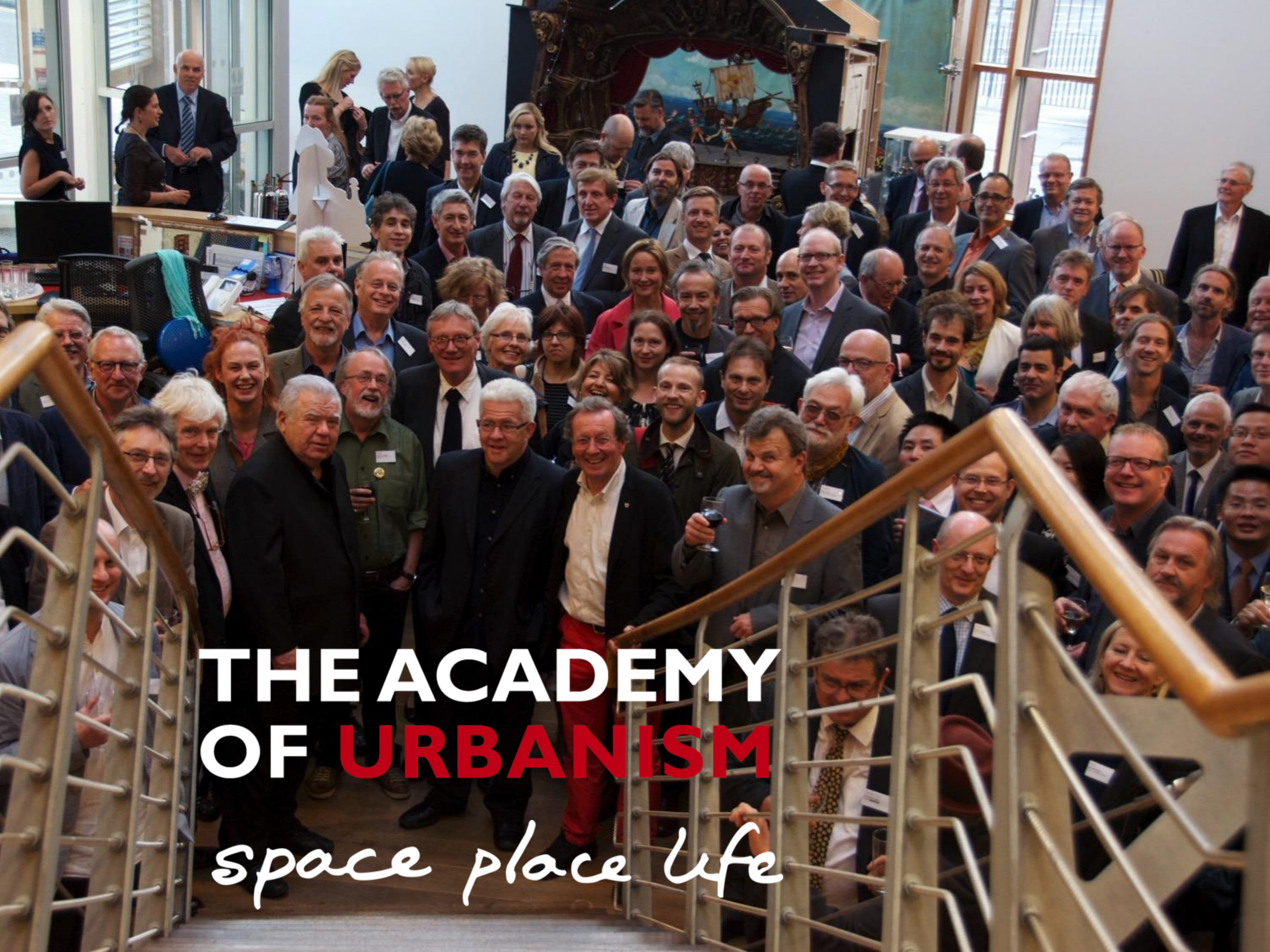


Aireborough Workshop



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space place life



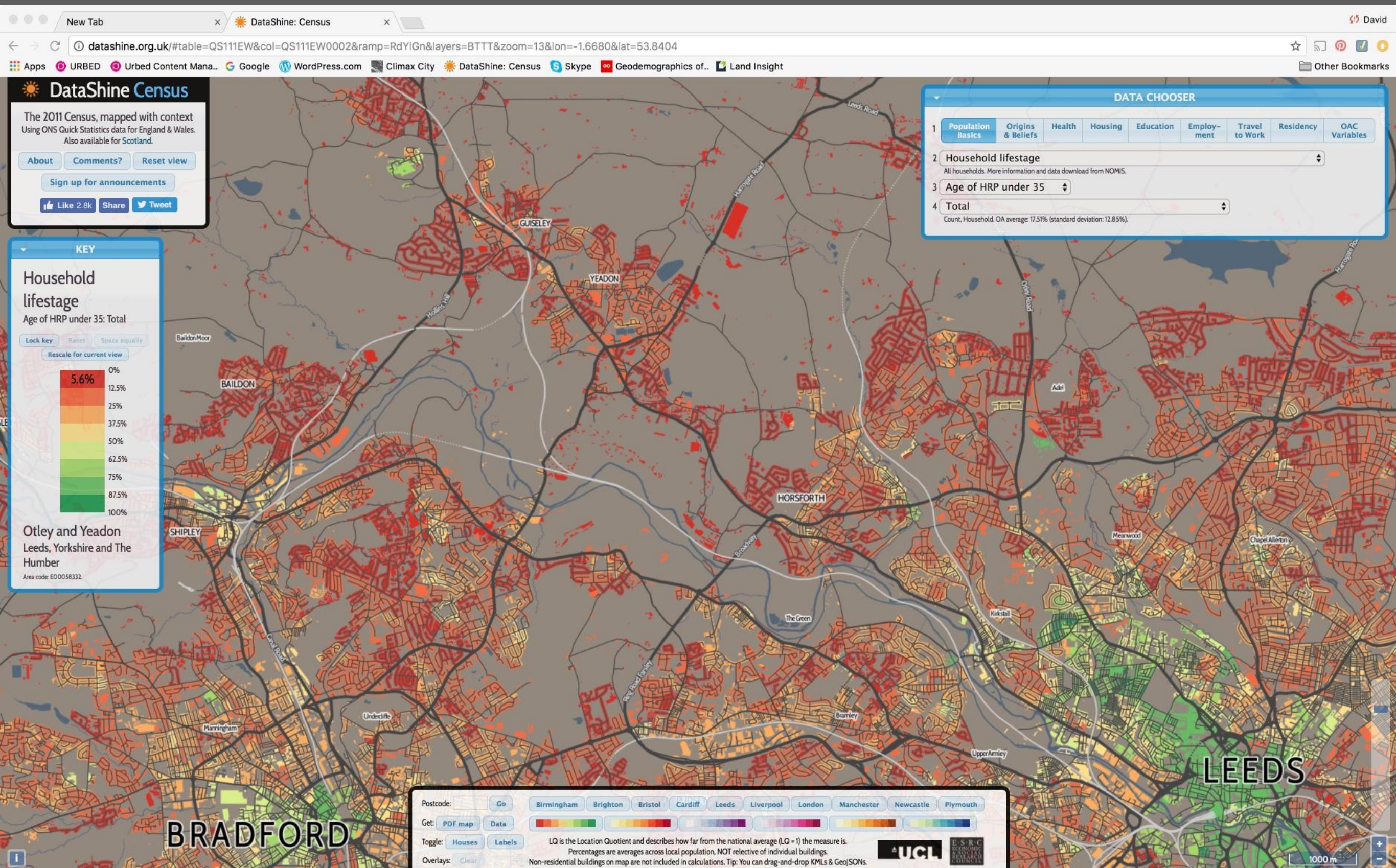




The brief:

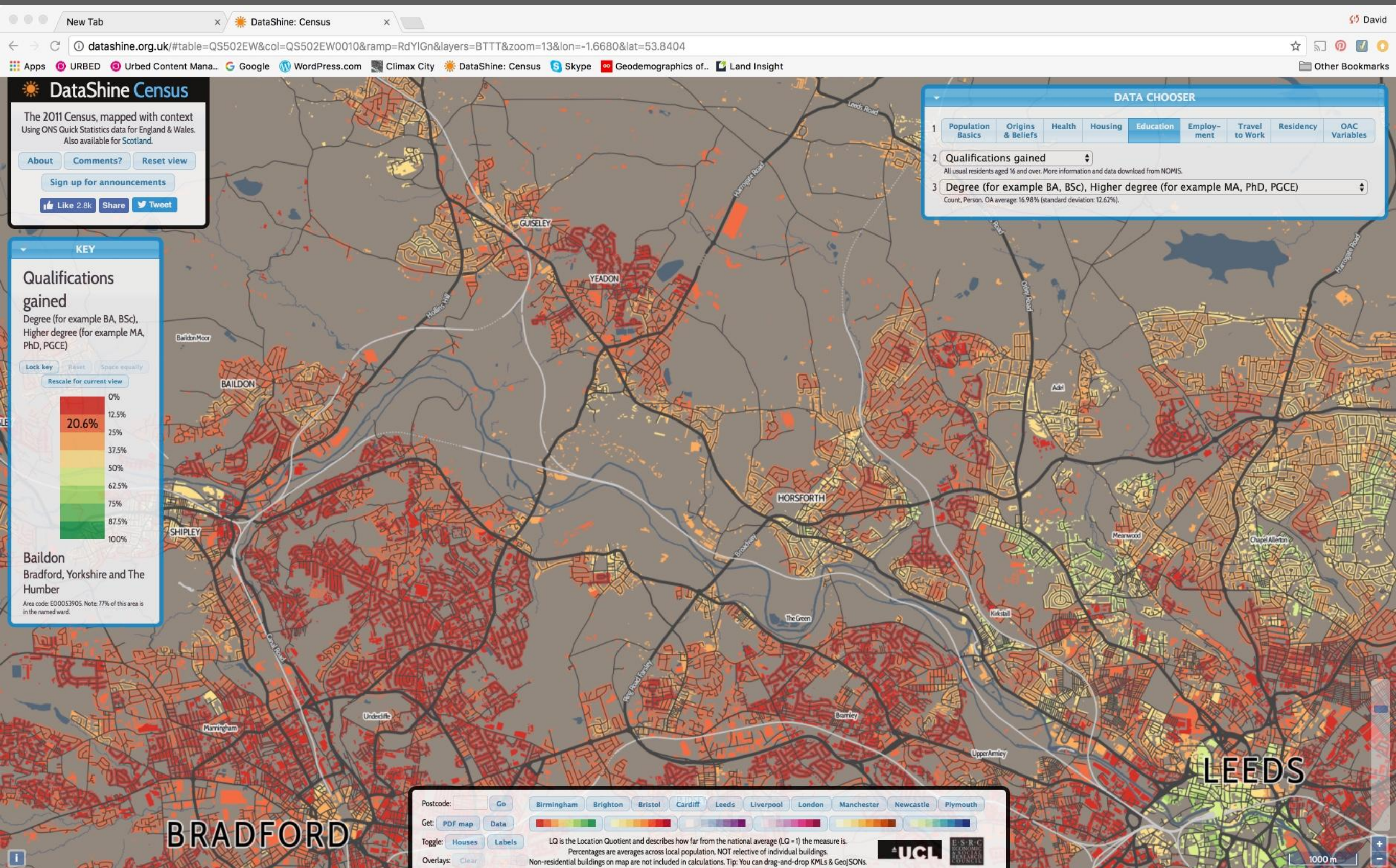
- Revive town centres
- Local Employment
- Dealing with transport
- Green infrastructure
- A better mix of housing
- Community infrastructure
- Controlling sprawl and promoting good design
- Dealing with the Airport

