

Your city.
Your say.

Outer North East

Including Wetherby, Aberford, Barwick-in-Elmet, Clifford, Collingham, Bardsey, Boston Spa, Bramham, East Keswick, Harewood, Linton, Scarcroft, Scholes, Shadwell, Thorner, Thorp Arch and Walton

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 North East Area?

3,933 (over a 15 year period, that's approximately 262 new homes per year).

What are the options for new housing for the Outer North 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 5,848 homes, more than the number of new homes that are needed locally (3,933). **This means that there is local choice on which sites are the best.**

Which sites do you think are the best?

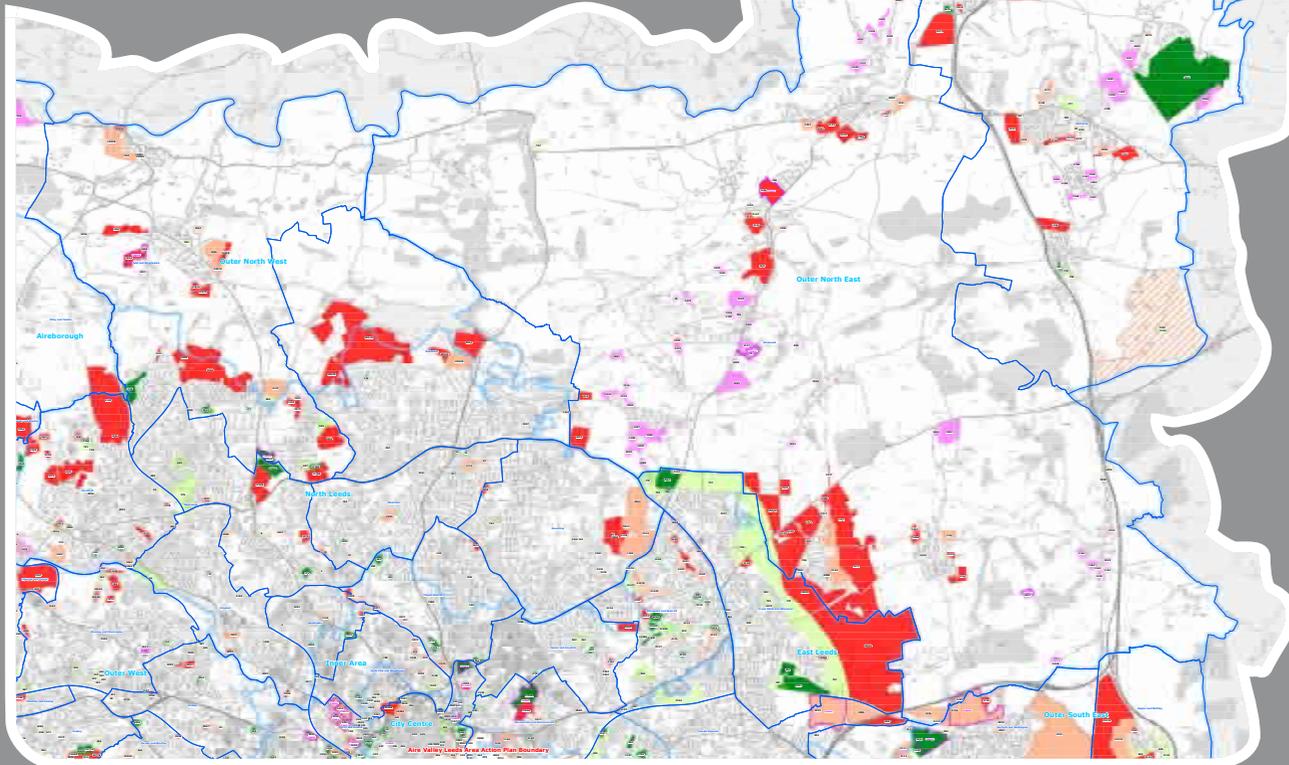
To help you, we have colour-coded the sites into red, amber and green:

- 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.
- Amber (hatched)** – sites which we think have potential subject to **submission of a feasibility study**.

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 detailing, where appropriate, a Green Belt review. This looks at the use of the site as well as neighbouring uses, site constraints, such as existing land, significant tree coverage and road frontage for access, as well as accessibility to local services and facilities. The assessment process will continue as we progress the plan, particularly as further details from infrastructure providers is added. You can see the survey, referred to as 'S100 forms', in www.leeds.gov.uk/strategies.

Housing Target: This is the overall housing number that Leeds City Council is providing. This is a figure of 58,200 which has been set out in the Core Strategy. You may need to find sites for S100. You cannot compare on these figures as they have been considered on a previously.

Housing Allocations: These are sites that have already been identified for housing in the Leeds City Council Development Plan (LDCP) – the current development plan for Leeds. The Core Strategy also sets the Site Allocations Plan with updates and revised S100.

Planning Permission: The Council is responsible for making decisions and granting permission to allow development to take place. Sites referred to in the consultation period as being planning permission are those sites that were granted approval as of 23rd March 2013.

15 year plan period: The Site Allocations Plan will guide development for 15 years. The end of the plan period is 2028.

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 green open land around urban areas and large built-up areas where strict planning controls apply 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 special character of historic towns. It also serves to safeguard the countryside from urban sprawl, to encourage urban regeneration by encouraging the recycling of derelict and other sites. The designation is not intended to be a statement of the quality or attractiveness of the landscape.

Key

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

Housing Sites

- Sites with current permission/allocation for information only
- Sites out / 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 - Allocated use sites with a housing component

