

EMMERDALE PLANNING APPLICATIONS INTRODUCTION TO CONSULTATION EVENT



EMMERDALE VILLAGE

Continuing drama 'Emmerdale' is filmed at the Emmerdale Village Production Set, Harewood Estate and Kirkstall Road Studios, Leeds.

The Emmerdale Village Production Set is located on land at the Harewood Estate, south of Weardley, Leeds. The original purpose-built set has been in-situ since 1997 and has developed over the last 30-years of operation. The set has temporary planning consent, time limited to 3rd June 2027.

ITV Studios Ltd are currently preparing two planning applications, seeking permanent consent for continued operations at the Emmerdale Village Production Set to enable Emmerdale to continue production and facilitate the highly popular visitor tour.

Lambert Smith Hampton are appointed as planning agent for both planning applications.

PRODUCTION SET APPLICATION

Planning permission will be sought for the continued use of the existing production and film-set. The proposed development is 'as-built' and in-situ, therefore the baseline position of the site is as existing. The application seeks to consolidate all temporary planning consents and development on-site into a wider permanent planning permission for the Emmerdale Village Production Set.

In addition, a change of use of the existing Burden Head Farmstead is sought as part of the application to be included as part of the production set.

EMMERDALE VILLAGE TOUR APPLICATION

Since temporary permission was granted in 2016, the Emmerdale Village Tour has continued to provide an exciting opportunity for fans to experience the Emmerdale Production Set. ITV Studios Ltd seek permanent planning permission to continue and enhance the visitor tours with car parking now available for on site for visitors.

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STUDIOS

**Lambert
Smith
Hampton**

ABOUT ITV STUDIOS

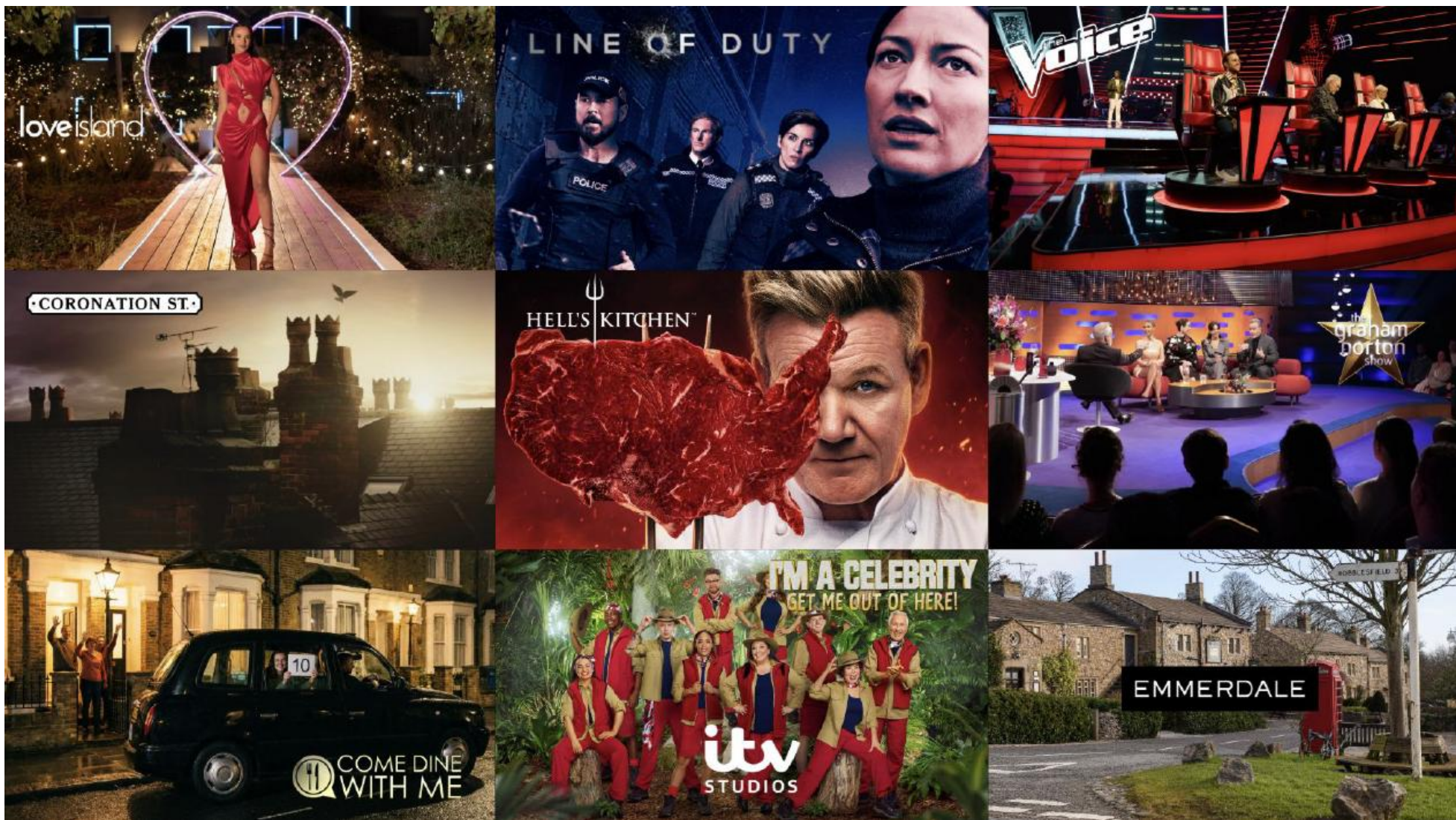
ITV STUDIOS

ITV PLC has two core business pillars: **Media and Entertainment (M&E)** which operates the UK’s largest family of free-to-air commercial channels (including ITV1 and ITV2) and a streaming service, ITViX. **ITV Studios** creates, produces and sells television programmes around the world.

ITV Studios is the applicant for this proposal.

It operates more than 30 production companies based across the UK that create programmes for ITV as well as the other major broadcasters. This includes the long-running soaps *Emmerdale* and *Coronation Street* (produced in Leeds and Manchester), as well as *University Challenge* and *Line of Duty* for the BBC, and *Countdown* and *Come Dine with Me* for Channel 4.

It is also responsible for bringing ITV’s famous brands to life through live fan experiences—including public set tours, attractions, and official merchandise—which play a vital role in supporting local tourism and regional economic growth.



ITV STUDIO’S SOCIAL PURPOSE



DIVERSITY, EQUALITY AND INCLUSION

Content by, with and for everyone, connecting and reflecting modern audiences.

Mainstream content

Champion diversity, enabled by ITV’s £80 million Diversity Commissioning Spend over three years (2025-27).

Creating opportunities

Create equitable opportunities across the industry, with initiatives like ITV Studios Disabled Writers in Development and Step up 60.

Inclusive culture

Create an inclusive culture at ITV and improve representation to meet our UK workforce targets.

Accessibility

Build accessibility and disability equity into everything ITV do, including through ITV’s work with the TV Access Project.



CLIMATE ACTION

Shows with the biggest impact on audiences and the smallest impact on the planet

Energy

Net Zero: reduce emissions ITV control by 46.2% and emissions ITV influence by 28% by 2030. 90% reduction across all emissions by 2050.

Waste

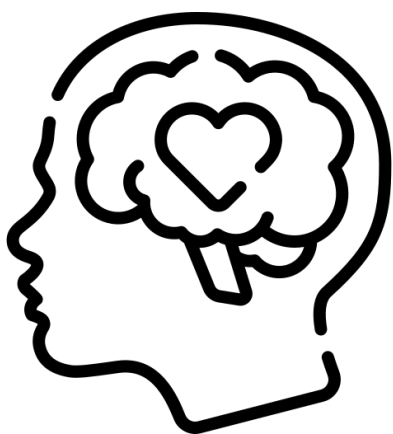
90% of waste reused or recycled by 2030.

Supply Chain

100% sustainable supply chain by 2030 through supporting suppliers to improve their environmental impact.

