



Leeds Local Plan Consultation
(by email)

Calverley & Farsley Ward
Labour and Co-operative Councillors
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Our ref: PC/CT/LLP2040
Date: 2nd September 2025

Dear Team,

Please find below a response to the Local Plan Consultation on behalf of us both. We would welcome if you could confirm receipt of this and that it will be taken into account during the consultation process.

Vision and Objectives:

As councillors for the Calverley and Farsley ward of Leeds, we support the wider vision and objectives of this Local Plan.

The proposal to direct major growth to the city centre whilst protecting the character and distinctiveness of market towns and villages is welcome.

The proposals to provide access to a wider range of suitable housing, including a significant increase in affordable housing is important for our area, as laid out further below.

The policies which look to ensure Leeds grows in a sustainable way, with regard for the climate, reduced carbon emissions and nature protection are a good step forward towards the Net Zero city we want to see.

Development Distribution:

We understand the plan must meet the Government housing target, which for the life of the plan is circa 70,000 homes.

As proposed in the plan, development should be distributed focussing on brownfield first, as has been the case in previous years with 80% of development in Leeds being on previously developed land. The city centre has previously been a hub of sustainable development and should continue to be to meet the aspiration of a more liveable city centre.

As noted in the plan, there are 34,000 units with planning permission across the district that are not yet built out - these should be deducted from the housing target and Government are right to act to ensure land is not landbanked and granted planning permissions are brought

forward in a timely manner. There are also already-allocated sites that should be used before new sites are considered.

It is only fair that the remaining development should be spread across all areas in line with need, with each community receiving an appropriate scale of development. Development in outer areas should respect the characteristics of villages and towns and be evenly distributed across settlements so as to boost those settlements rather than risk overwhelming them.

In the outer areas many developers focus on building developments of larger executive homes on green field sites which use valuable green space, do not meet an appropriate housing mix, and are often unaffordable for local residents. The plan should ensure an appropriate mix of housing sizes in each area of the city based on need rather than demand or market values, bring substantial affordable housing, as well as housing for older people and adaptable housing for disabled people in all areas.

Development should be proportionate to not oversubscribe local services, infrastructure, businesses and amenities (e.g. doctors surgeries, dentists, schools, pharmacies, highways networks, public transport, parks, sewage and drainage) and instead look to bring new services to areas which are underserved.

In summary, to best support the specific housing needs in the Outer West the local plan should:

- Seek to protect Green Belt
- Focus on building on previously developed land
- Provide a substantial increase in affordable housing
- Provide a mix of housing in line with local need, not just larger homes
- Bring local benefits e.g. new/improved services, better transport links, green space and infrastructure

Site assessment methodology:

We agree with the gateway test in the methodology that says green belt should not be included for development, as well as the assessment taking account of the potential loss to nature of sites, such as biodiversity or environmental value through woodland, green space and other natural features.

We also agree that the plan should seek to protect agricultural land and businesses which would disappear with too much green field development.

The assessment should take more note of the potential for risk of flooding to nearby properties. As well as the flood risk of the site, developments have the potential to increase surface water runoff into nearby areas, some of which are experiencing growing issues with surface water flooding.

The assessment seeks to take account of accessibility to key services and infrastructure, but does not provide a measure for the capacity of these to increase to cover any new residents.

The site assessments do not take a note of the local housing need in the area and allocate housing numbers accordingly. As detailed above development should be distributed across communities fairly, rather than large sites in one location taking a significant amount of

development on behalf of the wider area, led disproportionately by developers and landowners site submissions.

Thank you for the opportunity to contribute to this consultation. I trust these comments will be taken into account as part of the consultation process and you will carefully consider the concerns raised in this response in producing a final plan,

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Carlill', written in a cursive style.

Councillor Peter Carlill

A handwritten signature in black ink, appearing to be 'C. Timmins', written in a cursive style.

Councillor Craig Timmins