

Core Strategy

Leeds Local Development Framework



Development Plan Document
Proposed Main Modifications Schedule 1
March 2014

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(Bengali):-

যদি আপনি ইংরেজীতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

(Chinese):-

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

(Hindi):-

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रिटर (दुभाषिए) से संपर्क करेंगे।

(Punjabi):-

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ.

(Urdu):-

اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود ترجمان (انٹریپرٹیر) سے رابطہ کریں گے۔

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Core Strategy Proposed Main Modifications

Main modifications are changes that must be made to the Local Plan to make it sound.

The table includes a brief explanation of the reason for the main modifications. More detail will be included in the Inspector's report.

In terms of presentation, the deletion of text is denoted with a 'struckthrough' (~~struckthrough~~), with inserted new text as bold underlined (**new text**).

Page and paragraph numbers relate to the Consolidated Core Strategy (comprising Publication and Pre-Submission Changes Version alongside changes post Pre-Submission): Core Document reference CD1/1

Representations should relate strictly to the Proposed Main Modifications only, and not the Leeds Core Strategy as a whole which has already been subject to a comprehensive examination process.

Main Modification Number	Proposed Main Modifications	Page
MM1	Spatial Policy 1 Modifications to Policy wording	4
MM2	Insert Maps showing boundaries of regeneration priority areas	5
MM3	Spatial Policy 5 Modifications to supporting text Para 4.5.2	6
MM4	Spatial Policy 5 Modifications to Policy wording	6
MM5	Spatial Policy 6 Modifications to supporting text Para 4.6.7	7
MM6	Spatial Policy 6 Modifications to Policy wording	7
MM7	Spatial Policy 8 Modifications to supporting text Para 4.7.12	8
MM8	Spatial Policy 8 Modifications to supporting text Para 4.7.13	8
MM9	Spatial Policy 8 Modifications to supporting text Para's 4.7.14 - 4.4.17	8
MM10	Spatial Policy 8 Modifications to supporting text Para 4.7.18	9
MM11	Spatial Policy 8 Modifications to Policy wording	9
MM12	Spatial Policy 9 Modifications to supporting text Para 4.7.22	10
MM13	Spatial Policy 10 Modifications to supporting text Para 4.8.5	10
MM14	Spatial Policy 10 Modifications to Policy wording	11
MM15	Policy CC1: City Centre Development Modifications to Policy wording	12
MM16	Policy H1 Modifications to Policy wording	13
MM17	Policy H3 Modifications to supporting text Para 5.2.9	14

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MM18	Policy H6 Modifications to supporting text Para 5.2.25	14
MM19	Policy H6 Insert new Para 5.2.26	14
MM20	Policy H6 Modifications to supporting text Para 5.2.26	15
MM21	Policy H6 Modifications to supporting text Para 5.2.27	15
MM22	Policy H6 Modifications to Policy wording	15
MM23	Policy H8 Modifications to table above Para 5.2.34	16
MM24	Policy EC1 Modifications to supporting text Para 5.2.38	16
MM25	Policy EC1 Modifications to Policy wording	17
MM26	Policy EC2 Modifications to supporting text Para 5.2.41	17
MM27	Policy EC2 Modifications to table above 5.2.42	18
MM28	Policy EC2 Modifications to table below 5.2.46	18
MM29	Policy EC2 Modifications to supporting text Para 5.2.46	19
MM30	Policy EC2 Modifications to supporting text Para 5.2.49	19
MM31	Policy EC2 Modifications to Policy wording	19
MM32	Policy EC3 Modifications to heading above Para 5.2.50	20
MM33	Policy EC3 Modifications to supporting text Para 5.2.51	21
MM34	Policy EC3 Modifications to supporting text Para 5.2.53	21
MM35	Policy EC3 Modifications to supporting text Para 5.2.54	22
MM36	Policy EC3 Modifications to supporting text Para 5.2.55	23
MM37	Policy EC3 Modifications to supporting text Para 5.2.56	23
MM38	Policy EC3 Modifications to supporting text Para 5.2.57	23
MM39	Map 13. Locations subject to sequential Assessments – update map key text	24
MM40	Policy EC3 Modifications to Policy wording	25
MM41	Policy P8 Modifications to Policy wording	26
MM42	Policy P10 Modifications to supporting text Para 5.3.41	28
MM43	Policy P10 Modifications to supporting text Para 5.3.42	28
MM44	Policy P10 Modifications to Policy wording	28

Core Strategy Proposed Main Modifications

MM45	Policy P11 Modifications to supporting text	29
MM46	Policy P11 Modifications to supporting text Para 5.3.45	29
MM47	Policy P11 Modifications to supporting text Para 5.3.46	30
MM48	Policy P11 Modifications to Policy wording	30
MM49	Policy T1 Modifications to supporting text Para 5.4.1	31
MM50	Policy T1 Modifications to Policy wording	32
MM51	Policy T2 Modifications to supporting text Para 5.4.3	32
MM52	Policy T2 Modifications to Policy wording	32
MM53	Policy G4 Modifications to Policy wording	33
MM54	Policy EN5 Modifications to Policy wording	34

Core Strategy Proposed Main Modifications

4. Spatial Development Strategy

Spatial Policy 1: Location of Development

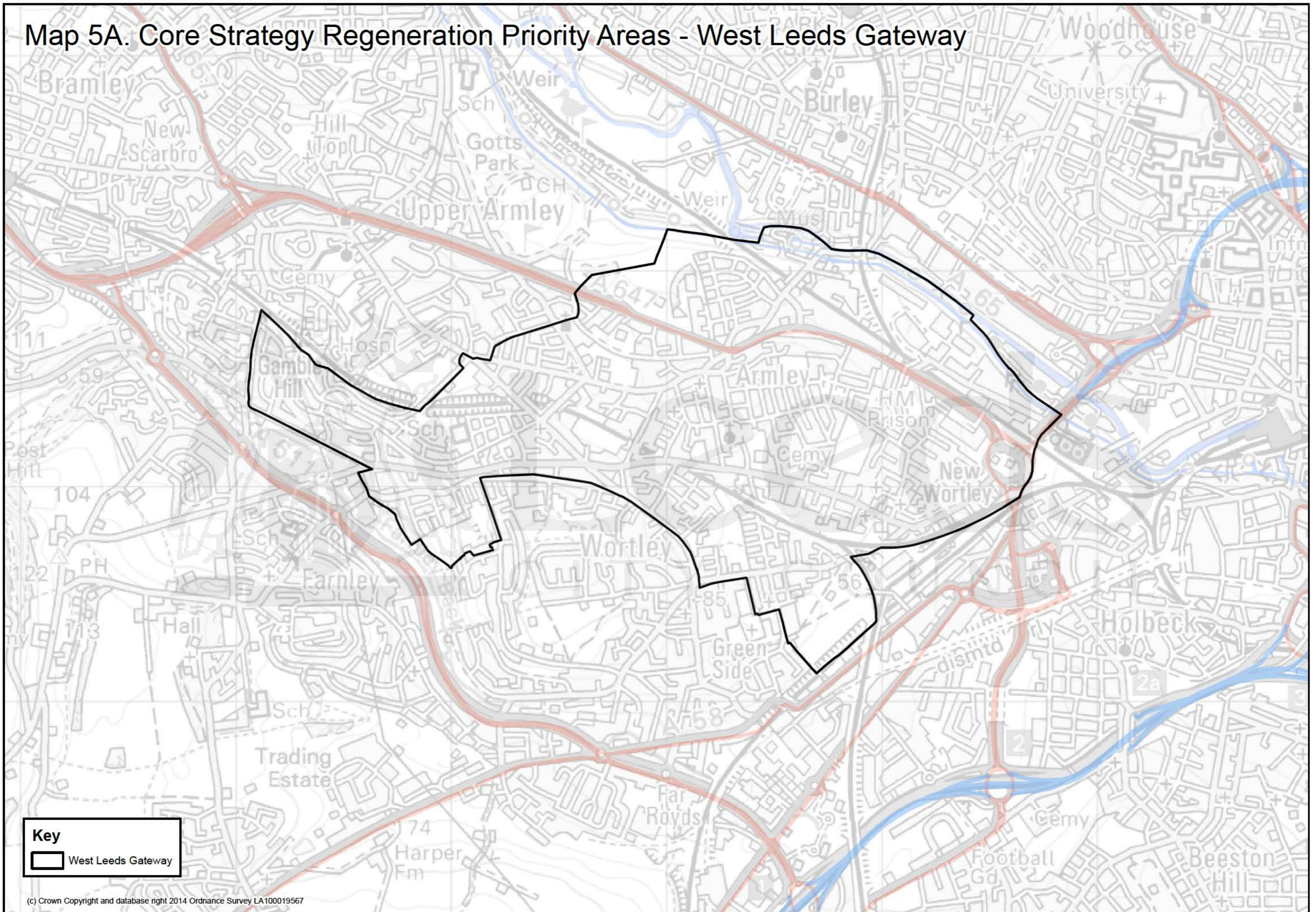
Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS		Reasons for modification
			New text: <u>underlined</u>	Deleted text Struckthrough	
MM1	23	Spatial Policy 1	<p>Amend Policy text and points (i), (ii) and (viii) as follows:</p> <p>To deliver the spatial development strategy based on the Leeds settlement hierarchy <u>and to concentrate the majority of new development within and adjacent to urban areas, taking advantage of existing services, high levels of accessibility, priorities for urban regeneration and an appropriate balance of brownfield and greenfield land, the distribution and scale of development will be in accordance with the following principles:-</u> the broad spatial framework for the location and scale of development is:</p> <p>(i) To concentrate the majority of new development within urban areas taking advantage of existing services, high levels of accessibility and priorities for urban regeneration and an appropriate balance of brownfield and greenfield land. The largest amount of development will be located in the Main Urban Area with and Major Settlements. delivering significant amounts of development. Smaller Settlements will contribute to development needs, with the scale of growth having regard to the settlement's size, function and sustainability.</p> <p>(ii) <u>In applying policy (i) above, the priority for identifying land for development will be as follows:</u> That settlements within the hierarchy will guide the identification of land for development, with priority given in the following order:</p> <ol style="list-style-type: none"> a. Previously developed land and buildings within the <u>Main Urban Area / relevant</u> settlement, b. Other suitable infill sites within the <u>Main Urban Area</u> /relevant settlement, c. Key locations identified as sustainable extensions to the <u>Main Urban Area</u> /relevant settlement. <p>(viii) To undertake a selective review of the Green belt (asset out in Spatial Policy 10) to direct development consistent with the overall strategy.</p> <p>Remainder unchanged</p>		Clarity and effectiveness and to reflect evidence

