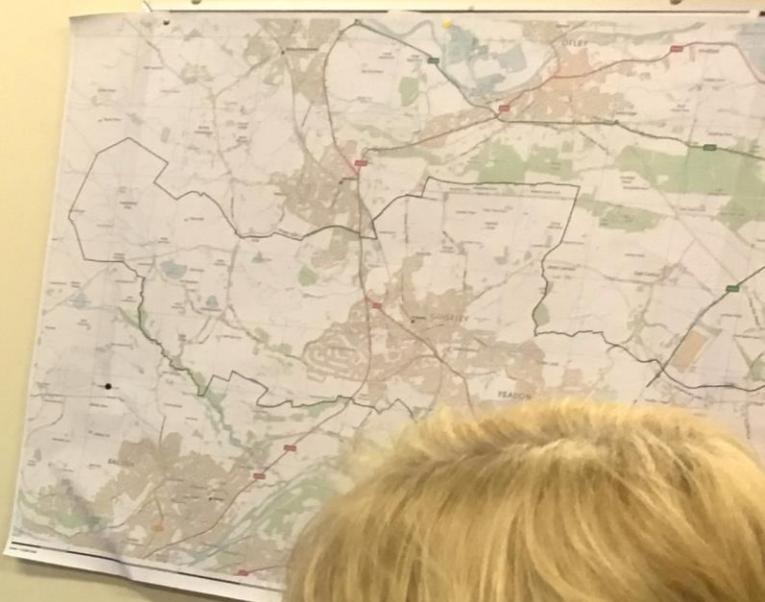
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space place life



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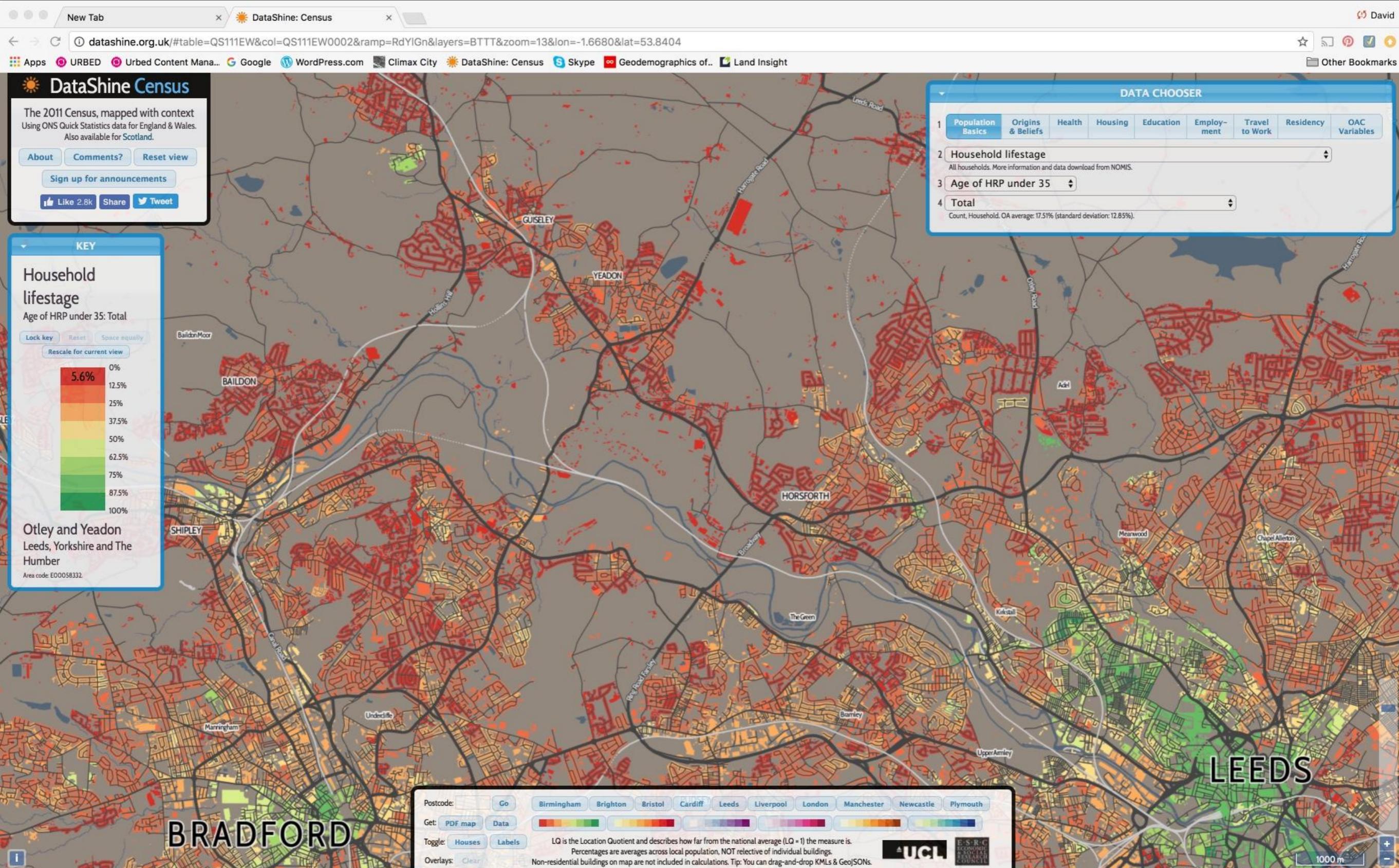


The brief:

- Revive town centres
- Local Employment
- Dealing with transport
- Green infrastructure
- A better mix of housing
- Community infrastructure
- Controlling sprawl and promoting good design
- Dealing with the Airport

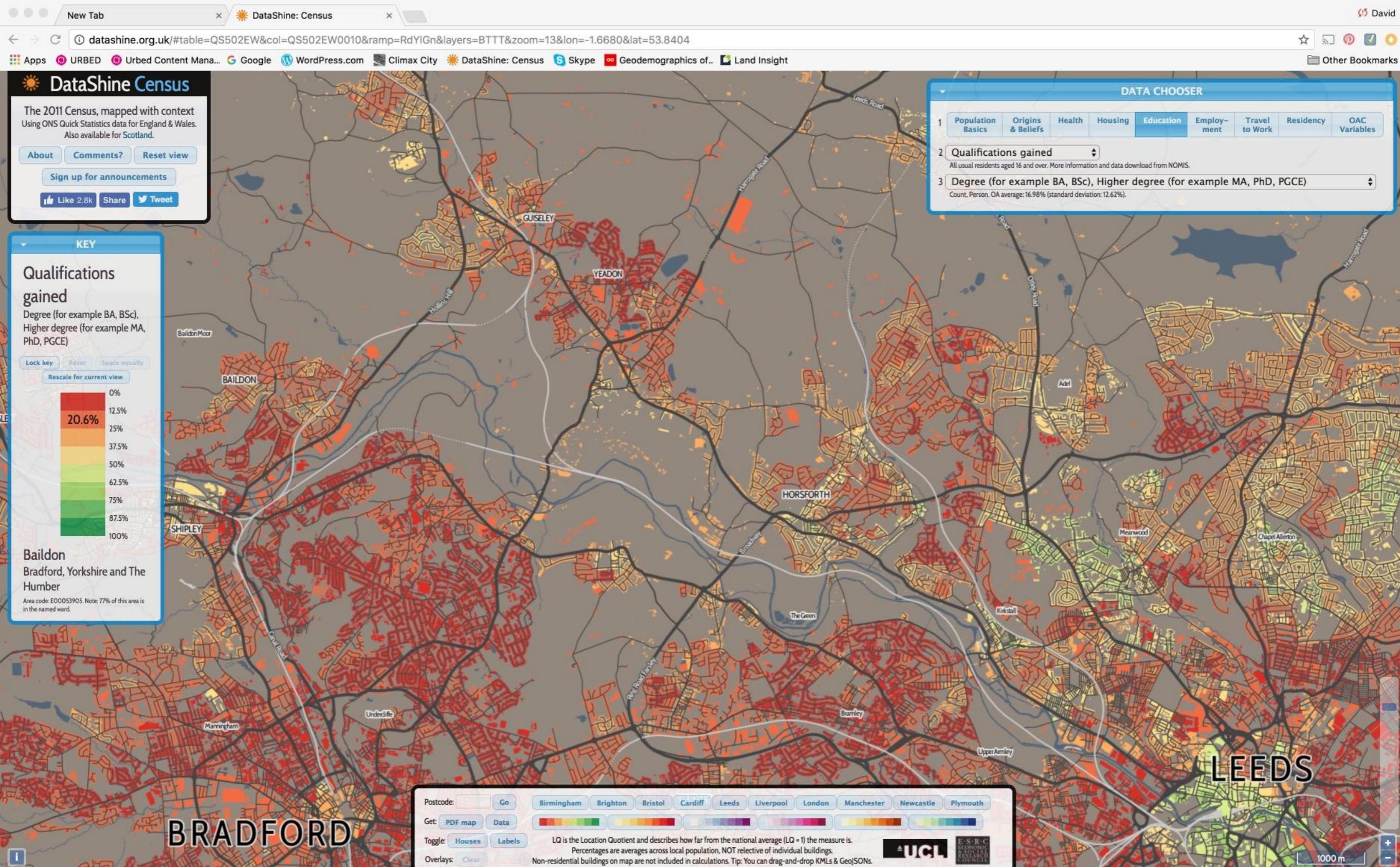
Age profile

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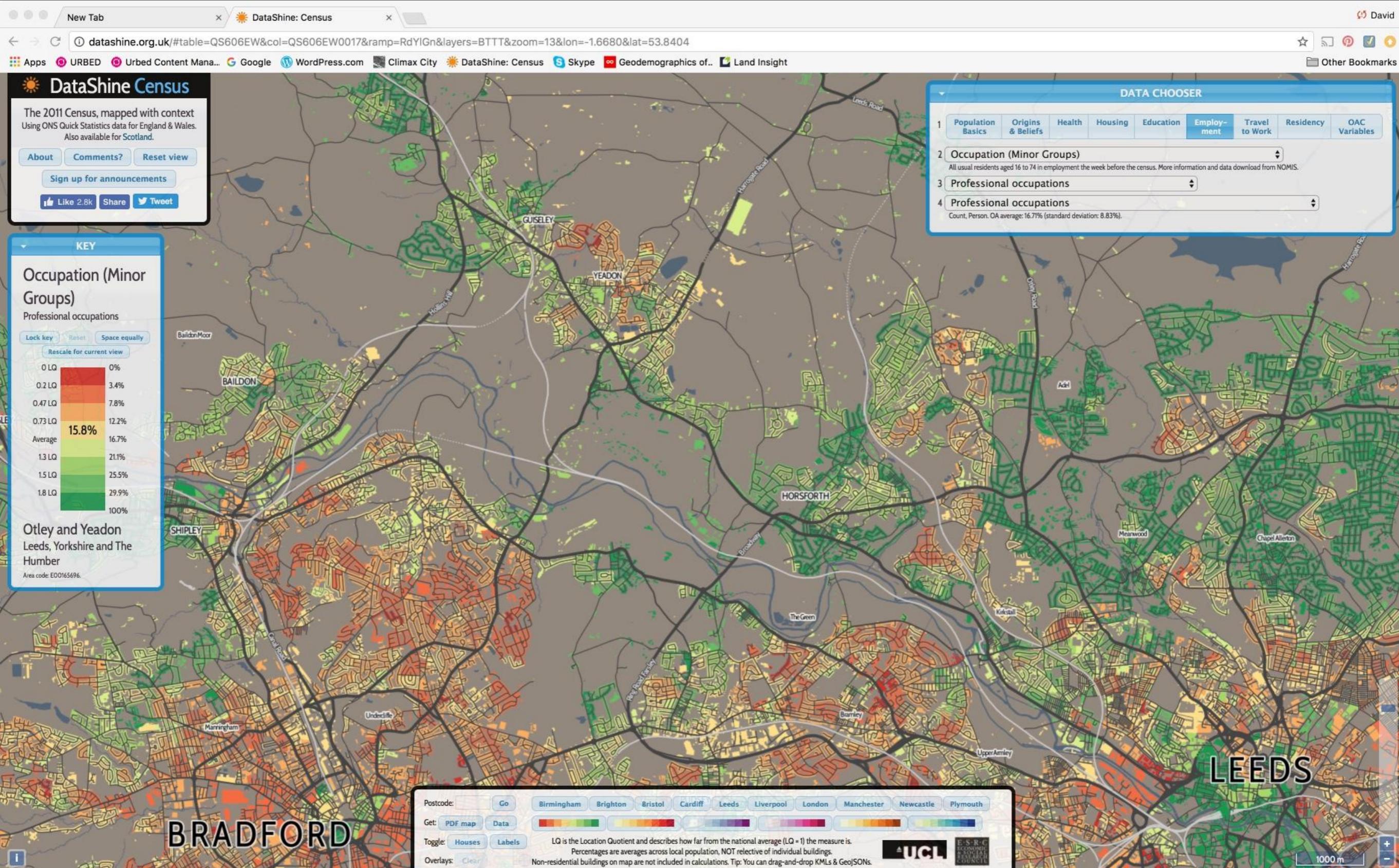
With a degree

