

Site Allocations Plan

Volume 1: Plan Overview

Leeds Local Development Framework



Development Plan Document
Issues and Options for the Plan
June 2013

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(Bengali):-

যদি আপনি ইংরেজীতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

(Chinese):-

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

(Hindi):-

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रिटर (दुभाषिए) से संपर्क करेंगे।

(Punjabi):-

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂਗੇ.

(Urdu):-

اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود ترجمان (انٹریپرٹیر) سے رابطہ کریں گے۔

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Please call 0113 247 8092.

This is your chance to have your say

This consultation sets out options for the Site Allocations Plan to identify land for retail, housing, employment and greenspace across Leeds. The council is seeking your views on the approach taken and the site suggestions made, and whether other sites and proposals should be considered.

Leeds City Council is consulting on the Leeds Site Allocations Plan Issues and Options from 3rd June to 29th July 2013. The Issues and Options documents and response form are available for inspection at the following locations.

- **Development Enquiry Centre, City Development, Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD (Monday – Friday 8:30am – 5pm, Wednesday 9:30am – 5pm)**
- **All libraries across the Leeds district – please check local opening times**
- **All One Stop Centres across the Leeds district**

These documents are also published on the council's website. To download or view the material go to www.leeds.gov.uk/siteallocations. Please submit your response to the consultation on-line via the council's web site.

Email: ldf@leeds.gov.uk

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CONTENTS:

VOLUME 1

SECTION 1: INTRODUCTION	PAGE
Overview	5
What will the Site Allocations Plan cover?	5
What are the Issues and Options?	5
Relationship to other plans – The Core Strategy, The Policies Map Aire Valley Area Action Plan, Neighbourhood Plans	6
Broad Timetable for the Site Allocations Plan	9
Document structure	9
SECTION 2: OVERVIEW/BACKGROUND ON THE TOPICS COVERED:	
RETAIL OVERVIEW	11
HOUSING OVERVIEW	16
EMPLOYMENT OVERVIEW	21
GREENSPACE OVERVIEW	25
Appendix 1: LEEDS SITE ALLOCATIONS PLAN PRO-FORMA FOR SITE ASSESSMENT	27
MAPS:	
Map 1 – Aire Valley Area Action Plan	
Map 2 – Housing Market Characteristic Areas	
Map 3 – Hierarchy of Centres – Town and Local Centre Designations	

VOLUME 2

INITIAL SITE PROPOSALS AND OPTIONS FOR EACH HOUSING MARKET CHARACTERISTIC AREA:

**Volume 2 is split into 11 separate parts to cover each area in Leeds.
See plan 2, page 10 which shows the location of the areas.**

The areas are:

- 1. AIREBOROUGH**
- 2. CITY CENTRE**
- 3. EAST LEEDS**
- 4. INNER AREA**
- 5. NORTH LEEDS**
- 6. OUTER NORTH EAST**
- 7. OUTER NORTH WEST**
- 8. OUTER SOUTH**
- 9. OUTER SOUTH EAST**
- 10. OUTER SOUTH WEST**
- 11. OUTER WEST**

Each area covers:

INTRODUCTION
RETAIL ISSUES AND OPTIONS
HOUSING ISSUES AND OPTIONS
EMPLOYMENT ISSUES AND OPTIONS
GREENSPACE ISSUES AND OPTIONS

BACKGROUND PAPERS

There is a separate greenspace background paper detailing the analysis of surpluses and deficiencies for each of the 11 areas.

VOLUME 1

VOLUME 1

SECTION 1: INTRODUCTION

1.0 OVERVIEW

- 1.1 Planning for the homes, jobs and other development the District needs, whilst seeking to protect the environment and the distinctiveness of communities presents major opportunities and challenges for Leeds in its ambition to become the best city in the UK.
- 1.2 Within the context of the Vision for Leeds and City Growth Strategy, the emerging Core Strategy sets out an overall framework for the scale and location of new development across the district which aims to deliver housing based growth and jobs, complimentary infrastructure, such as schools and homes for an ageing population to create liveable and distinctive communities. This overarching plan is yet to be formally approved, but following examination, once adopted will provide a basis for the regeneration and growth of Leeds to 2028. It will underpin further detailed work that will be undertaken in relation to school provision, transportation infrastructure and other local facilities that are required to create liveable communities.
- 1.3 The Site Allocations Plan will provide site allocations and details that will help to deliver the Core Strategy policies, ensuring that sufficient land is available in appropriate locations to meet the targets set out in the Core Strategy and achieve the Council's ambitions. It is therefore a key document in the Local Development Framework or Local Plan for Leeds in identifying specific allocations for development to 2028.

2.0 WHAT WILL THE SITE ALLOCATIONS PLAN COVER?

- 2.1 On 16th May 2012 the Council's Executive Board approved the scope or content of the plan. It will cover **housing, employment, retail and greenspace allocations for the whole of Leeds district (except for the area within the Aire Valley Area Action Plan (AAP))**. (See map 1 on page 7 showing area covered by the AAP).

3.0 WHAT ARE THE ISSUES AND OPTIONS?

- 3.1 The Issues and Options for the Site Allocations plan sets out initial ideas for site allocations for housing, employment, retailing and greenspace. It asks questions to seek the public's views on the approach taken in the document including the site suggestions, or whether other sites and proposals should be considered. This is the first consultation stage in the preparation of the Allocations plan. The plan has to go through various stages of preparation and will be subject to examination in public by an independent Inspector before it can be adopted by the Council. In due course, further detailed guidance for the development of those locations and sites will be prepared through Neighbourhood Plans, guidance from the Council on its planning frameworks and master plans.
- 3.2 After each section the questions we are seeking views on are identified in bold print. The questions asked relate solely to the Site Allocations Plan. They do not

relate to the Core Strategy policies which have already been subject to a separate consultation process.

4.0 RELATIONSHIP TO OTHER PLANS:

4.1 THE CORE STRATEGY:

We cannot progress the Site Allocations Plan to adoption in advance of the Core Strategy being adopted because the Site Allocations Plan has to be in general conformity with the requirements set out in the Core Strategy. However, we are seeking initial views on proposals, even though the final adopted version of the Core Strategy may change from the current proposals. If this happens, we will have to amend the site specific proposals and allocations in the Site Allocations Plan to reflect the requirements in the adopted Core Strategy. Together they will form part of the Local Plan for Leeds.

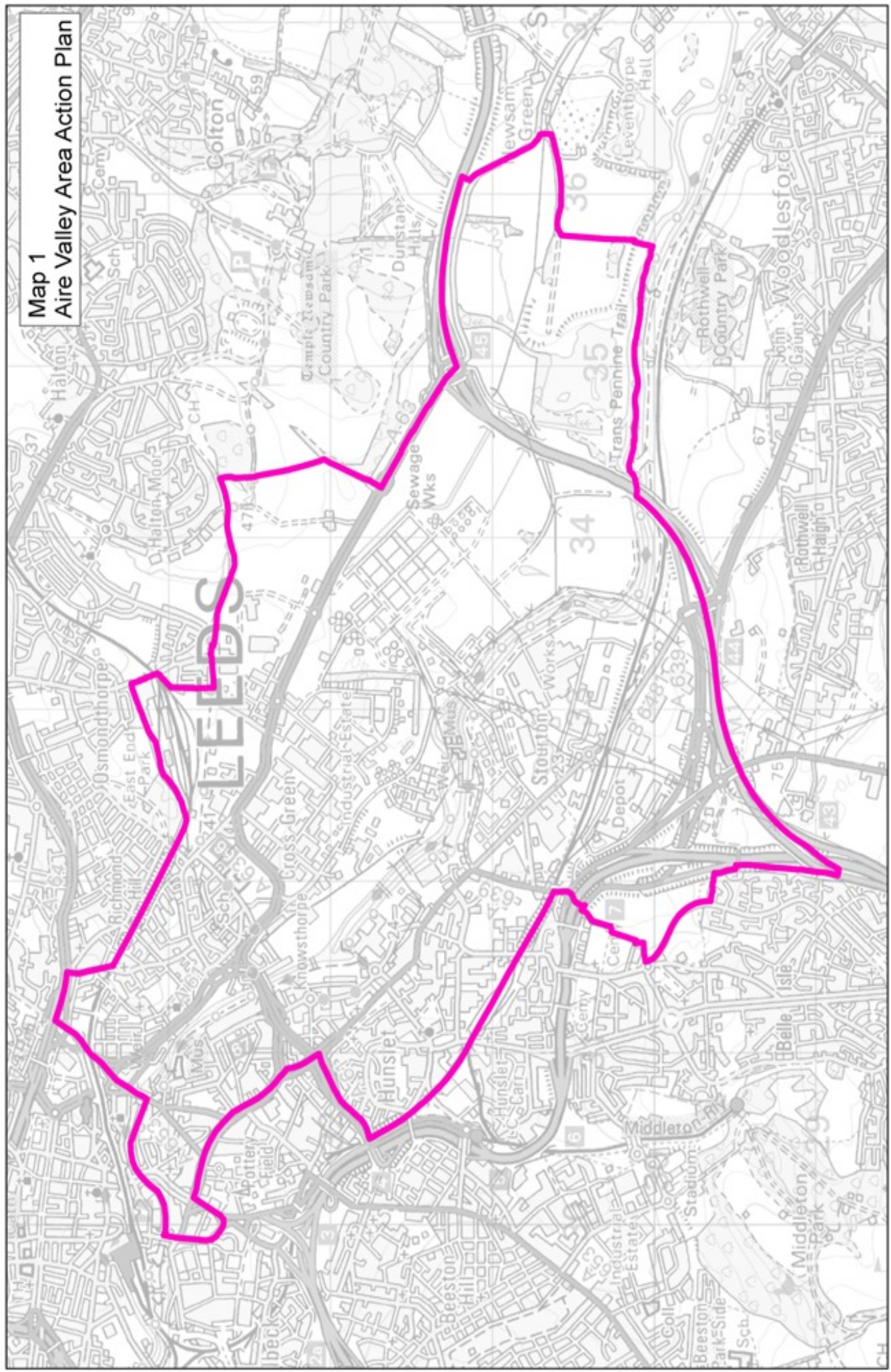
4.2 THE POLICIES MAP (FORMERLY THE PROPOSALS MAP):