Culture

100% staff trained on Climate Action; 100% sustainable certification for programmes. Increase visibility and impact of Climate Action on-screen.



MENTAL WELLBEING

Creating a culture where we all do more to look after our mental wellbeing.

ITV’s Goal for 2026

To prompt people to take 20 million actions to support their mental wellbeing.



BETTER FUTURES

Supporting the next generation in the industry, across the UK and around the world.

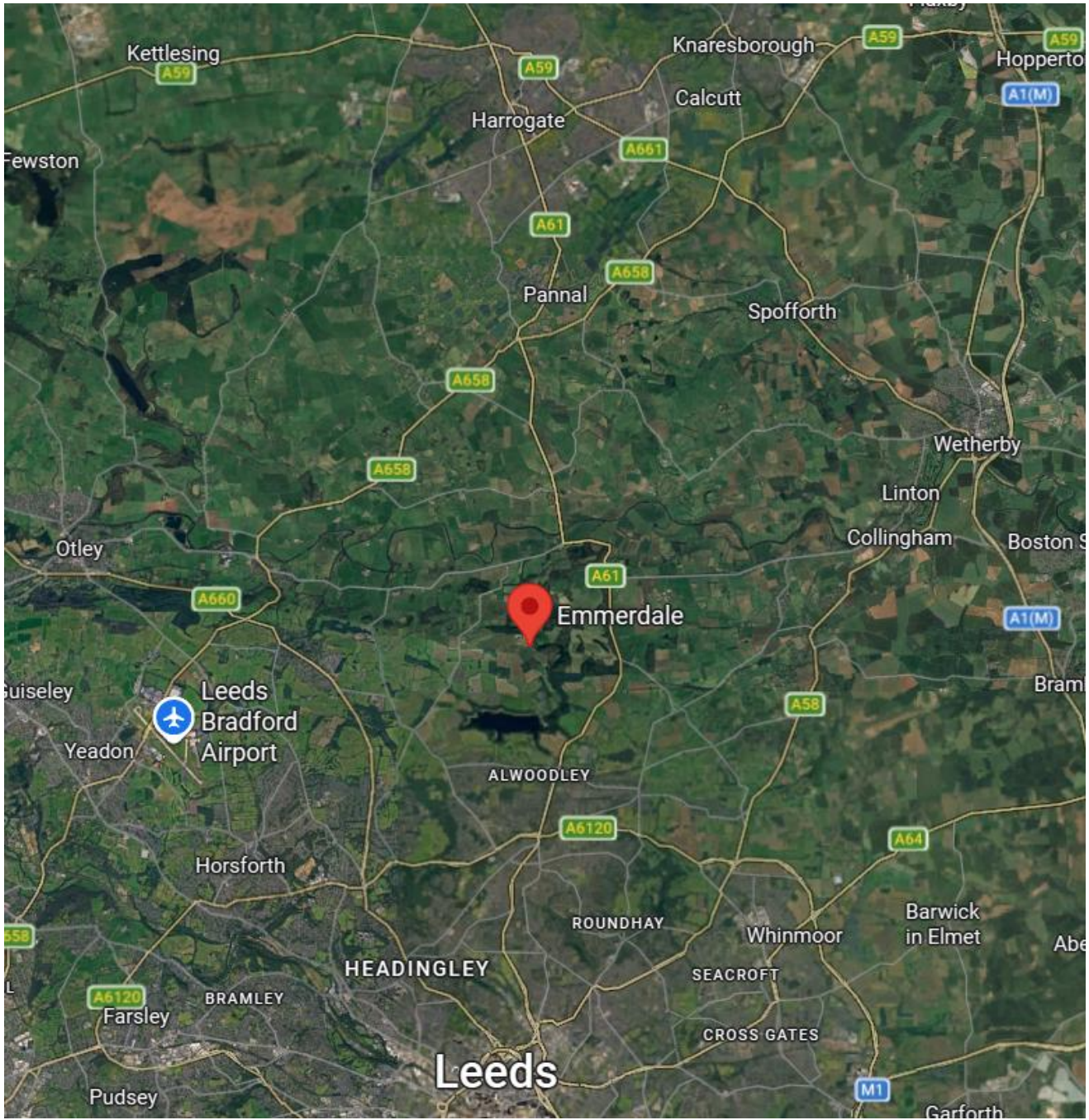
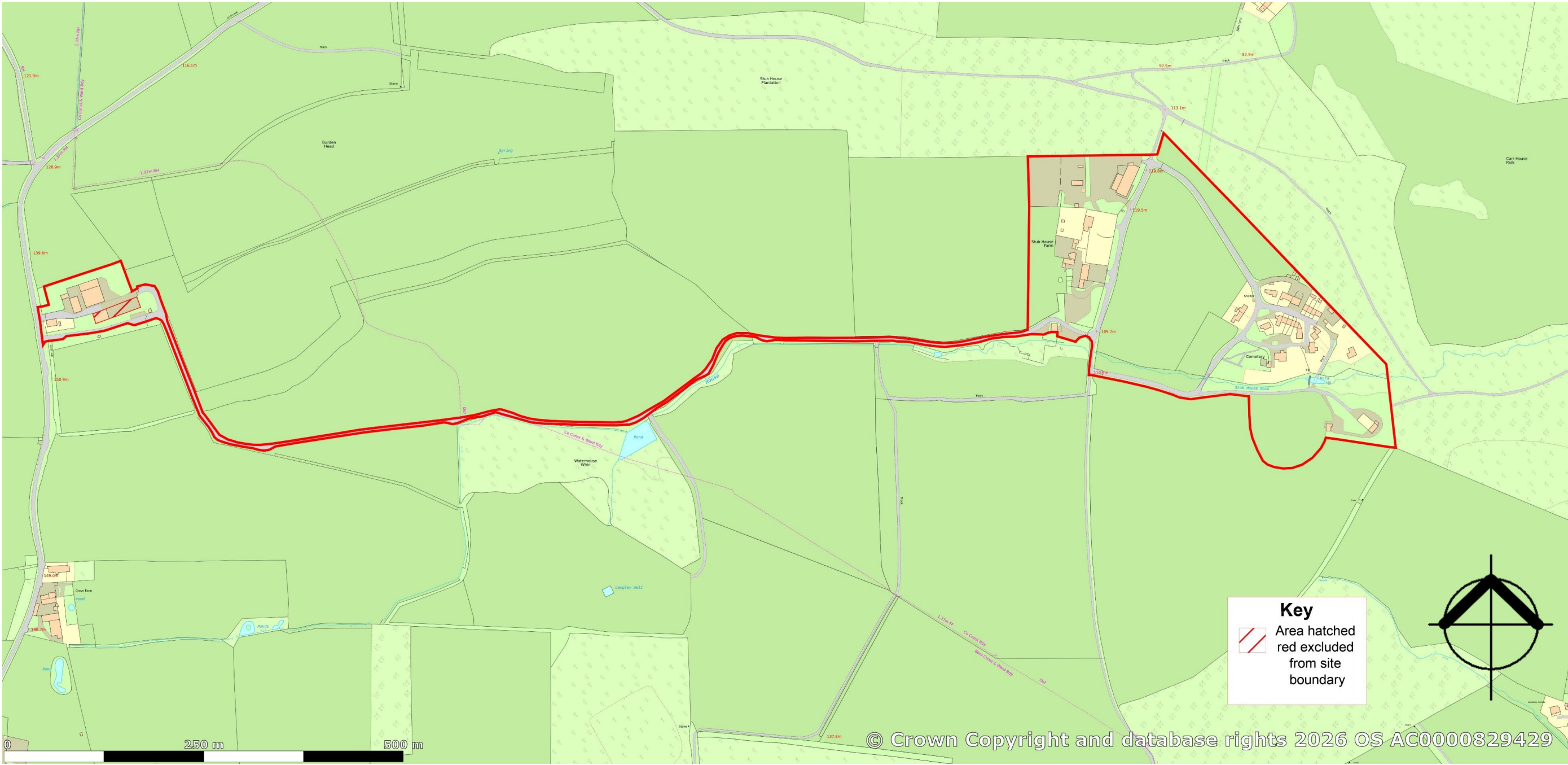
ITV’s Goal for 2026

To increase the amount raised for Soccer Aid for UNICEF.



