

Your city.
Your say.

North Leeds

Including Alwoodley, Cookridge, Chapel Allerton, Gledhow, Hawksworth, Headingley, Holt Park, Horsforth, Meanwood, Moortown, Oakwood, Roundhay, Weetwood and West Park

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 North Leeds Area?

3,035 (over a 15 year period, that's approximately 202 new homes per year).

What are the options for new housing in the North Leeds Area?

The Council has done initial assessments of the options for new housing and this shows that there may be enough sites to accommodate **3,601** homes, more than the number of new homes that are needed locally (3,035). **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:

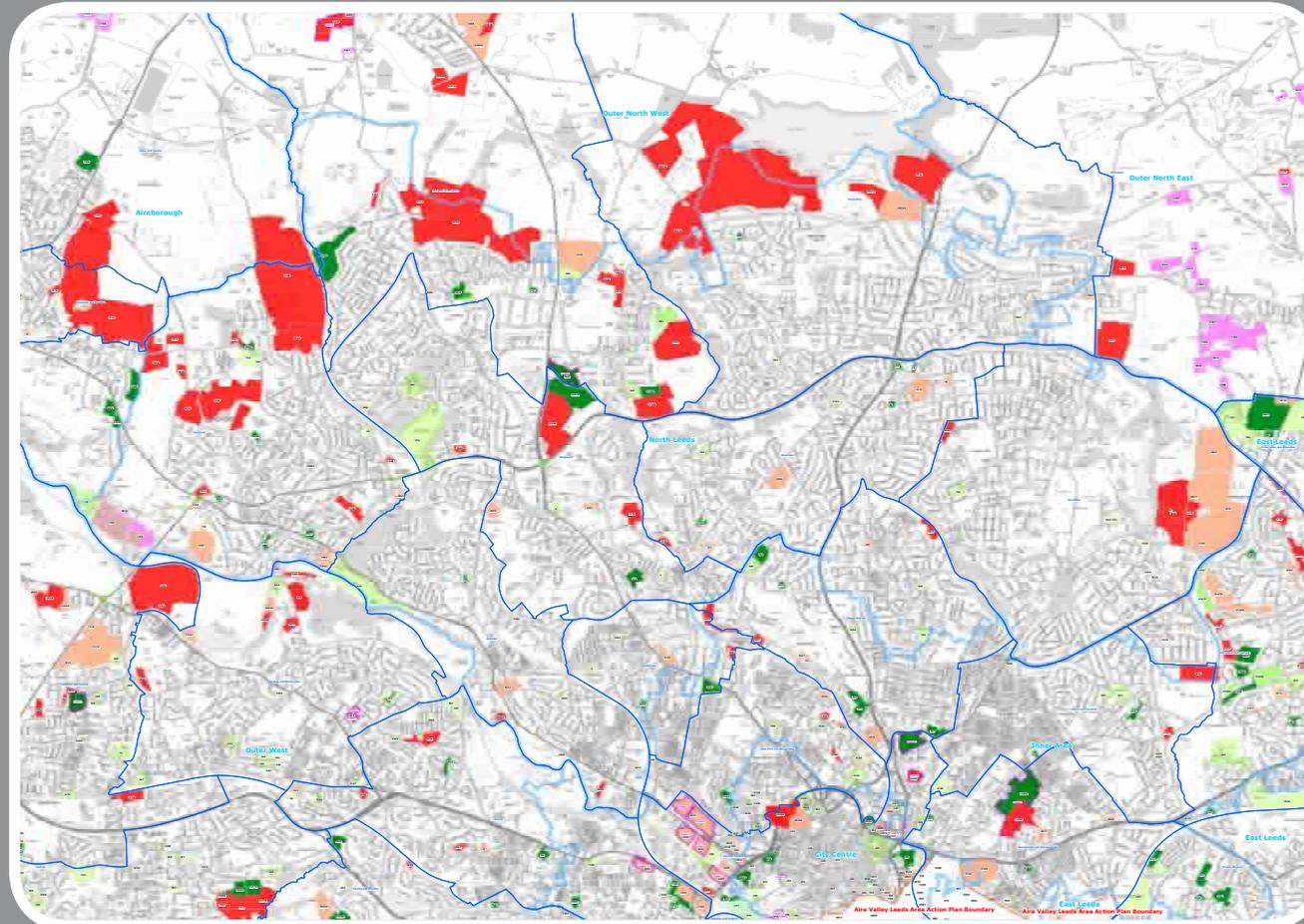
- Green** – sites which we think have the **greatest potential** to be allocated for housing.
- Amber** – sites which have **potential** but there may be **issues which need to be resolved**, or the site may not be in such a favoured location as green sites.
- Red** – sites which we think are **not considered 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.
- Opportunity for community benefits** – such as improved open space, affordable housing, improved public transport, cycle and pedestrian routes and roads.



- 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.

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

What does this mean?

Initial Assessment: For each site a survey has been completed including, where appropriate, a Civils Desk review. This looks at the use of the site as well as an existing level, significant tree coverage and other features for access, as well as accessibility to local services and potential impact on the local road network. The assessment process will continue as we progress the plan, particularly as further details from the consultation process are received. You can see the survey, referred to as 'preliminary', at www.leeds.gov.uk/allocations.

Housing Target: This is the overall housing target for Leeds which has been set out in the Core Strategy. We are committed to this target and will continue to work on these targets as they have been agreed with the Council.

Housing Allocation: These are sites that have already been identified for housing in the Leeds Housing Development Plan (LHDP) and are subject to a development plan for Leeds. The Core Strategy, alongside the Site Allocation Plan will update and replace the LHDP.

Planning Permission: The Council is responsible for issuing planning permission to allow development to take place. Sites referred to in this consultation are being put forward for consideration of housing potential. Planning permission is not granted until it has been approved at a 3rd March 2013.

15 year plan period: The Site Allocation Plan will be in force for 15 years. The end of the plan period is 2028.

Greenfield: Greenfield sites are previously undeveloped sites 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 sites and large built-up areas where strict planning controls apply to keep the land permanently open to agricultural use. The purpose of the Green Belt is to prevent urban sprawl from built-up areas, prevent neighbouring towns from merging and preserve the special character of historic towns. It also aims to safeguard the countryside from encroachment and avoid 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.

Key:

- Leeds City Council Wards
- Housing Market Characteristic Area
- Site Allocation Plan Boundary (Not part of this consultation and plan)
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- Housing Sites
- Green: Sites with current permission/offer for allocation only
- Amber: Sites which have potential but issues or not as favoured as green sites
- Red: Sites which have greatest potential to be allocated for housing
- Yellow: Sites which have potential but issues or not as favoured as green sites
- White: Sites not considered suitable for allocation for housing
- Potential subject to submission of a feasibility study
- Call for Sites - Sites with a housing component

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