

Report of the Chief Planning Officer

Report to Development Plan Panel

Date: 14th June 2016

Subject: Site Allocations Plan Consultation Outcomes & Proposed Changes

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): All	<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 type="checkbox"/> Yes	<input checked="" 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. The Site Allocations Plan (SAP) is at an advanced stage of preparation prior to submission to the Secretary of State for independent examination. In autumn 2015, representations were invited on the Publication draft Plan, and responses received have been considered and any implications on the SAP assessed. The purpose of this report is to provide members of the Development Plan Panel (DPP), with a summary review of the consultation outcomes for the SAP Housing Market Characteristic Areas (HMCAs): City Centre, East, Inner, Outer North West, Outer South and Outer West. The purpose of the report therefore, is not to go over and respond to each individual representation made but to identify the key issues which go to the “soundness” of the SAP – the basis upon which it will be examined in due course. Based on these outcomes and further technical work undertaken, a relatively limited number of changes to the Publication Plan are proposed. As part of this process, a number of factual and technical updates have also been made in relation to HMCA and site information. This includes updated planning application approvals (up to 5th April 2016), which has resulted in some proposed new allocations becoming identified sites. These changes are detailed for each HMCA covered in the report. New sites have also been submitted for consideration either during the consultation process or as part of the SHLAA (which is updated annually). These have been assessed (site assessment, including comments from infrastructure providers, and sustainability appraisal) and are summarised for each HMCA in turn. In

relation to the six HMCAAs covered in this report there are 14 new sites, 13 are proposed for allocation for housing and 1 for mixed use.

2. Within the context of the above approach, it is proposed to present the consultation outcomes (and proposed changes where necessary) for Aireborough, North, Outer North East, Outer South East and Outer South West to Panel on the 28th June. Following this, it is intended to report more general representations (including the overall housing requirement, the scale and distribution of growth, the scope of the Green Belt review etc.), proposals for Gypsy & Travellers and any outstanding issues, to the DPP meeting on the 19th July, prior to reporting the changes to the Publication Plan to Scrutiny Board, Executive Board and full Council, for pre-submission consultation before the submission of the SAP for independent examination.

Recommendation

3. Development Plan Panel is invited to:
 - i) consider the overall consultation outcomes, summarised in this report,
 - ii) agree the proposed changes to the Site Allocations Plan, together with the updated sustainability appraisal report and other relevant supporting documents,
 - iii) recommend to the Executive Board that the proposed changes, the updated sustainability appraisal report and other relevant supporting documents, are approved for pre-submission consultation, prior to the submission of the Plan for independent examination.

1 Purpose of this Report

- 1.1 The purpose of this report is to provide members of the Development Plan Panel, with a summary review of the consultation outcomes for the Site Allocations Plan (SAP) Housing Market Characteristic Areas (HMCAs): City Centre, East, Inner, Outer North West, Outer South and Outer West. Based on these outcomes and further technical work, a relatively limited number of changes are proposed, where issues raised are considered to go to the soundness of the Plan. The purpose of the report therefore is not to go over and provide a response to each individual representation made. All of the representations will be made available to the Planning Inspector at submission stage and be made available on line in due course. Given the scale of the consultation response, the focus of officer time has been upon checking and inputting the representations received (into the database in a consistent manner), analysing the content of representations and undertaking further technical work, where necessary. Consequently, further work is needed to present the representations in a suitable format to be viewed on line. A significant component of this work is the need to redact personal information from the individual submissions, prior to the information being made available in this format. Alongside the preparation of material for Panel, officers are continuing to progress this task and a further verbal update can be provided for members at the meeting.
- 1.2 As part of the review and analysis of representations, a number of factual and technical updates have also been made in relation to HMCA and site information. This includes updated planning application approvals (up to 5th April 2016), where in some cases proposed new allocations have become “identified” sites i.e. already benefitting from allocation or permission which establishes the principle of development in the context of the Adopted Core Strategy. These are detailed for each HMCA covered in this report. New site submissions are also summarised for each HMCA.

2 Background Information

Context

- 2.1 On the 15th July 2015, Executive Board approved the Publication draft Plans for the SAP and the Aire Valley Leeds Area Action Plan (AVLAAP) for consultation. An 8 week period of consultation was subsequently undertaken between the 22nd September and 16th November 2015. This followed on from the consideration of the material by the Development Plan Panel on the 16th and 26th June 2015 and earlier stages of public consultation on both emerging documents. These Plans are being taken forward within the strategic context of the Core Strategy (adopted 14th November 2014), which sets out the overall scale and distribution of housing and economic growth. The Core Strategy also reflects the City Council’s aspirations as part of the Best Council Plan and Vision for Leeds (Community Strategy).
- 2.2 Following the close of consultation on the 16th November 2015, an initial report of consultation was reported to the Development Plan Panel on 19th January 2016, together with a report outlining Emerging Issues and Next Steps. DPP considered and noted the scope, nature and communication and marketing arrangements of the consultation. This will be more fully set out in a report of consultation which will accompany the submission draft of the SAP.
- 2.3 At the 19th January meeting and subsequently at a meeting of DPP on 10th May specific outcomes of consultation relating to the Aire Valley Leeds Area Action Plan were considered, and members agreed to proceed with that Plan in advance of the SAP.

- 2.4 The focus of this report (and future reports to the Panel meetings of 28th June and 19th July 2016) is to summarise the consultation outcomes for the SAP, arising from the analysis and consideration of the representations made and to identify specific changes where issues raised challenge the soundness of the Plan.
- 2.5 In terms of the level of response through the Publication draft consultation process, it should be noted that a comprehensive Report of Consultation (together with all of the representations received) will be provided at submission stage. The overall outcome can be summarised as follows:

A) Overall Level of consultation responses

On line	3,765
Email	3,210
Paper	2,669
<u>Total</u>	<u>9,644</u>

B) Number of individual representations received i.e. raising specific points

<u>Total</u>	<u>45,997</u>
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C) Total Number of consultation responses/representations by HMCA area

Aireborough	7,547
City Centre	74
East	1,867
Inner	127
North	6,207
Outer North East	1,407
Outer North West	13,537
Outer South	2,202
Outer South East	1,418
Outer South West	4,304
Outer West	2,356
<u>Total</u>	<u>41,046</u>

D) Breakdown of Representations

	<u>Representations</u>	<u>No. of Sites</u>
Sites in the Plan	37,461	532
Sites not in the Plan	3,585	267
New sites	1,582	113
General Issues	3,369	

- 2.6 It should be noted that, the majority of representations were on housing proposals (26508 representations), followed by green space (8815), employment (921), retail (14). Representations on a range of 'general' issues including the housing targets, phasing, infrastructure that were not site specific were also received.

3 General issues raised by the Publication consultation

Introduction

- 3.1 The breakthrough projects of the City Council in its Best Council Plan, include more and better jobs and housing growth and high standards. These are articulated in the Adopted Core Strategy objectives for delivering major regeneration through housing delivery and investment for Leeds. The Adopted Core Strategy also sets the strategic framework for the Site Allocations Plan and guides the level and distribution of new development in Leeds up to 2028. Notwithstanding the many positive aspects of

housing growth and its accompanying place making activities / investment opportunities, the SAP understandably raises many concerns for people about change at a local level. This is especially the case with a number of housing allocations necessitating the use of greenfield, previously safeguarded land (known as 'Protected Areas of Search' in the Unitary Development Plan) and green belt land. It is clear from the consultation responses received that not only are a large number of Leeds' residents anxious about the scale of development, they are also concerned that when delivered it is in the right place, of a good quality and supported by the right infrastructure.

- 3.2 Many of these concerns have been expressed as general issues whilst there are also a significant number of responses dealing with specific sites. These site issues are highlighted in the tables at Appendix 1.
- 3.3 Members are invited to note that whilst there were a considerable number of individual representations most were focussed on a selected number of specific sites proposed for allocation. A number of petitions were also received against specific sites. Members are also invited to note that a petition is recorded as one representation (with many signatures) . Many sites received no representations at all. A smaller number of representations in support were received. These are all detailed at Appendix 1 and will be further detailed in the Report of Consultation.
- 3.4 General issues are raised both in relation to specific sites and as standalone matters. Whilst the focus of this Panel meeting and the meeting on 28th June is to address representations on specific sites in HMCAs, there is benefit in providing a contextual response on some of the general issues raised. In many cases these issues relate to matters that have already been addressed through the preparation of the Local Plan as a whole i.e. were subject to debate at the Core Strategy Examination. These issues are captured below alongside a proposed headline response.

