

Your city.  
Your say.

# Outer North West

Including Otley, Pool-in-Wharfedale and Bramhope

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

Site Allocations Plan Consultation  
June/July 2013

## Site Allocations Plan Consultation

Your city. Your say.

### What is the housing target for the Outer North West Area?

1,017 (over a 15 year period, that's approximately 68 new homes per year).

### What are the options for new housing for the Outer North West Area?

The Council has done initial assessments of the options for new housing and this shows that there may be enough sites to accommodate 1,462 homes, more than the number of new homes that are needed locally (1,017). **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:

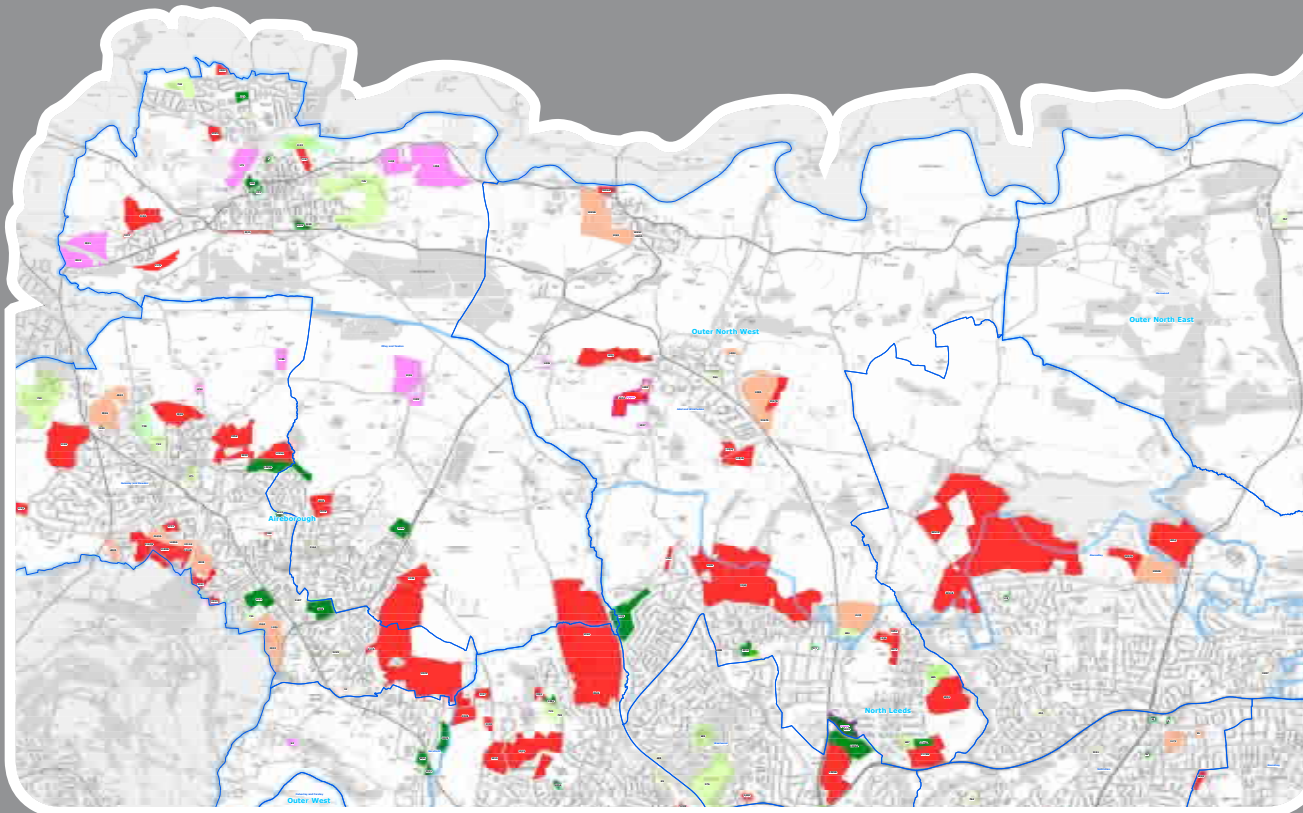
- Green** – sites which we think have the **greatest potential** to be allocated for housing.
- Amber** – sites which have potential but there may be **issues which need to be resolved**, or the site may not be in such a favoured location as green sites.
- Red** – sites which we think are **not considered 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.



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 Green Belt review. This looks at the use of the site as well as neighbouring use considerations, such as sloping land, significant tree coverage and road frontage for access, as well as proximity to local services and the potential impact on the local road network. This assessment process will continue as we progress the plan, particularly on further details from interested parties to be added. You can see the survey referred to as 'Inventory' at [www.leeds.gov.uk/allocations](http://www.leeds.gov.uk/allocations).

**Housing Target:** This is the overall housing number that Leeds needs to provide. This is a figure of 68,000 which has been set out in the Core Strategy and only need to find sites for 68,000. You cannot overcommit on these targets as they have been considered on a long-term basis.

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

**Planning Permission:** The Council is responsible for making decisions and grants permission for other development to take place. Sites referred to in this consultation period as having planning permission are those sites that were granted approval on 31st March 2012.

**15 year plan period:** The Site Allocations Plan will guide 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.

**Green Belt:** This is a designation for areas of open land around urban areas and open landscape areas where strict planning controls apply to keep the land permanently open or largely undeveloped. The purpose of the Green Belt is to limit the permitted growth of large built-up areas, prevent neighbouring towns from merging and preserve the local character of built-up areas. It also acts as a buffer between the countryside from encroachment and assist urban regeneration by encouraging the recycling of derelict and urban land. The designation is not restricted to a assessment of the quality or attractiveness of the open land.

#### Key

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

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