Core Strategy Proposed Main Modifications

4.4 Regeneration Priority Areas

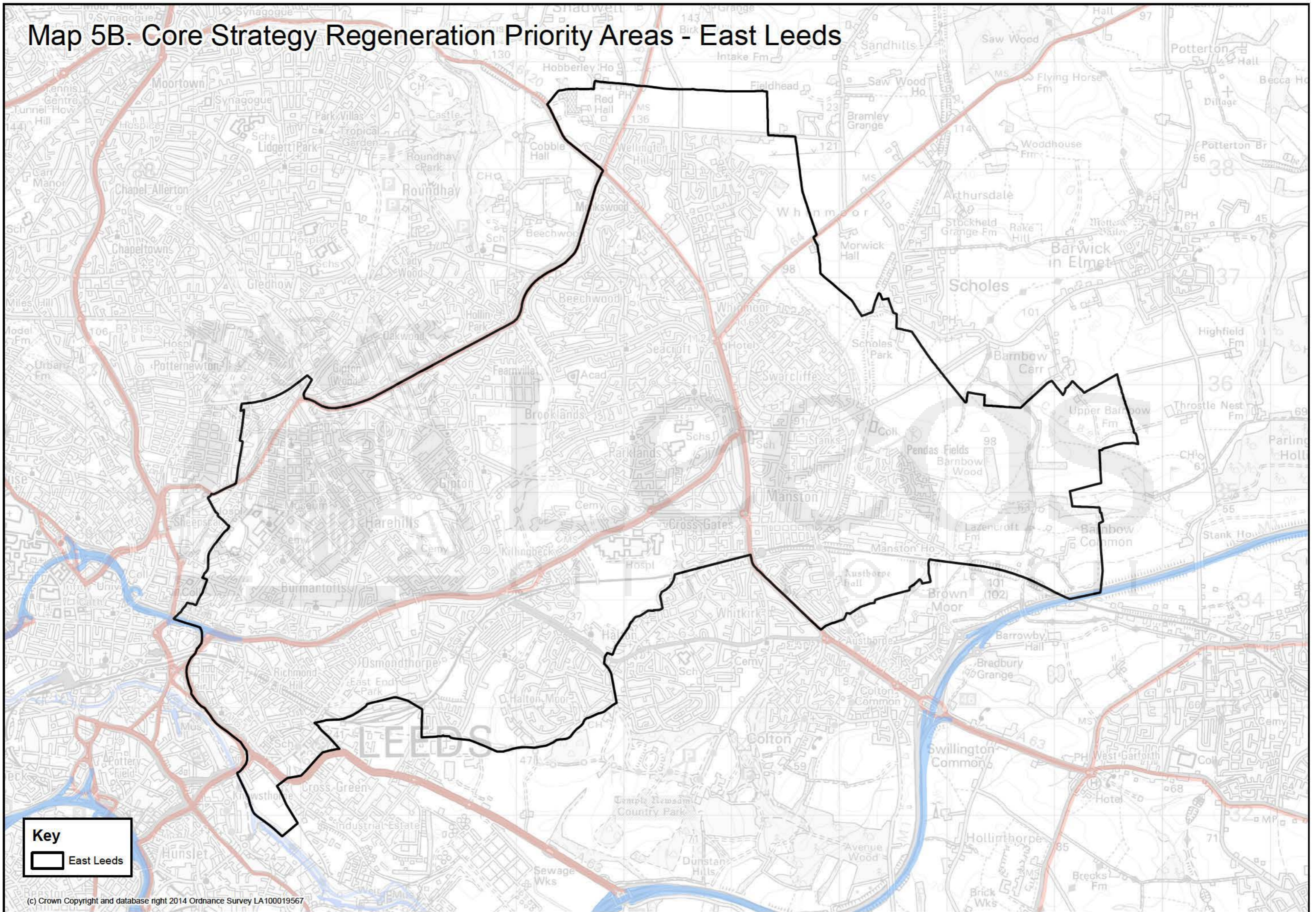
Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM2	29		<p>Maps showing boundaries of Regeneration Priority Areas to be inserted after Map 5 as follows:</p> <ul style="list-style-type: none"> 5a. West Leeds Gateway 5b. East Leeds 5c. Inner South 5d. South Leeds 5e. Leeds Bradford Corridor 5f. Aire Valley AAP 	Clarity and effectiveness

