



Bramhope
& Carlton

Parish Council



Leeds Local Plan 2024-2042 Housing sites consultation meeting 20th August 2025

Welcome

Cllr Hilary Harris Chair - BCPC



Bramhope
& Carlton
Parish Council





Leeds Local Plan 2024-2042

Housing sites consultation meeting

- Housing requirements for Leeds, the call for sites, site assessments
- Public consultation: Bramhope sites
- Q & A session

Leeds Local Plan 2024-42

- A local authority must have a local plan and keep it up to date
- A legal requirement
- Vision and strategy
- Guides development and land use in the Leeds Metropolitan Area to 2042
- Framework for planning decisions
- Ensures development reflects the needs of the community and the environment

Leeds Local Plan 2024-2042

1 Initial Scoping Consultation

Feb – March 2023

Scope?
Policies?
Topics?
“Call for Sites”

2 Analysis & Evidence Gathering

March 2023 – June 2025

Assess initial feedback
Site Assessment Methodology
Initial site assessments
Impact of new NPPF

3 Issues & Options Consultation

July – September 2025

Publish Leeds Local Plan
List of potential sites with ratings
Ask for public views on sites, issues and options
Review of Green Belt

4 Analysis & Evidence Gathering

September 2025 – Spring 2026

Review the comments received
Update the site ratings
Identify sites for development
Assess required infrastructure

Leeds Local Plan 2024-2042

5 Draft Local Plan Consultation

Summer 2026

Publish the draft plan
Ask for comments on sites and policies
Responses provided to the Planning Inspector

6a Submission to Government

Winter 2026 – Summer 2027

Amended Leeds Local Plan submitted to the Planning Inspectorate

6b Public Examination

Winter 2026 – Summer 2027

Public hearing conducted by the Planning Inspector
Is the Plan “sound”?

7 New Local Plan Adopted

If “sound” the plan can be adopted by the Council as planning policy
The primary basis for decisions on planning policy across Leeds

Leeds Local Plan 2024-2042

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Housing - What has happened since the last call for sites in 2013?

- Significant underestimation of city centre windfall delivery, but helped avoid the release of Green Belt land.
- Disproportionate delivery of apartments in the city centre reduced the opportunities for outer area traditional homes.
- Shortfalls in Social Housing, “Affordable” Housing, 2-3 Bedroom Homes, Housing for Elderly/Disabled
- Disconnect between where the housing supply is and where it is needed.
- Number of dwellings in Bramhope increased by approximately 24%

Housing – numbers required 2024 to 2042

- National Planning Policy Framework (NPPF) December 2024 - New Standard Method for assessing housing needs.
- The government's annual target for Leeds is set at a minimum of **3,896** new homes, based on the 2025 Local Housing Need, with annual adjustments applied.
- A minimum of **69,834** new homes is planned over the Local Plan period from 2024 to 2042.
- An additional 10% buffer is included, increasing the total to **76,817** homes, ensuring the required 5 year supply of housing land.
- Currently, Leeds City Council (LCC) maintains a housing land supply sufficient for the immediate and short term, equating to a 6.6 year supply
- 5 year supply + 5% buffer required OR unlimited speculative development
- Surplus housing in the city centre is allocated evenly across the district.

Housing Allocation by Area

- Allocation is based on LCC's 11 Area Committees.
- Bramhope is in Outer North West Area (with Adel, Holt Park, Cookridge, Arthington, Pool, Otley, Guiseley, Rawdon, Yeadon Horsforth)
- Outer North West Area's allocation of the homes required (complex calculation based on homes already delivered in 2024/25 and sites already under development, etc.)
 - Gross total need 8,663* ('share' of the 76,817* total requirement)
 - Net total need 7,371 ('share' of the 31,737 balance)
 - Adjusted Net requirement for Outer North West **2,822** ('share' of the 18,987 houses required)

Housing adjusted net requirement, by settlement in Outer North West

• Adel, Cookridge, Holt Park (MUA)	1,106
• Bramhope	128
• Guiseley, Yeadon , Rawdon	1,097
• Horsforth Vale	40
• Otley	285
• Pool-in-Wharfedale	48
• Outside settlements	118
Total 2,822	
• Green Belt sites may require 50% of the houses to be 'affordable'.	

