



---

## DEVELOPMENT PLAN PANEL

---

Meeting to be held in Civic Hall, Leeds on  
Tuesday, 4th November, 2008  
at 1.30 pm

---

### MEMBERSHIP

#### Councillors

B Anderson  
D Blackburn  
J Blake

B Cleasby  
C Fox (Chair)  
P Gruen

T Hanley  
R Harker  
T Leadley

A Ogilvie

---

**Agenda compiled by:**  
**Tel no:**  
**Governance Services**  
**Civic Hall**  
**LEEDS**  
**LS1 1UR**

**Sophie Wallace**  
**395 1631**

# A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 25, written notice of an appeal must be received by the Chief Democratic Services Officer at least 24 hours before the meeting)</p>	
2			<p><b>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</b></p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p><b>RESOLVED –</b> That the press and public be excluded from the meeting during consideration of those parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information.</p>	

Item No	Ward	Item Not Open		Page No
3			<p><b>LATE ITEMS</b></p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstance shall be specified in the minutes).</p>	
4			<p><b>DECLARATION OF INTERESTS</b></p> <p>To declare any personal / prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members' Code of Conduct.</p>	
5			<p><b>APOLOGIES FOR ABSENCE</b></p> <p>To receive any apologies for absence from the meeting.</p>	
6			<p><b>MINUTES</b></p> <p>To approve as a correct record the minutes of the Development Plan Panel meeting held on 2<sup>nd</sup> September 2008.</p>	1 - 2
7			<p><b>LEEDS LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY - 'TOWARDS PREFERRED OPTIONS' - UPDATE REPORT</b></p> <p>To consider the report of the Director of City Development providing an update on the progress made in relation to Leeds' Local Development Framework Core Strategy and to highlight the next steps in the process.</p>	3 - 12

Item No	Ward	Item Not Open		Page No
8			<p><b>REGIONAL SPATIAL STRATEGY REVIEW - OPTIONS CONSULTATION</b></p> <p>To consider the report of the Director of City Development advising of the consultation process being undertaken as part of the partial review of the Regional Spatial Strategy which the Yorkshire and Humber Assembly are now leading on.</p>	13 - 16
9			<p><b>DATE AND TIME OF NEXT MEETING</b></p> <p>1.30 p.m. on Tuesday, 2<sup>nd</sup> December 2008 in the Civic Hall</p>	

# Agenda Item 6

## Development Plan Panel

Tuesday, 2nd September, 2008

**PRESENT:** Councillor C Fox in the Chair

Councillors B Anderson, D Blackburn,  
T Hanley and T Leadley

### 7 Apologies for Absence

Apologies for absence were received from Councillors Blake, Gruen, Harker and Ogilvie.

### 8 MINUTES

**RESOLVED-** That the minutes of the Development Plan Panel meeting held on 10<sup>th</sup> June 2008 be approved.

### 9 Leeds Local Development Framework Core Strategy- "Towards Preferred Options"

Members considered a report by the Director of City Development which provided an update on the current position regarding the Core Strategy and informing of policy issues the "Preferred Options" will need to address.

Officers presented the report to the Panel. The presentations included the following information:

The Core Strategy will set out the Council's vision for the future development of Leeds over the next 20 years. It is the principal document in the Local Development Framework (LDF) which will replace the Leeds Unitary Development Plan.

- The Aims of the Core Strategy echo the objectives of the community strategy. The Aims of the Core Strategy are:
  - o Protect, enhance and manage the environment
  - o Promote economic success with a high quality of life
  - o Narrow the Gap between disadvantaged communities and the rest of Leeds
  - o Promote and develop Leeds' role within Leeds City Region as a competitive European City
- Issues and Alternative Options consultation took place between October and December 2007. Preferred Options are scheduled for late 2008/09 and submission of the Core Strategy for Independent examination is scheduled for 2010. The Development Scheme will need to be resubmitted by March 2009 if any changes are necessary as a result of Planning Policy Statement 12.