Map 5A. Core Strategy Regeneration Priority Areas - West Leeds Gateway



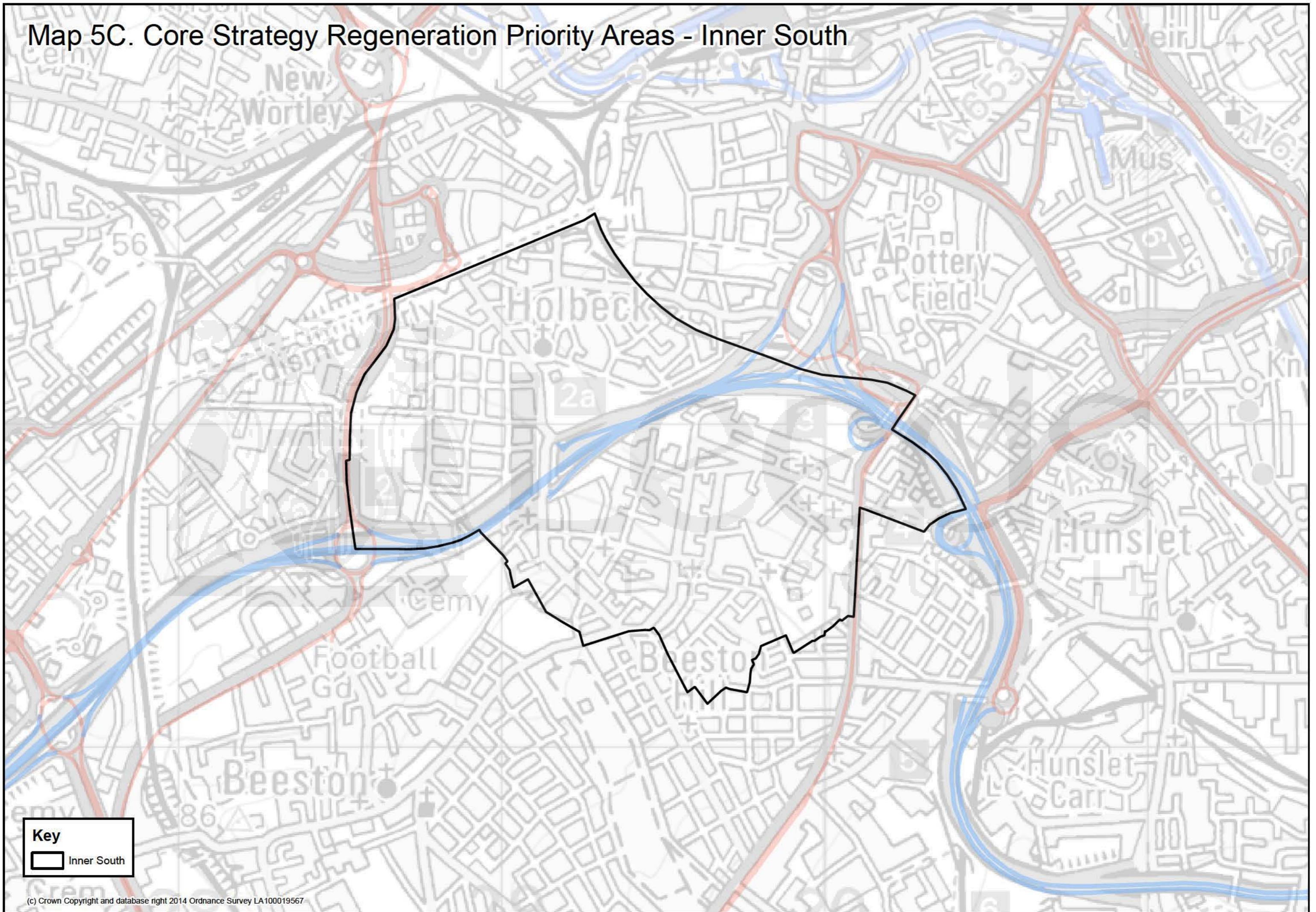
Key
West Leeds Gateway

Map 5B. Core Strategy Regeneration Priority Areas - East Leeds



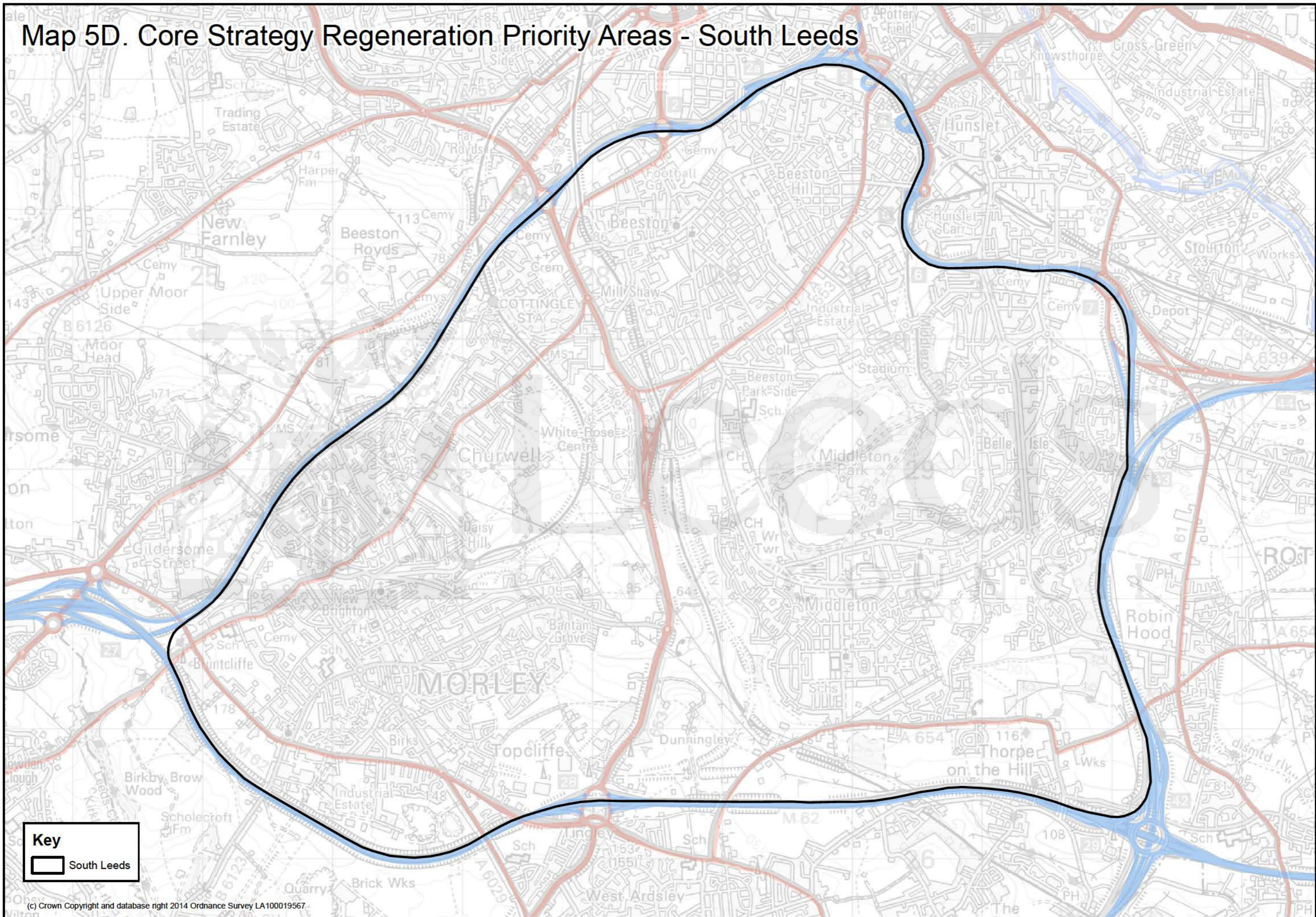
Key
[Black Outline] East Leeds

Map 5C. Core Strategy Regeneration Priority Areas - Inner South



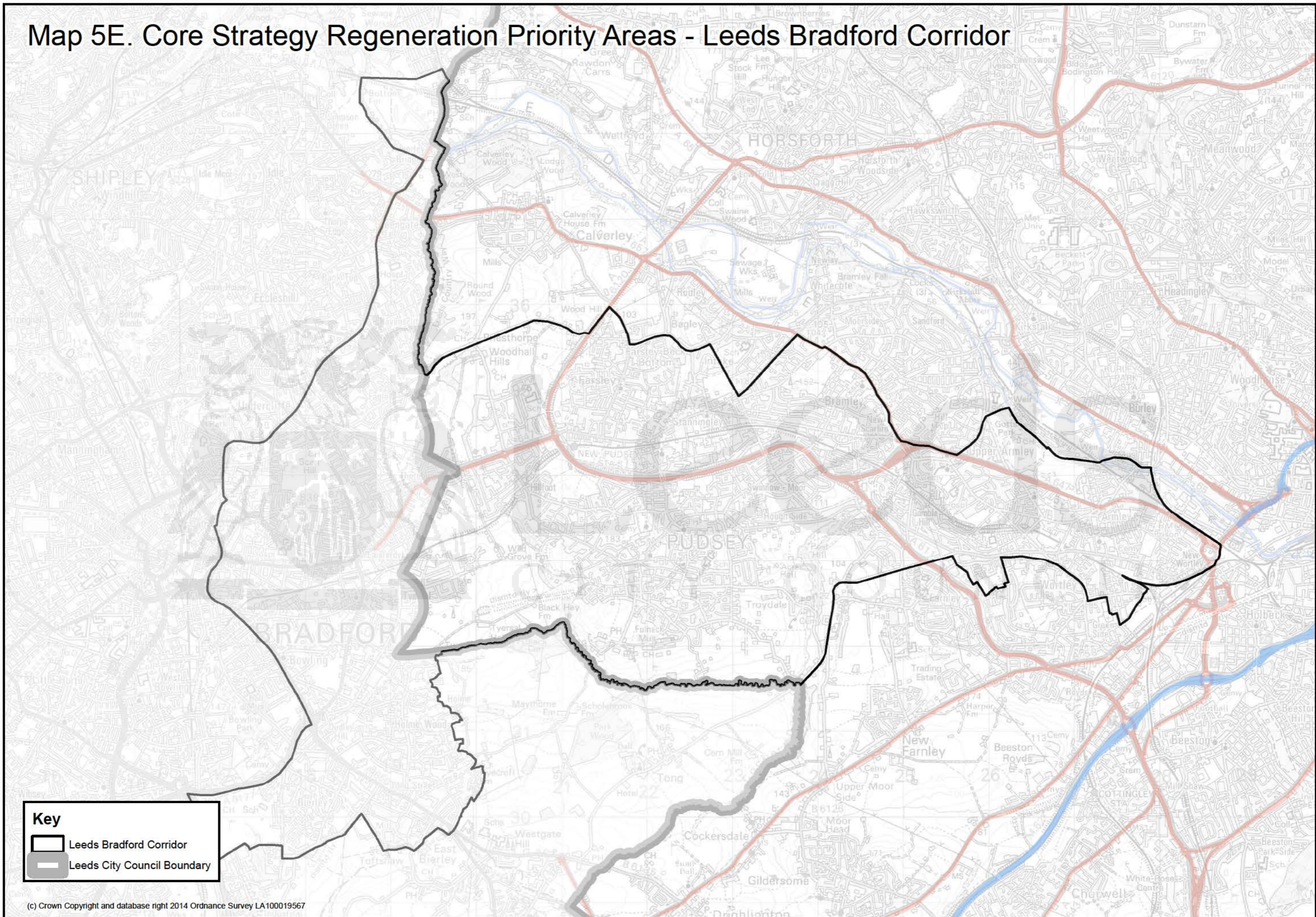
Key
[Black Outline] Inner South

Map 5D. Core Strategy Regeneration Priority Areas - South Leeds



Key
[Black Outline] South Leeds

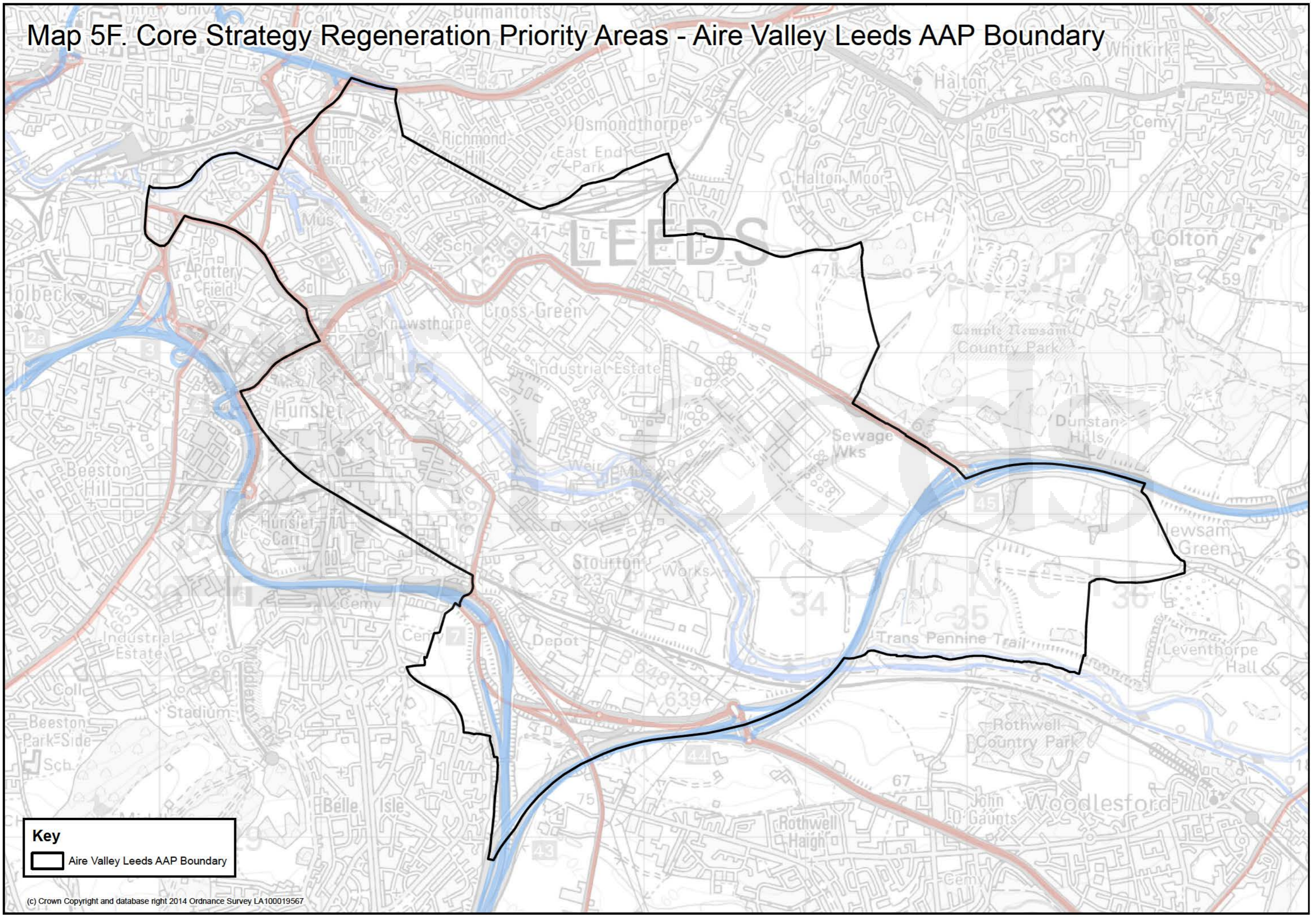
Map 5E. Core Strategy Regeneration Priority Areas - Leeds Bradford Corridor



