

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
7	HG1-18	Anti development	Environment	Conservation/Heritage	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Visual impact	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
			Highways	Access	1	Transport and highways issues are a consideration through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
		Pro development	Environment	Improve appearance of site	4	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Highways	Public transport	3	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Housing Issues	More suitable than other sites	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
				Use of brownfield site	3	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Other	General support	3	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
				None	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
				Other	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Close to facilities/shops	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
		Housing	Suitable for elderly housing	1	Noted	This site is identified for development in the Publication Draft Site Allocations Plan as planning permission has already been granted. The mix and provision of housing for older persons on the site would be considered in accordance with Core Strategy policies H4 and H8 if revised plans for the site were submitted.	
		Neutral	Phasing	short	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan. All identified sites are in Phase 1 for release, in accordance with Core Strategy Policy H1.
		175	(blank)	Anti development	Environment	Flooding/drainage	2
Green Belt	2					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Pro development	Environment			Improve appearance of site	3	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
175	(blank)	Pro development	Environment	No impact on flood risk/drainage	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Housing Issues	More suitable than other sites	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Use of brownfield site	3	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		Neutral	Phasing	short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
313	MX2-2	Anti development	Environment	Conservation/Heritage	1	Noted.	Policy P11 of the Core Strategy, and N14 to N20 of the UDP will require development to conserve and enhance the historic environment. Guidance is also provided as part of the generic considerations outlined under paragraph 2.54 of the SAP. Site specific requirements are identified for this site in relation to Listed Buildings and the Otley Conservation Area.
			Other	None	1	n/a	n/a
		Pro development	Highways	Public transport	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Housing Issues	Use of brownfield site	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Other	General support	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				None	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Close to facilities/shops	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Improve education	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
317	HG1-16	Pro development	Environment	Improve appearance of site	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
				No harm to historic environment	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Highways	Additional traffic is OK	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
				Public transport	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Housing Issues	Use of brownfield site	7	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Other	General infrastructure	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
				None	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
		Neutral	Phasing	not specified	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan. All identified sites are in Phase 1 for release, in accordance with Core Strategy Policy H1.
320	MX2-1	Anti development	Environment	Conservation/Heritage	1	Noted.	Policy P11 of the Core Strategy, and N14 to N20 of the UDP will require development to conserve and enhance the historic environment. Guidance is also provided as part of the generic considerations outlined under paragraph 2.54 of the SAP. Site specific requirements are identified for this site in relation to Listed Buildings and the Otley Conservation Area

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
320	MX2-1	Anti development	Highways	Traffic/Congestion	1	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
			Other	Alternative approach	1	Noted. All sites put forward have been assessed using the same assessment process. The Housing and Employment Background Papers provide a summary of the key reasons why specific sites have been selected or rejected for allocation.	n/a
		Pro development	Highways	Parking/access	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Public transport	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Housing Issues	Need more affordable housing	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Use of brownfield site	5	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Other	General support	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				None	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Close to facilities/shops	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Housing	Suitable for elderly housing	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan. All identified sites are in Phase 1 for release, in accordance with Core Strategy Policy H1.
364	HG1-25	Anti development	Environment	Conservation/Heritage	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Green Belt	4	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Impact on area character	4	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Trees	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
364	HG1-25	Anti development	Environment	Wildlife/biodiversity impact	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
			Highways	Access	2	Transport and highways issues are a consideration through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
				Public transport	3	Transport and highways issues are a consideration through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
				Safety	2	Transport and highways issues are a consideration through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
364	HG1-25	Anti development	Highways	Traffic/Congestion	9	Transport and highways issues are a consideration through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
			Housing Issues	Brownfield first	2	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				House prices	1	National Planning Practice Guidance makes clear that the protection of purely private interests, such as the impact of a development on the value of a neighbouring property, is not a material planning consideration.	n/a
				Local employment	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Urban sprawl	2	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
			Other	Alternative approach	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				None	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
364	HG1-25	Anti development	Schools/Health/Community	Crime	1	The impact on local services (eg schools provision) has been undertaken as part of the planning application process for this site. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
				Lack of facilities/shops	4	The impact on local services (eg schools provision) has been undertaken as part of the planning application process for this site. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
				Schools full	3	The impact on local services (eg schools provision) has been undertaken as part of the planning application process for this site. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
		Pro development	Environment	No harm to historic environment	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Housing Issues	More suitable than other sites	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Other	General infrastructure	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
				General support	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
				None	4	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
		Housing	Suitable for elderly housing	2	Noted	This site is identified for development in the Publication Draft Site Allocations Plan as planning permission has already been granted. . The mix and provision of housing for older persons on the site would be considered in accordance with Core Strategy policies H4 and H8 if revised plans for the site were submitted.	
		Neutral	Phasing	not specified	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan. All identified sites are in Phase 1 for release, in accordance with Core Strategy Policy H1.
long	1			Noted	Site is identified for development in the Site Allocations Publication Draft Plan. All identified sites are in Phase 1 for release, in accordance with Core Strategy Policy H1.		
684	HG1-26	Anti development	Environment	Green Belt	2	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
684	HG1-26	Anti development	Environment	Impact on area character	3	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Overdevelopment	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Wildlife/biodiversity impact	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
			Highways	Safety	1	Transport and highways issues are a consideration through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
				Traffic/Congestion	3	Transport and highways issues are a consideration through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
			Other	None	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
684	HG1-26	Anti development	Schools/Health/Community	GP/Dentist full	1	The impact on local services (eg schools provision) has been undertaken as part of the planning application process for this site. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
				Lack of facilities/shops	1	The impact on local services (eg schools provision) has been undertaken as part of the planning application process for this site. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
				Quality of life	1	The impact on local services (eg schools provision) has been undertaken as part of the planning application process for this site. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
				Schools full	1	The impact on local services (eg schools provision) has been undertaken as part of the planning application process for this site. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
		Pro development	Other	None	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
744	HG1-15	Anti development	Environment	Agricultural land	2	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
744	HG1-15	Anti development	Environment	Flooding/drainage	9	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Green Belt	5	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Greenfield	8	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Impact on area character	3	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Pollution	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Remain PAS/return to green belt	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
744	HG1-15	Anti development	Environment	Tourism	2	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Trees	14	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Visual impact	18	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Wildlife/biodiversity impact	12	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
744	HG1-15	Anti development	Highways	Access	61	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of the transport and highways will be made through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
				Parking	7	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of the transport and highways will be made through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
744	HG1-15	Anti development	Highways	Public transport	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of the transport and highways will be made through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
				Safety	37	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of the transport and highways will be made through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
744	HG1-15	Anti development	Highways	Traffic/Congestion	60	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of the transport and highways will be made through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
			Housing Issues	Brownfield first	11	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Cumulative impact	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Distribution housing figure	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				House prices	1	National Planning Practice Guidance makes clear that the protection of purely private interests, such as the impact of a development on the value of a neighbouring property, is not a material planning consideration.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
744	HG1-15	Anti development	Housing Issues	Local employment	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Overall housing figure	3	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Scale/site size	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Urban sprawl	3	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
			Other	General infrastructure	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
			None	None	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
744	HG1-15	Anti development	Schools/Health/Community	Community	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
				Crime	4	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
				Distance to facilities/shops	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
				GP/Dentist full	4	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
744	HG1-15	Anti development	Schools/Health/Community	Lack of facilities/shops	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
				Pressure on local services	8	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
				Schools full	13	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
		Pro development	Highways	Public transport	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Housing Issues	Viable/available/suitable/uitable/doable	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Other	Sustainable	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Close to facilities/shops	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
Neutral	Phasing	short	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan. All identified sites are in Phase 1 for release, in accordance with Core Strategy Policy H1.		
745	MX1-26	Anti development	Environment	Agricultural land	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
745	MX1-26	Anti development	Environment	Flooding/drainage	7	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Green Belt	3	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Greenfield	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Impact on area character	4	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Loss of greenspace/green corridor	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Overdevelopment	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
745	MX1-26	Anti development	Environment	Pollution	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Remain PAS/return to green belt	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Trees	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
			Highways	Access	7	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of the transport and highways will be made through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
745	MX1-26	Anti development	Highways	Parking	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of the transport and highways will be made through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
				Public transport	6	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of the transport and highways will be made through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
745	MX1-26	Anti development	Highways	Safety	2	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of the transport and highways will be made through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
				Traffic/Congestion	19	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of the transport and highways will be made through the planning application process. Highways officers have undertaken detailed transport modelling of existing identified sites (sites with planning permission and UDP allocations) and proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	n/a
			Housing Issues	Brownfield first	3	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
745	MX1-26	Anti development	Housing Issues	Cumulative impact	2	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Distribution housing figure	7	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Local employment	2	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Overall housing figure	6	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Scale/site size	2	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Urban sprawl	3	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
745	MX1-26	Anti development	Other	General infrastructure	8	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
				Lack of consultation	3	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. The Site Allocations Plan has to go through various stages of preparation. An 8 week consultation took place on the Issues and Options version of the Site Allocations Plan. Further details are provided in the Report of Consultation. Further detail is provided in the Infrastructure Background Paper.	Further public consultation will be undertaken on the Site Allocations Publication Draft Plan.
				None	6	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
			Schools/Health/Community	Distance to facilities/shops	1	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds.	n/a
				GP/Dentist full	2	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds.	n/a
				Pressure on local services	8	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds.	n/a
				Schools full	4	The site is an existing allocation in the Leeds Unitary Development Plan. The Adopted Core Strategy includes existing allocations within the housing requirement for Leeds.	n/a
		Pro development	Highways	Additional traffic is OK	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
745	MX1-26	Pro development	Housing Issues	Housing supply/growth	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
				Viable/available/suitable/uitable/doable	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
		Neutral	Phasing	short	2	Noted	Site is identified for development in the Site Allocations Publication Draft Plan. All identified sites are in Phase 1 for release, in accordance with Core Strategy Policy H1.
1002	HG2-16	Anti development	Environment	Agricultural land	3	To meet Leeds' housing and employment requirements it will be necessary for some development to take place on agricultural land.	Regard has been had to the grade of Agricultural Land as part of the Green Belt site assessment and Sustainability Appraisal process.
				Conservation/Heritage	17	Noted.	Policy P11 of the Core Strategy, and N14 to N20 of the UDP will require development to conserve and enhance the historic environment. Guidance is also provided as part of the generic considerations outlined under paragraph 2.54 of the SAP. Site specific requirements are identified for this site in relation to Listed Buildings / the Conservation Area
				Flooding/drainage	7	Noted. The Site Assessment considers the Flood Zone (as defined by the Environment Agency) that each site is within.	Policy EN55 of the Core Strategy, and Policies Water 6 and 7 of the Natural Resources and Waste Local Plan will ensure that new development does not increase flood risk on or off site. Paragraph 2.51 of the SAP, and the Flood Risk Background Paper, provide further information on how flood risk has been taken into account and will be responded to. Site specific requirements are identified for this site in relation to flood risk
				Green Belt	68	To meet Leeds' housing and employment requirements it will be necessary to take some land out of the Green Belt and allocate it for development up to 2028, or identify it as Safeguarded Land for longer term development.	All sites in the Green Belt have been assessed against the purposes of Green Belts set out in the National Planning Policy Framework to enable sites with the least harm on Green Belt purposes to be proposed for allocation. This reflects the needs and characteristics of the area concerned and other assessment considerations. Further detail is provided in the Green Belt Background Paper. This site has been assessed as being suitable for development.
				Greenfield	6	In accordance with Policy H1 of the Core Strategy, Brownfield sites have been prioritised and it is expected that 57% of new houses will be on brownfield land. However, as the supply of brownfield land falls short of what is required to meet housing requirements, there will also be a need to allocate some greenfield sites for development.	All Brownfield sites are identified as Phase 1 sites to encourage their development in the first instance.
				Impact on area character	77	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Noise	1	Noise is not considered to represent an insurmountable constraint to development on this site.	n/a

