

Public Document Pack

DEVELOPMENT PLAN PANEL

TUESDAY 10TH JANUARY 2017

SUPPLEMENTARY PACK (2)

ITEM 7 – Site Allocations Plan Public Consultation on Revised Draft Proposals for Outer North East Housing Market Characteristic Area –

Addendum to Appendices 1, 2 and 4

This page is intentionally left blank

Addendum to Development Plans Panel Report - 10TH January 2017

– Appendix 1

Site ref	Address	Changes
HG2-22	Church Lane, Boston Spa	<ul style="list-style-type: none"> Rep numbers updated (6 – Total: 4 – support, 1 – object, 1 – neutral)
HG2-226	Land to the East of Wetherby	<ul style="list-style-type: none"> Rep numbers updated (114 – Total: 13 – support, 93 – object, 8 – neutral)
1040	Carr Lane, Thorner	<ul style="list-style-type: none"> Rep numbers updated (0 – Total: 0 – support, 0 – object, 0 – neutral). Rep numbers previously missing.
1055A	Thorp Arch Estate	<ul style="list-style-type: none"> Rep numbers updated (78 – Total: 4 – support, 72 – object, 2 – neutral) Response and Action boxes completed for the third issue.
1055B	Thorp Arch Estate	<ul style="list-style-type: none"> Rep numbers updated (7 – Total: 3 – support, 3 – object, 1 – neutral)
1106	First Avenue, Bardsey	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 1 – support, 1 – object, 0 – neutral)
1107	Green Lane (land east of), Boston Spa	<ul style="list-style-type: none"> Rep numbers updated (1 – Total: 0 – support, 1 – object, 0 – neutral)
1121	Trip Lane (land at), Linton	<ul style="list-style-type: none"> Rep numbers updated (1 – Total: 0 – support, 1 – object, 0 – neutral)
1226	Nanny Goat Lane, Garforth	<ul style="list-style-type: none"> Rep numbers updated (0 – Total: 0 – support, 0 – object, 0 – neutral). Rep numbers previously missing.
1251	Leeds Road, Collingham	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 1 – support, 1 – object, 0 – neutral)
1288	Manor Farm, Shadwell	<ul style="list-style-type: none"> Rep numbers updated (1 – Total: 0 – support, 1 – object, 0 – neutral)
1291	Lilac Farm, Collingham	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 0 – support, 1 – object, 1 – neutral)
1292	Jewitt Lane, Collingham	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 2 – support, 0 – object, 0 – neutral)
1293	Harewood Road, Collingham	<ul style="list-style-type: none"> Rep numbers updated (3 – Total: 1 – support, 2 – object, 0 – neutral)
1294	Leeds Road, Collingham	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 0 – support, 2 – object, 0 – neutral)
1300	Linton Lane, Linton	<ul style="list-style-type: none"> Rep numbers updated (1 – Total: 0 – support, 1 – object, 0 – neutral)
3128	Land west of Deepdale Lane, Boston Spa	<ul style="list-style-type: none"> Rep numbers updated (1 – Total: 0 – support, 1 – object, 0 – neutral)
3129	Moor End, Boston Spa	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 0 – support, 1 – object, 1 – neutral)
3134	Woodacre Lane, Bardsey	<ul style="list-style-type: none"> Rep numbers updated (0 – Total: 0 – support, 0 – object, 0 – neutral). Rep numbers previously missing.
3135	Land to the south of Wetherby Racecourse (adj to racecourse)	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 0 – support, 2 – object, 0 – neutral)

3136	Land to the south of Wetherby Racecourse, Walton Road	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 0 – support, 1 – object, 1 – neutral)
3334	Land south of A58, Collingham	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 0 – support, 2 – object, 0 – neutral)
3391	Headley Hall, Bramham	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 0 – support, 1 – object, 1 – neutral)
3452	Land off Potterton Lane	<ul style="list-style-type: none"> Rep numbers updated (4 – Total: 3 – support, 0 – object, 1 – neutral)
4066	Wood Farm, Scarcroft	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 0 – support, 2 – object, 0 – neutral)
4079	Site of the Prison Social Club, Walton Road	<ul style="list-style-type: none"> Rep numbers updated (0 – Total: 0 – support, 0 – object, 0 – neutral). Rep numbers previously missing.
5168	Wood Farm, South of Ling Lane, Scarcroft	<ul style="list-style-type: none"> Rep numbers updated (2 – Total: 0 – support, 2 – object, 0 – neutral)
5319	Becca Hall, Aberford	<ul style="list-style-type: none"> Rep numbers updated (8 – Total: 4 – support, 3 – object, 1 – neutral)

*Other minor changes relating to presentation and grammatical errors have been made but not listed within the above table.