Key

- Leeds Bradford Corridor
- Leeds City Council Boundary

Map 5F. Core Strategy Regeneration Priority Areas - Aire Valley Leeds AAP Boundary



Core Strategy Proposed Main Modifications

4.5 Aire Valley Leads

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS	Reasons for modification
			New text: <u>underlined</u> Deleted text Struckthrough	
MM3	31	Para. 4.5.2	<p>Amend text as follows:</p> <p>The unique selling point for AVL remains the delivery of a sustainable new district for the city and its region, delivering new jobs and homes. AVL, which has been identified as one of Leeds City Region’s Urban–Eco Settlements, will promote sustainable development by seeking the delivery of commercial and residential areas which have high quality environment, energy efficient buildings and operations, low carbon and green business, sustainable transport, <u>retail and</u> community facilities and linked areas of green infrastructure including a new city park in the South Bank area of the City Centre.</p> <p>Remainder unchanged</p>	Clarity and effectiveness

Spatial Policy 5: Aire Valley Leeds Urban Eco-Settlement

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS	Reasons for modification
			New text: <u>underlined</u> Deleted text Struckthrough	
MM4	32	Spatial Policy 5	<p>Amend first paragraph of Policy text as follows:</p> <p>Aire Valley Leeds (Urban Eco–Settlement) is identified (see Key Diagram) as a strategic location, providing between <u>a minimum</u> of 6,500 and 9,000 new homes, and at least 250 hectares of land for employment uses (including research and development, industrial, and warehouse development) <u>and new retail services of an appropriate scale (in accordance with the approach set out in Policies P5 and P7).</u></p> <p>Remainder unchanged</p>	To reflect evidence

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4.6 Housing Development

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM5	33	Para 4.6.7	<p>Delete paragraph 4.6.7 and renumber subsequent paragraphs:</p> <p>The housing figure is to be provided in stages, as part of a phased approach, increasing over the life time of the Plan. The Council has taken this course of action because the current economic climate has impacted on a range of factors, which have in turn frustrated recent housing delivery. These factors include:</p> <ul style="list-style-type: none"> • The current fragility of the housing market and the dramatic reduction in completion rates when compared to the 10 year average of 3,000 dwellings per year from 2000 – 2010 (and 2,000 from 2009 – 2011), • The availability and affordability of mortgage finance, • The affordability of new housing stock in meeting local needs, • Rates of household formation, • Uncertainties regarding the rate of economic recovery and growth and the impact of this upon, job retention and creation, • The availability of funding to deliver infrastructure requirements associated with new development. 	To reflect evidence

Spatial Policy 6: The Housing Requirement and Allocation of Housing Land

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM6	35	Spatial Policy 6	<p>Amend first paragraph of Policy text as follows:</p> <p><u>The provision of 70,000 (net) new dwellings will be accommodated</u> net between 2012 and 2028 will be accommodated at a rate of:</p> <p>3,660 per annum from 2012/13 to the end of 2016/17 (18,300)</p> <p>4,700 per annum from 2017/18 (51,700)</p> <p>Remainder unchanged</p>	Step up not justified by evidence

Core Strategy Proposed Main Modifications

4.7 Economic Development Priorities

Rural Economy

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM7	40	Para 4.7.12	Amend text as follows: Overall a balance needs to be struck between providing local employment opportunities, promoting sustainable patterns of development and protecting the character of the countryside and <u>reflecting</u> Green Belt purposes designations . The District's Major Settlements have a vital role in serving surrounding rural areas and in providing local job opportunities. In preparing the LDF Allocations documents, sufficient land needs to be made available for economic development purposes (for example rural social enterprises) in these locations taking into account the needs of the wider rural catchment area.	Clarity and effectiveness
MM8	40	Para 4.7.13	Delete paragraph 4.7.13: 4.7.13 Outside the major settlements, small businesses and local services are a vital part of the economy and the life of the community. In order to grow and diversify the rural economy the following proposals should be supported, where appropriate; <ul style="list-style-type: none"> • conversion of existing buildings promote the development and diversification of agricultural and other land-base rural businesses • support provision & expansion of tourist and cultural facilities in appropriate locations • retention and development of local services and community facilities. 	Clarity and effectiveness

Supporting training / skills and job creation initiatives

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM9	40	Para's 4.7.14 to 4.4.17	Amend paragraph numbers and text as follows: 4.7.14 In order to ensure residents are able to access local job opportunities, employers and developers will be required through planning obligations to enter into local labour and training agreements <u>and apprenticeships</u> , appropriate to the individual development.	Clarity and effectiveness

Core Strategy Proposed Main Modifications

			<p>Supporting most new employment development within urban and rural areas 4.7.15; unchanged and becomes 4.7.14 4.7.16; unchanged and becomes 4.7.15 4.7.17; unchanged and becomes 4.7.16</p>	
MM10	40	Para 4.7.18	<p>Amend paragraph number and text as follows:</p> <p>4.7.18 7 Leeds and the region have an important play an integral role in assisting emerging new businesses links (business start-up, investment in new projects) and encourage young entrepreneurship. These will be supported by the retention and provision of new small start up units including workshops in appropriate locations.</p>	Clarity and effectiveness

Spatial Policy 8: Economic Development Priorities

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM11	41	Spatial Policy 8 (v) & (ix)	<p>Amend points (v) and (ix) of Policy as follows:</p> <p>(v) Supporting <u>the growth and diversification of the</u> rural economy, consistent with the Settlement Hierarchy and the protection and enhancement of a high quality rural environment. <u>Outside the Main Urban Area, Major Settlements and Small Settlements,</u> small businesses and local services are a vital part of the economy and the life of the community. In order to grow and diversify the rural economy the following proposals should be supported, where appropriate;</p> <ul style="list-style-type: none"> • <u>conversion of existing buildings</u> • <u>promote the development and diversification of agricultural and other land-based rural businesses</u> • <u>support provision & expansion of tourist and cultural facilities in appropriate locations</u> • <u>retention and development of local services and community facilities.</u> <p>(ix) Support the advancement of high quality communications infrastructure to foster sustainable economic growth and to enhance business links <u>subject to landscape, townscape and amenity considerations.</u></p> <p>Remainder unchanged</p>	Clarity and effectiveness

Core Strategy Proposed Main Modifications

Provision for offices, industry and warehouse employment land and premises

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM12	42	Para 4.7.22	<p>Amend text as follows:</p> <p>The methods for forecasting demand used in the Leeds ELR (2010 Update) concluded 706,250 square metres of office floorspace would be required over the period 2010-28 as a minimum (this includes the margin of choice discussed above). Currently 840,000 square metres already exists in planning permissions. However the City Centre and Town Centres are identified as being priority locations for office development, and a large proportion of the existing supply is in an out of centre location. Therefore additional land in the City and Town Centres should be identified for office use. Therefore a minimum of 1,000,000 square metres of <u>land floorspace</u> will be identified for office use, <u>through LDF allocations documents</u> of which 840,000 square metres is already identified <u>in planning permissions</u>. The additional floorspace will be identified in or on the edge of the City and town centres. By identifying floorspace in excess of need, the Council will be in a position to re-examine any renewals for out of centre office locations and direct them to more central locations as appropriate. No new out of centre office locations will be allocated.</p>	Clarity and effectiveness

4.8 Greenbelt

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM13	44	Para 4.8.5	<p>Amend text as follows:</p> <p>To meet Leeds' housing and employment requirements, it is anticipated that some land will need to be taken out of the Green Belt to provide for these allocations. As emphasised throughout the Core Strategy, a key priority for Leeds is to respond to the consequences of population growth and demographic change and the development needs associated with this. Within the Core Strategy, focus is therefore placed upon opportunities for growth within Regeneration Priority Programme Areas (Spatial Policy 4) and within the Main Urban Area and settlements identified as part of the Settlement Hierarchy. This framework (and as directed by Spatial Policy 1) will be used to direct growth to the most appropriate and sustainable locations, to meet housing need and other growth requirements. The Core Strategy provides the overall basis for a selective Green Belt review (as set out in Spatial Policy 10 below). The detailed mechanism for the review will be through the Site Allocations DPD, informed by the above approach and through consultation with stakeholders including local communities, developers and infrastructure providers, to determine the precise extent and location of boundary changes.</p>	Clarity and effectiveness and to reflect evidence

Core Strategy Proposed Main Modifications

Spatial Policy 10: Green Belt

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM14	45	Spatial Policy 10	<p>Amend Policy text as follows:</p> <p>A selective review of the Green Belt will need to be carried out to accommodate the scale of housing and employment growth identified in Spatial Policy 6 and Spatial Policy 9, as well as an additional contingency to create new Protected Areas of Search (to replace those in the UDP which will be allocated for future development). The selective review will generally consider Green Belt release around:</p> <ul style="list-style-type: none"> (i) the Main Urban Area (Leeds City Centre and surrounding areas forming the main urban and suburban areas of the city); (ii) Major Settlements of Garforth, Guiseley/Yeadon/Rawdon, Morley, Otley, Rothwell and Wetherby; (iii) Smaller Settlements (listed in Table 1 : Settlement Hierarchy); <p>Exceptionally, sites outside <u>unrelated to</u> the <u>Main Urban Area, Major Settlements and Smaller Settlements</u>, Settlement Hierarchy could be considered, where they will be in sustainable locations and are able to provide a full range of local facilities and services and within the context of their Housing Market Characteristic Area, are more appropriate in meeting the spatial objectives of the plan than the alternatives within the Settlement Hierarchy. Otherwise review of the Green Belt will not be considered to ensure that its general extent is maintained.</p> <p>In assessing whether sites in the selective Green Belt review should be allocated for development, the following criteria will be applied:</p> <ul style="list-style-type: none"> (iv) Sites will be assessed against the purposes of including land in Green Belts identified in national guidance (National Planning Policy Framework). These purposes are: <ul style="list-style-type: none"> o to check the unrestricted sprawl of large built up areas, o to prevent neighbouring towns from merging, o to assist in safeguarding the countryside from encroachment, o to preserve the setting and special character of historic towns; and o to assist in urban regeneration. (v) Development proposals not part of the selective Green Belt review will be considered against the suite of Green Belt policies saved from the UDP and through the emerging guidance and legislation of the Localism Act. 	Clarity and effectiveness and to reflect evidence