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1002	HG2-16	Anti development	Environment	Overdevelopment	6	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Pollution	6	Noted.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, where a site is in close proximity to a major road (A road or motorway) an air quality assessment is required. Policy AIR1 (The management of air quality through development) of the adopted Natural Resources and Waste Local Plan also requires all applications for major development to incorporate low emission measures to ensure the overall impact of proposals on air quality is mitigated.
				Remain PAS/return to green belt	1	To meet Leeds' housing and employment requirements it will be necessary to take some land out of the Green Belt and allocate it for development up to 2028, or identify it as Safeguarded Land for longer term development.	All sites in the Green Belt have been assessed against the purposes of Green Belts set out in the National Planning Policy Framework to enable sites with the least harm on Green Belt purposes to be proposed for allocation. This reflects the needs and characteristics of the area concerned and other assessment considerations. Further detail is provided in the Green Belt Background Paper. This site has been assessed as being suitable for development.
				Sustainability	2	Noted.	A Sustainability Appraisal has been prepared which considers all of the allocations / rejected sites.
				Trees	2	Noted.	Policy G9 of the Core Strategy will require biodiversity improvements as part of new developments. As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, and in accordance with Policy LAND2 (Development and Trees) of the adopted Natural Resources and Waste Local Plan, where a site contains trees (including Tree Preservation Orders), woodland or hedgerows these should be retained where possible in any detailed design proposals for development.
				Visual impact	3	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Wildlife/biodiversity impact	21	Noted.	Policy G9 of the Core Strategy will require biodiversity improvements as part of new developments. As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, and in accordance with Policy LAND2 (Development and Trees) of the adopted Natural Resources and Waste Local Plan, where a site contains trees (including Tree Preservation Orders), woodland or hedgerows these should be retained where possible in any detailed design proposals for development. Site specific requirements are identified for this site in relation to ecology.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1002	HG2-16	Anti development	Highways	Access	29	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
				Parking	1	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
				Public transport	40	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
				Safety	12	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1002	HG2-16	Anti development	Highways	Traffic/Congestion	125	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
			Housing Issues	Already enough housing	2	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Brownfield first	37	In accordance with Policy H1 of the Core Strategy, Brownfield sites have been prioritised and it is expected that 57% of new houses will be on brownfield land. However, as the supply of brownfield land falls short of what is required to meet housing requirements, there will also be a need to allocate some greenfield sites for development.	All Brownfield sites are identified as Phase 1 sites to encourage their development in the first instance.
				Cumulative impact	1	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Distribution housing figure	4	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Empty properties	21	The Council has a series of initiatives to encourage empty properties to be brought back into use. However, as the supply of empty homes falls short of what is required to meet housing requirements, there is a need to identify sites for new housing development.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1002	HG2-16	Anti development	Housing Issues	House prices	7	National Planning Practice Guidance makes clear that the protection of purely private interests, such as the impact of a development on the value of a neighbouring property, is not a material planning consideration.	n/a
				Local employment	32	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Overall housing figure	1	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Scale/site size	3	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Urban sprawl	11	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
			Other	Alternative approach	13	Noted. All sites put forward have been assessed using the same assessment process. The Housing and Employment Background Papers provide a summary of the key reasons why specific sites have been selected or rejected for allocation.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1002	HG2-16	Anti development	Other	General infrastructure	15	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	<p>Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability.</p> <p>The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.</p>
				Lack of consultation	1	The Site Allocations Plan has to go through various stages of preparation. An 8 week consultation took place on the Issues and Options version of the Site Allocations Plan. Further details are provided in the Report of Consultation.	Further public consultation will be undertaken on the Site Allocations Publication Draft Plan.
				None	1	n/a	n/a
			Schools/Health/Community	Crime	1	Noted.	Policy P10 (Design) of the Core Strategy will require all developments to ensure that they create a safe and secure environment that reduces the opportunities for crime.
			Distance to facilities/shops	1	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	<p>Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability.</p> <p>The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.</p>	
			Distance to school	2	From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	Site HG2-17 will contain a new school to help meet demand in this area.	
			Emergency services	1	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	<p>Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability.</p> <p>The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.</p>	
			GP/Dentist full	43	Noted.	The Site Allocations Plan cannot allocate land specifically for health facilities because providers plan for their own operating needs and local demand. However, in accordance with Core Strategy policy P9, developers will be encouraged to consult with the relevant Clinical Commissioning Group to ensure consideration of health provision in association with proposed developments.	

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action		
1002	HG2-16	Anti development	Schools/Health/Community	Lack of facilities/shops	59	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	<p>Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability.</p> <p>The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.</p>		
				Pressure on local services	3	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	<p>Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability.</p> <p>The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.</p>		
				Schools full	77	From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	Site HG2-17 will contain a new school to help meet demand in this area.		
		Pro development	Environment	No merging of settlements	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.		
			Highways	Public transport	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.		
			Other	General infrastructure	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.		
				None	7	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.		
		Neutral	Phasing	short	1	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.		
				not specified	5	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.		
				long	2	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.		
				medium	1	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.		
		1036	(blank)	Pro development	Environment	Improve appearance of site	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
					Highways	Additional traffic is OK	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1036	(blank)	Pro development	Housing Issues	Viable/available/suitable/doable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
1037	(blank)	Anti development	Environment	Green Belt	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Trees	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Wildlife/biodiversity impact	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Highways	Access	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Traffic/Congestion	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Housing Issues	Local employment	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Urban sprawl	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Distance to school	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Pro development	Environment	Low ecological value	1	Noted
		No harm to green belt/countryside			1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		No harm to historic environment			1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		No impact on flood risk/drainage			1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		Rounding off			1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		Highways		Parking/access	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		Housing Issues		Viable/available/suitable/doable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		Schools/Health/Community		Close to facilities/shops	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		1080	(blank)	Neutral	Phasing	short	3
not specified	5					Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.
long	4					Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1080	(blank)	Neutral	Phasing	medium	1	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.
	HG2-17 (pa	Anti development	Environment	Agricultural land	22	To meet Leeds' housing and employment requirements it will be necessary for some development to take place on agricultural land.	Regard has been had to the grade of Agricultural Land as part of the Green Belt site assessment and Sustainability Appraisal process.
				Airport	5	The airport is not considered to represent an insurmountable constraint to development on this site.	n/a
				Conservation/Heritage	40	Noted.	Policy P11 of the Core Strategy, and N14 to N20 of the UDP will require development to conserve and enhance the historic environment. Guidance is also provided as part of the generic considerations outlined under paragraph 2.54 of the SAP. Site specific requirements are identified for this site in relation to Listed Buildings / the Conservation Area
				Flooding/drainage	19	Noted. The Site Assessment considers the Flood Zone (as defined by the Environment Agency) that each site is within.	Policy EN55 of the Core Strategy, and Policies Water 6 and 7 of the Natural Resources and Waste Local Plan will ensure that new development does not increase flood risk on or off site. Paragraph 2.51 of the SAP, and the Flood Risk Background Paper, provide further information on how flood risk has been taken into account and will be responded to. Site specific requirements are identified for this site in relation to flood risk.
				Green Belt	154	To meet Leeds' housing and employment requirements it will be necessary to take some land out of the Green Belt and allocate it for development up to 2028, or identify it as Safeguarded Land for longer term development.	All sites in the Green Belt have been assessed against the purposes of Green Belts set out in the National Planning Policy Framework to enable sites with the least harm on Green Belt purposes to be proposed for allocation. This reflects the needs and characteristics of the area concerned and other assessment considerations. Further detail is provided in the Green Belt Background Paper. This site has been assessed as being suitable for development.
				Greenfield	8	In accordance with Policy H1 of the Core Strategy, Brownfield sites have been prioritised and it is expected that 57% of new houses will be on brownfield land. However, as the supply of brownfield land falls short of what is required to meet housing requirements, there will also be a need to allocate some greenfield sites for development.	All Brownfield sites are identified as Phase 1 sites to encourage their development in the first instance.
				Impact on area character	178	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Loss of greenspace/green corridor	5	This site is not identified as Green Space (i.e. publically accessible space with recreation or nature conservation value) in the existing Unitary Development Plan.	n/a
Noise	6	Noise is not considered to represent an insurmountable constraint to development on this site.	n/a				