Scale of housing

- 3.5 The overall housing requirement is established in the Adopted Core Strategy (CS) and is not therefore within the scope of the Site Allocations Plan, which provides site detail to the already adopted strategic plan. In May 2015 DPP considered the issue of whether the housing requirement should be amended in light of recent household projections. The Plans Panel concluded that, whilst on the face of it, the housing requirement may be lower if a new Strategic Housing Market Assessment was carried out immediately, it was unlikely to be so significantly lower so as to outweigh the benefits of progressing a Site Allocations Plan. Subsequently the issue was discussed by Scrutiny Board (City Development). A March 2016 report notes that "*Members of the working group also came to the conclusion that it was now important to draw a line under the numbers debate but noted the commitment to a selective review of housing numbers within three years of its adoption and following more recent evidence, including household projections, which will better reflect demographic trends of a recovering economy.*"

Distribution of Housing

- 3.6 Core Strategy Policy Spatial Policy 7 (SP7) sets the distribution by settlement hierarchy and targets for each of eleven HMCAs across Leeds. Many representations raise concerns that the level of housing to be accommodated in individual HMCAs is too high. Some respondents put forward local information that point to discreet housing needs in their local area. The Core Strategy housing requirement is based on overall integrated growth of the District between 2012 and 2028. It seeks to achieve

opportunities for housing growth in sustainable locations, linked to housing needs alongside the settlement hierarchy, whilst respecting local character and distinctiveness. The settlement hierarchy promotes development in places with the highest potential for development based on local services and infrastructure as well as opportunities. To that end the City Centre, Inner area, North Leeds and East Leeds have a relatively high proportion of development because the capacity for development of previously developed land and regeneration linked to existing infrastructure and job growth are greatest.

- 3.7 Conversely some landowners, agents and house builders raise issues that the HMCA allocations do not in all cases total those in Policy SP7. The Core Strategy advises that Policy SP7 provides a framework for housing distribution for the Site Allocations Plan and sets targets for delivery. SP7 was based upon the Council Strategic Housing Land Availability Assessment (SHLAA) in 2011. Since that time additional developable land has arisen. Where opportunities exist which more closely align with Policy SP1, these have been identified and proposed for allocation. In some cases this means that some HMCAs are providing for fewer homes than are detailed in Policy SP7 and in others more homes are proposed. It should be emphasised however that the overall housing requirement is still being met. This is in conformity with a Core Strategy housing requirement based on overall integrated growth of the District and the adopted settlement hierarchy.

Phasing

- 3.8 There are concerns around the proposed approach to phasing in terms of the benefits of phasing at all, the mechanisms set out and the position of sites within particular phases. The principle of phasing site allocations was established in the Adopted Core Strategy and is beyond the scope of the SAP. Similarly, the Core Strategy Inspector made modifications to ensure that the phasing of sites related to the maintenance of a five year supply rather than being time limited. He noted that "Policy H1 should enable the Council to ensure that land in less sequentially preferable locations is only released when necessary to maintain a supply of housing land"¹. The Council has only sought to phase less sequentially preferable sites later in the plan or where there are identified infrastructure issues which would harm accessibility of particular sites.

Use of Greenfield land before Previously Development Land

- 3.9 Many respondents criticise the soundness of the Plan because it does not protect greenfield land release until such a time as all brownfield land has been used. Whilst the re-use of previously developed land (PDL) remains a key objective of the Government and the Council there remains no mechanism in law or national guidance to establish a sequential test for greenfield land use. Rather the Adopted Core Strategy sets a distribution which focuses development in the main urban area. In the recent past delivery of new housing in Leeds has been focussed on PDL to the extent that housing completions over the past 10 years have averaged over 90% on PDL. The NPPF sets a need for choice and competition in the market for land and there is a requirement to meet housing needs in some areas which simply do not have PDL resources. The Council accepts that greenfield land in smaller settlements where there are less immediate needs can be phased later in the plan period.

¹ Core Strategy Inspectors Report 2014, ¶28

Providing the necessary infrastructure to support housing growth

- 3.10 A recurring concern amongst local residents is that there is insufficient infrastructure to support new housing and/or that new housing growth will exacerbate current infrastructure deficiencies. This is one of the key challenges for the Council against a context of budgetary pressures and a continued austerity programme from central government. Notwithstanding this, the City Council is seeking to work collaboratively with a range of stakeholder's and partners to coordinate funding programmes and investment decisions to support positive outcomes. Within this overall context, SAP allocations are being submitted to the inspectorate having regard to planning, social, highways, environmental and other considerations. From the outset the process has been informed by the discussions with other Council directorates, infrastructure providers, key agencies or technical planning consultees. A key way in which the Plans aim to ensure or promote infrastructure delivery is that some site allocations contain site specific requirements relating to infrastructure. These set out where sites cannot come forward without contributing land or payments towards locally identified priorities.
- 3.11 The social infrastructure necessary to accompany significant housing growth includes schools, children's play areas, doctor's surgeries and shops. The infrastructure background paper sets out the overall approach to help support wider regeneration, growth and delivery, across the District.
- 3.12 The Infrastructure Background Paper (alongside other background documents) will support the submission of the Plan. This will need to be updated in light of comments received and changing circumstances. This will also reflect the ongoing discussions with Children's Services and Highways colleagues, which have assisted in evolving the plan and proposed changes.

Highways and Transport

- 3.13 In May the Secretary of State decided not to make the Order and not to give the planning Direction for the New Generation Transport Scheme (NGT). Whilst this has a significant implication for transport planning and infrastructure, the City Council is actively seeking alternative solutions. In relation to the SAP, the future extension of the NGT was a component of the Transport Strategy and infrastructure provision. In the light of the above decision references to NGT will need to be amended, with reference instead to alternative public transport solutions being explored. At this stage further details are awaited as the city council works with its partners for these to be determined. As these are developed, an update can be provided for the SAP Inspector as appropriate. It should also be noted that the allocations in the plan are not determinant upon a single public transport scheme.
- 3.14 Whilst the rejection of NGT is a set-back this should not preclude the SAP going forward as the Council seeks to identify alternative solutions now and in the future. The Council will work alongside Government to consider how to use the £173.5 million earmarked for Leeds to provide better transport solutions and support the SAP proposals.
- 3.15 The cancelation of the NGT scheme and the further development of a number of proposed transport schemes that have taken place since the original transport appraisal and modelling work was undertaken will require a re-evaluation of the transport impacts of the Plan. Alongside the proposed changes to the site allocations this work will be undertaken in parallel with other workstreams as the Plan moves towards submission.

Flood Risk

- 3.16 Many residents are concerned about the risks presented to new development from flooding. The recent floods experienced in Leeds over the Christmas period also raise issues to be addressed prior to submission of the SAP. Whilst efforts have been made to allocate sites which are not at risk of flooding the nature of Leeds and in particular the location of the brownfield land opportunities often coincides with areas at some risk of flooding. The SAP is supported by a Strategic Flood Risk Assessment which has been endorsed by the Environment Agency. The Environment Agency is also currently reviewing the flood risk maps for the main rivers to take account of the Boxing Day floods in Leeds. The new flood risk maps are expected to be available in June. Further investigative work and appraisal has also been carried out on specific sites which experienced flood events at this time. The Council acknowledges that flooding can occur as a result of drainage issues during exceptionally prolonged and intense rainfall events, as well as from rivers. Site requirements and detailed flood risk assessments take this into consideration and among other things, advise against development in particular parts of sites at most risk. All new sites proposed through the proposed changes have been assessed against the flood risk sequential tests and exceptions tests. These will appear in a revision to the flood risk sequential and exceptions text background paper to support the submission of the Plan.