SITE LOCATION

SITE LOCATION PLAN



EMMERDALE VILLAGE PRODUCTION SET

The application site consists of a mixture of existing temporary buildings associated with the existing Emmerdale Village Production Set, permanent agricultural buildings and open greenfield land. The site is rural in nature, located in the open countryside and washed over by designated Green Belt, located within a Special Landscape Area and within Strategic Green Infrastructure.

The site is located south of Weardley, east of Eccup Lane and west of Harewood House. The site includes three main ‘as-built’ areas, consisting of:

- Emmerdale Village
- Stub House Farm and Facilities Building
- Burden Head Farmstead

The site area of the Emmerdale Village Production Set application is 12.3ha which is approximately 40% less than the current temporary consent site area of 19.8ha.

The site access will remain from Eccup Lane west of the site for both applications. The formal access point is the most southern of the two access points into the site, south of Burden Head Farm. The northern access remains available as an emergency access point.

CONNECTIVITY

The site is well connected to the existing highway network, Eccup Lane leads to the to the A659 which is located 3.5km north, which in turn is 1.4km west of the A61 junction, linking the site to Leeds City Centre and Harrogate. The site is also 10.5km west of Junction 45 of the A1(M) which provides links to Doncaster, Nottingham and Durham.

Harewood Arms bus stop is located approximately 2.3km to the north-east of the site, providing frequent services to Leeds Bus Station, Harrogate Bus Station and Ripon Bus Station. The nearest railway station is Weeton Railway Station which is located 4.9km to the north-west of the site providing frequent services to Leeds and York. Leeds Railway Station is located approximately 10km to the south of the site providing frequent services to London, Manchester, Sheffield, Liverpool and Newcastle.

HISTORY OF THE EMMERDALE SET

PLANNING HISTORY

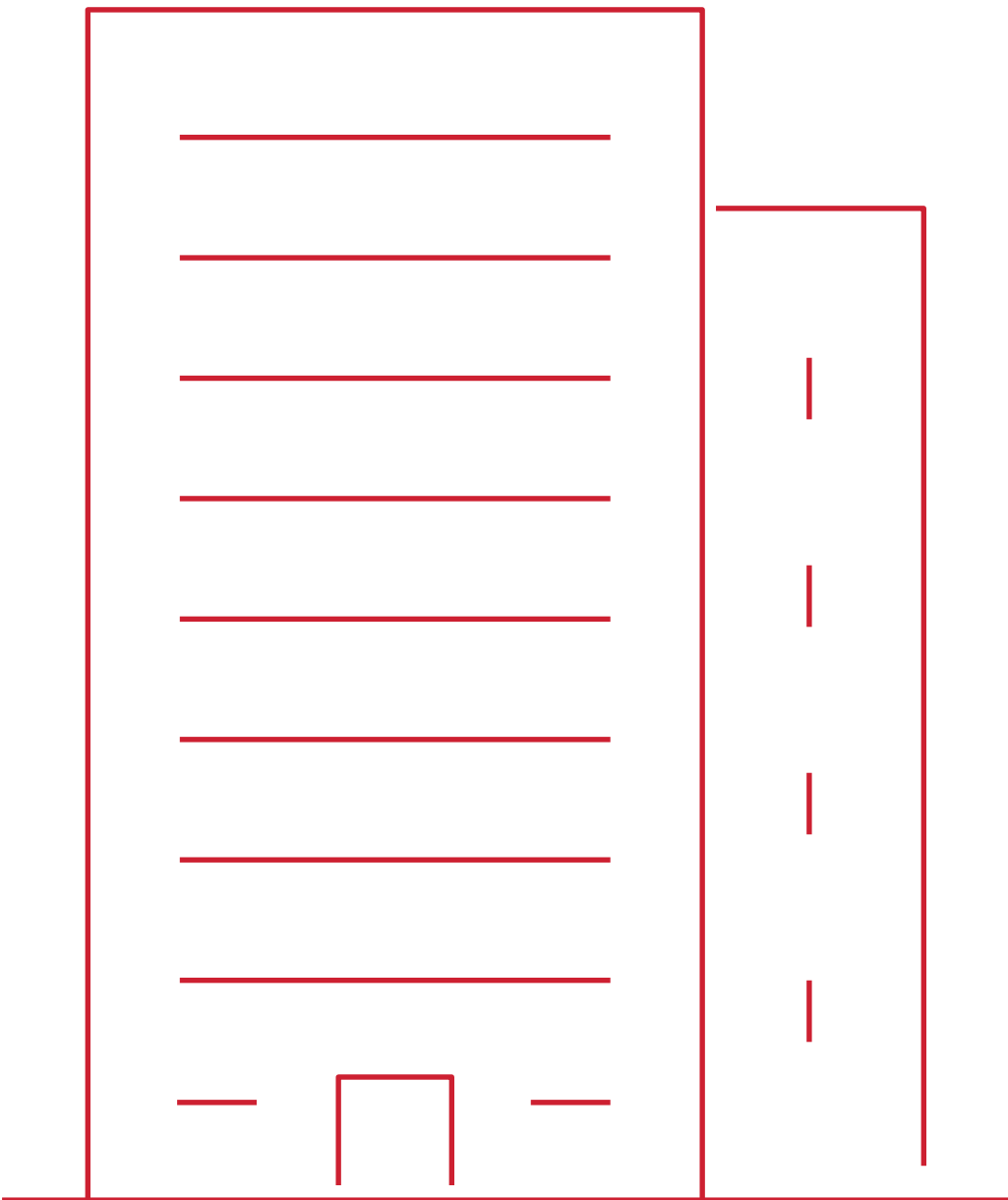
Original temporary planning consent was granted in June 1997 (planning application reference 30/016596/FU).

An application to renew the original temporary consent was approved in December 2009 (planning application reference 06/04908/FU). The renewal enabled production and filming operations to continue temporarily on-site until 3rd June 2027.

The overarching planning consent operates in tandem with several additional planning consents, all of which are time limited to 3rd June 2027.

Burden Head Farm to the north-west of the site was recently restored and altered. These buildings are permanent in nature however they do not form part of the current temporary production consent.

Temporary planning consent was granted in March 2016 for the Emmerdale Village Tour which is also time limited to 3rd June 2027 (planning application reference 14/07446/FU) .



DID YOU KNOW?



In 1997-1998, the Emmerdale Village Production Set was constructed on the Harewood Estate in Leeds to ensure continuity on the show and to end the need to film in the public village of Esholt.

In 1993, to allow the producers to "reinvent" the show, a storyline involving a plane crash was used to kill four characters and destroy parts of the set. In 1994, on screen, the village was officially renamed “Emmerdale” in the storyline to move past the trauma of the crash.

The show was officially retitled Emmerdale from “Emmerdale Farm” in 1989.

Today, the filming and operations of Emmerdale at the Harewood Estate remains imperative to the show’s continuity.



