

Your city.  
Your say.

# Housing

Working with you to agree the best locations for new homes

## How will we assess where new housing growth will take place?

The Council wants to work with local communities and other stakeholders so that **together** we find the best sites for new housing development. We will work with you during this consultation period (and beyond) to agree local solutions for sustainable development that respects local views, enhances local character and distinctiveness, brings wider benefits to your community and minimises the impact to Green Belt.

To aid assessment we have split the district into 11 Housing Market Characteristic Areas (HMA's). These are areas that have been identified based on local housing searches (where people want to live) and affordable housing needs.

## How much housing growth needs to be found in your area?

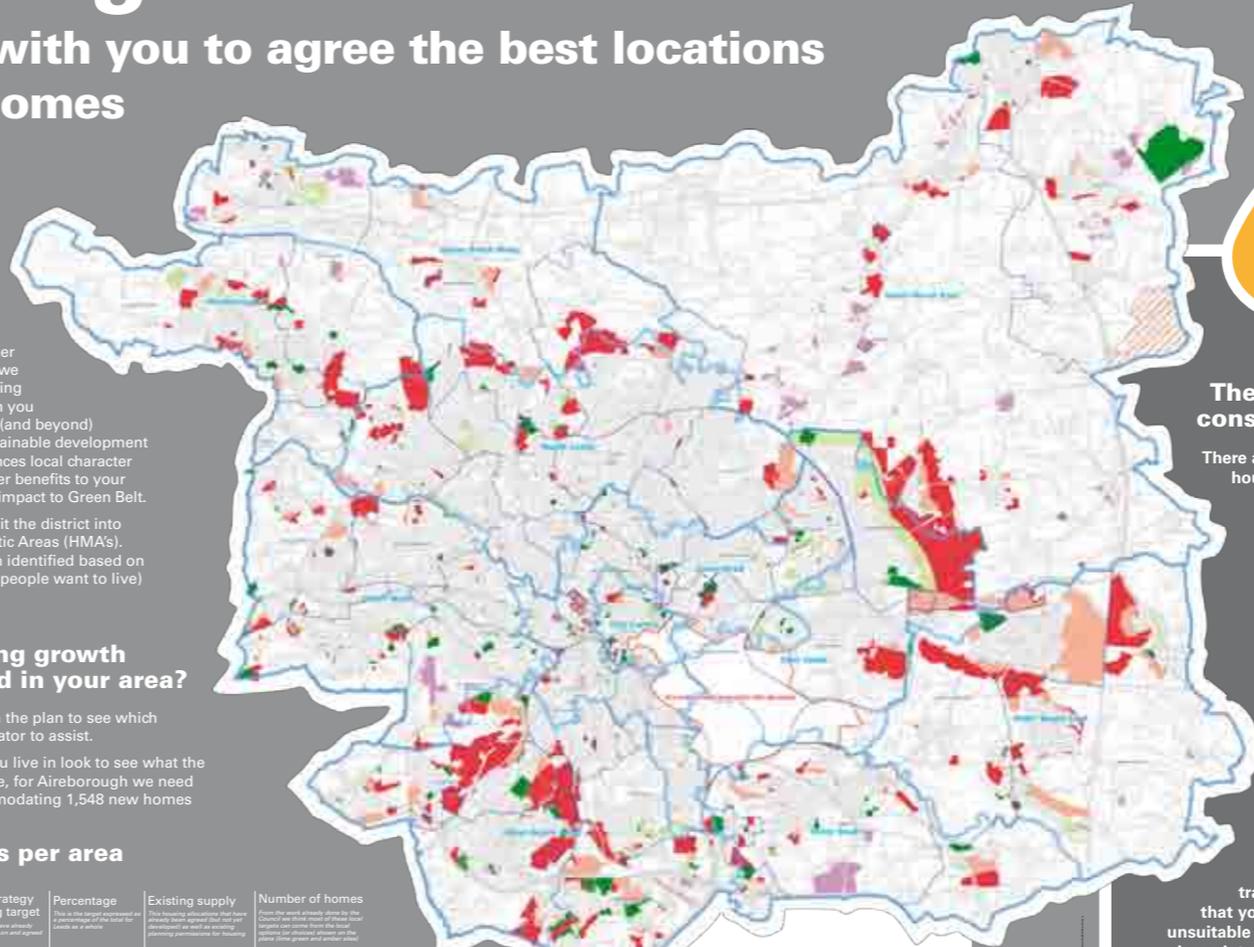
First of all, you need to look on the map to see which HMA you live in or ask a facilitator to assist.

Once you know which HMA you live in look to see what the 'residual target' is. For example, for Aireborough we need to find sites capable of accommodating 1,548 new homes

## Number of homes per area

Housing Market Characteristic Area	Core Strategy Housing target	Percentage	Existing supply	Number of homes
Aireborough	2,300	3.5%	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
<b>Total</b>	<b>66,000</b>	<b>100%</b>	<b>31,933</b>	<b>34,067</b>

\* The Aire Valley Area Action Plan is excluded from these areas. Site specific allocations are being proposed separately.  
\* Figures based on information recorded as at 31st March 2012. Figures will consistently change as planning permissions are granted. In addition the housing requirement of the Core Strategy could change as it is not yet adopted. The targets are therefore based on information at a point in time.



## What are the options (or choices)?

The Site Allocations housing options aim to identify a choice of sites. From initial assessment, sites have been colour coded according to the following:

- 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.
- Amber (hatched)** – sites which we think have potential subject to **submission of a feasibility study**.

Please have a look at the local display boards for more information and for '5 easy steps' to comment

## The scope of the consultation

There are three key aspects to the housing consultation:

- which sites you think are **suitable for housing**
- which sites you think are **unsuitable for housing**
- do you think there are **better alternatives** to the sites shown?

You may also wish to comment on the following:

- Do you think there are any sites that should be developed in the short (0-5 years), medium (5-10 years) or long term (0+ years)?
- The council is required to provide sites for gypsy and traveller use. If there are any sites that you think are particularly suitable or unsuitable for gypsy and traveller use please let us know.
- Do you think that any of the sites could be suitable for special needs housing? eg. for older or younger people (or any other special needs)

If you are interested in commenting on any/all of these issues, please have a look at the maps located on the Housing table.

## What are you being consulted on?

The Core Strategy identifies that we need to allocate land for **66,000** new homes for the 15 years to 2028. Nearly half of this amount has already been agreed (existing allocations and planning permissions) so this consultation is focussed on asking you where you think the remaining **34,067 new homes should be built**.

We also need to find sites for additional land which will be safeguarded beyond the plan period for longer term consideration (beyond 2028).

## How has the housing requirement been decided?

The Council commissioned an independent study into the number of homes that would be required in Leeds in the 15 years to 2028. This is called the Strategic Housing Market Assessment (SHMA) and this study recommended that the Council should provide sites capable of delivering 66,000 new homes (please note that the Council has agreed this figure and this is not the subject of this consultation).

You can view the Strategic Housing Market Assessment (SHMA) at [www.leeds.gov.uk/siteallocations](http://www.leeds.gov.uk/siteallocations)

## Why do we need housing growth?

Some of the reasons we need housing growth are:

- The population of Leeds is forecast to grow by 90,000 (2011–2026)
- In 2008 the number of new homes being built nationally had fallen to its lowest peacetime level since 1924, a trend reflected in Leeds
- There is a need for new affordable homes throughout the city
- Support economic growth, including local jobs and training
- Support the regeneration of urban areas
- Deliver improvements to services and infrastructure

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