



Leeds Site Allocations Plan

Introduction

1. There is a requirement, in accordance with the Constitution of Leeds City Council for the Scrutiny of the development of key policies which form part of the Council's budget and policy framework. The Site Allocations Plan being one such policy was considered by the Scrutiny Board (City Development) on the 21 of December 2016.
2. The purpose of this report is to inform the Executive Board of the deliberations and conclusions of the Scrutiny Board (City Development) in order to meet constitutional requirements under the Budget and Policy Framework and support the decision making process of the Executive Board.

Evidence and Information Considered

3. The Director of City Development submitted a report to the Scrutiny Board (City Development) which outlined the scope and preparation of the Site Allocations Plan (SAP). The report stated that the SAP was at an advanced stage, having been through three stages of public consultation. The report confirmed that the Development Plan Panel has provided oversight of the plan making process since 2012. The Development Plan Panel has made recommendations at all the plan making stages, which have subsequently been endorsed by the City Council's Executive Board (except for Outer North East).
4. The following information which was also appended to the report:
 - Appendix 1 – Chronology of Key Milestone Decisions by Development

Plan Panel, Briefings with Ward Members and Public Consultation Events.

- Appendix 2 – Site Allocations Plan, Sections 1 & 2 (Introduction and Overview) and Section 3, Area Proposals, Publication Draft. September 2015
 - Appendix 3 – Summary of Pre Submission Changed to 10 Housing Market Characteristic Areas in the Site Allocations Plan (Excluding Outer North East) Following Development Plan Panel Meetings on 14th and 28th June and 19th July 2016
5. The following representatives were in attendance to participate in debate, provide information and to respond to Members questions and comments.
 - David Feeney – Head of Strategic Planning
 - Martin Elliot – Group Manager (Policy and Plans)
 - Lois Pickering - Team Leader Local Plans
 - Andrew Hall, Head of Transportation
 - Cllr Richard Lewis – Executive Board Member, Regeneration, Transport and Planning

Deliberations and Conclusions

6. We were reassured that the Site Allocations Plan supports the efforts of the Council and the region to promote regeneration and growth, and that this framework is consistent with the



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- overarching Core Strategy and Local Development Framework.
7. We sought clarity regarding public consultation arrangements and the analysis of all subsequent feedback received. We were reassured that consultation has been undertaken with a wide range of stakeholders across the district and that all responses from individual bodies and members of the public have been considered. It was stated that approximately 46,000 representations had been made to the public SAP.
 8. We acknowledged that the plan for the Outer North East is not as advanced as other area plans. We were advised that shortly before the commencement consultation the promoters of the Headley Hall site stated that they no longer wanted to support proposals. The consequence of this for the plan making process was that alternative proposals had to be identified for Outer North East in order for the area to meet housing requirements. Consultation for this area closed on 7th November with the Development Plans Panel giving the area full consideration at their meeting on the 10th January 2017 after our deliberations.
 9. We are satisfied that there has been rigorous input and oversight from Development Plans Panel throughout the whole process, we have no reason to believe that this would not continue for the Outer North East area. It was confirmed that further examination will be undertaken by the Planning Inspector, who would address any submissions regarding sites, issues and process in the context of Government planning guidance.
 10. We sought clarity about the range of partners and external organisations involved in the development of the SAP. We were advised that Children's Services, Adult Social Care, Public Health & Transport as well as the Environment and Highways Agencies have been closely involved in development to reflect all requirements for community development within the plan. With regard to transport we sought to establish that the strategic aims of the SAP and developing Local Transport Plan are complementary and were advised that this is the case.
 11. Concern was raised regarding green belt allocations within the SAP. We were informed that in terms of the approach to green belt release, the core strategy includes policy SP10 which sets out the scope of the green belt review. It was confirmed that the review process has been undertaken as part of bringing forward allocations of land and therefore it was integral to each site selection in the SAP.
 12. Likewise, we were advised that flood risk has also been an ongoing consideration with sites assessed for suitability and where necessary, mitigation requirements have been specified.
 13. The impact of windfall sites on allocated sites was also explored, which we concluded was minimal.
 14. We expressed our concern about housing growth and the impact this will have on neighbourhoods and communities. Many members of the Scrutiny Board have received representations regarding this. We consider that Government expectations



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with regard to housing growth and housing development is a challenge particularly with the limitations for local authority discretion and flexibility in the planning system.

15. In response we were informed that the delivery of 70,000 houses net between 2012-2028 is set out in the core strategy, which has been endorsed by the Planning Inspector. When the Core Strategy examination was undertaken, there was extensive representation from communities and the Planning Inspector was made aware at that time of their concerns and the potential local impacts. Within the context of the evidence that was provided, the inspectors report found that the plan was sound.
16. The housing figure has been considered at Plans Panel as well as the joint scrutiny inquiry into Housing Mix. We were advised that the outcome of these considerations were to move forward with the SAP. We acknowledged that without a SAP the local authority would be at greater risk of ad hoc and piecemeal development. We stressed the importance of ensuring that communities can continue to be economically sustainable through the provision of sites for other use, such as employment, and that there needs to be a balance to meet the overall needs of communities, not just high level housing targets.

Recommendation

The Executive Board is recommended to note the deliberations and conclusions of the Scrutiny Board (City Development) when considering the Site Allocations Plan submitted for approval

Scrutiny Board (City Development)
Statement for the Executive Board - Site Allocations Plan
8th February 2017



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