EMMERDALE VILLAGE PRODUCTION SET APPLICATION

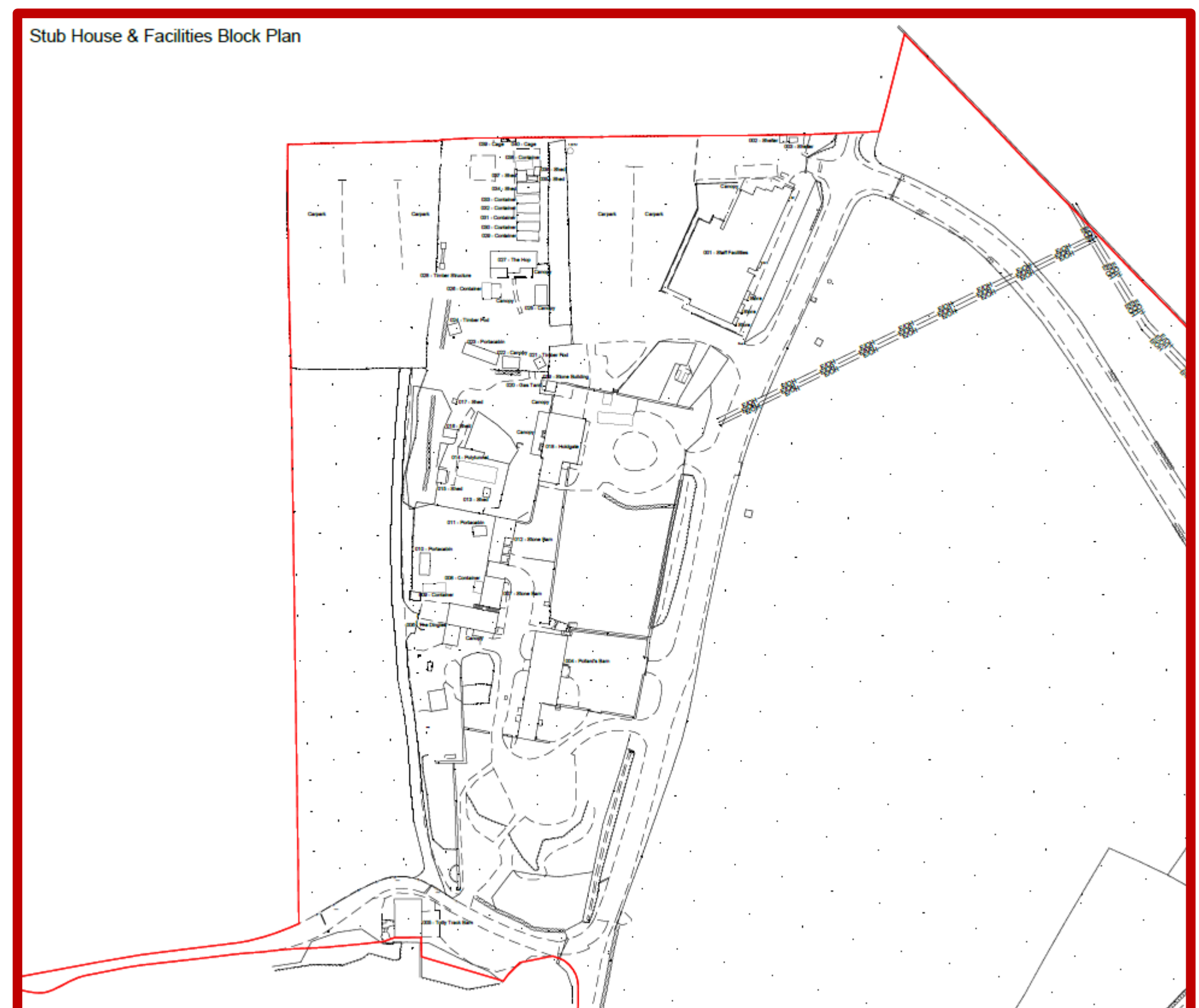
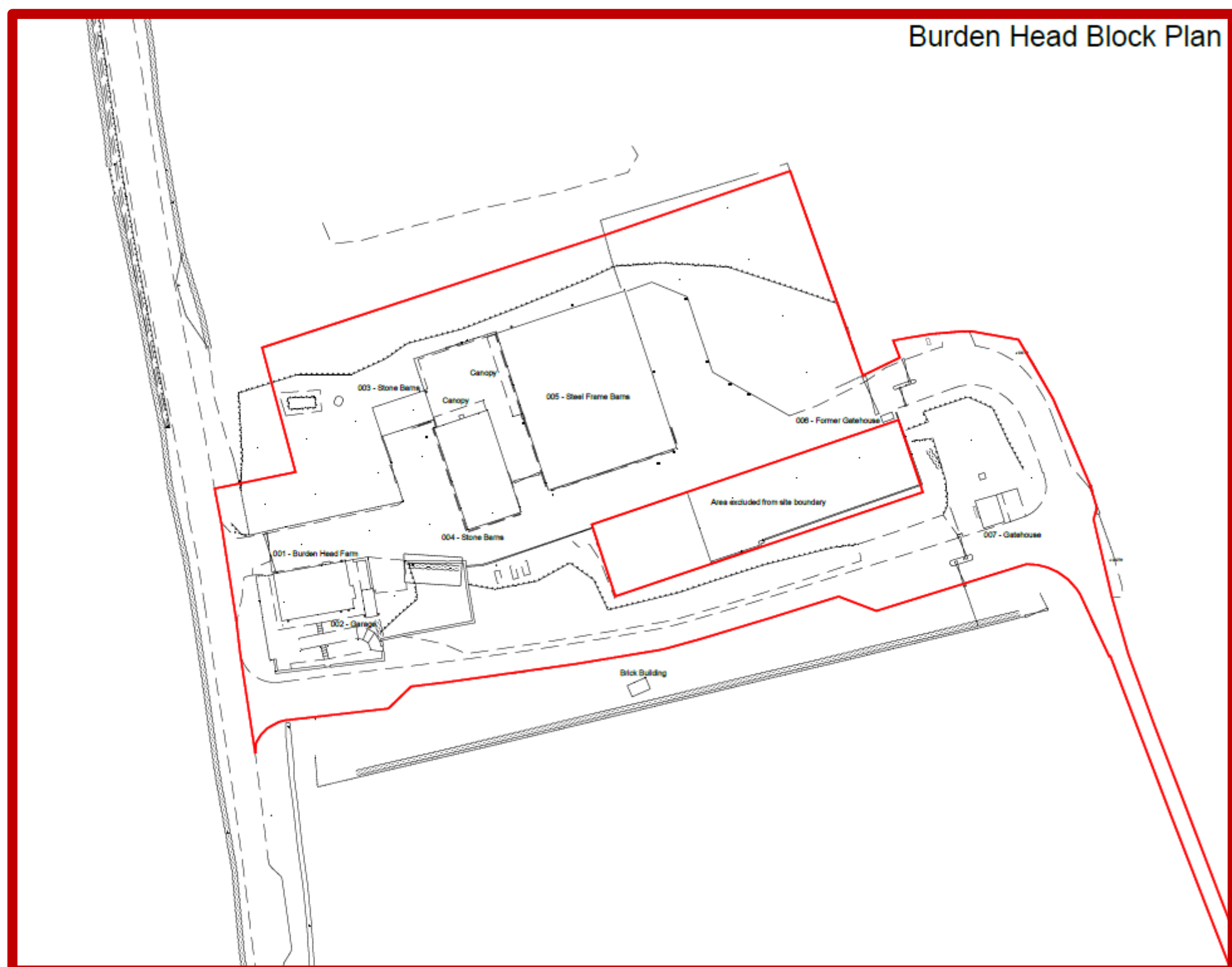
PROPOSED DEVELOPMENT

The long running Emmerdale continuing drama, produced by ITV Studios Ltd, is part filmed at Emmerdale Village Production Set at the Harewood Estate and part filmed at ITV's Leeds Studio at Kirkstall Road. ITV Studios Ltd plan to submit a planning application for the continued production and use of erected structures, access and infrastructure.

The proposed planning application seeks to enable the continued production of Emmerdale. The Emmerdale Village Production Set has been in situ since the original consent was granted in 1997.