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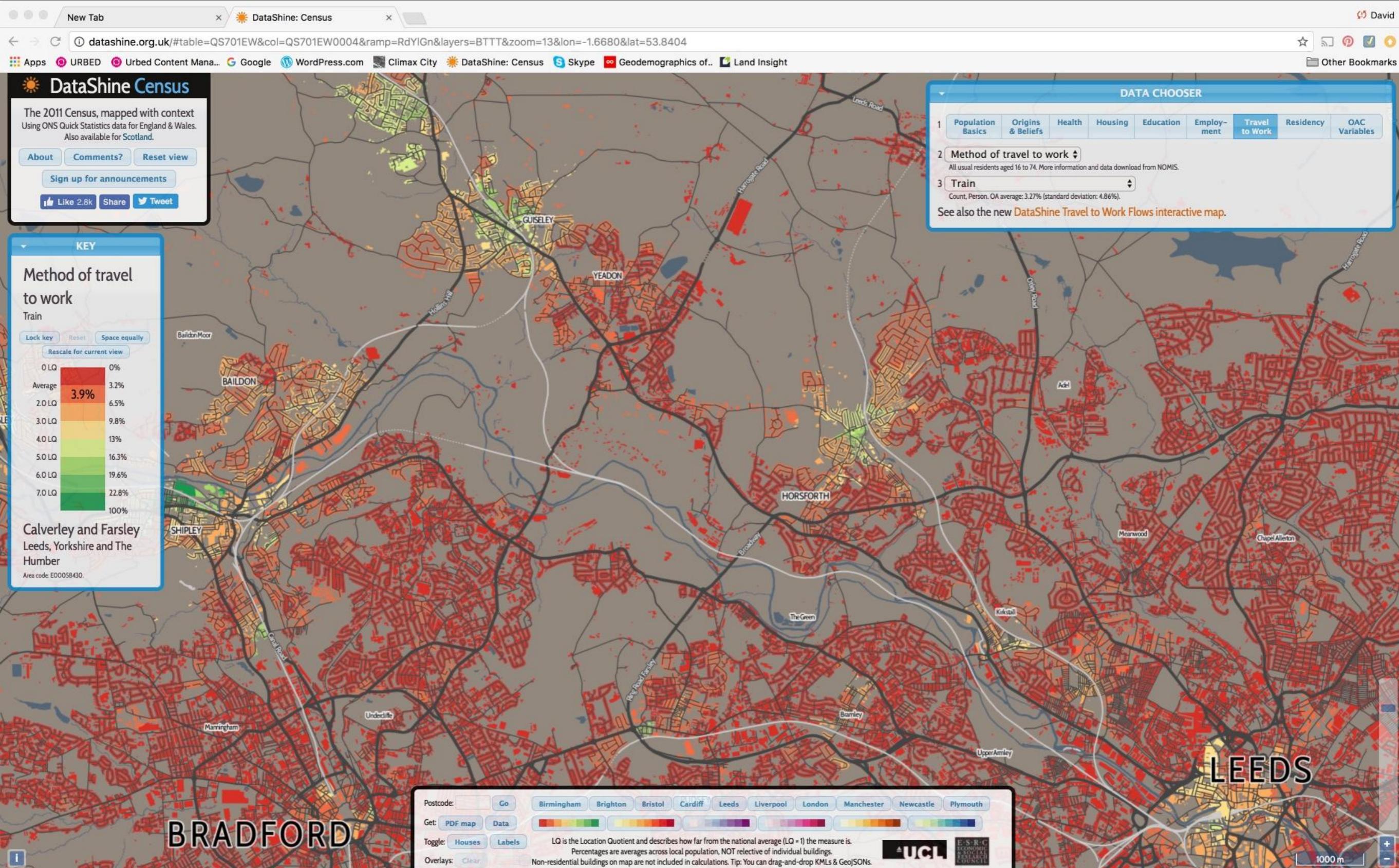
Professional occupation

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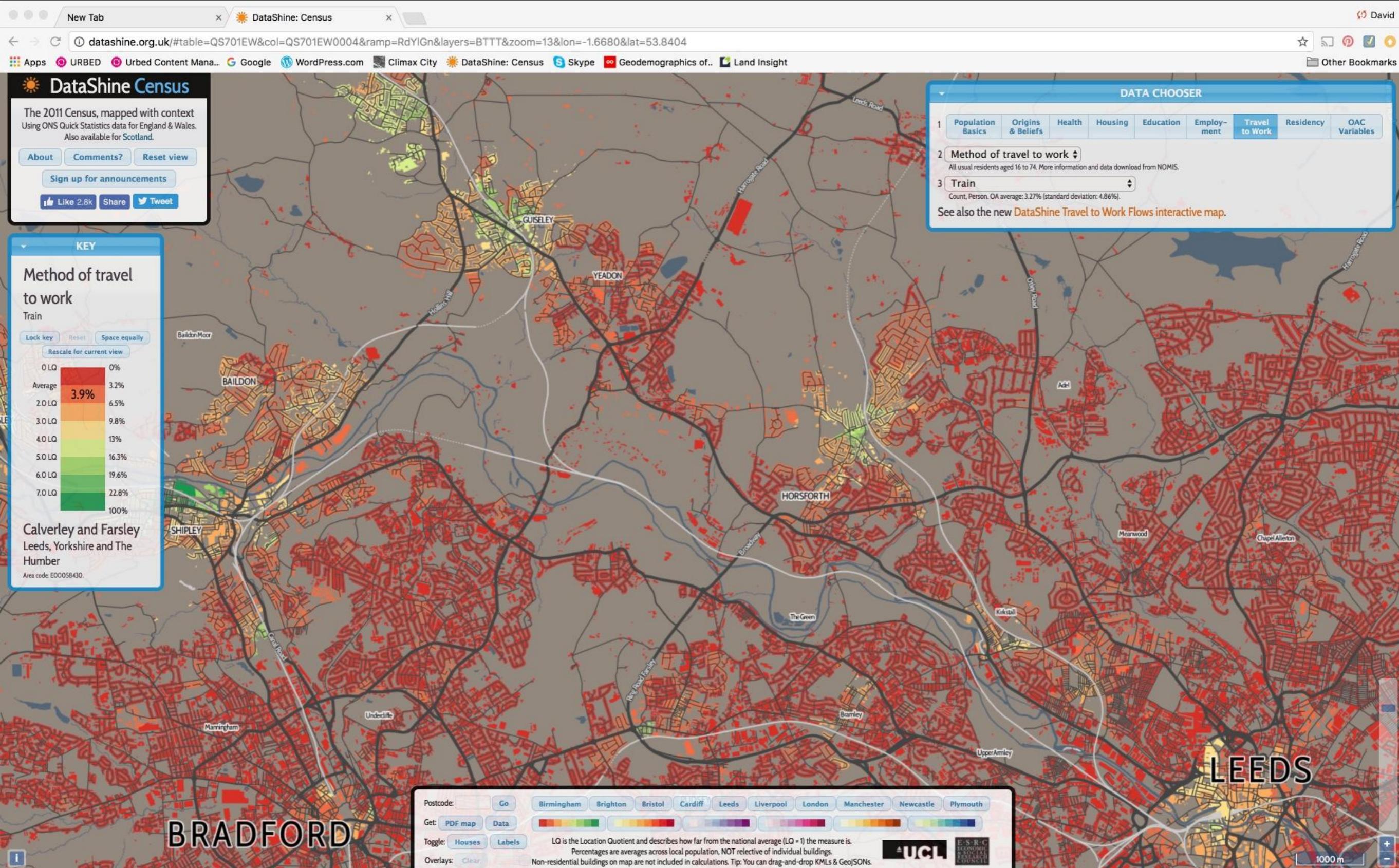
Travel to work by train

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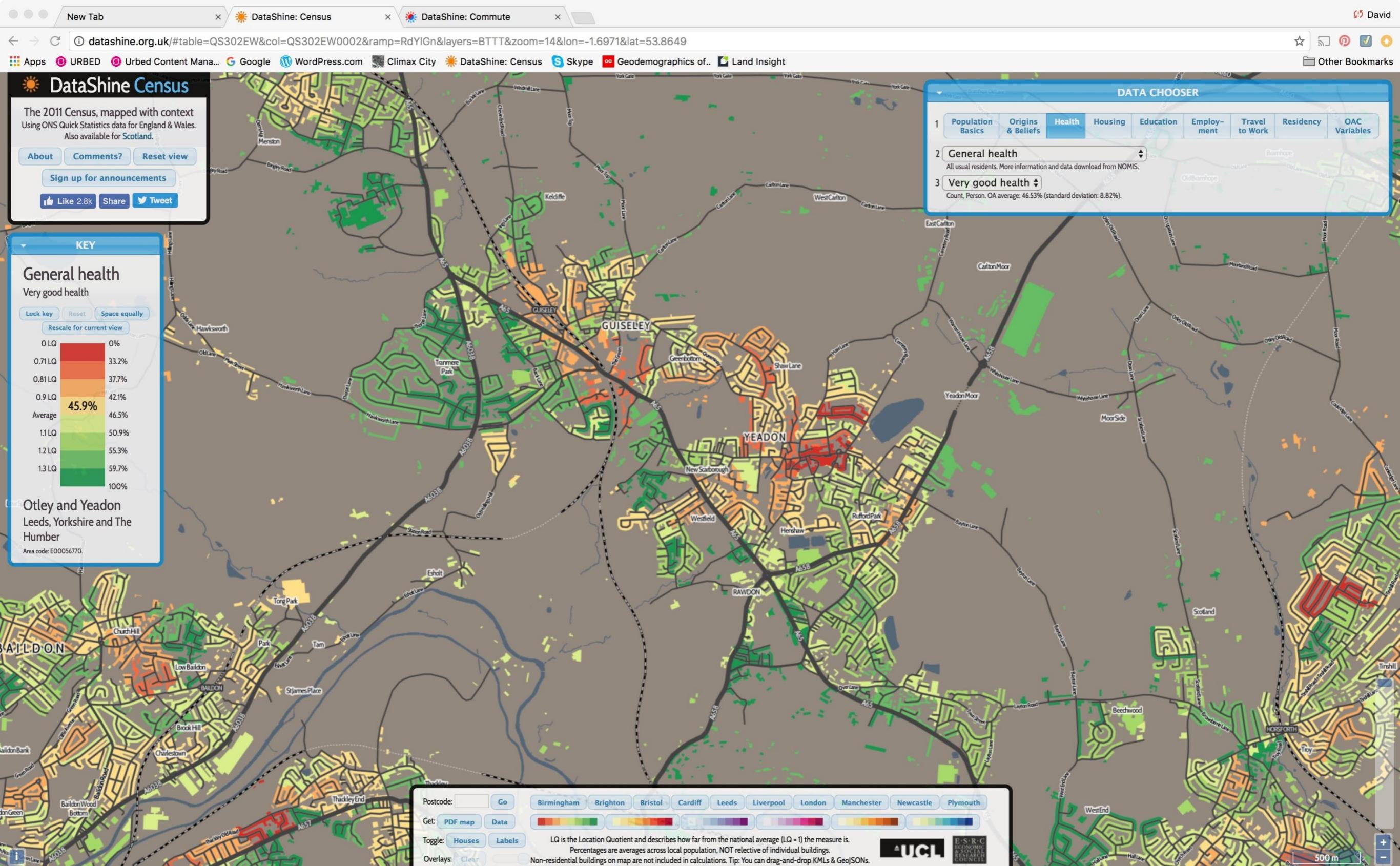
Travel to work by train