Core Strategy Proposed Main Modifications

5. Strategic Themes and Policies

Policy CC1: City Centre Development

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS	Reasons for modification
MM15	57	Policy CC1	<p>New text: <u>underlined</u> Deleted text Struckthrough</p> <p>Insert criterion d), amend points e), and g) of Policy text as follows:</p> <p>d) <u>Comparison retail proposals will be subject to a sequential order of preference of Primary Shopping Quarter, then edge of the Primary Shopping Quarter, then the rest of the City Centre. Proposals for comparison retail space located outside of the Primary Shopping Quarter will undergo a sequential assessment to demonstrate that there are not site opportunities within other sequentially preferable locations. Impact Assessments will be in line with the requirements of Policy P8.</u> Comparison retail space will only be permitted outside of the Prime Shopping Quarter when it cannot be accommodated within the Prime Shopping Quarter, or in the case of bulky goods retailing space cannot be accommodated also in areas designated for bulky goods retailing. This will be according to NPPF sequential testing, and, in the case of proposals of 2,500sqm or more according to NPPF impact testing.</p> <p>e) <u>It is recognised that in many cases the Primary Shopping Quarter will not be an appropriate location to direct Bulky Goods. Therefore, where this is demonstrated through a Sequential Test, Bulky Goods proposals will be directed to within the City Centre boundary, and then on to fringe areas beyond the City Centre boundary that are well connected by Public Transport corridors and that are not more than 300m from the City Centre boundary. Impact Assessment will be in line with the requirements of Policy P8.</u></p> <p>e) f) <u>Considering proposals for convenience retailing and convenience facilities (such as dry cleaners, off licences, small branch banks, cafes and pubs) as follows:</u></p> <p><u>g) All other Town Centre uses will be supported within the City Centre boundary provided the use does not negatively impact on the amenity of neighbouring uses and that the proposal is in accordance with all other Core Strategy policies.</u></p> <p><u>Existing criteria (f) becomes (h)</u></p> <p>Remainder unchanged</p>	Clarity and, effectiveness

Core Strategy Proposed Main Modifications

5.2 Managing The Needs of A Successful District

Policy H1: Managed Release of Sites

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM16	62	Policy H1	<p>Amend Policy text as follows:</p> <p>LDF Allocation Documents will phase¹ the release of allocations according to the following criteria in order to ensure sufficiency of supply, geographical distribution in accordance with Spatial Policy 7, and achievement of a previously developed land target of 65% for the first 5 years and 55% thereafter. Subject to these considerations, phases with the earliest release should be made up of sites which best address the following criteria:</p> <ul style="list-style-type: none"> i) Location in regeneration areas, ii) Locations which have the best public transport accessibility, iii) Locations with the best accessibility to local services, iv) Locations with least impact on Green Belt objectives, v) Sites with least negative and most positive impacts on existing and proposed green infrastructure, green corridors, greenspace and nature conservation, <p>Consideration will be given to bringing forward large sites, of more than 750 dwellings, to facilitate, early delivery in the Plan period.</p> <p>In special circumstances, allocated sites may be permitted to be released in advance of their phasing outlined above, so long as the permitted site delivers infrastructure and housing investment that is needed within Regeneration Priority Areas. In such cases, suitable mechanisms will be agreed to ensure that delivery within the Regeneration Priority Area occurs either before, or in conjunction with the delivery of the permitted site.</p> <p><u>The Council will maintain</u> Where a five year supply (plus appropriate NPPF buffer) of deliverable housing sites cannot be demonstrated through annual monitoring, consideration will be made to <u>through considering</u> release of the subsequent phase or phases of sites to help address the shortfall. Any release of further phases of housing land will only be considered if it is found that either:</p> <ul style="list-style-type: none"> i) Delivery on PDL in the past year has met the target; ii) Delivery on PDL is expected to meet the target for the next five years; or iii) A sufficient number of sites (equivalent to the five year supply figure minus the windfall allowance) are reasonably capable of being developed. <p>1 Phase means a series of sequential bandings of site preference</p>	To reflect evidence

Core Strategy Proposed Main Modifications

Housing Density

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM17	63	Para 5.2.9	<p>Add following text to end of paragraph 5.2.9:</p> <p><u>Density is measured by the number of dwellings per hectare (dph). Net housing density is calculated by dividing the developable area (i.e. excluding land for roads, greenspace etc.) within the red line boundary of the planning approval by the total number of units granted permission.</u></p> <p>Delete the definition of density from the glossary.</p>	Clarity and effectiveness

Houses in Multiple Occupation, Student Accommodation, and Flat Conversions

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM18	68	Para 5.2.25	<p>Amend text as follows:</p> <p>Leeds has a diverse housing stock ranging from large Victorian terraces to modern city centre flats. Some houses tend to be more suitable for families and when these are in areas with high concentrations of HMOs they should remain available for occupation by families. Factors to consider include the size of the dwelling, the amount of garden and private amenity space available, location of the property and any prolonged period of vacancy. <u>In the interpretation of H6Aiii it is recognised that some streets (or a part of a street) may already have such a high concentration of HMOs that the conversion of remaining C3 dwellings will not cause further detrimental harm. Also, in the interpretation of H6Av it may be the case that the remaining C3 dwellings would be unappealing and effectively unsuitable for family occupation. In such circumstances policy H6A would not be used to resist changes of use of such dwellings to HMOs.</u></p>	Clarity and effectiveness and to reflect evidence
MM19	68		<p>Insert new paragraph as follows:</p> <p><u>5.2.26 In order to encourage landlords to experiment with lettings of HMOs to non-HMO occupants, the Council will consider granting flexible C3/C4 permissions for new and existing C4 HMOs. This will enable a C4 HMO to convert to a C3 dwelling house without losing the potential to revert back to C4 use within a fixed period (normally 10 years). If a</u></p>	Clarity and effectiveness and to reflect evidence

Core Strategy Proposed Main Modifications

			<u>property has a lawful C4 use when applying for a flexible permission this will then be a material consideration when the Council considers the planning application. The permission will enable flexibility to let a property between C3 and C4 uses during the specified period. On expiry of the dual use period, the use of the property at that time would become the permitted use of the property.</u>	
MM20	68	5.2.26	Amend paragraph number and text as follows: 5.2.26 7 The decade period 2001 – 2010 2 witnessed considerable development of new purpose built student accommodation particularly in and around the north west sector of the City Centre. Growth in this accommodation is to be welcomed in order to meet need and to deflect pressure away from private rented houses in areas of over-concentration. Nevertheless, care is needed to ensure that purpose built accommodation does not itself become over-concentrated and is located with good access to the universities.	Clarity and effectiveness and to reflect evidence
MM21	68	5.2.27	Amend paragraph number as follows: <u>The existing 5.2.27 becomes 5.2.28</u>	Clarity and effectiveness and to reflect evidence

Policy H6: Houses In Multiple Occupation (HMOs), Student Accommodation, And Flat Conversions

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM22	69	Policy H6	Insert new criteria (v) under Part B of Policy as follows: <u>v) The proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms;</u> Remainder unchanged	Clarity and effectiveness

Core Strategy Proposed Main Modifications

Housing for Independent Living (including Elderly People, and People with Impaired Mobility)

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification														
MM23	72	Table above Para 5.2.34	<p>Delete the table above paragraph 5.2.34:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Item</th> <th style="text-align: left;">Standard</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Driveways for parking</td> <td>Gradient of 1:20</td> </tr> <tr> <td>Crossfall of 1:40</td> </tr> <tr> <td>Minimum size of 6m x 3.6m</td> </tr> <tr> <td rowspan="3">Access Routes to from parking or pavements /pedestrian routes</td> <td>Minimum surface width of 1.2m</td> </tr> <tr> <td>Must not rely on steps</td> </tr> <tr> <td>Must have a gradient less than 1:20</td> </tr> <tr> <td rowspan="3">Principal Entrance Door</td> <td>Shall have a 1200mm x 1200mm level landing clear of door swing</td> </tr> <tr> <td>Shall have a threshold no higher than 15mm</td> </tr> <tr> <td>Minimum effective clear opening width of 800mm</td> </tr> </tbody> </table>	Item	Standard	Driveways for parking	Gradient of 1:20	Crossfall of 1:40	Minimum size of 6m x 3.6m	Access Routes to from parking or pavements /pedestrian routes	Minimum surface width of 1.2m	Must not rely on steps	Must have a gradient less than 1:20	Principal Entrance Door	Shall have a 1200mm x 1200mm level landing clear of door swing	Shall have a threshold no higher than 15mm	Minimum effective clear opening width of 800mm	To reflect evidence
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	Minimum effective clear opening width of 800mm																	

b) Supporting Employments Opportunities

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM24	73	Para 5.2.38	<p>Delete paragraph 5.2.38:</p> <p>An oversupply position will have been reached if more land is allocated and/or has planning permission in the district than is needed to meet the outstanding requirement until the end of the Plan period and this also represents more than ten years worth of supply.. In the event of an oversupply, consideration should be given as to whether the excess land is more appropriately used for other forms of development, with first priority given to other forms of economic development other than those set out in part A & B of the Policy. Along with the total amount of employment land, consideration also needs to be given to the availability of employment land and premises in local areas of the district</p>	Clarity and, effectiveness

Core Strategy Proposed Main Modifications

Policy EC1: General Employment Land

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM25	74	Policy EC1(C)	<p>Delete Part C of Policy EC1:</p> <p>(C) In the event of an oversupply position being reached during the plan period, general employment land allocations will be acceptable for uses other than those set out in parts (A) and (B) of this policy providing the proposal accords with overall strategy and other plan policies.</p> <p>Remainder unchanged</p>	Clarity and, effectiveness

