

## Your views on the Housing Proposals are important.

### This is your chance to voice your concerns.

Site Allocation Plan Consultation takes place during October /November 2015

#### What is this all about?

Leeds City Council is undertaking a consultation regarding its Site Allocation Plan. This will determine where housing development will be permitted in Leeds up until 2028. The council is inviting comment on its plan and I would encourage you to submit your thoughts. The closing time and date for comment is 5pm on 16th November 2015.

Greenfield sites are land that has never been used (e.g. green or new), where there was no need to demolish or rebuild any existing structures. This is distinct from green belt sites which are designated as such by statute and are protected from development.

#### Submitting your comments

There is more than one way that you can submit your comments:

By Email to [sap@leeds.gov.uk](mailto:sap@leeds.gov.uk)

In writing to: LDF Publication Draft Consultation, Forward Planning & Implementation, The Leonardo Building, 2 Rossington Street, Leeds LS2 8HD.

The Council has a website dedicated to this consultation [www.leeds.gov.uk/yourcity](http://www.leeds.gov.uk/yourcity) where you will find a link to interactive maps and consultation material. If you are using the website to search the individual sites you may find it very slow as there is a large amount of data to load up each time.

The Council has a consultation document but it does not give enough scope for expanding on the comments you wish to make and is more of a “tick box” exercise which we do not feel is adequate. However, following the questions the Council ask, you may find the information below helpful in putting your submission together.

You can find details of all the sites in the Ward on my website [www.barryanderson.yourcldr.com](http://www.barryanderson.yourcldr.com) , the link to the specific article is below:

<http://barryanderson.yourcldr.com/2015/10/11/site-allocations-consultation-22nd-september-to-16th-november-2/>

You can make comments freehand or set it out following the order below:

- 1. Name and Address**

Provide your name and address and postcode. Phone Numbers and Email addresses are optional but it may be useful to put your email address in order that you can be kept up to date by the Council during this consultation and subsequent events.

- 2. State that you would like to make comments on the “Leeds Site Allocation Plan”.**

- 3. Which site** do you want to make comments about?

You now need to list all of the sites you want to make a comment about. As per the presentation there are currently NO sites allocated for housing in Pool but the effect of all the sites in the areas round about Pool will have a significant impact on the village plus the employment sites identified at the Airport, further details in Part 7 below.

There is a Safeguarded Site in Pool, details as follows:

Plan Ref	SHLAA	Address	Area	Capacity
HG3-5	1095b-1369	Old Pool Bank (land at), Pool in Wharfedale	23.1 ha	541

A Safeguarded site will not come forward for development in this Plan period (which is up to 2028), if the Plan is adopted as it stands now as it is not required at the moment to meet the housing target. This site is the land behind Church Close stretching down to Pool Road/Otley Road. The eastern part of the site is Protected Area of Search (PAS) and the western part of this site is in the green belt and would have to be removed from the Green Belt. You should comment if you agree this land should be safeguarded for future development. Please note that the word safeguarded in this context means safeguarded for future development not safeguarded against future development. If you think this land should never come forward for development you can make a comment to that effect.

You can comment on any site in Leeds, you are not restricted to Pool matters. Where there are sites shown as “already in the plan”, these can be commented on but no objection to them being included can be made but it is hoped that the council and developers would listen to the wishes of the local community for a mix of housing.

4. For each proposed site you need to comment on all or some of the following themes depending on which is relevant to the site you are commenting on:
  - a) First of all say whether you agree or not with that site being allocated for housing.
  - b) Then comment on all or some of the following:
    - Ecology/Landscape/Trees – you might want to comment where you feel any trees/wildlife/landscape will be affected by development.
    - Local Services/facilities – need for or current lack of etc.
    - Schools – Do you think that there is sufficient capacity within local schools to meet the needs of children including those moving into the area as a result of proposed housing development? The advice we have received is that the needs of all children could not be met in this area and would require some to have to travel out of area to be educated. We understand that neighbouring schools are also facing capacity issues.
    - Conservation/Heritage – you may wish to comment on the setting of the church and its significance to the landscape.
    - Loss of Green Belt – comment on any green belt under threat
    - Highways/Transport – comment on provision of, or lack of, any plans proposed, traffic congestion, future traffic congestion on A660, knock on effect of developments to the north, east and west of Pool in Bramhope/Otley/North Yorkshire/Bradford etc.
    - Site Boundary – you need to suggest a revised boundary where you feel the site might be pulled in or expanded.