Green Belt

- 3.17 Many local residents are concerned at the use of Green Belt land in Leeds for housing and employment. The Adopted Core Strategy (Policy SP10) sets out the scope of a Green Belt review and clearly states that the review of the Green Belt is needed to accommodate the scale of housing and employment growth, and to create new areas of safeguarded land for future development. Whilst national policy states that Green Belt boundaries should only be reviewed in exceptional circumstances the Core Strategy Inspector considered that the spatial strategy and scale of housing growth required a review.
- 3.18 All proposed Green Belt sites have been subject to an assessment against Green Belt purposes. Many representations disagree with the conclusions reached in these assessments both on the basis that they are considered to not justify release of Green Belt land and from the basis that discounted sites should have been released. Officers have considered comments made in relation to these assessments and consider that they justify the conclusions reached on the principle of land being released from the Green Belt.

Heritage issues

- 3.19 Historic England provided specific comments on 106 of the proposed allocations (housing, employment, mixed use and Gypsy and Traveller sites). They considered that 57 of these sites were sound, and provided specific support for their site requirements relating to the historic environment. They identified 7 sites where they considered minor factual corrections should be made, and 11 sites where they considered additional wording was required as part of the site requirements to make the allocation sound. The remaining 31 sites were considered to require further assessment of the contribution that the site currently makes to nearby heritage assets, the impact that the development of the site may have on these heritage assets, and whether any additional measures were required as part of the Plan to ensure that any potential for harm was satisfactorily minimised or mitigated.

- 3.20 A Heritage Background Paper is being prepared in response to these concerns and where additional site requirements or changes to the plan are proposed these are detailed for each HMCA in this report. Discussions are still ongoing with Historic England on this background paper, and there is potential that further revisions to site requirements may be required in light of these.

Landscape and Ecology Issues

- 3.21 Many respondents are concerned at the potential impacts that new development may have on the existing landscape and ecology assets within the district. These are issues which have been addressed through sustainability assessment, the setting of site requirements and close liaison with statutory bodies. Natural England support the conclusions of the Council's Habitats Regulation Assessment and have made some specific comments on a small number of sites which have been addressed. These will be detailed for the relevant HMCAs.

Other general issues

- 3.22 These issues have been set out as context to the general HMCA representations received. The report to DPP on 19th July will consider all other general issues raised against the SAP.

4 Main Housing Market Characteristic Area (HMCA) Issues

Overview

- 4.1 Six HMCAs are reviewed in this report: City Centre, East, Inner, Outer North West, Outer South and Outer West. Sites that have generated most objections are on a range of issues, including loss of Green Belt (in the outer areas), lack of infrastructure (highways, schools, doctors), use of greenfield land before previously developed land. These issues are considered in outline above. This section of the panel report responds to specific issues that are considered to challenge the soundness of the Plan and recommends where a change is considered necessary to make the plan sound.
- 4.2 Whilst officers have considered all representations made this report does not provide a response to each individual representation. All representations are submitted to the Inspector and considered through the examination process. It is the main changes as detailed in the sections below, which are the main subject of this report. Members will note that a relatively limited number of changes are proposed for these particular HMCAs. This is to be expected given the advanced stage of the Plan and the endorsement of the Executive Board to the Publication Draft in July 2015. Each HMCA is reviewed in turn under the topic areas of Retail, Housing, Employment and Green space. The report outlines changes proposed. Appendix 1 details the representations on each individual site. Appendix 2 comprises plans showing changes to boundaries of sites or new sites. Appendix 3 sets out the sustainability appraisal of new sites submitted.

4.3 City Centre

Retail

4.3.1 The following issues of significance were raised in representations:

a	<p><u>Woodhouse Lane Local Convenience Centre</u> The University of Leeds said that many of the buildings within the centre boundary are not in town centre. Officers have re-surveyed the centre and recommend that the centre be rationalised to focus on the northern end of Blenheim Terrace and shopping parades to the north.</p>
b	<p><u>Prime Shopping Quarter</u> The owners of the following shopping centres / parades within the Prime Shopping Quarter have requested that the primary shopping frontage be downgraded to secondary or non-designated frontage. Officers met with the owners / representatives and recommend the changes as stated:</p> <p>a) St Johns Centre. No change. Officers consider that the centre provides an important connection to the Merrion Centre and currently has a good percentage of retail uses, including some independent retailers, and little vacancy.</p> <p>b) Merrion Centre. Remove the secondary frontage designation to Merrion Way because there are no shops remaining. No change to the internal frontages. Officers consider that the centre has high footfall, a good percentage of retail uses, a good mix of independent and national shops and little vacancy. It also needs to be noted that Morrisons supermarket has expanded providing a good anchor store attraction to the centre, that there are no designations on the upper floor providing additional flexibility, that the Plan is already proposing downgrade of some external frontages from Primary to Secondary and that the extension / refurbishment of Merrion House will provide increased footfall when it opens in 2018</p> <p>c) George St. No change. Officers consider that the frontage already has a good percentage of retail uses. The street will have increasing importance as a connecting route between John Lewis department store and Leeds Market and the rest of the Prime Shopping Quarter.</p> <p>d) Central Road. De-allocate the frontage on the western side of the street between Kirkgate and Duncan Street because this is currently blank frontage. No change to the east side of Central Road. Officers also considered all frontages in the block of Call Lane, Duncan Street and Central Arcade with the conclusion that none should be downgraded. There has been recent investment in Central Arcade which provides a key link between Trinity shopping centre, Kirkgate Market and Victoria. The area contains a number of thriving independent shops to which frontage downgrades might cause displacement.</p> <p>e) The Corn Exchange. Retain the ground/concourse level in primary frontage and downgrade the 1st floor / balcony level to non-designation. Officers consider that the Corn Exchange provides a visitor destination rather than a connecting route. Vibrant occupancy is important to help ensure the listed building is properly maintained. De-designation of the balcony level will help the centre to attract other leisure uses such as art galleries and sui-generis uses which are not within the A uses.</p> <p>In most cases changes to national policy and local Policy provide sufficiently flexibility to ensure a balanced offer in the City Centre (Retail/Leisure/food outlets/A3) to ensure vitality and viability whilst not</p>

	diluting the retail element
c	<u>Mixed Use Sites</u> According to their owners, some mixed use sites should be allocated for retail and town centre uses as well as housing / office use. Officers consider that this goes beyond the scope of the plan, which is only allocating land to meet Core Strategy requirements for housing, office and general employment.

Housing

Identified sites update:

a	There are 16 new sites with planning permission (HG1-465 (Burley House, 12 Clarendon Road, Woodhouse), HG1-466 (61-67 St Pauls Street, Leeds), HG1-474 (Aspect Court, 47 Park Square East, Leeds), HG1-475 (25 Wellington Street), HG1-479 (88 North Street, Sheepscar), HG1-480 (143-5 The Headrow), HG1-481 (109 - 113 The Headrow), HG1-482 (Rivers House, 21 Park Square South), HG1-483 (Brunswick Point, Wade Lane), HG1-484 (25 Queen Street), HG1-485 (117 The Headrow), HG1-486 (49 Upper Basinghall Street), HG1-492 (60 Upper Basinghall Street), HG1-495 (54 Albion Street), HG1-496 (35 Aire Street), HG1-505 (Zicon House, Wade Lane)
b	There are 4 existing sites where new planning permissions have been granted which change the capacity of the site (site refs HG1-435 (Leeds Metropolitan University LS1 3HE), HG1-448 (Emco Ho 5-7 New York Road), HG1-511 (Leylands Road - previously HG2-190) and HG1-512 (Caspar, North Street Leeds - previously HG2-189).
c	Identified sites MX1-17 (Bath Road) - Part, MX1-18 and MX1-19 (Sweet Street West) and EO1-34 (Warehouse Sweet Street) have been absorbed into a new Burberry mixed use site (MX2-35).

- 4.3.2 Identified sites summary: The total dwelling capacity from identified sites has seen a net reduction of 446 from 5253 in the Publication Draft Plan to 4807.

