

URGENT

There is to be an LCC Council Meeting Wednesday 9th November 2016 at which Councillor Carter is submitting a White Paper requesting that the Council to:

1. write to The Housing and Planning Minister calling for a suspension of the 5 year land supply requirement on councils
2. call on the government to consider introducing penalties against developers who are found to be land banking
3. Immediately implement a review of the housing target whilst moving ahead with the Site Allocations Plan

Please can you write , e mail , contact all local councillors in the city wards asking them to support this white paper at the council meeting on Wednesday. E mail address
Councillors.All@leeds.gov.uk

Background

LCC's housing target of 77,000 houses (set in 2010) to be built by 2028 (only 12 years away) is relying on using vast amount of green belt land especially in the outer south east and in the outer north east areas whilst leaving brownfield land undeveloped in Garforth and at Thorp Arch. It would seem that Leeds does not have a 5 year land supply and that means that developers can ignore brownfield sites and build on greenfield land preferring to build 4/5 bedroom and insufficient 2/ 3 bedroom houses. In so doing, services such as health and social care, education and infrastructure are put under even more pressure in our area.

There is no justification for the housing target as LCC Core Strategy documents have stated that the population is estimated to increase by 100,000 by 2028 and also state that there is an average occupancy of 2.63 persons per household. If we do the sums correctly only another 44,000 are required and most of these have already been built or permission given.

This housing target was agreed and sites proposed hoping that developers could be stopped from building on greenfield rather than brownfield first. However this process has been delayed and there is no 5 year land supply so developers are continually challenging LCC and winning appeals. The White Paper is requesting that LCC is relieved from this ruling to have a 5 year land supply until the Site Allocation Plan is completed, bring forward a review of the housing targets(the larger the target the more land had to be found to meet the 5 year land supply) and try to address the issue of land banking by developers.

This would give us and LCC some breathing space

Sample letter below:

Open letter to Leeds City Councillors requesting you to support- WP1 on 09/11/2016

Agenda item 13 – Full Council Meeting

Dear Councillors,

I write to formally request you as an elected representative of the City of Leeds, support WP1 presented by Councillor Andrew Carter.

The green belt and green spaces across Leeds is under attack from speculative developers .seeking to exploit the 5 year land supply anomaly and build large houses that will not solve the housing crisis. Please will you support this White paper which requests that:

The council :

- Writes to the Housing and Planning Minister calling for the suspension of the 5 year land supply requirement on councils that are progressing towards a site allocations plan hearing
- Call on the government to consider introducing penalties against developers who are found to be land banking
- Undertake an immediate review of Leeds housing target numbers.

Yours faithfully