Once sites are allocated in the Site Allocations Plan and the plan is adopted by the Council, the policies map will be updated to reflect the new policies and proposals. This happens each time a new plan containing site specific proposals is adopted – hence the policies map reflects the Council’s planning proposals for specific pieces of land at a specific point in time.

4.3 AIRE VALLEY LEEDS AREA ACTION PLAN:

Site specific allocations are being proposed separately for the area covered by the Aire Valley Leeds Area Action Plan (AAP - see Map 1 page 7). The AAP has been subject to previous consultations (the most recent being in March 2011) and the Publication Draft version of the plan is currently being prepared. The AAP is a stage ahead of the Site Allocations Plan but there is likely to be a further informal consultation to take place later in 2013 before the final plan for this area of the City is published. Proposed development in the Aire Valley, for example housing, will contribute towards the overall Core Strategy housing, employment and open space provision and requirements for the relevant Housing Market Characteristic Areas. The Aire Valley area includes parts of the City Centre, Inner Area, East Leeds and Outer South areas (or housing market characteristic areas). The Site Allocations Plan cannot deal with any comments or representations on sites within the Aire Valley area as this is subject to its own separate consultation process. Documents relating to the AAP can be viewed on the Council’s website.

Map 1
Aire Valley Area Action Plan



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4.4 **NEIGHBOURHOOD PLANS:**

Following the introduction of the Localism Act (2011), communities now have a greater opportunity to influence the future of the places where they live and work, including the right to prepare a Neighbourhood Plan. Neighbourhood Plans can guide where development takes place, what it should look like and deal with other issues of local interest and concern. However, these plans must be in conformity with the Core Strategy and Site Allocations plans (also referred to as the Local Plan) and can identify sites to accommodate more development, but not less than set out in the Local Plan. As the National Planning Policy Framework (para 157) explains, it is the role of Local Plans to allocate sites. Neighbourhood Plans cannot make alterations to the Green Belt boundary – this has to be done via the Site Allocations plan. Hence the need for the close working that is taking place with communities preparing their own neighbourhood plans to ensure their site suggestions are considered along with all others in the site allocations process. This draft Site Allocations document provides a further opportunity for dialogue on these issues.

- 4.5 The decision to prepare a Neighbourhood Plan is a matter of choice for communities. Complete coverage of the District by neighbourhood plans is unlikely to be necessary. Where neighbourhood planning is being pursued it is up to each neighbourhood to decide on what its plan will deal with. It could include: housing and the built environment, education, transport, business & shopping, community, countryside & the natural environment, other issues of community importance. In areas with a parish or town council, the parish or town council will take the lead on neighbourhood planning. In areas without a parish or town council a neighbourhood forum will need to be established that is made up of at least 21 people who live, work and do business in the area. There should also be representation from local ward members on the forum.
- 4.6 Within Leeds there has been considerable interest in neighbourhood planning. The City Council has already designated 13 neighbourhood areas and is actively working with these communities as well as a further 15 or so to assist them in the production of their neighbourhood plans. The Council has also secured Front Runner Pilot funding for 4 areas (Boston Spa, Beeston Hill and Holbeck, Kippax and Otley) all of which has been allocated to the 4 communities. The Council can offer help and advice to those involved or interested in the process. Please see www.leeds.gov.uk/neighbourhoodplanning or email npsupport@leeds.gov.uk.
- 4.7 A neighbourhood plan has to go through a similar process of examination to the Site Allocations Plan, but is also subject to a local referendum before it can be 'adopted' by the Council. Once adopted it will carry weight in decisions on planning applications in that area as part of the development plan for the District. However, in areas where no neighbourhood plan is being produced, the public will still have an opportunity to have their say on the Site Allocations Plan.

5.0 BROAD TIMETABLE FOR THE SITE ALLOCATIONS PLAN

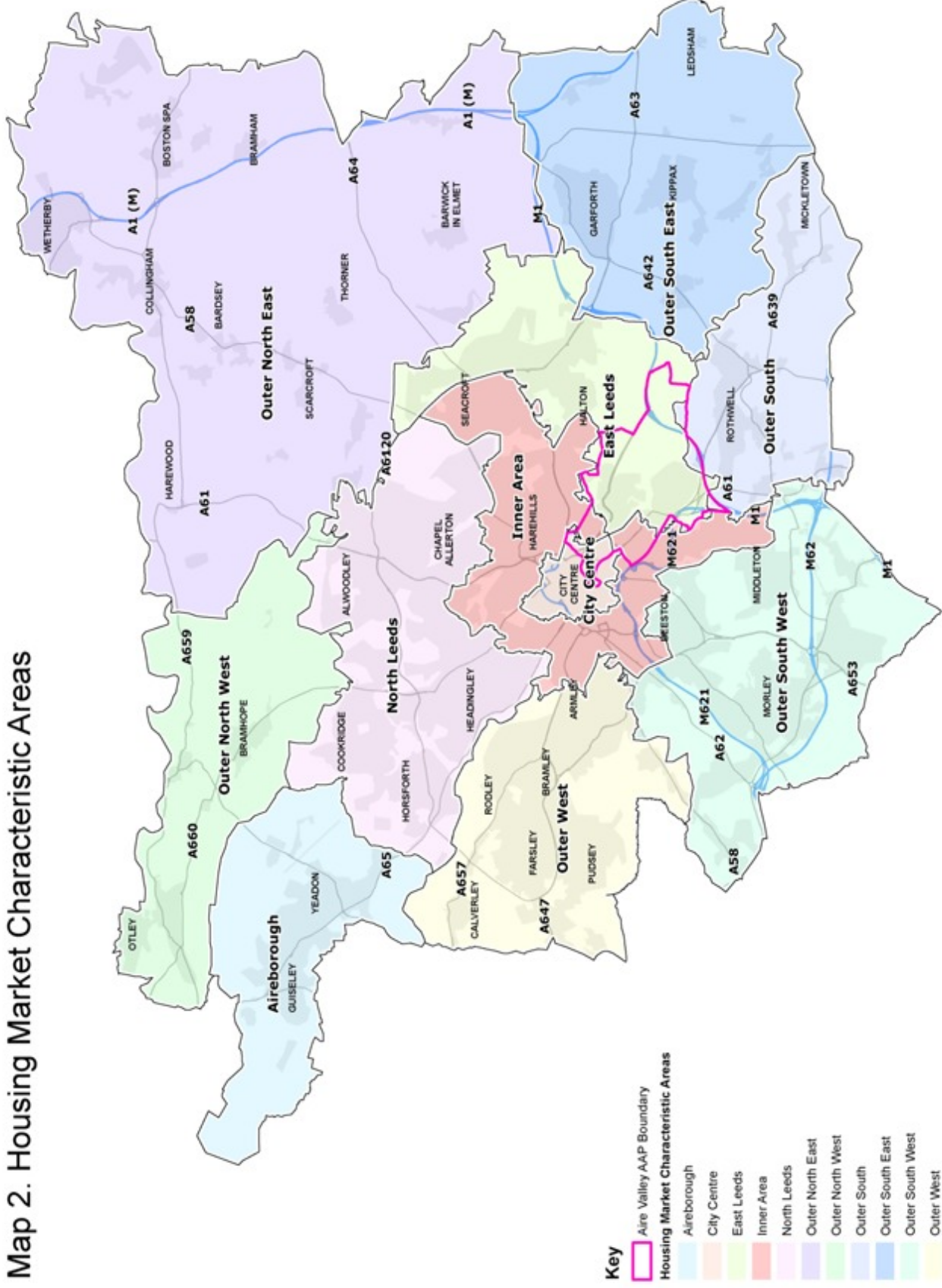
- 5.1 The timetable for stages of the Site Allocations Plan preparation is outlined below:
- Issues and Options public consultation – 3rd June to 29th July 2013
 - Publication – Spring/Summer 2014
 - Submission to Secretary of State – Late 2014
 - Adoption – 2015

NB. The timetable is also dependent on progression of the Core Strategy to adoption. Whilst this document is being prepared in parallel with ongoing work on the Core Strategy, the Site Allocations plan cannot be finalised before the adoption of the Core Strategy because of the need to be in general conformity with the Core Strategy which sets strategic requirements and policies, and in particular will confirm the housing target and distribution.