Changes to housing allocations:

- 4.3.3 Changes are proposed to the boundaries or capacities of the following sites:

a	HG2-189 (Caspar/Centenary House) has been split into part with planning permission (see HG1-512 above) and the remaining allocation.
b	Allocated sites HG2-196 (Bath Road West), HG2-197 (Bath Road East), HG2-198 (Manor Court), MX2-31 (1953 Building, Marshall St) have been combined into a single mixed use site MX2-35 (Burberry, Water Lane).
c	HG2-193 Water Lane car park has been amended to become mixed use site MX2-36

- 4.3.4 Changes are proposed to the site requirements of the following sites:

a	MX2-15 The LGI, Great George Street - revised in response to concerns raised by Historic England.
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New housing site submissions:

4.3.5 Two new housing sites have been submitted and are proposed for allocation:

a	HG2- 209 The Faversham (30 dwellings)
b	HG2-208 Globe Quay, Globe Road (4 dwellings)

Changes to housing allocations summary:

4.3.6 The total dwelling capacity from allocated sites sees a net increase of 304 dwellings.

4.3.7 In addition to the above, the total capacity of housing contribution to the City Centre HMCA from the Aire Valley Leeds Area Action Plan has seen a net increase from 2,459 to 3,269.

Housing allocations summary:

4.3.8 The total capacity from housing allocations has gone from 11,306 in the Publication Draft Plan to 11,974

Overall summary for housing in City Centre:

HMCA target: 10,200				Total	+/- target
I	Identified sites total	Housing allocations	Aire Valley sites (identified & allocations)		
Publication Draft Plan	5253	3594	2459 (457 + 2002)	11,306	+1106
Post Publication consultation	4807	3898	3269 (457 + 2812)	11,974	+1774

Employment

4.3.9 The Aire Valley Leeds Area Action Plan (AVLAAP) provides a significant amount of employment and covers parts of City Centre, Inner and East HMCAs. It provides for:

	Identified sites:	Allocated sites:	Total
Office:	70,833 sqm	157,225 sqm	228,058 sqm
General employment	178.16ha	10.04ha (plus 42.6 ha from the Natural Resources and Waste DPD)	230.8 ha

Offices:

Identified office sites update:

a	There are no new sites with planning permission
b	There are 2 sites where new planning permissions have been granted which

	change the capacity of the site (MX1-14, Globe Road - Tower Works and MX1-15, Granary Wharf Car Park, off Water Lane).
c	Identified sites MX1-17 (Bath Road) - Part, MX1-18 and MX1-19 (Sweet Street West) and EO1-34 (Warehouse Sweet Street) have been absorbed into a new Burberry mixed use site (MX2-35).

Identified office sites summary:

4.3.10 The total office capacity from identified sites has seen a net reduction of 32,203sqm from 400,176sqm in the Publication Draft Plan to 367,973sqm.

Changes to office allocations:

4.3.11 Changes are proposed to the boundaries or capacities of the following sites:

a	Allocated site MX2-31 (Marshall Street - 1953 Building, Holbeck) has been combined into a single mixed use site MX2-35 (Burberry, Water Lane).
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New office site submissions:

4.3.12 There have been no new site submissions for offices in the City Centre.

Office allocations summary:

4.3.13 The office capacity of existing allocations sees a net increase of 11,927sqm from 105,356sqm (listed incorrectly as 103,046sqm) in the Publication Draft Plan to 117,283sqm.

Overall summary for offices in the City Centre (excluding Aire Valley):

4.3.14 The total capacity of offices has gone from 505,352sqm in the Publication Draft Plan to 485,256sqm.

	Identified sites total (sq m)	Office allocations (sqm)	Total (sq m)
Publication Draft Plan	400,176	105,356	505,532
Post Publication consultation	367,973	117,283	485,256

General Employment:

Identified general employment sites update:

a	There are no new sites with planning permission
b	MX1-19 (Sweet Street West (Land South of) Holbeck) has been absorbed into a new Burberry mixed use site, MX2-35 (Burberry, Water Lane).

Identified general employment site summary:

4.3.15 The total general employment capacity from identified sites has seen a net reduction of 0.3ha from 0.98ha in the Publication Draft Plan to 0.68ha.

Changes to general employment allocations:

4.3.16 Changes are proposed to the boundaries or capacities of the following sites:

a	The new Burberry mixed use allocation MX2-35 (Burberry, Water Lane) has 3.1ha of general employment land.
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New general employment site submissions:

4.3.17 No new sites for general employment use have been submitted in the City Centre.

General employment allocation summary (excluding the Aire Valley):

4.3.18 The general employment capacity of existing allocations sees a net increase of 3.1ha from 0.16ha in the Publication Draft Plan to 3.26ha.

Overall summary for general employment in City Centre(Excluding the Aire Valley):

	Identified sites total (ha)	General employment allocations (ha)	Total (ha)
Publication Draft Plan	0.98	0.16	1.14
Post Publication consultation	0.68	3.26	3.94

Green space:

4.3.19 The following issues were raised in representations relating to civic space:

a	<u>CVC07 - Civic space around the University of Leeds campus</u> The University of Leeds asks that the boundary be redrawn to take account of new buildings. Officers have redrawn the boundary based on a re-survey reflecting the existence of civic space on the ground, including some reductions and some additions. (See plan at Appendix 2)
b	<u>CVC18 - Extension of civic space at Woodhouse Square</u> Little Woodhouse Neighbourhood Forum suggest an extension to the south and south east sides of Woodhouse Square taking in the pavement in front of the Swarthmore Centre, the road accessing LGI's Clarendon Wing and plots of incidental space, linking up with the civic space link G2250 to Great George St. Officers consider that the new area suggested contains too much road space which is not a green space use and therefore propose no change to the plan in this respect.
c	<u>New civic space at Clarendon Road/Little Woodhouse Street</u> Little Woodhouse Neighbourhood Forum propose a new area of civic space at the corner of Clarendon Road and Little Woodhouse Street. The area is a small triangle of land which is mainly paved and used for car parking at times. Whilst pedestrian access is possible, it is not primarily used for this, is not a key element of the network of public spaces and corridors in the City Centre and does not provide a setting for civic buildings therefore no change to the plan is proposed.

4.4 East

Retail

- 4.4.1 All retail representations pertaining to the East HMCA have been covered in the earlier DPP meeting on the 5th April 2016. There is nothing further to raise as part of this Panel.

Housing

Identified sites update:

- 4.4.2 There are no changes to identified sites in the East HMCA.

Identified sites summary:

- 4.4.3 The total dwelling capacity from identified sites remains unchanged from 6122 in the Publication Draft Plan.

Changes to housing allocations:

- 4.4.4 As agreed at the 1st March and 10th May meeting of Development Plan Panel, alterations have been made to Aire Valley Leeds Area Action Plan site capacities which, as the sites fall within the East HMCA, has an effect on the overall capacity of housing allocations within the East HMCA.

a	AV111: DPP members agreed to a reduction in the housing capacity of the site from 2,619 to 1,801 in response to representations to the Publication Draft AVLAAP from Templegate, Extra MSA and CDP Limited
b	AV40: DPP members agreed to an increase in the housing capacity of the site from 425 to 546 in response to a representation to the Publication Draft AAP from DB Schenker, the site leaseholder

- 4.4.5 This has the combined effect of reducing the number of housing units allocated within the East HMCA by -697.

- 4.4.6 Within the Site Allocations Plan itself changes are proposed to the boundaries or capacities of the following sites:

a	HG2-123: Colton Road East, Colton – the site area and capacity has been significantly reduced following further heritage assessment of the site as requested by Historic England in their objection representation to the site.
b	Previously discounted site 5003 Manston Road, Leeds is now proposed to be allocated for housing – HG2-203. This site was previously discounted as it was in active employment use. However, the site has now been cleared and is available for redevelopment. Estimated capacity 103 units.
c	Previously discounted site 2086 Barrowby Lane, Manston is now proposed to be allocated as a mixed use site (MX2-38), split 50/50 between housing and general employment, to maximise housing land in this HMCA and to address the General Employment allocation shortfall on a site that scores well in Green Belt terms. Estimated capacity 150 units.

4.4.7 Changes are proposed to the site requirements of the following sites:

a	HG2-119 Red Hall Offices & Playing Field has additional/amended site requirements to reflect a) Historic England's concerns about listed buildings/conservation areas affected by the proposed allocation (details given in the Appendix), and b) recognition of the consideration to be made through the Planning Brief of the appropriateness of the provision of amenity green space instead of 2 formal playing pitches.
b	HG2-122 – a new site requirement has been added in relation to the Temple Newsam Historic Park and Garden, following comments made by Historic England.
c	HG2-123: Colton Road East, Colton – in light of the reduction to the site area and capacity of this site, following further heritage assessment of the site as requested by Historic England, the site requirements on Listed Buildings and the Historic Parks and Garden have been amended.