Leeds: A Sustainable City- Information presented by Officers to the Panel included:

- How sustainability can be achieved with other objectives and targets
- How sustainability can be achieved in different areas of Leeds
- Consultation done regarding sustainability and responses received

Economy and Employment Land – Information presented by Officers to the Panel included:

- The Regional Spatial Strategy makes many references regarding the potential for growth to be increased by Planning.
- The Regional Spatial Strategy does not state land requirements for offices, but expects the main focus for offices to be the centres of regional cities.
- The Regional Spatial Strategy provides figures for Local Planning Authorities to take account of with regard to non office land.
- The potential net change in land required for light industry, manufacturing, storage / distribution is an increase of 390 ha between 2006-21. These figures can be superceded with more up to date figures and local knowledge so are more flexible than other targets.
- The Leeds Employment Land Review is currently being undertaken and is nearing completion. PPS6 focuses offices in city centres.

Housing- Information presented by Officers to the Panel included:

- The Strategic Housing Land Availability Assessment (SHLAA) is an evidence gathering exercise which is expected to conclude by March 2009 with a Call for Sites in October 2008.
- Housing demand is for different property types- sites should reflect this.
- There is a need for an increase in affordable housing.

Green Infrastructure- a Greenspace Audit is currently in progress so that greenspace in Leeds can be quantified as required by PPS 17.

Officers presented information relating to different scenarios:

- Business as usual
- The Compact City
- Dispersed Development
- New Urban Neighbourhood

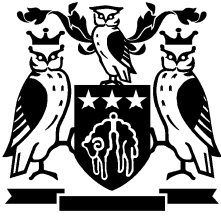
Members discussed the following issues in relation to this item:

- The challenges of meeting sustainability targets whilst also meeting housing targets.
- The scale of the housing targets and possible ways to achieve them.
- The effects of the current economic climate on current and longer term demand for housing.
- The importance of ensuring a variety of property types are planned for to meet different needs.
- The importance of ensuring the locations of employment land meet needs around sustainability and accessibility and the purpose and remit of the SHLAA.

**RESOLVED**- That the report be noted.

## **10 Date and time of next meeting**

Tuesday 7<sup>th</sup> October 2008 at 1.30 p.m. at the Civic Hall, Leeds.



Originator: David Feeney

Tel: 247 4539

**Report of the Director of City Development**

**Development Plan Panel**

**Date: 4 November 2008**

**Subject: Leeds Local Development Framework Core Strategy - 'Towards Preferred Options' – Update Report**

**Electoral Wards Affected:**

All

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In  
(Details contained in the report)

**Executive Summary**

- At Development Plan Panel on 2 September 2008, members received a report and presentations regarding next steps in the preparation of the LDF Core Strategy ('Preferred Options'). In the development of the Core Strategy, a number of key work streams were identified, as a basis to move the thinking on the Core Strategy forward. These areas include: the preparation of a 'Towards Preferred Options' discussion paper, the definition, identification and mapping of Green Infrastructure, the quantification of spatial patterns of development within the 'Scenarios' and the progression of the Strategic Housing Land Availability Assessment (SHLAA). These are major areas of work, which in turn will need to be reviewed and integrated. The purpose of this report is to update members on progress and to highlight next steps.

## **1.0 Purpose of this report**

- 1.1 At Development Plan Panel on 2 September 2008, members received a report and presentations regarding next steps in the preparation of the LDF Core Strategy ('Preferred Options'). In the development of the Core Strategy, a number of key work streams were identified, as a basis to move the thinking on the Core Strategy forward. These areas include: the preparation of a 'Towards Preferred Options' discussion paper, the definition, identification and mapping of Green Infrastructure, the quantification of spatial patterns of development within the 'Scenarios' and the progression of the Strategic Housing Land Availability Assessment (SHLAA). These are major areas of work, which in turn will need to be reviewed and integrated. The purpose of this report is to update members on progress and to highlight next steps.

## **2.0 Background information**

- 2.1 As described in previous reports to Panel, the Core Strategy is an overarching and central document of the LDF process. Recently revised Government guidance (Planning Policy Statement 12: Local Spatial Planning) has reaffirmed and elevated the role of the Core Strategy, both as part of the LDF and as an element of the overall strategic planning across a local authority area (including the need to more explicitly link to the Community Strategy and Local Area Agreements).
- 2.2 In reflecting on the conclusions of the Issues & Alternative Options consultation, the Adopted Regional Spatial Strategy and planning policy requirements, a number of key work streams have been identified and are being undertaken, as a basis to develop a 'Towards Preferred Options' discussion paper. Each of these key areas is set out below.