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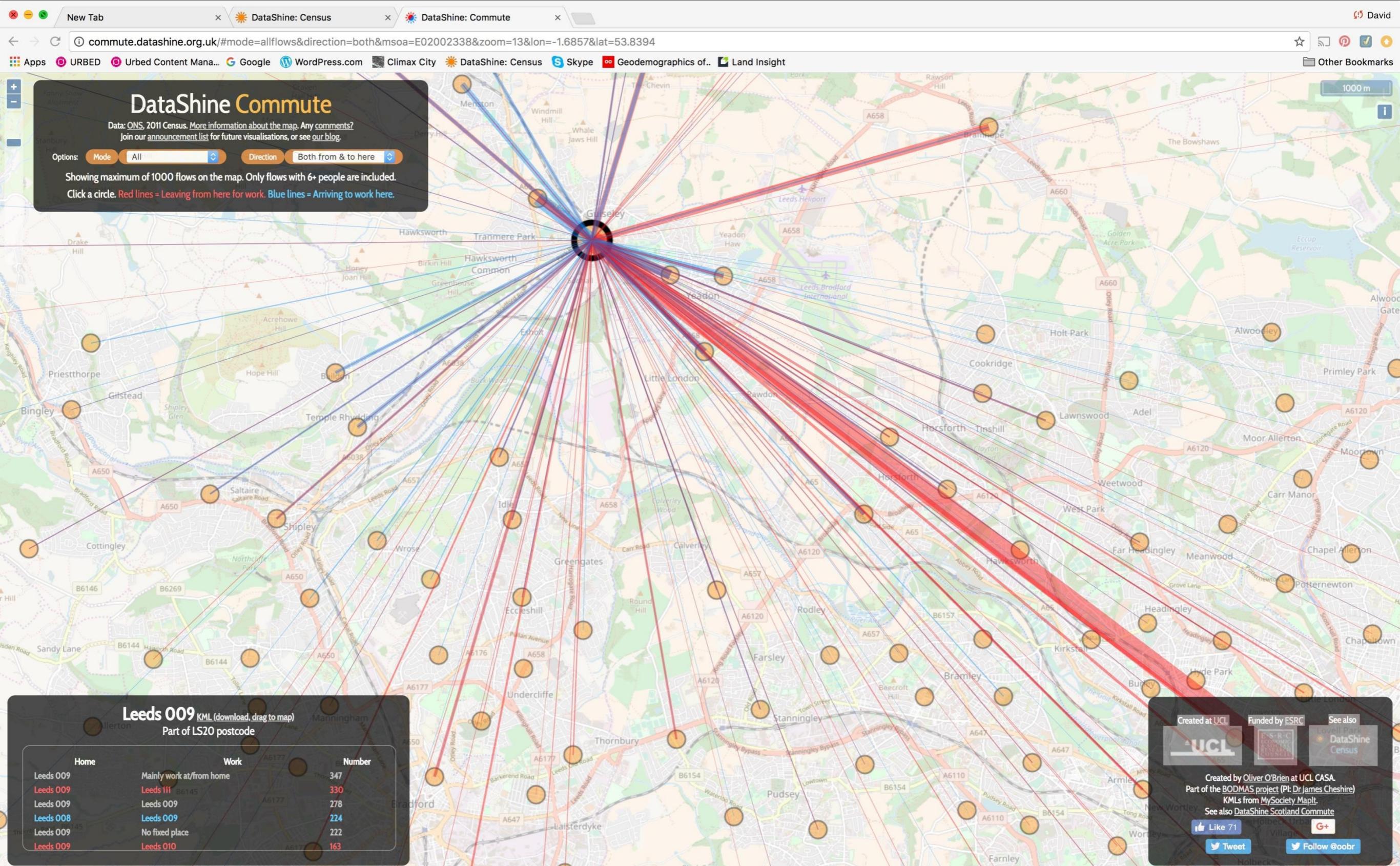
Travel to work by train

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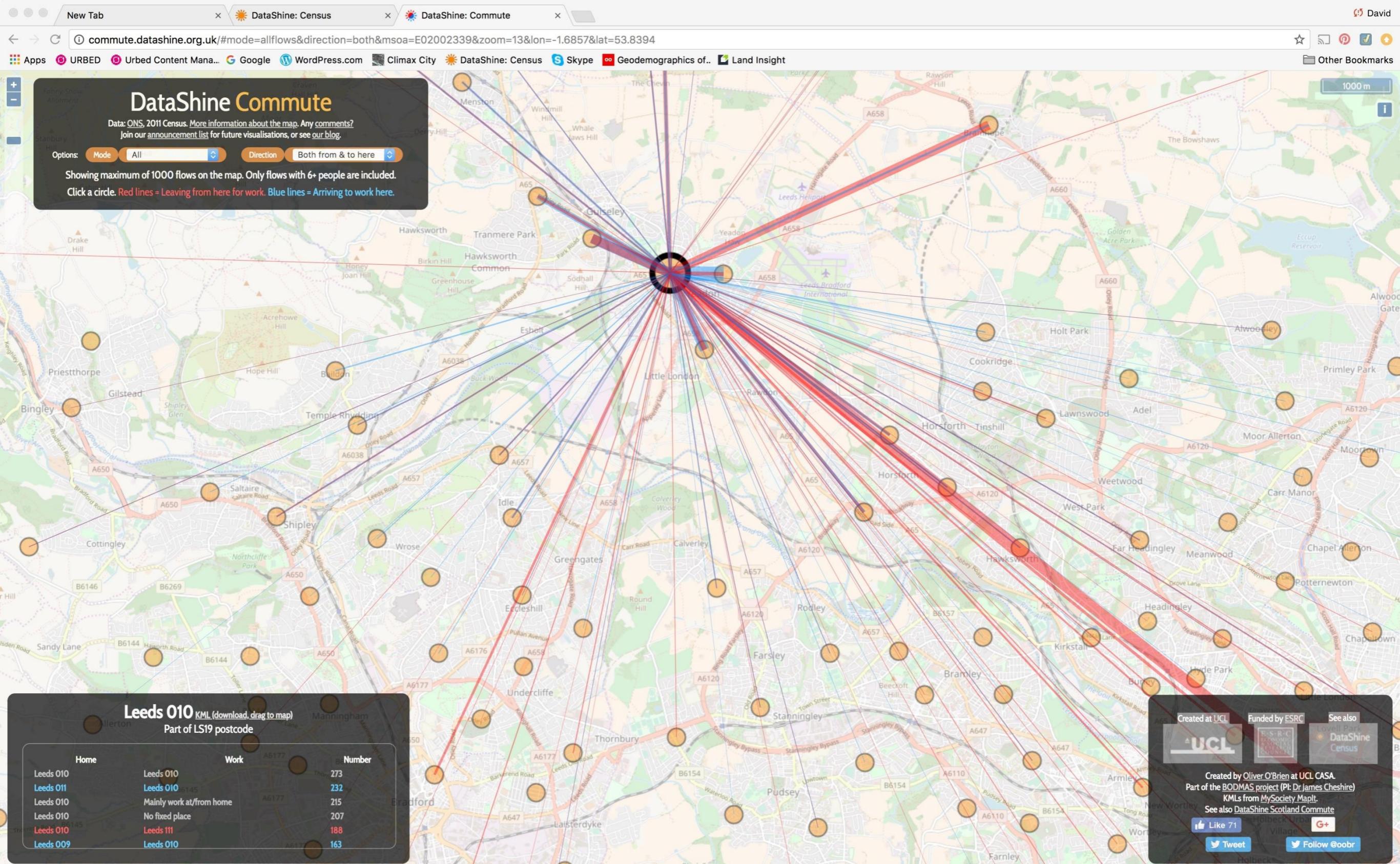
Travel to work Guiseley

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Travel to work Yeadon

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This is inevitable...

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Daren Sanderson

...and the mills are all gone

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House prices in Aireborough





Lowell

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Todmorden

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Skipton

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Ramsbottom

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All have managed to...

Revive their high street
Create local employment
Invest in facilities
Remain popular and
attractive



**THE ACADEMY
OF URBANISM**

INSET MAP 1

SKIPTON (1:20,000)

SUBMISSION DRAFT CRAVEN LOCAL PLAN

REGULATION 22 DRAFT DOCUMENT FOR SUBMISSION
29TH MARCH 2018

Based on Ordnance Survey Mapping
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Ordnance Survey 100024694
Base map date: 13th January 2017

Inset Maps should be read in conjunction with the Written Statement



Key Notation and Relevant Policies

Landscape
Yorkshire Dales National Park ENV1, ENV9

Nature Conservation
Site of Nature Conservation (SINC) ENV4

Ancient Woodland ENV4

Towns and Villages
Open Space, Civic Space, Sport and Recreation Facilities INF3

Proposed Local Green Space Designation ENV10

Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11

Designated Rural Area H2

Housing and Employment

XH001 Draft Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12, H2, H4, INF1, INF3, INF4, INF6

Green Infrastructure Provision on Draft Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV5

Existing Housing Commitment SP1

Draft Employment Allocation SD1, SP2, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV11, ENV12, EC1, INF1, INF3, INF4

Existing Employment Area SP2, EC2

XH001 Mixed Use Opportunity Sites / Regeneration Area SP5, SP6, EC5

Primary Shopping Area for Skipton EC5, EC5a

Town Centre for Skipton EC5, EC5a

Educational Provision

Primary School Provision INF6

Primary School Provision (new primary school to be provided on 1.8ha of the total site area) INF6

