Your city. Your say.

Your city. Your say.

Outer South East

Including Garforth, Great Preston, Kippax, Little Preston, Ledsham, Ledston, Micklefield, Swillington and Allerton Bywater

Site Allocations Plan Consultation

June/July 2013

What is the housing target for the Outer South East Area?

3,534 (over a 15 year period, that's approximately 236 new homes per year).

What are the options for new housing for the Outer South East Area?

The Council has done initial assessments of the options for new housing and this shows that there may be enough sites to accommodate **12,521** homes, more than the number of new homes that are needed locally (3,534). **This means that there is local choice on which sites are the best.**

Which sites do you think are the best?

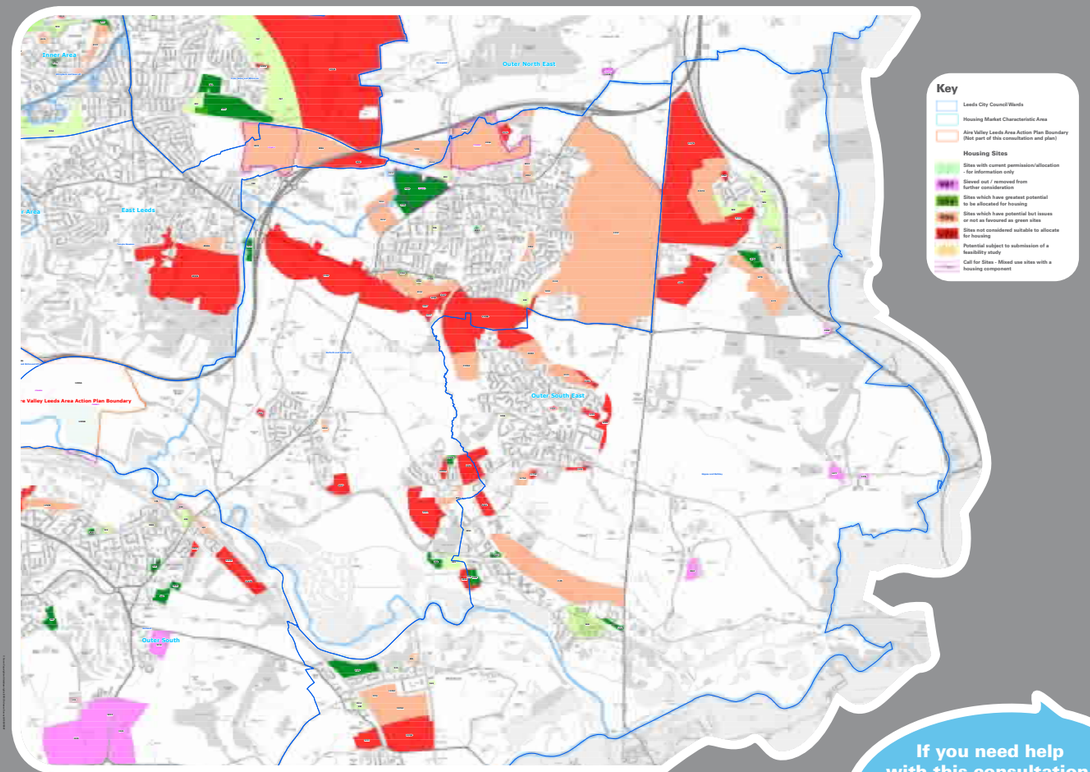
To help you, we have colour-coded the sites into red, amber and green:

- **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.



What does this mean?

Initial Assessment: For each site a survey has been completed including, where appropriate, a Green Belt review. This has looked at the site's impact on neighbouring uses; site constraints, such as sloping land, significant tree coverage and road frontage for access, as well as accessibility to local services and the surrounding road and public transport network. This assessment process will continue as we progress the plan, particularly as further details from infrastructure providers is added. You can see the surveys, referred to as "proformas", at **www.leeds.gov.uk/sitelocations**

Housing Target: This is the overall housing number that Leeds needs to provide. This is a figure of 66,000 which has been set out in the Core Strategy (we only need to deal with 51,000 as 15,000 have commenced on these targets). This have been consulted on previously.

Housing Allocations: These are sites that are proposed for housing and are included in the Leeds Unitary Development Plan (UDP) – the current development plan for Leeds. The Core Strategy, alongside the Site Allocations Plan will update and replace the UDP.

Planning Permission: The Council is responsible for making decisions and grants permission to allow development to take place. Sites with planning permission are those having planning permission are those sites that were granted approval as at 31st March 2012.

15 year plan period: The Site Allocations Plan is a 15 year plan, starting in 2012. 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 certain cities and large built-up areas where strict planning controls apply to keep this land permanently open or largely undeveloped. The purposes of the Green Belt in Leeds are to prevent neighbouring towns from 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 assist in urban regeneration, by encouraging the cycling of derelict and other urban land. The designation is not intended to be a statement of the quality or attractiveness of the open land.

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

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

Leeds CITY COUNCIL