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1080	HG2-17 (pa	Anti development	Environment	Overdevelopment	53	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Pollution	4	Noted.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, where a site is in close proximity to a major road (A road or motorway) an air quality assessment is required. Policy AIR1 (The management of air quality through development) of the adopted Natural Resources and Waste Local Plan also requires all applications for major development to incorporate low emission measures to ensure the overall impact of proposals on air quality is mitigated.
				Remain PAS/return to green belt	4	To meet Leeds' housing and employment requirements it will be necessary to take some land out of the Green Belt and allocate it for development up to 2028, or identify it as Safeguarded Land for longer term development.	All sites in the Green Belt have been assessed against the purposes of Green Belts set out in the National Planning Policy Framework to enable sites with the least harm on Green Belt purposes to be proposed for allocation. This reflects the needs and characteristics of the area concerned and other assessment considerations. Further detail is provided in the Green Belt Background Paper. This site has been assessed as being suitable for development.
				Sustainability	10	Noted.	A Sustainability Appraisal has been prepared which considers all of the allocations / rejected sites.
				Trees	7	Noted.	Policy G9 of the Core Strategy will require biodiversity improvements as part of new developments. As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, and in accordance with Policy LAND2 (Development and Trees) of the adopted Natural Resources and Waste Local Plan, where a site contains trees (including Tree Preservation Orders), woodland or hedgerows these should be retained where possible in any detailed design proposals for development.
				Utilities pipelines/pylons etc	5	Utilities infrastructure is not considered to represent an insurmountable constraint to development on this site.	n/a
				Visual impact	6	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1080	HG2-17 (pa	Anti development	Environment	Wildlife/biodiversity impact	51	Noted.	<p>Policy G9 of the Core Strategy will require biodiversity improvements as part of new developments.</p> <p>As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, and in accordance with Policy LAND2 (Development and Trees) of the adopted Natural Resources and Waste Local Plan, where a site contains trees (including Tree Preservation Orders), woodland or hedgerows these should be retained where possible in any detailed design proposals for development.</p> <p>Site specific requirements are identified for this site in relation to ecology.</p>
			Highways	Access	44	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	<p>As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.</p> <p>The site requirements for this site identify that provision should be made for improved highway access to the site.</p>
				Parking	11	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	<p>As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.</p>
				Public transport	103	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	<p>As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.</p> <p>The site requirements for this site identify that provision should be made for improved access to public transport.</p>

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1080	HG2-17 (pa	Anti development	Highways	Safety	47	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
				Traffic/Congestion	248	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision. The identification of this site in Phase 3 (to be brought forward for development later on in the plan period) is partly as a result of highways network issues. The site requirements for this site identify that the development will be required to contribute to measures to mitigate the cumulative effect of the site on the local highway network.
			Housing Issues	Already enough housing	8	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Brownfield first	63	In accordance with Policy H1 of the Core Strategy, Brownfield sites have been prioritised and it is expected that 57% of new houses will be on brownfield land. However, as the supply of brownfield land falls short of what is required to meet housing requirements, there will also be a need to allocate some greenfield sites for development.	All Brownfield sites are identified as Phase 1 sites to encourage their development in the first instance.
				Cumulative impact	21	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1080	HG2-17 (pa	Anti development	Housing Issues	Distribution housing figure	6	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Empty properties	12	The Council has a series of initiatives to encourage empty properties to be brought back into use. However, as the supply of empty homes falls short of what is required to meet housing requirements, there is a need to identify sites for new housing development.	n/a
				House prices	5	National Planning Practice Guidance makes clear that the protection of purely private interests, such as the impact of a development on the value of a neighbouring property, is not a material planning consideration.	n/a
				Local employment	56	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Overall housing figure	6	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Phasing	3	Noted.	This site is identified as a Phase 3 site. This means that it will not come forward for development until later on in the plan period, following the development of brownfield sites, sites in regeneration area and sites within or adjacent to the city centre, main urban area or major settlements.
				Scale/site size	21	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action	
1080	HG2-17 (pa	Anti development	Housing Issues	Urban sprawl	65	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.	
				Other	Alternative approach	53	Noted. All sites put forward have been assessed using the same assessment process. The Housing and Employment Background Papers provide a summary of the key reasons why specific sites have been selected or rejected for allocation.	n/a
			General infrastructure	Lack of consultation	None	57	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
						2	The Site Allocations Plan has to go through various stages of preparation. An 8 week consultation took place on the Issues and Options version of the Site Allocations Plan. Further details are provided in the Report of Consultation.	Further public consultation will be undertaken on the Site Allocations Publication Draft Plan.
						2	n/a	n/a
			Schools/Health/Community	Distance to facilities/shops	7	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.	
				Distance to GP/Dentist	1	Noted.	The Site Allocations Plan cannot allocate land specifically for health facilities because providers plan for their own operating needs and local demand. However, in accordance with Core Strategy policy P9, developers will be encouraged to consult with the relevant Clinical Commissioning Group to ensure consideration of health provision in association with proposed developments.	

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1080	HG2-17 (pa	Anti development	Schools/Health/Community	Distance to school	3	From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	The site requirements for this site identify that the provision of school is required within this site. This is also shown on the Plan.
				Emergency services	1	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				GP/Dentist full	84	Noted.	The Site Allocations Plan cannot allocate land specifically for health facilities because providers plan for their own operating needs and local demand. However, in accordance with Core Strategy policy P9, developers will be encouraged to consult with the relevant Clinical Commissioning Group to ensure consideration of health provision in association with proposed developments.
				Lack of facilities/shops	146	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Pressure on local services	20	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Schools full	144	From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	The site requirements for this site identify that the provision of school is required within this site. This is also shown on the Plan.
		Pro development	Highways	Additional traffic is OK	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Parking/access	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Public transport	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Housing Issues	More suitable than other sites	3	Noted