Office-based land requirement

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM26	75	Para 5.2.41	<p>Amend text as follows:</p> <p>The breakdown of the existing supply of commitments includes for out of centre sites amount to 322,470 sq.m, with a further 19,290 sq.m is located in or on the edge of town centres and 498,736sq.m is located in the City Centre. Spatial Policy 9 states that an additional 160,000 sqm will be identified in, or on the edge of City and Town centres. Policy CC1: City Centre Development proposes to accommodate at least 655,000sq.m of office-based development, equating to 98% of the total provision with a further 3,710sq.m to be identified in or on the edge of town centres (2%). The proposed total of offices in or on the edge of centres reflects the current percentage of commitments, scaled up to the new requirements.</p>	Clarity and, effectiveness

Core Strategy Proposed Main Modifications

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification																								
MM27	75	Table above para 5.2.42	<p>Amend table as follows:</p> <p>The proposed distribution of office <u>development allocations</u> will be:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th colspan="3" style="text-align: center;">Gross Total Floorspace</th> </tr> <tr> <th style="text-align: left;">Location</th> <th style="text-align: center;">Existing planning permissions</th> <th style="text-align: center;">Proposed new locations</th> <th style="text-align: center;">Net total Floorspace*</th> </tr> </thead> <tbody> <tr> <td>Out of Centre</td> <td style="text-align: center;">322,470 sq.m</td> <td></td> <td style="text-align: center;">322,000 sq.m</td> </tr> <tr> <td>In or On Edge of Town Centres</td> <td style="text-align: center;">19,290 sq.m</td> <td style="text-align: center;">3,710sq.m</td> <td style="text-align: center;">23,000 sq.m</td> </tr> <tr> <td>City Centre</td> <td style="text-align: center;">498,736 sq.m</td> <td style="text-align: center;">156,264sq.m</td> <td style="text-align: center;">655,000 sq.m</td> </tr> <tr> <td>Total proposed allocations <u>office provision</u></td> <td style="text-align: center;">Approx. 840,000 sq.m</td> <td style="text-align: center;">Approx. 160,000sq.m</td> <td style="text-align: center;">Approx. 1,000,000sq.m</td> </tr> </tbody> </table>		Gross Total Floorspace			Location	Existing planning permissions	Proposed new locations	Net total Floorspace*	Out of Centre	322,470 sq.m		322,000 sq.m	In or On Edge of Town Centres	19,290 sq.m	3,710sq.m	23,000 sq.m	City Centre	498,736 sq.m	156,264sq.m	655,000 sq.m	Total proposed allocations <u>office provision</u>	Approx. 840,000 sq.m	Approx. 160,000sq.m	Approx. 1,000,000sq.m	To reflect evidence
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Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification																														
MM28	76	Table below the first para 5.2.46	<p>Amend table as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Scale</th> <th style="text-align: center;">Office Floorspace (Gross Internal)</th> <th style="text-align: center;">Sequential Assessment</th> <th style="text-align: center;">Impact Assessment</th> <th style="text-align: center;">Other Requirements</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Small</td> <td>Under 250 sq.m located within rural areas or villages</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> <td style="text-align: center;">Accessibility standards*</td> </tr> <tr> <td style="text-align: center;">Small</td> <td>Under 250 sq.m located within urban areas</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> <td style="text-align: center;">n/a</td> </tr> <tr> <td style="text-align: center;">Small</td> <td><u>Up to 500 sq.m</u></td> <td style="text-align: center;"><u>No</u></td> <td style="text-align: center;"><u>No</u></td> <td style="text-align: center;"><u>Accessibility standards*</u></td> </tr> <tr> <td style="text-align: center;">Medium</td> <td>254 <u>501</u> – 2,499 sq.m</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> <td style="text-align: center;">n/a</td> </tr> <tr> <td style="text-align: center;">Large</td> <td>Over 2,500 sq.m</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">n/a</td> </tr> </tbody> </table>	Scale	Office Floorspace (Gross Internal)	Sequential Assessment	Impact Assessment	Other Requirements	Small	Under 250 sq.m located within rural areas or villages	No	No	Accessibility standards*	Small	Under 250 sq.m located within urban areas	Yes	No	n/a	Small	<u>Up to 500 sq.m</u>	<u>No</u>	<u>No</u>	<u>Accessibility standards*</u>	Medium	254 <u>501</u> – 2,499 sq.m	Yes	No	n/a	Large	Over 2,500 sq.m	Yes	Yes	n/a	To reflect evidence
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Core Strategy Proposed Main Modifications

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM29	76	Para 5.2.46	<p>Amend paragraph number and text as follows:</p> <p>5.2.46 <u>5.2.47</u> It is considered appropriate for small scale offices and office extensions to be supported in regeneration areas and in accessible rural locations away from town and local centres, without the need for a sequential test. The threshold size of small scale is defined as 250 <u>500</u> sq.m. Therefore in regeneration areas and in those areas not served by a centre in rural areas or villages (as shown on Map 4) small scale office development (up to 250 <u>500</u> sq.m) will be permitted without the need to undertake a sequential test. Locations outside of the Settlement Hierarchy will need to demonstrate compliance to accessibility standards as outlined in Table 1, Appendix 2 of the Core Strategy. All office development larger than 500 sq m will need to undertake a sequential assessment.</p>	To reflect evidence

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM30	77	Para 5.2.49	<p>Amend text as follows:</p> <p>National planning guidance advises <u>that</u> when assessing applications for office development outside of town centres, an impact assessment <u>should</u> will be required if the development is over 2,500sq.m. <u>This threshold will be used in the application of Policy EC2.</u> For the purposes of the Core Strategy it is considered appropriate to apply this threshold to large scale office development</p>	Clarity and effectiveness

Policy EC2: Office Development

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM31	77	Policy EC2	<p>Amend Policy text as follows:</p> <p>Appropriate locations for allocations and windfall office development;</p> <p>(i) A target of 655,000sqm for the city centre and 23,000 sqm (equivalent to 2.3% of identified need over the plan period) of new office floorspace is set for locations in or on the edge of town centres to</p>	Clarity and, effectiveness

Core Strategy Proposed Main Modifications

			<p>guide allocation documents.</p> <p>(ii) The focus for most office development will be within and/or edge of the City Centre, and designated town and local centres.</p> <p>Due to the availability of development opportunities in centre and edge of centre, out of centre proposals would normally be resisted. <u>Exceptions would apply where either (iii) or (iv) below are applicable,</u> with the exceptions of,</p> <p>(iii) <u>There are</u> existing commitments for office development will <u>that can</u> be carried forward to meet the identified floorspace requirement over the plan period, unless it would be more sustainable for the land to be re-allocated to meet identified needs for other uses.</p> <p>(iv) <u>There is a need</u> to provide flexibility for businesses, <u>so that</u> small scale office development (up to 250 <u>500</u> sqm) will not be subject to sequential assessments in the following locations;</p> <p>i. Regeneration areas identified under Spatial Policy 4 ii. Settlements within the Hierarchy which do not have a designated centres as outlined in Map 4 iii. Villages or rural areas that are not included in the Settlements Hierarchy, which will also be subject to the accessibility standards as defined by Table 1 in Appendix 2.</p> <p>(v) In existing major employment areas, which are already a focus for offices, some small scale office floorspace may be acceptable where this does not compromise the centres first approach.</p> <p>Map 13: shows which locations are subject to a sequential assessment</p>	
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Safeguarding existing industrial and warehouse employment sites and premises

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM32	77	Heading above Para 5.2.50	<p>Amend heading above paragraph 5.2.50:</p> <p>Safeguarding existing industrial and warehouse employment sites and premises</p> <p><u>Safeguarding existing employment land and industrial areas</u></p>	Clarity and, effectiveness

Core Strategy Proposed Main Modifications

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM33	78	Para 5.2.51	<p>Amend text as follows:</p> <p>Policy EC3 applies to proposals on sites currently or last in use for employment purposes within the B Class Uses (B1a – offices, B1b – Research & Development, B1c – Light industry, B2 – General Industrial; and B8 – Storage or Distribution). The issue to be determined is whether there is a planning need for the site to remain in employment uses. There is a shortage of employment sites in certain locations but potential oversupply in others. The conclusions relating to land supply in the Leeds Employment Land Review (2010 Update) and subsequent updates will be a key consideration when making assessments of proposals for the development of existing employment sites.</p>	Clarity and, effectiveness

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM34	78	5.2.53	<p>Amend text as follows:</p> <p>This is a criteria based policy which applies to the consideration of planning applications. Part A, which includes bullet points (i) to (iii), relates to all sites not identified in an area of shortfall and therefore assessed on a District-wide basis. Whilst Part B (iv) refers to only sites located within areas of shortfall.</p> <p><u>Part A: For all sites across the District outside of areas of shortfall</u></p> <p><u>Bullet point (i) relates to employment allocations and other land identified in the Leeds Employment Land Review (2010 Update) or future updates of the review. Employment needs are identified in Spatial Policy 9 which sets out the amount of land needed over the plan period.</u></p> <p><u>Bullet point (ii) applies to all existing premises and land previously or currently used for employment uses but which are not allocated. Non-viable may be defined as:</u></p> <ul style="list-style-type: none"> • <u>property or land has remained empty or vacant for a period of time despite being marketed (for a minimum of 12 months), or</u> • <u>the employment space no longer serves the needs of businesses, and may be incompatible with neighbouring uses through noise and amenity issues.</u> <p><u>Bullet point (iii) provides opportunity for mixed use proposals to deliver the Core Strategy</u></p>	Clarity and, effectiveness

