

Priority 5

Sustainable Communities

5.2 Sustainable Planning

Local Development Framework

One of Leeds' biggest challenges is to provide enough housing to meet the needs of a growing population, whilst protecting the quality of the environment and local community identity.

In recent years Leeds has been highly successful in regenerating older urban areas, including the transformation of the City Centre through new housing, office, retail and leisure developments.

The [Adopted Core Strategy](#) (2014) guides future development and, in order to preserve and enhance what makes Leeds unique, sets out a pattern of growth focussed on existing settlements which have the capacity to grow. The main urban

area provides the major focus for development taking advantage of existing social infrastructure mainly focussed on local and town centres.

The Adopted Core Strategy is based on a [Strategic Housing Market Assessment](#) which identifies a need for 74,000 new homes (gross). The greatest needs are in the inner areas.

The Core Strategy ensures an appropriate mix of dwellings types and sizes to address needs, especially for two-bedroom flats and homes and including the provision of homes for independent living, reflecting the ageing population.

All new housing development above a certain threshold will be expected to provide affordable homes on site.

Targets

- 66,000 new homes on allocated sites by 2028
- 8,000 new homes on small brownfield windfall sites
- Over 60% of new housing on brownfield land
- Return of around 5,000 empty homes to use
- Up to £10m per year from community infrastructure levy
- Seek between 5% and 35% of new homes to be affordable

Actions to support housing growth

- 1 Publication of a **Site Allocations Plan** in Summer 2015 identifying 750 preferred sites to accommodate 66,000 new homes, with the City Centre, East Leeds and Inner Area accommodating almost half the total
- 2 Creation of **new communities** e.g. at Kirkstall Forge where 1,350 market and affordable homes with office space, hotel and leisure uses and the creation of a rail halt linking directly to the city centre has commenced
- 3 £460m **waste management** facility in the Aire Valley / £18m **water and sewerage** pipe replacement
- 4 **Transport improvements** e.g. £250m Leeds New Generation Transport (trolleybus) scheme, A653 Morley bus corridor, Aire Valley park and ride, East Leeds orbital road, airport access and 17 routes on Leeds cycle network
- 5 There may be a need to create around 40 new **primary schools** and 6 new **secondary schools**
- 6 **Health** needs are assessed with providers through the Joint Strategic Needs Assessment



Case Studies

Netherfield Road, Guiseley

This brownfield site accommodated 27 2-bed and a block of 15 affordable flats as well as its own area of greenspace.

As well as being close to the railway station and bus routes and with easy access to the town centre, residents benefitted from free Metro cards for a year.

Masterplanning

For sites over 250 units in the main urban area or over 50 units in smaller settlements the Core Strategy requires that a **Housing Needs Assessment** be completed.

This should address all tenures so that the needs of the locality can be taken into account at the time of the development.