

Public Document Pack

Development Plan Panel – 13TH January 2015

Supplementary information pack for agenda item 6 – Site Allocations – Housing and Safeguarded land

Additional information comprises:

Addendum on site allocations

Information relating to a site at Topcliffe Lane Morley

Information relating to a site at Nepshaw Lane Gildersome

(information attached)

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Housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
1199	Moseley Wood Gardens (land off), Cookridge LS16	11.4	0	G	Main Urban Area Extension	Greenfield	m	Protected Area of Search (PAS) site on existing UDP and small part to south west in Green Belt. Most of the site falls within North Leeds area, but capacity and area have been split between Aireborough and North Leeds on a pro-rata basis. The railway is considered to form a strong defensible boundary which would prevent further sprawl. Capacity limited to 200 due to access constraints (split over two areas).
4254	Woodlands Drive, Rawdon	4.9	130	NonIO	Major Settlement Extension	Greenfield	Y	Adjacent to residential development despite being set away from the main urban area.

Safeguarded land (PAS)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
4095	Land to west of Knott Lane, Rawdon	1.9	61	G	Major Settlement Extension	Greenfield	Y	Green Belt site. Site is well contained by existing development and would not constitute sprawl if developed. Could be developed along with site 3331; the sites would need to jointly provide a realignment of Knott Lane to provide a 90 degree approach to the A65. Accessibility by public transport and to facilities is good. The site is proposed as a safeguarded site as it is less sequentially preferable to other sites.

Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
1140	Pontefract Lane (land west of), Richmond Hill LS9	2.2	132	A	Main Urban Area Infill	Brownfield	N	No indication that this site is available for redevelopment. Buildings are occupied by a variety of businesses.

Inner Area

Housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
4027	Newhall Gate, Newhall Crescent, Middleton	0.6	23	A	Main Urban Area Infill	Greenfield	N	The site is an 'infill' area, with road frontage, surrounded on three sides by housing. Suitable for housing allocation.
4060	Former Shaftesbury PH, York Road	0.6	23	A	Main Urban Area Infill	Brownfield	N	Considerable interest in recent years for residential use. Location and adjacent uses make this ideal for housing allocation.
4110	Brooklands Avenue	0.8	26	A	Main Urban Area Infill	Mix 50:50	N	Site is split into two halves. The western edge is a green area whilst the rest of the site is the club building. The site is considered suitable in principle for residential development.

Housing with mixed uses (no employment)

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
278	Compton Road - Compton Arms, Burmantofts LS9 7B	0.4	50	G	Main Urban Area Infill	Brownfield	N	Cleared former pub site, although some trees have grown to the rear. Within mixed use area and frontage of site is within the town centre. Suitable for retail, offices, community uses and residential in principle.

Mixed use with housing

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
CFSM049	Thomas Danby College, Roundahay Road, Leeds	4.8	118	G	Main Urban Area Infill	Brownfield	N	Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential.

Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
2025	Aireside - adjacent Park	1.4	192	A	City Centre Infill	Brownfield	N	In existing employment use, therefore not considered available for residential.
3081B	Robin Hood West	8	210	R	Smaller Settlement Extension	Greenfield	Y	Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.
3427	Cliffdale Road, Leeds	0.5	18	A	Main Urban Area Infill	Brownfield	N	Site is in an industrial area. Some residential nearby but current use coupled with adjacent uses suggest the site is not suitable for residential allocation.
3432	Kirkstall, Leeds	9	236	A	Main Urban Area Infill	Brownfield	N	Site predominantly used for employment use. Past and current uses in area reflect an employment based area. Not considered suitable for housing allocation.
3433	Meanwood Road/Cross Chancellor Street, Leeds	0.8	49	A	Main Urban Area Infill	Brownfield	N	Currently in employment use. Not considered suitable for housing allocation.
4090	East Leeds Family Learning Centre (Former)	3.8	115	G	Main Urban Area Infill	Brownfield	N	Although suitable in principle for housing Childrens Services have identified the site for future school provision.
4098	Seacroft Ring Road	1.4	43	R	Main Urban Area Infill	Greenfield	N	The site is open area of green that acts as a 'buffer' to existing residential. Depth of green area not suitable for development. Not suitable for allocation.
4099	Seacroft Ring Road	3.1	82	R	Main Urban Area Infill	Greenfield	N	The site is designated greenspace (N1) on the existing UDP and provides a buffer to industrial land. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision. Not suitable for housing allocation.
4100	Ramshead Drive, Seacroft	1.8	56	R	Main Urban Area Infill	Greenfield	N	Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.
4101	Ramshead Wood	4.4	116	R	Main Urban Area Infill	Greenfield	N	Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site. Given these environmental constraints residential development is considered to be inappropriate.
4102	Ramshead Drive	2	53	A	Main Urban Area Infill	Greenfield	N	This site is a wood known as Ramshead Wood. It is sloping and has some mature tree cover. Not suitable for housing allocation.
4107	North Parkway / Asket Walk	1.6	49	R	Main Urban Area Infill	Greenfield	N	Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. The site is surrounded by residential to the east and west and has a cycle route passing through the middle of it. Considered unsuitable for housing allocation.
4113	Bishops Way	2.5	67	R	Main Urban Area Infill	Greenfield	N	The eastern part of the site forms part of the David Young Academy and is designated protected playing pitch (N6) on the existing UDP. The western half of the site is designated as greenspace (N1) on the existing UDP and there would be difficulty achieving safe access without prejudicing with the existing school access. Not suitable for housing allocation.
4114	Lambrigg Crescent	0.6	18	R	Main Urban Area Infill	Greenfield	N	The site is designated greenspace (N1) on the existing UDP and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west). Unsuitable for residential allocation.
4115	Foundry Mill Street	1.6	50	A	Main Urban Area Infill	Greenfield	N	The site is designated greenspace (N1) on the existing UDP and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage. Not suitable as a housing allocation.

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
4122	Seacroft Hall	7.6	200	A	Main Urban Area Infill	Greenfield	N	Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Sites to the east and South west are residential. Criss crossed by paths and includes a playing pitch. This space has significant amenity value. Unsuitable for housing allocation.
4124	John Charles Approach, Middleton	4.3	128	A	Main Urban Area Infill	Greenfield	N	Site appears to be well used and has significant amenity value. It should be noted that the site has a rail track along the western edge and is subject to significant level changes. Not suitable for housing allocation.
4225	Domestic Street, Holbeck	2.6	125	NonIO	Main Urban Area Infill	Brownfield	N	Two sites straddling a four lane road. Predominantly in a light industrial area although some shops and car show rooms around. The site is comprised of two areas split by Dometic Street in Holbeck. The sites are populated with light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area such as retail and car showrooms. There is no residential adjacent. Not suitable for housing allocation.

North Leeds

Housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
1199	Moseley Wood Gardens (land off), Cookridge LS16	11.4	200	G	Main Urban Area Extension	Greenfield	m	Protected Area of Search (PAS) site on existing UDP and small part to south west in Green Belt. Most of the site falls within North Leeds area, but capacity and area have been split between Aireborough and North Leeds on a pro-rata basis. The railway is considered to form a strong defensible boundary which would prevent further sprawl. Capacity limited to 200 due to access constraints (split over two areas).

Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
84	Wetherby Road - Braim Wood School and land to the north, Rounday	20.1	527	NonIO	Main Urban Area Extension	Mixed	Y	Green Belt site. A new school lies to the southern end of the site. The site plays an important role in providing an attractive setting to Roundhay Park. Residential development is likely to have a negative impact on the park.

Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
1027	Wetherby Road (land to west), south of Bardsey	25.1	565	R	Smaller Settlement Extension	Greenfield	Y	Green Belt site. Development of this relatively large site would result in the merging of two settlements (Scarcroft and Bardsey). Highways concerns regarding access onto Wetherby Road.

Outer South East

Housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
4200B	Newtown Farm, Micklefield	1.6	42	NonIO	Smaller Settlement Extension	Greenfield	Y	Due to the location between existing houses and the 'boundary' of the A1M, there would be limited impact on the Green Belt. Consideration needs to be given to whether ongoing agricultural use would be possible on adjacent site 4200A if 4200B restricts farm vehicle access.

Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
1169	Hall Farm Road (paddock to the rear of), Micklefield LS25	1	27	R	Smaller Settlement Extension	Greenfield	Y	Green Belt site. Whilst the site is well related to the existing settlement pattern, it is subject to a planning obligation requiring its partial retention and laying out as a tree belt in association with an adjacent planning permission. As it has not been possible to secure the provision of the tree belt through voluntary means or court action a compulsory purchase order has been made to secure the provision of the tree belt. This CPO was won through an inquiry held in April 2013.
1173	Honeysuckle Close (adjacent to) , Micklefield (land to south of)	8.3	124	A	Smaller Settlement Extension	Greenfield	Y	Green Belt site. The site is set on the southern edge of Micklefield. Development would extend the settlement significantly to the south and presents a significant encroachment into the Green Belt.
4200A	Newtown Farm, Micklefield	1	28	NonIO	Smaller Settlement Extension	Greenfield	Y	To the west the site boundary is a natural limestone crag which drops down a few meters to the access road beyond. No road frontage and access only through field to the south. Notwithstanding that it the site is within the 'boundary' of the A1M and so sprawl would be contained, development on site 4200A would greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties and 4200B. Consideration needs to be given to whether ongoing agricultural use would be possible on 4200A if 4200B restricts farm vehicle access.

Outer South West

Not proposed as housing allocation

SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	GBelt	Reason
1205	Mill Lane (land off), East Ardsley WF3	1.2	33	P	Smaller Settlement Extension	Mixed	Y	The site was incorrectly shown as a sieved out Minerals safeguarded site at Issues and Options stage. The site is allocated as a safeguarded waste site in the adopted Natural Resources and Waste DPD. In addition to this it is not considered suitable for housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern at the back of an industrial mill.
1260A	Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA	2.7	0	NonIO	Smaller Settlement Extension	Greenfield/Brownfield mix	Y	Green Belt site. The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley road on the NE boundary forms a defensible greenbelt boundary. Highway concerns re accessibility.
1260B	Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA	54.3	0	NonIO	Smaller Settlement Extension	Greenfield	Y	Green Belt site. The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility. The site has been split and this site B forms the larger of the two sites.
3060B	Gelderd Road/M621, Gildersome	114.6	2951	R	Main Urban Area Extension	Mixed	Y	Green Belt site. The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns re cumulative impact on the A62 and A62/ A6120 junction.

Report of the Chief Planning Officer

Report to Development Plan Panel

Date: 13th January 2015

Subject: Supplementary Report – Nepshaw Lane Employment Sites

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Morley North and Morley South.		
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

1. These two sites at Gildersome between the M621, the Bracken Park industrial estate and the A62 Gelderd Road are allocated employment sites in the UDP. They were advanced as employment sites in the Issues and Options stage of the Site Allocations Plan and are subject to a current planning application for general employment uses.
2. Local Members consider the site would be better re-allocated for housing use, or at least for mixed use with housing on the northern part and employment on the southern part. The different allocation options for the site were discussed at the Development Plan Panel meeting of 6/1/15, with no clear outcome.
4. Further assessment in this report concludes that the most prudent course for the advancement of the Site Allocations Plan would be to maintain the allocations for general employment. This is because the total city wide quantity of general employment land as proposed is only just in surplus and a reduced surplus would create risk for the advancement of the Plan.
4. The sites are suitable, available and achievable for general employment. They are relatively good sites in terms of motorway access and proximity to labour markets. This site is not required to meet local HMCA housing numbers.

Recommendation

5. Development Plan Panel is recommended to support the proposed allocation of these sites for general employment and recommend to Executive Board that this provides the basis to prepare a Publication draft Plan for deposit in 2015.

1.0 Purpose of this Report

- 1.1 This report provides Members with a full assessment of the reasons for advancing the Nepshaw Lane sites as employment allocations or for proposing reallocation for housing (in part or whole). This is with a view to Members clarifying what the site should be allocated for in the Site Allocations Plan Publication Draft.

2.0 Background Information

- 2.1 These two sites are allocated employment sites in the Unitary Development Plan. At the Issues and Options stage of the Site Allocations Plan they were considered for both employment and housing use. The conclusion for housing was a “red” colouring, signifying “not suitable for housing”:

“The site is within the urban area, within an established employment area, allocated for employment uses on the existing UDP. Considered suitable for employment rather than residential use” (Northerly site, ref 3387)

“The site is a significant portion of a larger strategic employment allocation which is well located for this use. An application is currently pending for development of the larger employment allocation” (Southerly site, ref 1112).