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1080	HG2-17 (pa	Pro development	Other	General infrastructure	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				General support	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				None	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
	HG2-17	Pro development	Housing	Suitable for elderly housing	2	Noted	This site has not been specifically identified as being suitable for older persons housing / independent living. Further information on the approach to identifying sites for older persons housing is provided in the Housing Background Paper. However, this does not mean that a proposal for older persons housing on this site would not be supported, and all developments will need to provide an appropriate housing mix in accordance with Core Strategy Policy H4.
1101	(blank)	Anti development	Environment	Flooding/drainage	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Green Belt	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Greenfield	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Impact on area character	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Trees	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Wildlife/biodiversity impact	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Highways	Public transport	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Safety	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Traffic/Congestion	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Other	None	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
1122	MX1-1	Anti development	Environment	Visual impact	1	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
			Other	Other	2	The site has planning permission. Detailed consideration of issues including design, landscaping and historic environment is undertaken as part of the planning application process.	n/a
			Schools/Health/Community	Pressure on local services	1	The impact on local services (eg schools provision) has been undertaken as part of the planning application process for this site. From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	n/a
		Pro development	Housing Issues	Use of brownfield site	1	Noted	Site is identified for development in the Site Allocations Publication Draft Plan.
1179	(blank)	Anti development	Environment	Green Belt	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Highways	Public transport	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Other	None	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
1196	(blank)	Anti development	Environment	Flooding/drainage	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Green Belt	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action	
1196	(blank)	Anti development	Highways	Access	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Public transport	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Traffic/Congestion	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Housing Issues	Urban sprawl	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Other	None	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
1197	(blank)	Anti development	Environment	Conservation/Heritage	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Impact on area character	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Loss of greenspace/green corridor	25	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Wildlife/biodiversity impact	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Highways	Public transport	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Traffic/Congestion	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Housing Issues	Brownfield first	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Other	None	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
		Pro development	Housing Issues	Housing supply/growth	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				More suitable than other sites	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				Viable/available/suitable/doable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Other	General support	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				Sustainable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Schools/Health/Community	Close to facilities/shops	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Housing	Suitable for elderly housing	2	Noted	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Neutral	Phasing short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			1198	(blank)	Pro development	Environment	No harm to green belt/countryside	1
No impact on flood risk/drainage	1						Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
Rounding off	1	Noted					On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action	
1198	(blank)	Pro development	Environment	Sustainability	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Housing Issues	More suitable than other sites	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				Viable/available/suitable/uitable/doable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Schools/Health/Community	Close to facilities/shops	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
		Neutral	Phasing	short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
1204	(blank)	Anti development	Environment	Agricultural land	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Airport	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Conservation/Heritage	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Flooding/drainage	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Green Belt	53	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Impact on area character	28	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Loss of greenspace/green corridor	16	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Overdevelopment	6	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Visual impact	10	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Wildlife/biodiversity impact	21	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Highways	Access	23	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
					Parking	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
					Public transport	23	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Safety		15	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Traffic/Congestion		69	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Housing Issues	Brownfield first	12	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Cumulative impact	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Distribution housing figure	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				HMCA boundary	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				House prices	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Local employment	12	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Scale/site size	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Urban sprawl	17	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Other	Alternative approach	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				General infrastructure	29	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1204	(blank)	Anti development	Other	National/local policy	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				None	28	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Sustainability appraisal	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Distance to GP/Dentist	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Distance to school	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Emergency services	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				GP/Dentist full	22	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Lack of facilities/shops	14	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Quality of life	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		Schools full		36	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
Neutral	Phasing	not specified	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
long		1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
1317	(blank)	Anti development	Environment	Green Belt	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Highways	Access	1	Noted.
			Other	Public transport	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Safety	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				None	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
1358	(blank)	Pro development	Environment	No impact on flood risk/drainage	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		Neutral	Phasing	short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
1369	xHG3-6	Neutral	Phasing	short	1	Noted	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				not specified	2	Noted	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				long	2	Noted	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
	(blank)	Anti development	Environment	Agricultural land	46	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Conservation/Heritage	60	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Flooding/drainage	139	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Green Belt	9	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Greenfield	6	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Impact on area character	46	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1369	(blank)	Anti development	Environment	Loss of greenspace/green corridor	8	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Noise	11	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Overdevelopment	43	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Pollution	19	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Remain PAS/return to green belt	16	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Sustainability	8	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Tourism	26	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Trees	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Utilities pipelines/pylons etc	66	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Visual impact	41	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Wildlife/biodiversity impact	46	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Highways	Access	95	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Parking	3	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Public transport	118	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Safety	95	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Traffic/Congestion	207	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Housing Issues	Already enough housing	6	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Brownfield first	19	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1369	(blank)	Anti development	Housing Issues	Cumulative impact	62	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Distribution housing figure	6	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Empty properties	2	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				House prices	3	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Local employment	50	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Overall housing figure	2	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Scale/site size	25	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Urban sprawl	6	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Other	Alternative approach	19	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Covenants	4	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				General infrastructure	6	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				National/local policy	4	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				None	2	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Schools/Health/Community	Community	29	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Distance to GP/Dentist	82	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Distance to school	34	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Emergency services	8	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				GP/Dentist full	5	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1369	(blank)	Anti development	Schools/Health/Community	Lack of facilities/shops	93	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Pressure on local services	24	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Quality of life	11	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Refuse	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Schools full	135	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
		Pro development	Environment	No harm to green belt/countryside	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Highways	Public transport	2	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Housing Issues	Housing supply/growth	2	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				More suitable than other sites	2	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Need more affordable housing	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Viable/available/suitable/doable	2	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Other	National/local policy	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Schools/Health/Community	Close to facilities/shops	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
2035	HG2-14	Anti development	Environment	Conservation/Heritage	1	Noted.	Policy P11 of the Core Strategy, and N14 to N20 of the UDP will require development to conserve and enhance the historic environment. Guidance is also provided as part of the generic considerations outlined under paragraph 2.54 of the SAP. Site specific requirements are identified for this site in relation to the Otley Conservation Area
				Remain PAS/return to green belt	1	To meet Leeds' housing and employment requirements it will be necessary to take some land out of the Green Belt and allocate it for development up to 2028, or identify it as Safeguarded Land for longer term development.	All sites in the Green Belt have been assessed against the purposes of Green Belts set out in the National Planning Policy Framework to enable sites with the least harm on Green Belt purposes to be proposed for allocation. This reflects the needs and characteristics of the area concerned and other assessment considerations. Further detail is provided in the Green Belt Background Paper. This site has been assessed as being suitable for development.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
2035	HG2-14	Anti development	Housing Issues	Local employment	1	Otley is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
			Other	Other	1	Noted	n/a
		Pro development	Environment	Environ/social/ec on benefits	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Highways	Public transport	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Housing Issues	Housing supply/growth	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				More suitable than other sites	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Need more affordable housing	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Use of brownfield site	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Other	General support	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Improve education	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
2054	(blank)	Anti development	Environment	Agricultural land	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Green Belt	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Impact on area character	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Visual impact	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Wildlife/biodiversity impact	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Highways	Parking	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Traffic/Congestion	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Housing Issues	Brownfield first	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Cumulative impact	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Empty properties	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Urban sprawl	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Other	None	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Pro development	Environment	Environ/social/ec on benefits	1	Noted
		No harm to green belt/countryside			12	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action	
2054	(blank)	Pro development	Environment	No harm to historic environment	6	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				No impact on flood risk/drainage	7	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				Rounding off	75	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Highways	Additional traffic is OK	220	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				Parking/access	44	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				Public transport	31	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Housing Issues	More suitable than other sites	231	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Other	Close to employment	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				General infrastructure	19	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				General support	13	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				Sustainable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Schools/Health/Community	Close to facilities/shops	46	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				Improve education	30	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Neutral	Phasing	short	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
					not specified	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
medium	3	Noted.			Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
2130	HG2-18	Anti development	Environment	Agricultural land	10	To meet Leeds' housing and employment requirements it will be necessary for some development to take place on agricultural land.	Regard has been had to the grade of Agricultural Land as part of the Green Belt site assessment and Sustainability Appraisal process.	
				Conservation/Heritage	56	Noted.	Policy P11 of the Core Strategy, and N14 to N20 of the UDP will require development to conserve and enhance the historic environment. Guidance is also provided as part of the generic considerations outlined under paragraph 2.54 of the SAP. Site specific requirements are identified for this site in relation to Listed Buildings / the Conservation Area	

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
2130	HG2-18	Anti development	Environment	Flooding/drainage	7	Noted. The Site Assessment considers the Flood Zone (as defined by the Environment Agency) that each site is within.	Policy EN55 of the Core Strategy, and Policies Water 6 and 7 of the Natural Resources and Waste Local Plan will ensure that new development does not increase flood risk on or off site. Paragraph 2.51 of the SAP, and the Flood Risk Background Paper, provide further information on how flood risk has been taken into account and will be responded to. Site specific requirements are identified for this site in relation to flood risk
				Green Belt	4	To meet Leeds' housing and employment requirements it will be necessary to take some land out of the Green Belt and allocate it for development up to 2028, or identify it as Safeguarded Land for longer term development.	All sites in the Green Belt have been assessed against the purposes of Green Belts set out in the National Planning Policy Framework to enable sites with the least harm on Green Belt purposes to be proposed for allocation. This reflects the needs and characteristics of the area concerned and other assessment considerations. Further detail is provided in the Green Belt Background Paper. This site has been assessed as being suitable for development.
				Greenfield	2	In accordance with Policy H1 of the Core Strategy, Brownfield sites have been prioritised and it is expected that 57% of new houses will be on brownfield land. However, as the supply of brownfield land falls short of what is required to meet housing requirements, there will also be a need to allocate some greenfield sites for development.	All Brownfield sites are identified as Phase 1 sites to encourage their development in the first instance.
				Impact on area character	45	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Loss of greenspace/green corridor	10	This site is not identified as Green Space (i.e. publicly accessible space with recreation or nature conservation value) in the existing Unitary Development Plan.	n/a
				Noise	2	Noise is not considered to represent an insurmountable constraint to development on this site.	n/a
				Overdevelopment	31	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Pollution	4	Noted.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, where a site is in close proximity to a major road (A road or motorway) an air quality assessment is required. Policy AIR1 (The management of air quality through development) of the adopted Natural Resources and Waste Local Plan also requires all applications for major development to incorporate low emission measures to ensure the overall impact of proposals on air quality is mitigated.

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
2130	HG2-18	Anti development	Environment	Remain PAS/return to green belt	32	To meet Leeds' housing and employment requirements it will be necessary to take some land out of the Green Belt and allocate it for development up to 2028, or identify it as Safeguarded Land for longer term development.	All sites in the Green Belt have been assessed against the purposes of Green Belts set out in the National Planning Policy Framework to enable sites with the least harm on Green Belt purposes to be proposed for allocation. This reflects the needs and characteristics of the area concerned and other assessment considerations. Further detail is provided in the Green Belt Background Paper. This site has been assessed as being suitable for development.
				Sustainability	4	Noted.	A Sustainability Appraisal has been prepared which considers all of the allocations / rejected sites.
				Tourism	2	Development on this site is not considered likely to adversely affect tourism to the wider area.	n/a
				Trees	4	Noted.	Policy G9 of the Core Strategy will require biodiversity improvements as part of new developments. As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, and in accordance with Policy LAND2 (Development and Trees) of the adopted Natural Resources and Waste Local Plan, where a site contains trees (including Tree Preservation Orders), woodland or hedgerows these should be retained where possible in any detailed design proposals for development.
				Utilities pipelines/pylons etc	2	Utilities infrastructure is not considered to represent an insurmountable constraint to development on this site.	n/a
				Visual impact	17	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Wildlife/biodiversity impact	16	Noted.	Policy G9 of the Core Strategy will require biodiversity improvements as part of new developments. As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, and in accordance with Policy LAND2 (Development and Trees) of the adopted Natural Resources and Waste Local Plan, where a site contains trees (including Tree Preservation Orders), woodland or hedgerows these should be retained where possible in any detailed design proposals for development. Site specific requirements are identified for this site in relation to ecology.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
2130	HG2-18	Anti development	Highways	Access	22	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
				Parking	2	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
				Public transport	13	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
				Safety	9	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
2130	HG2-18	Anti development	Highways	Traffic/Congestion	65	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
			Housing Issues	Brownfield first	19	In accordance with Policy H1 of the Core Strategy, Brownfield sites have been prioritised and it is expected that 57% of new houses will be on brownfield land. However, as the supply of brownfield land falls short of what is required to meet housing requirements, there will also be a need to allocate some greenfield sites for development.	All Brownfield sites are identified as Phase 1 sites to encourage their development in the first instance.
				Cumulative impact	34	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Distribution housing figure	1	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Empty properties	5	The Council has a series of initiatives to encourage empty properties to be brought back into use. However, as the supply of empty homes falls short of what is required to meet housing requirements, there is a need to identify sites for new housing development.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
2130	HG2-18	Anti development	Housing Issues	Local employment	5	Adel is identified in the Core Strategy Settlement Hierarchy as part of the Main Urban Area.	<p>Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability.</p> <p>The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.</p>
				Overall housing figure	2	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Scale/site size	2	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	<p>As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge).</p> <p>Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.</p>
				Urban sprawl	1	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	<p>As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge).</p> <p>Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.</p>
			Other	General infrastructure	1	Adel is identified in the Core Strategy Settlement Hierarchy as part of the Main Urban Area.	<p>Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability.</p> <p>The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.</p>
			National/local policy	1	Noted. The Site Allocations Plan has been prepared in accordance with the National Planning Policy Framework (NPPF) and the guidance of the national Planning Practice Guidance (PPG).	n/a	