Age profile

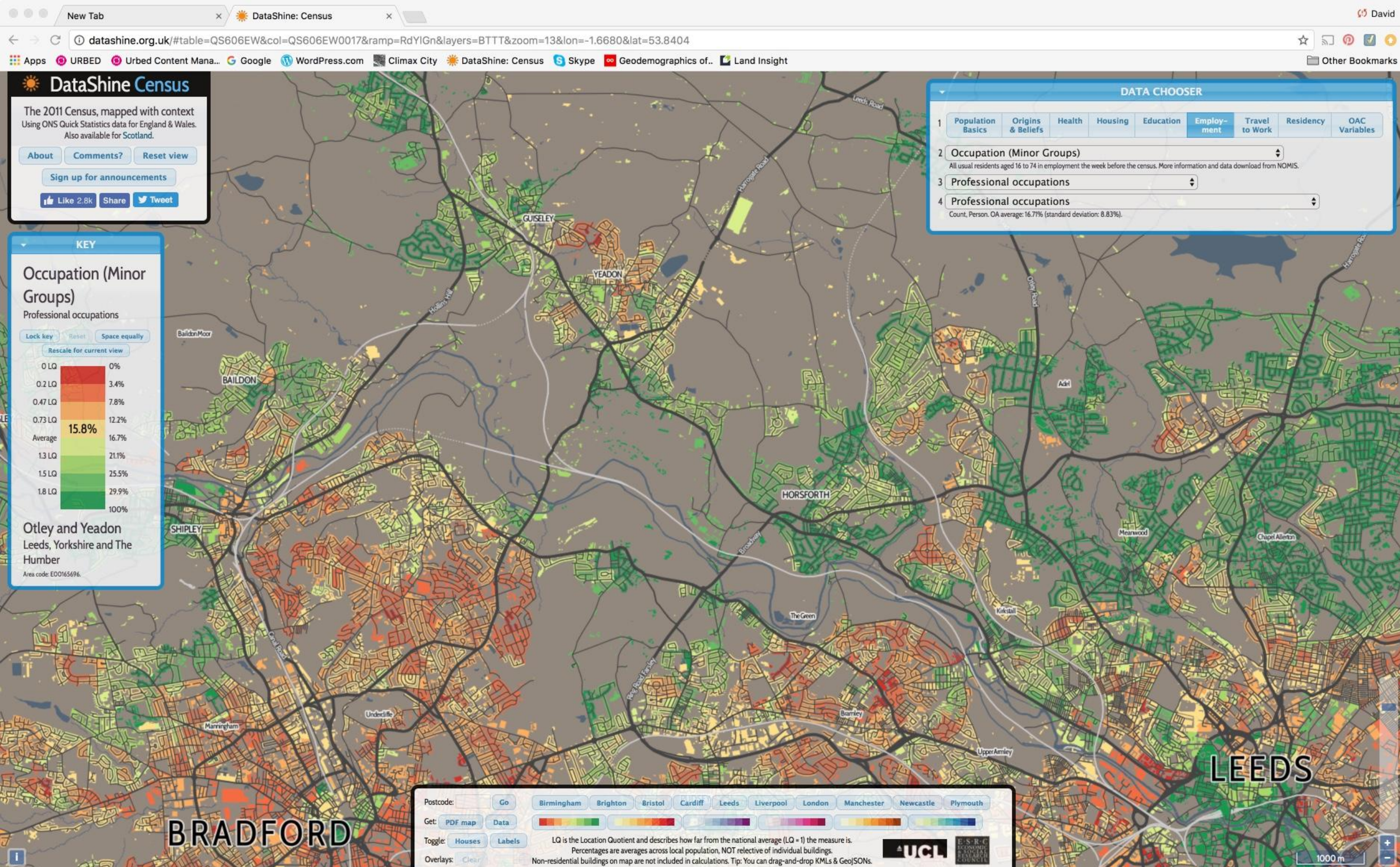


With a degree

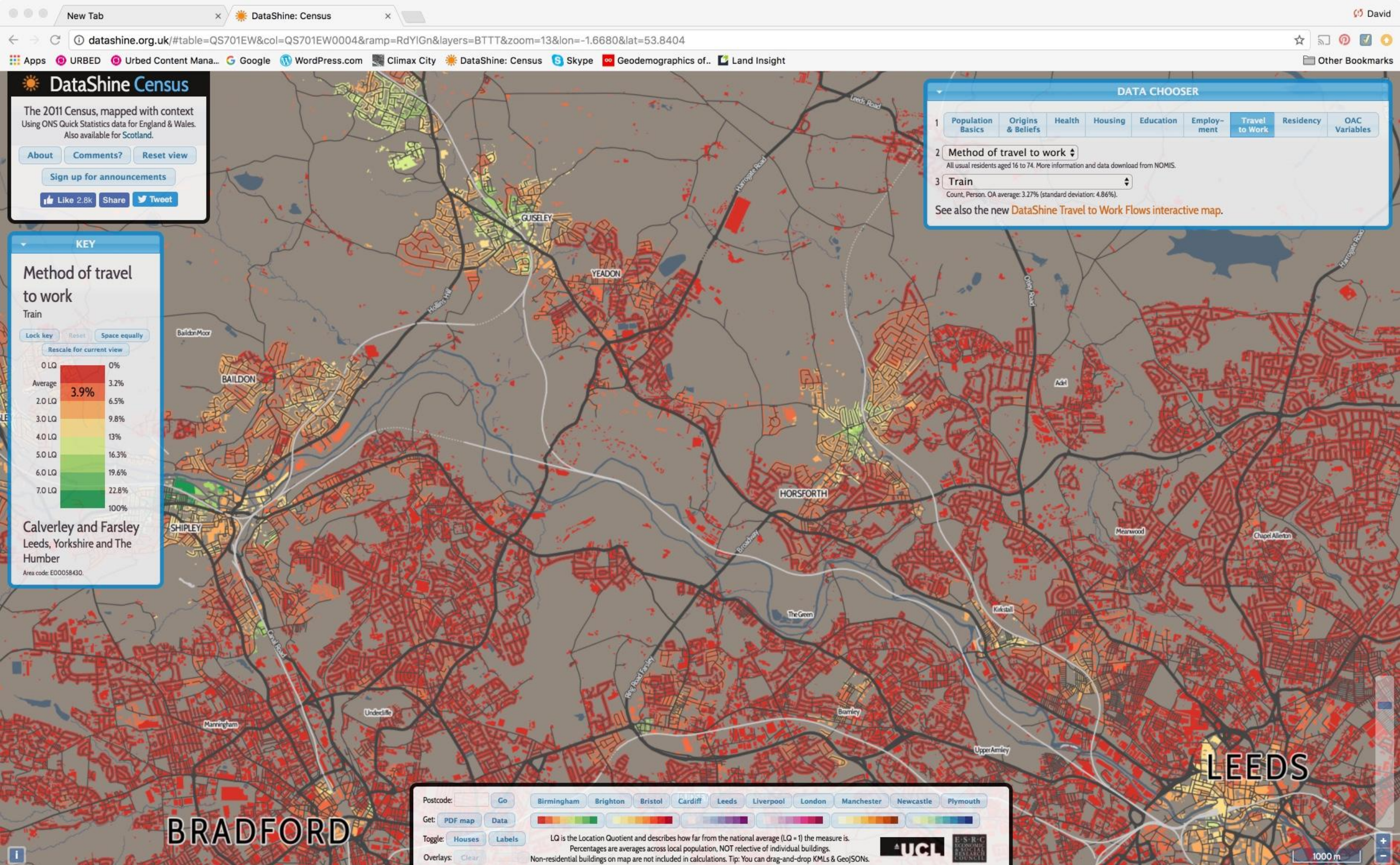
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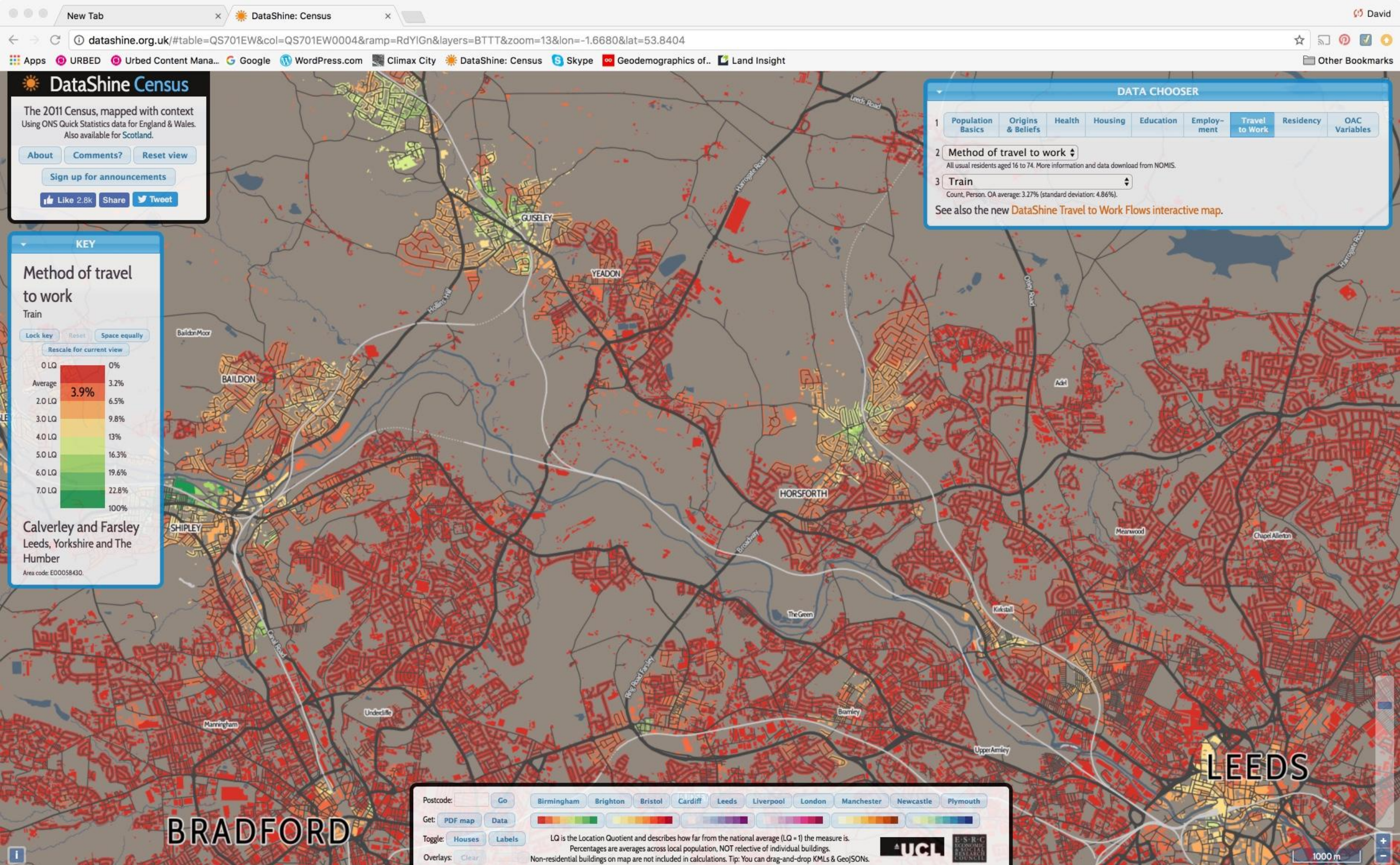
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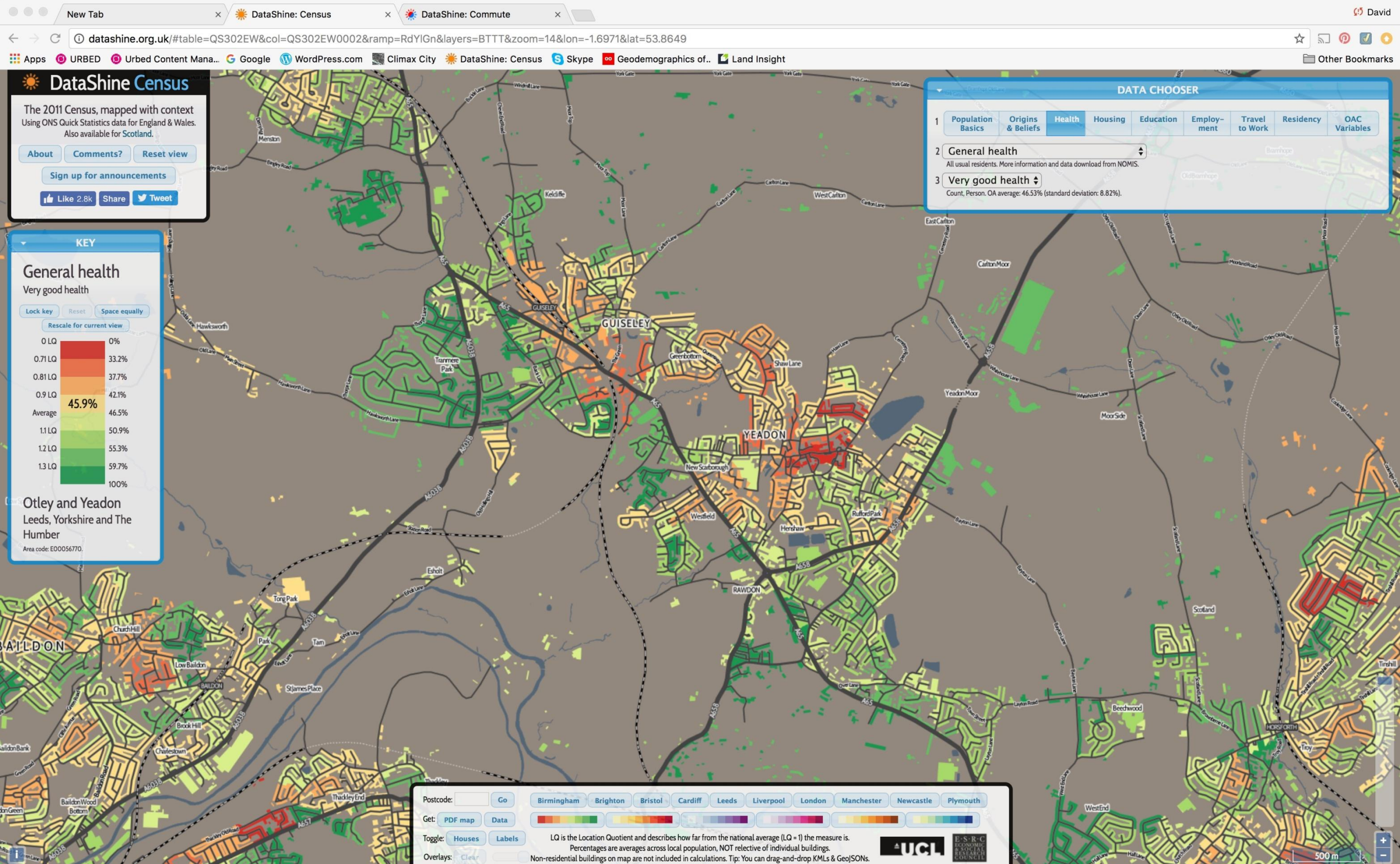
Travel to work by train



