

# Public Document Pack

## **DEVELOPMENT PLAN PANEL**

**10<sup>TH</sup> MAY 2016**

## **SUPPLEMENTARY DOCUMENTS**

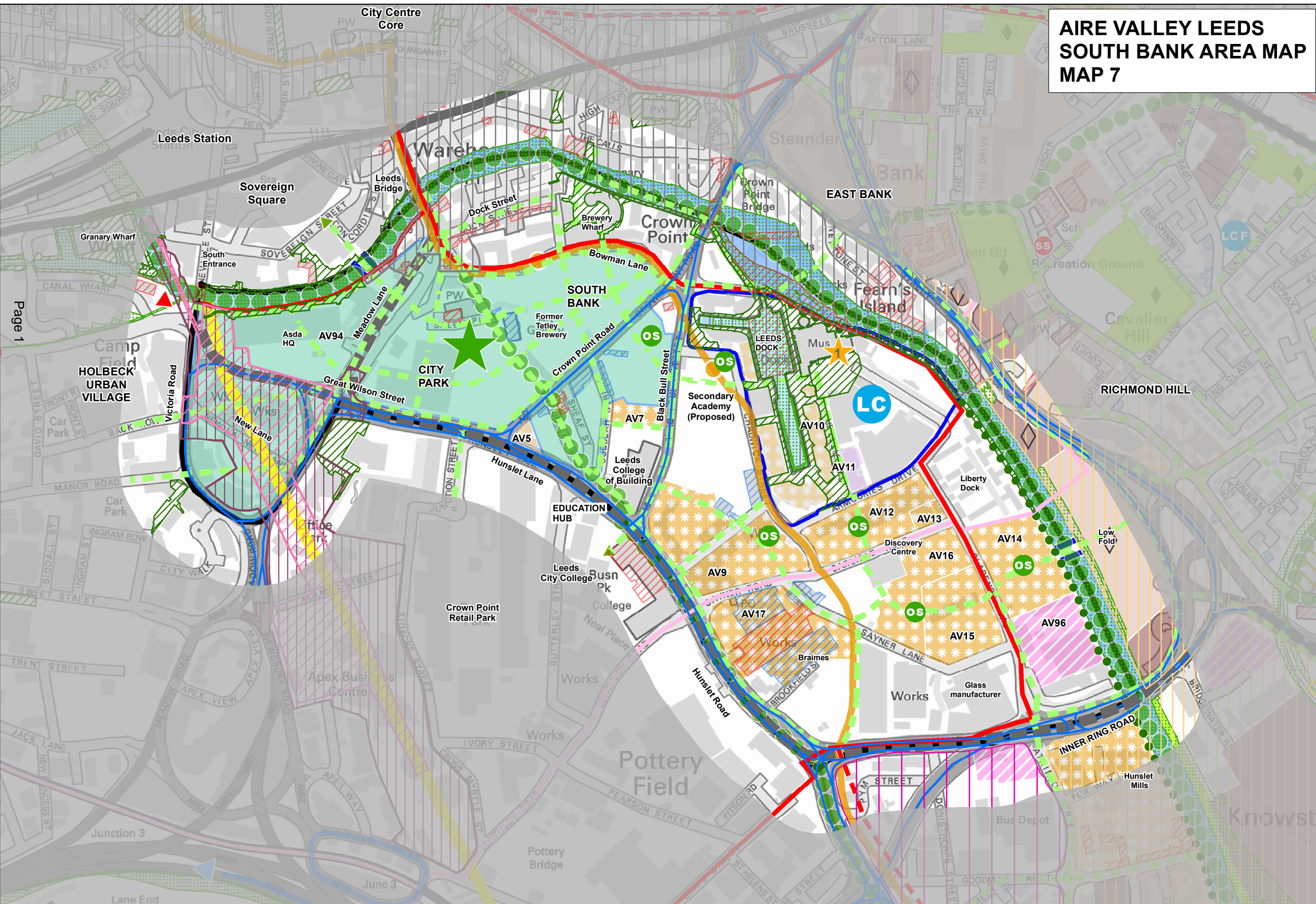
AGENDA ITEM 7

AIRE VALLEY LEEDS SOUTH BANK AREA MAP 7

ERRATA SHEET FOR APPENDIX 1 (SCHEDULES 2 AND 3)

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# AIRE VALLEY LEEDS SOUTH BANK AREA MAP MAP 7



Page 1

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## Errata sheet (tabled at Development Plan Panel meeting 10 May 2016)

The following errors in Appendix 1 (Schedules 2 and 3) were noted by officers after the Panel papers were printed. Members are asked to consider the attached responses to replace the responses given in the published papers.

<b>Submission ref</b>	<b>Page in Panel papers</b>	<b>Reason</b>
PDE00830_4	94	The response to this submission was attached to PDE00835_11 below in error.
PDE00835_11	104	The response to this submission should have been made to PDE00830_4 above. An updated response to the submission is provided.
PDE00835_8	182	Change to response proposed for clarity. The response has been updated to reflect the fact that the proposed new site has been allocated in the adopted Natural Resources & Waste Local Plan.