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
2130	HG2-18	Anti development	Schools/Health/Community	Community	9	Noted.	Policy P10 (Design) of the Core Strategy will require all developments to protect the visual, residential and general amenity of the area.
				Distance to GP/Dentist	2	Noted.	The Site Allocations Plan cannot allocate land specifically for health facilities because providers plan for their own operating needs and local demand. However, in accordance with Core Strategy policy P9, developers will be encouraged to consult with the relevant Clinical Commissioning Group to ensure consideration of health provision in association with proposed developments.
				Distance to school	3	From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	The site requirements for this site identify that the provision of school is required within this site. This is also shown on the Plan.
				Emergency services	2	Adel is identified in the Core Strategy Settlement Hierarchy as part of the Main Urban Area.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				GP/Dentist full	24	Noted.	The Site Allocations Plan cannot allocate land specifically for health facilities because providers plan for their own operating needs and local demand. However, in accordance with Core Strategy policy P9, developers will be encouraged to consult with the relevant Clinical Commissioning Group to ensure consideration of health provision in association with proposed developments.
				Lack of facilities/shops	8	Adel is identified in the Core Strategy Settlement Hierarchy as part of the Main Urban Area.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Pressure on local services	16	Adel is identified in the Core Strategy Settlement Hierarchy as part of the Main Urban Area.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Quality of life	4	Noted.	Policy P10 (Design) of the Core Strategy will require all developments to protect the visual, residential and general amenity of the area.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action			
2130	HG2-18	Anti development	Schools/Health/Community	Schools full	43	From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	The site requirements for this site identify that the provision of school is required within this site. This is also shown on the Plan.			
		Pro development	Environment	Contribute to improving POS	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
				Environ/social/ec on benefits	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
				No harm to green belt/countryside	125	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
				Rounding off	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
			Highways	Additional traffic is OK	126	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
				Parking/access	124	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
				Public transport	125	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
			Housing Issues	Housing supply/growth	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
				More suitable than other sites	131	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
				Need more affordable housing	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
				Viable/available/suitable/doable	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
			Other	National/local policy	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
				Other	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
			Schools/Health/Community	Close to facilities/shops	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
				Improve education	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.			
			Housing	Suitable for elderly housing	1	Noted	This site has not been specifically identified as being suitable for older persons housing / independent living. Further information on the approach to identifying sites for older persons housing is provided in the Housing Background Paper. However, this does not mean that a proposal for older persons housing on this site would not be supported, and all developments will need to provide an appropriate housing mix in accordance with Core Strategy Policy H4.			
			Neutral	Phasing	short	3	Noted.	This site is proposed for development in phase 2. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.		
			3002	(blank)	Anti development	Environment	Flooding/drainage	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
							Green Belt	8	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Greenfield	1	Noted.					Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Impact on area character	3	Noted.					Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Trees	1	Noted.					Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Visual impact	2	Noted.					Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3002	(blank)	Anti development	Environment	Wildlife/biodiversity impact	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Highways	Access	2	Noted.
			Public transport		1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Safety		1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Traffic/Congestion		3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Housing Issues	Brownfield first	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Cumulative impact	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Urban sprawl	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Schools full	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			3021	(blank)	Anti development	Highways	Access
Traffic/Congestion	1	Noted.					Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
3022	(blank)	Anti development	Highways	Access	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Traffic/Congestion	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
3025	(blank)	Anti development	Environment	Green Belt	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Visual impact	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Highways	Access	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Housing Issues	Cumulative impact	1	Noted.
		Other	None		2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Pro development	Highways	Public transport	1	Noted.	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.		
3360	(blank)	Anti development	Environment	Agricultural land	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Conservation/Heritage	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Flooding/drainage	7	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Green Belt	31	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Greenfield	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Impact on area character	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Loss of greenspace/green corridor	10	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Noise	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Overdevelopment	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Remain PAS/return to green belt	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Visual impact	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Wildlife/biodiversity impact	15	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Highways	Access	11	Noted.
			Public transport		7	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Safety	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.				

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3360	(blank)	Anti development	Highways	Traffic/Congestion	18	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Housing Issues	Already enough housing	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Brownfield first	13	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Cumulative impact	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Empty properties	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Local employment	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Overall housing figure	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Urban sprawl	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Other	Alternative approach	1	Noted.
			General infrastructure		13	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			National/local policy		1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			None		15	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Community	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Distance to school	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				GP/Dentist full	6	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Lack of facilities/shops	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Pressure on local services	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Quality of life	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		Schools full		13	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Pro development	Environment	Contribute to improving POS	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Environ/social/ec on benefits	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				No harm to green belt/countryside	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				No harm to historic environment	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Highways	Additional traffic is OK	11	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Parking/access	6	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Public transport	10	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3360	(blank)	Pro development	Housing Issues	Housing supply/growth	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				More suitable than other sites	7	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Need more affordable housing	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Other	General infrastructure	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				General support	6	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				National/local policy	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				None	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Sustainable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Schools/Health/Community	Close to facilities/shops	6	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Improve education	19	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		Will create services		19	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
		Neutral	Phasing	short	4	Noted	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				medium	1	Noted	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
3400	HG2-15	Anti development	Environment	Agricultural land	4	To meet Leeds' housing and employment requirements it will be necessary for some development to take place on agricultural land.	Regard has been had to the grade of Agricultural Land as part of the Green Belt site assessment and Sustainability Appraisal process.
				Airport	6	The airport is not considered to represent an insurmountable constraint to development on this site.	n/a
				Conservation/Heritage	13	Noted.	Policy P11 of the Core Strategy, and N14 to N20 of the UDP will require development to conserve and enhance the historic environment. Guidance is also provided as part of the generic considerations outlined under paragraph 2.54 of the SAP. Site specific requirements are identified for this site in relation to Listed Buildings / the Conservation Area

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3400	HG2-15	Anti development	Environment	Flooding/drainage	5	Noted. The Site Assessment considers the Flood Zone (as defined by the Environment Agency) that each site is within.	Policy EN55 of the Core Strategy, and Policies Water 6 and 7 of the Natural Resources and Waste Local Plan will ensure that new development does not increase flood risk on or off site. Paragraph 2.51 of the SAP, and the Flood Risk Background Paper, provide further information on how flood risk has been taken into account and will be responded to. Site specific requirements are identified for this site in relation to flood risk
				Green Belt	85	To meet Leeds' housing and employment requirements it will be necessary to take some land out of the Green Belt and allocate it for development up to 2028, or identify it as Safeguarded Land for longer term development.	All sites in the Green Belt have been assessed against the purposes of Green Belts set out in the National Planning Policy Framework to enable sites with the least harm on Green Belt purposes to be proposed for allocation. This reflects the needs and characteristics of the area concerned and other assessment considerations. Further detail is provided in the Green Belt Background Paper. This site has been assessed as being suitable for development.
				Greenfield	10	In accordance with Policy H1 of the Core Strategy, Brownfield sites have been prioritised and it is expected that 57% of new houses will be on brownfield land. However, as the supply of brownfield land falls short of what is required to meet housing requirements, there will also be a need to allocate some greenfield sites for development.	All Brownfield sites are identified as Phase 1 sites to encourage their development in the first instance.
				Impact on area character	95	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Loss of greenspace/green corridor	6	This site is not identified as Green Space (i.e. publicly accessible space with recreation or nature conservation value) in the existing Unitary Development Plan.	n/a
				Overdevelopment	49	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Pollution	9	Noted.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, where a site is in close proximity to a major road (A road or motorway) an air quality assessment is required. Policy AIR1 (The management of air quality through development) of the adopted Natural Resources and Waste Local Plan also requires all applications for major development to incorporate low emission measures to ensure the overall impact of proposals on air quality is mitigated.
				Sustainability	2	Noted.	A Sustainability Appraisal has been prepared which considers all of the allocations / rejected sites.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3400	HG2-15	Anti development	Environment	Tourism	1	Development on this site is not considered likely to adversely affect tourism to the wider area.	n/a
				Utilities pipelines/pylons etc	5	Utilities infrastructure is not considered to represent an insurmountable constraint to development on this site.	n/a
				Visual impact	4	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Wildlife/biodiversity impact	29	Noted.	Policy G9 of the Core Strategy will require biodiversity improvements as part of new developments. As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, and in accordance with Policy LAND2 (Development and Trees) of the adopted Natural Resources and Waste Local Plan, where a site contains trees (including Tree Preservation Orders), woodland or hedgerows these should be retained where possible in any detailed design proposals for development.
			Highways	Access	46	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
			Parking	11	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.	

