

**Your city.
Your say.**

Outer West

Including Armley, Bramley, Calverley, Farsley, Fulneck, Kirkstall, New Farnley, Pudsey, Rodley and Wortley

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

Site Allocations Plan Consultation
June/July 2013

Your city. Your say.

What is the housing target for the Outer West Area?

2,660 (over a 15 year period, that's approximately 177 new homes per year).

What are the options for new housing for the Outer 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 **3,515** homes, more than the number of new homes that are needed locally (2,660). **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:

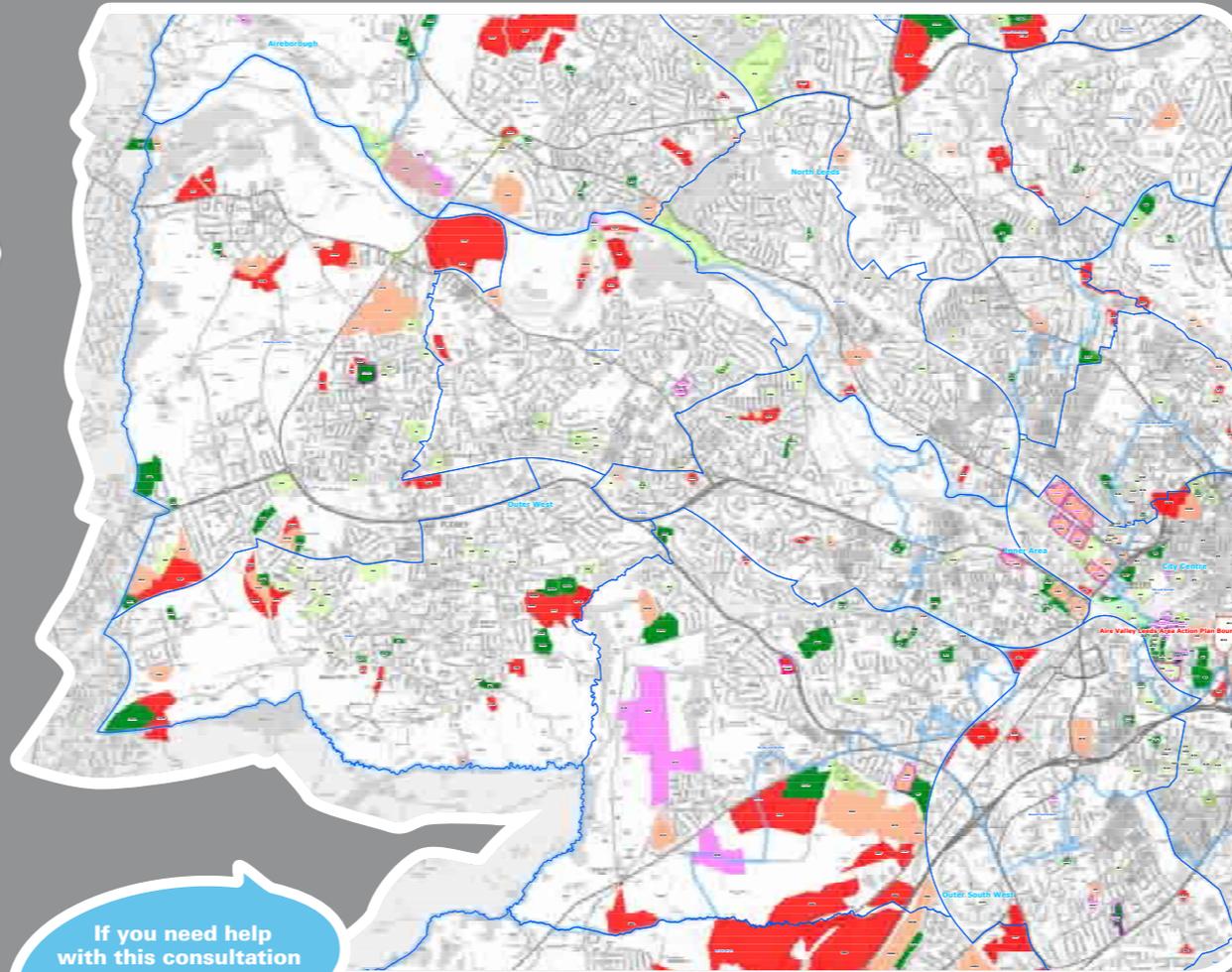
- Green** – sites which we think have the **greatest potential** to be allocated for housing.
- Amber** – sites which have potential but there may be **issues which need to be resolved**, or the site may not be in such a favoured location as green sites.
- Red** – sites which we think are **not considered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

- 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.

Key

- Leeds City Council/Wards
- Housing Market Characteristic Area
- Area Valley Leeds Area Action Plan Boundary (Not part of this consultation and plan)

Housing Sites

- Green: Sites with current permission/allocated for allocation only
- Amber: Sites which have potential but issues or not as favoured as green sites
- Red: Sites not considered suitable for housing
- Yellow: Potential subject to submission of a feasibility study
- Blue: Call for Sites - Mixed use sites with a housing component

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 site of the site as well as neighbouring uses, the constraints, such as existing land, significant landscape and built form, and the site's accessibility to local services and the wider community.

15 year plan period: The Site Allocations Plan will be in force for 15 years. The assessment process will continue as we progress the plan, particularly as further details from infrastructure providers is added. You can see the survey information at 'publications' on www.leeds.gov.uk.

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

Green Belt: This is designated to prevent land around certain sites and help to keep the land permanently open or largely undeveloped. The purpose of the Green Belt is to check the uncontrolled growth of large built-up areas, prevent neighbouring towns from merging and preserve the visual character of historic towns. It also aims to safeguard the countryside from overdevelopment and urban sprawl by encouraging the recycling of land and other urban land. The designations are intended to be a statement of the quality or attractiveness of the open space.

