

## **Development Plan Panel**

**Tuesday, 27th August, 2013**

**PRESENT:** Councillor P Gruen in the Chair

Councillors B Anderson, C Campbell,  
M Coulson, C Fox, J Lewis, K Mitchell and  
N Walshaw

### **7 Late Items**

There were no late items, however a revised report for Agenda Item 6, Leeds Community Infrastructure Levy – Draft Charging Schedule was circulated to Members and published prior to the meeting.

### **8 Declaration of Disclosable Pecuniary and Other Interests**

There were no declarations of interests.

### **9 Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors T Leadley and N Taggart.

### **10 Leeds Community Infrastructure Levy - Draft Charging Schedule**

The report of the Director of Development gave an explanation of the changes to the Community Infrastructure Levy (CIL) Draft Charging Schedule which was proposed following the Preliminary Draft consultation. The report also detailed further background information and analysis. The Draft Charging Schedule and associated evidence documents were appended to the report.

It was reported that the Draft Charging Schedule would be considered by Executive Board at the meeting on 9 October 2013 and a further 6 week consultation period would follow.

The following issues were highlighted from the report:

- There had not been an update to the CIL Economic Viability Study.
- Over 50 responses had been received from a range of businesses, community groups and residents. The majority had not requested changes and details of responses were outlined in the report.
- Changes to the CIL Charging Zones.
- Issues surrounding retail rates in relation to the changing retail market and viability.
- Proposed new rates for the Draft Charging Schedule and comparisons to other Local Authorities.
- Projected CIL revenue – this would be approximately £6.8m per year
- Infrastructure projects set out in the Regulation 123 list.

In response to Members comments and questions, the following was discussed:

- Infrastructure audits – this fell under the Core Strategy
- Benefits to setting lower rates in order to attract investment to the City and encouraging economic development.
- Retail rates had been set following discussion with Asset Management. Members discussed the setting of rates for the City Centre.
- Discussion regarding zero rates that had been proposed in the Draft Charging Schedule. It was recommended that agricultural land that had previously been proposed for a £5 rate should remain at that.
- River Aire Flood Alleviation Scheme – it was reported that other schemes could be added to the Regulation 123 List which would be reviewed annually.
- CIL funding for public realm/greenspace improvements could be used for maintenance and/or the purchase of new equipment.
- Instalments policy – there was a consensus that all instalments should be paid within 24 months.

#### **RESOLVED –**

- (1) That the Draft Charging Schedule be presented for approval at Executive Board.
- (2) That the scope of the evidence base and associated documents supporting the setting of the CIL rates, including the Regulation 123 List be presented for approval at Executive Board.

#### **11 Site Allocations Issues and Options Consultation - Initial Report of Consultation**

The report of the Director of City Development provided an Initial Report of Consultation of the recent Site Allocations Plan Issues and Options Consultation. The report covered the consultation process. Issues raised and the Council's recommended responses will follow in subsequent reports once officers have sorted, read and entered comments into the consultation database.

Member's attention was brought to the following issues:

- Thanks were expressed to Elected Members for their contributions and to Parish and Town Councils, Community Groups and others who had contributed.
- 16 drop in events had been held across the City over the 8 week consultation period and there had been between 5,000 and 6,000 responses.
- There had been some concern expressed regarding the lack of publicity of the consultation and regarding the online forms.
- Early analysis had shown that the majority of comments related to housing sites and Morley, Aireborough, Cookridge, East Ardsley, Adel and Horsforth areas had seen a high number of comments.

The Panel was informed of the next stages which would include further engagement with Elected Members and infrastructure providers. It was hoped to publish a draft

plan by September 2014 which would then see a further public consultation period. This draft would then be subject to evaluation and would hopefully be adopted in 2015. This, however was dependant on the Core Strategy.

In response to questions from Members, it was reported that applications for development could still be received for sites yet to be determined through the Site Allocations process

It was agreed that officers would provide a summary of the consultation and next steps to all Members for information.

**RESOLVED –**

- (1) That the key headlines from the consultation be noted.
- (2) That the attached introductory information for the draft Report of Consultation, to be presented to Panel in due course be noted.

**12 Date and Time of Next Meeting**

To be confirmed.