What do these figures mean?

- Site selection will not be determined by strictly meeting the numerical needs of each area or the settlement.
- The figures are a guide; not targets.
- The housing target is an annual 3,896 new houses across Leeds
- Housing land allocations will be determined by detailed site assessments & consultation.

Call for sites 2023 - the response – Bramhope

Developers and local landowners suggested 8 sites (LCC estimated capacities)

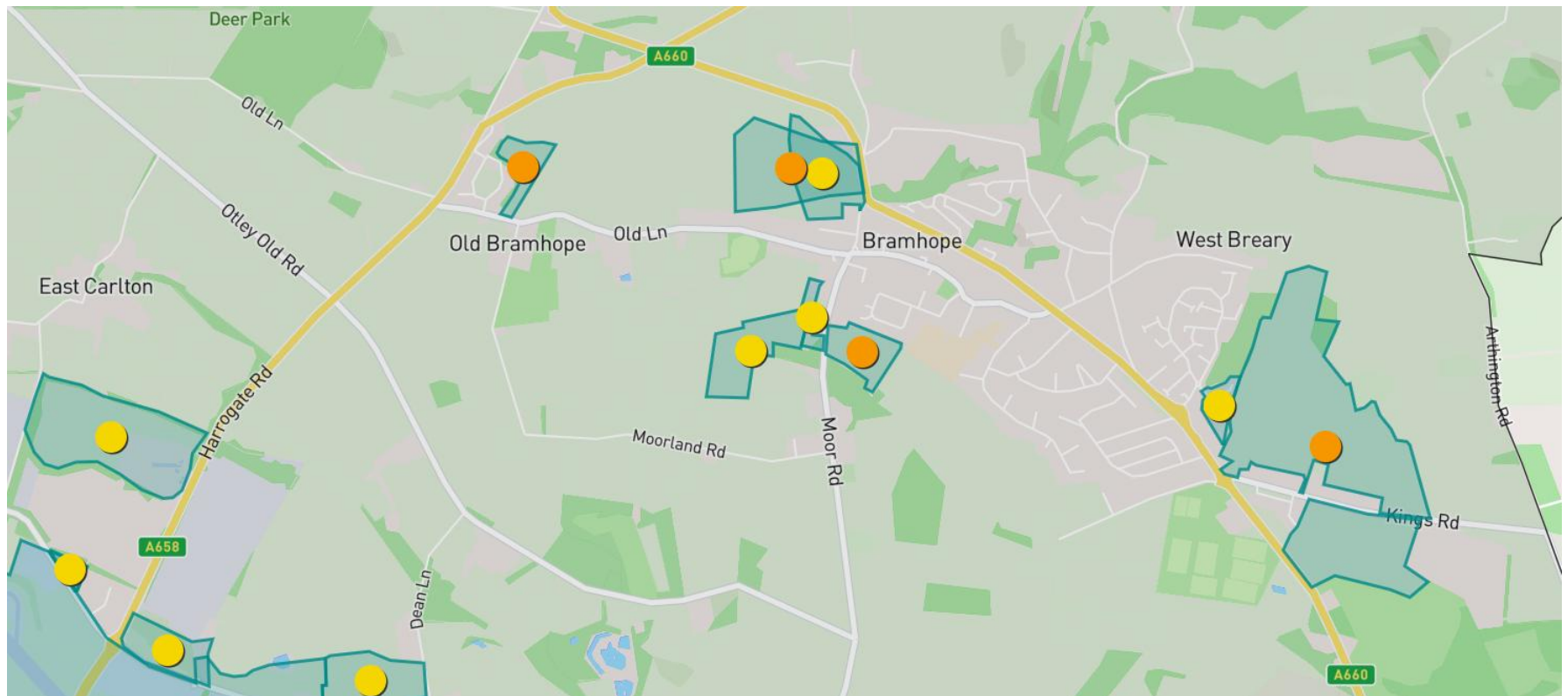
- Land to the west of Moor Road – 2 sites – 173 houses
- Land at Breary Grange Farm – 988 houses
- Land off Old Lane, Hilton Grange – 56 houses
- Land north of Churchgate, Church Hill and the Old Manor Farmhouse – 2 sites – 411 houses
- Land to the east of Moor Road and south of Parklands – 87 houses
- Land to the southeast of Spring Wood Crescent – 48 houses

Total potential houses – **1,763**

Call for sites 2023 – the response - Carlton

- No housing sites proposed
- One large site land north of Coney Park, Yeadon – presently the heliport.
- Business and commercial development (e.g. business park, warehouses).