Safeguard Land and Transport

Leeds – Liverpool Canal Corridor ENV2, ENV11

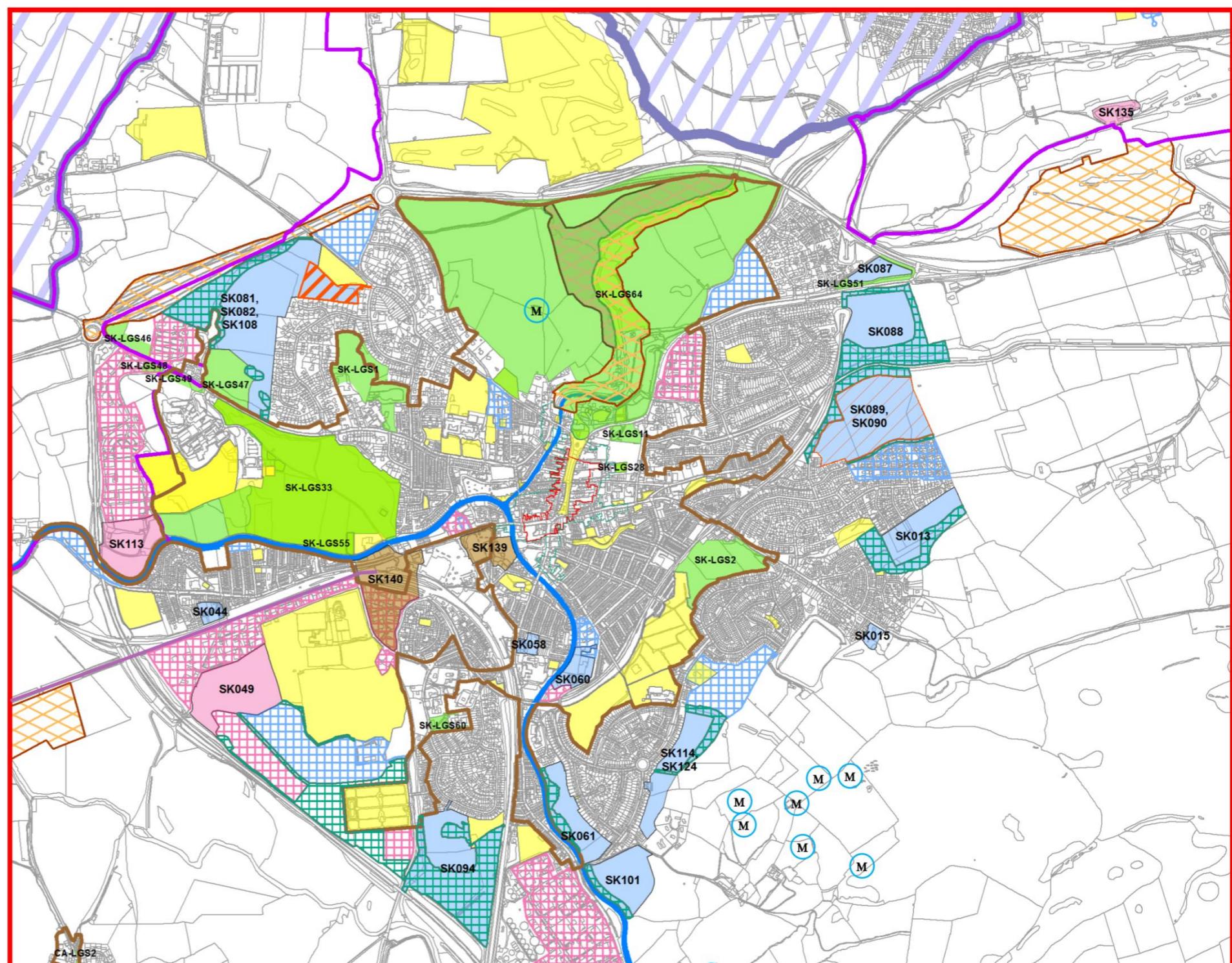
Protection of Railway Trackbeds and Infrastructure SP2

M Scheduled Ancient Monument SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV1, ENV2, H1, H2, H3, EC1, EC3, EC4, EC4a, EC5, EC5a

Other

Plan Area Boundary

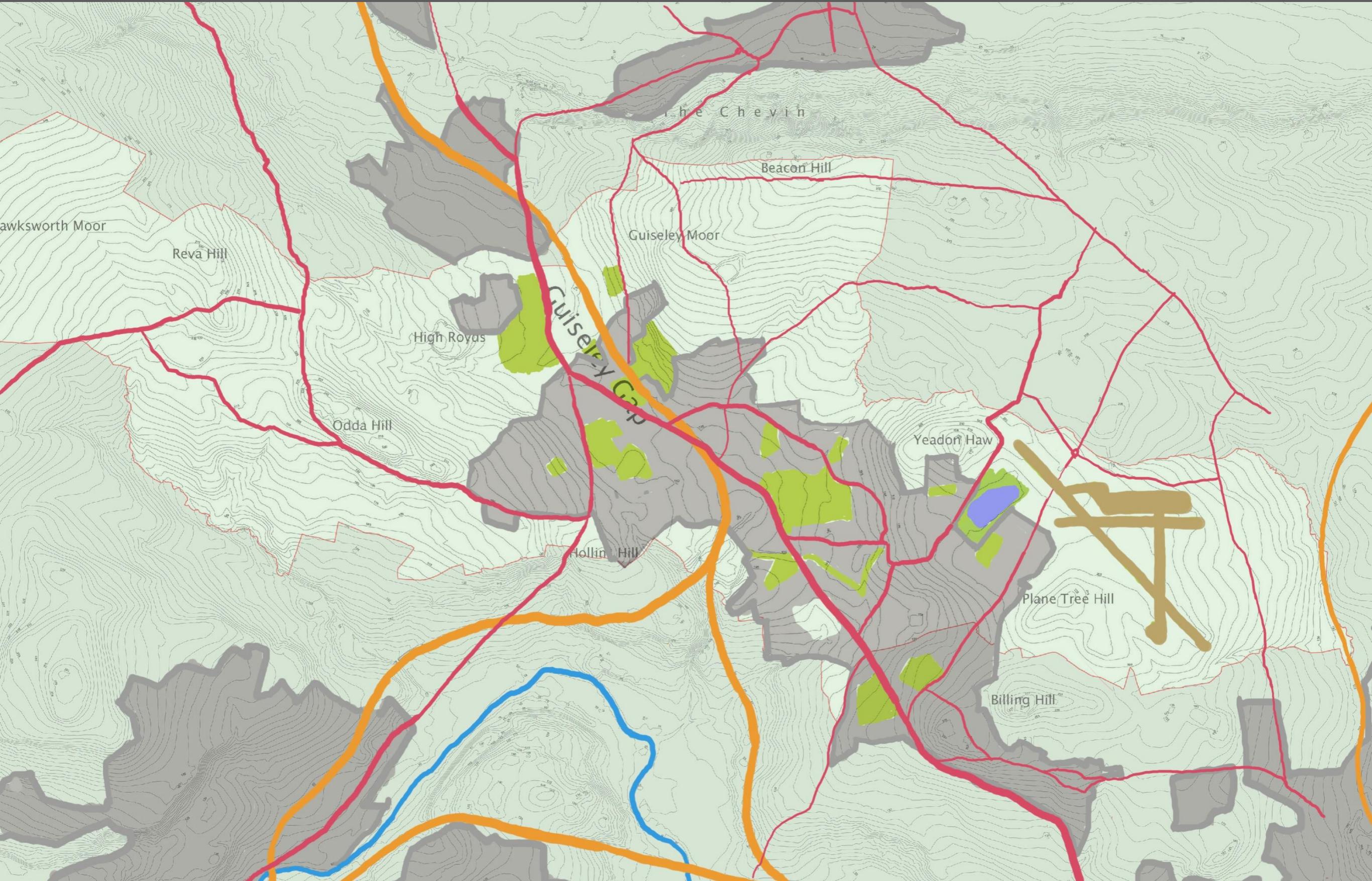
Inset Map Area



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So Back to Aireborough....

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- Figures running at about 1,000/decade
- As soon as the plan is agreed, further homes will be required
- By all means have the argument about them going elsewhere in Leeds
- But 100 a year is not unreasonable
- So lets get ahead of the game - 3,000 by 2050?

But the problem is...

- Pressure on services
- Congestion on the A65
- Wrong sort of housing
- CIL going out of the area

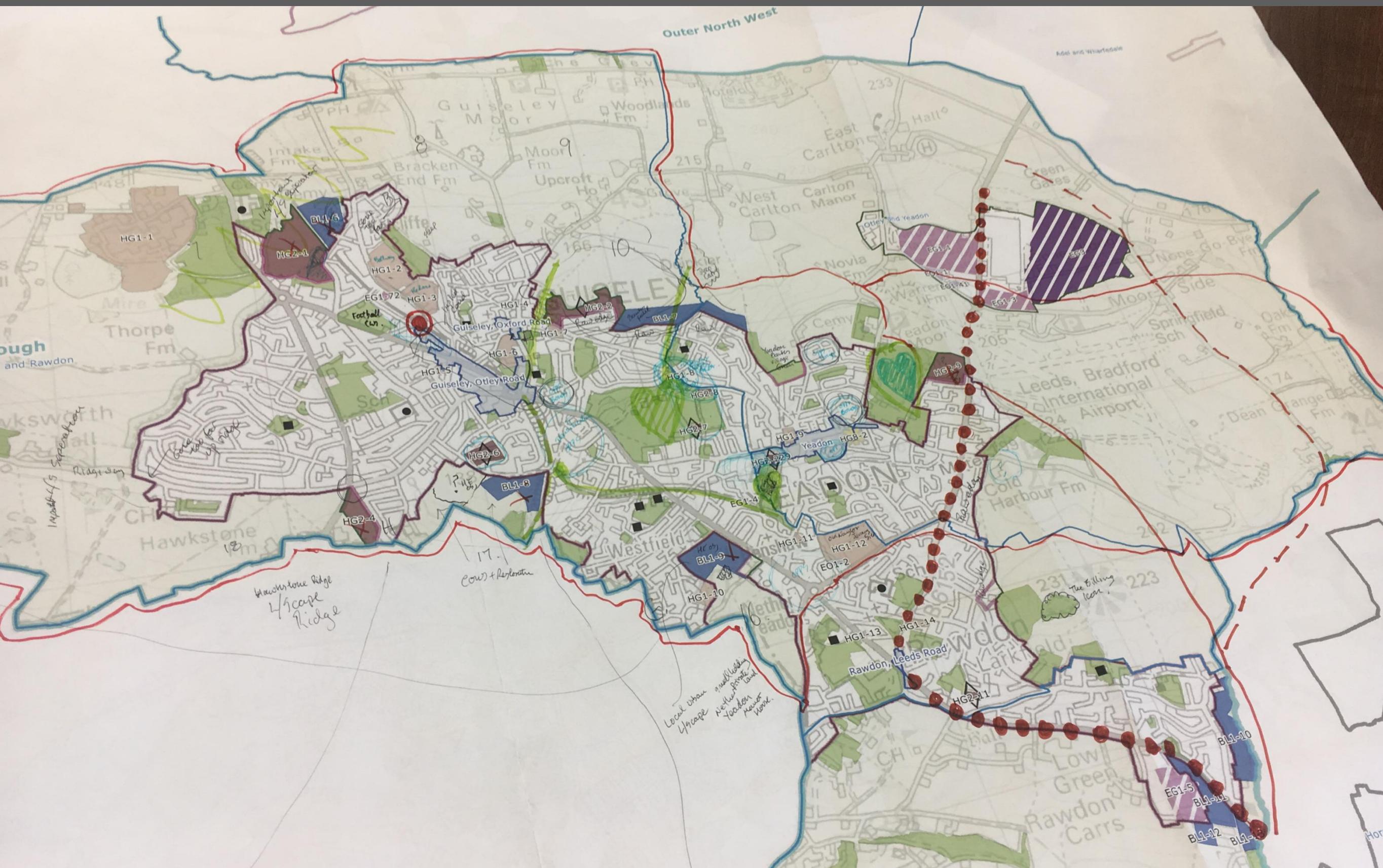
Congestion...



Congestion...

- 45,000 vehicles a day
- Problem partly outside the area
- Lower than average car occupancy and bus travel
- Road improvements
- Make more the train

But where?