6.0 DOCUMENT STRUCTURE

- 6.1 The document is split into 2 main parts – Volume 1 looks at the topic areas in general – retail, housing, employment and greenspace, Volume 2 looks at geographical areas across Leeds. There are 11 areas – these are the 11 Housing Market Characteristic Areas referred to in the Core Strategy which have been used as a basis to look at site specific proposals for each topic area (retail, housing, employment and greenspace sites). See Map 2, page 10 which shows the 11 areas.

Map 2. Housing Market Characteristic Areas



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SECTION 2: OVERVIEW/BACKGROUND ON THE TOPICS COVERED

6.2 Under each topic area there is an explanation of the Core Strategy policies and proposals relevant to site specific proposals or allocations of land. These will form an initial basis for selecting sites for allocation for the different uses outlined. This is not a further opportunity to comment on the Core Strategy, because this has undergone its own separate consultation and will have a separate examination later in 2013.

7.0 RETAIL OVERVIEW

7.1 The city's shopping centres are important service centres, whose vitality and viability are important for the local economy. The Core Strategy and where appropriate, saved Unitary Development Plan (UDP) policies set out how the character and diversity of shopping centres will be maintained by:

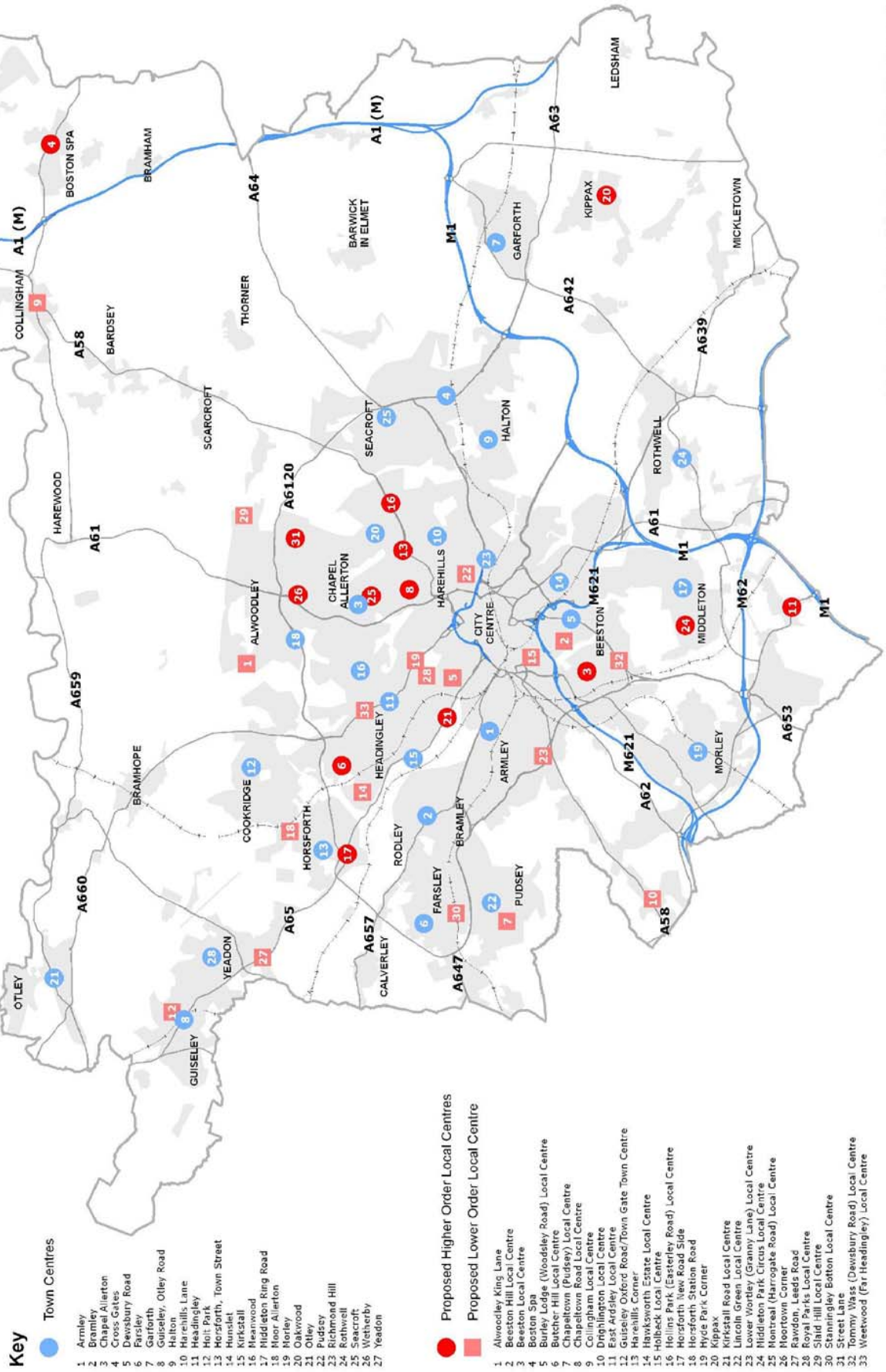
- Enhancing the status of the City Centre as the primary regional shopping centre;
- Focussing new retail development in existing centres, referred to as a 'centres first approach' (and providing, where appropriate, new boundaries to accommodate additional retail development);
- Resisting the loss of shop units in retail use (Class A1), particularly in the primary frontages of the centres to other uses;
- Promoting uses which are complementary to the primary frontage within adjoining secondary frontages.

7.2 The Core Strategy establishes the various roles of the different types of centres existing in Leeds. The City Centre will continue to develop its role as the regional centre for shopping, culture, leisure and employment and the Core Strategy aims to enhance the primacy of the City Centre for comparison shopping.

7.3 Other town centres will perform an important role in providing for weekly and day-to-day shopping requirements, employment, community facilities and leisure opportunities in easily accessible locations. They can minimise the need to travel, by providing the opportunity for 'linked trips' to shopping, employment and other frequently used services and are an essential component of a liveable city.

7.4 The Leeds Core Strategy establishes a three tier hierarchy to Leeds' centres outside the city centre. Map 3, page 12, illustrates the location and hierarchy designation of the centres. The three tiers are the city centre which performs the role of a regional city, town centres serving various communities within Leeds, providing for weekly and day to day shopping needs. Lastly, there are local centres which tend to have less shops selling fewer product ranges and draw trade from the nearby area.

Map 3. Hierarchy of Centres - Town and Local Centre Designations



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- 7.5 The Core Strategy advocates a cautious approach to new retail provision given the dynamic retail environment and the growth of the evening economy “Leeds City Centre, Town and Local Centres Study” (July 2011, Colliers International) contained different growth scenarios for future retail provision over three periods. Since the study completed, the preliminary 2011 census population figures have been released. This shows population growth in Leeds was lower over the last ten years than previously indicated in official statistics. Other information on growth of retail sales using the internet and levels of household disposable expenditure appear to have been inaccurate. The latest data shows that previous forecasts underestimated the continuing growth and increasing market share of the internet for the purchase of retail goods. A forecast return to the continued growth of household disposable expenditure following the recession has also proved optimistic. In Yorkshire, the levels of disposable income have remained relatively static since 2008; despite historically low interest rates.
- 7.6 In summary, the low growth scenario sets out the comparison¹ and convenience² retail requirement for Leeds over three periods, as shown in the table below. Even the low growth scenario figures need to be treated with caution given all of the above influencing factors.

Table 1

Type of Retail	2016 (sq.m net)	2021 (sq.m net)	2026 (sq.m net)
Convenience	19,626	30,747	41,515
Comparison	131,315	159,609	173,337

Table of retail need based on Employment Led Growth scenario, 'Leeds City Centre, Town and Local Centres Study' 2011. These figures are cumulative.