Map of the sites



LCC's Initial Site Assessments Stage 1

Gateway Tests

- What is the site's place in the settlement network?
 - Bramhope is defined as a "Smaller Settlement"
- Is the site a designated biodiversity site?
- Does the site contain a national heritage asset or ancient woodland?
- Is the site located on a functional flood plain or in the Green Belt?
- LCC are reviewing the Green Belt boundaries
 - all the suggested Bramhope sites are in the Green Belt
 - LCC have stated that they will need to use some Green Belt sites

LCC's Initial Site Assessments Stage 2

- Site scores
 - Scores can range from 3 to -3 for each indicator (but not always)
- 21 indicators including:
 - Accessibility to public transport (bus and train)
 - Accessibility to services (walking)
 - Landscape character, woodland and trees

Total site scores and colour coding

Green	scores of 0 and above (Sites with at least 10% in open land Will be placed in yellow)	sites generally sustainable with limited negative impacts
Yellow	scores of -1 to -9 <u>or</u> scores 0 or above and lies within the Green Belt or open land within a built environment designation	sites could be sustainable if some negative impacts are mitigated or addressed
Amber	scores of -10 to -20	sites could be sustainable if many negative impacts are mitigated or addressed
Red	at least 10% of the area within is a floodplain, SSSI or ancient woodland	sites which could only be sustainable if impacts or key indicators are avoided

All 8 sites in Bramhope have been coded yellow or amber.

The Parish Council

- Recognises the need for additional housing and business premises in North West Leeds
- But Bramhope & Carlton must maintain their distinctive characters as village communities.
- Massive development would change this.
- And put unacceptable strain on healthcare and education provision, infrastructure and transport links
- Concerned about the loss of green spaces, and the impact on the environment and bio-diversity

Your Response to this Public Consultation

- LCC want local knowledge from local people to help further assess the sites
- Your comments can make a difference
 - The feedback can nudge a site from **Yellow** to **Amber** and from **Amber** to **Red**
 - Lack of Comment could have the opposite effect
- Your comments on all of the sites in Bramhope are important, not just the site nearest to you
- You can also make comments on any other site in the Leeds area
- You have until 5pm on 15th September to comment
- Comment online, by email or on a hard copy form
- See the leaflet that came with the Newsletter – or collect one today
- This presentation and other detailed information on the Bramhope & Carlton Parish Council [website www.bramhopecarlton-pc.gov.uk](http://www.bramhopecarlton-pc.gov.uk)