The site includes the following three main 'as-built' areas as shown on the plans below:

- Emmerdale Village
- Stub House Farm and Facilities Building
- Burden Head Farmstead



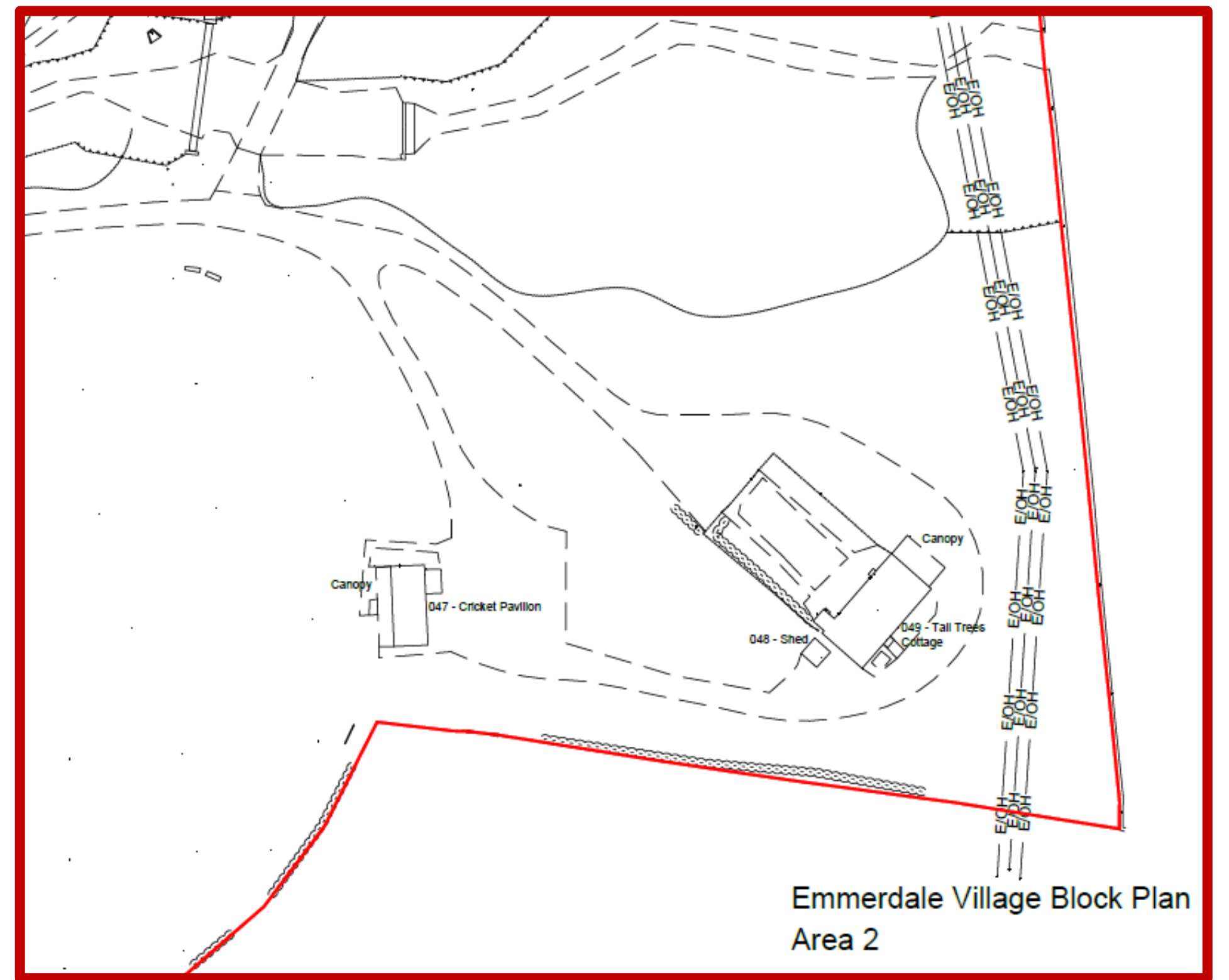
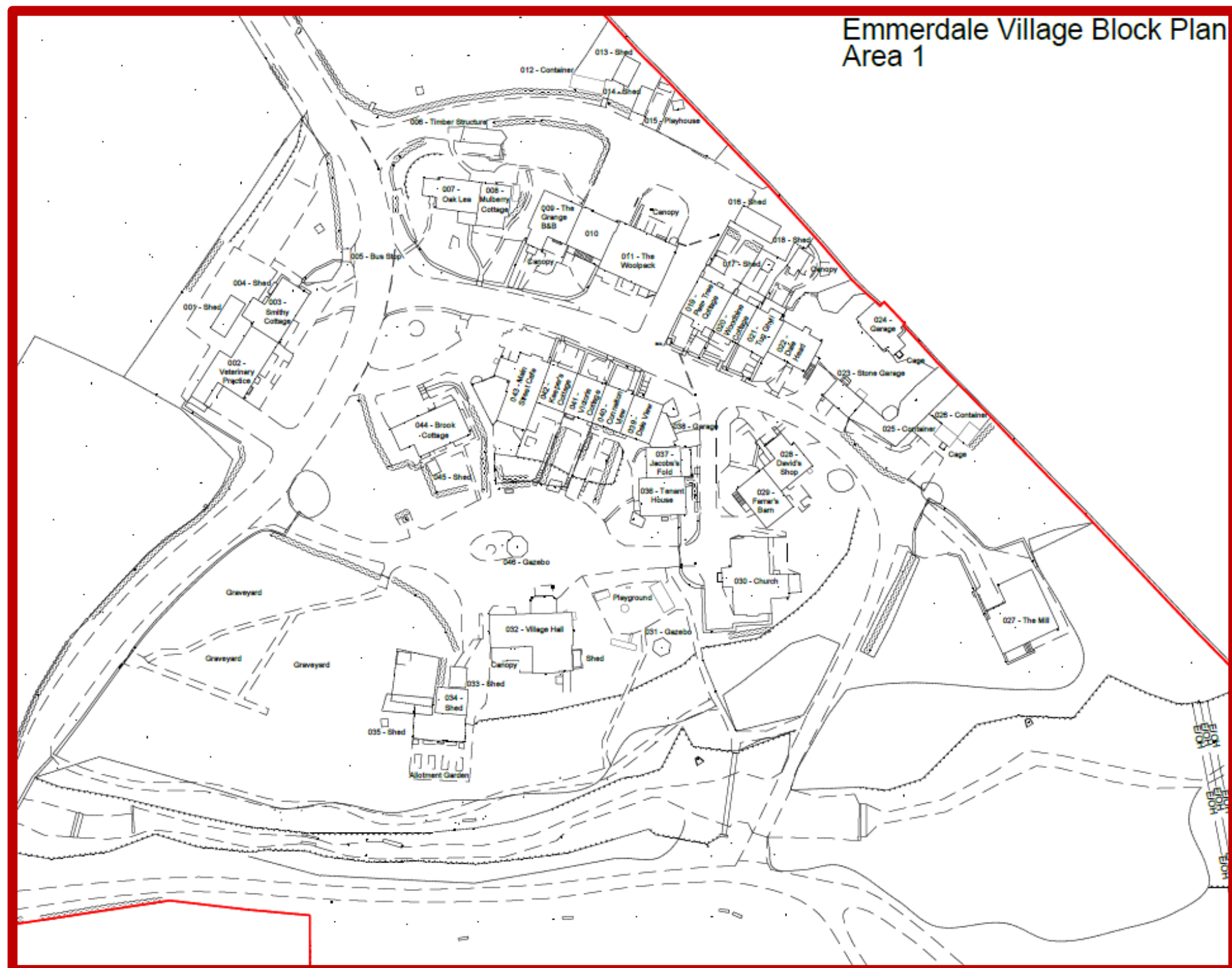
BURDEN HEAD

The farmstead currently has consent for agricultural uses and includes Burden Head Farm Cottage, the historic barns and a newly upgraded/ altered barn. The proposed planning boundary does not include the cattle shed. Buildings in this developed area of the site comprise a mix of traditional stone with slate roof rural style buildings. Burden Head Farm is in an elevated position, with views across the Wharfe Valley, which are clearly visible from the farmstead and adjacent access into the site. Stub House and Emmerdale Village are not visible in this location, as they sit in a lower part of Wharfe Valley, screened naturally by the surrounding topography and vegetation coverage.