## **3.0 Main issues**

### 'Towards Preferred Options' – Draft Structure

- 3.1 Following the preparation of the Issues & Alternative Options consultation document, initial work has been undertaken to develop an initial structure and content for the Preferred Options document. This is a working structure, which will need to be refined and adjusted as further technical work progresses. A copy of the draft structure has been included as Appendix 1 to this report. This structure sets out as series of chapter headings (based around a number of core themes), together with a potential section on 'Area Spatial Policies' (although there may be scope for such issues to be covered as part of the thematic sections to avoid duplication), with further sections covering "Delivery Plan" and "Implementation". For completeness, key areas of work which will contribute to the wider evidence base for the Core Strategy are also identified.
- 3.2 It should be emphasised, that following revisions to national planning guidance in June 2008 (Planning Policy Statement 12: Local Spatial Planning), a Core Strategy is yet to be adopted under the new guidance. Consequently, the approach in Leeds will need to have regard to emerging practice and Core Strategies elsewhere once they have been adopted. However, the Leeds LDF Core Strategy needs to plan for and be 'fit for purpose' to meet prevailing circumstances and future spatial planning challenges and opportunities across the City.
- 3.3 Within this context also, the Core Strategy for Leeds needs to be focused in its policy content and presentation upon key strategic issues and within an overall



direction, have sufficient flexibility to manage change. In terms of next steps, further work is to be undertaken to further scope and draft each of the Chapter sections, with a view to these being consolidated as part of the 'Towards Preferred Options' discussion paper.

### Green Infrastructure

- 3.4 The Leeds District is unusual, in that although it is a major metropolitan district, it is also two-thirds rural and contains both freestanding towns and villages outside the main urban area and a diverse range of distinctive landscapes. The main urban area also contains renowned city parks and a network of connecting green links. In seeking to direct long term spatial patterns of regeneration and new development, the Core Strategy should embrace this special Leeds character and ensure that it is respected and enriched in meeting the challenges of a growing city. The Green Infrastructure is therefore a critical factor in shaping the future pattern of growth in Leeds.

The TCPA definition of Green Infrastructure states:

'Green Infrastructure is the sub-regional network of protected sites, nature reserves, greenspaces, and greenway linkages. The linkages include river corridors and flood plains, migration routes and features of the landscape, which are of importance as wildlife corridors. Green infrastructure should provide for multi-functional uses i.e., wildlife, recreational and cultural experience, as well as delivering ecological services, such as flood protection and microclimate control. It should also operate at all spatial scales from urban centres through to open countryside'.

- 3.5 This definition is useful because it highlights that lots of different uses take place in Green Infrastructure (GI) and that it is the green backdrop against which all other activities take place. It also acknowledges that GI is not just about the 'honey pot' areas like National Parks and Area of Outstanding Natural Beauty (AONBs) but that it also has an important place in our cities. Creating a 'sustainable city' involves the effective interaction of spatial planning, the environment, transportation, economic development, and a number of other policy interventions. Green Infrastructure can be viewed as providing a cross cutting theme enabling this wide range of outcomes to be achieved.
- 3.6 The Leeds UDP was seen as innovative at the time when it first introduced the concept of Green Corridors. This approach is now being developed and promoted at a national level and Green Infrastructure is now seen as part of the critical infrastructure required for a successful community.

Policy YH8 of the adopted Regional Spatial Strategy requires us to develop a Green Infrastructure in our LDF. It also emphasises the many functions that GI can provide, such as:

- Provision of wildlife habitats and corridors leading to a richer biodiversity.
- Better adaptation to climate change, for example better management of the heat island effect, reduced surface water run off and absorption of CO2 emissions and pollution,
- Space for flood water storage to minimise the effects of flood risk.
- More space for recreation encouraging more physical activity and social gatherings.
- Reduced stress and improved mental well-being.
- Provision of a quality environment that helps attract business investment.

- 3.7 The Core Strategy can help to provide a policy framework to cover such elements. Leeds has to decide how much Green Infrastructure is the right amount in the context of the housing targets we are charged with delivering and find innovative ways to deliver it. There is a particular need to improve people's access to a district-wide network of greenspaces in order to improve their overall health and sense of well-being.
- 3.8 The first stage in this process is to map the existing GI. This does not mean mapping every little bit of greenspace. In order to be meaningful, the GI needs to look at broad strategic patterns. There is also a hierarchy of strategic and more local GI. The strategic GI links with the GI of the wider Leeds City Region and other adjoining local authorities.  
It includes:
- The river valleys of the Aire and Wharfe and associated functional floodplain.
  - Major urban parks and country parks.
  - The limestone ridge that runs to the east of the District that gives rise to a distinctive landscape, settlements with a particular character and a predominance of woodlands.

