

# Discussion paper No. 3

## The Northern Quadrant

### **1 What and Where is the Northern Quadrant?**

The Northern Quadrant is part of the East Leeds Extension (ELE). It lies south of the route of the East Leeds Orbital Route (ELOR) and runs from the A58 to the A64. Accompanying this Discussion paper is a masterplan which shows the location of the Northern Quadrant.

The ELE also comprises development at Red Hall and the Middle and Southern Quadrants which extend down to the Springs development at Thorpe Park. In total, the ELE is expected to provide new homes for up to an additional 15,000 people in the area.

### **2 How does this affect the Neighbourhood Plan?**

The Boundary Commission recently extended the boundary of the Parish Council to the west so it now runs to Coal Road and along the existing urban edge of Leeds. Also accompanying this discussion paper is a plan which shows the previous parish Boundary edged red and the new one coloured blue. It will be seen that the new extended boundary includes much, but not all of the area designated as the Northern Quadrant.

### **3 What is being proposed?**

It will be seen from the Masterplan that much of the area will be developed for housing. We estimate that about 1500 new houses will be built in the northern quadrant which is likely to be the first section of housing development in the ELE to come forward. By way of comparison there are approximately 2200 houses in the Parish with approximately 1000 houses each in Barwick and Scholes. The new development would be 25% larger than either village and represent a major new settlement within the Parish.

It will also be seen from the Masterplan that a new primary school is planned within the northern quadrant and some retail. A further primary school is planned for the Middle Quadrant but no new secondary school is proposed in the development. A new retail/health centre is proposed in the Middle Quadrant along Leeds Road.

It will also be seen that a new country park is planned between Thorner Lane and ELOR along with a number of areas of woodland and open space. Play areas are also proposed within the development.

### **4 What is the current position and how is it being taken forward by Leeds City Council?**

The development is being carried out by a consortium of housebuilders notably Taylor Wimpey, Redrow and Persimmon. A planning application was submitted a few years ago and has been approved in principle by Leeds City Council. This was subject to all landowners and housebuilders signing a legal agreement covering various aspects of the development. This agreement has not yet been completed but we have been advised that matters are nearly resolved and planning permission in outline is expected to be granted in the near future. This will then be followed by reserved matters applications for development of parts of the area on a progressive basis.

Leeds City Council have set up a Consultative Forum as a liaison body between the developers, Leeds City Council officers and members and other bodies such as the Parish

Council. The Forum is kept up to date on the latest developments and issues which need to be addressed concerning the ELE.. The last meeting was on 14<sup>th</sup> January 2021. At this meeting we were advised that Leeds City Council had appointed a marketing firm, Bewonder to look at the ELE with a view to giving it a new brand and marketing image.

#### **5 Will this development generate any income for the Parish Council?**

Any new housing development must pay a Community Infrastructure Levy ( CIL)to Leeds City Council. This liability arises at the time work on a part of the development is granted a full planning permission. So the new development at Skeltons Lane was approved in April 2018 and the boundary change came into effect in May 2018 so no money was passed to the Parish for this development.

Under the current rules ( which may of course change) where housing development takes place in the parish the Parish Council is entitled to receive 15% of the CIL and where the area of new housing is covered by an adopted Neighbourhood Plan, the Parish Council is entitled to 25% of the CIL payment. The rest of the CIL payment goes to Leeds City Council.

We have received advice from Leeds City Council that without an adopted Neighbourhood Plan the new development within the Parish in the northern quadrant could generate a CIL payment of around £450k and if the Neighbourhood Plan is extended and adopted at the time the liability arises then the amount payable could be around £750k.It will be seen therefore that the timing of the adoption of the Revised Neighbourhood Plan may have an impact on the amount of CIL received by the Parish.

#### **6 What are the implications for the Neighbourhood Plan?**

The introduction of the northern quadrant raises a number of issues which the Steering Group will need to consider, some of which are outlined below,

- a) To capture the maximum CIL monies time is of the essence
- b) The impact of ELE on services in the Parish, especially healthcare and public transport will have to be addressed
- c) The Plan will provide an opportunity to have an input on the development of woodland and open space and the country park
- d) The CIL monies will provide an opportunity to put forward projects in the Plan
- e) There will be a tension between the incorporation of the northern quadrant into Leeds City Councils marketing initiative via Bewonder and the “ separation” of part of the northern quadrant as part of the Parish
- f) The policies in the Plan will need to be revisited to have regard to the needs of the northern quadrant area
- g) Overall the Plan will have to have regard on the impact of this new development on the existing villages and Plan area.

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