

Your city.
Your say.

Inner Area

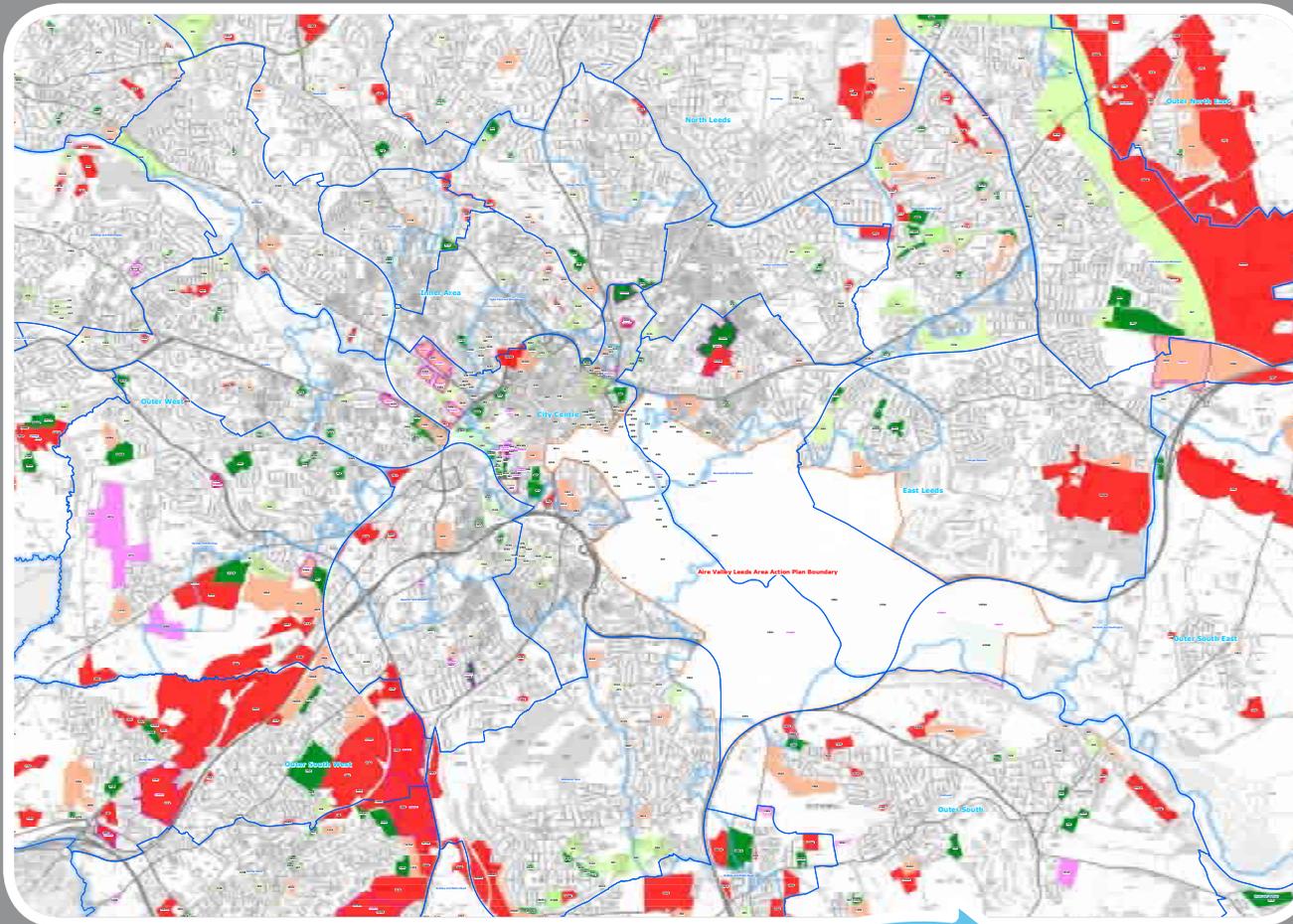
Including Armley, Burley, Chapeltown, Gipton, Halton, Harehills, Hunslet, Osmondthorpe, Seacroft and Woodhouse

Site Allocations Plan Consultation

June/July 2013

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.



What is the housing target for the Inner Area?

2,059 (over a 15 year period, that's approximately 137 new homes per year).

What are the options for new housing in the Inner Area?

The Council has done initial assessments of the options for new housing and this shows that there may be enough sites to accommodate 6,123 homes, more than the number of new homes that are needed locally (2,059). **This means that there is local choice on which sites are the best.**

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 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.

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 does this mean?

Initial Assessment: For each site a survey has been completed including, where appropriate, a green field survey. This looks at the use of the site as well as neighbouring uses, site constraints, such as sloping land, significant tree coverage and road crossings for access, as well as potential impact on the local road network. This assessment process will continue as we progress the plan, particularly as further details from infrastructure providers become available. You can see the survey, referred to as 'Site Assessment', at www.leeds.gov.uk.

Housing Target: This is the overall housing number the Leeds needs to provide. This is a figure of 6,123 which has been set out in the Core Strategy but only needs to be met over the 15 years. This cannot be met on these sites as they have been considered as previously.

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, through the Site Allocation Plan, will update and replace the LHDP.

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

15 year plan period: This is the duration of the Plan and plan 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.

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

Key

- Leeds City Council Wards
- Housing Market Characteristic Area
- Aire Valley Leeds Area Action Plan Boundary (See part of this consultation and plan)

Housing Sites

- Sites with current permission/allocation for information only
- Sites out of / removed from further consideration
- Sites which have greatest potential to be allocated for housing
- Sites which have potential but issues or not as favoured as green sites
- Sites not considered suitable to allocate for housing
- Potential subject to submission of a feasibility study
- Call for Sites – Mixed use sites with a housing component

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