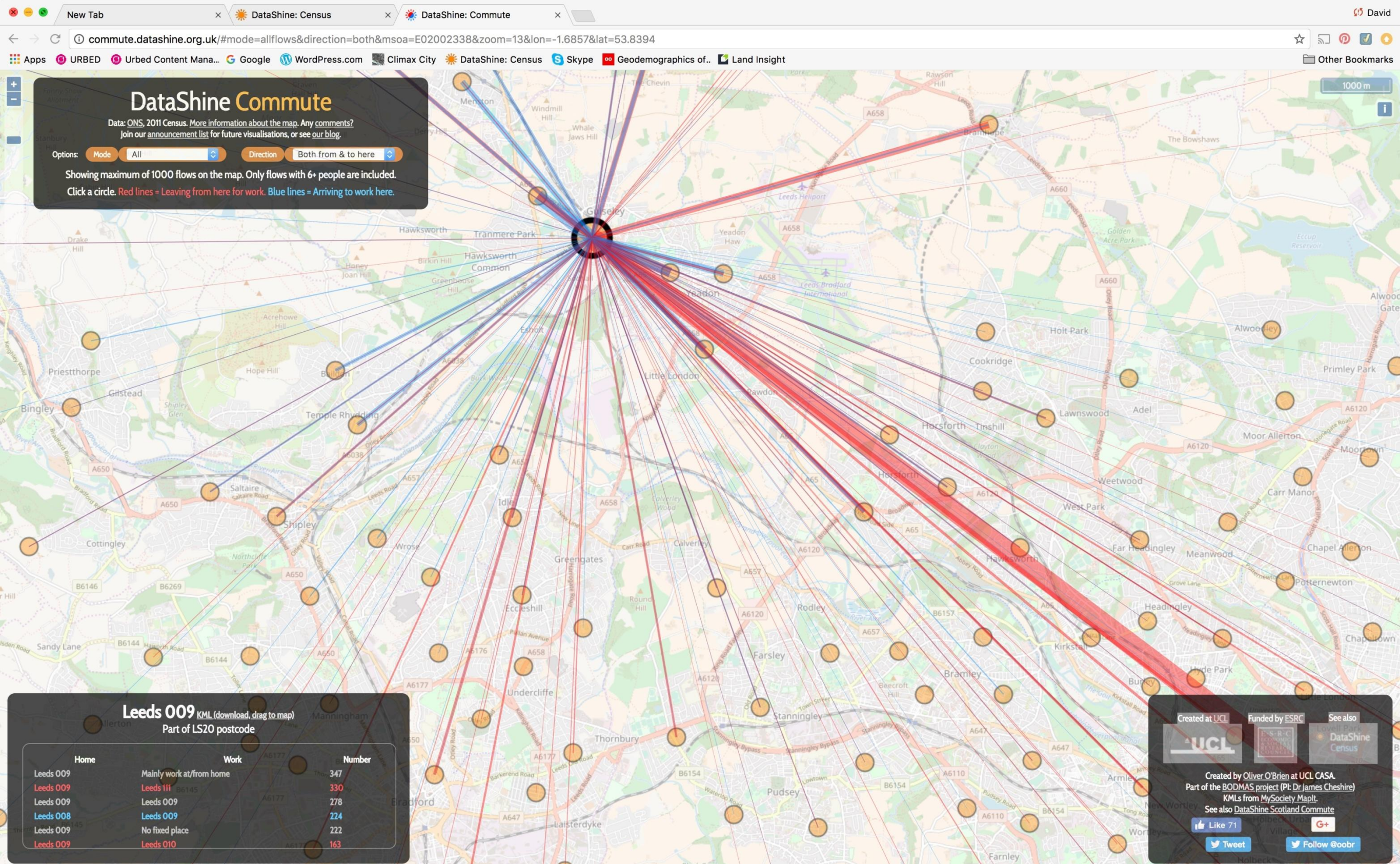
Travel to work by train



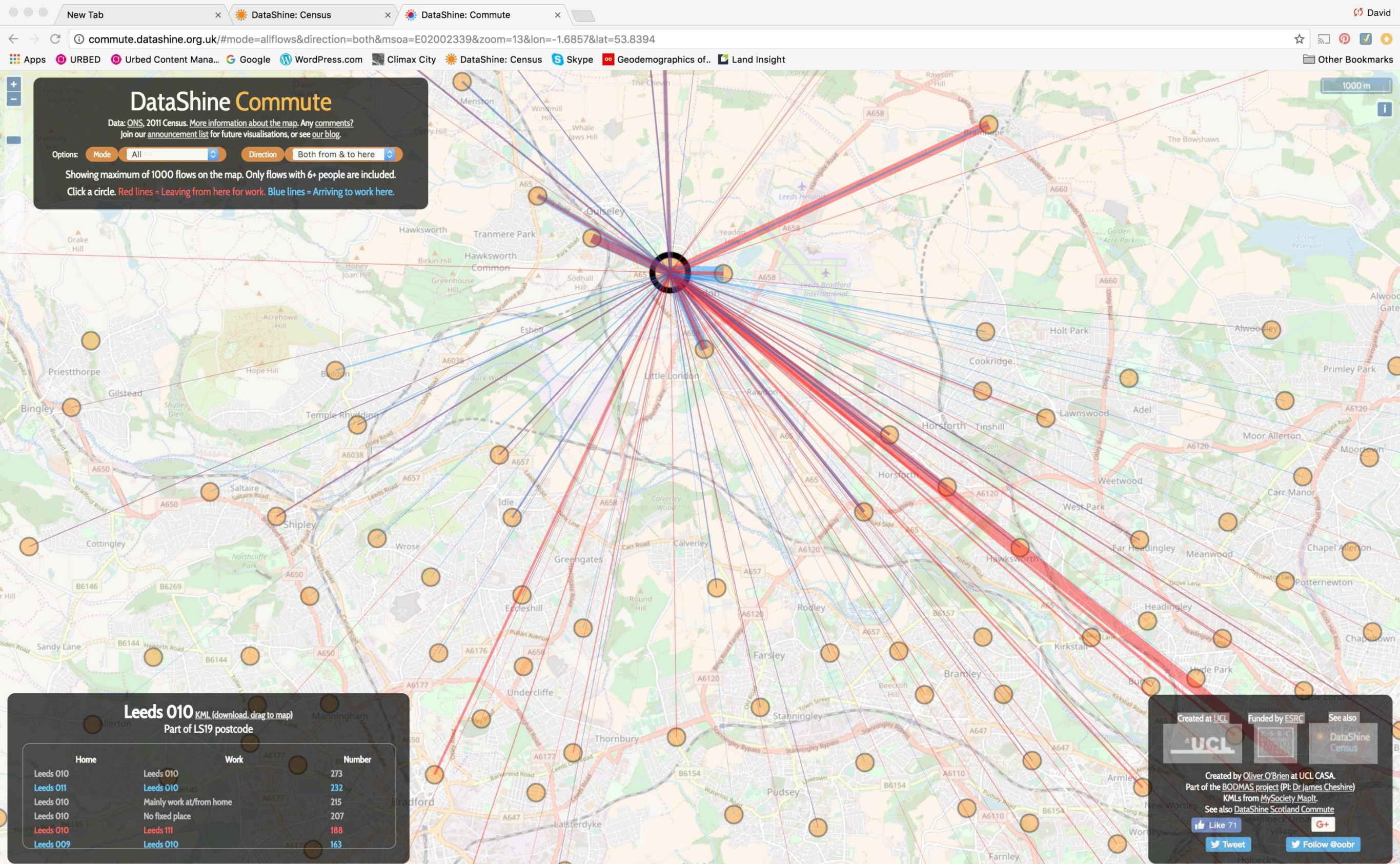
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Travel to work Guiseley