New housing site submissions:

4.4.8 6 new housing sites were submitted for consideration. One of these sites has been proposed to be allocated:

a	HG2-210 St Gregory's Primary School, Stanks Gardens, Swarcliffe (66 dwellings). The site was designated as green space within the Publication draft and this designation will now need to be deleted.
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4.4.9 For details on the rejected sites please see the Appendix 1. Of the 6 new sites suggested 2 shared a boundary with the Outer South HMCA and one shared a boundary with the Outer South East HMCA. For details on these three sites, please see the respective chapters for Outer South and Outer South East.

Housing allocations summary:

4.4.10 The total capacity from housing allocations has gone from 4,218 in the Publication Draft Plan (including AVLAAP sites) to 3,689.

Overall summary for housing in East:

HMCA target: 11,400				Total	+/- target
I	Identified sites total	Housing allocations	Aire Valley sites		
Publication Draft Plan	6122	4229 inc AVLAAP	3328	10,351	-1049
Post Publication consultation	6122	3550 inc AVLAAP	2631	9822	-1578

Employment:

4.4.11 The Aire Valley Leeds Area Action Plan (AVLAAP) provides a significant amount of employment and covers parts of City Centre, Inner and East HMCAs. See table in 4.3.9.

Identified office and general employment sites update

a	EG1-33, Manston Lane Sandreas Way: The Employment Land Assessment (ELA) Update suggests that the permitted trailer park (as extension to warehouse) was granted and implemented before the Plan Period start date. This site is proposed to be deleted.
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Identified sites summary:

4.4.12 No changes to identified office sites are proposed. General employment identified sites has decreased by 0.95Ha.

Changes to office and general employment allocations

4.4.13 No changes are proposed to office allocations. The total general employment capacity from allocated sites has increased by 10ha.

a	Previously discounted site 2086 Barrowby Lane, Manston is now proposed to be allocated as a mixed use site (MX2-38), split 50/50 between housing and general employment, to maximise housing land in this HMCA and to address the General Employment allocation shortfall on a site that scores well in Green Belt terms. General Employment capacity is 10Ha.
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New employment site submissions

4.4.14 No new employment sites have been submitted.

Office and general employment allocations summary:

4.4.15 There is no change from the Publication Draft.

Overall Summary for Employment

<u>East HMCA (excluding AV sites)</u>	<u>Identified Office (EO1 inc. mixed use sites) (sqm)</u>	<u>Office allocations (EO2 inc. mixed use sites)(sqm)</u>	<u>Identified General Employment (inc. mixed use sites) (ha)</u>	<u>Allocated General Employment ((inc. mixed use sites) (ha)</u>
Publication Draft Plan	93,285	0	4.66	0
Post Publication Consultation	93,285	0	3.71	10
Change	0	0	-0.95	+10

Green space

4.4.16 Changes are proposed to the following green space sites:

a	G1878 (St Gregory's Primary School): Due to wider proposals in the Housing Investment Land Strategy, the green space designation is to be deleted and the site allocated for housing (HG2-210).
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4.5 Inner

Retail

- 4.5.1 All retail representations pertaining to the Inner HMCA have been covered in the earlier DPP meeting on the 5th April 2016. There is nothing further to raise as part of this Panel.

Housing

Identified sites update:

a	There are 5 new sites with planning permission (site ref. HG1-470 Victoria Road, Headingley, HG1-489 Headingley Office Park, HG1-498 Garnet Grove, Beeston, HG1-499 The Fellmonger, North Parkway, Seacroft, HG1-504 Former Spotted Cow PH, Top Moor Side, Holbeck
b	There are 8 existing sites where new planning permissions have been granted which change the capacity of the site (site refs. HG1-210 (Askets and Boggarts (A), Seacroft), HG1-211 (Askets and Boggarts (C), Seacroft), HG1-213 (Boggart Hill), HG1-215 (Ash Grove, LS6), HG1-216 (Leeds Girls High School), HG1-508 (Oak Tree Mount - previously HG2-89), HG1-509 (Moresdale Lane - previously HG2-97), and HG1-510 (Newhall Gate - previously HG2-18).
c	There is one site with planning permission (site MX1-12, Globe Road where the boundary was incorrect. The boundary has been amended accordingly to reflect the planning permission.

Identified sites summary:

- 4.5.2 The total dwelling capacity from identified sites has gone from 5945 in the Publication Draft Plan to 7279.

Changes to housing allocations:

- 4.5.3 Changes are proposed to the boundaries or capacities of the following sites:

a	HG2-101 / EG1-21 - Hudson Road, Hudson Mill (Arcadia), Burmantofts. The owners have expressed an interest in housing for the entire site. It is proposed to combine EG1-21 and HG2-101 into a mixed use site (site ref MX2- 37) and halve the site area of the employment allocation as it is considered that some of the site should still be retained for employment use.
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- 4.5.4 Changes are proposed to the site requirements of the following sites:

a	HG2-99 - Buslingthorpe Tannery/Hill Top Works Sheepscar: the Listed Building site requirement is to be removed, and the Conservation Area site requirement amended following comments made by Historic England.
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New housing site submissions:

- 4.5.5 10 new housing sites have been submitted. One has since received planning permission, so is identified site HG1-470 (Chestnut Avenue, Victoria Road, Hyde Park), and 6 are proposed for allocation;

a	HG2-211 Burley Liberal Club (50 units)
b	HG2- 212 Seacroft Crescent, Seacroft (50 units)
c	HG2-213 Bishops Way (62 units)
d	HG2-214 York Road/South Parkway, Seacroft (30 units)
e	HG2-215 The Halton Moor Public House, Halton Moor (30 units)
f	HG2-216 Ramshead Approach, Seacroft (48 units)

4.5.6 Whilst these sites will result in greenspace being deleted, these are all proposed as part of regeneration initiatives and it is considered that allocation for housing will deliver wider benefits to the area.

4.5.7 For details on the rejected sites please see the attached Appendix 1.

Housing allocations summary:

4.5.8 The total capacity from housing allocations has gone from 3812 in the Publication Draft Plan to 3956

Overall summary for housing in Inner:

HMCA target: 10,000				Total	+/- target
I	Identified sites total	Housing allocations	Aire Valley sites		
Publication Draft Plan	5945	3812	2043 (1372 + 671)	11800	+1800
Post Publication consultation	7279	3819	2050 (1691 + 359)	13,148	+3148

Employment

4.5.9 The Aire Valley Leeds Area Action Plan (AVLAAP) provides a significant amount of employment and covers parts of City Centre, Inner and East HMCAs. See table in 4.3.9.

Identified Office and General Employment Sites Update

a	There is one new site with planning permission. EG1-70 Scattergood & Johnson Ltd, Low Fields Road.
b	There is one existing site where new planning permissions has been granted which changes the capacity of the site. MX2-9 has received permission on part of the site. This part has become MX1-28, Kirkstall Road.
c	EG1-21, Trent Road Torre Road: This site is proposed to be merged with HG2-101 to create a new mixed use allocation (MX2-37), and the general employment capacity is to decrease by half. See HG2-101 above for more details.
d	EG1-29, Ex- Boc Works Gelderd Road is proposed to be deleted as this site has current waste use that is safeguarded in the adopted Natural Resources and Waste DPD (site reference 177).
e	EG1-30, Latchmore Road is proposed to be deleted following an objection from the site owner on the basis that it has been vacant for over 4 years despite active marketing.