- 2.2 A planning application (ref 12/02470/OT) for employment use is currently being considered, due a decision on 22/1/15, following deferment to resolve a number of amenity and highway issues.
- 2.3 There was a discussion at Development Plan Panel 6/1/15 about whether the sites should be allocated for general employment, housing or a mix. The local Members had previously asked for the site to be allocated for housing. Through a separate planning application for employment use on both sites, it was evident that local residents objected to a number of amenity impacts particularly to the northern site.

- 2.4 The references of the two sites are as follows:

Nepshaw La, Asquith Av (northern site).
General employment site ref 2303010. Housing site ref 3387

Moorfield Land at Nepshaw La (southern site).
General employment site ref 2303011. Housing site ref 1112

3.0 Main Issues

- 3.1 The following paragraphs set out the arguments for allocating the site for employment and for housing.

The Case for Employment

Quantity

- 3.2 The quantity of employment land is needed to ensure a sufficient supply for Leeds. As agreed at Development Plan Panel 6/1/15 the revised boundary of another site (CFSM010 Capitol Park, Tingley) results in loss of 8.9ha. This reduces the city-wide supply to 508.49ha, giving a margin of 15ha against the requirement of 493ha. The two Nepshaw Lane sites have the following sizes:

Nepshaw La, Asquith Av (northern site) 15.1ha.

Moorfield Land at Nepshaw La (southern site) 15.26ha.

If these sites were proposed for housing allocation instead of employment it would produce a city-wide deficit in employment land. It is considered that any reduction below the surplus margin of 15ha would be risky. It would be prudent for the Council to proceed with the 15ha margin in case other general employment sites drop out of the supply for unexpected reasons.

Availability

- 3.4 There is active developer interest in this location with a planning application (12/02470/OT) for general employment across both northern and southern sites. End occupiers have been identified. There is potential for issues concerning scale, layout, landscaping and highway access to be resolved. Members of Development Plan Panel should be aware that Plans Panel City is being advised that the Local Planning Authority would be at serious risk of costs if the current application is refused on the grounds that employment proposals are premature pending the adopted Site Allocations Plan. This is in the context that the site is an allocated employment site in the UDP and Policy GP1 of the UDP says permission will not be given for other permanent uses unless circumstances have changed regarding i) need or ii) suitability. As explained above and below, the site remains needed for Leeds' employment supply and suitable for employment use.

Standard practice

- 3.6 As suitable UDP allocations it is usual to take them forward as "identified" sites without further assessment.

Suitability

- 3.7 The site is well located for employment use given proximity to the motorway network and accessibility to a large working population (Morley, Gildersome).

Need for housing

- 3.9 Sufficient housing for this Housing Market Characteristic Area area has already been identified. Hence, there is no pressing case for changing this

suitable, available and achievable employment allocation into a housing allocation.

Precedent

- 3.10 A precedent would be set for employment allocations to be lost to housing. This is one of the better employment sites in terms of location and active developer interest.

The Case for Housing

- 3.11 There is a strong local Member preference, reflecting opinion of local residents, for housing rather than employment use.
- 3.12 The northern site has a frontage facing existing residential dwellings along Gelderd Road. Local objections maintain that these dwellings would be adversely affected by employment development in terms of overshadowing of buildings and traffic. The presence of housing would mean that residential development would not be isolated.
- 3.13 The margin of excess employment land means that the site could be proposed as a mixed use allocation with housing to the north and employment to the south.
- 3.14 If mixed use were proposed a site re-arrangement would be necessary involving redrawing of boundaries of the two sites presented in Issues and Options of the Site Allocations Plan. The northern site might lose a tongue of land connecting to Nepshaw Lane and a western strip to allow highway access to the southern site. It would make sense for this land to become part of the southern site.
- 3.15 Such reapportionment would generate a division between north and south parts which reflects a continuation of the line of trees that provides a strong physical boundary. Whilst this would make the city-wide surplus very small, it would nevertheless be a surplus.

4.0 Other considerations

Sustainability Appraisal

- 4.1 The sites have been subject to sustainability appraisal for both employment and housing under the emerging Site Allocations Plan proposals.
- 4.2 For employment, the sites score well against sustainability objectives 1 and 2 which both concern employment and economic growth. They score badly against the environmental sustainability objectives concerning greenfield land, biodiversity, landscape, agricultural land and wind farm opportunity. Of the

social objectives, the sites score badly against the housing objective. All other sustainability objectives score neutrally.