5. Unallocated Sites – it would be useful if you do support them being unallocated that you make that comment on your form, again using the reference numbers. Developers may put forward proposals for their use and if there is no objection on record, then this may mean that the Council decides that they should be allocated after all. All you need to say is that you support them not being allocated. There are a number of unallocated sites in Pool:

Address	Area Ha	Capacity	Green/Brown	Reason
Old Pool Bank, (land at)	1.7	46	Green	Green Belt
Old Pool Bank, (land at)	0.1	3	Brown	Needed to access safeguarded land. Site too small.
Old Pool Bank, (land at)	0.1	2	Brown	Needed to access safeguarded land. Site too small.
Pool Road –SHLAA 4173	12.5	281	Green	Green Belt site
Pool Road – SHLAA 5006	10.9	245	Mixed	Green Belt site

6. Is the Plan Sound? - For legal and procedural reasons the Council needs to know why you think the Plan is not appropriate. This is called “soundness”. The tests of “Soundness” are as follows:

TEST OF SOUNDNESS	WHAT THE NPPF SAYS	WHAT THIS MOST COMMONLY MEANS?	Our views
<b>Positively prepared</b>	The plan should be prepared based on the Core Strategy and infrastructure requirements should be taken into account.	Comment on whether you think the Site Allocations Plan fits with the Core Strategy policies.	It does not take account of infrastructure
<b>Justified</b>	Is this plan the most appropriate strategy.	Is the Council justified in allocating these sites?	The strategic aim should be reuse of brownfield before green field and green belt
<b>Effective</b>	Is this Plan deliverable?	Are the sites the most suitable and is the infrastructure in place?	Many of the sites are not suitable particularly because the infrastructure is not in place and cannot be delivered, e.g. no space for schools, roads already congested
<b>Consistent with national policy</b>	The plan should enable the delivery of sustainable development in accordance with all the policies in the National Planning Policy Framework. If you think it does not, your comment may relate to this test.		As the above tests have not been satisfied it cannot be consistent with National Planning Policy Framework

If you think the Plan is unsound you need to tell the Council which of the above tests it fails on and set these out against each of the 4 headings.

Then say, if you think it is unsound, what changes you consider are necessary to make it sound. For example:

- All brownfield sites in Leeds need to be exhausted before any consideration is given to greenfield sites
- Consideration needs to be given to infrastructure need before any site is approved e.g. school capacity- primary and secondary, determination of future highways demand and how this will be met, ability of local primary health structure to meet anticipated needs of local population.

You may also wish to comment on whether or not the sites that are proposed to be taken out of the green belt meet the Exceptional circumstances or Special Circumstances that need to be in place before this can happen. In Leeds' case the land does not meet any exceptional circumstances which would justify it being taken out of green belt.

Special Circumstances are as follows:

- Buildings for Agriculture and Forestry
- Provision for sport, outdoor recreation and cemeteries providing openness is retained
- Extension or alteration of a building provided it doesn't result in disproportionate additions over and above the original building size.
- Replacement of a building providing the new one is in the same use and not materially larger
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or partial or complete redevelopment of previously developed sites (brown field land); whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt
- Providing they preserve the openness certain other forms of development are also not inappropriate in Green Belt:
  - Mineral extraction;
  - Engineering operations;
  - Local transport infrastructure which can demonstrate a requirement for a Green Belt location
  - The re-use of buildings provided that the buildings are of a permanent and substantial construction
  - Development brought forward under a Community Right to Build Order.

## **7. Commenting on proposals for an Employment Hub at Leeds Bradford International Airport**

### **Policy EG3 – Leeds Bradford International Airport (LBIA) – Employment Hub**

36.23ha of land is planned to be allocated for a proposed 'Employment Hub' for General Employment including a Business Park, logistics and freight.

The site is at the location of Coney Lodge Farm, the southern boundary being Carlton Beck and the western boundary adjacent to the 'Avro' Depot.

Development will be subject to the provision of infrastructure. This will include land for the proposed A65-A658 link road within the Employment Hub Area. Detailed requirements will be set out in a LBIA Supplementary Planning Document (SDP).

If you wish to comment on this proposal quote Policy Reference EG3. You are also commenting on “Another part of the Plan”.

Comments may include the effects of the employment hub on the local road network. This development may result in increased volumes of traffic on minor roads as vehicles take the most direct/shortest route to the airport from the A660 (such as Old Lane Bramhope) or from areas to the west of the airport via Carlton.

The proposal can be found at Leeds City Council Site Allocations Plan, Section 3: Area Proposals: 1. Aireborough, Publication Draft, Leeds Local Development Framework, Development Plan Document, September 2015. This can be viewed online. A map showing the site of the hub appears at the end of this document.

8. Other issues to raise if you have not already done so:

- Correct Sites
- Alternative Sites
- Infrastructure Needs Identified
- Economically Sustainable
- Environmentally Sustainable
- Socially Sustainable
- Site Suitable for Older People’s Housing

Just to confirm, if you make a comment you will have the chance to make your comments again during the public inquiry before the Inspector or someone else can do that on your behalf. You need to state whether you would like to take part in the Public Inquiry or nominate someone. As your local Councillor I could do that for you but you would need to name me as your representative.

You must then sign your submission and date it. If submitting by email just put your name and the date on the bottom of your document if you are attaching it separately or the email if you are pasting your comments straight in.

**Remember the deadline for comment is 5pm on 16<sup>th</sup> November.**

If you need help or have any further questions please contact me  
[barry.anderson@leeds.gov.uk](mailto:barry.anderson@leeds.gov.uk)