Changes to office and general employment allocations update

4.5.10 Changes are proposed to the boundaries or capacities of the following sites:

a	Discounted housing site 201 (Armley Road, Armley): This was previously discounted due to it being within an existing employment area and unsuitable for housing development. The ELA 2016 Update confirms this site is suitable, currently available and achievable for general employment use. It is therefore proposed as a new general employment allocation EG2- 36.
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4.5.11 Changes are proposed to the site requirements of the following sites:

a	EO2-2 Office Scheme, Wellington Road – additional site requirements in relation to Listed Buildings and highways is to be added following comments made by Historic England and Highways England.
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New employment site submissions

4.5.12 One new employment sites was submitted, but discounted because it's in current use (see Appendix 1).

Overall Summary for office and general employment allocations in Inner:

<u>Inner HMCA (exc. AV sites)</u>	Identified Office (EO1 inc. mixed use) (sqm)	Proposed Office (EO2 inc. mixed use) (sqm)	Identified General Employment (inc. mixed use) (ha)	Allocated General Employment (inc. mixed use) (ha)
Publication Draft Plan	73,435	66,370	15.10	9.27
Post Publication Consultation	74,185	66,370	3.8	14.39
Change	+750	0	-11.3	+5.12

Green space

4.5.13 The follow changes to green space sites are proposed:

a	G1849 (Wyke Beck North Amenity Space) and G219 (Seacroft Crescent) are deleted in their entirety and G221 (Ramshead Approach), G326 (Parklands Amenity Space) and G368 (Land to rear of Halton Moor Public House) are partly deleted due to wider regeneration proposals in Killingbeck & Seacroft Regeneration Area and Halton Moor Regeneration Area. See proposed new housing allocations (para 4.5.5)
b	G1822 (Willow Road – Rising Sun POS) is partially deleted in response to a new housing site HG2-211 and G284 (Oak Tree Drive Amenity Space) is partially deleted to reflect planning permission for retail development.
c	G917 (Cliff Road Green Space) is extended to include a grassed area between Cliff Road and the old sorting office.

4.6 Outer North West

Retail

- 4.6.1 All retail representations pertaining to the Outer NW HMCA have been covered in the earlier DPP meeting on the 5th April 2016. There is nothing further to raise as part of this Panel report.

Housing

Identified Sites Update

a	There are no new sites with planning permission.
b	There is 1 existing site where new planning permissions have been granted which change the capacity of the site (HG1-16 Wharfedale General Hospital, Newall Carr Rd, Otley).
c	MX1-26 (East of Otley): the capacity has increased following representations from Persimmon Homes and Barratt David Wilson which state that the site is capable of accommodating up to 800 units (which would address the undersupply identified in the Publication Draft Plan for the Outer North West HMCA of 221 units). Through technical work, it is agreed that the site could accommodate the additional housing plus the employment and greenspace provision and land to accommodate a new school within the site, plus the proposed link road.

Identified sites update:

- 4.6.2 The total dwelling capacity from identified sites has gone from 1,145 in the Publication Draft Plan to 1,396 units.

Changes to Housing Allocations

- 4.6.3 Changes are proposed to the boundaries or capacities of the following sites:

a	HG2-14 East Chevin Road, Otley (capacity 54) – the site is proposed to be deleted as a housing allocation. A significant number of objections were received from residents of Otley to the loss of the employment use on the site which is in active use as a cattle market.
b	HG2-18 Church Lane, Adel - the capacity of the site has been reassessed following the representation by Hallam Land Management who consider that the site could accommodate more houses than proposed by the current allocation. It is considered that the capacity of the site can be increased, whilst still allowing for heritage constraints and the need to accommodate a school.

- 4.6.4 Changes are proposed to the site requirements of the following sites:

a	HG2-17 Breary Lane East, Bramhope – in response to Historic England's representation the Conservation Area and Listed Building site requirements will
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	be amended. The ecology site requirement will also be revised in light of this change.
b	HG2-18 Church lane, Adel – additional guidance is to be added to the Listed Building and Conservation Area site requirements following further assessment of this site in light of comments made by Historic England.

4.6.5 There are no new sites proposed in Outer North West.

Changes to Mixed Use Allocations:

4.6.6 Changes are proposed to the site requirements of the following sites:

a	MX2-1 Ashfield Works, Otley - the Conservation Area site requirement for will be changed to refer to the Otley Conservation Area Appraisal.
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New housing site submissions:

4.6.7 6 new housing sites have been submitted. It is considered that none of the sites are suitable in planning terms. For details on the rejected sites please see the attached appendix.

Housing allocations summary:

4.6.8 The total capacity from housing allocations has gone from 634 in the Publication Draft Plan to 624 units.

Overall summary for housing in Outer North West:

HMCA target: 2,000			Total	+/- target
I	Identified sites total	Housing allocations		
Publication Draft Plan	1,145	634	1779	-221
Post Publication consultation	1396	624	2020	+20

Employment

Identified office and general employment sites update

4.6.9 No changes to identified office or general employment identified sites are proposed.

Changes office and general employment sites

4.6.10 No changes to allocated office or general employment identified sites are proposed.

New employment site submissions

4.6.11 Seven new employment sites have been submitted, but all have been discounted

because they are in current use.

Overall Summary for office or general employment in Outer North West

<u>Outer North West HMCA</u>	Identified Office (EO1 inc. mixed use sites) (sqm)	Proposed Office (EO2 inc. mixed use sites) (sqm)	Identified General Employment (inc. mixed use sites) (ha)	Allocated General Employment (EG2 + EG3, inc. Mixed use sites) (ha)
Publication Draft Plan	604	0	5.29	1.01
Post Publication Consultation	604	0	5.29	1.01
Change	0	0	0	0

Green space

4.6.12 There is widespread support for the designation of the green space sites across the ONW area. There were objections to the designation of the northern part of G744 however no changes to the plan are proposed.

4.7 Outer South

Retail

4.7.1 All retail representations pertaining to the Outer South HMCA have been covered in the earlier DPP meeting on the 5th April 2016. There is nothing further to raise as part of this Panel.

Housing

Identified Sites Update:

a	There is 1 new site with planning permission (HG1-494, Oulton Hall, Rothwell Lane)
b	There are 2 existing sites where new planning permissions have been granted which change the capacity of the site (HG1-400 Aberford Road, Woodlesford and HG1-413 Micklethorn Road Methley).
c	HG1-398 (Holmsley Lane - Langdale PS, Woodlesford) is to be deleted as new information on completions shows that all units were completed before the April 2012 Core Strategy cut-off.

Identified sites update summary:

4.7.2 The total dwelling capacity from identified sites has gone from 586 in the Publication Draft Plan to 618 units.

Changes to Housing Allocations:

4.7.3 Changes are proposed to the boundaries or capacities of the following sites:

a	HG2-184 Westgate Lane, Lofthouse – It is proposed to amend the boundary to include existing property to the west and land not within the green belt to the east, with a consequent change in capacity from 31 to 50 units.
b	HG2-185 Church Farm, Lofthouse – It is proposed to amend the site boundary to include land adjacent the motorway, but with no increase in capacity to allow for noise mitigation measures to be implemented.

4.7.4 Changes are proposed to the site requirements of the following sites:

a	HG2-173 Haighside Rothwell – additional site requirements proposed protecting the whale jawbones at the junction of Wood Lane and Wakefield Road.
b	HG2-180 Land between Fleet Lane & Methley Lane, Oulton – the site requirement has the heading Education Provision, but with no text. Include text to state "part of the site should be retained for the provision of a new 2 form entry primary."
c	<p>HG2-186 Main Street, Hunts Farm, Methley</p> <ul style="list-style-type: none"> - A new site requirement to protect Mickletown Ings SSSI will be included once this has been agreed with Natural England. - Add site requirement stipulating the need for the flood defence to be completed and adequate maintenance arrangements for the defence to be in place.

New housing site submissions

4.7.5 10 new housing sites have been submitted (2 of which were also partly within East HMCA). None are proposed for allocation. Reasons for rejection are given at Appendix 1.

Housing allocations summary:

4.7.6 The total capacity from housing allocations has increased from 1780 to 1799..

Overall summary for housing in Outer South:

HMCA target: 2,600			Total	+/- target
I	Identified sites total	Housing allocations		
Publication Draft Plan	586	1780	2366	- 234

Post Publication consultation	618	1799	2417	-183
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Employment

Identified office and general employment sites update:

4.7.7 No changes to identified office or general employment identified sites are proposed.

Changes to office and general employment sites

4.7.8 No changes to identified office or general employment identified sites are proposed

New employment site submissions:

4.7.9 1 new employment site has been submitted. It is considered that this site is not suitable in planning terms. For details on this rejected site please see the attached appendix.