- 4.3 For housing, the sites score well against the social sustainability objectives 3, 7 and 8 which concern education, housing and community participation. They score badly against the environmental sustainability objectives concerning greenfield land, biodiversity, landscape, agricultural land and wind farm opportunity, although score well on provision of greenspace, greenhouse emissions, flood risk, local needs and contaminated land. Of the economic objectives, the sites score badly against objectives 1 and 2. All other sustainability objectives score neutrally.
- 4.4 In comparison, employment and housing have a mix of scores. Housing development would enable slightly more environmental mitigation including greenspace provision; otherwise the scores are quite balanced.

Duty to Co-operate

- 4.5 The Localism Act (2011) and the National Planning Policy Framework (March 2012), provides details of legal and soundness requirements that the Council and other public bodies have to satisfy. This includes a 'duty to cooperate' on planning issues that cross administrative boundaries, especially those that relate to strategic priorities and allocations set out as part of the Core Strategy and related Development Plan Documents
- 4.6. Discussions at the Leeds City Region Strategic Planning Duty to Cooperate Group in June 2013 identified housing and employment sites located on the routes with congestion concerns as needing further DtC discussion. The routes of congestion concern are set out in the Core Strategy DtC Background Paper, and only include the A62 south of the M62 motorway junction. Hence, this site would not be a site for additional concern. Nevertheless, the City Council will continue to work through the established Duty to Co-operate processes, in the preparation of the Publication draft Plan, although no major issues are anticipated.

5.0 Corporate Considerations

5.1 Consultation and Engagement

- 5.1.1 The Issues and Options stage of the Site Allocations Plan was subject to full public consultation during 2013. Local Members have been involved in private discussions about choices of sites for allocation, including this site.

5.2. Equality and Diversity / Cohesion and Integration

- 5.2.1 In the preparation of the Core Strategy, due regard has been given to Equality, Diversity, Cohesion and Integration issues. This has included the completion of EDCI Screening of the Core Strategy and meeting the requirements of the Strategic Environmental Assessment Directive, which has meant that these Plans are subject to the preparation of a Sustainability Appraisal. The purpose of such Appraisals is to assess (and where

appropriate strengthen) the document's policies, in relation to a series of social (and health), environmental and economic objectives. As part of this process, issues of Equality, Diversity, Cohesion and Integration, are embedded as part of the Appraisal's objectives. In reflecting the Core Strategy, the Site Allocations Plan seeks to continue to make appropriate considerations of Equality, Diversity, Cohesion and Integration. It is considered that the decision on this site would have a neutral impact on Equality, Diversity, Cohesion and Integration issues.

5.3. Council Policies and City Priorities

- 5.3.1 The Core Strategy, the emerging Site Allocations Plan and Aire Valley Leeds AAP, play a key strategic role in taking forward the spatial and land use elements of the Vision for Leeds and the aspiration to the 'the best city in the UK'. Related to this overarching approach and in addressing a range of social, environmental and economic objectives, where these Plans also seeks to support and advance the implementation of a range of other key City Council and wider partnership documents. These include the Best Council Plan (2013-17) and Leeds Joint Health and Wellbeing Strategy (2013-2015). Individual site decisions such as this are part of the process of arriving at adopted plans which contribute to Council policies and city priorities.

5.4 Resources and value for money

- 5.4.1 The preparation of statutory Development Plan Documents is an essential but a very resource intensive process. This is due to the time and cost of document preparation (relating to public consultation and engagement), the preparation and monitoring of an extensive evidence base, legal advice and Independent Examination. These challenges are compounded currently by the financial constraints upon the public sector and resourcing levels, concurrent with new technical and planning policy pressures arising from more recent legislation (including the Community Infrastructure Levy and Localism Act). There are considerable demands for officers, Members and the community in taking the Development Plan process forward. Individual site decisions such as this are a necessary part of the process to ensure that plans are produced in a proper way and reduce the risk of costly high court challenges.

5.5 Legal Implications, Access to Information and Call In

- 5.5.1 The Site Allocations Plan will follow the statutory development plan process (Local Development Framework). The report is not eligible for call in as no decision is being taken.