STUB HOUSE FARM

There are several buildings in this area of the site that were in-situ prior to the development of the Emmerdale Village Production Set in 1997, as shown on the 1846 Ordnance Survey map. Other buildings were developed as part of the original purpose-built Emmerdale Village Production Set in-situ from 1997 or have been developed in associated with the Emmerdale Production Set post 1997. Buildings in this developed area of the site comprise a mix of traditional stone with slate roof rural style buildings and contemporary buildings, such as the Facilities Building, which is screened by mature trees and hedgerow.

EMMERDALE VILLAGE PRODUCTION SET APPLICATION



EMMERDALE VILLAGE

Buildings at Emmerdale Village were developed as part of the original purpose-built set in-situ from 1997 or have been developed in association with the Emmerdale Village Production Set post 1997. Buildings in this developed area of the site mainly comprise traditional stone with slate roof rural style buildings.

Emmerdale Village was deliberately sited to reduce visual impact, benefitting from screening provided by the Stub House plantation and the enclosing valley. Although visible in short-range views, particularly from the nearby public right of way, the use of appropriate materials supported the village's integration into its rural setting.

A flexibly worded condition will be proposed as part of the future Emmerdale Village Production Set planning application for small-scale developments required for the production process on-site. The developments will be limited to the three built-up areas on-site (Burden Head, Stub House and Facilities, and Emmerdale Village) and on areas of existing hardstanding. Area, height and location restrictions will be set out to ensure development is appropriate in landscape, heritage, BNG and drainage terms.

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EMMERDALE VILLAGE TOUR APPLICATION

PROPOSED DEVELOPMENT

The Emmerdale Visitor Tour currently provides an exciting opportunity for fans to experience the Emmerdale Village Production Set and to see how the cast and production team use the set. ITV Studios Ltd are seeking permanent planning permission to continue and enhance the visitor tours with car parking now available on site for visitors. The ancillary Emmerdale Visitor Tour is proposed to operate on a weekend (to include a Saturday, Sunday and some Bank Holidays).

Following ongoing liaison with local residents and Councillors regarding coaches on the local highway, in line with the current temporary consent, ITV Studios Ltd commissioned a Transport Appraisal to review several options for visitors to suitably access the visitor tour. Therefore, ITV Studios Ltd propose an alternative application through the upgrade of the existing production car park located at the existing facilities building, to allow visitor vehicles to park on site and remove any requirement for coaches on the local highway.

The application will utilise an existing on site track to avoid car movements over the on-site bridleway (Bridleway 18 Harewood) on a weekend. An Access Management Plan will accompany the submission of the planning application.



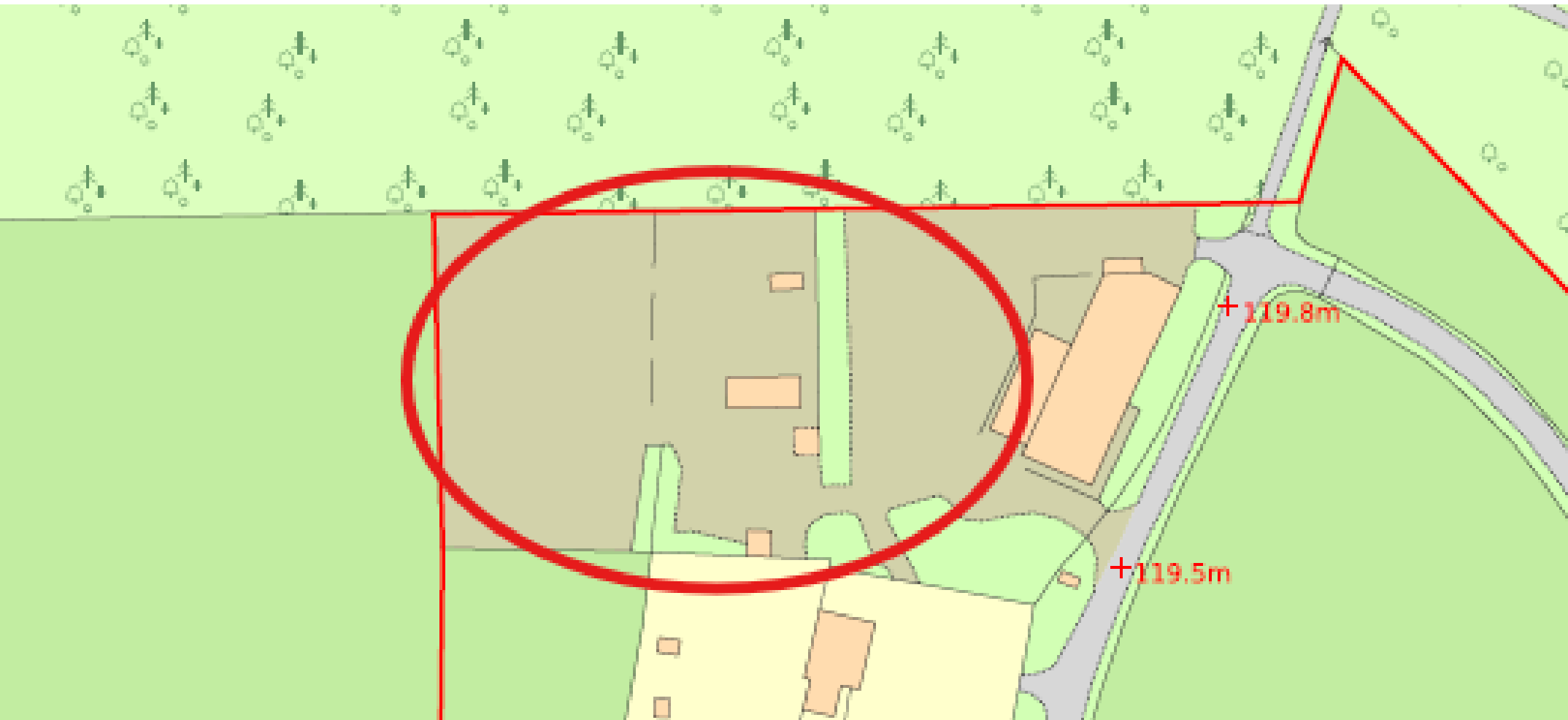
PLANNING HISTORY

Temporary planning consent was granted in March 2016 for the ancillary visitor tours attraction to 3rd June 2027 (reference 14/07446/FU) .

ITV DO NOT PROPOSE AN INCREASE IN THE NUMBER OF VISITORS TO ENSURE A COMFORTABLE CUSTOMER EXPERIENCE IS MAINTAINED

PROPOSED CHANGES TO OPERATING HOURS

SEASON	CURRENT	PROPOSED	NO. OF TOURS
Summer	10am – 4pm (vacate site no later than 6pm)	9.30am – 5pm (arrive no earlier than 9am and vacate by 7pm)	Current operation: 11 tours of 50 visitors Proposed Operation: 11 tours of 50 visitors
Winter	10am – 2pm (vacate site no later than 4pm)	9.30am – 2.15pm (arrive no earlier than 9am and vacate by 4.15pm)	Current operation: 8 tours of 50 visitors Proposed Operation: 8 tours of 50 visitors



CAR PARK AT STUB HOUSE FARM



SOCIO-ECONOMIC BENEFITS



The continuation of the production of Emmerdale is vital to the Leeds and wider Yorkshire economy. LSH are preparing Economic Benefit Assessments for both applications which confirm the production and visitor tours at Emmerdale Village Production Set currently bring significant benefits including:

- Job provision
- Attracting national and international visitors
- Boosting spending across Leeds and West Yorkshire

PRODUCTION SET APPLICATION

558 DIRECT JOBS (383 FULL TIME EQUIVALENT)

115 FULL TIME EQUIVALENT INDIRECT JOBS

77 FULL TIME JOBS IN THE WIDER ECONOMY

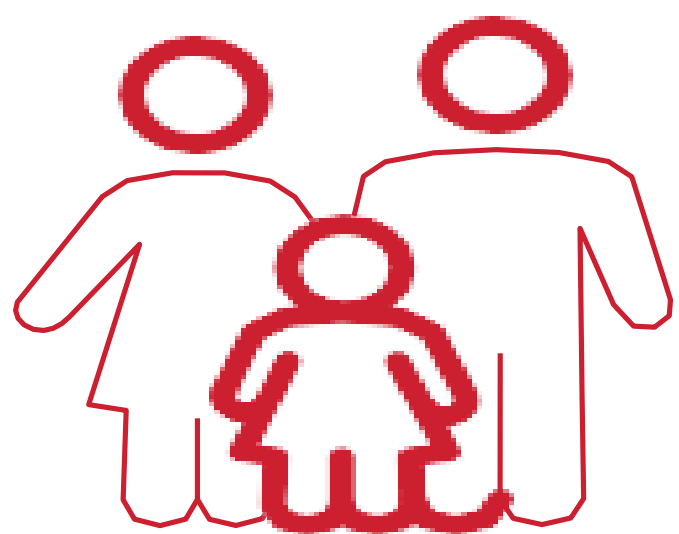
£38.1 MILLION GROSS ADDED VALUE (GVA)

EMMERDALE VILLAGE TOUR APPLICATION

The new production car park model represents an approximate 15% increase in gross earnings for staff and the creation of 7 on site new roles.