Travel to work Yeadon



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...

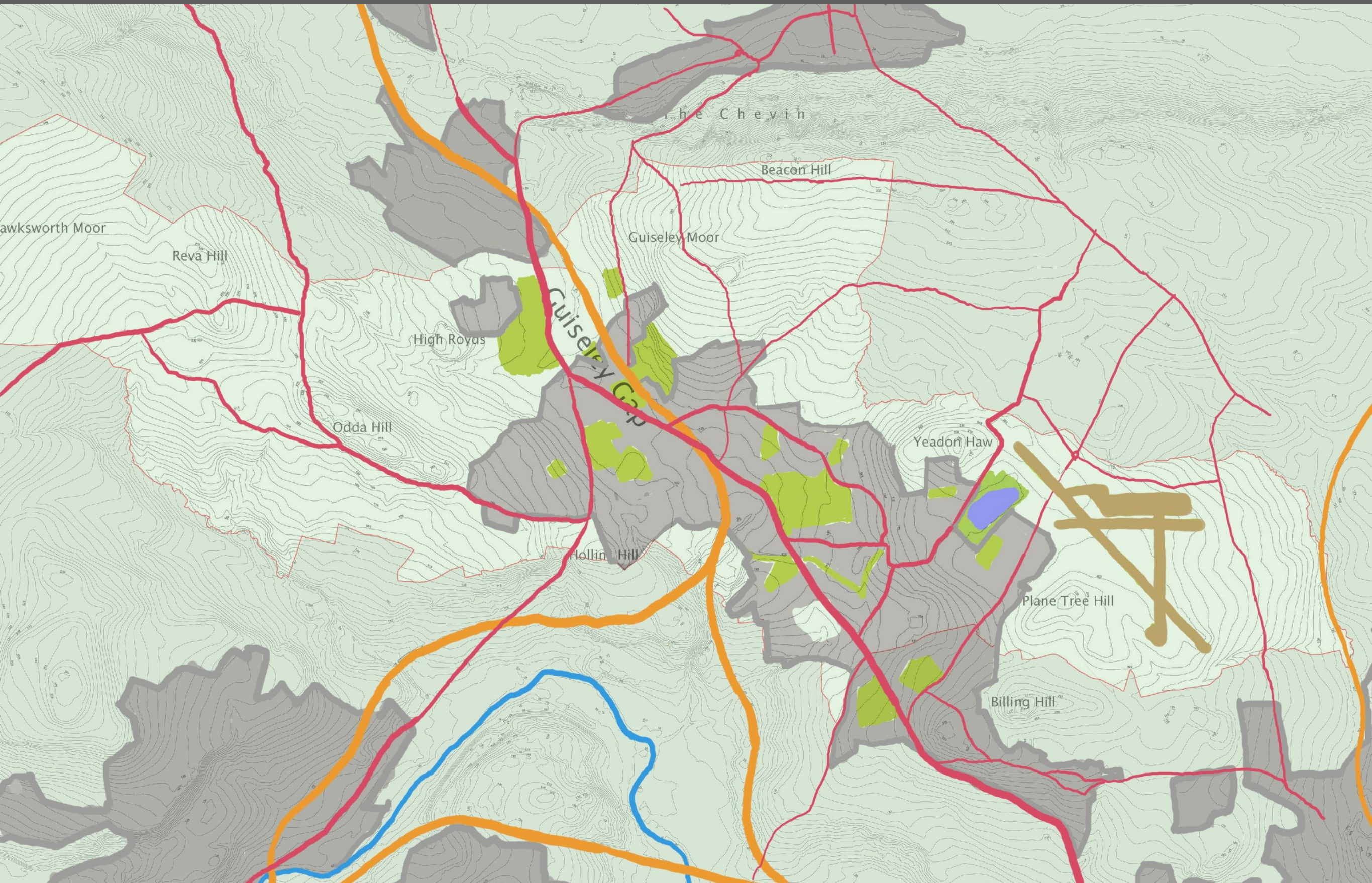
Revive their high street
Create local employment
Invest in facilities
Remain popular and attractive



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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...

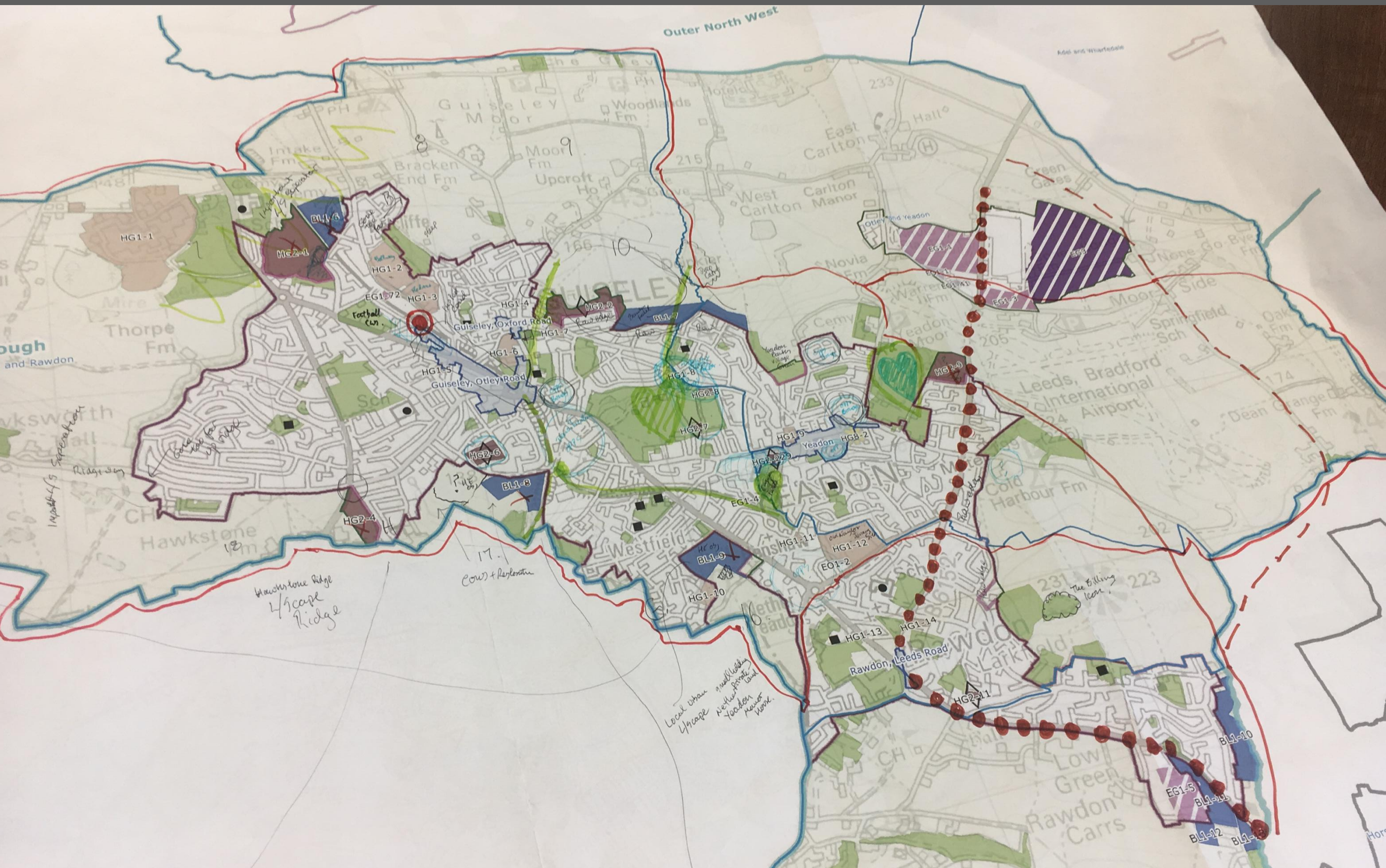


Congestion....

- 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?