Site Allocations Plan Document

Issues requiring consideration	
Detail	The approach of allocating a significant proportion of the housing requirement for the ONE HMCA as part of a new settlement, rather than 'pepper potting' smaller allocations across a variety of existing villages in the area, has not been properly justified. Many of the settlements in this HMCA are similar in terms of character and infrastructure provision to those in other HMCAs where extensions to existing settlements have been proposed. It would also be likely to have a lesser impact on the total amount of green belt, as existing PAS land could be allocated.
Response	The Housing Background Paper Addendum sets out the justification for allocating a new settlement in the Outer North East HMCA. This explains why it this approach is considered to be the most approach strategy for this HMCA when considered against reasonable alternatives.
Action	No change.
Detail	Guidance on the consideration of climate change has been updated with the release of new climate change allowances in February 2016. Our expectation is that the latest climate change allowances will be used in the work to demonstrate how climate change has been taken into consideration in the preparation of the Site Allocations DPD in accordance with NPPF/NPPG.
Response	Noted. The Minimum Development Control Standards for flood risk are being updated to take account of revised climate change allowances, and a reference is to be added to the SAP.
Action	Add a reference to paragraph 2.51 to refer to the Minimum Development Control Standards for Flood Risk being updated to take account of revised climate change allowances.
Detail	It would be sequentially preferable to use existing UDP PAS sites in the first instance, before looking to green belt land.
Response	The quantity of housing required in Leeds means that both safeguarded and Green Belt land need to be allocated over the plan period. It would be inappropriate to rule that safeguarded land always gets released before Green Belt land as site specific and locational circumstances may make some Green Belt land more sustainable than safeguarded land. The phasing of release needs to be consistent with Core Strategy Policy H1 which expects a range of factors to be taken into account.
Action	No change.
Detail	North East of Wetherby is prone to flood risk. Map enclosed.
Response	Noted. A Flood Risk Background Paper has been prepared which explain how flood risk has been taken into account through the preparation of the Plan.
Action	No change.
Detail	The proposed new area of Green Belt adjacent to the proposed East of Wetherby housing allocation (HG2-226), does not follow logical boundaries. The proposed Green Belt boundary tightly follows the site boundary of HG2-226. Consequently, the new Green Belt boundary includes a thin slither of land between the site and the A1(M) and a small parcel to the north of the site adjacent to the Harrogate Borough Council administrative boundary (Harrogate BC has no Green Belt directly to the North of Wetherby). These areas do not fulfil the function of Green Belt land. The substantial existing development at Wetherby Secure College of Learning (HMYOI Wetherby) is also proposed to be included within the new Green Belt.
Response	When defining new Green Belt the NPPF states that local authorities should define boundaries clearly using physical features that are readily recognisable and likely to be permanent and they should not include land which it is unnecessary to keep permanently open. Following reassessment of the site it is considered that the HMYOI Wetherby land does not meet the criteria to be included within the Green Belt and the existing main road around the wider site form more logical and recognisable boundaries to the new area of Green Belt.
Action	Redraw the proposed new Green Belt boundary to follow clear physical boundaries and exclude HMYOI Wetherby
Detail	The liaison with Harrogate is unclear other than confirmatory and does not demonstrate any consideration of cross boundary options in terms of land put forward in respective SHLAAs (for instance Land North of Racecourse Approach – Harrogate Site Ref OC4) and how such could contribute to strategic objectives for both authorities. The requirement to maximise the effectiveness of the SAP has not been demonstrated nor the requirement to plan positively for the area.
Response	The Council has worked closely with Harrogate Borough Council, and other neighbouring authorities, in the preparation of the Plan. Details of this are provided in the Duty to Cooperate Background Paper.
Action	No change.