## AVLAAP Plan Document - Publication Draft

Submission ref	<a href="#">PDE00830_4</a>	Submitter	Harworth Estates	Position	Unspecified
Policy	Policy AVL2	Para		Diagram	
Issues	Site boundary - Not supportive				
Sound	No				
Respondent comments	<p>The publication draft AAP is considered not to be sound on the basis that it does not make effective use of the land and infrastructure available for employment development.</p> <p>To make the plan sound in this regard, the boundary of site AV68 should be extended to the south as shown on plan ref. A3\LE\BUS\001_A with a consequential increase in its stated area from 7.33ha.</p>				
Legal	Yes				
Respondent legal comments	n/a				
Officer comments	<p>Agreed. As the land within the boundary extension proposed is already allocated employment land in the UDP, and is considered to be deliverable within the plan period, it is appropriate to extend the boundaries of identified general employment AV68.</p>				
Modification	<ul style="list-style-type: none"><li>6 Amend site AV68 boundary to the south as indicated in submission documents.</li><li>7 Revise site area for Site AV68 in Table 2 from 7.33 ha to 9.17 ha</li></ul> <p>[These modifications were agreed at the 1st March 2016 DPP]</p>				

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## AVLAAP Plan Document - Publication Draft

Submission ref	<a href="#">PDE00835_11</a>	Submitter	Towngate Plc	Position	Unspecified
Policy	Policy AVL4	Para		Diagram	
Issues	Employment/economy - Not supportive				
Sound	No				
Respondent comments	<p>To ensure consistency and legibility of the plan the two policies should be merged with AVL4. For the reasons above (duplication of policy) policy AVL2 is superfluous. We therefore object to the inclusion of AVL2 in the emerging plan. The key policy matters and associated allocations covered by AVL2 should be transferred to policy AVL4 to ensure the emerging plan is clear, consistent and concise. We suggest the following changes to policy AVL4. The changes are shown within the structure of the current draft for ease of reference.</p> <p>1. New development for research &amp; development (Use Class B1b), light industry (Use Class B1c), general industry (Use Class B1c) and storage &amp; distribution (Use Class B8) uses, along with ancillary office (Use Class B1a) and other uses (subject to part 2 below), will be promoted and concentrated in the following locations as defined on area maps:</p> <ul style="list-style-type: none"><li>• Leeds City Region Enterprise Zone</li><li>• Cross Green Industrial Estate</li><li>• Hunslet (defined employment areas)</li></ul> <p>Stourton Skelton Grange</p> <p>2. Alternative uses will be supported where there is no prospect of the site being brought forward for general employment uses, or the proposed use will support the function of the area</p> <p>3. The South Bank area and the Marsh Lane site are identified as suitable locations for research &amp; development uses subject to the provisions of Policy AVL7 and site requirements set out in area plans.</p> <p>Leeds Valley Park (Site AV81) is identified as a suitable location for general employment uses.</p> <p>The following sites are allocated for general employment use, with other uses supported where ancillary to the main general employment function (as per part 2 of this policy), in accordance with Core Strategy Spatial Policy 9. These sites are shown on the Policies Map and are subject to site requirements set out in area plans...</p> <p>[Then contained is the list of sites, which should include those transferred from Policy AVL2]</p>				
Legal	No				
Respondent legal comments	n/a				
Officer comments	<p>The purpose of Policy AVL4 is to identify appropriate locations in the AVL area for general employment uses and to make land allocations in accordance with locational criteria set out in Core Strategy Policy EC1. Within these areas proposals for alternative uses will be considered on their merits in accordance with the specific site allocation and other relevant Core Strategy policies. Reference to alternative uses within this policy would undermine the employment land strategy and is unnecessary given Core Strategy policies address the suitability of alternative uses.</p>				
Modification					

## New site suggestions

Submission ref [PDE00835\\_8](#)

Submitter Towngate Plc

Position Unspecified

### Issues

Policy omission/Site requirements - Not supportive

Sound No

### Respondent comments

To reflect the range of uses in this area of the site, the area should be allocated under either Policy AVL2 or AVL4 for general employment development. The site has the potential to make a significant contribution to the development objectives in the area and potential for further growth. Therefore it should be allocated for general employment uses. Such an allocation would provide comfort that future wholesale or piecemeal redevelopment is supported in principle by the council. The allocation would therefore tie in with adjacent parcels of land which are identified under policy AVL2 or AVL4. We are neither aware of any viable reasons for discounting the site, nor any justification from the council as to why the site has been omitted. Therefore it should be considered for allocation.

Legal No

### Respondent legal comments

n/a

### Officer comments

This site is allocated for construction, demolition and excavation waste uses under Policy Waste 7 of the adoption Natural Resources & Waste Local Plan (as Site 183). An allocation for general employment under Policy AVL4 would be inconsistent with the adopted plan and undermine its strategy. No change.

### Modification

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