

CHAPTER 7 – Revised text of Sections 7.1 – 7.3

7.1 INTRODUCTION

7.1.1 Housing issues are amongst the most important, and certainly the most contentious, of those considered by the UDP. The UDP's key strategic aim here is:

SA3: to make adequate provision for the community's housing needs during the Plan period, ensuring that development is sustainable, and contributes through good design to the quality of the built environment. This will involve the identification of sufficient land for new dwellings in sustainable locations, targeting of provision for social housing need groups, and support for renewal of the existing stock.

7.1.2 Although the UDP cannot ensure directly that a certain number of houses are built or improved, it has a key role in enabling provision – by identifying land for house-building (sections 7.2 -7.3 below). Attention must also be given to the needs of special groups, such as elderly people, those on low incomes, students, travellers and travelling show people, who might not be adequately provided for by the operation of the housing market (section 7.6). A clear lead is also given by identifying the areas where renewal activities should be concentrated (section 7.7). The issues of houses in multiple occupation, residential institutions and standards in new housing developments are covered in section 7.8

Land for housing

7.1.3 The overall requirement for housing in Leeds has already been established in the Regional Spatial Strategy (RSS) for Yorkshire and the Humber (published originally as Regional Planning Guidance in October 2001, but elevated into RSS in September 2004). The RSS is part of the statutory development plan for Leeds and its housing provision policies are mandatory. RSS requires provision to be made in Leeds for an average of 1930 dwellings a year over the period 1998-2016. The scale of provision reflects both demographic forecasts and policy decisions about the required scale of development for each authority area in the Region. Over the period covered by the housing land policies of this plan (2003-16), this requirement equates to an aggregate need for 25090 dwellings. This is the main benchmark against which the adequacy of sources of housing land supply should be judged.

7.1.4 That said, the object of housing land policy is not simply to predict requirements and then provide land to meet them. PPG3 Housing now requires authorities to adopt the principles of "Plan, Monitor and Manage" – plan for a particular level of provision, monitor output and manage land release. The objects of management are to ensure not merely that sufficient land is released to meet development plan requirements, but also that previously developed (brownfield) land, if available, is always developed in preference to previously undeveloped (greenfield) land. This sequential approach means that the release of sites (particularly greenfield) can be advanced or delayed in accordance with the results of regular monitoring. This is the approach adopted in this Plan.

7.1.5 Guidance on applying the new approach is in PPG3 and the supporting good practice advice notes "Tapping the Potential" and "Planning to Deliver". The first of these recommends that planning authorities undertake Urban Capacity Studies to help identify the potential for development on re-cycled land. RSS also focuses on the importance of prioritising the use of brownfield land, setting local authority specific

targets. An Urban Capacity Study has now been carried out for Leeds, and will be kept under review. Its conclusions have been taken into account in the strategy for the release of housing land contained in the UDP, which reflect the substantial potential that the Urban Capacity Study reveals.

- 7.1.6 In addition to following the advice given by national and regional guidance, the City Council has also shown its commitment to maximising the proportion of housing achieved on brownfield sites by signing a “Local Public Service Agreement” with the Government to achieve so-called “stretched targets” (higher than expected) for the rate of brownfield use in the period to 2004/5. It is anticipated that the strategy proposed here will maintain the rate of use of brownfield sites at a level in excess of Government targets throughout the Review plan period.