The local GI is primarily within the Leeds District and includes:

- Tributaries along the Wyke Beck Valley, Meanwood Beck, Gledhow Valley and Tong Cockersdale Valley and the associated functional floodplain.
  - Areas of woodland, both public and private, of 2ha or more in size.
  - The Kirkstall Valley and Upper Aire, including the West Leeds Country Park and Kirkstall Valley Park and major city parks.
- 3.9 This provides a basic framework for the GI. The next step is to look at identifying opportunities for creating linkages between the GI structures to enable a more robust and effective GI to be developed.

The Core Strategy will need to state what the policy context is for those areas that are defined as GI, as well as areas for housing growth. This in turn may identify areas where housing growth and GI overlap and in those areas it will need to give policy guidance on how the housing growth can be delivered in such a way as to respect and enhance the GI.

### Scenario Quantification

- 3.10 The Issues and Alternative Options consultation in October 2007 put forward 3 scenarios illustrating how Leeds might develop and accommodate growth in the future. These were summarised as:
- The compact city
  - Dispersed development
  - New urban neighbourhoods
- 3.11 Whilst the scenarios were based upon a spatial assessment of a variety of constraints and factors including public transport, Green Infrastructure, flood risk etc, due to uncertainty about specific requirements (the RSS was not adopted until May 2008), they did not fully assess the ability to accommodate the quantum of employment and housing land requirements.
- 3.12 Officers are currently developing a means of quantifying the scenarios. The quantity of land needed for employment stems primarily from the Employment Land Review

which suggests that 390ha of land for non-office employment is needed. The quantity of housing required is set by the Regional Spatial Strategy at 4300 dwellings (net) per annum (approx 85,000 (gross) to 2026). Other uses will not generate sufficient demands on land take to warrant quantification in the same way. Where possible, uses such as offices, shops & leisure facilities are intended to be focussed in the city centre and town centres.

Work is ongoing to:

- Quantify the existing UDP allocations & PAS sites
- Understand the distribution of existing employment land & outstanding permissions
- Identify further urban previously developed land
- Assess the stock of housing schemes permitted but not yet commenced
- Undertake the Strategic Housing Land Availability Assessment (SHLAA)
- Develop an appropriate hierarchy of settlement to help appraise the options

- 3.13 Early results of the SHLAA (see below) and the other strands of work can be brought together to develop a picture of how much additional land may be needed. If additional land is required, a steer on preferable locations will need to be formed having regard to the results of last year's consultation on the Scenarios, ongoing work on Green Infrastructure, public transport options and availability of local services.

#### Strategic Housing Land Availability Assessment (SHLAA)

- 3.14 Essentially, a SHLAA is a technical exercise to identify potential future land for housing development. At the last meeting officers reported on the need to undertake a SHLAA for Leeds.

Progress is being made:

- A "Partnership" has been established involving a mix of external interests in housing and chaired by Cllr Barry Anderson. Its role is to ratify the methodology for undertaking the SHLAA and appraise the City Council's conclusions on the suitability, availability and achievability of identified sites,
- A "call for sites" was issued at the end of September inviting the outside world to suggest land opportunities,
- A trial of the Partnership assessment process was staged at a meeting on 10<sup>th</sup> October,
- The first main batch of sites has been processed by officers and is to be presented to the Partnership meeting of 1<sup>st</sup> December.

Two further Partnership meetings are scheduled for February and March 2009 to complete the assessment of sites. A report of the final conclusions on all of the sites will provide evidence to inform the Core Strategy and future 'Allocations Plan' (which is currently programmed to commence in 2009).

- 3.15 To date, some 400 sites have been identified as potential development sites by the Council and a further 170 submitted by developers. They are currently being added to a SHLAA database and their development potential analysed.

#### **4.0 Implications for council policy and governance**

4.1 None

#### **5.0 Legal and resource implications**

5.1 The preparation of the LDF is a statutory requirement for the City Council. The preparation of the LDF does raise a number of resourcing issues both for the City Council and external partners and agencies, which will need to be addressed as further work on the Core Strategy and related LDF documents progresses.