32 people employed on-site by the operator Continuum to operate the tour on a Saturday and Sunday.

15 ITV staff involved in the management and operation of the visitor tour.



SUPPORTING THE COMMUNITY

VOLUNTEERING

Staff working at the Emmerdale Village Production Set often volunteer with trusts and charities to benefit the local community. In 2024, 61 volunteers made up of Emmerdale staff volunteered to support the local community.

EDUCATION

Emmerdale has an established track record of providing work experience opportunities as part of its wider commitment to skills development. In 2025, the production offered 27 work experience placements, and a further 8 placements have already been provided to date in 2026.

PEOPLE

Across 3 consecutive years staff at Emmerdale have worked with Project Hope to gift Christmas presents to less fortunate children in the local community.

NATURE

ITV Studios Ltd have established a Green Team linked to the production of Emmerdale, who undertake practical environmental projects in partnership with local and national conservation organisations. The Green Team have:

- Supported the Yorkshire Wildlife Trust with their ongoing Seagrass restoration projects at Spurn Point.
- Attended to 17,000 seedlings; clearing grass and weeds, adjusting/replacing/removing tree stakes and ties, checking guards and shelters, ensuring roots remain covered and pruning carefully at Gair Wood.
- Worked with the Woodland Trust and successfully planted 750 trees, including Oak, Silver Birch, Elder, Maple, and Cherry at Silsden.



TECHNICAL ASSESSMENTS

The Applicant has commissioned a package of technical and design information which will support both planning applications. These works are currently ongoing.

THE FOLLOWING REPORTS ARE BEING PREPARED AND WILL BE SUBMITTED IN SUPPORT OF EACH PLANNING APPLICATION, WHERE RELEVANT:

TRANSPORT ASSESSMENT AND TRAVEL PLAN

A Transport Assessment will assess the potential impact of both proposed developments. Additionally Travel Plans are evidence based with a long-term management focus which will also be submitted, in order to promote sustainable development.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

A Landscape and Visual Impact Assessment (LVIA) will assess the impact of the proposed developments on the landscape and its visual amenity.

HERITAGE ASSESSMENT

A Heritage Assessment will identify any heritage assets on or near to the site and how the proposed development any impacts from the proposed development.



ECOLOGY AND BIODIVERSITY NET GAIN (BNG)

A Preliminary Ecological Appraisal (PEA), BNG Metric and BNG Assessment will be prepared and submitted in support of both future applications. The Ecological Appraisal will identify any habitats and species on the site, will evaluate their importance and provide guidance to mitigate any potential impacts of the proposed developments.

The BNG Metric and Assessment will assess the baseline biodiversity of the site and confirm the proposed Emmerdale Village Production Set application meets a minimum 10% biodiversity net gain in line with the Environment Act (2021).

GREEN BELT ASSESSMENT

A Green Belt Assessment will evaluate how the land performs against Green Belt principles set out in the National Planning Policy Framework (NPPF).

FLOOD RISK ASSESSMENT AND DRAINAGE

A Flood Risk and Drainage Assessment, these reports will assess the flood risk of the site and proposed drainage strategy. The site is located within Flood Zone 1.

TREES

A Tree Survey will identify the types of trees on site, their condition and importance.

OTHER DOCUMENTS

The planning application will be supported by several documents which set out the design and technical details of the proposals. The submission package will be relevant to each of the proposals.

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SUSTAINABILITY PRINCIPLES



SUSTAINABILITY AT EMMERDALE PRODUCTION SET

ITV Studios Ltd aim to improve the sustainability of the set through efficient production methods such as sustainable transport options, upgrades to filming equipment and the location of filming.

PRODUCTION METHODS

- ITV Studios Ltd operate a strict production schedule, filming activities take place at Emmerdale Village Production Set on-location or at the Kirkstall Road Studios, Leeds. It is not economically or environmentally efficient to move between the set and studio location.
- Should any off-site location filming take place this is limited to locations within a 30 minute radius of Emmerdale Village Production Set and staff travel vehicle share.
- ITV Studios Ltd are seeking more local storage to limit movement of costume, hair and make up, and props between the Emmerdale Village Production Set and Kirkstall Road studio.

PROPOSED SUSTAINABLE TRANSPORT METHODS

The planning applications will seek to ensure the following sustainable methods are adopted in practice.

Both planning applications will be accompanied by a Travel Plan implementing the following sustainable travel methods:

PRODUCTION SET:

- A staff bus share to connect the Kirkstall Road Studio in Leeds to the Emmerdale Village Production Set at Harewood Estate, which will enable connection to the set via Leeds City Centre which has an array of public transport methods including bus services and local and national rail services.
- Staff car sharing to be promoted and encouraged.
- 100% EV fleet for staff and on-site vehicles.
- Commitment by ITV to exclusively use electrical vehicles at the Emmerdale Village Production Set by 2030.
- ITV supported staff car scheme for EV vehicles.
- EV chargers for staff parking on-site.

EMMERDALE VILLAGE TOURS:

- EV car parking on-site for visitors.
- Collection service from local bus stop at Harewood (regular services directly to and from Leeds City Centre).

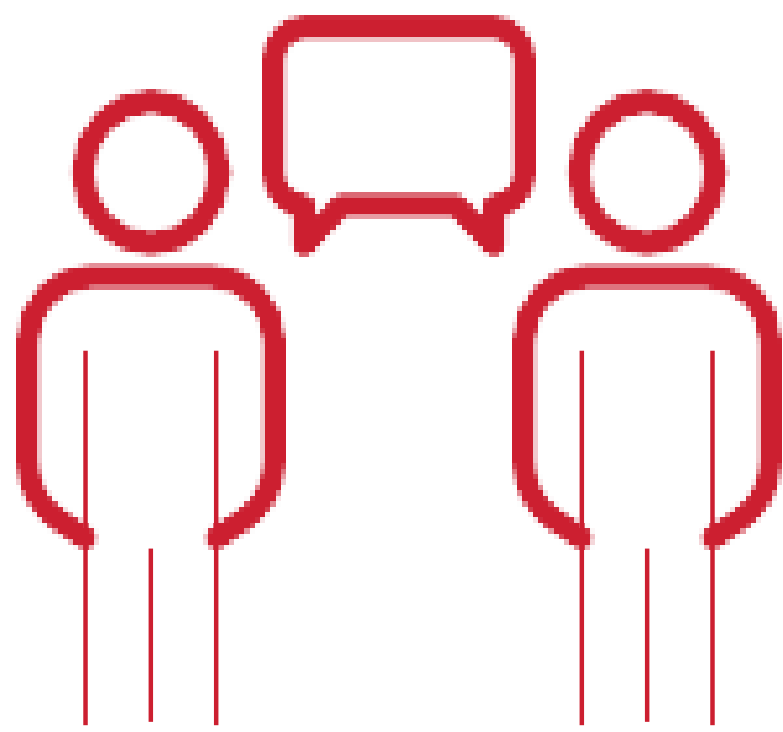
RURAL COMMUNITIES

Emmerdale is one of the rare shows on regular television that represents rural communities and puts Yorkshire on screen. Relocating the Emmerdale Village Production Set would likely result in rebranding the show in an urban location, losing the rural representation and may reduced viewers. Additionally, the tours to the set would cease, which would result in a significant loss of spending in the local economy,



GET INVOLVED

HAVE YOUR SAY



As part of the consultation exercise, ITV Studios Ltd are seeking your views on the proposed planning applications. ITV Studios Ltd welcome any feedback.