7.2 PHASED RELEASE OF LAND FOR HOUSING

7.2.1 Reflecting these considerations, the following general principles form the basis of the UDP Review strategy:

- The release of land will be managed in three phases running provisionally from 2003-8, 2008-12 and 2012-16. Precise timings will depend on how much land comes forward under policy H4.
- Within these phases most of the City's housing land needs are likely to be met from existing brownfield land reserves, within the Main Urban and Smaller Urban areas, as defined on the Proposals Map. This area consists of the main urban core of Leeds, including Morley, Rothwell, Pudsey, Horsforth and Airborough, together with the freestanding towns of Otley and Wetherby which are identified in RSS as urban areas. Together these areas are the most appropriate locations for development because of their generally good access to shops, work and other facilities and services, and the quality of their public transport links. Historically, they have accounted for over 90% of brownfield development opportunities
- concentration on the main urban areas, combined with phasing to limit opportunities elsewhere and delivered through a "plan, monitor and manage" approach, will result in delivery of brownfield windfall sites consistent with PPG3 advice, and promote sustainable development and urban regeneration;
- assimilation of most housing development in these urban areas will require: - very careful consideration of design issues (including appropriate densities of development) as advised through supplementary planning guidance, "Neighbourhoods for Living";
 - the integration of development with transport infrastructure and capacity;
 - the need to maintain and enhance the City's greenspaces, and take full account of the interests of nature conservation;
 - close inter-relationship with the outcomes of regeneration initiatives, as defined elsewhere in the UDP;
- Most development will be on windfall sites not specifically allocated in the plan, but phase 1 also includes site allocations which will be available for development at any time. A number of greenfield allocations are included in phases 2 and 3. These sites form a reserve of land which will only be released if and when monitoring indicates that the housing requirement cannot be met from alternative brownfield sources.
- Strategic Sites are identified in phase 1 at Holbeck Village, Hunslet Riverside, Sharp Lane and Allerton Bywater. These are of key importance in securing local regeneration.
- A fifth Strategic Site, the East Leeds Extension, is identified in phase 3. This is a large greenfield urban extension in an area of Leeds where environmental constraints are less severe and where the coalescence of existing settlements can be avoided. It forms the largest component of the reserve of greenfield allocations identified in phase 3.
- monitoring of development opportunities will be necessary throughout the Review period.

7.2.2 The policies which will implement this strategy are set out below.

H1 PROVISION WILL BE MADE FOR THE COMPLETION OF THE ANNUAL AVERAGE REQUIREMENT IDENTIFIED IN THE REGIONAL SPATIAL STRATEGY [RSS].

7.2.3 This is currently 1,930 dwellings per annum. The adequacy of completions, together with the number of dwellings with planning permission and the supply of sites allocated for development, will be monitored and assessed against the average annual requirement in RSS.

H2 THE COUNCIL WILL UNDERTAKE REGULAR MONITORING OF THE ANNUAL COMPLETIONS OF DWELLINGS WITHIN THE DISTRICT, AS WELL AS THE NUMBER OF DWELLINGS WITH PLANNING PERMISSION AND THE SUPPLY OF SITES ALLOCATED FOR HOUSING DEVELOPMENT.

7.2.4 The purpose of monitoring is to assess whether H1 requirements have been met and can continue to be met in line with the sequential approach. Monitoring information will be used to help manage the phased release of land. In particular, it will provide indicators for a trigger mechanism (see below) which will help decide the need to release the reserve greenfield allocations in phases 2 and 3.

7.2.5 Monitoring information will be published twice yearly in Housing Land Monitors relating to the position at 31 March and 30 September. These documents will cover rates of housebuilding; the stock of land available in outstanding planning permissions and allocations at the reference date; the brownfield:greenfield make-up of the stock; projections of future output in the light of these stocks and of past trends; and other matters relevant to the housing land supply. The Monitors will be posted on the Council web site and also be available on demand. Meetings to discuss the results of monitoring will be held with the development industry if appropriate.

H3 THE DELIVERY OF HOUSING LAND RELEASE WILL BE CONTROLLED IN THREE PHASES:

PHASE 1: 2003-2008

PHASE 2: AFTER PHASE 1 (PROVISIONALLY 2008-2012), WHEN AND IF EXISTING HOUSING LAND SUPPLY IS DEMONSTRABLY SHORT

PHASE 3: AFTER PHASE 2 (PROVISIONALLY 2012-2016), WHEN AND IF EXISTING HOUSING LAND SUPPLY IS DEMONSTRABLY SHORT

EACH PHASE WILL COMPRISE THREE COMPONENTS OF SUPPLY:

A: LAND ALLOCATED FOR HOUSING IN THIS PLAN

B: UNALLOCATED LAND (WINDFALL SITES) GIVEN PLANNING PERMISSION UNDER THE TERMS OF POLICY H4 IN THE MAIN AND SMALLER URBAN AREAS