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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

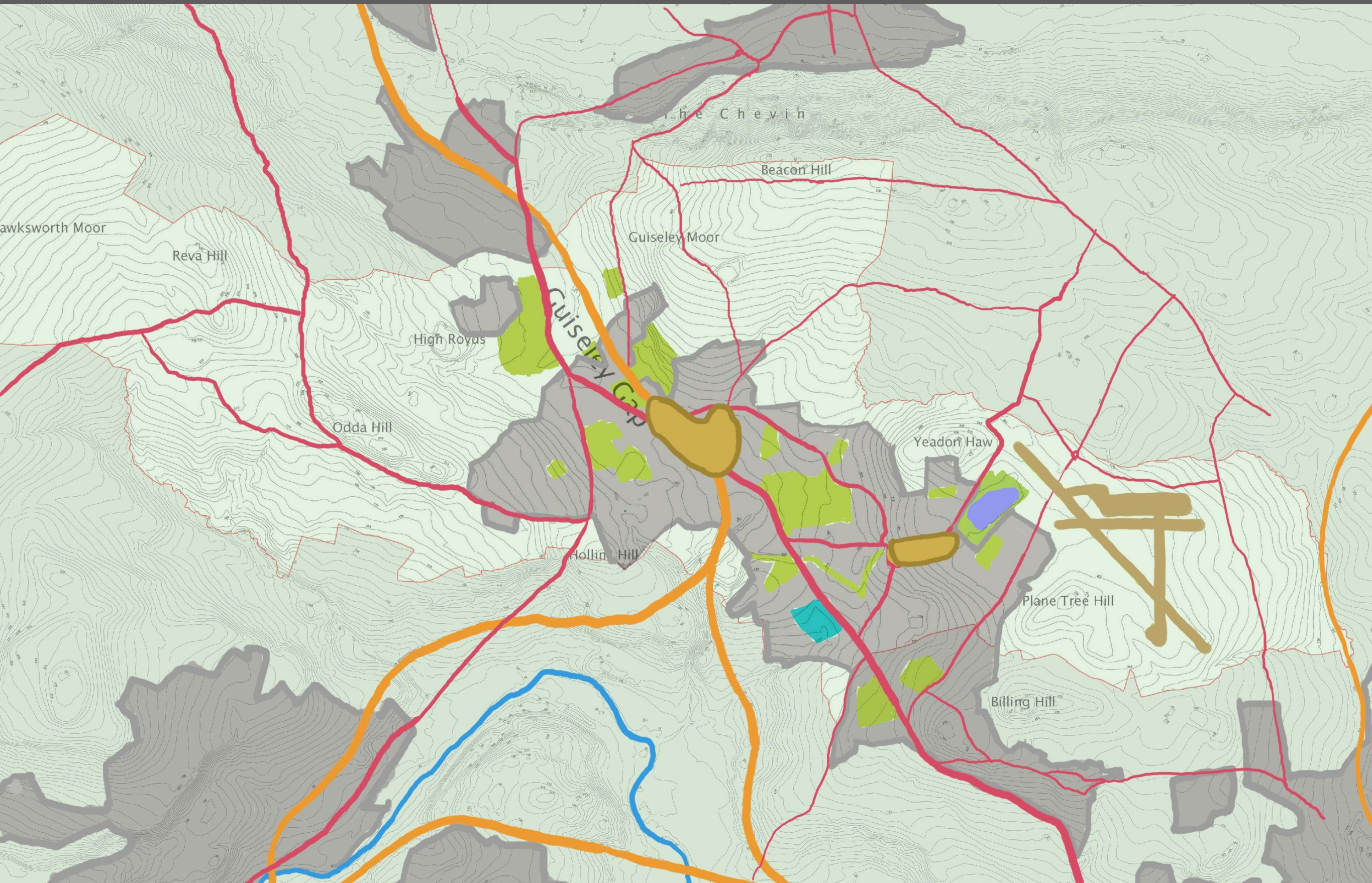
- Sweat brownfield allocations harder – double the yield.
- Tune them to the vision: homes for older and younger people, workspace.
- Show what bolder future brownfield strategy could achieve.

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 Cemetary 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

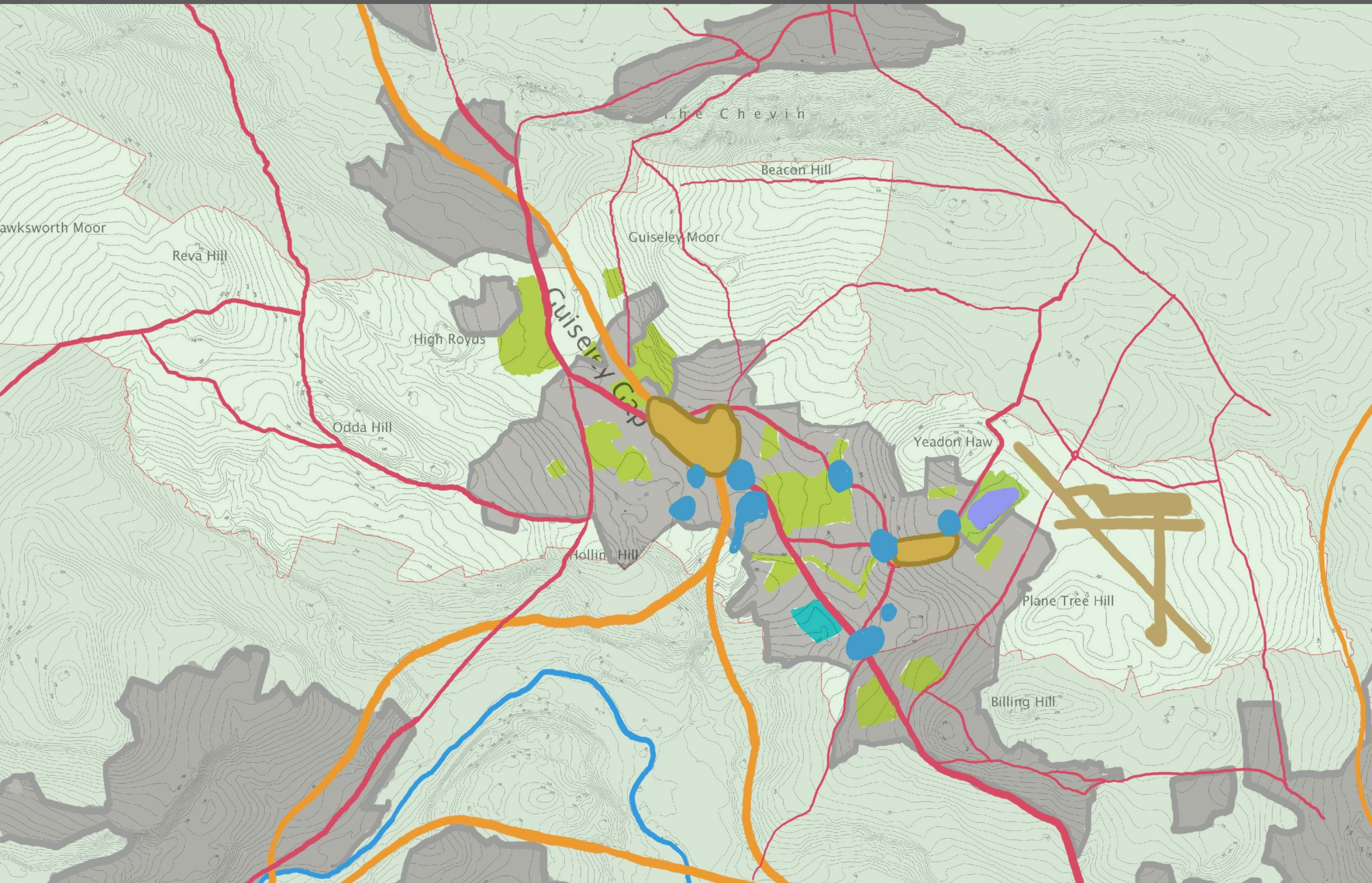
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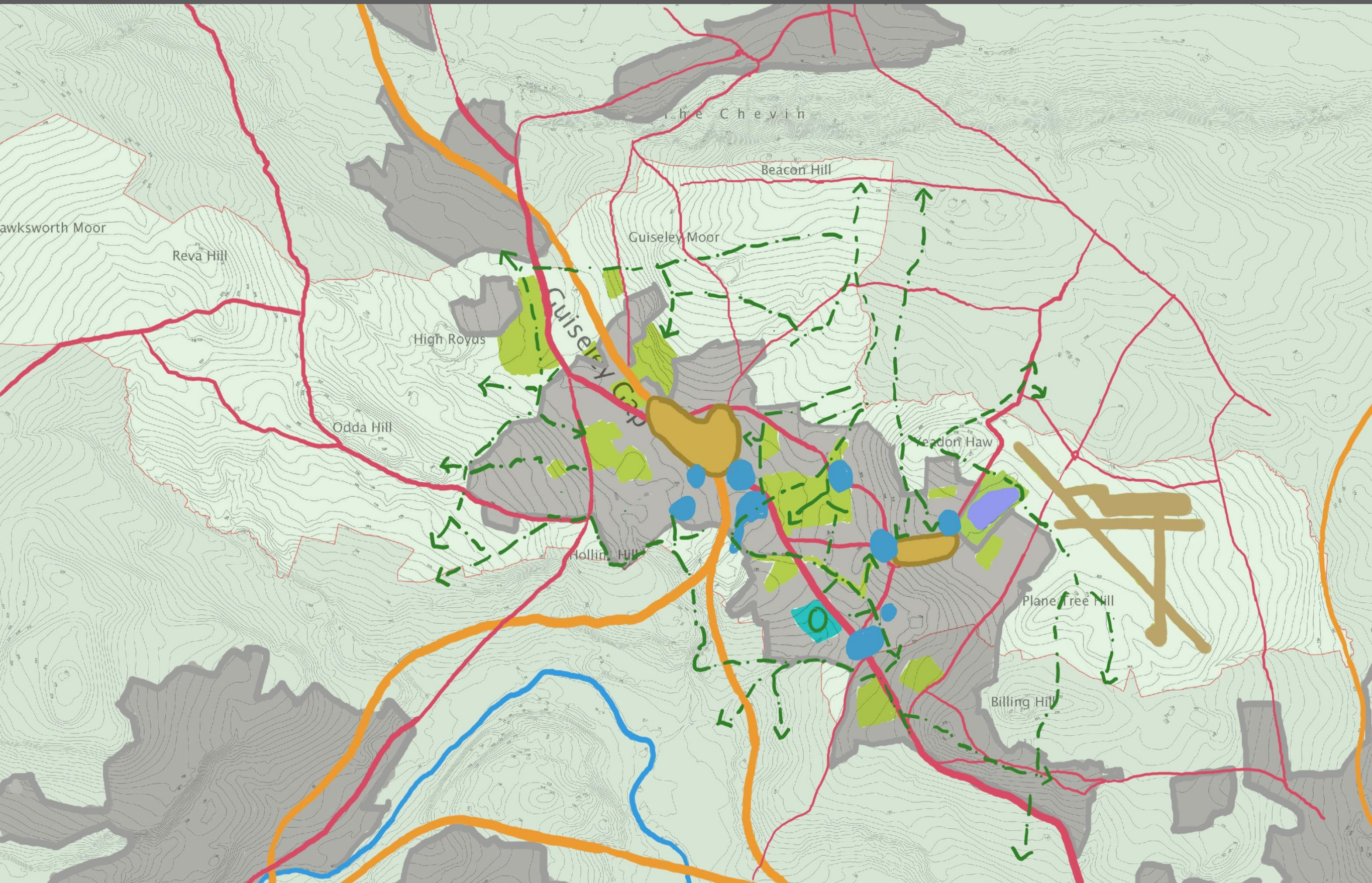
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So - 1,200 homes within the urban area?

