

Report of Forward Planning and Implementation

Report to the Director of City Development

Date: 17th June 2015

Subject: Response to the deputation to the Council by the Association of South Horsforth Residents regarding the Leeds Green Belt and Quantification of Objections Required during Public Consultation

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Horsforth	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. A Deputation to Full Council on 1st April was made by the Association of South Horsforth Residents. The Deputation asked for a clear understanding of the level of objections required to be raised in order to save Leeds' Green Belt during the forthcoming (Site Allocation Plan - SAP Publication Draft) public consultation and whether there is a transparent and quantifiable number of objections that need to be reached.
2. The Deputation's second question related to the 'democratic process, in which committee members will cap the housing target or re-plan the development locations onto only brownfield sites, to protect Green Belt in Leeds'.
3. The Council's response is that the process for allocating land for development is informed by a range of considerations, including representations received. There is no figure for the number of objections which would overturn the proposed allocation of a site. The SAP will be subject to an independent examination and the Planning Inspector will consider the representations made on each site.
4. The Adopted Core Strategy provides the Policy on housing requirements (Spatial Policy 6), the distribution of housing across the Leeds District (Spatial Policy 7) and the managed release of housing land is included in the Core Strategy (Policy H1). A requirement of the SAP will be to identify the phasing by which brownfield, greenfield

and Green Belt sites are brought forward for development, informed by the policy requirements of Spatial Policy 6 and 7 and Policy H1.

5. Recommendations

The Director of City Development is asked to note the contents of this report and approve as the response to the Association of South Horsforth Residents.

1 Purpose of this report

The report sets out the response to the Deputation to Full Council by the Association of South Horsforth Residents.

2 Background information

- 2.1 The Association of South Horsforth Residents submitted a written Deputation which was presented to Full Council on 1st April 2015, with Joel Kaufman and David Quick in attendance. A copy of the full Deputation is available at Appendix 1.

3 Main issues

- 3.1 The Deputation raised a number of concerns regarding the amount of new development at Horsforth Vale (the former Clariant site) and potential development on adjacent Green Belt land immediately to the north, the redevelopment of the Leeds City College site to the east, and land to the west beyond Rawdon Crematorium. Reference was made to the amount of public opposition to the loss of Green Belt land.
- 3.2 The Deputation asked for a clear understanding of the level of objections required to be raised in order to save Leeds' Green Belt during the forthcoming SAP Publication Draft public consultation and whether there is a transparent and quantifiable number of objections that need to be reached.
- 3.3 The Deputation's second question related to 'the democratic process, in which committee members will cap the housing target or re-plan development locations onto only brownfield sites, to protect Green Belt in Leeds'.
- 3.4 The Council's response to the first question, is that the process for allocating land for development is informed by a range of considerations, including Green Belt Policy, transport access, landscape and infrastructure issues. The views of consultees including local communities is an important consideration, however the extent of local opposition has to be balanced against the wider housing requirements for the Leeds District which were established by the Adopted Leeds Core Strategy, following an independent examination. There is no figure for the number of objections which would overturn the proposed allocation of a site. The SAP will be subject to an independent examination and as part of the process the Planning Inspector will consider the representations made on each site.
- 3.5 In response to the second question, as explained in paragraph 3.4 above the Core Strategy provides the overarching Policy framework on housing requirements (Spatial Policy 6) and the distribution of housing cross the Leeds District (Spatial Policy 7). Given the level of housing required to meet the Core Strategy requirements, the need to include the allocations of sites within the Green Belt is unavoidable. However, Policy H1 provides for the managed release of housing land. The Core Strategy was adopted on 12th November 2014 following a lengthy consultation process and examined in front of an independent planning inspector. A requirement of the SAP will be to identify the phasing by

which brownfield, greenfield and Green Belt sites are brought forward for development, informed by the Policy requirements of Spatial Policy 6 and 7 and Policy H1.

4 Corporate Considerations

4.1 Consultation and Engagement

4.2 This report is in response to a Council Deputation and does not require any further consultation specifically in relation to the Deputation. The SAP Publication draft will be subject to public consultation in Autumn 2015, subject to Executive Board approval. This will provide a further opportunity for residents and communities across the District to provide responses to the propose allocations set out within the Plan.

4.3 Equality and Diversity / Cohesion and Integration

The SAP has been subject to Equality Impact Assessment (EIA) and further EIA screenings will be carried out at the appropriate stages of the progression to a final document. An EIA screening of this Executive Board report reaches the conclusion that the Site Allocations Plan is the appropriate document to be subject to EIA because it determines policy and proposals.

4.1 Council policies and City Priorities

4.1.1 Preparation of the SAP is a key corporate priority which aims to deliver the Best Council Plan, objective 5 to promote sustainable and inclusive economic growth.

4.2 Resources and value for money

There are no resource/value for money considerations.

4.3 Legal Implications, Access to Information and Call In

There are no legal considerations.

4.4 Risk Management

4.4.1 Town and Spatial Planning and the preparation of Development Plans, is a process of managing land use change and inevitably generates strong objections from people affected by Plans and decisions. Therefore, the Council needs to be responsive to deal with concerns effectively.

5 Conclusions

5.1 The concerns raised in the Deputation are fully addressed in section 3 above. There are no matters that are considered to generate the need to make changes to policy or practice, beyond ensuring that the relevant contacts are kept informed of the progress of the plan.

6 Recommendations

6.1 The Director of City Development is asked to note the contents of this report and approve as the response to the Association of South Horsforth Residents.

7 Background documents¹

7.1 None.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.