

Bramhope & Carlton Parish Council

Leeds City Council Core Strategy Selective Review February 2018 Consultation Period 9/02/18 to 23/03/18 (5pm)

Comments can only relate to the review and say why you do or do not believe the CSSR is appropriate and/or sound.

Comments should be related to these specific policies:
Amended Policy SP6 (housing requirement)
Amended Policy SP7 (housing distribution)
Amended Policy EN1 (carbon dioxide reduction)
Amended Policy EN2 (sustainable design and construction)
Consequential changes to EN4 (district heating)
New Policy EN8 (electric charging infrastructure)
Amended Policy G4 (green space provision)
Amended Policies G5 & G6 (city centre green space)
Amended Policy H5 (affordable housing)
New Policy H9 (housing standards for minimum space)
New Policy H10 (accessibility standards for new housing)
Extending the plan period to 2033

The city council prefer to receive comments using the response form at www.leeds.gov.uk/localplan

Alternatively email to: CoreStrategyReview@leeds.gov.uk

or write to: Leeds Core Strategy Selective Review
Leeds City Council
Planning Services – Policy & Plans Group
9 Floor East, Merrion House
110 Merrion Centre
Leeds
LS2 8BB

For details of the above policies see the following document which can be downloaded via the city Council's website:

Leeds City Council
Core Strategy Selective Review
Proposed Policy and Paragraph Changes
Publication Draft
Leeds Local Plan
Development Plan Document
February 2018

Extracts from the above document:

Introduction to Policy Spatial Policy 6

Para 4.6.3

“Spatial Policy 6 sets out the housing requirement for Leeds over the period 2017-2033. The requirement draws upon evidence of the Strategic Housing Market Assessment 2017 and Government Consultation Paper “Building the Right Homes in the Right Places.” The policy will be implemented through the identification of land supply in the Site Allocations Plan and a Housing Implementation Strategy.”

Para 4.6.4

The net requirement of 51,952 dwellings converted to gross requirement by taking into account over the plan period an estimated loss of 150 dwellings per year based in recent demolition trends (2,400 over the plan period)
“The gross housing requirement for the plan period of 2017-2033 is 53,856 dwellings.”

Para 4.6.5

An allowance, as set in the Core Strategy, of 500 dwellings per annum of recycling previously developed land (PDL) produces 8,000 dwellings over the plan period.
“This stock supply reduces the level from 53,856 dwellings (gross) to 45,856 dwellings (gross).”

SPATIAL POLICY 6: THE HOUSING REQUIREMENT AND ALLOCATION OF HOUSING LAND

The provision of 51,952 (net) new dwellings will be accommodated between 2017 and 2033, with at target that 3,247 dwellings per year should be delivered.

Delivery of 500 dwellings per annum (8,000) over the plan period) is anticipated on small and unidentified sites.

Guided by the settlement Hierarchy, the council will identify 45,856 dwellings (gross) to support the distribution of Spatial Policy 7 using the following considerations:

- i. Sustainable locations (which meet standards of public transport accessibility – see the well connected City Chapter), supported by existing or access to new local facilities and services (including Educational and Health Infrastructure)**
- ii. Preference for brownfield and regeneration sites**
- iii. The least impact on Green Belt purposes,**
- iv. Opportunities to reinforce or enhance the distinctiveness of existing neighbourhoods and quality of life of local communities through the design and standard of new homes,**
- v. The need for realistic lead-in-times and build out rates for housing construction,**
- vi. The least negative and most positive impacts on green infrastructure, green corridors, green space and nature conservation,**
- vii. Generally avoiding or mitigating areas of flood risk.**

Distribution of Housing Land

Para 4.6.7 Percentages are a guide

SPATIAL POLICY 7: DISTRIBUTION OF HOUSING LAND AND ALLOCATIONS Distribution (excluding windfall) as follows:

HMCA

Aireborough	3%
City Centre	15.5%
East Leeds	17%
Inner Area	15%
North Leeds	9%
Outer NE	8%
Outer NW	3%
Outer South	4%
Outer SE	7%
Outer SW	11%
Outer West	7%

POLICY H5: AFFORDABLE HOUSING

On developments of 10 or more new dwellings, affordable housing provision should be provided on site at the target levels specified in the following zones:

Zone	Minimum Target
1	35%
2	15%
3	7%
4	7%

Notes: Bramhope is in the Outer NW HMCA which includes Otley, Pool-in-Wharfedale, Arthington and the northern part of Adel.

The 3% requirement is the same percentage as the current Core Strategy, where the 3% would provide 2,000 dwellings.

Using figure from Spatial Policy 6 of 51,952 (which excludes the windfall of 8,000 from small and unidentified sites) the 3% requirement would be approx 1558 new dwellings for the Outer NW area

Bramhope is in Zone 1 for affordable housing (which includes most of Leeds to the north of the main urban area). The 35% requirement is the same as the current Core Strategy.

According to David Cove of CPRE West Yorkshire Branch (Autumn 2017 newsletter) LCC used the previous target (70,000 gross, 66,000 net dwellings) to justify using 73 Green Belt sites for 12,481 dwellings and the Government's consultation document ('Planning for the right homes in the right places, published 14/09/17) used a standard methodology which assessed Leeds housing needs at only 42,000 homes