- 7.7 Retail supply and floor space need is not distributed evenly across the city. For example, there is a concentration of comparison shopping in the City Centre and White Rose out of town shopping centre. The need for new retail provision is mainly generated by population growth, its location and the way in which households choose to spend their income.
- 7.8 Given the latest retail trend data, continuing recession, tightening household expenditure and continued growth in internet sales, the low growth scenario requirement figures appear exaggerated. The Core Strategy and centres study also caution prudence in the use of these figures due to the implementation of large retail projects, such as Trinity and Eastgate (Victoriagate) in Leeds City Centre. When completed, these two large retail developments will provide approximately 130,000 square metres of net additional retail floor space. The city centre and the city's overall retail provision will be changed by the implementation of both these schemes. It is estimated that comparison retail provision could take up to five years to fully respond following completion of both schemes, and only then will it be possible to assess the impact of the schemes on both retail provision and spending patterns.

Review of centre boundaries and frontages

- 7.9 The purpose of this consultation is to seek views on proposed changes to boundaries of city, town and local centres and proposed frontages and primary shopping area.

¹ Comparison goods = clothing, footwear, household goods eg. furnishings and other non-food goods, textiles, glassware, floor coverings, recorded media, sports goods, musical instruments, pets, gardening, books, stationary, jewellery, watches, audio visual, clocks, photographic equipment & processing and other personal effects

² Convenience goods = everyday essential items; food, drinks, newspapers, tobacco, alcoholic drinks

Volume 2 sets out proposals and options for the 11 areas across Leeds. Most of the centres are already defined in the Leeds Unitary Development Plan. Where the existing boundaries are out-of-date, they have been amended to reflect changes to the character of the centres, local evidence and opportunities for further retail growth. Some centres are being defined for the first time.

- 7.10 Some of the centres have nearby opportunities for new retail development. Where these exist they have been identified. Where centres which have lost retail units to other types of development, such as new residential projects, their boundary changes are proposed to exclude these sites.
- 7.11 New retail development which is related to the centre has been included within the revised boundaries where possible. Not all retail units, or other town centre uses near a centre have been included within a centre boundary. This could reflect their detached nature from the centre. Sites can be separated by highway infrastructure or some other type of physical obstruction which prevents effective integration with the centre.

Primary Shopping Areas (PSA)

- 7.12 The council is required to identify a Primary Shopping Area for each centre. This is the area where retail development and activity is concentrated. The approach to identifying the boundaries of the PSA differs between centre types. In the city centre, the boundary of the Prime Shopping Quarter has been used as the PSA. In town centres and higher order local centres, a separate boundary has been identified. In lower order local centres the PSA will be the same as the centre boundary.

Frontages

- 7.15 **Primary Frontages** include the main shopping core of the centre where Class A1 premises, such as shops, post offices, travel agencies, hairdressers and dry cleaners, are normally protected. No frontages are identified for lower order local centres.
- 7.16 **Secondary Frontages** include premises on the edge of centres where a wider mix of uses are permitted including financial and professional services, restaurants, cafés and pubs. No frontages are identified for lower order local centres.
- 7.17 Defining frontages helps to protect the core of a centre for shopping. There are other town centre uses which can dilute the shopping offer of a centre, such as professional services, cafes, bars. To control the types of shopping uses in certain locations, frontage policies are used to direct non-shopping uses elsewhere within the centres. This policy should ensure that a typical centre high street remains as the shopping core of that centre.

Large Store Units

- 7.18 When large units become vacant it can be difficult to find new tenants given the size of the store. The unit will be too large for most small, sole proprietor retailers, and too small for the major retail operators. The buy out and demise of retailers such as Safeway, Kwik Save and Somerfield has contributed to the number of large vacant units becoming available for sale or lease around Leeds. In some of the city's centres, these vacancies can be the largest unit, and when operated, offered a wider variety of convenience goods and saved on longer travelling distances for shoppers. Once these units are subdivided into smaller units they are usually lost and any future retailer interest in the area would potentially need to locate to either an edge of centre

or out of centre site, in a less sustainable location. There is no identified shortage of small retail units for sale or rent.

Call for Sites

- 7.19 As part of the identification of land to meet the future need for new retail floor space, the council conducted a 'call for sites', whereby interested parties such as landowners and developers could submit their sites for consideration for new development. As a result of this exercise, several sites have been identified near to existing centres which have some potential to accommodate new retail development. Where applicable, these are shown on the centre plans.

QUESTIONS ON THE RETAIL OVERVIEW – ISSUES AND OPTIONS

- RVol1 1 In order to help retain large units for larger scale stores, do you think the plan should contain a policy to protect large stores from being subdivided? If so, what would you consider a reasonable definition of a large store?**

The Council would like your views on the proposed boundaries and frontage designations, and the sites submitted for consideration for retail (the 'call for sites'). Questions are listed under the relevant areas in Volume 2.

8.0. HOUSING OVERVIEW

- 8.1 The Core Strategy policies which affect site allocations for housing directly are: Spatial Policy 6, Spatial Policy 7, Spatial Policy 10 and policies H1, H2, H3, H4, H7 and H8. In terms of the overall housing target and spatial approach, Core Strategy Spatial Policies 6, 7 and 10 apply.
- 8.2 In terms of allocating sites for Housing, the Site Allocations Plan needs to meet the Core Strategy housing target, deliver the ambitious level of growth required as well as meeting the need for specialist accommodation, and the focus on accommodating development within the identified settlement hierarchy. The scale of the housing target means that a selective Green Belt review is necessary around the areas identified in policy SP10 of the settlement hierarchy.

The site allocations plan needs to identify land to accommodate a total housing target of 66,000 dwellings

Core Strategy policy SP7 further breaks down the total housing target for Leeds as follows (2nd column in table 2):

Table 2 Housing Distribution by Housing Market Characteristic Area

Housing Market Characteristic Area	Core Strategy Housing target	Percentage	Existing supply (allocations and permissions)	Residual target
Aireborough	2,300	3%	752	1,548
City Centre	10,200	15.5%	4,952	5,248
East Leeds	11,400	17%	8,360	3,040
Inner Area	10,000	15%	7,941	2,059
North Leeds	6,000	9%	2,965	3,035
Outer North East	5,000	8%	1,067	3,933
Outer North West	2,000	3%	983	1,017
Outer South	2,600	4%	193	2,407
Outer South East	4,600	7%	1,066	3,534
Outer South West	7,200	11%	1,614	5,586
Outer West	4,700	7%	2,040	2,660
Total	66,000	100%	31,933	34,067

To count towards the overall target:

- 8.3 We don't need new sites to accommodate all of the 66,000 target. The Council already has an existing supply of 31,933 dwellings (previous UDP housing allocations not developed and planning permissions with units still remaining to be built as at 31.3.12 (plus sites covered by the Aire Valley Area Action Plan) which can be deleted from the total, as shown in column 4 in table 2 above). This is not of course spread evenly across the housing market characteristic areas. These sites are listed in Volume 2, table 1 for each area. The residual target is identified for each area, and shown in column 5 table 2 above. The overall residual target is 34,067. We are looking for sites to accommodate the remaining 34,067.

NB figures will constantly change as planning permissions are granted through the course of production of this plan. In addition, the housing target of the Core

Strategy could change as the plan is not yet adopted. The target for each area is therefore based on information at a point in time.

- 8.4 If the final target is less, we will be able to further select from the pool of sites the ones we consider most suitable for development and which reflect the objectives of delivering sustainable development and respecting the character and objectives of local communities. If the final target is more we will have to reconsider some sites, or consider further suggestions for sites. Further adjustment may be needed if the distribution between housing market characteristic areas changes. The 66,000 overall target is broken down into the Housing Market Characteristic Areas as shown in the table above with requirements for each of the 11 areas. Volume 2 looks at site allocation suggestions and options for the specific areas.

Protected Areas of Search (Safeguarded Land)

- 8.5 The existing Unitary Development Plan (UDP) identified Protected Areas of Search for Long Term Development (PAS sites) to ensure the long term endurance of the Green Belt and provide a reserve of potential sites for longer term development needs beyond the plan period. Core Strategy Spatial Policy 10 also refers to the need to create new areas of safeguarded land (Protected Areas of Search) to provide a similar reserve beyond the Core Strategy period (2028) given the likelihood that some UDP PAS sites will be identified for development through the current site allocations process. Paragraph 4.8.7 of the Core Strategy states that “New PAS should account for at least 10% of the total land identified for housing” to help maintain the permanence of the Green Belt boundary. Hence, in addition to the housing requirement, additional land will need to be identified as safeguarded land, depending on the extent to which existing PAS sites are allocated for development.

Green Belt Review

- 8.6 The Core Strategy sets the context for a selective Green Belt review in Spatial Policy SP10. An assessment of sites against the purposes of Green Belts as set out in the National Planning Policy Framework (March 2012) has been carried out where relevant. See Appendix for the Green Belt Review assessment used. (see also para 8.9 below).