#### **6.0 Conclusions**

6.1 This update report sets out the current stage of preparation of the LDF Core Strategy and the key work streams being undertaken. This work will need to be consolidated in the preparation of a 'Towards Preferred Options' for further consideration. Following this, formal Preferred Options for public consultation will need to be prepared, which will need to be considered by Development Plan Panel and Executive Board prior to consultation. Subject to the completion and consolidation of the work streams identified and consideration of the 'Preferred Options' paper, further public consultation will commence early in the new year.

#### **7.0 Recommendations**

7.1 Development Plan Panel is recommended to:

- i). Note the contents of this report.

## **Appendix 1**

## Leeds LDF Core Strategy – ‘Towards Preferred Options’

Chapter	Section*	Evidence base & Technical work to complete
<b>1. Introduction</b>	<ul style="list-style-type: none"> <li>• <b>Overview: A Core Strategy for Leeds</b></li> <li>• <b>Policy Context (Summary)</b> <ul style="list-style-type: none"> <li>○ European</li> <li>○ National Regional (City Region/RSS)</li> <li>○ Local context (UDP, Community Strategy – Vision for Leeds, Local Area Agreement, Leeds Council Plan, ‘Renaissance Leeds’, Economy Strategy etc.)</li> <li>○ The LDF in Leeds (&amp; ‘package of LDD’s)</li> <li>○ Sustainable Development Context &amp; principles)</li> </ul> </li> <li>• <b>Spatial Vision &amp; Strategy</b> <ul style="list-style-type: none"> <li>○ Key Leeds Attributes – emphasising ‘people’ and ‘place’</li> <li>○ Building linked &amp; sustainable communities</li> </ul> </li> <li>• <b>Strategic Objectives</b></li> </ul>	<ul style="list-style-type: none"> <li>• Emerging ‘Agenda for Economic Development’.</li> <li>• Emerging work on Vision for Leeds 3</li> <li>• City Region Development</li> </ul>
<b>2. City Wide Policies</b>	<ul style="list-style-type: none"> <li>• <b>Environment</b> <ul style="list-style-type: none"> <li>○ Climate Change                             <ul style="list-style-type: none"> <li>▪ Adaptation &amp; mitigation</li> </ul> </li> <li>○ Quality of Place                             <ul style="list-style-type: none"> <li>▪ Natural Environment</li> <li>▪ Green Infrastructure</li> <li>▪ Greenspace &amp; provision</li> <li>▪ Built Environment                                     <ul style="list-style-type: none"> <li>• Sustainable Design &amp; construction</li> <li>• Conservation &amp; ‘Place making’ (distinctiveness)</li> </ul> </li> </ul> </li> <li>○ Natural Resources &amp; Waste Management                             <ul style="list-style-type: none"> <li>▪ Renewable energy &amp; carbon reduction</li> </ul> </li> </ul> </li> <li>• <b>The Economy</b> <ul style="list-style-type: none"> <li>○ Economic Growth &amp; competition</li> <li>○ Jobs &amp; Training</li> <li>○ Land &amp; Premises (including scale &amp; spatial distribution of employment land)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Climate Change Strategy</li> <li>• Strategic Flood Risk Assessment/PPS25 Sequential Test/Flood Alleviation Scheme</li> <li>• EASEL Drainage Study</li> <li>• PPG 17 Audit</li> <li>• Green Infrastructure Mapping</li> <li>• Conservation Area Character Assessments</li> <li>• Sustainable Design &amp; Construction SPD</li>   <li>• Aire Valley ‘growth point’ &amp; viability studies</li> <li>• Employment Land Review</li> <li>• Easel &amp; Aire Valley Retail Study</li> </ul>