Site Allocations Plan Document

Detail	Harrogate Borough Council are currently working with Highways England to understand impacts on and solutions for junction 47 of the A1(M). Wetherby Road in Harrogate has also been identified as having capacity issues when background traffic, commuted development and Harrogate's local plan growth scenarios are taken into account. They would find it useful to understand the additional trips likely to be generated by the proposed allocations in Outer North East Leeds so that these can be taken into account, and suggest that discussion with North Yorkshire County Council (as the highways authority) may also be helpful.
Response	Noted. The Infrastructure Background Paper section on Transport takes into account the cumulative impact of proposed sites on the highway network. Commitments have been made through Duty to Cooperate to consider the combined traffic impacts of proposed development in neighbouring local authorities and undertake joint traffic modelling work on certain transport corridors. At planning application stage individual developments may be required to assess impacts and make appropriate mitigation measures, including in neighbouring local authority areas.
Action	No change.

Sustainability Appraisal

Issues requiring consideration	
Detail	None
Response	
Action	

Sustainability Appraisal - Non-Technical Summary

Issues requiring consideration	
Detail	None
Response	
Action	

Report of Consultation

Issues requiring consideration	
Detail	None
Response	
Action	

Housing Background Paper

Issues requiring consideration	
Detail	None
Response	
Action	

Green Belt Review Background Paper

Issues requiring consideration	
Detail	The Council cannot justify the exceptional circumstances required by by the NPPF to justify the creation of a new area of Green Belt.
Response	The Councils position on the creation of a new area of Green Belt to the North of the River Wharfe is detailed within the Green Belt Review Background Paper.
Action	No change to the plan

Green space Background Paper

Issues requiring consideration	
Detail	None
Response	
Action	

Employment Background Paper

Issues requiring consideration	
Detail	None
Response	
Action	

Retail Background Paper

Issues requiring consideration	
Detail	None
Response	
Action	

Infrastructure Background Paper

Issues requiring consideration	
Detail	None
Response	
Action	

Flood Risk Sequential Test Background Paper

Issues requiring consideration	
Detail	None
Response	
Action	

Habitats Regulation Assessment Screening

Issues requiring consideration	
Detail	None
Response	
Action	

Environmental Designations Background Paper

Issues requiring consideration	
Detail	None
Response	
Action	

Duty to Co-operate Background Paper

Issues requiring consideration	
Detail	None
Response	
Action	

Heritage Impact Assessment

Issues requiring consideration	
Detail	None
Response	
Action	

Appendix 2:

Divide the policy into sub-sections as shown:

POLICY MX2-39 – PARLINGTON

1. AN AREA OF LAND FOR A NEW SUSTAINABLE SETTLEMENT HAS BEEN IDENTIFIED AT PARLINGTON (SEE PLAN EDGED ORANGE (PROVIDING FOR UP TO 5,000 HOMES)). WITHIN THE PLAN PERIOD, THAT PART OF THE SITE EDGED RED IS ALLOCATED FOR THE FIRST PHASE OF THE NEW SUSTAINABLE SETTLEMENT (C 1,850 DWELLINGS) (113HA) AND 5HA OF GENERAL EMPLOYMENT.

2. LAND FOR SUBSEQUENT PHASES OF THE NEW SUSTAINABLE SETTLEMENT REMAINS IN THE GREEN BELT UNLESS AND UNTIL A FUTURE REVIEW OF THE PLAN PROVIDES FOR ITS RELEASE.

3. THE PLANNING APPLICATION FOR THE DEVELOPMENT OF THE FIRST PHASE OF THE NEW SUSTAINABLE SETTLEMENT WILL BE ACCOMPANIED BY:

- (a) A COMPREHENSIVE DEVELOPMENT BRIEF AND CONCEPT MASTERPLAN, PROVIDING THE DETAILED GUIDANCE FOR PHASE ONE, TOGETHER WITH
- (b) THE CONTEXT OF THE COMPREHENSIVE DEVELOPMENT OF THE LAND WITHIN THE LAND EDGED ORANGE.

TO BE APPROVED BY THE LOCAL PLANNING AUTHORITY AS PART OF THIS APPLICATION PROCESS.

4. SUCH APPLICATION SHALL ALSO BE ACCOMPANIED BY:

- (a) A MASTERPLAN,
- (b) AN OUTLINE DESIGN CODE AND,
- (c) AN INFRASTRUCTURE DELIVERY PLAN IN RESPECT TO PHASE 1.

THESE DOCUMENTS WILL ADDRESS THE SITE REQUIREMENTS IDENTIFIED FOR MX2-39 WITHIN THIS POLICY.