Strategic Housing Land Availability Assessment (SHLAA)

- 8.7 The Council has to maintain a SHLAA, which is updated each year. Anyone can submit a site for inclusion in the SHLAA – it is a technical database of sites submitted for consideration for housing. Having a site on SHLAA does not mean that it is automatically allocated for a housing use. Sites can only be allocated for housing through the Site Allocations Plan. Sites in SHLAA create a pool from which we can select suitable sites to allocate for development.

Sites ‘sieved out’ of the assessment process (removed from further consideration)

- 8.8 The SHLAA contains a total of 1,092 sites as at April 2013. (This excludes call for sites). As a first stage in the overall assessment process sites have been sieved out which:
1. Are wholly within an area of high flood risk – zone 3b (functional floodplain) in the Strategic Flood Risk Assessment
 2. Are wholly within a Site of Special Scientific Interest (SSSI) or national nature conservation designation (ancient woodland)
 3. Are within minerals safeguarded sites

4. Are within the airport safety zone
5. Sites that do not fall within the settlement hierarchy* of the Core Strategy.

The sieved out sites are listed within Volume 2 under the relevant areas.

It should be noted that at this stage we have not sieved out waste safeguarded sites, industrial estates suitable for waste management purposes, mineral processing sites and the area of search for sand and gravel identified on the Natural Resources and Waste Development Plan Document (DPD). These allocations will need to be taken into account before making a final decision on which sites should be allocated.

*Sites falling outside of the settlement hierarchy listed in the Core Strategy are sieved out. However, some of these may still be put forward for allocation as an exception to Core Strategy policy SP10 where they are *'in sustainable locations and able to provide a full range of local facilities and services and within the context of their housing market characteristic area are more appropriate in meeting the spatial objectives of the plan than the alternatives within the settlement hierarchy'* Sites that may come forward after the Site Allocations Plan (ie. planning applications) in the areas outside the settlement hierarchy (i.e. small rural) will be counted as windfall sites (just as all such applications anywhere will be). Any current planning permissions now for sites outside the settlement hierarchy will come off the total requirement figure for the relevant area.

The total number of SHLAA sites remaining, after sieving out sites and excluding existing allocations and those with planning permission (as at 31/3/12) is 692. This is the current 'pool' of sites from which to select potential allocations.

Site Assessments

- 8.9 A site assessment proforma is being used to undertake the assessment of all the remaining SHLAA sites (see Appendix). The assessment incorporates a Green Belt Review where appropriate (see also para 8.6 above). The site assessment process is an iterative one, in that parts of the assessment will be completed later on in the site selection process. (See para 8.18 on gypsy and traveller assessment and 8.11 below).
- 8.10 From the initial site assessments, sites have been colour coded according to the following:
- | | |
|-------|---|
| Green | sites which have the greatest potential to be allocated for housing. |
| Amber | sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green. |
| Red | sites which are not considered suitable for allocation for housing. |

Infrastructure requirements and other technical considerations

- 8.11 The provision of supply infrastructure (e.g. schools, health facilities, rail and future transport) is integral to the delivery of both the Core Strategy and site allocations. 'Infrastructure providers' or those with specific interests which may affect development or design of sites (including Highways, public transport, ecology, education, health providers, utilities, built heritage; archaeology, conservation area, the Environment Agency) have been or are being consulted on the sites being assessed. The first priority has been to get comments from the Highways Agency and the Council's Highways section, as access is a key determinant as to whether a site can be developed. The site assessments and comments from these technical consultees

have enabled the colour coding of sites (explained above) to be established. Further representations on sites (including those relating to schools, built heritage and the Environment Agency) are awaited and will be included in the site assessments prior to making decisions regarding which are the favoured sites to allocate. Any further requirements arising could be reflected in detailed policy wording. In some cases the need for a new school may need to be part of an allocation. Where we have not yet received comments, these will be included in the site assessments once received, prior to making final decisions on which sites to allocate (hence site assessments will be added to over time and some sections may be incomplete at present).

Phasing of site development

- 8.12 Policy H1 of the Core Strategy sets out criteria for phasing the release of housing allocations in order to ensure a 5 year supply of land is maintained and to ensure a balance of brownfield and greenfield sites coming forward.
- 8.13 At the Issues and Options stage of the plan we have not detailed any suggested phasing of sites, as this can only be done in detail/accuracy once the overall housing allocations have been agreed. Proposed phasing will therefore be detailed at a later stage of the plan and will be consulted upon in detail then. Phasing will need to take account of the initial assessment made in the SHLAA (although views can change depending on the state of the market) as to whether sites are likely to come forward in the short (0-5 years), medium (5-10 years) or long (10-15 years) term, as well as other factors including representations made, preference to encourage development of brownfield sites within the urban area, and infrastructure requirements. For example, a particular site may require significant infrastructure which may mean development would only be realistic in the longer term.
- 8.14 At this Issues and Options stage we are seeking views as to the preference of sites coming forward in the short, medium or long term. Questions are asked in the relevant area sections in Volume 2.

Windfall

- 8.15 Core Strategy policy H2 concerns windfall development, or housing development on non allocated land. Any planning applications that are granted after the site allocations plan is adopted, on sites not allocated specifically for housing will be classed as windfall.

Density and mix

- 8.16 Core Strategy policies H3 on density and H4 on housing mix set minimum densities and the preferred mix of sizes of dwellings, to ensure efficient use of land (to prevent more greenfield land being needed) and to provide mixed, sustainable developments.
- 8.17 Policies H2, H3 and H4 have an influence on housing numbers and affect all housing allocations and developments. Representations on these policies are being considered through the Core Strategy process, so are not open to re-examination in this plan. Housing mix is also a matter for detail at the time of submission of a planning application.

Specific allocations – sites for Gypsy and Travellers

- 8.18 Core Strategy policy H7 identifies the need to allocate sites for gypsies and travellers. In considering allocating sites for housing, we also need to identify those housing sites which are most suited to accommodating gypsies and travellers. Paragraph 5.2.27 of

the Core Strategy refers to the Council undertaking further work to establish the level of local need. This work is ongoing. Until the level of need is established and agreed, and sites assessed for their suitability for accommodating a traveller use, we cannot identify specific sites for gypsies and travellers. At Issues and Options stage we are seeking the views of people as to whether they consider any particular sites being assessed for housing could be suitable for a use as a traveller site. Once we establish the level of need, receive any feedback from the consultation on Issues and Options and have carried out the traveller assessment criteria included in the site assessment proforma, the Council will consider which sites can be identified as being suitable to accommodate a gypsy and traveller site use.

Questions are asked in the relevant area sections in Volume 2.

Specific allocations – sites for independent living

- 8.19 Core Strategy Policy H8 covers housing for independent living and also has implications for allocating sites for housing. In considering allocating sites for housing, we also need to identify those housing sites which are most suited for independent living for the elderly and people with impaired mobility. Such sites should be within easy access to shops and facilities. At Issues and Options stage we are seeking the views of people as to whether they consider any particular sites being assessed for housing could be suitable for a use as site for elderly accommodation/independent living.

Questions are listed under the relevant areas in Volume 2.

9.0 EMPLOYMENT OVERVIEW

- 9.1 The long term ambition of the Core Strategy is to maintain and strengthen Leeds' position at the heart of the City Region and to provide new jobs and appropriate locations which meet the needs of future employers. The focus of this is to continue the growth of a strong, diverse and successful urban and rural economy with skilled people and competitive businesses which are sustainable, innovative, creative and entrepreneurial and which support the delivery of the Council's Growth Strategy. Through the growth of local businesses it is envisaged that all communities will be able to access jobs and training opportunities.
- 9.2 The Core Strategy policies which affect site allocations for employment directly are Spatial Policies 1, 2, 3, 4, 8, 9 and 10. Whilst the Core Strategy seeks to encourage the growth of a wide range of employment sectors, the focus of employment land within this section of the document relates to the employment floorspace and land provision needs for the following class employment sectors.
- B1 Business (B1a - offices, B1b - research & development, B1c - light industry),
 - B2 General Industrial and
 - B8 Storage or Distribution (wholesale warehouses, distribution centres)
- 9.3 In terms of the overall employment requirement and spatial approach, Core Strategy Spatial Policies 1, 8, 9 and policies EC1, EC2 and EC3 apply. The need for other employment development (main town centre uses) for example retail, health, education, culture, tourism, leisure are considered in the Core Strategy evidence base and retail sections for each area.
- 9.4 The Employment Land Review (2010 Update) identifies that there is a shortage in the supply of additional employment sites in certain locations but potential oversupply in others. There is a need for additional sites to provide a balance of employment land across the district to support economic growth. The Employment Land Review, Council's economic strategies and City Region Investment Strategy and subsequent updates will be key considerations when assessing proposals for the development of employment sites.
- 9.5 There are also numerous existing employment sites both in use and on the market which are already in use and therefore not identified as part of the potential supply. Sites which remain viable for employment purposes will be safeguarded by Policy EC3 in the Core Strategy. The policy applies for proposals on sites currently or last in occupation for employment purposes within the B Use Classes (specified in Para 9.2 above).