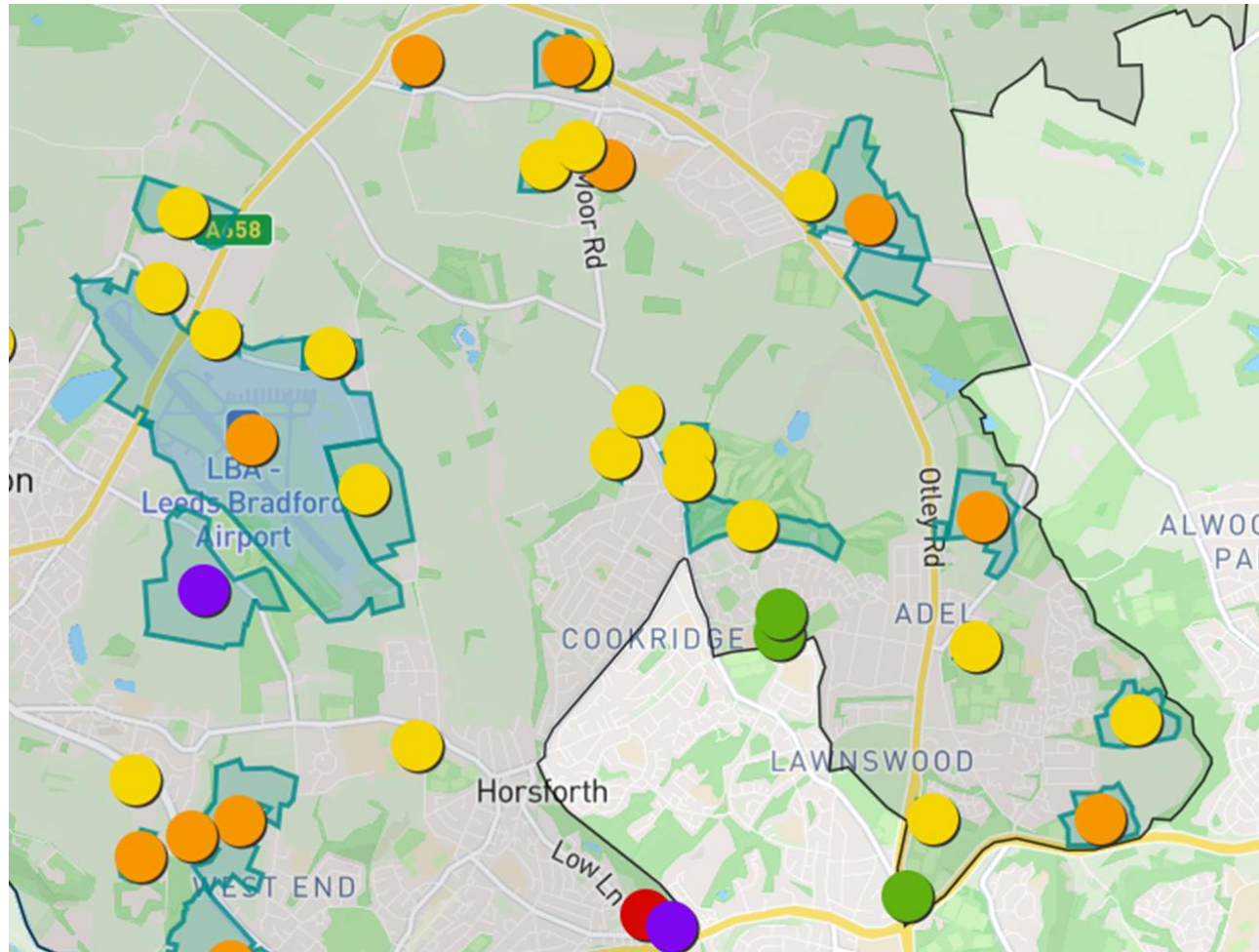
Issues relating to ALL Bramhope sites include:

- Loss of Green Belt and greenfield land, development sprawling into open countryside.
- The sites do not round off or infill the settlement pattern.
- Impact on the local landscape, woodland, trees, habitat and biodiversity.
- Walking times to local shops, services & facilities.
- Impact on the school (BPS is oversubscribed) and health centre.

Further common issues relating to ALL Bramhope sites

- Infrequent public transport, buses only every 40 minutes, often delayed
- Unsatisfactory connectivity to rail travel (Horsforth station).
- Impact on the local highway network – both A660 and village routes
- Increase in cars and journeys made by car.
- Not on a proposed Mass Transit route.

Sites in Outer North West Leeds



Land off Old Lane, Hilton Grange.