The public consultation will formally run from 1st May 2026 to 31st May 2026.

THINGS TO CONSIDER WHEN PROVIDING FEEDBACK

1. DO THE CURRENT PRODUCTION OPERATIONS IMPACT YOU?
2. DO THE CURRENT VISITOR TOURS IMPACT YOU?
3. WHAT CURRENTLY WORKS WELL AT OR AROUND THE SITE?
4. WHAT COULD BE IMPROVED AND HOW?
5. IS ITV A WELCOME NEIGHBOURING LAND USE?

YOU CAN PROVIDE COMMENTS TO THE LSH TEAM LEADING ON THE PROJECT VIA THE PROJECT SPECIFIC EMAIL ADDRESS:

EMMERDALE@LSH.CO.UK

YOU CAN PROVIDE FEEDBACK THROUGH THE WEBPAGE QUESTIONNAIRE AVAILABLE AT:

[HTTPS://WWW.LSH.CO.UK/EMMERDALE](https://www.lsh.co.uk/emmerdale)

IN-PERSON EVENTS:

11TH MAY 1PM – 4PM HAREWOOD VILLAGE HALL
12TH MAY 4PM – 7PM ALWOODLEY VILLAGE HALL

PROJECT TIMELINE

1st May 2026

Start of Public Consultation

Summer 2026

Submission of both planning applications are anticipated in summer 2026.

Late May 2026

Once the consultation period closes all comments will be reviewed and considered as part of the preparation of both planning applications.

A response will be provided to all who have engaged in the consultation once the event closes.



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IMAGERY – STUB HOUSE AND FACILITIES



FACILITIES BUILDING



THE HOP



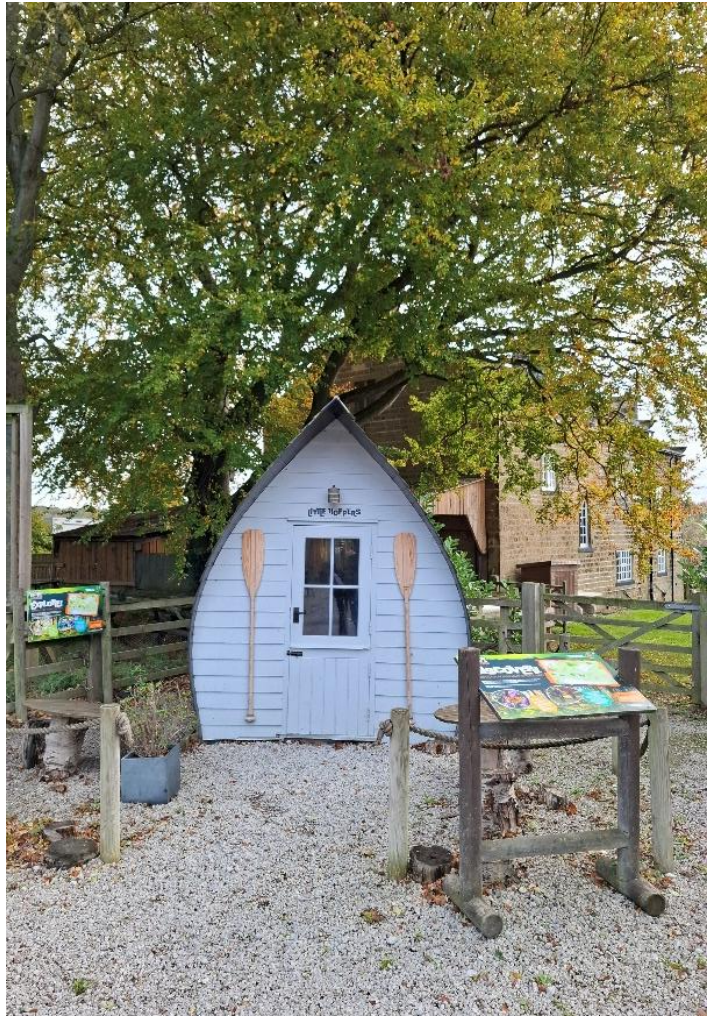
STONE BARN



HOLDGATE



HOLDGATE GARDEN SHEDS AND GREENHOUSE



TIMBER POD

IMAGERY – BURDEN HEAD FARM



STEEL FRAME BARNS



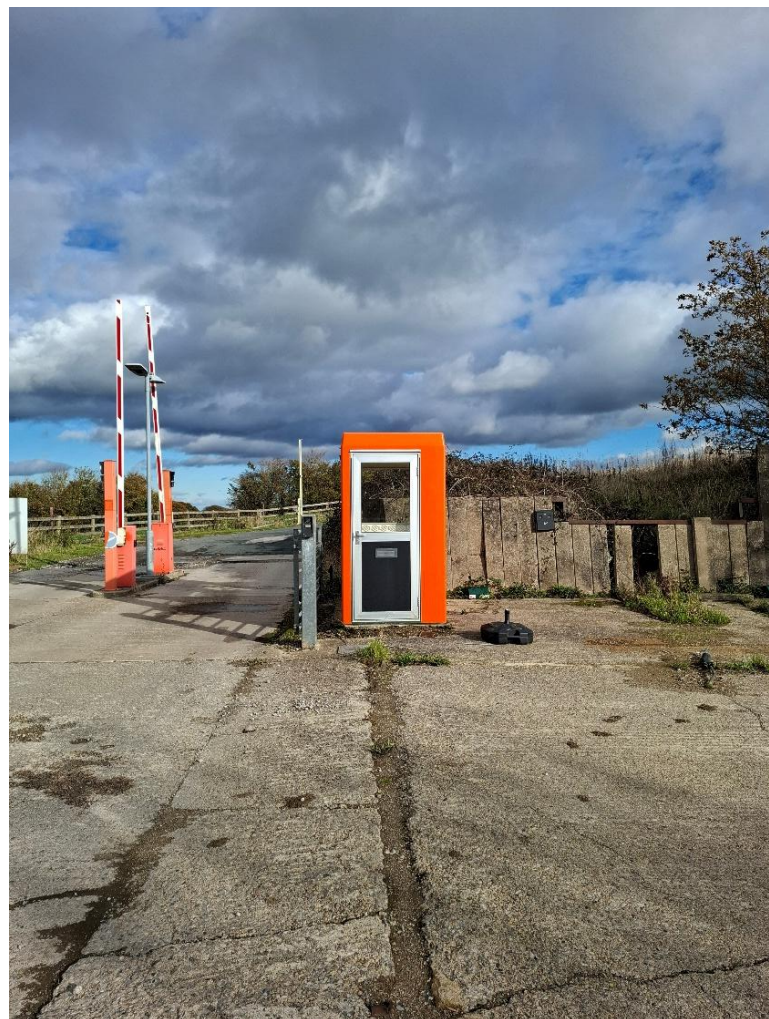
STONE BARNS



BURDEN HEAD FARM AND GARAGE



**GATEHOUSE
(LEFT)**



**FORMER
GATEHOUSE
(RIGHT)**

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IMAGERY – EMMERDALE VILLAGE



OAK LEE



MAIN STREET CAFE



EMMERDALE VILLAGE



TALL TREES COTTAGE



VILLAGE HALL GARDEN



CRICKET PAVILLION



THE WOOLPACK



GAZEBO



PLAYGROUND



PLAYHOUSE



DINGLES GARAGE



PIRATE SHIP