C: UNALLOCATED LAND (WINDFALL SITES) GIVEN PLANNING PERMISSION UNDER THE TERMS OF POLICY H4 OUTSIDE THE MAIN AND SMALLER URBAN AREAS

THE ESTIMATED DWELLING YIELD FROM THESE SOURCES IN EACH PHASE IS SUMMARISED IN THE TABLE BELOW

Phase and Year	ALLOCATIONS	H4 DEVELOPMENT		TOTAL
		in Main & Smaller Urban areas	Outside Main & Smaller Urban areas	
PHASE 1				
2003-4	500	1900-1910	350	2750-2760
2004-5	449	2340-2430	330-340	3119-3219
2005-6	692	1340-1500	210-230	2242-2422
2006-7	1163	960-1140	230-260	2353-2563
2007-8	1110	1020-1230	240-270	2370-2610
Sub total	3914	7560-8210	1360-1450	12834-13574
PHASE 2				
2008-9	1126	1030-1240	230-270	2386-2636
2009-10	946	1040-1250	230-270	2216-2466
2010-11	801	1050-1270	170-200	2021-2271
2011-12	746	1250-1470	170-210	2166-2426
Sub total	3619	4370-5230	800-950	8789-9799
PHASE 3				
2012-13	901	1210-1430	180-210	2291-2541
2013-14	920	1140-1370	180-210	2240-2500
2014-15	906	1150-1380	180-210	2236-2496
2015-16	912	1160-1390	180-220	2252-2522
Sub total	3639	4660-5570	720-850	9019-10059
ALL PHASES	11172	16590-19010	2880-3250	30642-33432
After 2016	2175			

TABLES SHOWING THE ALLOCATED SITES IN EACH PHASE, THEIR ESTIMATED CAPACITIES AND ASSUMED PERIODS OF DEVELOPMENT ARE GIVEN AT THE END OF THIS SECTION. THESE TABLES ARE PART OF POLICY H3.

7.2.6 The capacities and timings in both the summary table above, and the table of allocations below are benchmark planning assumptions, not fixed or enforceable programmes of development. Individual site capacities are

neither targets, minima nor maxima, but current working assumptions. Actual output will depend largely on the actions of private developers and on many other trends and factors which cannot be predicted. Further information about the basis of the output estimates is given after the allocations table.

Notwithstanding the uncertainties, however, the estimates are considered to represent a sound basis for planning in the light of the available evidence base.

- 7.2.7 The strategy of the plan is to meet the majority of the H1 land requirement from brownfield windfall sites brought forward under policy H4. Around two thirds of the requirement is expected to be met in this way. However, in accordance with PPG3, sites allocated in policy H3 provide in excess of a 5 year supply at the H1 rate.
- 7.2.8 The allocations identified in phase 1 of policy H3 are for the most part brownfield sites and can be developed at any time within phase 1 or later. The allocations in phases 2 and 3 are on greenfield sites and these represent a reserve of land to be drawn on as and when other sources of supply become demonstrably insufficient to maintain output at the H1 rate. This means that the timing of release of phase 2 and 3 allocations is not fixed (although phase 3 cannot overtake phase 2). The phase 2 allocations will only be released when supply conditions require, and it is quite possible that they would not be released until after 2012, if alternative land sources were still adequate. Once the phase 2 allocations have been released, the phase 3 allocations will become the reserve and will be released in their turn when it is judged that they are needed to meet the H1 rate.
- 7.2.9 The phase 2 and phase 3 allocations are complete packages of sites which will be released in their entirety if conditions warrant. Once released, component sites will not be returned to the reserve. However, the release of the East Leeds Extension, which forms part of phase 3, is also subject to the specific policies in Chapter 15 of the plan, which could have additional implications for the timing of release of the site.
- 7.2.10 The packages will be released when supply is demonstrably short. The adequacy of supply will be assessed twice a year in the Housing Land Monitors referred to above. The main indicators of shortage will be if the average completion rate in the two years preceding the Monitor is over 10% below the H1 requirement and if the supply of land – defined as unused allocations from the last phase plus outstanding permissions for dwellings on sites for 5 or more dwellings - amounts to less than a two years' supply at the H1 rate. Although strongly suggestive of shortage, these indicators are not to be treated as determinative criteria that will automatically trigger the release of greenfield allocations. There may be other factors which temper the message of the indicators – for example, there could be a large stock of planning applications awaiting determination which, if approved, could be expected to rapidly restore the ability to meet the H1 target. A final decision will be taken after considering all the information in the Monitors.