You are right to focus within the urban area



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Local Plan urban allocations

Ref.	Site	Area (ha)	LCC est. capacity	Strategy	Revised capacity
HG2-229	The Old Mill, Miry Lane, Yeadon	0.4	15	Mill workspace plus mixed cohousing	25
HG2-7	Swaine Hill Terrace, Yeadon	0.42	7	Older people's apartments	20
HG2-8	Kirkland House, Yeadon	0.47	17	Courtyard apartments for older people	35
HG2-6	Silverdale Avenue, Guiseley	1.98	32	Compact mixed housing	60
TOTAL		3.27	71		140

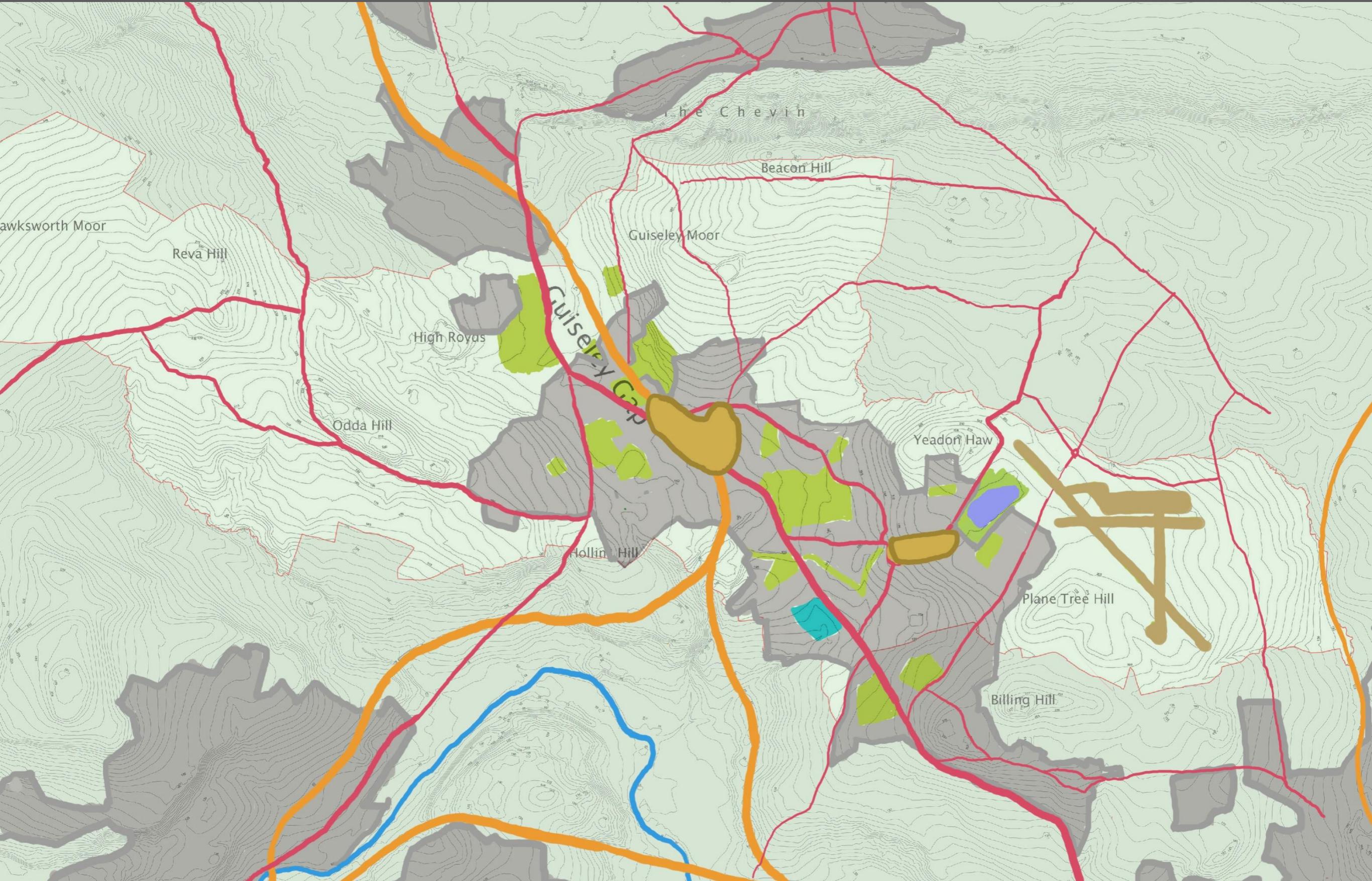
- Sweat brownfield allocations harder – double the yield.
- Tune them to the vision: homes for older and younger people, workspace.
- Show what bolder future brownfield strategy could achieve.

30-year smart growth strategy: urban capacity

Opportunity	Site	Area (ha)	Strategy	Capacity
Medium-term urban interventions (5-15 years)	Cultural quarter	0.85	Improved cultural offer with live-work opportunities on land around existing leisure centre	25
	Bungalow intensification (Shakespeare Road Guiseley and Cemetery Road Yeadon)	3.66	Redevelop for higher-density older people's courtyard living/cohousing	200
Longer-term urban interventions (10-25 years)	Guiseley Station South Opportunity Area	2.58	High density residential over workspace/retail. New public realm link between station and A65	135
	Guiseley Retail Parks Opportunity Area	5.10	Intensify with undercroft parking and residential over retail	200
TOTAL				560
Plus intensified allocations				700
Plus 500 windfalls (15%)				1,200

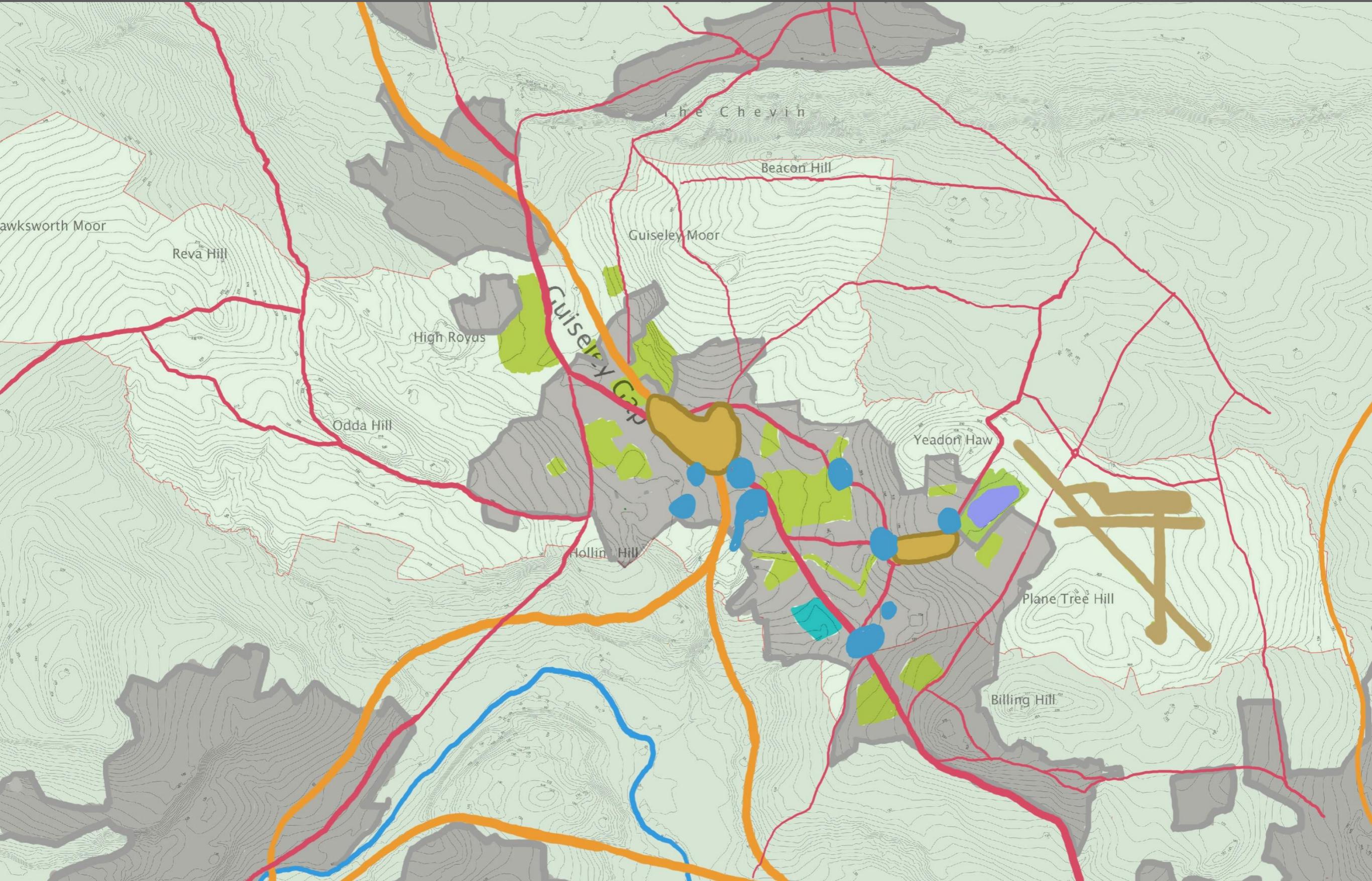
So Back to Aireborough....

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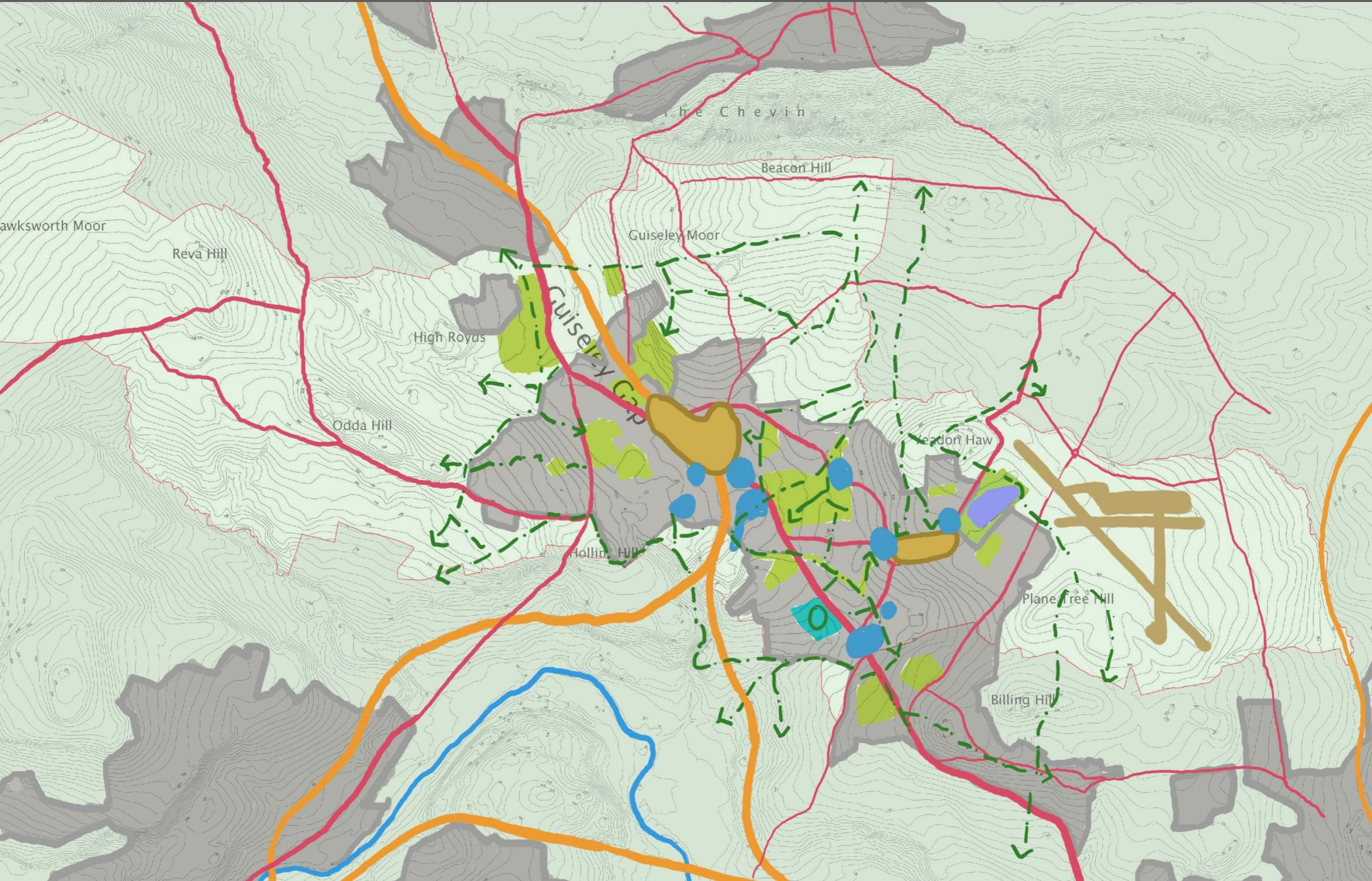
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So - 1,200 homes within the urban area?

- But much of it not available immediately
- Much of it would fail the delivery test
- Some of it needs subsidy
- We don't think you can win an argument now to have no green belt release.
- And if you lose the argument you risk ending up with all of the unacceptable allocations

So what if we could build the homes we need while...