	<ul style="list-style-type: none"> <li>○ The Rural Economy</li> <li>○ The role of the City Centre,</li> <li>○ Out of town centre provision</li>   <li>● <b>Housing Strategy &amp; provision</b> <ul style="list-style-type: none"> <li>○ Meeting Housing Needs</li> <li>○ Housing for All – mixed communities                             <ul style="list-style-type: none"> <li>▪ Affordable Housing</li> <li>▪ Low Cost Market Housing</li> </ul> </li> <li>○ Housing Size, Quality &amp; Type</li> <li>○ Housing distribution &amp; phasing</li> </ul> </li>   <li>● <b>Providing for Communities</b> <ul style="list-style-type: none"> <li>○ Community Safety &amp; Cohesion</li> <li>○ Cultural and Leisure Facilities</li> <li>○ Health &amp; Education</li> <li>○ Town &amp; District Centres &amp; Local Centres and Neighbourhood shopping provision)</li> </ul> </li>   <li>● <b>A Well Connected City</b> <ul style="list-style-type: none"> <li>○ Transport &amp; accessibility</li> <li>○ Access to homes &amp; jobs                             <ul style="list-style-type: none"> <li>▪ Reducing the need to Travel</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● SHLAA</li> <li>● Recently adopted ‘informal housing policy’</li> <li>● Emerging Affordable Housing SPD</li> <li>● Pending housing planning appeals</li> <li>● 5 Year supply calculations</li> <li>● Leeds Strategic Housing Market Assessment</li> <li>● West Yorkshire Gypsy &amp; Travellers Accommodation Assessment</li>   <li>● PCT/Teaching Hospital etc requirements</li>   <li>● Review of Education Requirements</li> <li>● Higher Education requirements</li>   <li>● TIF Funding Bids / Local Transport Plan</li> <li>● On going studies (EASEL, City Centre Loop)</li> </ul>
<p><b>3. Area Spatial Policies</b>  <i>The scope of this will need to be reviewed within the context of the development of</i></p>	<ul style="list-style-type: none"> <li>● <i>Main urban area &amp; settlement pattern</i></li> <li>● <i>City Centre (&amp; Town &amp; District &amp; Local Centres)</i></li> <li>● <i>Regeneration Areas</i></li> <li>● <i>Green Infrastructure</i></li> <li>● <i>Flood Risk &amp; Management</i></li> <li>● <i>Key ‘gateways’ &amp; ‘corridors’</i></li> <li>● <i>Key employment &amp; economic activity areas</i></li> </ul>	<ul style="list-style-type: none"> <li>● Further “Rim Study”</li>   <li>● Flood Alleviation Scheme</li>   <li>● ‘Quantification’ &amp; spatial distribution of development options (Housing &amp; Employment Land)</li> </ul>

<i>the thematic chapters.</i>	<ul style="list-style-type: none"> <li>• <i>Housing Phasing &amp; distribution</i></li> <li>• <i>Strategic transport &amp; communications infrastructure</i></li> </ul>	
<b>4. Delivery Plan</b>	<ul style="list-style-type: none"> <li>• Developer contributions (Section 106/CIL)</li> <li>• Infrastructure requirements</li> </ul>	
<b>5.Implementation</b>	<ul style="list-style-type: none"> <li>• Targets</li> <li>• Indicators</li> <li>• Delivery Agency</li> <li>• Programme timetable.</li> </ul>	

\*The specific scope & content of each section will be informed by the following:

- *Conclusions arising from the Core Strategy Issues & Alternative Options Consultation (October – December 2008)*
- *Issues arising from consultations on AAPs & NR&WDPD (i.e. the need to include ‘strategic’ policies within the CS rather than AAP)*
- *Conclusions emerging from the LDF evidence base (i.e. Employment Land Review, Strategic Housing Market Assessment, Strategic Flood Risk Assessment, PPG 17 Audit, Strategic Housing Land Availability Assessment etc).*
- *The requirements & interpretation of the adopted RSS (May 2008)*
- *The ‘direction of travel’ established by existing Council policies & commitments (City region development, Council Plan, LAA, outcome of consultation on Climate Change Strategy etc.)*
- *A review of UDP Saved Policies (i.e. where does the intent of criteria & area based policies need to be reflected in the CS – to supersede UDP policy, or covered in other LDF documents).*





Originator: David Feeney

Tel: 247 4539

---

**Report of the Director of City Development**

**Development Plan Panel**

**Date: 4 November 2008**

**Subject: Regional Spatial Strategy Review – Options Consultation**

---

**Electoral Wards Affected:**

All

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In  
(Details contained in the report)

---

**Executive Summary**

1. Following the Adoption of the Regional Spatial Strategy in May 2008, the Yorkshire & Humber Assembly are now leading on an early and partial Review of the document. This Review is primarily stimulated by the need to meet national requirements for housing growth and the receipt of further technical information concerning housing requirements from the National Housing and Planning Advice Unit (NH&PAU).
2. National guidance requires the partial Review to be completed by 2011. A consequence of this is a very compressed production timetable for the preparation of the document. An informal period of consultation on options is due to commence on 3 November and is to close in January 2009. Following this, formal consultation is planned in summer 2009 on proposed policy changes.