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3400	HG2-15	Anti development	Highways	Public transport	64	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
				Safety	40	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
				Traffic/Congestion	131	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
			Housing Issues	Brownfield first	36	In accordance with Policy H1 of the Core Strategy, Brownfield sites have been prioritised and it is expected that 57% of new houses will be on brownfield land. However, as the supply of brownfield land falls short of what is required to meet housing requirements, there will also be a need to allocate some greenfield sites for development.	All Brownfield sites are identified as Phase 1 sites to encourage their development in the first instance.
				Cumulative impact	84	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3400	HG2-15	Anti development	Housing Issues	Distribution housing figure	4	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Elderly site	1	This site is not identified as being specifically suitable for older persons housing / independent living in the Site Allocations Plan. Applications for accommodation for elderly persons on this site would be considered in accordance with Policy H8 of the Core Strategy.	n/a
				Empty properties	20	The Council has a series of initiatives to encourage empty properties to be brought back into use. However, as the supply of empty homes falls short of what is required to meet housing requirements, there is a need to identify sites for new housing development.	n/a
				House prices	4	National Planning Practice Guidance makes clear that the protection of purely private interests, such as the impact of a development on the value of a neighbouring property, is not a material planning consideration.	n/a
				Local employment	43	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Overall housing figure	3	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3400	HG2-15	Anti development	Housing Issues	Scale/site size	4	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Urban sprawl	30	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
			Other	Alternative approach	13	Noted. All sites put forward have been assessed using the same assessment process. The Housing and Employment Background Papers provide a summary of the key reasons why specific sites have been selected or rejected for allocation.	n/a
				General infrastructure	15	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Lack of consultation	1	The Site Allocations Plan has to go through various stages of preparation. An 8 week consultation took place on the Issues and Options version of the Site Allocations Plan. Further details are provided in the Report of Consultation.	Further public consultation will be undertaken on the Site Allocations Publication Draft Plan.
				National/local policy	5	Noted. The Site Allocations Plan has been prepared in accordance with the National Planning Policy Framework (NPPF) and the guidance of the national Planning Practice Guidance (PPG).	n/a
				None	4	n/a	n/a
				Schools/Health/Community	Community	7	Noted.
			Crime		1	Noted.	Policy P10 (Design) of the Core Strategy will require all developments to ensure that they create a safe and secure environment that reduces the opportunities for crime.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3400	HG2-15	Anti development	Schools/Health/Community	Distance to facilities/shops	2	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	<p>Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability.</p> <p>The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.</p>
				Distance to GP/Dentist	4	Noted.	The Site Allocations Plan cannot allocate land specifically for health facilities because providers plan for their own operating needs and local demand. However, in accordance with Core Strategy policy P9, developers will be encouraged to consult with the relevant Clinical Commissioning Group to ensure consideration of health provision in association with proposed developments.
				Distance to school	9	From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	Site HG2-17 will contain a new school to help meet demand in this area
				Emergency services	5	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	<p>Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability.</p> <p>The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.</p>
				GP/Dentist full	45	Noted.	The Site Allocations Plan cannot allocate land specifically for health facilities because providers plan for their own operating needs and local demand. However, in accordance with Core Strategy policy P9, developers will be encouraged to consult with the relevant Clinical Commissioning Group to ensure consideration of health provision in association with proposed developments.
				Lack of facilities/shops	75	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	<p>Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability.</p> <p>The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.</p>

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3400	HG2-15	Anti development	Schools/Health/Community	Pressure on local services	10	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Quality of life	2	Noted.	Policy P10 (Design) of the Core Strategy will require all developments to protect the visual, residential and general amenity of the area.
				Schools full	83	From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	Site HG2-17 will contain a new school to help meet demand in this area
		Pro development	Environment	Environ/social/ec on benefits	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Improve appearance of site	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				No harm to green belt/countryside	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Sustainability	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Highways	Additional traffic is OK	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Parking/access	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Housing Issues	More suitable than other sites	11	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Use of brownfield site	4	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Viable/available/suitable/doable	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Other	General support	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				National/local policy	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				None	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Close to facilities/shops	2	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Housing	Suitable for elderly housing	9	Noted	This site has not been specifically identified as being suitable for older persons housing / independent living. Further information on the approach to identifying sites for older persons housing is provided in the Housing Background Paper. However, this does not mean that a proposal for older persons housing on this site would not be supported, and all developments will need to provide an appropriate housing mix in accordance with Core Strategy Policy H4.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3400	HG2-15	Neutral	Phasing	short	2	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.
				not specified	5	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.
				long	2	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.
3434	(blank)	Anti development	Environment	Agricultural land	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Airport	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Conservation/Heritage	11	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Flooding/drainage	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Green Belt	51	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Greenfield	7	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Impact on area character	45	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Loss of greenspace/green corridor	7	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Noise	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Overdevelopment	18	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Pollution	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Sustainability	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Visual impact	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Wildlife/biodiversity impact	11	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Highways	Access	30	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Parking	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Public transport	27	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Safety	21	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Traffic/Congestion	60	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Housing Issues	Already enough housing	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Brownfield first	16	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Cumulative impact	11	Noted.		Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Empty properties	7	Noted.		Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Local employment	16	Noted.		Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Overall housing figure	5	Noted.		Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Urban sprawl	28	Noted.		Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Other	Alternative approach	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3434	(blank)	Anti development	Other	General infrastructure	30	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				None	12	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Sustainability appraisal	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Community	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Crime	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Distance to GP/Dentist	6	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Distance to school	15	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				GP/Dentist full	19	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Lack of facilities/shops	38	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Pressure on local services	22	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		Quality of life	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
		Schools full	33	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
		Pro development	Environment	No harm to green belt/countryside	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Highways	Public transport	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Housing Issues	More suitable than other sites	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Use of brownfield site	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Viable/available/suitable/doable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Other	General support	3	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Sustainable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Schools/Health/Community	Close to facilities/shops	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
Housing	Suitable for elderly housing		1	Noted	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
Neutral	Phasing		short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		not specified	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
		long	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
1095A	(blank)	Anti development	Environment	Agricultural land	12	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Conservation/Heritage	15	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1095A	(blank)	Anti development	Environment	Flooding/drainage	100	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Green Belt	23	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Impact on area character	10	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Noise	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Overdevelopment	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Utilities pipelines/pylons etc	7	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Visual impact	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Wildlife/biodiversity impact	18	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Highways	Access	28	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Public transport	32	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Safety	24	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Traffic/Congestion	67	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Housing Issues	Brownfield first	8	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Cumulative impact	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Distribution housing figure	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				House prices	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Local employment	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Scale/site size	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Other	Alternative approach	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				General infrastructure	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		None		15	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Schools/Health/Community	Distance to GP/Dentist	13	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Distance to school	8	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
GP/Dentist full	6		Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Lack of facilities/shops	33		Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Schools full	41		Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Pro development	Housing Issues	Need more affordable housing	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.		
	Schools/Health/Community	Improve education	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.		
1095B	xHG3-5	Neutral	Phasing	not specified	2	Noted	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				long	4	Noted	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1095B	(blank)	Anti development	Environment	Agricultural land	53	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Conservation/Heritage	49	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Flooding/drainage	127	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Green Belt	68	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Impact on area character	68	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Noise	6	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Remain PAS/return to green belt	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Sustainability	10	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Utilities pipelines/pylons etc	60	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Visual impact	35	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Wildlife/biodiversity impact	52	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Highways	Access	64	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Parking	4	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Public transport	104	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Safety	75	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Traffic/Congestion	176	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Housing Issues	Already enough housing	13	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
Brownfield first	22	Noted.		The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.			