5. SUBSEQUENT PLANNING APPLICATIONS (INCLUDING RESERVED MATTERS), IN RELATION TO PHASE 1, SHALL BE INFORMED BY:

- (a) THE DOCUMENTS APPROVED AS PART OF THE PLANNING APPLICATION FOR PHASE
- (b) DETAILED DESIGN CODES WILL BE PREPARED AS NECESSARY FOR DETAILED APPLICATIONS/RESERVED MATTERS.

Site Requirements (MX2-39):-

Phase 1 of the new sustainable settlement should successfully combine the built environment and the natural environments and develop a high quality of place in line with garden village principles. Provision for a school, new centre (delivered in accordance with Policy P7 of the Core Strategy), offering a range of supporting retail and commercial uses/services (in line with Policy P2), new community greenspaces, enhanced public transport and footpath and cycle links and appropriate supporting infrastructure and services should all be integral to Phase 1.

In accordance with Core Strategy Spatial Policy SP9 and Policy E1, provision of approximately 5ha of general employment land is anticipated to support Phase 1.

- Highway Access to Phase 1:

Two points of access should be provided, with the primary access being from Aberford Road.

- Local Highway Network:

Impacts are predicted on strategic and local road networks. A comprehensive masterplanning and transport planning exercise will be needed to confirm the details of the road network and public transport enhancements needed. Mitigation works should be carried out in accordance with the findings of the assessment work.

- Public Transport Access:

The site layout should enable public transport services to be diverted through the Phase 1. The development should provide improved links to Garforth train station(s). This includes enhanced cycle links and a frequent shuttle bus service (to meet Core Strategy accessibility standards).

- Ecology:

Ecological impacts of the development will require appropriate mitigation and an ecological assessment will be required. Biodiversity buffers (not private garden space) will be provided along the boundaries of the site. The existing areas of trees and woodland along the site boundaries should be maintained as far as possible and enhanced where necessary to screen the development and integrate it into the surrounding landscape.

- Greenspace:

Provision of a wide range of new community green spaces/typologies will be provided on the site. These greenspaces are to be identified through a comprehensive development brief and masterplan for Phase 1.

- **Listed Buildings:**

Parts of Phase 1 are in the setting of Listed Building(s). Any development in those parts should preserve the special architectural or historic interest of Listed Buildings and their setting. Whilst lying outside of the site boundary, the rural character of the approach towards the Grade II* Triumphal Arch is important to its setting and will need to be respected as part of any development proposals. The setting of Park House Farm House, and the woodland setting to Gardens House, are also important to their significance and will need to be responded to through measures to be incorporated in the development brief and masterplan relating to Phase 1.

- **Conservation Area:**

Parts of Phase 1 may affect the setting of the Aberford Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Separation must be maintained between Phase 1 and the Conservation Area to maintain its special linear character and rural setting.

- **Education Provision:**

School provision will need to be provided on site at an early stage of the development to be approved by the Local Planning Authority as part of the Infrastructure Delivery Plan supporting Phase 1.

Appendix 4: Further Non Material changes for the whole of the Plan.

	HMCA/Section	SITE REF/PARA REF ETC (IN THE ORDER OF	CHANGE REQUIRED
1	Throughout plan		Use capital letters when referring to: The Site Allocations Plan or the Plan Primary Regional Shopping Centre, Primary Frontage/s, Secondary Frontage/s. Town Centres Main Urban Area, Major and Smaller Settlements Refer to NPPF and HMCA consistently Refer to paragraph rather than para
2	Section 1: Introduction	Para 1.6	Insert "(the Plan Period) after "1 st April 2012 and 31 st March 2028"
3	Section 1: Introduction	Para 1.7	Delete reference to "Leeds MD" and insert "Leeds Metropolitan District"
4	Section 1: Introduction	Para 1.24	Insert bold text into sentence "Section 1 of the Plan is the introduction."
6	Section 2 Retail Overview	Policy RT1	Number the different parts of the policy so the policy reads: POLICY RT1 – DESIGNATIONS OF CENTRE BOUNDARIES, PRIMARY SHOPPING AREAS AND PROTECTED SHOPPING FRONTAGES THE SITE ALLOCATIONS PLAN DESIGNATES: 1) THE EXTENT OF CENTRE BOUNDARIES..... 2) THE HIGHER ORDER LOCAL..... 3) OTHER IDENTIFIED CENTRES..... THESE ARE IDENTIFIED ON THE POLICIES MAP.
7	Section 2 Retail Overview	Para 2.8	Insert "PSA" into "...a separate PSA boundary has been identified."
8	Section 2 Retail Overview	Para 2.15	Insert "shopping" into reference to " Primary Shopping Frontages "
10	Section 2 Retail Overview	Para 2.24	Change tense in sentence to read "...the unit has had been actively marketed....." and "...if the Local Planning Authority accept accepted that long term shopping patterns have had changed....." Add "use" onto last sentence ending "attract A1 retail use ."
11	Section 2 Housing Overview	Para 2.29	Insert word "deducted" in place of "deleted". Amend part of sentence "...other aspects of the Core Strategy have must also been taken into account...." Add in line before "Section 3 Policy HG2 covers housing allocations for the specific areas" sentence to read " Policy HG1 applies to identified housing sites. For purpose of ease and reference this is repeated for each HMCA in Section 3, with the relevant list of sites which form part of the policy. "