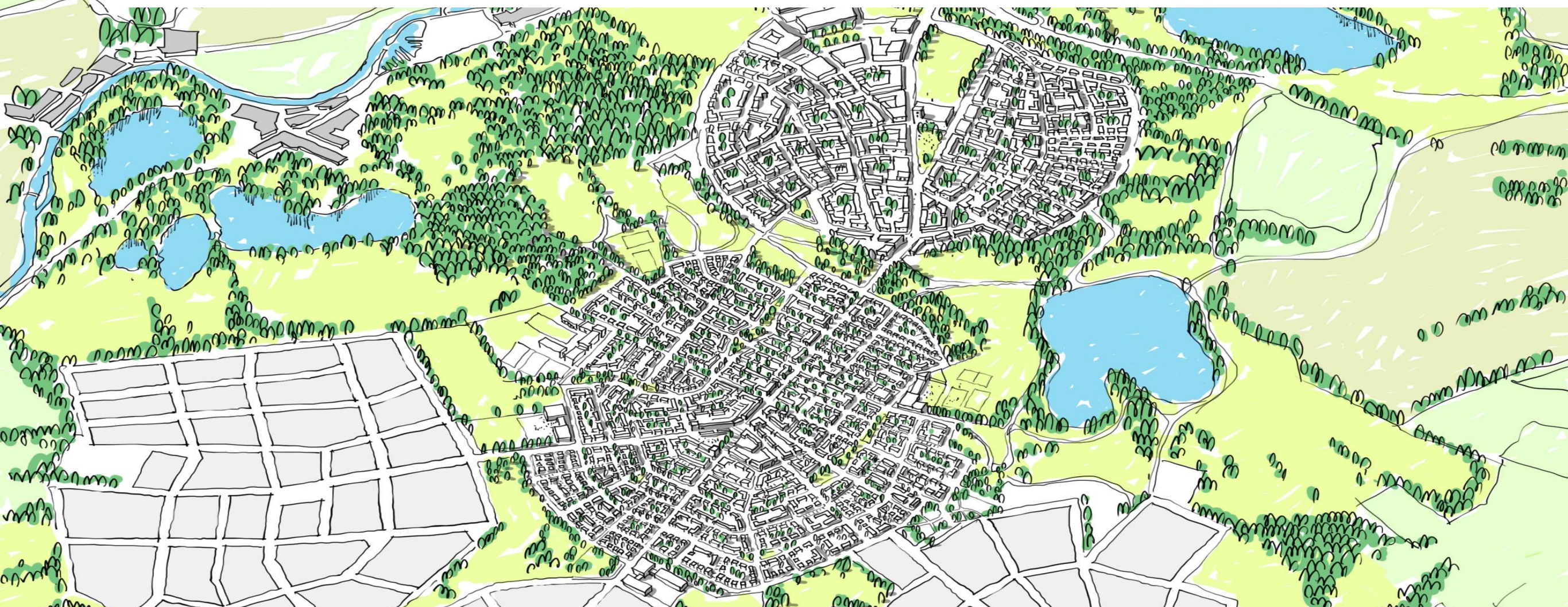
- But much of it not available immediately
- Much of it would fail the delivery test
- Some of it needs subsidy
- We don't think you can win an argument now to have no green belt release.
- And if you lose the argument you risk ending up with all of the unacceptable allocations

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

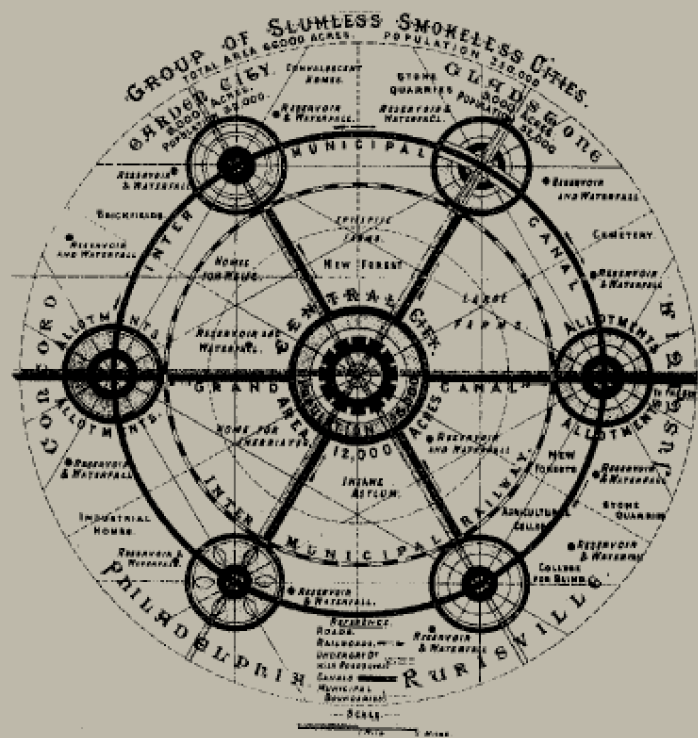
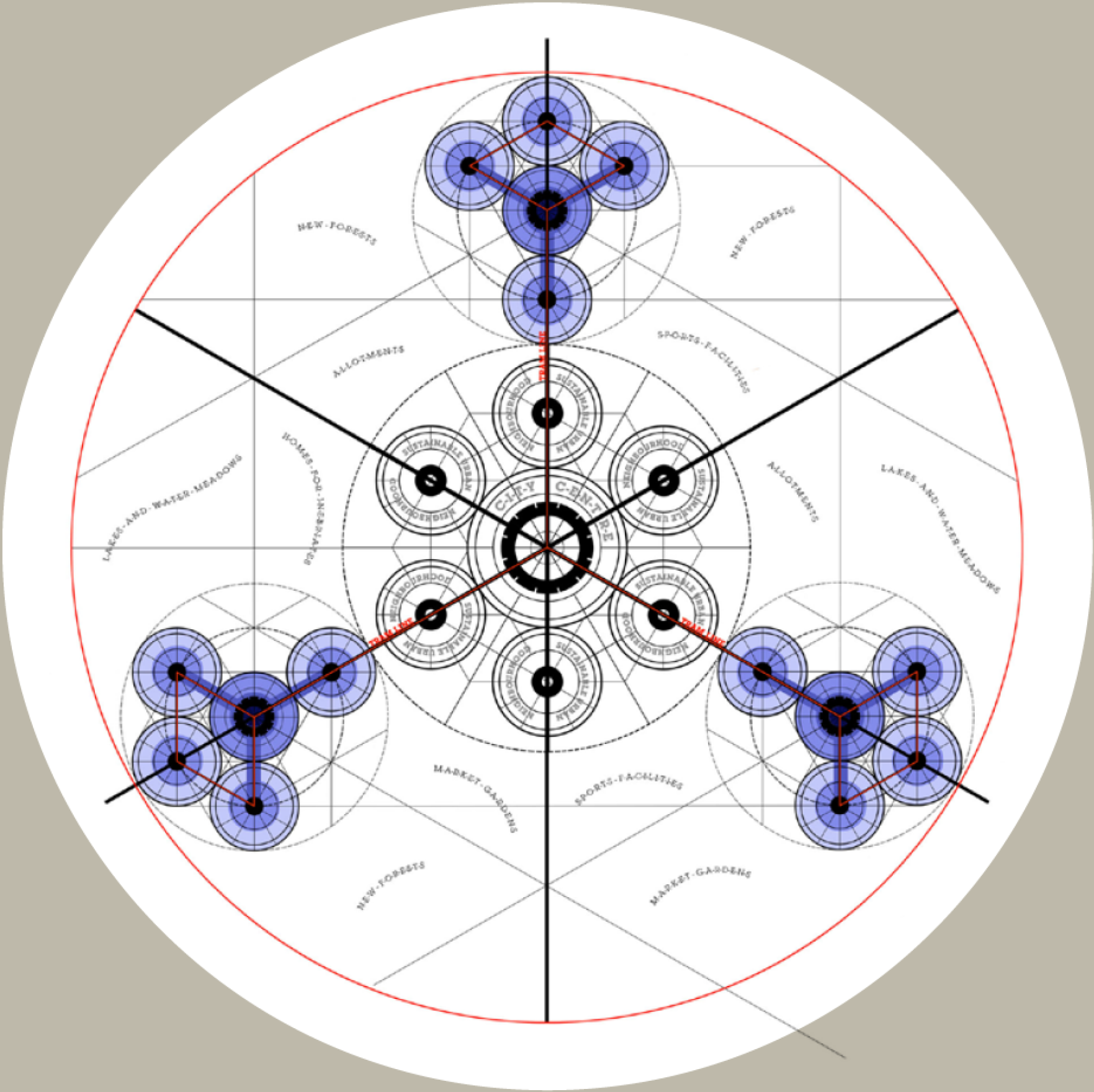


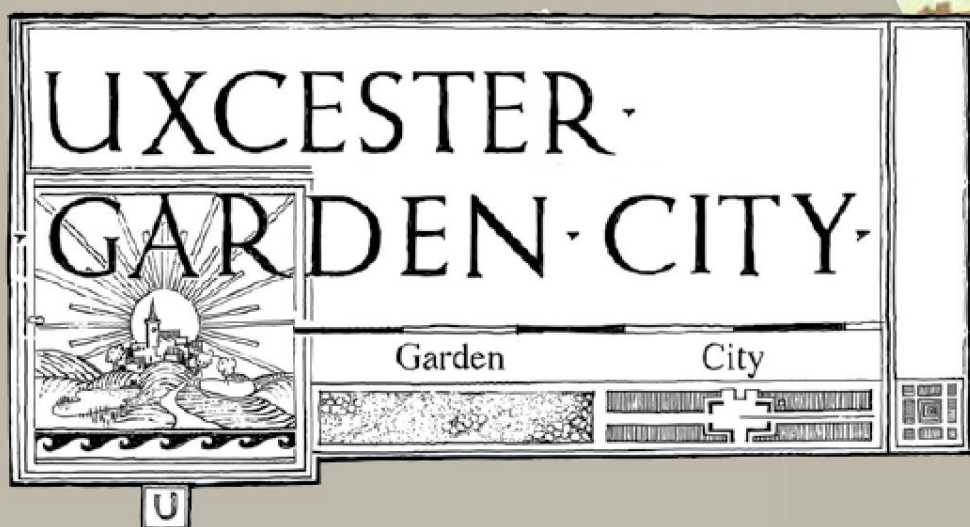
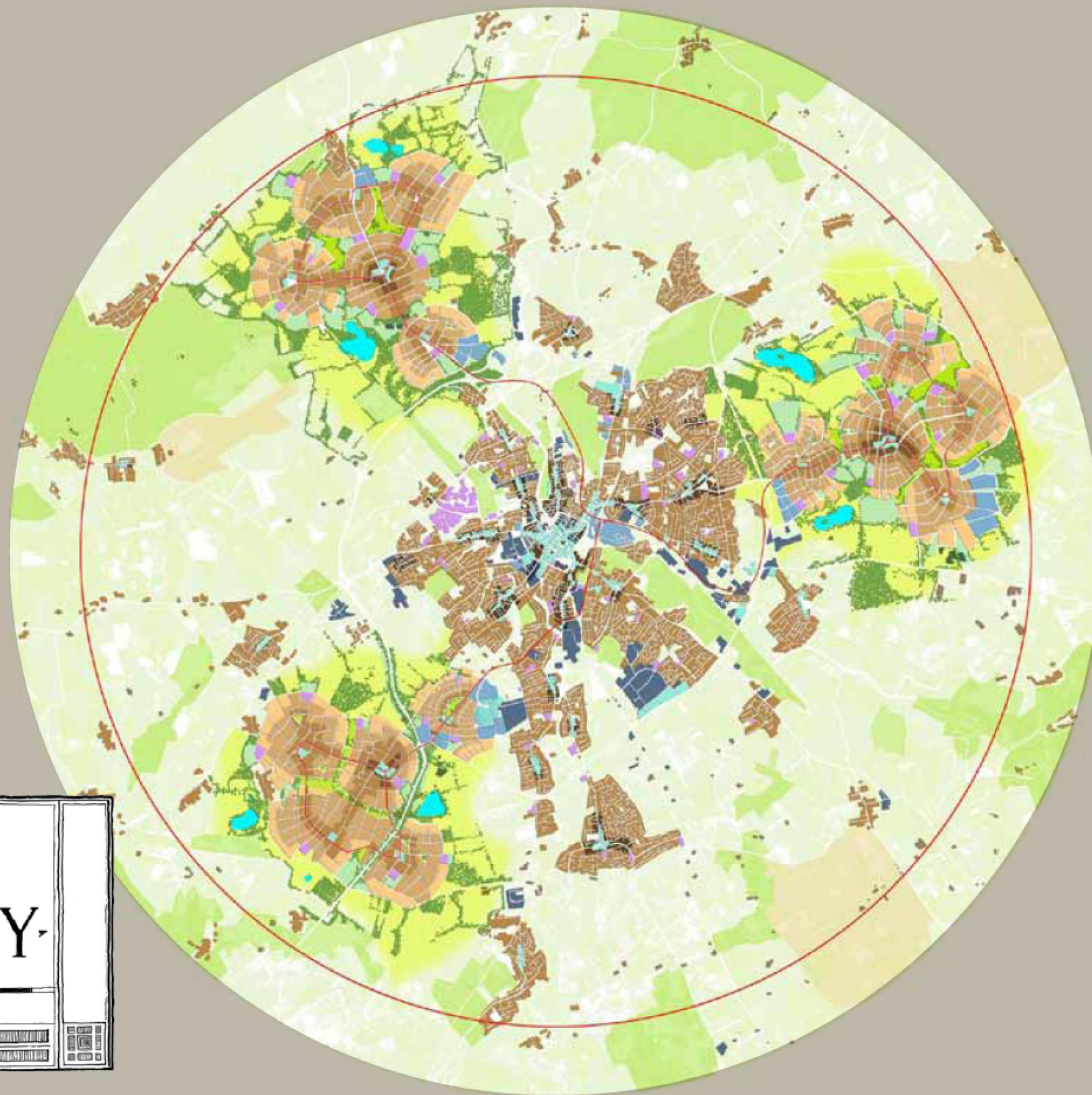