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1095B	(blank)	Anti development	Housing Issues	Cumulative impact	27	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Distribution housing figure	5	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				House prices	3	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Local employment	39	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Overall housing figure	5	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Phasing	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Scale/site size	71	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Urban sprawl	11	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Other	Alternative approach	25	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				General infrastructure	28	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				None	5	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
			Schools/Health/Community	Distance to facilities/shops	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Distance to GP/Dentist	91	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Distance to school	29	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				GP/Dentist full	2	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Lack of facilities/shops	100	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Pressure on local services	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
				Schools full	122	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action	
1095B	(blank)	Pro development	Highways	Public transport	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	
			Housing Issues	Need more affordable housing	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	
			Other	National/local policy	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	
				None	8	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	
			Schools/Health/Community	Improve education	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	
				Will create services	1	Noted.	The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.	
1095C	(blank)	Anti development	Environment	Agricultural land	31	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Conservation/Heritage	45	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Flooding/drainage	74	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Green Belt	33	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Impact on area character	32	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Noise	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Overdevelopment	15	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Sustainability	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Utilities pipelines/pylons etc	36	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Visual impact	23	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Wildlife/biodiversity impact	33	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Highways	Access	44	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
					Parking	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Public transport		59	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Safety		48	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Traffic/Congestion		107	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Housing Issues	Already enough housing	10	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Brownfield first	13	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Cumulative impact	14	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Distribution housing figure	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				HMCA boundary	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				House prices	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1095C	(blank)	Anti development	Housing Issues	Local employment	27	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Scale/site size	33	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Urban sprawl	7	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Other	Alternative approach	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				General infrastructure	14	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Distance to GP/Dentist	49	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Distance to school	22	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				GP/Dentist full	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Lack of facilities/shops	50	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Pressure on local services	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Schools full	71	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Pro development	Highways	Public transport	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Housing Issues	Need more affordable housing	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Other	General infrastructure	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				General support	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				National/local policy	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Schools/Health/Community	Improve education	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Housing	Suitable for elderly housing	1	Noted	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		Neutral	Phasing	short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
not specified	2			Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
long	3			Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
1095D	(blank)	Anti development	Environment	Agricultural land	29	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Conservation/Heritage	46	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Flooding/drainage	72	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Green Belt	30	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Impact on area character	34	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Noise	7	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Overdevelopment	40	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Sustainability	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1095D	(blank)	Anti development	Environment	Utilities pipelines/pylons etc	34	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Visual impact	25	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Wildlife/biodiversity impact	24	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Highways	Access	43	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Parking	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Public transport	58	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Safety	54	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Traffic/Congestion	107	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Housing Issues	Already enough housing	12	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Brownfield first	14	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Cumulative impact	23	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Elderly site	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Empty properties	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				House prices	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Local employment	29	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Scale/site size	14	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Urban sprawl	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Alternative approach	15	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Other	General infrastructure	11	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		Schools/Health/Community		Distance to GP/Dentist	57	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Distance to school	19	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Lack of facilities/shops	54	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Pressure on local services	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Schools full	74	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Pro development	Highways	Public transport	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Other	General support	2	Noted
			National/local policy		1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
Schools/Health/Community	Improve education		1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.		
	Will create services		1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.		

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1095D	(blank)	Pro development	Housing	Suitable for elderly housing	1	Noted	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		Neutral	Phasing	short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				not specified	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				long	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
1181A	(blank)	Anti development	Environment	Agricultural land	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Conservation/Heritage	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Flooding/drainage	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Green Belt	44	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Impact on area character	36	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Overdevelopment	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Pollution	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Sustainability	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Trees	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Visual impact	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Wildlife/biodiversity impact	16	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Highways	Access	29	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Parking	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Public transport	28	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Safety	12	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Traffic/Congestion	60	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Housing Issues	Already enough housing	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Brownfield first	15	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Empty properties	10	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				House prices	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Local employment	13	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Urban sprawl	19	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Other	Alternative approach	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				General infrastructure	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				None	18	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Crime	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Distance to facilities/shops	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Emergency services	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				GP/Dentist full	20	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Lack of facilities/shops	29	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Pressure on local services	10	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Quality of life	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1181A	(blank)	Pro development	Schools/Health/Community	Schools full	32	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Environment	Sustainability	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Highways	Parking/access	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Public transport	3	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Housing Issues	Viable/available/suitable/doable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
		Schools/Health/Community	Close to facilities/shops	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
		Neutral	Phasing	short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				not specified	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				long	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		1181B	(blank)	Anti development	Environment	Agricultural land	2
Airport	6					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Conservation/Heritage	10					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Flooding/drainage	6					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Green Belt	50					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Greenfield	2					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Impact on area character	52					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Loss of greenspace/green corridor	2					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Noise	1					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Overdevelopment	40					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Pollution	3					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Remain PAS/return to green belt	1					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Tourism	1					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Trees	3					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Visual impact	5					Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Wildlife/biodiversity impact	15				Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
Highways	Access				46	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
	Parking				1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
	Public transport				31	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
	Safety				23	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
	Traffic/Congestion				76	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Housing Issues	Brownfield first				17	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
1181B	(blank)	Anti development	Housing Issues	Cumulative impact	89	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Distribution housing figure	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Empty properties	8	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				House prices	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Local employment	15	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Urban sprawl	20	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Other	Alternative approach	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				General infrastructure	7	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				None	10	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Crime	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Distance to GP/Dentist	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Emergency services	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				GP/Dentist full	28	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		Lack of facilities/shops		28	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Pressure on local services		11	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Pro development	Environment	No harm to green belt/countryside	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Highways	Additional traffic is OK	4	Noted
			Parking/access		3	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Public transport		3	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Housing Issues	More suitable than other sites	3	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
Viable/available/suitable/usable	1			Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.		
Schools/Health/Community	Close to facilities/shops		1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.		
	Neutral		Phasing	short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
not specified				2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
long				1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
2051A	(blank)	Anti development	Environment	Conservation/Heritage	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action	
2051A	(blank)	Anti development	Environment	Flooding/drainage	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Green Belt	6	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Greenfield	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Impact on area character	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Loss of greenspace/green corridor	6	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Sustainability	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Trees	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Visual impact	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Wildlife/biodiversity impact	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Highways	Access	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Parking	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Public transport	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Traffic/Congestion	6	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Housing Issues	Already enough housing	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Brownfield first	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
				Urban sprawl	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			Other	General infrastructure	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		None		5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
		Schools/Health/Community	Lack of facilities/shops	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
		Pro development	Highways	Parking/access	6	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				Public transport	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Housing Issues	More suitable than other sites	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				Viable/available/suitable/usable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Other	General infrastructure	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				General support	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
				None	3	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
			Schools/Health/Community	Close to facilities/shops	2	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.	
2051B	(blank)		Anti development	Environment	Conservation/Heritage	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
2051B	(blank)	Anti development	Environment	Green Belt	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Greenfield	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Impact on area character	5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Remain PAS/return to green belt	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Sustainability	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Trees	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Wildlife/biodiversity impact	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Highways	Access	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Public transport	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Traffic/Congestion	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Housing Issues	Brownfield first	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Empty properties	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Urban sprawl	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		Other	General infrastructure	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			National/local policy	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
			None	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Schools/Health/Community	Lack of facilities/shops	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Pro development	Highways	Parking/access	13	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
				Public transport	11	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Housing Issues	More suitable than other sites	6	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
Other	General support		15	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.		
Schools/Health/Community	Close to facilities/shops		1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.		
3367A	(blank)	Neutral	Phasing	short	2	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.
				not specified	6	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.
				long	4	Noted.	This site is proposed for development in phase 3. As outlined in paragraphs 2.36 to 2.39 of the SAP, policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations. This has been applied through the SAP to ensure a 5 year supply is maintained and ensure a balance of brownfield and greenfield sites coming forward.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3367A	HG2-17 (pa	Anti development	Environment	Agricultural land	24	To meet Leeds' housing and employment requirements it will be necessary for some development to take place on agricultural land.	Regard has been had to the grade of Agricultural Land as part of the Green Belt site assessment and Sustainability Appraisal process.
				Airport	8	The airport is not considered to represent an insurmountable constraint to development on this site.	n/a
				Conservation/Heritage	21	Noted.	Policy P11 of the Core Strategy, and N14 to N20 of the UDP will require development to conserve and enhance the historic environment. Guidance is also provided as part of the generic considerations outlined under paragraph 2.54 of the SAP. Site specific requirements are identified for this site in relation to Listed Buildings and the Bramhope Conservation Area
				Flooding/drainage	20	Noted. The Site Assessment considers the Flood Zone (as defined by the Environment Agency) that each site is within.	Policy EN55 of the Core Strategy, and Policies Water 6 and 7 of the Natural Resources and Waste Local Plan will ensure that new development does not increase flood risk on or off site. Paragraph 2.51 of the SAP, and the Flood Risk Background Paper, provide further information on how flood risk has been taken into account and will be responded to. Site specific requirements are identified for this site in relation to flood risk
				Green Belt	172	To meet Leeds' housing and employment requirements it will be necessary to take some land out of the Green Belt and allocate it for development up to 2028, or identify it as Safeguarded Land for longer term development.	All sites in the Green Belt have been assessed against the purposes of Green Belts set out in the National Planning Policy Framework to enable sites with the least harm on Green Belt purposes to be proposed for allocation. This reflects the needs and characteristics of the area concerned and other assessment considerations. Further detail is provided in the Green Belt Background Paper. This site has been assessed as being suitable for development.
				Greenfield	30	In accordance with Policy H1 of the Core Strategy, Brownfield sites have been prioritised and it is expected that 57% of new houses will be on brownfield land. However, as the supply of brownfield land falls short of what is required to meet housing requirements, there will also be a need to allocate some greenfield sites for development.	All Brownfield sites are identified as Phase 1 sites to encourage their development in the first instance.
				Impact on area character	171	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Loss of greenspace/green corridor	11	This site is not identified as Green Space (i.e. publically accessible space with recreation or nature conservation value) in the existing Unitary Development Plan.	n/a
Noise	8	Noise is not considered to represent an insurmountable constraint to development on this site.	n/a				

