

Your city.
Your say.

Outer South West

Including Morley, East and West Ardsley, Beeston, Belle Isle, Driglington, Gildersome and Middleton

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

Site Allocations Plan Consultation
June/July 2013

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

5,586 (over a 15 year period, that's approximately 372 new homes per year).

What are the options for new housing for the Outer South 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 **9,653** homes, more than the number of new homes that are needed locally (5,586). **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:

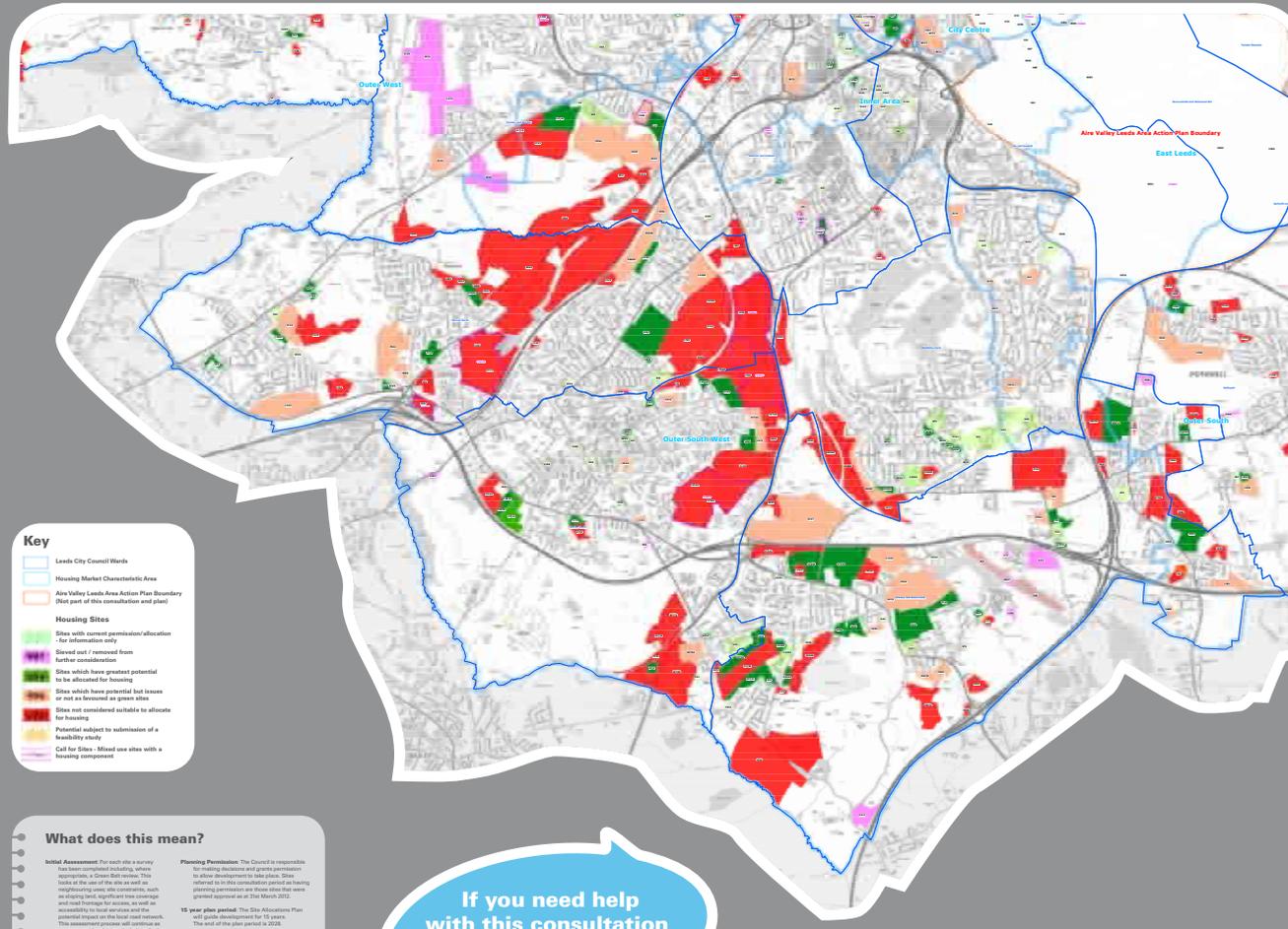
- Green** – sites which we think have the **greatest potential** to be allocated for housing.
- Amber** – sites which have potential but there may be **issues which need to be resolved**, or the site may not be in such a favoured location as green sites.
- Red** – sites which we think are **not considered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



Key

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

Housing Sites

- Sites with current permission/affordable - for information only
- Sites that if 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

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 quality of the site as well as its proximity to local services and transport. It also identifies any potential issues such as accessibility to local services and the potential impact on the local road network. This assessment process will continue as we complete the plan, and likely as further sites are identified for potential allocation. You can see the survey, referred to as 'findings', on www.leeds.gov.uk/allocations.

Housing Target: This is the overall housing target that Leeds needs to provide. This is a figure of 9,653 homes over the next 15 years in the Core Strategy. This only needs to be met by 2028. Your council comment on these targets as they have been considered in principle.

Housing Allocations: These are sites that have already been identified for housing in the Leeds City Council Development Plan (LDCP). The Core Strategy, alongside the Site Allocations Plan will update and replace the LDCP.

Planning Permission: The Council is responsible for making decisions and grants permission to allow development to take place. Sites referred to in this consultation are not being granted permission on their own but with planning permission on their own sites with approval as at 21st March 2013.

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

Green Belt: 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 sites and large built-up areas where urban expansion is restricted. The purpose of the Green Belt is to limit the uncontrolled growth of large built-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 urban regeneration by encouraging the recycling of derelict and other sites back. The designation is not intended to be a statement of the quality or attractiveness of the open land.

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