- 7.2.11 The actual scale of development that occurs will depend to a large extent on how successful developers are in bringing forward sites under the provisions of policy H4. If they are very successful, construction could exceed the H1 rate by a considerable margin. While some degree of over-run is acceptable, it would be against the principles of Plan, Monitor and Manage to allow this to go completely unchecked. Indicators are therefore needed to define an unacceptable level of over supply.
- 7.2.12 Over supply will become a cause for concern if the average completion rate in the 3 years preceding the monitoring point is 40% above the H1 requirement and if the stock of outstanding permissions for dwellings on sites for 5 or more dwellings exceeds a six years' supply at the H1 rate. If severe over supply is identified, there will be an immediate embargo on new planning permissions under policy H4 and a review of the plan. As with the indicators for releasing greenfield allocations, these are strong pointers to the need for the specified action rather than determinative criteria which automatically trigger it. A final decision will be made after considering all other information in the Housing Land Monitors.
- 7.2.13 Proposals for housing on land not specifically identified for that purpose in the UDP will be considered against Policy H4:

H4: RESIDENTIAL DEVELOPMENT ON SITES NOT IDENTIFIED FOR THAT PURPOSE IN THE UDP BUT WHICH LIE WITHIN THE MAIN AND SMALLER URBAN AREAS AS DEFINED ON THE PROPOSALS MAP, OR ARE OTHERWISE IN A DEMONSTRABLY SUSTAINABLE LOCATION, WILL BE PERMITTED PROVIDED THE PROPOSED DEVELOPMENT IS ACCEPTABLE IN SEQUENTIAL TERMS, IS CLEARLY WITHIN THE CAPACITY OF EXISTING AND PROPOSED INFRASTRUCTURE, AND COMPLIES WITH ALL OTHER RELEVANT POLICIES OF THE UDP.

- 7.2.14 In this policy, acceptability in sequential terms is a reference to the principles set out in paragraphs 29-34 of PPG3 "Housing" (March 2000 edition), particularly paragraph 32 which says that there is a presumption that previously-developed sites should be developed before greenfield sites except in exceptional circumstances. This criterion is expected to mean that only brownfield sites will normally be acceptable under the terms of H4.
- 7.2.15 Although most H4 sites will be in the Main and Smaller Urban areas, proposals are also likely to be acceptable in other locations which are demonstrably sustainable. Judgements will be made on the basis of consideration of the availability and frequency of bus and train services to service centres, and on the range of services available locally, including shops, health facilities and schools. It is likely that proposals will be acceptable in S2 service centres not within the MUA/SUAs, as well as some other settlements with a lesser but still adequate range of facilities, provided the other provisions of H4 are also satisfied.