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3367A	HG2-17 (pa	Anti development	Environment	Overdevelopment	185	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.
				Pollution	20	Noted.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, where a site is in close proximity to a major road (A road or motorway) an air quality assessment is required. Policy AIR1 (The management of air quality through development) of the adopted Natural Resources and Waste Local Plan also requires all applications for major development to incorporate low emission measures to ensure the overall impact of proposals on air quality is mitigated.
				Remain PAS/return to green belt	2	To meet Leeds' housing and employment requirements it will be necessary to take some land out of the Green Belt and allocate it for development up to 2028, or identify it as Safeguarded Land for longer term development.	All sites in the Green Belt have been assessed against the purposes of Green Belts set out in the National Planning Policy Framework to enable sites with the least harm on Green Belt purposes to be proposed for allocation. This reflects the needs and characteristics of the area concerned and other assessment considerations. Further detail is provided in the Green Belt Background Paper. This site has been assessed as being suitable for development.
				Sustainability	1	Noted.	A Sustainability Appraisal has been prepared which considers all of the allocations / rejected sites.
				Trees	1	Noted.	Policy G9 of the Core Strategy will require biodiversity improvements as part of new developments. As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, and in accordance with Policy LAND2 (Development and Trees) of the adopted Natural Resources and Waste Local Plan, where a site contains trees (including Tree Preservation Orders), woodland or hedgerows these should be retained where possible in any detailed design proposals for development.
				Utilities pipelines/pylons etc	7	Utilities infrastructure is not considered to represent an insurmountable constraint to development on this site.	n/a
				Visual impact	7	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3367A	HG2-17 (pa	Anti development	Environment	Wildlife/biodiversity impact	46	Noted.	<p>Policy G9 of the Core Strategy will require biodiversity improvements as part of new developments.</p> <p>As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, and in accordance with Policy LAND2 (Development and Trees) of the adopted Natural Resources and Waste Local Plan, where a site contains trees (including Tree Preservation Orders), woodland or hedgerows these should be retained where possible in any detailed design proposals for development.</p> <p>Site specific requirements are identified for this site in relation to ecology.</p>
			Highways	Access	85	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	<p>As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.</p> <p>The site requirements for this site identify that provision should be made for improved highway access to the site.</p>
				Parking	9	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	<p>As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.</p>
				Public transport	111	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	<p>As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.</p>

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3367A	HG2-17 (pa	Anti development	Highways	Safety	58	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision.
				Traffic/Congestion	260	Highways Officers have assessed all sites and detailed transport modelling has been undertaken of proposed allocations to establish any strategic and detailed highway improvements required. This work has informed both the initial selection of sites and the detailed site and off site requirements for each allocation and has influenced decisions as to phasing of housing allocations. Further detail is provided in the Infrastructure Background Paper.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, further consideration of highways issues will be made at Planning Application Stage. Core Strategy Policy T2 requires sites with significant trip generating uses will need to complete Transport Assessments. Developer contributions may be required towards off site highway works, as well as cycling, walking and public transport provision. The identification of this site in Phase 3 (to be brought forward for development later on in the plan period) is partly as a result of highways network issues. The site requirements for this site identify that the development will be required to contribute to measures to mitigate the cumulative effect of the site on the local highway network.
			Housing Issues	Already enough housing	1	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Brownfield first	69	In accordance with Policy H1 of the Core Strategy, Brownfield sites have been prioritised and it is expected that 57% of new houses will be on brownfield land. However, as the supply of brownfield land falls short of what is required to meet housing requirements, there will also be a need to allocate some greenfield sites for development.	All Brownfield sites are identified as Phase 1 sites to encourage their development in the first instance.
				Coalescence	1	It is considered that the development of this site will not result in the merging or coalescence of Bramhope with a neighbouring settlement.	n/a
				Cumulative impact	230	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3367A	HG2-17 (pa	Anti development	Housing Issues	Distribution housing figure	5	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Empty properties	30	The Council has a series of initiatives to encourage empty properties to be brought back into use. However, as the supply of empty homes falls short of what is required to meet housing requirements, there is a need to identify sites for new housing development.	n/a
				House prices	4	National Planning Practice Guidance makes clear that the protection of purely private interests, such as the impact of a development on the value of a neighbouring property, is not a material planning consideration.	n/a
				Local employment	63	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Overall housing figure	2	New housing is required to meet the future needs of the Leeds District. The housing requirement for each Housing Market Character Area is set by Spatial Policy 7 of the Core Strategy, which was adopted by the Council in November 2014 following a separate public consultation and independent examination process.	n/a
				Scale/site size	24	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action		
3367A	HG2-17 (pa	Anti development	Housing Issues	Urban sprawl	79	Noted. Consideration of these factors has taken place as part of the site assessment and selection process. This site is considered suitable for allocation.	As outlined as part of the generic considerations set out under paragraph 2.54 of the SAP, landscaping schemes will be required for development adjoining open Land or Green Belt, in accordance with UDP Policy N24 and Supplementary Planning Guidance note 25 (Greening the built edge). Policies P10 (Design) and P12 (Landscape) of the Core Strategy will be used to ensure that the design and landscaping of new development reflects the character of the surrounding area.		
				Other	Alternative approach	50	Noted. All sites put forward have been assessed using the same assessment process. The Housing and Employment Background Papers provide a summary of the key reasons why specific sites have been selected or rejected for allocation.	n/a	
				General infrastructure	3	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.		
				Lack of consultation	2	The Site Allocations Plan has to go through various stages of preparation. An 8 week consultation took place on the Issues and Options version of the Site Allocations Plan. Further details are provided in the Report of Consultation.	Further public consultation will be undertaken on the Site Allocations Publication Draft Plan.		
				National/local policy	5	Noted. The Site Allocations Plan has been prepared in accordance with the National Planning Policy Framework (NPPF) and the guidance of the national Planning Practice Guidance (PPG).	n/a		
				None	2	n/a	n/a		
			Schools/Health/Community	Community	16	Noted.	Policy P10 (Design) of the Core Strategy will require all developments to protect the visual, residential and general amenity of the area.		
				Crime	2	Noted.	Policy P10 (Design) of the Core Strategy will require all developments to ensure that they create a safe and secure environment that reduces the opportunities for crime.		
						Distance to facilities/shops	2	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.

Issues and Options Consultation Responses - Outer North West HMCA

SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3367A	HG2-17 (pa	Anti development	Schools/Health/Community	Distance to school	2	From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	The site requirements for this site identify that the provision of a school is required within this site. This is also shown on the Plan.
				Emergency services	12	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				GP/Dentist full	94	Noted.	The Site Allocations Plan cannot allocate land specifically for health facilities because providers plan for their own operating needs and local demand. However, in accordance with Core Strategy policy P9, developers will be encouraged to consult with the relevant Clinical Commissioning Group to ensure consideration of health provision in association with proposed developments.
				Lack of facilities/shops	114	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Pressure on local services	43	Bramhope is identified in the Core Strategy Settlement Hierarchy as a Smaller Settlement.	Spatial Policy 1 of the Core Strategy identifies that the majority of new development will be concentrated within and adjacent to urban areas, where it can take advantage of existing services and high levels of accessibility. The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will also contribute to development needs, with the scale of growth having regard to the settlements size, function and sustainability. The Infrastructure Background Paper provides further detail on how the infrastructure requirements arising from the proposed allocations have been identified and taken into account.
				Quality of life	6	Noted.	Policy P10 (Design) of the Core Strategy will require all developments to protect the visual, residential and general amenity of the area.
				Refuse	1	Noted.	Policy P10 of the Core Strategy will require that waste and recycling storage should be designed in a positive manner and be integral to the development.
		Schools full	167	From the early stages of the SAP preparation, Leeds City Council's Children's Services have been involved in the consideration and evaluation of housing sites. Further detail is provided in the Infrastructure Background Paper.	The site requirements for this site identify that the provision of a school is required within this site. This is also shown on the Plan.		
		Pro development	Highways	Additional traffic is OK	4	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3367A	HG2-17 (pa	Pro development	Highways	Parking/access	3	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
			Housing Issues	More suitable than other sites	4	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
				Viable/available/suitable/uitable/doable	1	Noted	Site is allocated for development in the Site Allocations Publication Draft Plan.
	HG2-17	Pro development	Housing	Suitable for elderly housing	1	Noted	This site has not been specifically identified as being suitable for older persons housing / independent living. Further information on the approach to identifying sites for older persons housing is provided in the Housing Background Paper. However, this does not mean that a proposal for older persons housing on this site would not be supported, and all developments will need to provide an appropriate housing mix in accordance with Core Strategy Policy H4.
3367B	(blank)	Anti development	Environment	Agricultural land	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Airport	6	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Conservation/Heritage	8	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Flooding/drainage	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Green Belt	58	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Greenfield	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Impact on area character	48	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Loss of greenspace/green corridor	4	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Noise	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Overdevelopment	20	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Pollution	6	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Sustainability	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Tourism	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Trees	8	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Visual impact	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Wildlife/biodiversity impact	25	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Highways	Access	30	Noted.
			Parking		2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Public transport		38	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Safety		20	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Traffic/Congestion		81	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Housing Issues	Brownfield first	21	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Cumulative impact	76	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
Distribution housing figure	2	Noted.		Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Empty properties	8	Noted.		Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
House prices	2	Noted.		Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			
Local employment	21	Noted.		Site is not proposed for allocation in the Site Allocations Publication Draft Plan.			

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SHLAA Ref.	SAP Ref.	Nature of comment	Broad topic	Detailed topic	No. of comments	Response	Action
3367B	(blank)	Anti development	Housing Issues	Overall housing figure	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Scale/site size	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Urban sprawl	26	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Other	Alternative approach	11	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				None	9	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
			Schools/Health/Community	Community	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Crime	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Emergency services	7	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				GP/Dentist full	25	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				Lack of facilities/shops	39	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
		Pressure on local services		8	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Quality of life		5	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.	
		Schools full	45	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
		Pro development	Housing Issues	Viable/available/suitable/uitable/doable	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
			Other	General support	1	Noted	On balance, other sites are considered to be more appropriate for development to meet Core Strategy requirements and so this site is not proposed for allocation. The reasons for rejection are summarised in the housing and employment background papers.
Neutral	Phasing	short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
		not specified	3	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
		short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.		
CFSM035	(blank)	Neutral	Phasing	short	1	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.
				not specified	2	Noted.	Site is not proposed for allocation in the Site Allocations Publication Draft Plan.