5.6 Risk Management

- 5.6.1 Individual site decisions such as this are a necessary part of the process to ensure that plans are produced in a proper way and reduce the risk of high court challenge.

6.0 Conclusion

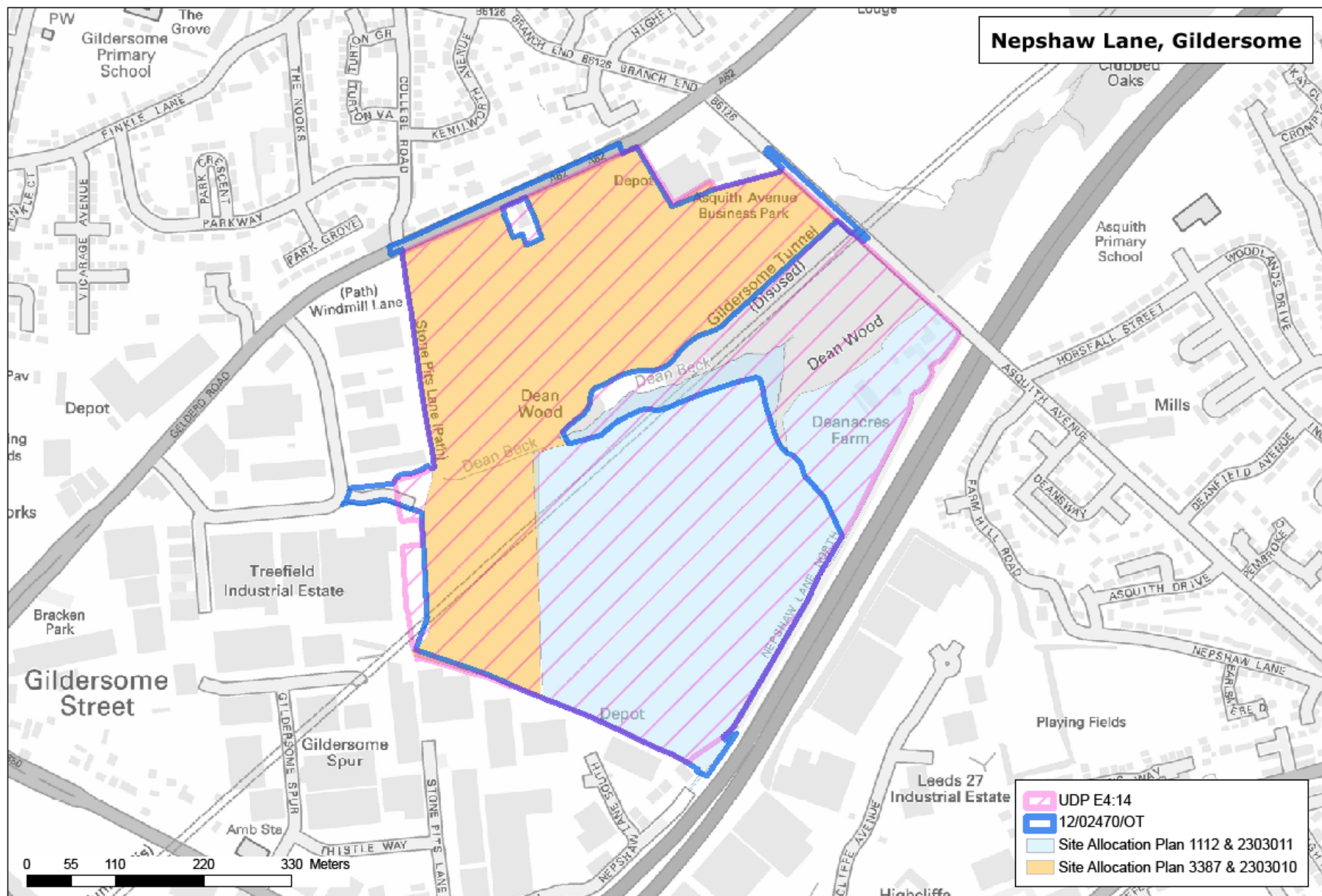
- 6.1 The site would be better retained for employment use in its entirety. It would be prudent for the Council to proceed towards Publication stage of the Site Allocations Plan with a city wide surplus of 16ha as opposed to 4ha. Also, active developer interest makes this a relatively good employment site. There is potential for the current planning application to be modified in terms of size/height/positioning of new buildings, landscaping and improved access.