B Class employment requirements

- 9.6 Based on the Leeds Employment Land Review (2010 Update), the following requirements have been identified over the Core Strategy plan period (2012-2028).
- **General employment land (B2 - B8 uses)** - a minimum of **493 hectares** is required. Around 350 hectares exist in undeveloped planning permissions and allocations which may be suitable for allocation. This leaves a minimum residual requirement of 143 hectares of land to be identified as part of the Site Allocations Plan assessment process.

- **Office floorspace** - a minimum of 706,250sq.m is identified and the provision will comprise of new and existing locations. Planning permissions on existing sites amount approximately to 840,000sqm, however, over a third of the existing supply is located outside the City Centre resulting in further floorspace being needed to help prioritise the locating of offices in centres (and especially the City Centre to reflect its role as the regional economic centre).

9.7 It is anticipated that current commitments, in the form of planning permissions which remain suitable, will be used to help meet the overall requirements identified above. However, in order to provide flexibility when determining renewals of existing out of centre office applications, 160,000 sqm of office floorspace will be identified in or on the edge of the city and town centres. This will bring the total additional office floorspace required up to an **1,000,000 sqm**.

9.8 The proposed distribution of office allocations set out in the Core Strategy is:

Table 3

Location	Total Floorspace		Net additional Floorspace*
	Existing planning permissions	Proposed new locations	
Out of Centre	322,470sq.m	-	345,000sq.m
In or On Edge of Town Centres	19,290sq.m	3,710sq.m	
City Centre	498,736sq.m	156,264sq.m	655,000sq.m
Total proposed allocations*	approx. 840,000sq.m	approx. 160,000sq.m	approx. 1,000,000sq.m

*All figures are rounded to the nearest 1,000sq.m

Strategic locations for development:

- The locations and sites for general employment land (B2 - B8 uses) will appear across the whole of the district.
- Office development sites will be identified, where appropriate within the City Centre or town centres (or if no suitable sites are available in centres on the edge of centres) in order to support the viability and vitality of those centres and to provide local employment opportunities. The Core Strategy states the city centre can accommodate at least 655,000sq.m of office-based development in regionally competitive locations such as the West End and South Bank.
- The Aire Valley Leeds Area Action Plan (AAP) area is a strategically important location for industrial and warehousing uses which should provide at least 200 hectares of industrial and warehousing land suitable for development. The South Bank area is expected to contribute to the need for new office floorspace in the City Centre.
- Consideration will be given to retention of industrial and warehousing uses, in the sub-areas of the district where identified local employment deficiencies cannot be addressed by allocating new sites. The areas where there are identified local

employment deficiencies will be identified through the most recent Employment Land Review (in accordance with Core Strategy Policy EC3).

Employment Land Availability (ELA)

- 9.9 The Council maintains an ELA database which records and monitors the planning and construction details of employment sites with planning permission and allocations. The Employment Land Availability database contains a total of 521 current sites as at 31.03.2012. Previous Unitary Development Plan (UDP) employment allocations which have not yet been developed and planning permissions on sites which had not started as at 31.3.12 have been selected as suitable sites to allocate for development following an assessment of the conclusions of the Employment Land Review for each site. In addition, undeveloped sites with an expired planning permission for employment purposes which were not assessed in the Employment Land Review and new submissions received as part of the Call for Sites process have been assessed to see which have potential to be allocated for employment uses.

Call for Sites

- 9.10 As part of the identification of land to meet the future employment need, the Council conducted a 'Call for Sites' whereby interested parties such as landowners and developers could submit their sites for consideration for new employment development. These are 'To assess' sites which may have potential to be allocated for employment use subject to the outcome of site assessments.

Green Belt Review

- 9.11 The Core Strategy sets the context for a selective Green Belt review in Spatial Policy SP10. An assessment of sites against the purposes of Green Belts as set out in the National Planning Policy Framework (March 2012) has been carried out where relevant. See Appendix for the Green Belt Review assessment used.

Infrastructure requirements and other considerations

- 9.12 The provision of supply infrastructure (e.g. schools, health facilities, rail and future transport) is integral to the delivery of the Core Strategy and site allocations. 'Infrastructure providers' or those with specific interests which may affect development or design of sites (including Highways, public transport, ecology, education, health providers, utilities, built heritage; archaeology, conservation area, the Environment Agency) have been or are being consulted on the sites being assessed. The first priority has been to get comments from the Highways Agency and the Council's Highways section, as access is a key determinant as to whether a site can be developed. The site assessments and comments from these technical consultees have enabled the colour coding of sites (explained below) to be established. Further representations on sites are awaited and will be included in the site assessments prior to making decisions regarding which are the favoured sites to allocate. Any further requirements arising could be reflected in detailed policy wording.

Employment Land Review assessment of sites with planning permission and employment allocations

- 9.13 The initial categorisation of existing sites with planning permission and allocations is determined by the conclusions of the Employment Land Review (2010 Update). The assessment process involved scoring each site on sustainability, market attractiveness and strategic role criteria and arriving at a conclusion of either:

- **‘Retain’** - sites to remain in employment use. These will contribute towards the total requirement. The sites retained from the Employment Land Review and new sites with a current planning permission are shown as Lime Green sites on plans for each area.
- **‘Remove’** - sites not suitable for employment use or have planning permission for non-employment uses to be removed from assessment. These are shown as Red sites.
- **‘LDF to determine’** - sites that have some merit for employment use but there are issues of policy, location or context that should be considered as part of the Site Allocations process.

Site Assessments

9.14 ‘LDF to determine’ sites have been assessed along with sites with unimplemented expired permissions and new submissions received as part of the Call For Sites process. These sites are referred to as ‘To assess’ sites. A site proforma is being used to undertake the assessment of all ‘To assess’ sites. The site assessment can be seen at the Appendix. The assessment incorporates a Green Belt Review assessment where relevant (see also para 9.11). From the initial site assessments, sites have been colour coded according to the following:

Green ‘To assess’ sites which the greatest potential to be allocated for employment.

Amber ‘To assess’ sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green.

Red ‘Remove’ sites from the Employment Land Review and ‘To assess’ sites which are not considered suitable for allocation for employment.

To count towards the overall target:

9.15 The table below represents the district wide assessment of sites suitable for employment uses. Detailed site schedules for each Housing Market Characteristic Area are set out in Volume 2.

	Offices (sq m)	Industry (ha)
Total lime green, green & amber sites	1,106,361	180.37
Contribution from Mixed Use sites	709	68.37
Contribution from Aire Valley	71,000	253.6
TOTAL	1,178,070	502
Requirement	1,000,000	493
Surplus/deficit	+ 178,070	+ 9

9.16 The total capacity for office use on lime green, green and amber sites including the contribution of mixed use sites and proposals in the Aire Valley Leeds Area Action Plan is 1,178,070 sq m against a requirement of 1,000,000. For industry, there are sites available for 502 ha against an additional requirement of 493 ha. At this stage, we are seeking views as to whether we have got the colour coding right and which are the most suitable sites. The Council would welcome the suggestion of any alternative sites for consideration.

Questions are listed under the relevant areas in Volume 2.

10. GREENSPACE OVERVIEW

- 10.1 Greenspace or sites used for open space, sport and recreation provide a valuable community asset and are integral to the quality (and liveability) of places and the urban environment, helping to ensure people can lead healthy lives. The delivery of new housing provides an opportunity to provide new parks and areas of strategic open space/green infrastructure in some areas of the City. The Site Allocations Plan aims to safeguard appropriate greenspace sites. For each Housing Market Characteristic Area, it identifies existing greenspace sites and categorises them into specific types as set out in Policy G3 in the Core Strategy: parks and gardens; outdoor sports provision; amenity greenspace; children and young people's equipped play facilities, allotments, natural greenspace (and in the city centre all types of open space provision including civic space). These are not allocations/designations at this stage, as this will be done at a later consultation stage.
- 10.2 Core Strategy Policy G3 sets quantity, quality and accessibility standards for these different types of open space:

Table 4

Type	Quantity per 1000 people	Quality (Sites were scored from 1 to 10, 10 being excellent quality, 1 very poor. A score of 7 is considered good)	Accessibility
Parks and gardens	1 hectare	Good (7)	720 metres
Outdoor sports provision	1.2 hectares (does not include education provision)	Good (7)	Tennis court 720 metres, bowling greens and grass playing pitches 3.2km, athletics tracks, synthetic pitches 6.4km
Amenity greenspace	0.45 hectares	Good (7)	480 metres
Children and young people's equipped play facilities	2 facilities (per 1000 children/young people, 0-16 year olds)(excluding education provision)	Good (7)	720 metres
Allotments	0.24 hectares	Good (7)	960 metres
Natural greenspace	0.7 hectares main urban area and major settlements, 2 hectares other areas	Good (7)	720 metres and 2km from site of 20 hectares
City Centre open space (all types including civic space)	0.41 hectares	Good (7)	720 metres

- 10.3 Sites within a particular Housing Market Characteristic Area have been assessed against these standards to see whether there is a surplus or deficiency of that particular open space type in that area and to assess the quality and accessibility of those sites. This will enable us to know what specific types of open space are in shortfall in an area, so resources can be channelled to meeting any deficiencies or improving quality. If any surpluses exist, alternative uses may be an option.