12	Section 2 Housing Overview And repeat in each HMCA in section 3	Policy HG1	<p>Number the different parts of the policy and insert the phasing as point 3, so the policy reads:</p> <p>POLICY HG1 – IDENTIFIED HOUSING SITES</p> <p>THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:</p> <ol style="list-style-type: none"> 1) HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION FOR HOUSING OR MIXED USE INCLUDING HOUSING; OR 2) WERE PREVIOUSLY ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN <p>AS IDENTIFIED HOUSING SITES.</p> <ol style="list-style-type: none"> 3) ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1 4) IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY SPATIAL POLICY 7 (SP7). <p>THESE ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA. ALL IDENTIFIED HOUSING SITES ARE IN PHASE 1 FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1</p>
13	Section 2 Housing Overview	Para 2.32	<p>Delete word “amount” and insert “capacity” into sentence “Furthermore, the capacity of allocated sites....”</p> <p>Add “sites” after “windfall” so sentence refers to “...not all windfall sites...”</p> <p>Add “for development” to “the overall balance for development is</p>
14	Section 2 Housing Overview	Para 2.36	<p>Insert “housing” into phrase “5 year supply of housing land”</p>
15	Section 2 Housing Overview And in each HMCA section 3	<p>Para 2.39</p> <p>And in each HMCA section 3</p>	<p>Before Policy HG2 insert: Policy HG2 applies to housing allocations. For purpose of ease and reference this is repeated for each HMCA in Section 3, with the relevant list of sites which form part of the policy.</p> <p>Amend Policy HG2 to read:</p> <p>POLICY HG2 – HOUSING ALLOCATIONS</p> <p>1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 7 (SP7). THESE ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.</p> <p>2) HOUSING ALLOCATIONS ARE PHASED FOR RELEASE IN ACCORDANCE WITH CORE STRATEGY POLICY H1.</p> <p>3) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN SECTION 3. HOUSING ALLOCATIONS THESE ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.</p>
16	Section 2 Housing Overview	Para 2.56	<p>Amend first part of paragraph for clarity to reflect NPPF wording, to read: “Windfall development is development on a site which has not been specifically allocated for development identified as available in the Local Plan. The NPPF refers to these as Windfall Sites. Core Strategy policy H2 concerns windfall development, or housing development not included in the definition of windfall development on non-allocated land.”</p>