Core Strategy Proposed Main Modifications

			<p><u>employment objectives as identified in Spatial Policy 8 and 9.</u></p> <p>(i) Relates to points (ii) and (iii) where existing premises/site are considered nonviable in marketability terms. Non-viable may be defined as:</p> <ul style="list-style-type: none"> • property or land has remained empty or vacant for a period of time despite being marketed, or • the employment space no longer serves the needs of businesses, and may be incompatible with neighbouring uses through noise and amenity issues. <p>(ii) (i) Relates to any proposals on employment land, sites or premises which already have an employment allocation* or identified in the Employment Land Review in place for B Use Class employment type.</p> <p>(* Current land/premises allocated for employment uses will be safeguarded until their long term future is reviewed and determined through the LDF Allocation documents.)</p> <p>Employment needs are identified in Spatial Policy 8 which defines the key job sectors whilst Spatial Policy 9 sets out the amount of land needed to deliver these employment sectors over the plan period.</p> <p>Applies to land or premises previously or currently used for employment but which are not allocated.</p> <p><u>Part B: Proposals in shortfall areas</u></p> <p>Part B refers to <u>general employment</u> sites in shortfall areas. <u>Please see Glossary for the definition of general employment land.</u></p> <p>Applications will be assessed using an appropriate definition of “surrounding area” as agreed between the Council and the applicant with reference to Table 1 – Accessibility Standards and Indicators for Employment and Social Infrastructure Uses in Appendix 2.</p> <p>The availability of sites and past take up in the surrounding area will be assessed to determine how much supply should be maintained to achieve the economic objectives of the Core Strategy.</p>	
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Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM35	79	5.2.54	<p>Amend text as follows:</p> <p>Local need is calculated for the total amount of land that will be required in an area based on <u>local population</u> projected population change. This calculation will identify surplus and deficit of any local provision.</p>	Clarity and, effectiveness

Core Strategy Proposed Main Modifications

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM36	79	5.2.55	<p>Amend text as follows:</p> <p>Leeds Employment Land Review (Update 2010) identified a potential shortfall of available <u>general</u> employment land in some areas of the district, particularly in the north and west of the city. Over the last decade there has also been a significant loss of existing employment sites to other types of development, particularly new housing encouraged by the focus on Brownfield development. While redevelopment is often positive, consideration also has to be given to retention of local employment opportunities. Therefore, in areas where there is an identified shortfall in the provision of <u>general</u> employment land there will be a presumption against loss of <u>general</u> employment sites to other uses.</p>	Clarity and, effectiveness

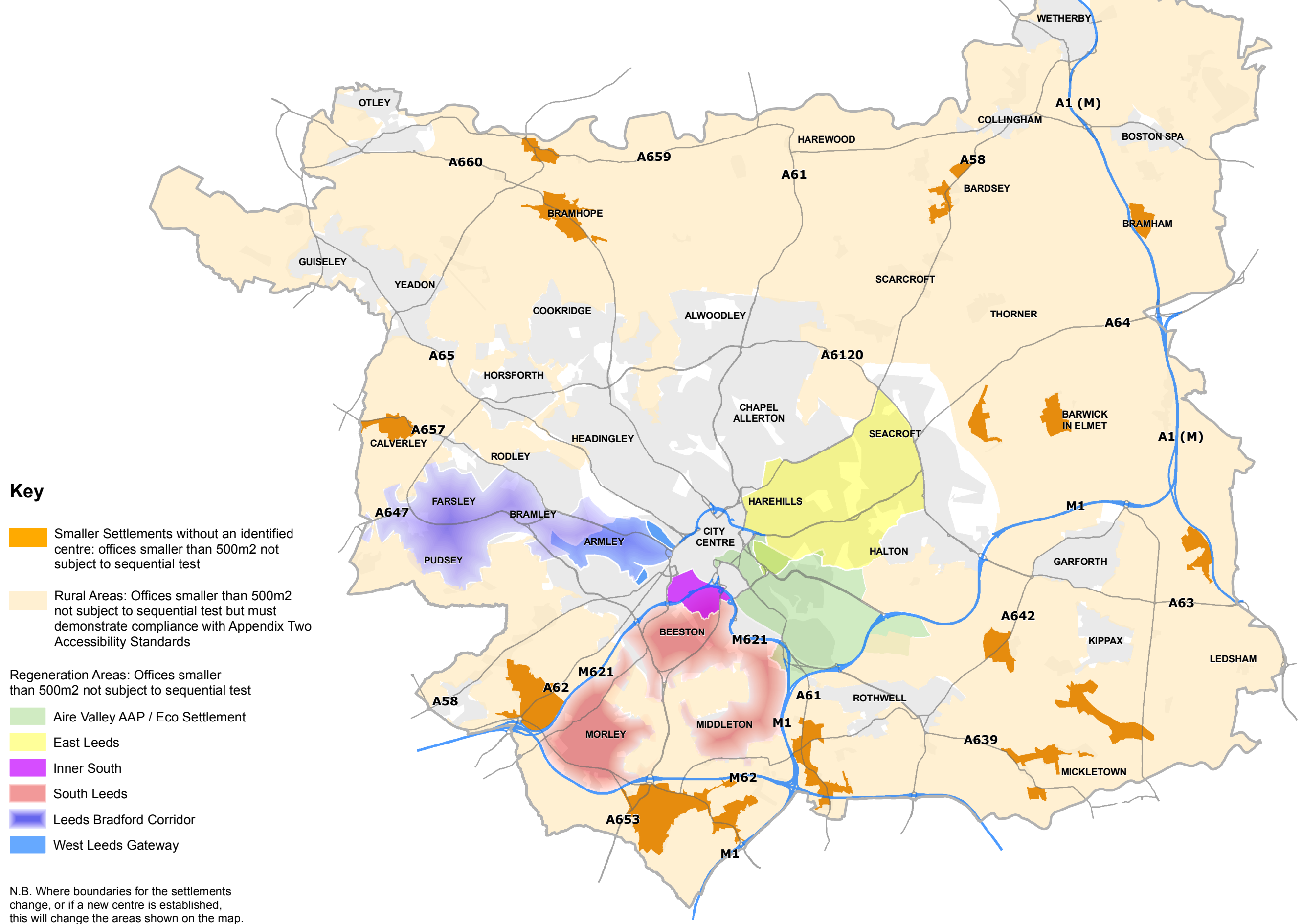
Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM37	79	5.2.56	<p>Amend text as follows:</p> <p>The Leeds Employment Land Review (2010 Update) identifies the following local sub areas - Inner North East, Inner North West, Inner West, Outer North West and Outer North East where there are currently shortfalls in employment land provision. <u>It may not always be possible to address deficiencies in some area due to the lack of availability of suitable sites.</u> Accessibility is also an important issue, particularly the needs of businesses to access transportation networks. Subsequent updates of the Leeds Employment Land Review will monitor and bring up to date any changes to these areas <u>and identify any new areas.</u></p>	Clarity and, effectiveness

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM38	79	5.2.57	<p>Delete paragraph 5.2.57:</p> <p>Many of these areas where deficiencies exist are in locations where land is not available and accessibility is also an important issue, particularly needs of businesses to access transportation networks. Subsequent updates of the Leeds Employment Land Review will monitor and bring up to date any changes to these areas.</p>	Clarity and, effectiveness

Core Strategy Proposed Main Modifications

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM39		Map 13: Key	<p>Amend Map key as follows:</p> <p>Smaller Settlements without an identified centre: offices smaller than <u>500m²</u> 250m² not subject to sequential test</p> <p>Rural Areas: Offices smaller than <u>500m²</u> 250m² not subject to sequential test but must demonstrate compliance with Appendix Two Accessibility Standards</p> <p>Regeneration Areas: Offices smaller than <u>500m²</u> 250m² not subject to sequential test</p> <p>Remainder unchanged</p>	To reflect evidence

Map 13. Locations Subject to Sequential Assessment



Key

- Smaller Settlements without an identified centre: offices smaller than 500m² not subject to sequential test
- Rural Areas: Offices smaller than 500m² not subject to sequential test but must demonstrate compliance with Appendix Two Accessibility Standards
- Regeneration Areas: Offices smaller than 500m² not subject to sequential test
 - Aire Valley AAP / Eco Settlement
 - East Leeds
 - Inner South
 - South Leeds
 - Leeds Bradford Corridor
 - West Leeds Gateway

N.B. Where boundaries for the settlements change, or if a new centre is established, this will change the areas shown on the map.

Core Strategy Proposed Main Modifications

Policy EC3: Safeguarding Existing Employment Land and Industrial Areas

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM40	80	Policy EC3	<p>Amend Policy text as follows:</p> <p>Part A: For all sites across the District outside of areas of shortfall</p> <p>A) Proposals for a change from B Use Classes <u>of use</u> on sites which were last used or allocated for employment to other economic development uses including town centre uses or to non-employment uses will only be permitted where:</p> <p>(i) (i) <u>(i)</u> The proposal would not result in the loss of a deliverable employment site necessary to meet the employment needs during the plan period ('employment needs' are identified in Spatial Policy ies 8 & 9).</p> <p><u>Or</u></p> <p>(ii) Existing buildings and land are considered to be non-viable in terms of market attractiveness, business operations, age, condition and/or compatibility with adjacent uses.</p> <p><u>Or</u></p> <p><u>(iii) The proposal will deliver a mixed use development which continues to provide for a range of local employment opportunities and would not undermine the viability of the remaining employment site;</u></p> <p><u>And where appropriate,</u></p> <p><u>Part B: For sites in shortfall areas</u></p> <p><u>B) Where a proposal located in an area of shortfall as identified in the most recent Employment Land Review would result in the loss of a general employment allocation or an existing use within the Use Classes B1b, B1c, B2 and B8, non-employment uses will only be permitted where:</u></p> <p>The loss of the <u>general</u> employment <u>site or premises</u> the employment provision on the site can be mitigated <u>offset</u> sufficiently by the availability of existing <u>general</u> employment land and premises in the surrounding area <u>(including outside the areas of shortfall)</u> which are suitable to meeting the employment needs of the area.</p>	To reflect evidence

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Policy P8: Sequential And Impact Assessments For Main Town Centre Uses

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS	Reasons for modification
			<p>New text: <u>underlined</u> Deleted text Struckthrough</p>	
MM41	95	Policy P8	<p>Amend first paragraph and Part D of Policy as follows:</p> <p>Leeds City Council has adopted a centres first approach to main town centre uses* as set out in Policy SP2. Proposals must accord with the following sequential and impact assessment requirements. <u>Impact assessments should be proportionate to the level of development proposed.</u></p> <p><u>D) Proposals for all other edge of centre or out of centre Class A, leisure or office uses. A sequential assessment will not be required for rural offices or other rural development with a floorspace of less than 500sqm (see Policy EC2 iv).</u></p>	To reflect evidence