- Controlling the land and capturing the value
- Promoting a variety of homes including self build, co-housing, live work etc...
- Investing in public services
- Build a new school
- Building a country park



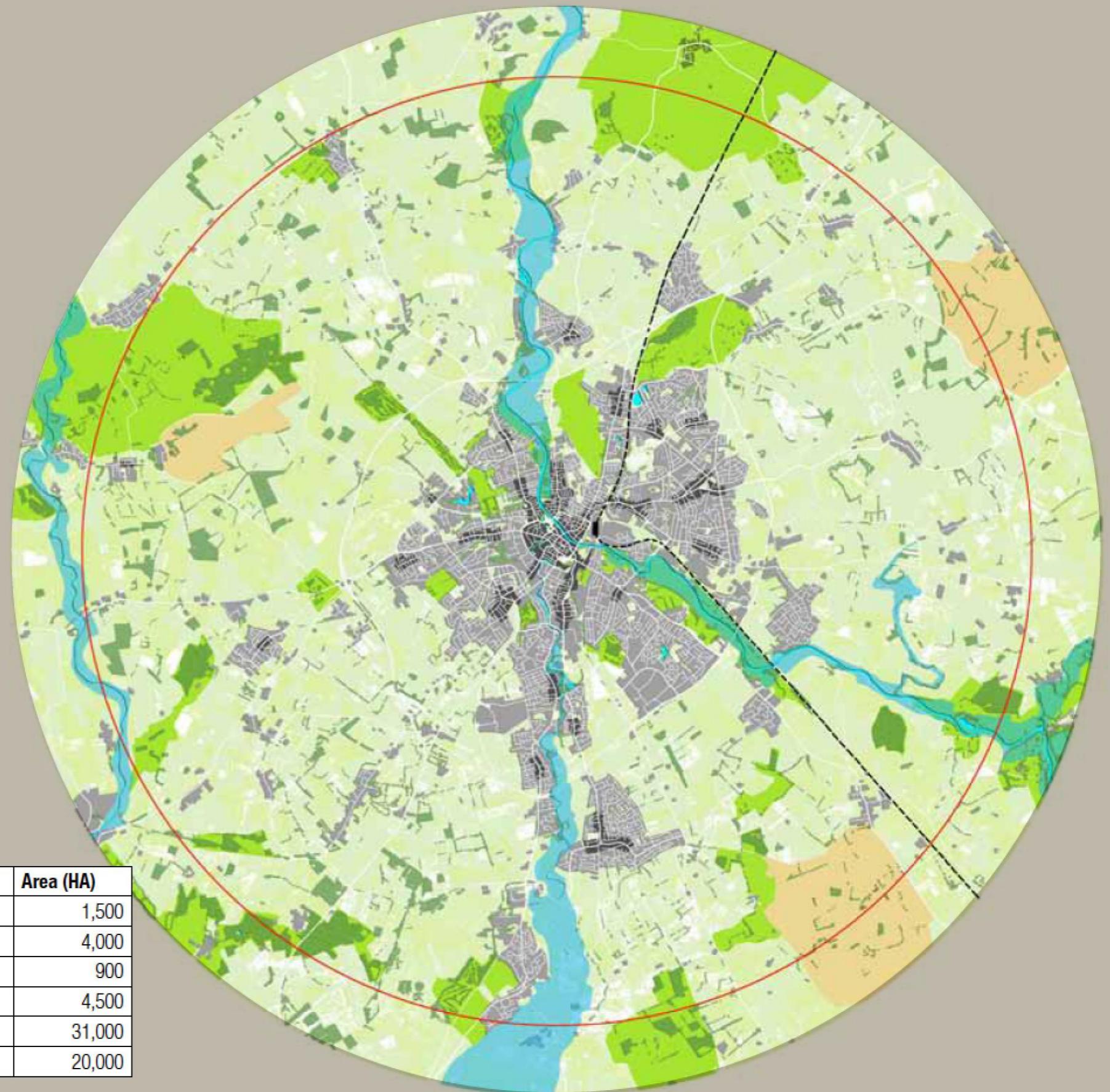
Grow your own Garden City

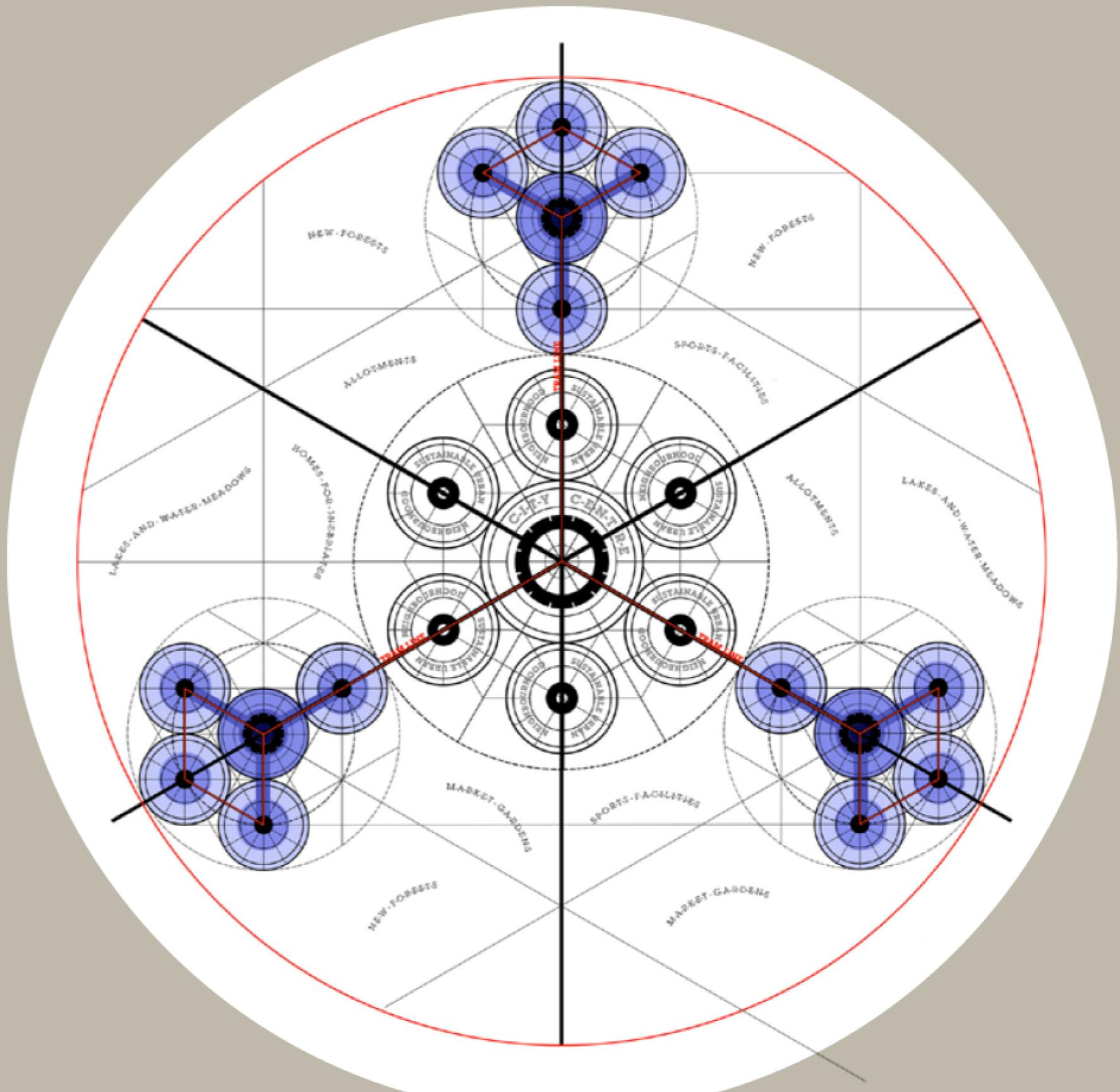
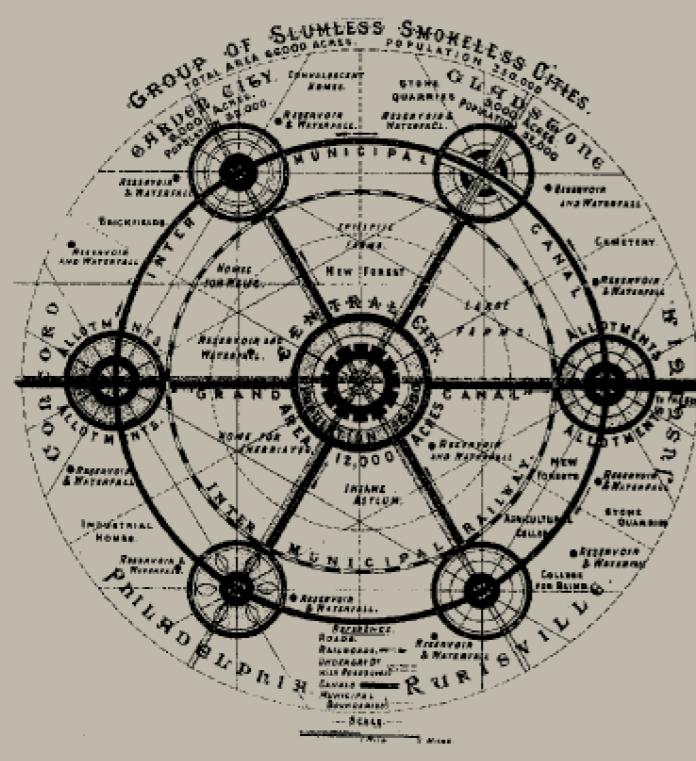