7.3 JUSTIFICATION FOR UDP HOUSING STRATEGY

- 7.3.1 The UDP housing land strategy is in full conformity with the sequential approach advocated in PPG3 and in RSS. Throughout the plan period, most requirements will be met from brownfield sites brought forward under the provisions of policy H4. In phase 1, this source is supplemented by additional allocations which are also predominantly brownfield. Remaining greenfield allocations are held in reserve for development in phases 2 and 3 if and when the supply of alternative brownfield land becomes deficient, thus ensuring that greenfield land is not developed unless it is absolutely necessary
- 7.3.2 In addition, the strategy will maximise the use of land within the Main and Smaller Urban Areas, which are the most sustainable locations by virtue of their access to services and facilities and the availability of infrastructure. Development in these areas gives ready access to shops, employment, leisure and community facilities, and will help maintain the viability of these services. It will make the most of existing utilities and transport infrastructure and should help minimise growth in the number and length of commuting trips by private car. Urban development will also assist regeneration by encouraging the remediation of contaminated sites and by bringing back into use vacant or derelict land and buildings. Finally it will reduce pressure for the release of greenfield land or future changes to Green Belt boundaries.
- 7.3.3 Around two thirds of the land supply is expected to come from windfall sites not identified in the plan. The yield from these sources is estimated using trend data relating to the period 1991-2003. These data are reported in the Housing Land Monitors and are believed to be a robust basis for estimation. The general scale of the potential for windfall urban development is supported by the Urban Capacity Study undertaken by the Council in accordance with the guidelines in "Tapping the Potential". This Study identified a potential discounted capacity for 33700 dwellings over the period 2002-16, within the survey area alone. This capacity itself exceeds the equivalent H1 requirement and compares with the assumed windfall yield in this plan of up to 22300 dwellings in all locations in the slightly shorter period 2003-16.
- 7.3.4 On the face of it, the estimates of capacity summarised in policy H3 suggest that the strategy could lead to over provision of land when measured against the H1 requirement. If allocations are developed as planned, and H4 yields the capacity estimated, land could be developed at an average annual rate of between 2360 and 2570 dwellings instead of the 1930 p.a. required by H1. It has to be remembered, however, that two thirds of this capacity is expected to come from windfall sites not identified in the plan, and is subject to a degree of uncertainty. In these circumstances, an element of over provision is advisable to guard against the risk of H4 yields falling below the level assumed. The phase 2 and 3 greenfield allocations – which together have capacity for 7500 dwellings – provide this insurance.
- 7.3.5 However, the plan contains provisions to ensure that this contingency reserve will not be drawn upon unless it is required. So long as the H1 requirement can be met from phase 1 allocations and the H4 yield, the reserve of greenfield allocations will not be released. Indeed it is possible that requirements for the whole UDP period could be met without having to break into the greenfield reserve. The strategy is thus designed to minimise the use of greenfield land.
- 7.3.6 The greenfield allocations identified in phases 2 and 3 are for the most part consistent with the sequential approach advocated by PPG3. They consist largely of sustainable urban extensions which could take advantage of existing physical and social infrastructure within the existing urban area, and have good access to public transport services, jobs, schools, shopping and leisure facilities. Their limited size

would also enable development to take place at fairly short notice. In the longer term it will be necessary to consider a larger extension. The opportunities available to the north-east edge of the city, combined with the significant environmental constraints elsewhere and the need to prevent coalescence of existing settlements, indicate that this is in principle a suitable area for such an extension. It is for these reasons that the East Leeds Extension has been identified as a strategic housing site in phase 3.

- 7.3.7 All the other strategic sites in phase 1 of the plan are identified because of their significant regeneration function. The strategic housing and mixed use sites at Holbeck Village and Hunslet Riverside will encourage the redevelopment of former industrial and commercial areas which have fallen into decay. A mix of housing and other modern uses will breathe much-needed new life into these sustainable inner city locations. The site at Allerton Bywater will revive a former mining village blighted by the closure of the colliery two decades ago, and will form a flagship Millennium Village project. The Sharp Lane site will consolidate redevelopment in this part of south Leeds and underpin the enhancement of Middleton District Centre which will bring benefits to a much wider local community.