Understanding the Greenspace Data

- 10.4 Sites allocated as greenspace in the Unitary Development Plan (UDP) Review 2006 have been updated by the Open Space Audit 2011, and together with more recent information this plan aims to provide an up to date picture of sites which should be

protected. However, the choices around these sites is a matter for this plan and issues and options have been identified for each area.

- 10.5 The greenspace sites shown on the plans and used in the assessment of greenspace in each area are those which were identified and surveyed during the citywide Open Space, Sport and Recreation Assessment (referred to as the Open Space Audit) in 2008/9 (published 2011) and not the allocated greenspace (N1, N1a, N5 and N6) identified in the UDP Review 2006. Many sites are actually in both i.e. allocated greenspace sites have been picked up through the audit because they are actively used as areas of greenspace, but there are variations which must be noted. Some UDP allocated sites are not included (where they have been developed), others appear with amended boundaries and there are additional sites which are not allocated but have been identified through the audit as functioning as greenspace and could be allocated in this plan. Lists of those UDP allocated sites which do not appear are appended to the background papers. In some cases the greenspace audit identified a different boundary to that already allocated in the UDP. These are shown on plans which accompany each chapter. These illustrate the existing UDP allocation boundary and the greenspace audit boundary, thereby identifying the differences between the two. New sites identified through the Open Space Audit are also shown on the plan. It is important that the changes to the previously allocated greenspace sites which have emerged out of the greenspace audit exercise are noted and understood. Then the further analysis of surpluses and deficiencies, quality and accessibility to these greenspaces can be considered.

Questions are listed under the relevant areas in Volume 2.

APPENDIX 1

LEEDS SITE ALLOCATIONS PLAN PRO-FORMA FOR SITE ASSESSMENT

Unique Site Allocations reference number										
Site Name and address										
SHLAA Reference (if applicable)										
ELR Reference (if applicable)										
Greenspace Reference (PPG17) (if applicable)										
Retail Reference (if applicable)										
Grid ref										
Ward Name										
Housing Market Characteristic Area										
Gross Site Area										
Net Site Area (Developable Area)										
SHLAA Capacity (number of dwellings) if residential										
Land Use	<table border="0"> <tr> <td>sub category</td> <td>existing land</td> <td>land use</td> </tr> <tr> <td></td> <td>use of site</td> <td>surrounding site</td> </tr> <tr> <td></td> <td colspan="2">tick which applies</td> </tr> </table>	sub category	existing land	land use		use of site	surrounding site		tick which applies	
sub category	existing land	land use								
	use of site	surrounding site								
	tick which applies									

<i>Agriculture</i>	<i>Agriculture</i>		
	<i>Fisheries</i>		
<i>Forestry</i>	<i>Managed Forest</i>		
	<i>Unmanaged forest</i>		
<i>Minerals</i>	<i>Mineral workings and quarries</i>		
<i>Recreation and Leisure</i>	<i>Outdoor amenity and open space</i>		
	<i>Amusement and show places</i>		
	<i>Libraries, museums and galleries</i>		
	<i>Indoor sport facility</i>		
	<i>Outdoor sport facility</i>		
	<i>Holiday park</i>		
	<i>Holiday camp</i>		
	<i>Allotment and city farm</i>		
<i>Transport</i>	<i>Transport tracks and ways</i>		
	<i>Terminals and interchanges</i>		
	<i>Car parks</i>		
	<i>Vehicle storage</i>		
	<i>Goods and freight terminal</i>		
	<i>Waterways</i>		
<i>Utilities and infrastructure</i>	<i>Energy production and distribution</i>		
	<i>Water storage and treatment</i>		
	<i>Refuse disposal</i>		
	<i>Cemeteries and Crematoria</i>		
	<i>Post and telecommunications</i>		
<i>Residential</i>	<i>Dwellings</i>		
	<i>Hotels, boarding and guest houses</i>		
	<i>Residential institution</i>		
<i>Community Services</i>	<i>Medical and health care services</i>		
	<i>Places of worship</i>		
	<i>Education</i>		
	<i>Communtiy Services</i>		
<i>Retail</i>	<i>Shops</i>		
	<i>Financial and profession services</i>		
	<i>Restaurants and cafes</i>		
<i>Office</i>			
<i>Industry and business</i>	<i>Manufacturing</i>		
	<i>Storage</i>		
	<i>Wholesale distribution</i>		
<i>Vacant and Derelict</i>	<i>Vacant and/or unused land</i>		
	<i>Vacant building</i>		
	<i>Derelict building</i>		
<i>Defence</i>	<i>Defence</i>		
<i>Other (give details)</i>			
Planning History			
Site Characteristics:			

Topography - Flat - Sloping - undulating	Tick all that apply
Natural landscape - Significant tree/hedge cover - Limited tree/hedge cover - No tree/hedge cover	Tick all that apply
Boundaries - Existing well defined boundary - Partially Well-defined - Poorly defined boundary	Tick all that apply
Does the site have a road frontage? - Yes - No	
Distance to railway station	
Nearest railway station	
Distance to bus stop (metres)	
Bus stop ID	
SFRA Flood Risk zone	
EA flood zone	
Health and Safety Executive hazard (within XX metres)	
HSE gas pipeline	
Agricultural land use classification	
Within 300m of retail centre boundary	
Conservation area	
Listed building	
Ancient monument	
Historic park and garden	
Battlefield site	
Public rights of way	
Other comments/observations on site characteristics:	
<p>UDP designation:</p> <ul style="list-style-type: none"> - Green Belt (N32) - Protected Area of Search (N34) - Special Landscape Area (N34) - Rural Land (RL1) - Urban green corridor (N8) - City Centre Primary Shopping Quarter (S1) - Town Centre (S2) - Allotments(N1A) - Greenspace (N1) - Proposed Greenspace (N5) - Playing Pitch (N6) - Nature conservation area (N50) - Other designation (list) 	
Natural Resources and Waste DPD designation (if applicable):	

Green Belt Review Methodology - complete this section only where a site lies within the existing Green Belt

Once the general extent of a Green Belt has been approved, boundaries should only be altered in exceptional circumstances. It is therefore necessary to assess which land within the Green Belt can make a significant contribution to meeting long term development land supply needs which would be least damaging to the purposes and integrity of the overall Green Belt in the Leeds district.

When assessing a site that is only partially in the Green Belt, only assess the part that is Green Belt.

Purpose	Criteria and definitions	Assessment
1. Check the unrestricted sprawl of large built up areas	<p>This is not the same as urban development per se. It is a judgement as to whether a development would result in inefficient use of land considering the following criteria:</p> <ul style="list-style-type: none"> i. Would development of the site lead to/ constitute ribbon development YES/NO ii. Would development result in an isolated development site not connected to existing boundaries YES/NO iii. Is the site well connected to the built up area? – Does it have 2 or more boundaries with the existing built up area? YES/NO iv. Would development of the site effectively ‘round off’ the settlement pattern YES/NO/PARTIAL v. Do natural and physical features (major road, river etc) provide a good existing barrier between the existing urban area and undeveloped land, which if breached may set a precedent for unrestricted sprawl? YES/NO 	<ul style="list-style-type: none"> i. If response yes, high potential for unrestricted sprawl ii. If response yes, result would be isolated development, high potential for urban sprawl iii. If a site is well connected ie has several boundaries with the adjacent urban area, lower potential for urban sprawl. If only one boundary with existing urban area, development would ‘jut out’ or not be as well related and has more potential to result in urban sprawl. iv. If response yes, development would ‘round off’, low potential for unrestricted sprawl v. if yes, higher potential for urban sprawl. <p>Overall conclusion: Development of the site would result in:</p> <p>High potential to lead to unrestricted sprawl OR</p> <p>Low potential to lead to unrestricted sprawl (Delete response which does not apply)</p>
2. Prevent neighbouring towns from merging	<p>It is impossible to define a minimum distance that there should be between settlements.* (see bottom of 3rd column). The important consideration is whether development would appear to result in the merger of built up areas. Topography and features such as rivers and major roads can act as barriers preventing merging. The assessment therefore looks at:</p> <ul style="list-style-type: none"> i. Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained? YES/NO ii. Would development of the site lead to physical connection of 2 or more settlements? YES/NO 	<ul style="list-style-type: none"> i. If yes, a good physical boundary is more likely to perform a role in preventing neighbouring towns from merging. ii. If development would lead to the merging/physical connection of settlements the site would not prevent towns from merging. <p>Overall conclusion: Development of the site would lead to coalescence/merging of settlements OR</p> <p>Development of the site would not result in the merging of settlements OR</p> <p>Development of the site would not result in actual merging of</p>