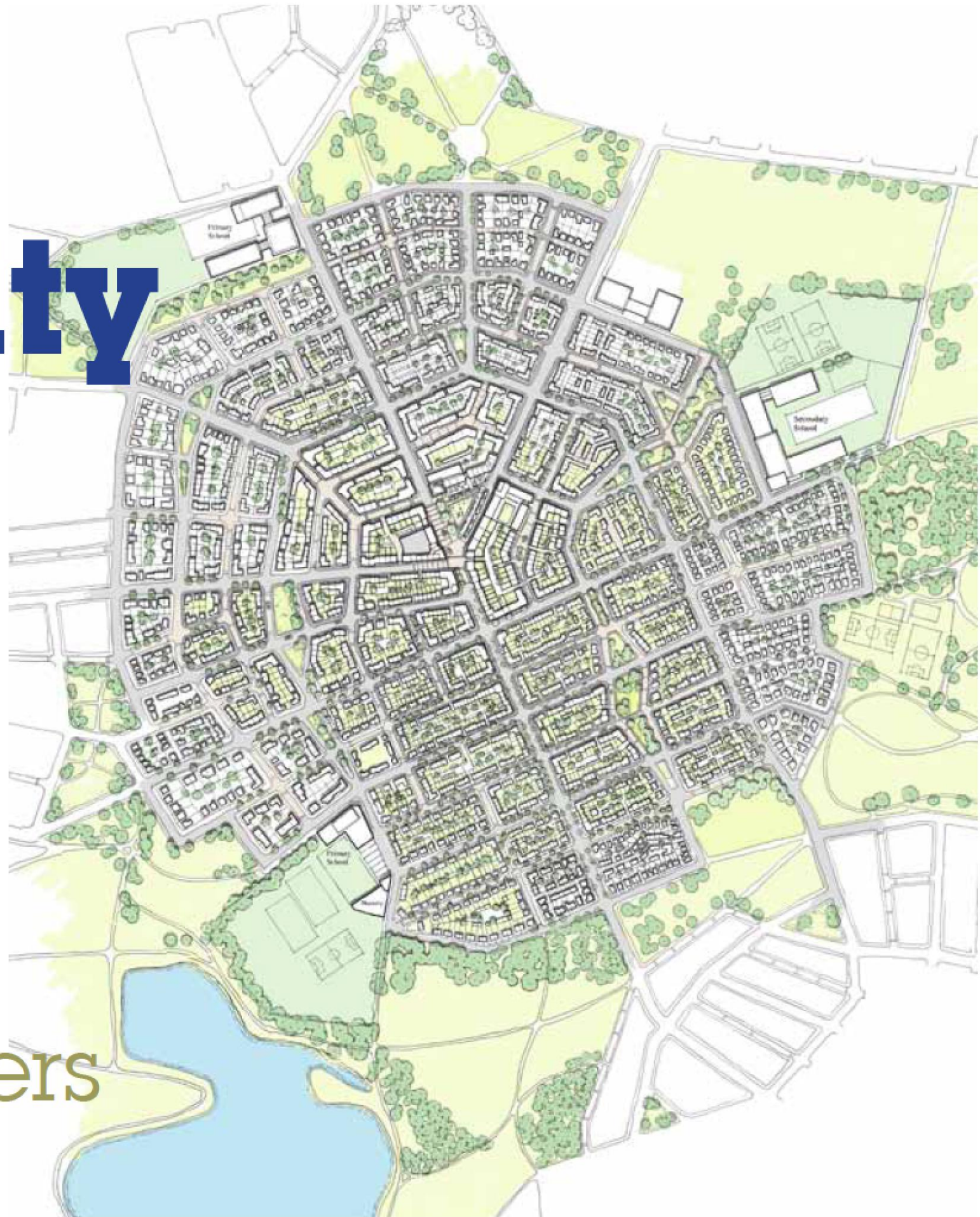
Uxcester Constraints

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**

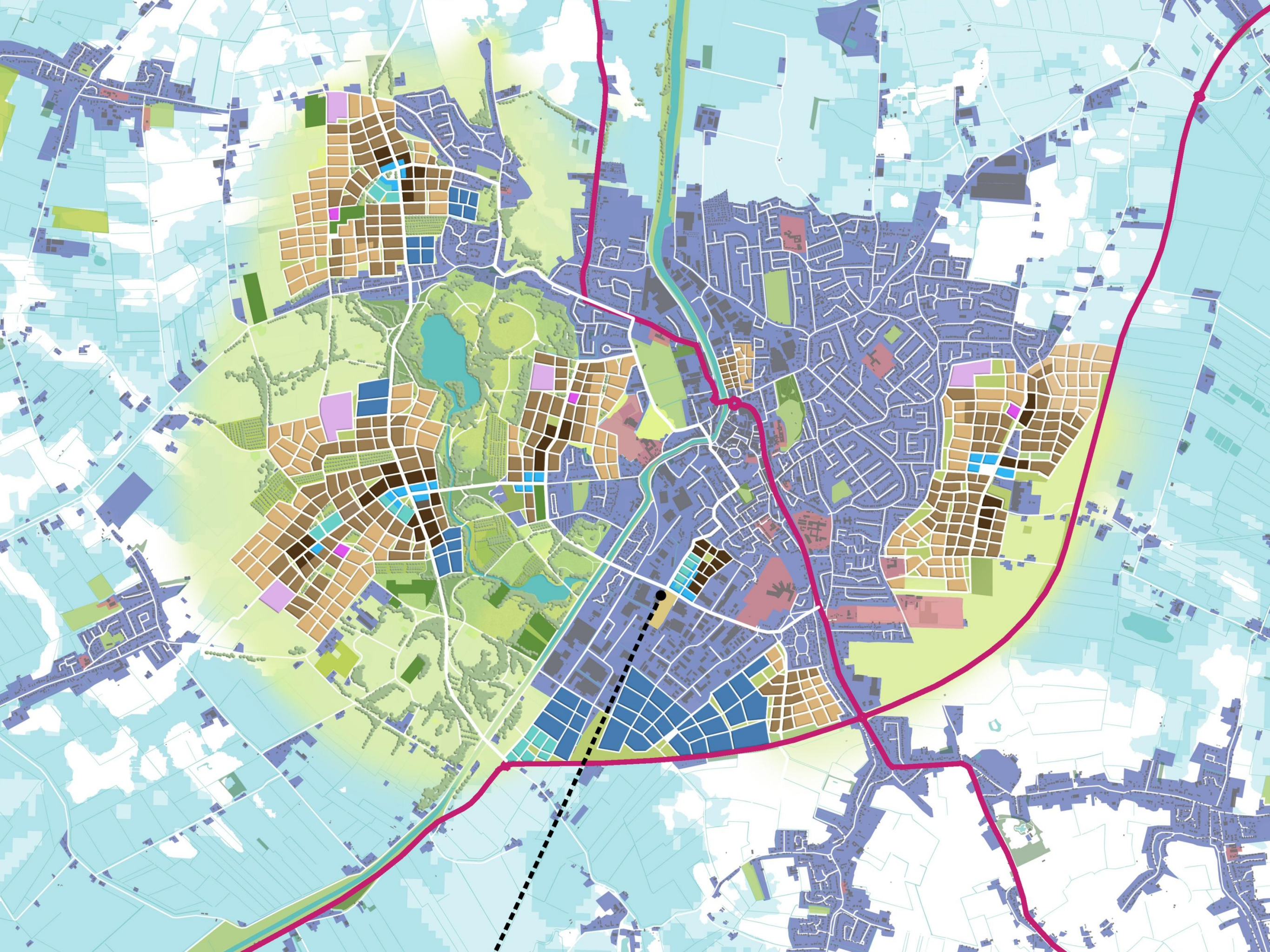


Plot sales
Planning powers

Wisbech

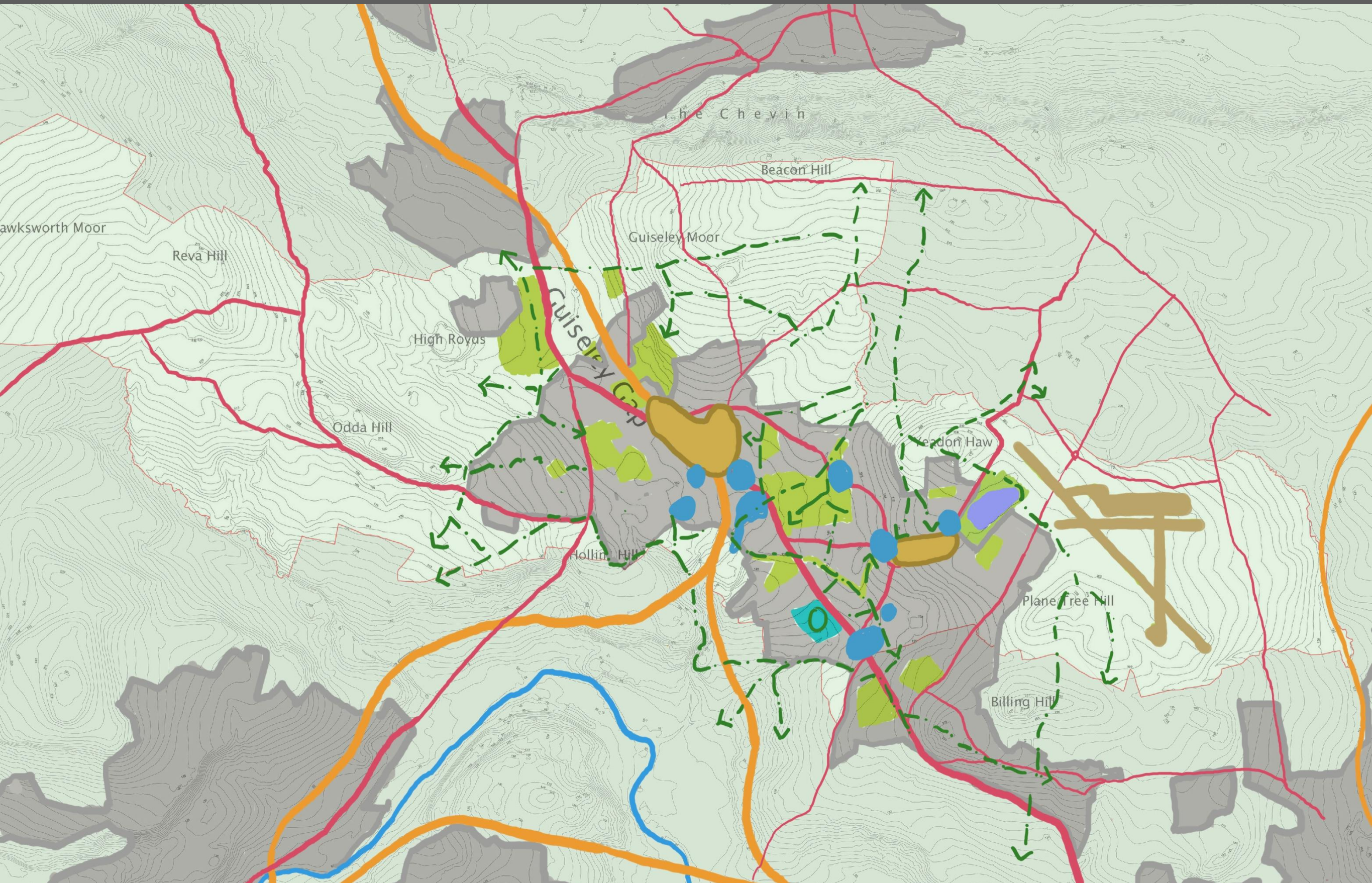
garden town





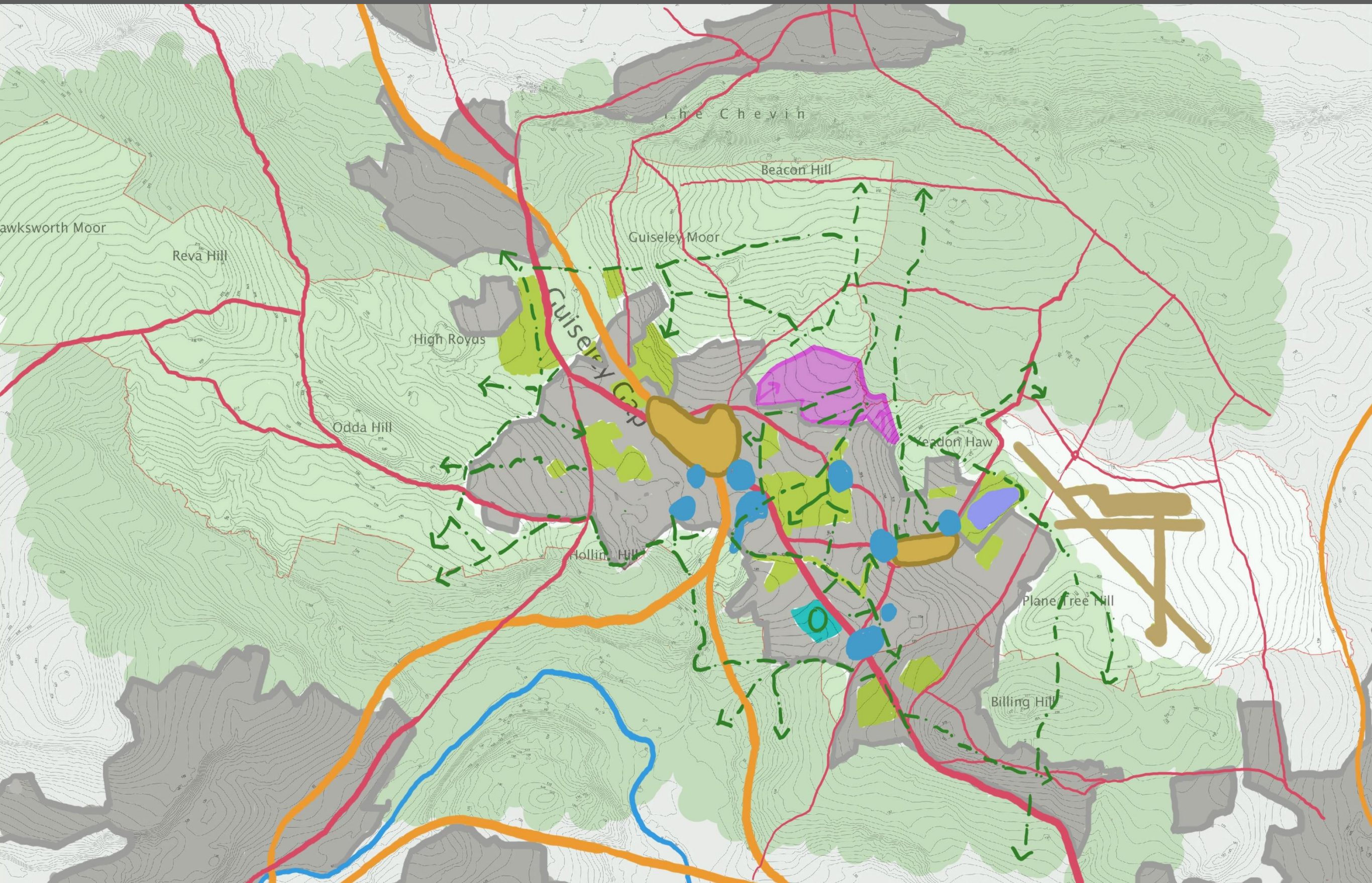