Overall summary for employment in Outer South:

Outer South HMCA	Identified Office (EO1 inc. mixed use sites) (sqm)	Proposed Office (EO2 inc. mixed use sites) (sqm)	Identified General Employment (EG1 inc. mixed use sites) (ha)	Allocated General Employment (EG2 + EG3, inc. mixed use sites) (ha)
Publication Draft Plan	0	0	0	0
Post Publication Consultation	0	0	0	0
Change	0	0	0	0

Green space

4.7.10 The following changes to green space sites are proposed:

a	G1922 St George's Park, Rothwell – to be designated as a new green space site to protect the new green space laid out as part of the development of the former St George's Hospital.
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4.8 Outer West

Retail

- 4.8.1 All retail representations pertaining to the Outer West HMCA have been covered in the earlier DPP meeting on the 5th April 2016. There is nothing further to raise as part of this Panel.

Housing

Identified sites update:

a	There are 7 new sites with planning permission (site refs. HG1-468 (The Swinnow, Swinnow Lane), HG1-469 (3 Crowther Avenue, Calverley, Pudsey), HG1-473 (Broadlea Street, Leeds), HG1-476 (Land South Of By Pass, Hough End Lane, Bramley), HG1-488 (Block 1, Whingate House, Whingate, Armley), HG1-497 (Former Farnley Working Mens Club, Butt Lane, Farnley) and HG1-501(Site Of The Former Christ Church Vicarage, Armley Ridge Road).
b	There are 8 existing sites where new planning permissions have been granted which change the capacity of the site (site refs. HG1-165 (Dick Lane - Midpoint, Pudsey), HG1-200 (Lumby Lane), HG1-131 (Pollard Lane LS13), HG1-133 (Calverley Lane, Farsley), HG1-147 (Bramley District Centre), HG1-195 (120-122 Smalewell Road, Pudsey), HG1-140 (The Old Vic, 17 Whitecote Hill, Bramley) and HG1-507 (Hillside Reception Centre Leeds and Bradford Road Bramley - formerly HG2-60)
c	HG1-164 (Town Street - Belgrave Works LS13) has been removed as an identified site as it now has planning permission for retail development.

Identified sites update summary:

- 4.8.2 The total dwelling capacity from identified sites has increased from 2535 in the Publication Draft Plan to 2670.

Changes to housing allocations:

- 4.8.3 Changes are proposed to the boundaries or capacities of the following sites:

a	HG2-66 (Hill Foot Farm, Pudsey) – the capacity has been reduced to reflect concerns that the electricity pylon within this site will limit the number of dwellings that can be developed on the site.
b	HG2-68 (Waterloo Road (land at), Pudsey) – the capacity has been reduced slightly to reflect comments made by the landowner’s agent that the steep slope to the south of the site reduces the net developable area.
c	HG2-80 (Acres Hall Avenue Pudsey) – the site boundary and capacity has been amended to reflect that the landowner of the north east portion of the site does not wish for their land, or their access track, to be included within the allocation. As this would result in the remainder of the eastern boundary appearing incoherent, it has also been amended. In addition, the existing properties to the south east of the site, which are not proposed to be redeveloped, have been removed from the site.
d	MX2-6 (Wortley Low Mills Whitehall Road) is to be allocated for employment use only (rather than mixed employment and residential use) following further assessment of the site through the Employment Land Assessment.

- 4.8.4 Changes are proposed to the site requirements of the following sites:

a	HG2-53 (Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge), HG2-55
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	(Calverley Lane, Calverley), HG2-56 (Rodley Lane (land at) - Calverley Lane, Calverley), HG2-63 (Woodhall Road (land adjoining) - Gain Lane, Thornbury), HG2-67 (Owlcotes Farm/Owlcotes Gardens Pudsey), HG2-72 (Land off Tyersal Court, Tyersal), HG2-73 (Harper Gate Farm, Tyersal Lane, Bradford) and HG2-200 (Stanningley Road, Leeds) have additional or amended site requirements which respond to Historic England's concerns about the listed buildings and/or conservation areas affected by the proposed allocation (details are given in the Appendix).
b	HG2-74 (Station Street, Pudsey), MX2-5 (Waterloo Lane, Leeds) and MX2-6 (Wortley Low Mills Whitehall Road) – the site requirement relating to listed buildings is to be removed following comments by Historic England that these sites are unlikely to affect listed buildings.
c	HG2-53 (Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge) and MX2-6 (Wortley Low Mills Whitehall Road) have additional or amended site requirements on flood risk, which reflect the findings of additional work that has been undertaken on flood risk.
d	HG2-58 (Airedale Mills, Rodley) - Natural England have raised concern about the impact of site on the Leeds Liverpool Canal SSSI, particularly with regard to the construction of a replacement bridge and resulting shading effect on the canal bank. An ecological assessment has been commissioned to establish what the potential ecological impact of overshadowing might be and the ecological site requirement will be revised accordingly, if necessary. Members will be updated on progress at the meeting.
e	HG2-63 (Woodhall Road (land adjoining) - Gain Lane, Thornbury), HG2-65 (Daleside Road, Thornbury), HG2-66 (Hill Foot Farm, Pudsey), HG2-69 (Dick Lane Thornbury) and HG2-73 (Harper Gate Farm, Tyersal Lane) have amended site requirements in relation to highways. This responds to concerns raised by Bradford City Council through the Duty to Cooperate process that these sites will also have a cumulative impact on junctions within the Bradford District, and that contributions towards mitigating this may also be required.
f	HG2-82 (Wortley High School) – the green space site requirement has been amended to make reference to the development brief that has been prepared for this site in order to provide additional clarity about the intentions for this site. This responds to concerns raised through the consultation that the existing sports facilities should be retained and residential development should be on the footprint of the former school.
g	HG2-84 (Oldfield Lane - Leeds City Boy's pitch) - green space site requirement for HG2-84 has been amended to state that the existing 'sports facilities' (rather than 'pitch') should be relocated within Leeds, in response to comments that there was not just a singular pitch on the site.

4.8.5 The above, the site address of HG2-83 has also been corrected in light of comments highlighting that this site is in Wortley (not Bramley as previously stated).

New housing site submissions:

4.8.6 11 new housing sites have been submitted. Of these, 5 are proposed for allocation:

a	HG2-76 Hough Side Road, Pudsey. This additional land is next to site HG2-76 so it is to be allocated as an extension to this site): 40 units
b	HG2-204 Wood Nook, North of the B6155, Pudsey: 60 units
c	HG2-205 Stonebridge Mills, Farsley: 75 units

d	HG2-206 Heights Lane, Armley: 28 units
e	HG2-207 Hough Top Court, Pudsey: 76 units

Changes to safeguarded land:

- 4.8.7 The addition of the new sites, and the overall increase to the capacity of the identified sites, would result in Outer West significantly exceeding the housing target set by Core Strategy. The following change is proposed in response to this;

a	HG2-81 (Land off Gamble Lane) – change from a housing allocation to safeguarded land site (HG3-29). This site is considered to be the least preferable site (of those previously proposed for allocation) in green belt terms. Comments from Historic England, and the Heritage Assessment subsequently undertaken in the light of their comments, has also raised concerns about the impact that the development that this site would have on the setting of Farnley Hall
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Housing allocations summary:

- 4.8.8 The total capacity from housing allocations has reduced from 2100 in the Publication Draft Plan to 2066.

Overall summary for housing in Outer West:

HMCA target: 4700		Total	+/- target
	Identified sites total	Housing allocations	
Publication Draft Plan	2535	2100	4635 -65
Post Publication consultation	2670	2066	4736 +36

Employment

Identified office and general employment sites update:

a	There are no new sites with planning permission. However it should be noted that site EG2-5 should have the reference EG1-66 Land Adjacent Canada Dry, Intercity Way Stanningley Pudsey
b	There are no existing identified sites where new planning permissions have been granted which change the capacity of the site.