Area: 2.9 ha

Site 259

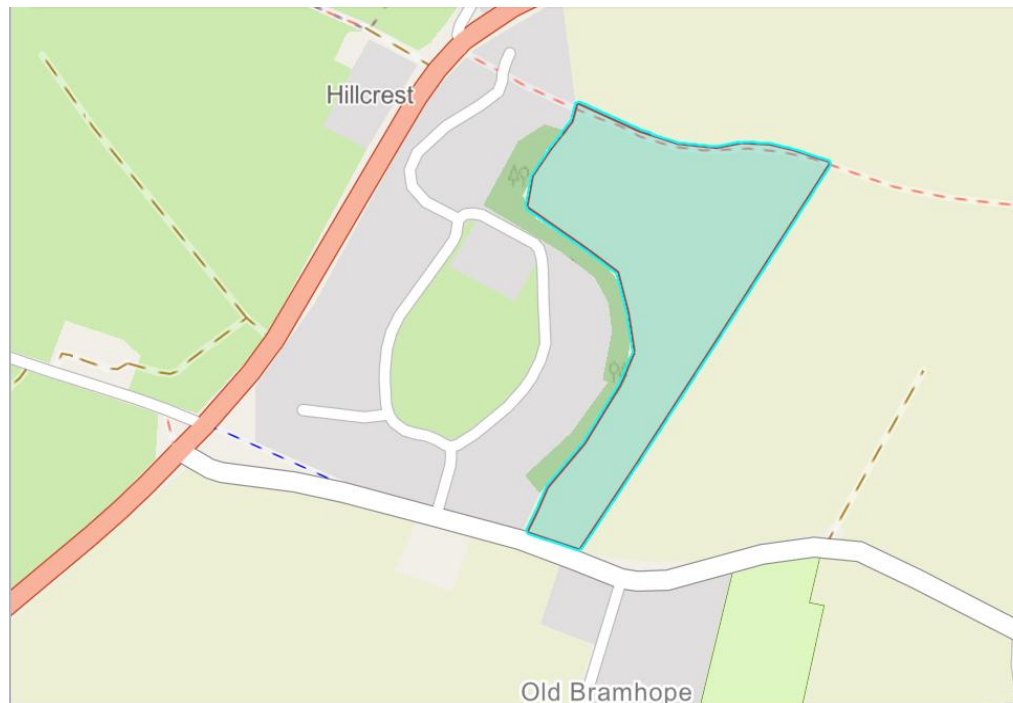
Estimated housing capacity: 56

Total score: -10

Submitter: Cromwell Wood Estate Company, acting for various owners of plots

Housing type: Market / Affordable / Self build / Other

Boundary flexible? No



Land off Old Lane, Hilton Grange.

Area: 2.9 ha

Site 259

Estimated housing capacity: 56

Total score: -10

Submitter: Cromwell Wood Estate Company, acting for various owners of plots

Housing type: Market / Affordable / Self build / Other

Boundary flexible? No

- Located outside the settlement hierarchy.
- Isolated site in relation to Bramhope village.
- Located in a Special Landscape Area (Wharfe Valley & Southern Slopes)
- Negative impact on long distance views, especially from the east.
- Contains a section of the Ebor Way, Definitive Footpath Bramhope 12, at the northern boundary.
- The northern boundary is adjacent to a Bat Alert Zone.

Three sites off Moor Road



Land to the west of Moor Road

Area: 1.25 ha

Site 735

Estimated housing capacity: 34

Total score: -9

Submitter: Zerum, acting for the Gospel Hall Trust

Housing type: Market / Affordable / Older Persons

Boundary flexible? Yes

- Located near the edge of the village but has no substantial boundary with the settlement.
- Manor Gates, to the east of Moor Road, is not a 'new' extension.
- The eastern part of the site contains woodland with a TPO & which is part of the Habitat Network.
- Part of the southern boundary is adjacent to woodland with a TPO & which is part of the Habitat Network.
- Site lies within a Bat Alert Zone.

Land to the west of Moor Road

Area: 6.18

Site 120

Estimated housing capacity: 139

Total score: -8

Submitter: Zerum, acting for the Gospel Hall Trust

Housing type: Market / Affordable / Older Persons

Boundary flexible? Yes

- Located near the edge of the village but has no substantial boundary with the settlement.
- No direct access to the highway, access via adjoining land.
- Part of the southern boundary is adjacent to woodland with a TPO & which is part of the Habitat Network.
- Site lies within a Bat Alert Zone.

Land east of Moor Road & south of Parklands Area: 3.87 ha Site 495
Estimated housing capacity: 87 Total score: -11
Submitter: Spawforths, acting for Keyland (Yorkshire Water)
Housing type: Market / Self build
Boundary flexible? Maybe

- Located on edge of the village but only has one boundary adjacent to the settlement.
- Does not round off or infill the settlement pattern.
- Whole site has a TPO, categorised as parkland.
- Borders on woodland with a TPO & which is part of the Habitat Network.
- Site lies within a Bat Alert Zone.
- Definitive Footpath Bramhope 6 runs along north-eastern boundary.