H3A HOUSING ALLOCATIONS PHASE 1 2003-8

		ESTIMATED DWELLING CAPACITY							
Reference	Location	Area(h)	Total	2003-4	2004-5	2005-6	2006-7	2007-8	Phase 2
A Allocations									
H3-1A.1	BACK LANE, GUISELEY	1.34	62	32	30	0	0	0	0
H3-1A.2	WAKEFIELD ROAD, DRIGHLINGTON	0.10	10	0	0	0	10	0	0
H3-1A.3	STATION ROAD, DRIGHLINGTON	0.84	5	5	0	0	0	0	0
H3-1A.4	CHURCH STREET, GILDERSOME	0.22	10	0	0	0	0	10	0
H3-1A.5	CHAPEL STREET, MORLEY	0.62	40	25	15	0	0	0	0
H3-1A.6	WESTERTON ROAD, WEST ARDSLEY	0.39	7	0	2	2	3	0	0
H3-1A.7	WOOLIN CRESCENT, WEST ARDSLEY	2.43	55	0	30	10	15	0	0
H3-1A.8	DUNSTARN LANE, ADEL	2.74	28	0	0	0	0	0	28
H3-1A.9	MEANWOOD PARK HOSPITAL	7.55	88	60	28	0	0	0	0
H3-1A.10	HOUGH SIDE ROAD, PUDSEY	4.07	110	0	0	60	50	0	0
H3-1A.11	THE LANES, PUDSEY	0.74	18	0	0	0	0	0	18
H3-1A.12	MAIN STREET, CARLTON	0.50	15	0	0	0	0	15	0
H3-1A.13	MATTY LANE, ROBIN HOOD	0.63	20	0	10	10	0	0	0
H3-1A.14	HALF WAY HOUSE, ROBIN HOOD	0.44	19	19	0	0	0	0	0
H3-1A.15	ALMA ST/POTTERY LANE, WOODLESFORD	1.34	20	0	0	0	10	10	0
H3-1A.16	PRIMROSE LANE, BOSTON SPA	1.25	28	8	10	10	0	0	0
H3-1A.18	THE GLENSDALES, RICHMOND HILL	0.52	25	0	0	0	0	0	25
H3-1A.19	RING ROAD, MIDDLETON	2.36	30	30	0	0	0	0	0
H3-1A.20	LINGWELL ROAD, MIDDLETON	4.26	73	0	0	0	0	0	73
H3-1A.21	WEST LEA FARM, YEADON	1.21	1	1	0	0	0	0	0
H3-1A.22	OAK TREE DRIVE/THORN SCHOOL, GIPTON	2.42	100	0	0	0	0	30	70
H3-1A.23	WATERLOO SIDINGS, OSMONDTHORPE	7.26	140	0	0	0	0	0	140
H3-1A.24	MANOR FARM, CHURWELL	8.41	330	30	75	75	75	75	0
H3-1A.25	CHAPEL ALLERTON HOSPITAL, HAREHILLS LANE	4.53	35	35	0	0	0	0	0
H3-1A.26	CHURCHWOOD AVENUE, WEST PARK	6.88	198	70	68	0		60	0

H3A HOUSING ALLOCATIONS PHASE 1 2003-8

		ESTIMATED DWELLING CAPACITY							
Reference	Location	Area(h)	Total	2003-4	2004-5	2005-6	2006-7	2007-8	Phase 2
H3-1A.27	SHADWELL BOYS SCHOOL, SHADWELL LANE, MOORTOWN	5.65	78	60	18	0	0	0	0
H3-1A.28	SWALLOW DRIVE, POOL IN WHARFEDALE	5.73	54	35	19	0	0	0	0
H3-1A.29	MICKLETOWN ROAD, MICKLETOWN	2.34	7	7	0	0	0	0	0
H3-1A.31	MOUNT CROSS, BRAMLEY	1.08	30	0	0	0	0	0	30
H3-1A.32	BLUE HILL LANE, WORTLEY	1.33	61	30	31	0	0	0	0
H3-1A.33	BOWCLIFFE ROAD, BRAMHAM	2.11	30	0	0	0	0	15	15
H3-1A.34	REIN ROAD, MORLEY	2.65	13	13	0	0	0	0	0
H3-1A.35	EAST MOOR, TILE LANE, ADEL	5.60	70	0	0	0	35	35	0
H3-1A.36	FORMER THORNHILL SCHOOL, UPPER WORTLEY ROAD, WORTLEY	2.77	53	40	13	0	0	0	0
H3-1A.37	KILLINGBECK HOSPITAL, KILLINGBECK	10.43	350	0	0	50	100	100	100
H3-1A.38	ST GEORGES HOSPITAL, ROTHWELL	7.53	230	0	30	100	100	0	0
H3-1A.39	WESTBROOK LANE/BROWNBERRIE LANE, HORSFORTH (PART)	1.23	30	0	0	15	15	0	0
H3-1A.40	BUTCHER LANE, ROTHWELL	0.30	10		0	0	0	10	0
H3-1A.41	HARE LANE, PUDSEY	0.37	10	0	0	10	0	0	0
Strategic Sites									
H3-1A.42	STATION ROAD, ALLERTON BYWATER	14.77	520	0	70	150	150	150	0
H3-1A.43	SHARP LANE, MIDDLETON	40.37	900	0	0	0	150	150	600
Strategic Housing & Mixed Use sites									
H3-1A.44	HOLBECK URBAN VILLAGE	26.00	900	0	0	200	200	200	300
H3-1A.45	HUNSLET RIVERSIDE	62.00	1000	0	0	0	250	250	500
H3-1A TOTALS		255.31	5813	500	449	692	1163	1110	1899