17			<p>Before Policy EO1 insert: “Policy EO1 applies to identified sites for office use. For purpose of ease and reference this is repeated for each HMCA in Section 3, with the relevant list of sites which form part of the policy.”</p> <p>POLICY EO1 – IDENTIFIED SITES FOR OFFICE USE</p> <p>THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH:</p> <ol style="list-style-type: none"> 1) HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING OFFICE ON THE UNITARY DEVELOPMENT PLAN, AS IDENTIFIED OFFICE SITES. 2) IDENTIFIED OFFICE SITES CONTRIBUTE TO THE TARGET FOR OFFICE USE SET OUT IN CORE STRATEGY POLICY SP9. <p>THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR OFFICE USE) AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.</p>
18			<p>Before Policy EO2 insert: Policy EO2 applies to office allocations. For purpose of ease and reference this is repeated for each HMCA in Section 3, with the relevant list of sites which form part of the policy.”</p> <p>POLICY EO2 – OFFICE ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE OFFICE USE.</p> <ol style="list-style-type: none"> 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR OFFICE OR MIXED USE INCLUDING OFFICE IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA. 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN SECTION 3. <p>THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.</p>
19			<p>Before Policy EG1 insert: “Policy EG1 applies to identified sites for general employment use. For purpose of ease and reference this is repeated for each HMCA in Section 3, with the relevant list of sites which form part of the policy.”</p> <p>POLICY EG1- IDENTIFIED SITES FOR GENERAL EMPLOYMENT USE</p> <ol style="list-style-type: none"> 1) THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH HAVE EXISTING OR RECENTLY EXPIRED PLANNING PERMISSION, OR WERE PREVIOUSLY ALLOCATED FOR USES INCLUDING GENERAL EMPLOYMENT ON THE UNITARY DEVELOPMENT PLAN AS IDENTIFIED GENERAL EMPLOYMENT SITES. 2) IDENTIFIED GENERAL EMPLOYMENT SITES CONTRIBUTE TO THE TARGET FOR GENERAL EMPLOYMENT USE SET OUT IN CORE STRATEGY POLICY SP9. <p>THESE ARE SHOWN ON THE POLICIES MAP (FOR MIXED USE OR GENERAL EMPLOYMENT USE) AND ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.</p>

20			<p>Before Policy EG2 insert: “Policy EG2 applies to general employment allocations or mixed use allocations which include general employment use. For purpose of ease and reference this is repeated for each HMCA in Section 3, with the relevant list of sites which form part of the policy.”</p> <p>POLICY EG2 – GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE.</p> <ol style="list-style-type: none"> 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY SPATIAL POLICY 9 (SP9). THESE ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA. 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN SECTION 3. <p>THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP AND DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA.</p>
21			<p>POLICY EG3 – LEEDS BRADFORD INTERNATIONAL AIRPORT (LBIA) – EMPLOYMENT HUB</p> <ol style="list-style-type: none"> 1) 36.23HA OF LAND TO THE NORTH OF LBIA WILL BE ALLOCATED AS AN ‘EMPLOYMENT HUB’ FOR GENERAL EMPLOYMENT LAND INCLUDING A BUSINESS PARK AND LOGISTICS AND FREIGHT. 2) DETAILED REQUIREMENTS WILL BE SET OUT IN A LBIA SUPPLEMENTARY PLANNING DOCUMENT TO COVER THE AIRPORT OPERATIONAL LAND BOUNDARY, THE EMPLOYMENT HUB, EXISTING EMPLOYMENT ALLOCATIONS, INDUSTRIAL PROPERTIES AND OTHER ASSOCIATED LAND, SUBJECT TO THE FOLLOWING CRITERIA: <ol style="list-style-type: none"> i) THE PREPARATION OF AN OVERALL LAYOUT FOR THE SPD AREA, LAND USE AND PHASING PLAN, LINKED TO THE PROVISION OF NECESSARY INFRASTRUCTURE INCLUDING LAND TO ACCOMMODATE THE PROPOSED A65-A658 LINK ROAD WITHIN THE EMPLOYMENT HUB AREA, ii) THE PROVISION OF A SURFACE ACCESS AND CAR PARKING STRATEGY – INCORPORATING MAJOR HIGHWAY AND PUBLIC TRANSPORT IMPROVEMENTS, WITH IDENTIFIED FUNDING AND TRIGGER POINTS, iii) THE PROVISION OF AN OVERALL DESIGN AND LANDSCAPE FRAMEWORK, iv) THE USE OF PLANNING OBLIGATIONS TO SECURE THE REQUIRED INFRASTRUCTURE AND ALSO LOCAL EMPLOYMENT AGREEMENTS (RELATING TO DEVELOPMENT PROPOSALS IN TERMS OF CONSTRUCTION AND END USER JOBS)
22	North	Para 3..5.11 Sites for Older persons /independent living, Policy H4	<p>Add the following to list of sites:</p> <ul style="list-style-type: none"> • HG2-87 Amberton Terrace, • HG2-236 West Park Centre

23		HMCA Site Allocations Plan	Green space site G1111 – Cragg Hill Farm, Horsforth Greenspace to be deleted from the A3 plan as the site has extant planning permission for a sports hall.
----	--	-------------------------------	---

This page is intentionally left blank