Purpose	Criteria and definitions	Assessment
		<p>settlements but does not:</p> <p>i) make good use of any physical barriers/there is no defensible boundary and/or</p> <p>ii) development of the site would significantly reduce the Green Belt gap between settlements. (see * 2nd column, explanation)</p> <p>(Delete response which does not apply)</p>
<p>3. Assist in safeguarding the countryside from encroachment</p>	<p>This is an assessment as to the extent to which the Green Belt constitutes 'open countryside' from assessing countryside characteristics. If the site has any such characteristics it can be said to assist in safeguarding the countryside from encroachment. The characteristics are:</p> <p>i. Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries) YES/NO</p> <p>ii. Does the site provide access to the countryside – footpaths, bridleways across the land, or is it a designated park/greenspace? YES/NO</p> <p>iii. Does the site include national or local nature conservation designated areas (SSSIs etc) YES/NO</p> <p>iv. Does the site include areas of woodland, trees or hedgerows that are protected (protected ancient woodland) or significant unprotected tree/hedge cover. YES/NO</p> <p>v. Does the site include any best and most versatile; grade 1, 2 or 3a (where known) agricultural land? YES/NO</p> <p>vi. Does the site contain buildings? YES/NO If yes, are these in agricultural use? YES/NO</p>	<p>i. If response yes, there is an existing defensible boundary between the existing settlement/urban area and the site, the site will perform a role in safeguarding the countryside from encroachment</p> <p>ii. If yes, the site performs a role in providing access to the countryside for the urban population, the site will perform a role in safeguarding the countryside from encroachment.</p> <p>iii. If yes, the site performs a role in safeguarding the countryside from encroachment.</p> <p>iv. If yes, the site performs a role in safeguarding the countryside from encroachment.</p> <p>v. If yes, the site performs a role in safeguarding the countryside from encroachment.</p> <p>vi. If the site contains buildings that are not in agricultural use, development (on that part of the site) would be classed as brownfield rather than Greenfield development, so the site would not perform a role in safeguarding the countryside from encroachment.</p> <p>Overall conclusion: The site performs an important role in safeguarding the countryside from encroachment OR The site does not perform an important role in safeguarding the countryside from encroachment</p> <p>(Delete response which does not apply)</p>

Purpose	Criteria and definitions	Assessment
4. Preserve the setting and special character of historic towns	<p>Most towns have a historic core, so this assessment focuses on whether a site is adjacent to a conservation area, listed building, historic park or garden or other features of historic significance.</p> <p>Where a site is adjacent* to such a feature, development may still be able to preserve the setting and special character if done sensitively through appropriate design. This is a matter of judgement at initial site selection stage.</p> <p>* adjacent is either abutting the current boundary or only separated by a road that isn't included in the boundary.</p> <p>For the assessment:</p> <p>i. Is the site adjacent a conservation area, listed building or other historical features? YES/NO</p> <p>ii. If 'yes' could development preserve this character? YES/NO/PERHAPS</p>	<p>Overall conclusion:</p> <p>Development of the site would have no effect on the setting and special character of historic features OR</p> <p>Development of the site would have an effect on the setting and special character of historic features, which could be mitigated against through appropriate detailed design OR</p> <p>Development of the site would have a significant effect on the setting and special character of historic features</p> <p>(Delete response which does not apply)</p>
5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not to be included within GB assessment because the Core Strategy policies encourage regeneration within the urban area	N/A
		NB. The conclusion under each purpose is an overall assessment from the conclusions from all the criteria in that category/Green Belt purpose.
<p>OVERALL CONCLUSION FROM ASSESSMENT AGAINST ALL 4 PURPOSES OF GREEN BELT AND ESSENTIAL CHARACTERISTICS OF OPENNESS AND PERMANENCE:</p>		

GB purposes, criteria for assessing sites:

National Planning Policy Framework (NPPF) para 79 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and permanence. Para 80, sets out the 5 purposes of Green Belt:

We have not applied a scoring or weighting system as a site may have only one applicable criteria as opposed to many, but this one factor may be so significant as to mean that overall, the effect on Green Belt purposes is still very significant – for example the site may be isolated and so not satisfy the purpose of preventing urban sprawl, but satisfy all other Green Belt purposes, but this alone may be considered to have a more significant effect on the purposes of Green Belt than for example a site which it is considered would round off a settlement but has various ‘countryside characteristics’ which means that the site performs a role in safeguarding the countryside from encroachment. The end comments box is for the overall conclusion from looking at all the purposes to be outlined. We may have to assess this further once site visits have taken place to establish sites which have a significant effect on the purposes of Green Belt and those that do not, but this is an iterative process and will be determined once more site visits have been undertaken.

Conformity with Core Strategy Spatial Development Strategy (Section 4 of the Core Strategy publication draft):	
<ul style="list-style-type: none"> - main urban area - major settlement - smaller settlement - villages and outer rural - urban extension to main urban area - urban extension to major settlement - urban extension to smaller settlement - extension to village/rural settlement - development unrelated to existing settlement 	
Is site: <ul style="list-style-type: none"> - Brownfield - Greenfield - Mixed – part brownfield, part greenfield 	
Regeneration Priority Area: * <ul style="list-style-type: none"> - East Leeds - Aire Valley Leeds - Leeds Bradford Corridor - West Leeds Gateway - South Leeds - Inner South Leeds - none 	
If assessing site for residential use, Gypsy and Traveller site assessment to be done by Environment & Neighbourhoods):	
Could site be effectively managed	YES/NO/MAYBE
Would gypsies and travellers live on the site?	YES/NO/MAYBE
Proximity to housed gypsies and travellers	YES/NO
Experience of previous encampments	YES/NO/UNKNOWN
Conclusions as to whether the site could also be considered as a site for travellers:	
Proposed Use:	
Duplicate proposed use, SA and Summary of Infrastructure & other planning requirements for all different alternative proposed uses considered	
<ul style="list-style-type: none"> - residential - employment (B2 & B8) - retail (all A use classes) - office (B1) - mixed use (state combination of uses & primary use) - other (state) 	
Summary from sustainability appraisal:	
Summary of Infrastructure and other planning requirements:	
Highways	
Public Transport	
Biodiversity (Ecology)	
Education	
Health	
Utilities (Drainage/Water/Electricity etc)	
Built heritage	
Other	
Site suitability, availability and achievability (Where a site has been through the SHLAA partnership, this will be automatically completed)	
Suitability. Is the site suitable in terms of planning policy and physical construction?	

Yes Yes, Physical No LDF to Determine	
Availability. How ready for development is the land? Indicators of availability include expressions of interest by the landowner, whether buildings are occupied or have been cleared, whether/when tenants will move, or whether there are competing uses for the land. Short medium long term uncertain.	
Achievability. How strong is the market for dwellings at the site location? Indicators include the physical and socio-economic attractiveness of the setting, potential supply from other sites in the area and local house prices. Short medium long term uncertain	
Site boundary:	
Does the boundary of the site need to be redrawn?	Yes/No
Would the redrawing of the site change conclusions/assumptions that would change final assessments/conclusions?	Yes/No/Partial *If Yes/Partial, undertake a second assessment based on the new boundary/new proforma details
New site reference (enable link between two sites)	
Surrounding sites impact	
Is the development of this site contingent on the development of surrounding land/sites?	Yes/No/Partial If yes, list sites, or add/create new site
In what way is it contingent? a) Road access b) Enables joining up of site to settlement (via linking development of sites) c) Enables shared delivery of services/ infrastructure d) Other	Click all that apply
Conclusion of assessment:	
Site accepted/rejected	
Specify Use - Residential - Employment (B2, B8) - Retail - Office - Mixed use (Specify mix)	
Reason and summary	
Is the site likely to affect other sites? If yes, list/give details	
If residential use, Site Capacity	
If residential use, Phase of delivery * - Short [or specify years]1-5 yrs - Medium 5-10 yrs - Long +10 years	
Potential Net Floorspace (if retail, office)	
Assessment completed	
Planning Officer initials	
Site assessment completed - date	
Database input completed - date	

Sections highlighted in yellow will be automatically filled in on the LCC database

The Green Belt Review in green text only needs completing where a site is within the current Green Belt



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Site Allocations Plan

Leeds Local Development Framework

Issues and Options for the Plan

June 2013