

Your city.
Your say.

Aireborough

Including Guiseley, Rawdon, Yeadon and East Carlton

Site Allocations Plan Consultation
June/July 2013

5 easy steps to having your say on where new housing development should be...

- 1 Look at the colour-coded sites on the plan.
- 2 Of the red, green and amber sites, are there any that you prefer? If there are, please say why you prefer a site.
- 3 Of the red, green and amber sites, are there any that you don't like? If there are, please say why you don't like them.
- 4 Are there any other sites not marked red, green or amber that you think may have potential for housing development?
- 5 Record your views on the comments form online or available here.

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What is the housing target for Aireborough?

1,548 (over a 15 year period, that's approximately 100 new homes per year).

What are the options for new housing in Aireborough?

The Council has done initial assessments of the options for new housing and this shows that there may be enough sites to accommodate **2,293** homes, more than the number of new homes that are needed locally (1,548). **This means that there is local choice on which sites are the best.**

Which sites do you think are the best?

To help you, we have colour-coded the sites into red, amber and green:

- **Green** – sites which we think 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 green sites.
- **Red** – sites which we think are **not considered suitable** for allocation for housing.

What factors should you consider in deciding which are the best sites?

You may wish to consider the following:

- **Proximity to highways and transport infrastructure** – such as bus stops, railway stations, main roads.
- **Proximity to services** – such as schools, doctors, shops, community facilities, sports facilities.
- **Impact on Green Belt** – for example, does the site play an important role in separating existing settlements?
- **Impact on greenfield** – has the site been developed before?
- **Impact on important landscape features or habitats** – would development have an adverse impact on nature conservation?
- **Opportunity for placemaking** – creating attractive, vibrant and successful places that promote health, happiness and well being.

What does this mean?

Initial Assessment: For each site a survey has been completed including, where appropriate, a Green Belt review. This looks at the use of the site as well as neighbouring uses, the constraints, such as existing land, rights, easements, overhead and road crossings for access, as well as accessibility to local services and facilities. The assessment process will continue as we progress the plan, particularly as further details from infrastructure providers is added. You can see the survey, referred to as 'Interim', at www.leeds.gov.uk/whatismeaning

Housing Target: This is the overall housing number that Leeds needs to provide. This is a figure of 66,000 which has been set out in the Core Strategy. The only need to find sites for 24,000. You cannot compare on these figures as there have been considerable improvements.

Housing Allocations: These are sites that have already been identified for housing in the Leeds Housing Development Plan (LSDP) – the current development plan for Leeds. The Core Strategy, alongside the Site Allocations Plan will update and replace the LSDP.

Planning Permission: The Council is responsible for setting conditions and general permission to allow development to take place. Sites referred to in the consultation period for housing planning permission are those sites that were granted approval on 23 March 2010.

15 year plan period: The Site Allocations Plan will guide development for 15 years. The end of the plan period is 2028.

Greenfield: Land that has not previously been used for urban development. It is normally used for agriculture, forestry, or parks.

Green Belt: This is a designation for areas of open land around certain urban and large built-up areas where urban planning controls apply to keep this land permanently open or largely undeveloped. The purpose of the Green Belt is to check the unrestricted growth of large built-up areas, to prevent neighbouring towns from merging and prevent the spread of urban development. It also aims to safeguard the countryside from encroachment and assist urban regeneration by encouraging the recycling of derelict and other urban land. The designation is not intended to be a statement of the quality or attractiveness of the open land.

If you need help with this consultation please speak to one of the facilitators who are here to help

Key

- Leeds City Council Wards
- Housing Market Characteristic Area
- Area Valley Leeds Area Action Plan Boundary (that part of this consultation and plan)

Housing Sites

- Sites with current permission/allocation - for information only
- Sites not removed from further consideration
- Sites which have greatest potential to be allocated for housing
- Sites which have potential but issues are not resolved or green sites
- Sites not considered suitable for housing
- Potential subject to submission of a feasibility study
- Call for Sites - Sites not on plan with a housing component