H3A HOUSING ALLOCATIONS PHASE 2 2008-12								
Reference	Location	Area(h)	Estimated Dwelling Capacity					
			Total	2008-9	2009-10	2010-11	2011-12	
Phase 1 allocations carried forward								
H3-1A.8	DUNSTARN LANE, ADEL	2.74	28	14	14	0	0	
H3-1A.11	THE LANES, PUDSEY	0.74	18	0	0	18	0	
H3-1A.18	THE GLENSDALES, RICHMOND HILL	0.52	25	0	0	0	25	
H3-1A.20	LINGWELL ROAD, MIDDLETON	4.26	73	0	0	35	38	
H3-1A.22	OAK TREE DRIVE/THORN SCHOOL, GIPTON	2.42	70	70	0	0	0	
H3-1A.23	WATERLOO SIDINGS, OSMONDTHORPE	7.26	140	0	0	70	70	
H3-1A.31	MOUNT CROSS, BRAMLEY	1.08	30	0	0	0	30	
H3-1A.33	BOWCLIFFE ROAD, BRAMHAM	2.11	15	15	0	0	0	
H3-1A.37	KILLINGBECK HOSPITAL, KILLINGBECK	10.43	100	100	0	0	0	
H3-1A.42	SHARP LANE, MIDDLETON	40.37	600	150	150	150	150	
H3-1A.43	HOLBECK URBAN VILLAGE	26.00	300	150	150	0	0	
H3-1A.44	HUNSLET RIVERSIDE	62.00	500	200	200	100	0	
SubTotals		159.93	1899	699	514	373	313	
Phase 2 Greenfield Allocations								
H3-2A.1	GREENLEA ROAD , YEADON	1.06	30	7	8	7	8	
H3-2A.2	GRIMES DYKE, WHINMOOR	17.16	515	128	129	129	129	
H3-2A.3	RED HALL LANE	3.57	110	27	28	27	28	
H3-2A.4	SEACROFT HOSPITAL	17.73	530	132	133	132	133	
H3-2A.5	BRUNTCLIFFE ROAD, MORLEY	7.14	180	45	45	45	45	
H3-2A.6	DAISY HILL, MORLEY	2.86	100	25	25	25	25	
H3-2A.7	CHURCH LANE, ADEL	2.56	70	17	18	17	18	
H3-2A.8	PUDSEY ROAD, SWINNOW	1.36	40	10	10	10	10	
H3-2A.9	DELPH END, PUDSEY	1.42	40	10	10	10	10	
H3-2A.10	POTTERY LANE, WOODLESFORD	4.52	105	26	26	26	27	
Phase 2 TOTALS				1720	427	432	428	433