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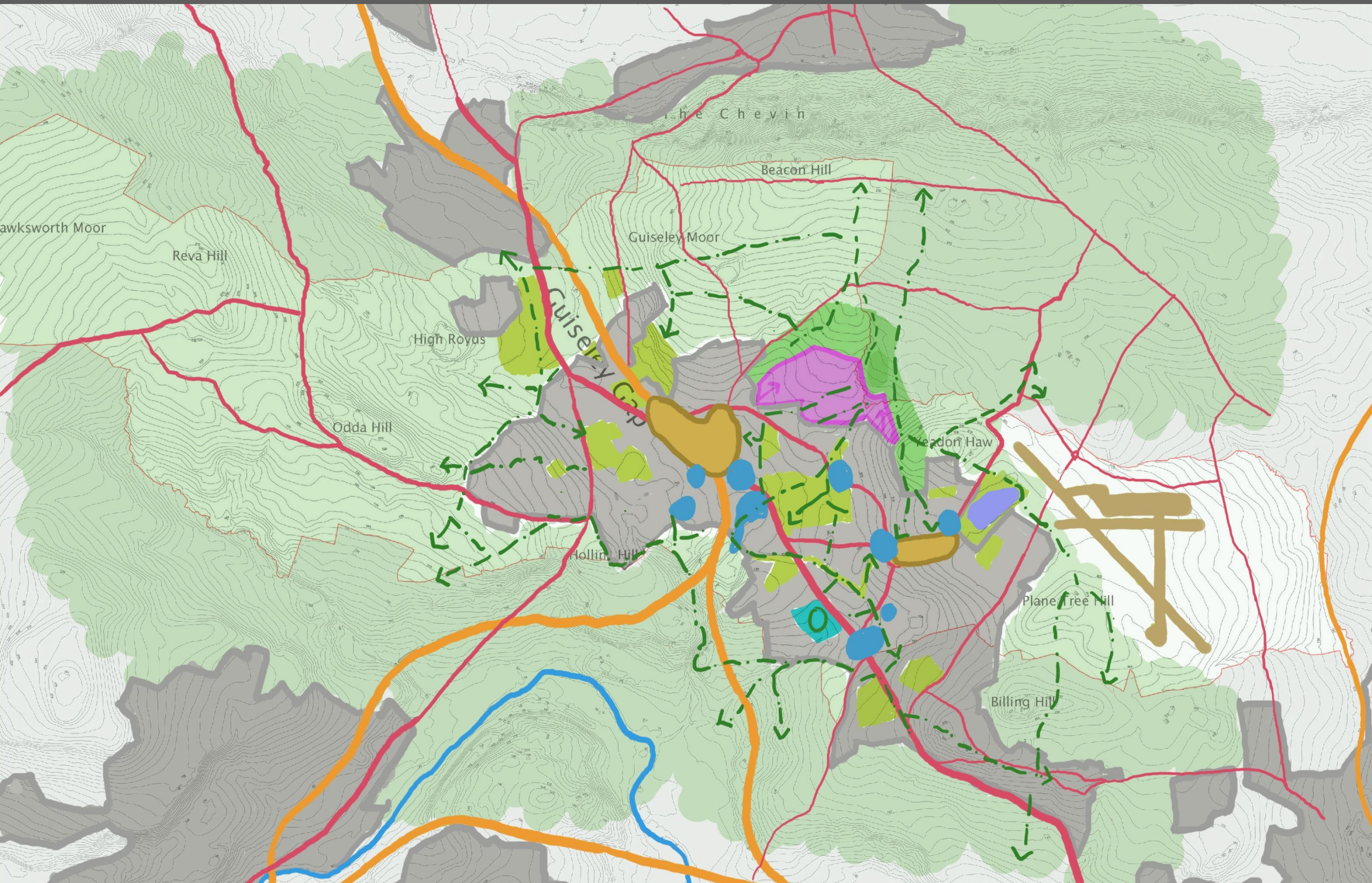
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Smart growth precedents



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	
Costs	Land purchase price	£50,000 per gross hectare £5,000,000 total	
	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.