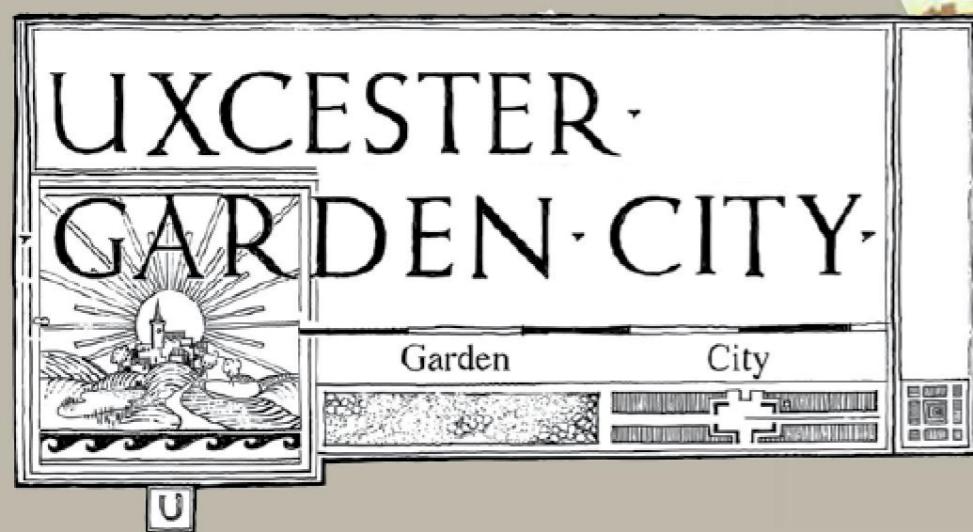
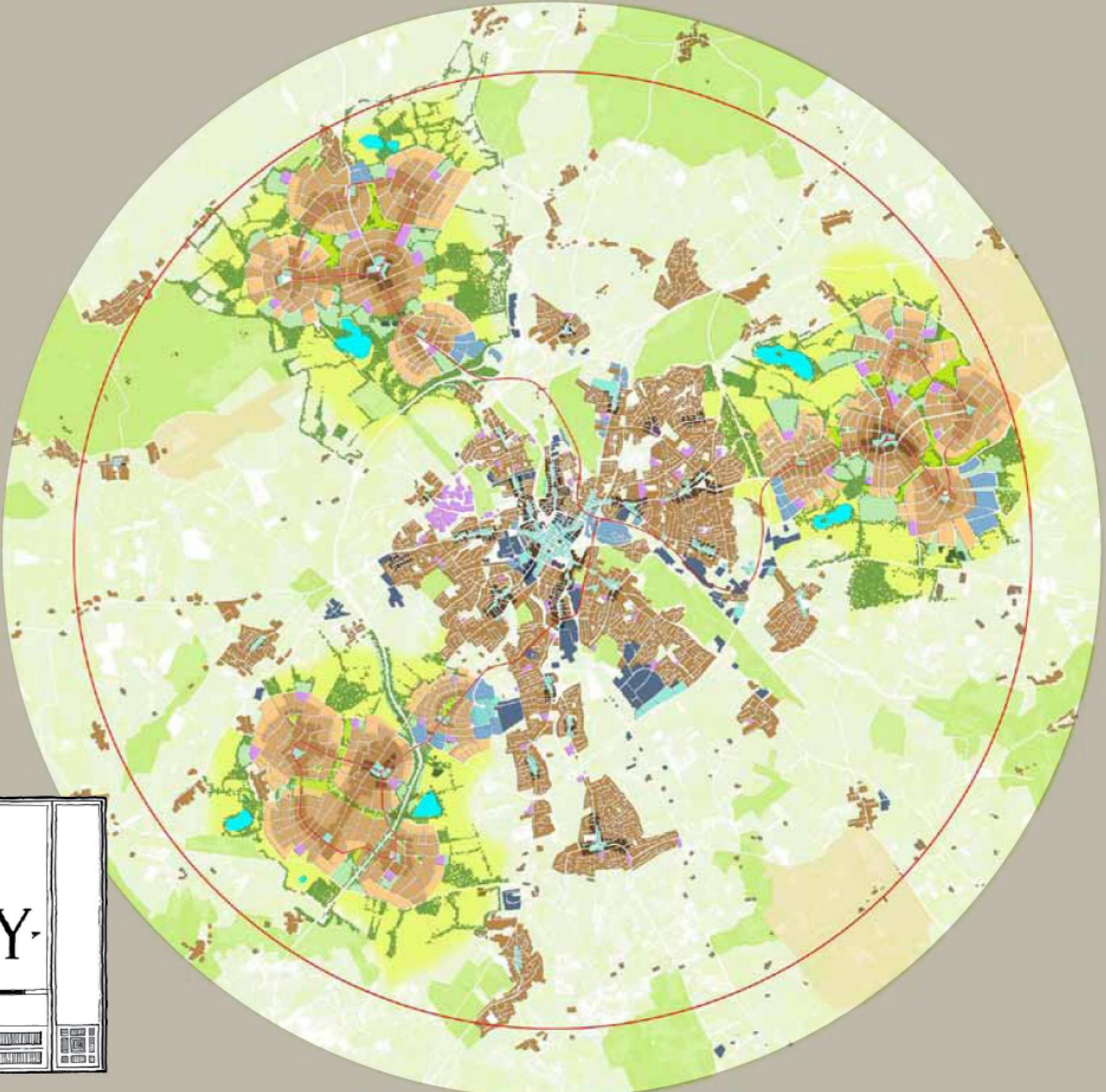


Uxcester Constraints

Key	Use	Area (HA)
	Area liable to flooding	1,500
	Protected green space	4,000
	Other unavailable sites	900
	Built up area (darker areas show local centres)	4,500
	TOTAL area within 10km circle	31,000
	Potentially available land	20,000