Changes office and general employment sites allocations:

- 4.8.9 Changes are proposed to the boundaries or capacities of the following sites:

a	EG2-8, Land at former Kirkstall Power Station: this site is proposed to be deleted as the ELA 2016 Update confirms that site not available in foreseeable future.
b	MX2-6, Wortley Low Mills Whitehall Road: this site is unlikely to be available to deliver housing because planning record shows there are full applications for car dealership and industrial use. It is proposed that the site is to be changed solely to employment (EG2 –25).

New employment site submissions:

4.8.10 No new employment sites have been submitted.

Overall Summary for Employment:

Outer West HMCA	Identified Office (EO1 inc. mixed use sites) (sqm)	Proposed Office (EO2 inc. mixed use sites) (sqm)	Identified General Employment (EG1 inc. mixed use sites) (ha)	Allocated General Employment (EG2 + EG3, inc. mixed use sites) (ha)
Publication Draft Plan	5,000	0	2.92	7.48
Post Publication Consultation	5,000	0	2.92	3.75
Change	0	0	0	-3.73

Green space

4.8.11 The following changes to green space sites are proposed:

a	G1305 (Wood Nook) and G1428 (Hough Top Court) are deleted and allocated for housing as well as G920 (Heights Lane) as part of the Housing Investment Land Strategy proposals.
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5 Other considerations

Updated Sustainability Appraisal

- 5.1 All new site submissions have been subject to sustainability appraisal, using the same approach as other sites considered through the Site Allocations Plan process. A few of the scoring criteria have been revised in response to consultation comments from the Coal Authority on land instability and Historic England on the heritage value of sites. Appendix 3 outlines the SA of the new site submissions. An updated Sustainability Appraisal will be made available for Executive Board.

Further Technical work/Updates to Background Information

- 5.2 Background Papers will be updated as necessary and made available for Executive Board. These include updating of the Infrastructure Background Paper, particularly in respect of school provision and transport modelling, and the Flood Risk Sequential and Exceptions Test Background Paper.

Neighbourhood Plans (NP)

- 5.3 A number of Neighbourhood Plans (NP) are being prepared on the basis of sites proposed in the SAP Publication Draft in the full knowledge that changes may be made throughout the process of plan-making. Officers have been working with NP groups to advise on the SAP process and the content of plans and ensure conformity between different parts of the Local Development Framework.
- 5.4 There are a number of emerging Neighbourhood Plans in the HMCAs subject to this report. Those in Adel, Kippax and Oulton & Woodlesford are likely to undertake draft consultation in Summer/Autumn 2016. Proposed changes to the SAP arising from the recent consultation have been considered by officers alongside these emerging documents and it is the view of officers that there are no issues arising. Pre-submission consultation takes place on the Holbeck NP in June/July 2016. Although the plan does not set out allocations affected by the changes in this report, it does contain a suite of policies which will assist decision taking on planning applications.

6 Corporate Considerations

6.1 Consultation and Engagement

- 6.1.1 The focus of this report has been to provide a summary of proposed changes for the Site Allocations Plan (SAP) Housing Market Characteristic Areas (HMCAs): City Centre, East, Inner, Outer North West, Outer South and Outer West, where particular issues identified are considered to go to the soundness of the Plan. It is intended that these proposed changes (together with any technical updates), will be subject to a further stage of public consultation (pre-submission consultation), before the end of the year, prior to the submission of the Plan for independent examination.
- 6.1.2 The Report of Consultation will be updated and submitted to the Inspector.

6.2 Equality and Diversity / Cohesion and Integration

- 6.2.1 In the preparation of the Site Allocations Plan, due regard has been given to Equality, Diversity, Cohesion and Integration issues. This has included the completion of

EDCI Screening of the SAP and meeting the requirements of the Strategic Environmental Assessment Directive, which has meant that these Plans are subject to the preparation of a Sustainability Appraisal. The purpose of such Appraisals is to assess (and where appropriate strengthen) the document's policies, in relation to a series of social (and health), environmental and economic objectives. As part of this process, issues of Equality, Diversity, Cohesion and Integration, are embedded as part of the Appraisal's objectives. The SAP material follows on and reflects the approach set out in the Core Strategy, which has also had the same regard to these issues.

6.3 Council Policies and City Priorities

6.3.1 The Core Strategy, the Publication SAP, play a key strategic role in taking forward the spatial and land use elements of the Vision for Leeds and the aspiration to be the 'the Best City in the UK'. Related to this overarching approach and in addressing a range of social, environmental and economic objectives, these Plans seek to implement key City Council priorities. These include the Best Council Plan (2015 - 20) (in particular priorities relating to 'Supporting economic growth and access to economic opportunities', 'Providing enough homes of a high standard in all sectors', 'Promoting physical activity' and 'Enhancing the quality of our public realm and green spaces' and Breakthrough Projects including 'Housing growth and high standards in all sectors' and 'More jobs, better jobs').

6.4 Resources and value for money

6.4.1 The preparation of statutory Development Plan Documents or the Local Plan is a necessary but a very resource intensive process. This is due to the time and cost of document preparation (relating to public consultation and engagement), the preparation and monitoring of an extensive evidence base, legal advice and Independent Examination. These challenges are compounded currently by the financial constraints upon the public sector and resourcing levels, concurrent with new technical and planning policy pressures arising from more recent legislation (including the Community Infrastructure Levy and Localism Act). There are considerable demands for officers, members and the community in taking the Development Plan process forward.

6.4.2 For the Local Development Framework ('Local Plan') to be as up to date as possible, the Council now needs to produce the SAP as quickly as practicable, following the adoption of its Core Strategy. This is now crucially important, given the Government's statement for the need for local plans to be in place by 2017, with the threat of direct intervention if not. The SAP will provide value for money in that the Council will influence and direct where development goes. Without an up to date plan the 'presumption in favour of sustainable development' by the Government means that any development in conformity with national policy will be acceptable, regardless of any previous positions of the authority, which could have implications in terms of resources and value for money.

6.5 Legal Implications, Access to Information and Call In

6.5.1 The SAP will follow the statutory Development Plan process (Local Development Framework). The report is not eligible for call-in as no decision is being taken. However, because the preparation of the Development Plan forms part of the Council's Budget and Policy Framework, the Plan changes will need to be considered by Scrutiny Board, prior to Executive Board.

6.6 Risk Management

- 6.6.1 Without current allocations Plans for Leeds in place, aspects of the existing UDP allocations will become out of date and will not reflect or deliver the Core Strategy Policies and proposals (including District wide requirements for Housing and General Employment Land) or the requirements of national planning guidance. Early delivery is therefore essential to enable the Council to demonstrate that sufficient land will be available when needed to meet the Core Strategy targets. Without an up to date plan the 'presumption in favour of sustainable development' by the Government means that any development or Neighbourhood Plan in conformity with national policy will be acceptable, regardless of any previous positions of the authority. The more the work progresses, the more material weight can be given to it. In addition, the Government has stated that they will intervene, unless Plans are in place by 2017.

7 **Conclusion**

- 7.1 The purpose of this report has been to provide members of the Development Plan Panel, with a summary review of the consultation outcomes for the Site Allocations Plan (SAP) Housing Market Characteristic Areas (HMCAs): City Centre, East, Inner, Outer North West, Outer South and Outer West. Based on these outcomes and further technical work, a relatively limited number of changes are proposed, where issues raised are considered to go to the soundness of the Plan. Once all proposed changes to the Plan have been considered by DPP, these will in due course be reported to Executive Board (and then full Council), for pre-submission consultation, prior to the submission of the Plan for independent examination.

8 **Recommendation**

- 8.1 Development Plan Panel is invited to:

- i) consider the overall consultation outcomes, summarised in this report,
- ii) agree the proposed changes to the Site Allocations Plan, together with the updated sustainability appraisal report and other relevant supporting documents,
- iii) to recommend to the Executive Board that the proposed changes, the updated sustainability appraisal report and other relevant supporting documents, are approved for pre-submission consultation, prior to the submission of the Plan for independent examination.

Appendices

Appendix 1: Summary of representations by HMCA (City Centre/ East / Inner/ Outer North West/Outer South / Outer West)

Appendix 2: Maps showing proposed boundary changes and new sites by HMCA (City Centre/ East / Inner / Outer North West/Outer South / Outer West)

Appendix 3: Sustainability Appraisal for proposed new employment and housing sites.