7.0 Recommendation

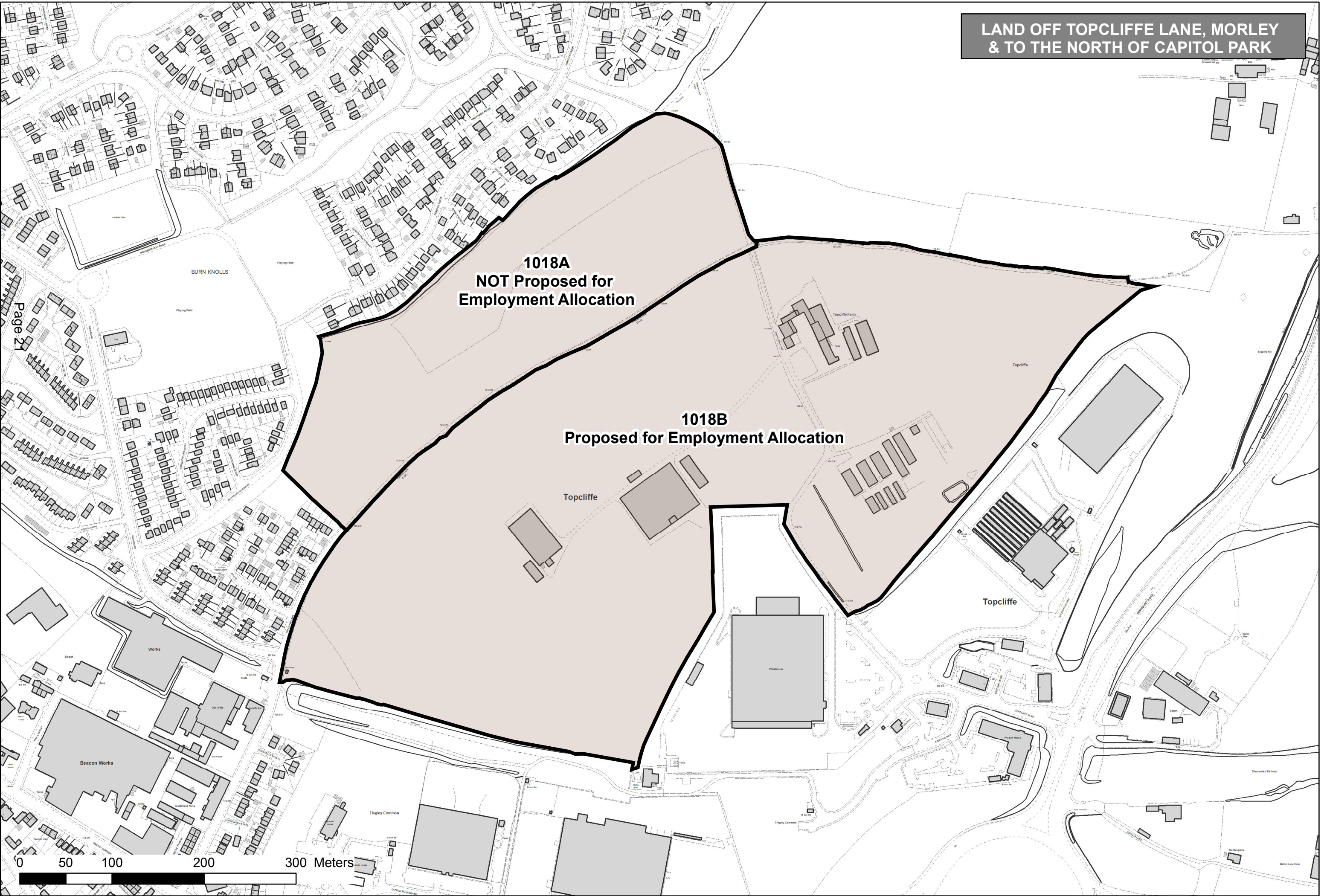
- 7.1 Development Plan Panel is recommended to support the proposed allocation of these sites for general employment and recommend to Executive Board that this provides the basis to prepare a Publication draft Plan for deposit in 2015.

8.0 Background Papers

None



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