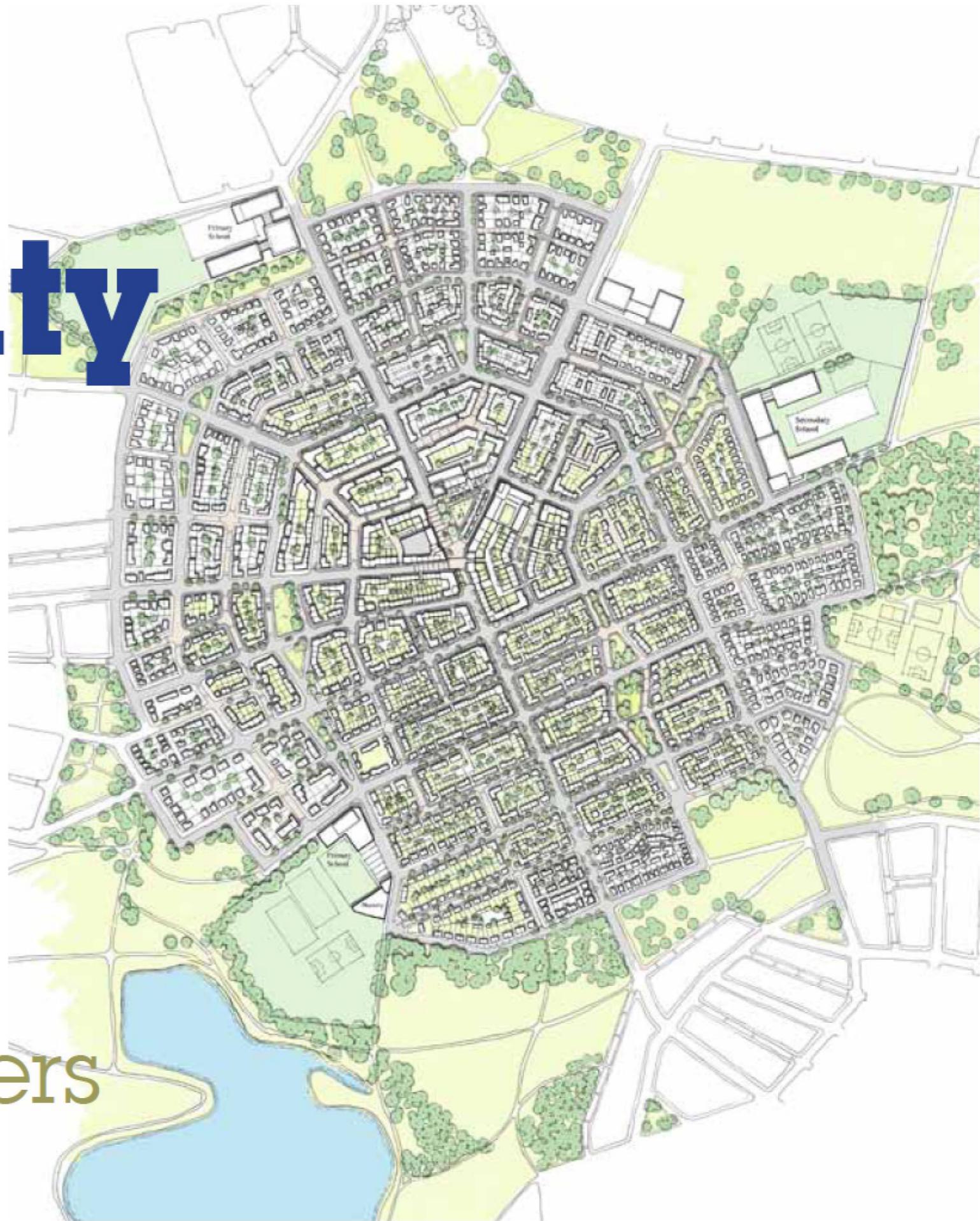






7 ages maturity

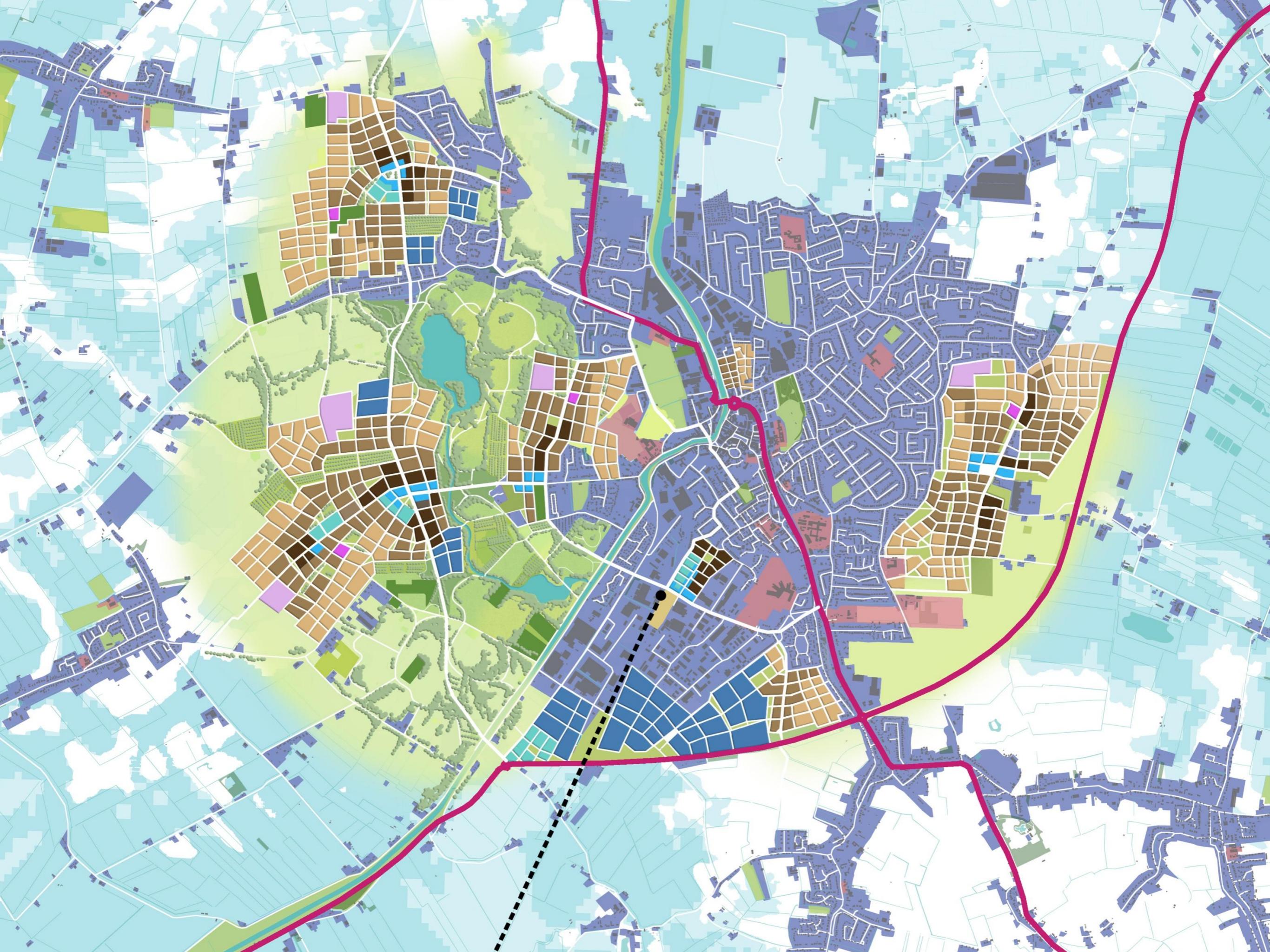
Plot sales
Planning powers



Wisbech

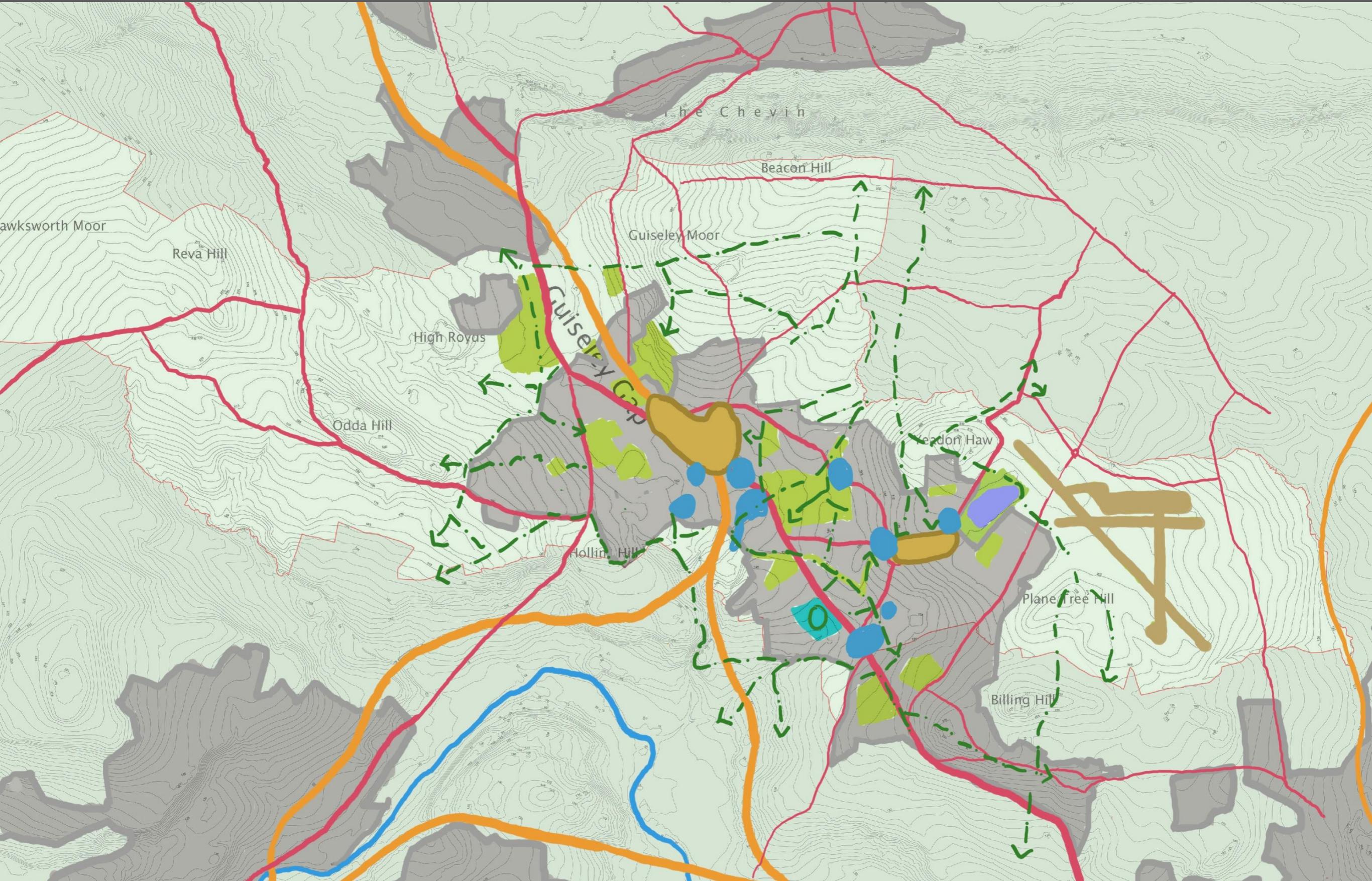
garden town



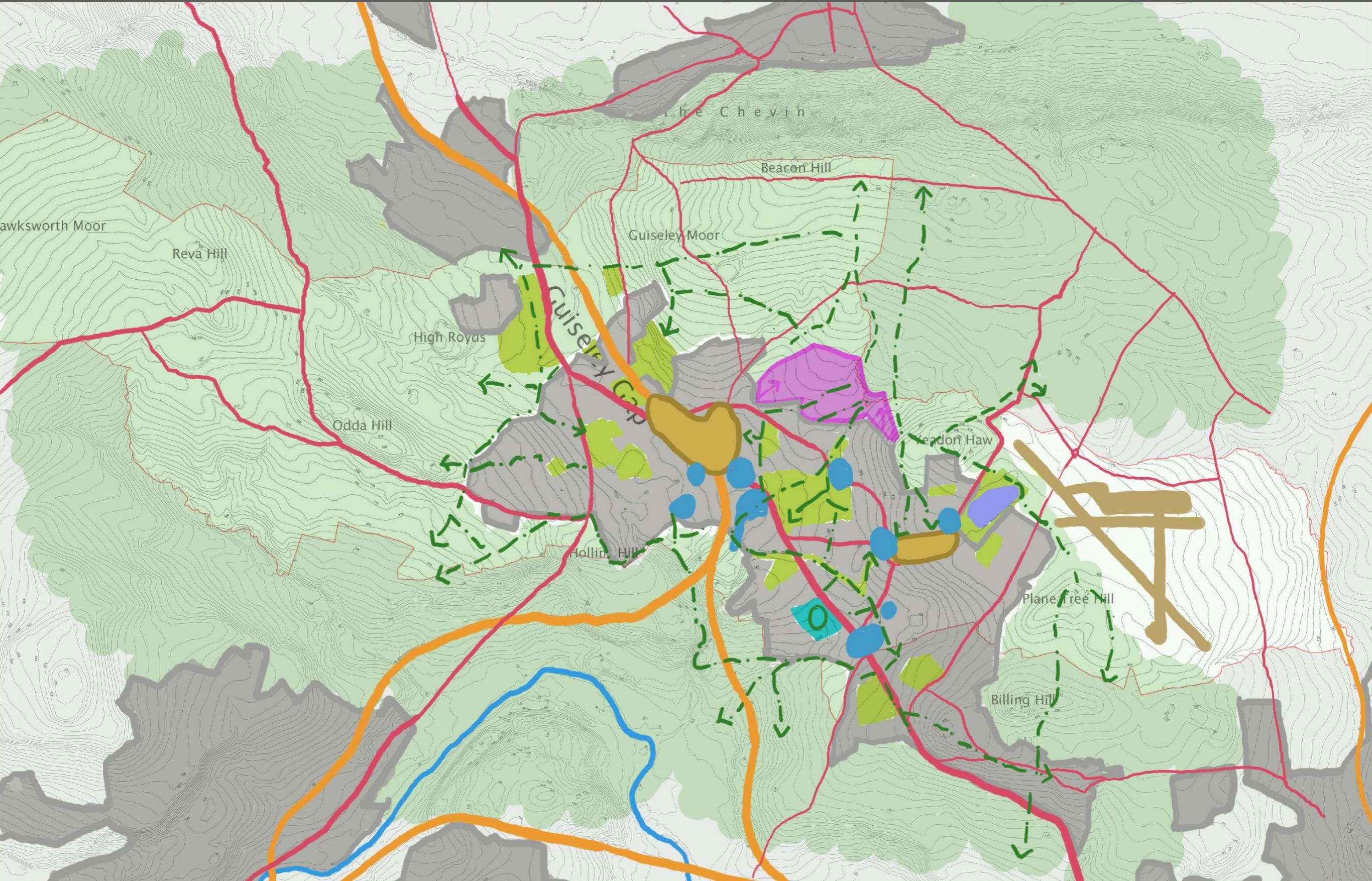


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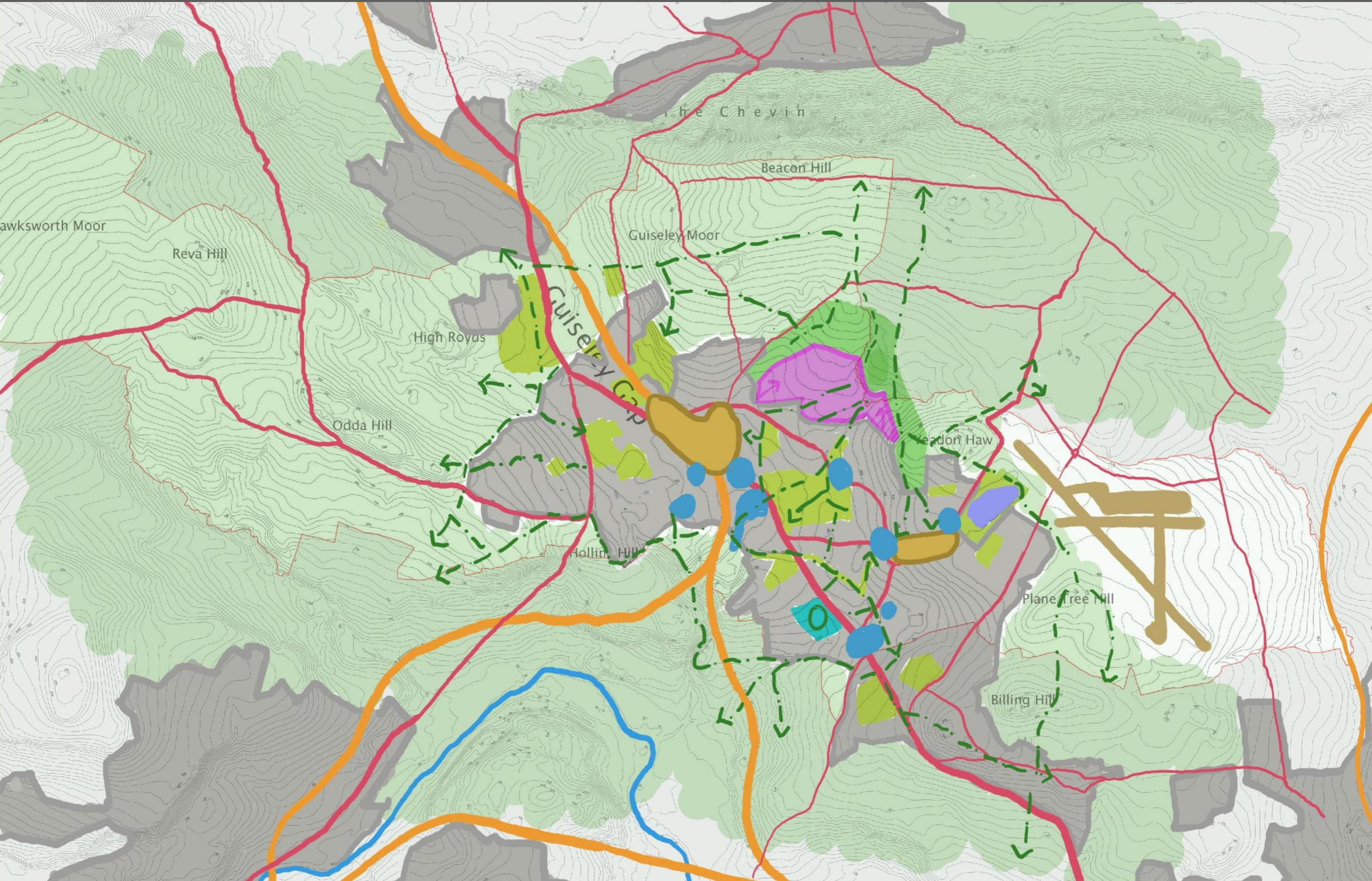
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So Back to Aireborough....



So Back to Aireborough....



Smart growth precedents



Poundbury, Dorset



Derwenthorpe, York



Nansledan, Cornwall



Almere (custom build)

Strategic growth land value capture model?

Capacity	Land area	100ha gross 40ha net
	Total capacity	1,800 units
	Land purchase price	£50,000 per gross hectare £5,000,000 total
Costs	On-site infrastructure costs	£700,000 per hectare (roads, utilities, etc) £10,000,000 schools and community facilities £38,000,000 total
	Total serviced land cost	£43,000,000
	Per market unit	£36,752
Value	Serviced market plot value	£50,000
	Serviced land value	£58,500,000
Community/ off-site infrastructure surplus	Land trading surplus	£15,500,000
	CIL precept	£2,369,250 assume 25% @ £90/sqm
	Total	£17,869,250

- Land value capture using garden village principles to fund infrastructure and produce a community dividend
- Control of quality and mix of development through Neighbourhood Plan

An Aireborough Dividend

- Up to £18m to fund ANDP's 'real' priorities including:
 - Green and social infrastructure network enhancement
 - Transport, street and public realm improvements
 - Acquisition/enabling of future urban opportunity sites, locking in the intensification-led approach for future plan periods
- Clout, leverage and agency for ANDP and local people.