## **1.0 Purpose of this report**

- 1.1 The purpose of this report is to alert Development Plan Panel members, to consultation on a partial Review of the recently Adopted Regional Spatial Strategy. Following the Adoption of the Regional Spatial Strategy in May 2008, the Yorkshire & Humber Assembly are now leading on an early and partial Review of the document. This Review is primarily stimulated by the need to meet national requirements for housing growth and the receipt of further technical information concerning housing requirements from the National Housing and Planning Advice Unit (NH&PAU).
- 1.2 Whilst aspects of the Adopted Yorkshire and Humber Plan are consistent with strategic planning and economic objectives within Leeds, throughout the RSS process, the City Council has raised fundamental concerns regarding the scale and implications of proposals for extensive housing growth within the city – without any clear strategy for the identification and delivery of the necessary infrastructure to support and sustain such growth.

## **2.0 Background information**

- 2.1 National guidance requires the partial Review to be completed by 2011. A consequence of this is a very compressed production timetable for the preparation of the document. An informal period of consultation on options is due to commence on 3 November and is to close in January 2009. Following this, formal consultation is planned in summer 2009 on proposed policy changes.
- 2.2 Within this context, and with regard to the Adopted Yorkshire & Humber Plan, the Assembly have emphasised that, "...a partial review of the Plan should be undertaken by 2011 to ensure that longer term housing growth is planned and accommodated in the most sustainable way by identifying broad locations to meet longer term development needs, considering proposals for New Growth Points and Eco – Towns and other evidence".
- 2.3 At the time of preparing this report, the full details of the consultation material was not available. At a meeting of the Regional Planning Board (21 October), a presentation was made by the Regional Assembly regarding the scope and content of the material. Following comments made by the Board, it was requested that the material needed to be revised, prior to the planned consultation – due to commence on 3 November. By the time of the Development Plan Panel, this material should be available and will be circulated to members.

## **3.0 Main issues**

- 3.1 Whilst subject to change, given the planning context, the material presented to the Regional Planning Board on 21 October, was primarily focused upon the issues of housing growth and distribution. The draft consultation document is sub divided into 4 sections as follows, with a series of more detailed questions for each:

### Part A

What is the most important factor in why there is a need for more housing in the Region ?

### Part B

How much housing should we be planning to provide in the future ?

## Part C

Should any increases in housing provision be 'phased in' ?

## Part D

Where should we accommodate growth in the sub areas ?

## Part E

How do we update our approach to meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople ?

- 3.2 These questions raise challenging issues regarding the scale and distribution of longer term housing development. Clearly, once the consultation material is available a more detailed assessment of the implications for Leeds will need to be made and an office response presented for members consideration (Development Plan Panel and Executive Board). It should be noted also, that the Assembly have planned a sub regional consultation event in Leeds on 20 November (although this is now oversubscribed) and at the request of the City Council, have agreed to run a consultation session on 10 December (10:00 – 12:00, in the Council Chamber).

### **4.0 Implications for council policy and governance**

- 4.1 Once adopted, the City Council's LDF documents will need to be in general conformity with the RSS Review.

### **5.0 Legal and resource implications**

- 5.1 None

### **6.0 Conclusions**

- 6.1 At the time of preparing this report, the precise scope and content of the consultation material was not available but should be available by the date of the Panel and will be circulated at the meeting. Early indications suggest however, the principle focus of the Review is upon the scale and distribution of further housing growth. Given the City Council's concerns throughout the preparation of the RSS on this issue, it is therefore likely that further housing growth in Leeds (in additional to the already demanding requirements in the adopted Plan) will serve to exacerbate such concerns, unless this is of a more appropriate scale, supported with the necessary infrastructure and distributed across the region/sub region more appropriately.

### **7.0 Recommendations**

- 7.1 Development Plan Panel is recommended to:

- i). Note the contents of this report.

This page is intentionally left blank