

**Your city.  
Your say.**

# City Centre

Including the main shopping areas, the Universities, Leeds General Infirmary, Quarry Hill, the riverside and Crown Point

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

## Site Allocations Plan Consultation June/July 2013

### What is the housing target for the City Centre?

5,248 (over a 15 year period, that's approximately 350 new homes per year).

### What are the options for new housing in the City Centre?

The Council has done initial assessments of the options for new housing and this shows that there may be enough sites to accommodate **5,679 homes**, more than the number of new homes that are needed locally (5,248). **This means that there is local choice on which sites are the best.**

### Which sites do you think are the best?

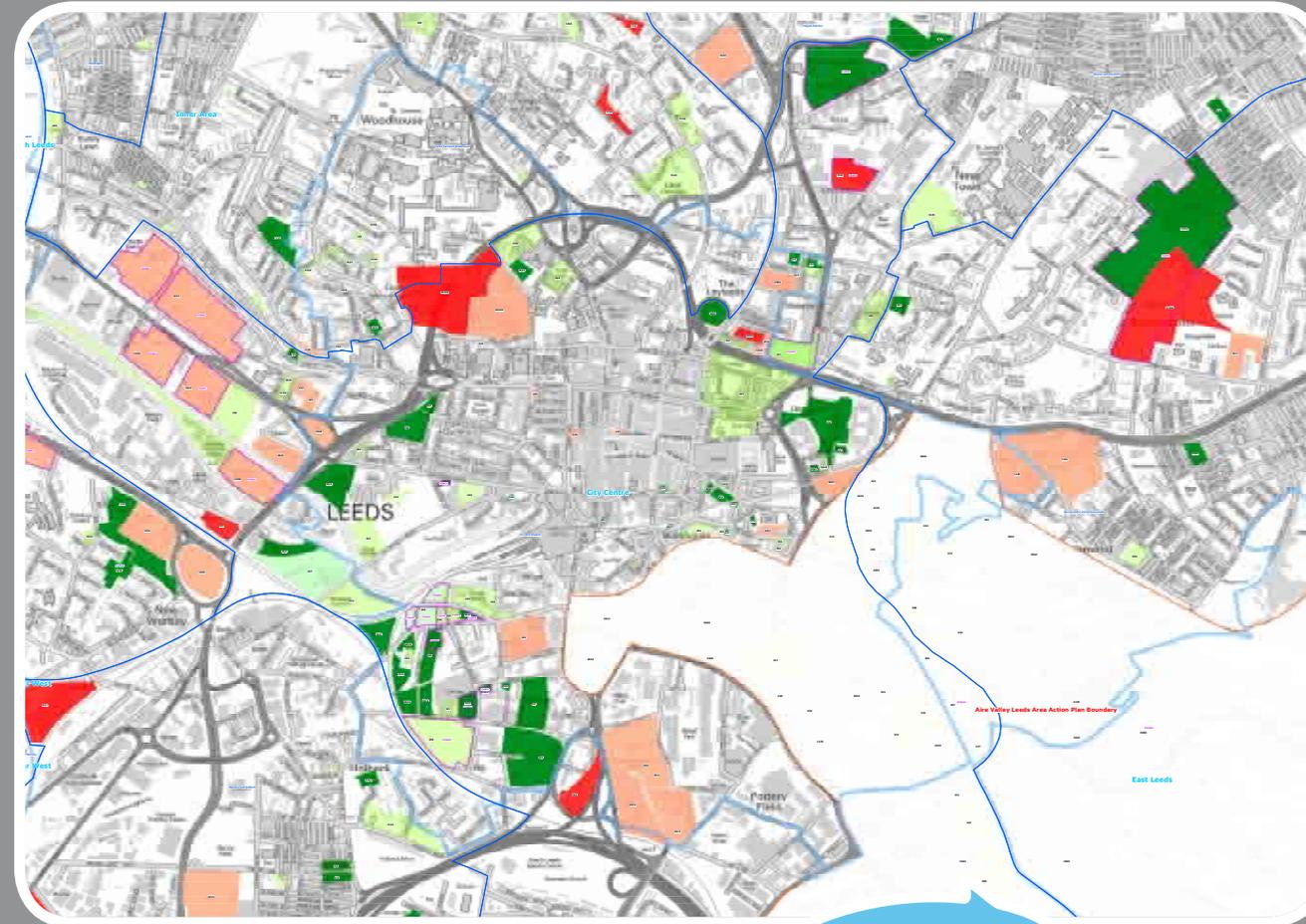
To help you, we have colour-coded the sites into red, amber and green:

- 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 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.
- Opportunity for community benefits** – such as improved open space, affordable housing, improved public transport, cycle and pedestrian routes and roads.



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 Characteristics Area
- Aire Valley Leeds Area Action Plan Boundary (Not part of this consultation and plan)

**Housing Sites**

- Sites with current permission/allocation for information only
- Slanted out / removed from further consideration
- Sites which have greatest potential to be allocated for housing
- Sites which have potential but issues or not as favoured as green sites
- Sites not considered suitable to allocate for housing
- Potential subject to submission of a feasibility study
- Call for Sites - Allocated sites with a housing component

### What does this mean?

**Initial Assessment** For each site a survey has been completed examining where appropriate a Green Belt review. This looks at the use of the site as well as neighbouring uses, site constraints, such as existing land, significant tree coverage and local planning or policies, as well as accessibility to local services and the potential impact on the local road network. This 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 'pre-screening', at [www.leeds.gov.uk/siteallocations](http://www.leeds.gov.uk/siteallocations)

**Housing Target** This is the overall housing number that Leeds wants to provide. This is a figure of 50,000 which has been set out in the Core Strategy and will be reviewed in the next Strategic Review. You cannot comment on these targets as they have been consulted on previously.

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

**Planning Permission** The Council is responsible for making decisions and grants permission to allow development to take place. Sites referred to in the consultation period as having planning permission are those sites that were granted approval on 21st March 2012.

**15 year plan period** The Site Allocations Plan will plan development for 15 years. The end of the plan period is 2026.

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

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