Two sites at Old Manor Farmhouse



Land north of Churchgate, Church Hill

Area: 6.66 ha

Site 376

Estimated housing capacity: 150

Total score: -7

Submitter: Peacock & Smith, acting for Redrow Homes

Housing type: Market

Boundary flexible? Maybe

- Located on edge of the village but only has one adjacent boundary with the settlement, does not round off or infill the settlement pattern.
- Negative impact on character of adjacent Conservation Area to the south, east & north.
- Negative impact on setting of Grade I listed Puritan Chapel.
- TPO on eastern part of the site, some trees may need to be felled for access.
- Located in a Special Landscape Area (Wharfe Valley & Southern Slopes).
- Potentially difficult access onto A660.

Land at the Old Manor Farmhouse

Area: 11.60 ha

Site 433

Estimated housing capacity: 261

Total score: -12

Submitter: Miller Homes

Housing type: Market / Affordable

Boundary flexible? Maybe

- Located on edge of the village but no definable boundary with the settlement.
- Does not round off or infill the settlement pattern.
- Negative impact on character of adjacent Conservation Area to the south, east & north.
- The northeastern part of the site is within the Conservation Area.
- Negative Impact on setting of Grade I listed Puritan Chapel.
- TPO on eastern part of the site, some trees may need to be felled for access.
- Located in a Special Landscape Area (Wharfe Valley & Southern Slopes).
- Potentially difficult access onto A660.

Land at Breary Grange Farm, Kings Road



Land at Breary Grange Farm, Kings Road.

Area: 43.93 ha

Site 170

Estimated housing capacity: 988

Total score: -12

Submitter: Johnson Mowat Planning, acting for the Crabtree Family

Housing type: Market

Boundary flexible? Yes

- Located outside the settlement hierarchy, relatively isolated site in relation to Bramhope village.
- Only has a common boundary with the ribbon development on Kings Road and Kings Drive.
- Large site which would destroy the rural setting of the village when approached from the south via A660 and Kings Road.
- Part of the site directly adjoins the full length of the eastern boundary of Spring Wood, classified as Ancient Replanted Woodland.
- Small areas of woodland & many mature trees along the field boundaries.
- Northern boundary is adjacent to a Special Landscape Area (Wharfe Valley & Southern Slopes).
- Contains Definitive Footpath Leeds 12 & a section of the Ebor Way, Definitive Footpath Leeds 10 at the northern boundary.

Land southeast of Spring Wood Crescent



Land southeast of Spring Wood Crescent

Area: 1.81ha

Site 731

Estimated housing capacity: 48

Total score: -2

Submitter: Avison Young, acting for Miller Homes

Housing type: Market / Older Persons

Boundary flexible? Yes

- Former Greenfield site currently being used for a builder's compound and a tip for soil excavated from the recent Miller Homes development.
- Approved Landscape Plans will return the site to 100% greenfield to be used as public open space.
- Located on the edge of the settlement, but no direct, or substantial boundary, linking with the adjoining settlement, separated by highways and public open (green) space.
- Forms part of the green southern gateway to the village.
- North Western boundary of the site adjoins Spring Wood, classified as Ancient Replanted Woodland.

Walking times - local services

	Hilton Grange	Moor Road	Church Hill	Kings Road	Spring Wood
Village Hall	17 min	10 min	5 min	38 min	23 min
The X	19 min	8 min	3 min	36 min	21 min
Parade	23 min	12 min	7 min	32 min	17 min
BPS	27 min	16 min	11 min	31 min	16 min
BMC	32 min	21 min	16 min	29 min	14 min
PO	30 min	19 min	12 min	23 min	8 min
Co op	37 min	26 min	19 min	16 min	2 min
Bus stop	< 5 or 21 min	< 5 or 11 min	< 5 min	13 min	< 5 min



Public Consultation

When?

From Monday 7th July until 5pm on 15th September, with local drop in sessions.

Why?

LCC want local knowledge from local people to help further assess the Sites.

How?

Via LCC's website..... search for sites via village/town

Copies of comments forms should be available at the drop in sessions.

.....and finally

- Please comment on each of the Bramhope sites and any other sites in the Leeds District.
- Comments on the school & infrastructure capacity are very important.
- Ask everyone in your household to submit individual comments & encourage neighbours and friends in the village to submit comments.
- The slides and information on each site will be available on the Parish Council's website.
- LCC will use the information from the public consultation draw up a list of 'preferred sites' ready for the next stage of public consultation in 2026.



..... any questions?

Bramhope & Carlton Parish Council

Thank you for coming

