

HOUSING - Striking the right balance

We can limit the use of greenfield sites by concentrating on previously developed land where this has good access to public transport and facilities - the main urban areas. The best way to do this is to phase the release of land for new housing. All the new housing required up to 2006 can be provided on brownfield land and sites that already have planning permission. Our task is to keep the use of greenfield land to a minimum. We have been asked by Regional Planning Guidance (approved by the government) to provide land for 1930 new homes a year until 2016. We have undertaken an Urban Capacity Study to assess the potential of the main urban areas to our housing needs. We think that:

- most of our needs can be met on brownfield land within the main urban area
- new development must not lead to town

cramping or be at the expense of valued greenspace - careful design and transport considerations will be important

- local needs and circumstances should be taken into account, especially needs for affordable housing
- some planned greenfield development may be necessary in the longer term.



The Proposals

- in the first phase to 2011 concentrate on brownfield land defined in the Urban Capacity Study (UCS), together with releases in strategic locations: supporting and using major infrastructure projects; meeting affordable housing needs; and accommodating pressure in areas of high demand
- strategic allocations (see Map below) are proposed at - East of Otley - Thorp Arch Trading Estate (Rudgate) - Sharp Lane, Middleton - Micklefield - Allerton Bywater - Holbeck Urban Village - Hunslet Riverside: residential potential in the Aire Valley
- the second phase, after 2011, will continue to concentrate on the UCS main urban areas but will also provide for expansion on the eastern fringe of the

main built up area starting with the existing housing allocation at Grimes Dyke and expanding to include land within a new outer relief road extending from the Wetherby Road to Thorpe Park and if after 2011 the supply from the above sources proves to be inadequate then the release of existing greenfield allocations will be considered

- Supplementary Planning Guidance (SPG) is to be issued covering residential design and public transport, to ensure that higher densities and a concentration on the urban area is not at the expense of quality of life
- the Residential Design Guide: Neighbourhoods for Living, and A Guide to Transport and New Development have been published for consultation.

AFFORDABLE HOUSING

Affordable housing is required for those households unable to pay the prices set by the market. UDP policy seeks to ensure that between 15-25% of new homes are affordable. We have recently set new benchmark levels of affordability. Current UDP policies only apply to sites of 25 dwellings or more than 1 hectare but could apply to smaller sites in rural areas. It is also proposed to set more precise targets on the Strategic Sites (see plan below and the Housing Features). These suggestions reflect national guidance.

The Proposals

- lower the thresholds at which affordable housing will be negotiated for the rural areas in the north and north-east of the District
- set affordable housing targets for the strategic housing sites



HOUSING AND PROTECTED AREA OF SEARCH PROPOSALS



REGENERATION AND OTHER AREA INITIATIVES



EXTENDING THE GREEN BELT

Fifty sites totalling nearly 600 hectares are identified in the UDP as Protected Areas of Search for possible long term development. This land was identified to be brought forward if needed at a review of the Plan. The sites are greenfield and in general were previously in the green belt.

- The Proposal**
- Return the PAS sites not forming part of the housing package to the green belt - the sites to be returned to green belt are (see the map opposite):
- Breary Lane East, Bramhope
 - Canada Road, Yeadon
 - Haw Lane, Yeadon
 - East of Scholes
 - Selby Road, Garforth
 - Pit Lane, New Micklefield
 - Moorgate, Kippax
 - Low Moor Farm, Morley

We have considered the need for land for housing beyond 2016 and concluded that the great majority of PAS sites will not be needed. The sites are generally not well suited to employment use and are not needed for this purpose.

Apart from the proposals to put PAS sites back into the green belt, no other changes to the green belt will be considered in this selective review.

- Tingley Station
- Spring Gardens, Drighlington
- New Lane, East Ardsley
- Bradford Road, East Ardsley
- Lane Side Farm, Churwell
- Owlers Farm, Morley
- Manor House Farm, Churwell
- Moseley Bottom, Cookridge
- Chapel Lane, Adel
- West of Pool in Wharfedale
- Hill Foot Farm, Pudsey
- Moorgate Lane, Farsley
- Kirkless Knowl, Farsley

REGENERATION

Area-Based Initiatives

The Local Strategic Partnership (the Leeds Initiative) and its Community Strategy (The Vision for Leeds) focus on community renewal embracing social and economic concerns as well as physical change.

- Greenland Farm, Oulton
- Royds Lane, Rothwell
- Pitfield Road, Carlton
- Mickleton Road, Methley
- Low Moor Side, New Farnley
- Green Lane/Grove Road, Boston Spa
- Leeds Road, Collingham
- Spoilforth Hill, Wetherby
- West Park, Boston Spa
- Chapel Lane, Clifford
- The Ridge, Linton
- Wood Lane, Scholes
- Park Lane, Allerton Bywater

Together with the recently introduced Community Plans there is now much greater emphasis on working with local communities to find solutions to address their concerns. The UDP needs to be updated to reflect this so that the planning process can actively assist a wide range of local initiatives by:

- explaining our approach to area based work
- identifying the types of area-based initiatives, their purpose, and the partners and processes involved
- identifying initiatives currently underway
- setting out the issues, approach and timescale for each action
- defining arrangements for approving plans and adding new areas. The area-based initiatives currently underway and planned are shown on the map. Over time these areas will change as projects are completed and new ones added.

The Proposals

- set out the basic principles to guide future regeneration activity and establish a process for regular review to ensure the Plan remains up to date
- make clear that resources/support will be directed to the communities identified as "Action Areas" (this includes major regeneration areas, neighbourhood renewal, town centre initiatives, developing new communities and local action such as village design statements and town/parish plans - see map)
- provide statements for each area to describe the proposed actions, desired outcomes, and the overall approach including partners and timescale
- include new policies to: signal the Council's willingness to use its compulsory purchase powers to assist regeneration when necessary; highlight our intention to seek to secure training and employment opportunities for local people as part of major projects through the planning application process
- address student housing problems in northwest Leeds