H3A HOUSING ALLOCATIONS PHASE 3 2012-16								
Reference	Location	Area(h)	Estimated Dwelling Capacity				Later	
			Total	2012-13	2013-14	2014-15		2015-16
Allocations								
H3-3A.1	VICTORIA AVENUE, HORSFORTH	0.42	15	4	4	4	3	
H3-3A.2	WHITEHALL ROAD, DRIGHLINGTON	1.28	35	9	9	9	8	
H3-3A.3	REEDSDALE GARDENS, GILDERSOME	0.39	15	4	4	4	3	
H3-3A.4	HAIGH MOOR ROAD, WEST ARDSLEY	3.57	19	4	5	5	5	
H3-3A.5	FALL LANE, EAST ARDSLEY	0.22	10	2	3	2	3	
H3-3A.6	SILK MILL DRIVE, COOKRIDGE	0.4	20	5	5	5	5	
H3-3A.7	CHERRY TREE DRIVE, FARSLEY	0.44	10	2	3	2	3	
H3-3A.8	CHERRY TREE CRESCENT, FARSLEY	0.42	15	4	4	4	3	
H3-3A.9	NETHERFIELD ROAD, GUISELEY	3.23	90	22	23	22	23	
H3-3A.10	LUMBY LANE, PUDSEY	0.3	10	2	3	2	3	
H3-3A.11	ROBIN LANE, PUDSEY	0.84	20	5	5	5	5	
H3-3A.12	CHARITY FARM, WOODHALL	3.23	50	12	13	12	13	
H3-3A.13	MAIN STREET, MICKLETOWN	0.26	10	2	3	2	3	
H3-3A.14	KESWICK LANE, BARDSEY	0.34	10	2	3	2	3	
H3-3A.15	MOSES SYKE, SCARCROFT	0.67	15	4	4	4	3	
H3-3A.16	WEST GRANGE ROAD, BELLE ISLE	0.88	35	9	9	9	8	
H3-3A.17	URN FARM, BELLE ISLE	3.32	100	25	25	25	25	
H3-3A.18	THROSTLE GROVE, MIDDLETON	4.04	140	35	35	35	35	
H3-3A.19	WESTBROOK LANE/BROWNBERRIE LANE, HORSFORTH (PART)	2.69	75	18	19	19	19	
H3-3A.20	QUEEN STREET, WOODEND, ALLERTON BYWATER	4.1	110	27	28	27	28	
H3-3A.21	RUMPLECROFT, OTLEY	5.17	135	33	34	34	34	
H3-3A.22	VILLAGE FARM, HAREWOOD	1.4	40	10	10	10	10	
H3-3A.23	BAGLEY LANE, FARSLEY	1.67	50	12	13	12	13	
H3-3A.24	WOODACRE GREEN, BARDSEY	1.2	35	8	9	9	9	
H3-3A.25	CHURCH FIELDS, BOSTON SPA	8.57	165	41	42	41	41	

Appendix 2

H3-3A.26	THORNER LANE, SCARCROFT	2.9	30	7	8	7	8	
H3-3A.27	SELBY ROAD/NINELANDS LANE, GARFORTH	3.03	85	21	22	21	21	
H3-3A.28	MILNER LANE/LEEDS ROAD, ROBIN HOOD	2.26	60	15	15	15	15	
H3-3A.29	BARROWBY LANE, GARFORTH	1.13	35	8	9	9	9	
H3-3A.30	EAST OF OTLEY	30.92	550	137	138	137	138	
H3-3A.31	SOUTH OF MICKLEFIELD	6.09	150	37	38	37	38	
H3-3A.32	MANOR FARM MICKLEFIELD	12.00	300	75	75	75	75	
Strategic Site								
H3-3A.33	EAST LEEDS EXTENSION	196.00	3375	300	300	300	300	2175
PHASE 3 TOTALS		303.38	5814	901	920	906	912	2175

NOTES TO H3 SUMMARY AND ALLOCATIONS TABLES

The capacity figures for allocated sites are actual figures from planning permissions where these exist or estimates of capacities achievable in the light of PPG3 density guidance. Some sites were under construction on the plan base date of 31 March 2003, and in these cases, the capacity is the number of uncompleted dwellings outstanding at that date. The capacities are working assumptions, not targets, maxima or minima.

Site areas are a mixture of gross (i.e. including land unlikely to form part of the net housing area) and net in the sense defined in Annex C of PPG3, and relate to the whole site, whether or not any of it is complete. Capacities cannot therefore be combined with site areas to estimate density.

Phase 1 allocations can be developed at any time, but it is expected that some phase 1 capacity will be carried over into phase 2. The timings shown are best estimates and in no sense prescriptive. The timing of phase 2 and phase 3 development is unknown, since it depends on when other sources of supply run short. The available capacity has therefore been spread out evenly over the notional time-spans of the two phases.

The estimates of H4 development included in the summary table are largely trend based. The lower end of the range assumes that sites will continue to come forward at the average rate of the period 1991-2003; the upper end assumes that the higher rates of release observed since the publication of PPG3 in 2000 will be maintained. Separate assumptions about City Centre development are made, taking account of local circumstances and experience elsewhere. Generally the estimation method follows the model explained more fully in the Housing Land Monitors.