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			TOTAL GROSS SIZE OF BUILT DEVELOPMENT	SEQUENTIAL ASSESSMENT	IMPACT ASSESMENT	WITHIN RESIDENTIAL AREAS: CATCHMENT AREA (RADIUS) INBOUND DRIVE TIME	OUTSIDE RESIDENTIAL AREA: CATCHMENT AREA (RADIUS) INBOUND OFF PEAK DRIVE TIME
			A2, A3, A4, A5 0-1,499 SQ.M	YES	NO	5 MINUTE	10 MINUTE AND CITY CENTRE (INCLUDING EDGE OF)
			A2, A3, A4, A5 0-1,500+ SQ.M	YES	YES	10 MINUTE AND CITY CENTRE	15 MINUTE AND CITY CENTRE (INCLUDING EDGE OF)
			<u>MAIN TOWN CENTRE USES EXCEPT CLASS A</u> <u>0-500SQ.M</u>	<u>YES</u>	<u>NO</u>	<u>5 MINUTE</u>	
			MAIN TOWN CENTRE USES EXCEPT CLASS A <u>501-1,499 SQ.M</u>	YES	NO	10 MINUTE AND CITY CENTRE (INCLUDING EDGE OF)	
			MAIN TOWN CENTRE USES EXCEPT CLASS A 1,500+ SQ.M	YES	YES	15 MINUTE AND CITY CENTRE (INCLUDING EDGE OF)	

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Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM42	98	Para 5.3.41	<p>Amend text as follows:</p> <p>Good design is a key aspect of sustainable development and essential in creating places in which current and future generations can live <u>enjoy</u> a high quality of life which is fulfilling and healthy.</p> <p>Remainder of paragraph unchanged</p>	Clarity and effectiveness

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM43	98	Para 5.3.42	<p>Amend text as follows:</p> <p>The urban environment of Leeds is rich in quality and ranges <u>Leeds has a rich and diverse urban environment. It ranges</u> from leafy suburbs, and rural villages, to market <u>and</u> towns, industrial towns, inner urban areas and a vibrant city centre. Good Urban Design can <u>reinforce the distinctiveness of</u> these unique and special places, and it should inform opportunities for appropriate <u>contextual</u> development that is respectful and enhances our City as a whole. An overarching aim is to create and sustain people-friendly places for the benefit of the residents and businesses of Leeds, and <u>whilst</u> endeavouring to support developers seeking to deliver <u>the</u> highest quality design solutions.</p>	Clarity and effectiveness

POLICY P10: DESIGN

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM44	100	Policy P10	<p>Amend first two paragraphs and point (iii) of Policy as follows:</p> <p>New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function.</p> <p>New development will be expected to deliver high quality inclusive design that has evolved, where appropriate, through community consultation and thorough analysis and understanding of an area.</p>	Clarity and effectiveness

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			<p>Developments should respect and enhance existing landscapes, waterscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place with the intention of contributing positively to Place Making, quality of life and wellbeing.</p> <p>Proposals will be supported where they accord with the following key principles;</p> <p>(iii) The development protects the visual, residential and general amenity of the area through positive high quality design that protects and enhances surrounding routes, useable space, privacy, air quality and satisfactory penetration of sunlight and daylight,</p> <p>Remainder unchanged</p>	
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Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM45	100		<p>Insert the following paragraph after the Conservation heading:</p> <p><u>5.3.45 There are complementary ‘Saved’ Development Plan conservation policies which should be considered in conjunction with this policy (see paragraph 1.6 and appendix 1).</u></p>	Clarity and effectiveness

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM46	100	5.3.45	<p>Amend paragraph number and text as follows:</p> <p>5.3.45 <u>5.3.46</u> The historic environment of buildings and spaces is one of the key contributors to Leeds' identity, making it visually distinct from other cities. Leeds' historic environment is a finite resource which needs careful management, particularly in the balance between preservation and change. <u>In new design,</u> On the whole, considered innovation <u>which takes account of its surroundings</u> should be encouraged except where the context demands a response which <u>fully reflects the character of adjoining properties</u> response which copies the host. Sustainable construction is as relevant in an historic context as it is elsewhere.</p>	Clarity and effectiveness

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Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM47	100	5.3.46	<p>Amend paragraph number text as follows:</p> <p>5.3.46 <u>5.3.47</u> In all cases change, especially harmful change, should be justified. The good management of the historic environment relies on informed conservation which identifies the historic significance of buildings and spaces and strategies to overcome harm. <u>Except for the most minor changes, it is expected that developers will consult the Heritage Environment Record maintained by the West Yorkshire Archaeology Advisory Service which contains information on all know archaeological sites, including battlefields, historic parks and gardens and some conservation areas.</u></p> <p>On the whole, considered innovation should be encouraged, except where the context demands a response which copies the host. Sustainable construction is as relevant in an historic context as it is elsewhere.</p> <p><u>Re number following paragraphs.</u></p>	Clarity and effectiveness

Policy P11: Conservation

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM48	102	Policy P11	<p>Amend Policy text as follows:</p> <p>The historic environment, consisting of archaeological remains, historic buildings townscapes and landscapes, including locally significant undesignated assets and their settings, will be conserved and enhanced, particularly those elements which help to give Leeds its distinct identity:</p> <ul style="list-style-type: none"> • the Victorian and Edwardian civic and public buildings, theatres, arcades, warehouses and offices within the city centre and the urban grain of yards and alleys. • the nationally significant industrial heritage relating to its textile, tanning and engineering industries, including its factories, chimneys and associated housing. • its legacy of country houses, public parks, gardens and cemeteries. • the 19th century transport network, including the Leeds and Liverpool Canal. <p>Development proposals will be expected to demonstrate a full understanding of historic assets</p>	Clarity and effectiveness

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			<p>affected, including any known or potential archaeological remains. Where appropriate, heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals.</p> <p>Innovative and sustainable construction which integrates with and enhances the historic environment will be encouraged.</p> <p>Conservation-led regeneration schemes will be promoted. Priorities for new schemes will be in Regeneration Priority Areas, but schemes outside these areas may also be considered identified where eligibility criteria are met the historic environment offers potential as a catalyst for the wider regeneration of the area.</p> <p>The Council maintains a register of historic assets at risk to help it prioritise action and will seek to impose planning conditions or obligations for their repair and refurbishment where appropriate. Where appropriate, the City Council will use the statutory provisions of the planning acts to secure repairs.</p> <p>Enabling development may be supported in the vicinity of Listed Buildings and in Conservation Area Areas historic assets where linked to the refurbishment or repair of heritage assets. This will be secured by planning condition or planning obligation.</p>	
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5.4 A Well Connected District

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM49	104	Para 5.4.1	<p>Amend text as follows:</p> <p>Increased economic prosperity and population growth are likely to lead to increasing pressure upon the local transport infrastructure. In particular, greater levels of car use will lead to significantly higher levels of congestion affecting more hours of the day, and will also generate greenhouse gases that contributes towards climate change. In order to tackle these two issues new transport infrastructure will be provided during the plan period (See Spatial Policy 11). However it will also be necessary to use other initiatives to manage the level of car use and to gain maximum benefits from investment in more sustainable choices <u>as outlined in Proposal 11 of the Local Transport Plan.</u> and t This will be delivered through Policy T1.</p>	Clarity and effectiveness

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Policy T1: Transport Management

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM50	104	Policy T1	<p>Amend first paragraph of Policy text as follows:</p> <p>To complement the provision of new infrastructure and Proposal 11 of the Local Transport Plan the Council will support the following management priorities:</p> <p>Remainder Unchanged</p>	Clarity and effectiveness

Accessibility

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM51	104	Para 5.4.3	<p>Amend text as follows:</p> <p>A key element of accommodating an increased population whilst minimising traffic growth is to ensure that new development is located in accessible locations that provide a real choice of sustainable transport alternatives. <u>In accordance with Proposal 12 of the Local Transport Plan</u> As part of this, accessibility standards have been developed (based on the RSS evidence base) that define the minimum standards that a new development will need to meet. The standards are set to ensure that all new development, including sites in rural areas and smaller settlements, occurs in sustainable locations which are accessible to a range of key destinations. Where these standards do not apply, investment will be required so that they can be achieved.</p>	Clarity and effectiveness

Policy T2: Accessibility Requirements and New Development

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM52	105	Policy T2	<p>Amend point (iii) of Policy text as follows:</p> <p>New development should be located in accessible locations that are adequately served by existing</p>	Clarity and effectiveness

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			<p>or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility, in accordance with Proposal 12 of the Local Transport Plan.</p> <p>(iii) Significant trip generating sites uses will need to provide Transport Assessments/Transport Statements in accordance with national guidance.</p> <p>Remainder Unchanged</p>	
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5.5 MANAGING ENVIRONMENTAL RESOURCES AND GREEN INFRASTRUCTURE

Policy G4: New Greenspace Provision

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS	Reasons for modification
			<p>New text: <u>underlined</u> Deleted text Struckthrough</p>	
MM53	110	Policy G4	<p>Amend Policy text as follows:</p> <p>On site provision of greenspace of 80 square metres per residential unit, will be sought for development sites of 10 or more dwellings that are outside the City Centre and in excess of 720 metres from a community park, and for those which are located in areas deficient of greenspace.</p> <p>In areas of adequate supply, contributions of an equivalent value towards the safeguarding and improvement of existing greenspace will take priority over the creation of new areas. <u>In this circumstance, qualitative improvements would be needed to address the pressures placed upon existing greenspace in the form of increased usage and increased demand arising from new residential development.</u></p>	Clarity and effectiveness

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b) Energy and Natural Resources

Policy EN5: Managing Flood Risk

Modification No.	Page No.	Policy /Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough	Reasons for modification
MM54	122	Policy EN5	<p>Amend first paragraph of Policy text as follows:</p> <p>The Council will manage and mitigate flood risk by:</p> <p>Avoiding development in flood risk areas, <u>where possible</u>, by applying the sequential approach and where this is not possible by mitigating measures, in line with the NPPF, both in the allocation of sites for development and in the determination of planning applications.</p> <p>Remainder Unchanged</p>	Clarity and effectiveness



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Core Strategy

Leeds Local Development Framework

Development Plan Document
Proposed Main Modifications Schedule 1
March 2014