
Report to Leeds City Council

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an Inspector appointed by the Secretary of State

Date: 2 January 2024

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the Remitted Parts of the Leeds Site Allocations Plan

The Leeds Site Allocations Plan was submitted for examination in May 2017 and adopted in July 2019.

The parts of the Leeds Site Allocations Plan that relate to the 37 sites for housing or mixed use that were in the Green Belt immediately before adoption of the Leeds Site Allocation Plan were ordered to be remitted to the Secretary of State on 10 August 2020.

The examination of the Remitted Parts of the Leeds Site Allocations Plan began on 26 March 2021.

The examination hearings relating to the Remitted Parts of the Site Allocations Plan were held between 14 and 17 September 2021, and 18 May 2022

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Contents

Abbreviations used in this report.....	3
Non-Technical Summary.....	4
Introduction and context.....	5
Public Sector Equality Duty.....	8
Assessment of Duty to Co-operate.....	8
Assessment of Other Aspects of Legal Compliance.....	9
Assessment of Soundness.....	12
Issue 1 – Whether the removal of 36 sites from the Green Belt and their allocation for housing development is justified and consistent with national policy including that relating to Green Belts.	12
Issue 2 – Whether removal of remitted site MX2-38 from the Green Belt and its allocation for mixed use development is justified and consistent with national policy.....	26
Overall Conclusion and Recommendation.....	30
Schedule of Main Modifications.....	Appendix

Abbreviations used in this report

AVLAAP	Aire Valley Leeds Area Action Plan
CSSR	Core Strategy Selective Review
HMCA	Housing Market Characteristic Area
HRA	Habitat Regulations Assessment
LDS	Local Development Scheme
NPPF	National Planning Policy Framework
NRWLP	Natural Resources and Waste Local Plan
PPG	Planning Practice Guidance
SAPR	Remitted Parts of the Leeds Site Allocations Plan
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SPA	Special Protection Area
SHLAA	Strategic Housing Land Availability Assessment

Non-Technical Summary

This report concludes that the Remitted Parts of Leeds Site Allocations Plan (SAPR) provides an appropriate basis for the planning of Leeds City, provided that a number of main modifications [MMs] are made to it. Leeds City Council has specifically requested that I recommend any MMs necessary to enable the SAPR to be adopted.

Following the hearings, the Council prepared schedules of the proposed modifications and, where necessary, carried out sustainability appraisal and habitats regulations assessment of them. The MMs were subject to public consultation over six-week periods. I have recommended their inclusion in the SAPR after considering the sustainability appraisal and habitats regulations assessment and all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Deletion of the 36 remitted housing allocations and inclusion of each in the Green Belt. Modification to policies and text that give reasons for and effect to those deleted remitted housing allocations and the housing element of site MX2-38 (the mixed-use site), including taking account of the Core Strategy 2019 housing requirement and updated housing land supply position.
- Modifications to policy MX2-38 to allocate the site for general employment use rather than mixed use (and renumber it as EG2-37) along with consequential changes to the other parts of the SAPR including those relating to employment land supply.

Introduction and Context

1. This report contains my assessment of the Remitted Parts of the Leeds Site Allocations Plan (SAPR) in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers whether the SAPR is compliant with the legal requirements and whether it is sound.
2. The National Planning Policy Framework (NPPF) was published in 2012 and revised in 2018, 2019, 2021 and 2023. However, it includes a transitional arrangement in paragraph 220 of the July 2021 NPPF which indicates that, for the purpose of examining the SAPR, the policies in the 2012 NPPF will apply. Similarly, where the Planning Practice Guidance (PPG) has been updated to reflect the revised NPPF, the previous versions of the PPG apply for the purposes of this examination under the transitional arrangement. Therefore, unless stated otherwise, references in this report are to the 2012 NPPF and the versions of the PPG that were extant prior to the publication of the 2018 NPPF.
3. The NPPF makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.

The Leeds Development Plan

4. The Leeds Site Allocations Plan 2012-2028 (SAP) allocates sites for housing, mixed use, employment and designates retail centres and green spaces. The SAP is part of a group of documents forming the Leeds Development Plan which includes the Core Strategy (as amended by the Core Strategy Selective Review 2019) and the Aire Valley Leeds Area Action Plan 2017 (AVLAAP) and the Natural Resources and Waste Local Plan (NRWLP).
5. The SAP was originally prepared to be consistent with the 2014 Core Strategy and it was adopted on 10 July 2019. It included 37 Green Belt allocations which were allocated for housing to help meet the annualised housing requirement of the 2014 Core Strategy and to demonstrate a five-year supply of housing land. One of the sites was allocated as mixed use for housing and general employment land.
6. The Core Strategy was amended by the Core Strategy Selective Review and adopted in September 2019 (the 2019 Core Strategy). The 2019 Core Strategy now sets out a revised housing requirement for the period 2017 – 2033. It contains amended policies on affordable housing, green space and sustainable construction and new policies on housing space standards, accessible homes and electric vehicle charging points were added. The rest of the adopted Core Strategy policies remain the same as in the 2014 version.

High Court challenge

7. In 2020 the SAP was the subject of a High Court challenge (Core Documents CDREM1/7 a¹, b² and c³). The challenge was successful in relation to inadequate reasons given in respect of the justification for Green Belt release and the use of Housing Market Characteristic Areas (HMCAs) in the site selection process, as well as errors of fact in relation to housing supply. The implications of a lower housing requirement in the Core Strategy Selective Review, which was being examined in parallel with the SAP examination, was considered during the proceedings of the High Court.
8. On 10th August 2020, the High Court ordered '*..all parts of the Leeds Site Allocations Plan ('the SAP') which allocates sites for housing, including mixed use allocations..., that were in the Green Belt immediately before the SAP's adoption (including the aspects of all policies and text that give reasons for, and effect to, those allocations), be remitted to the Secretary of State for independent examination...*' (CDREM1/7a paragraph 1). The matter was remitted to the Secretary of State to start from '*where the error of law occurred*' (CDREM1/7b paragraph 24).
9. It was also ordered by the Court that the parts of the SAP referred to in the order, should be '*treated as not having been adopted or approved*' (CDREM1/7a paragraph 2).
10. The approved relief judgement (CDREM1/7b) states at paragraph 26 that '*the Council will have to decide what, if any, modifications it intends to propose to the Inspectors. That is a matter of planning judgement for the Council and it is not for me to adjudicate on what approach the Council takes to exceptional circumstances for GB release once the matter is remitted.*' Following the High Court judgement, in 2020 the Council updated their evidence relating to housing land supply.
11. As a result of this evidence, the Council concluded that exceptional circumstances did not exist to justify the release of the remitted sites for housing due to the increase in housing supply and change in housing requirement. The Council then took the view that the remitted sites were unsound and that to make the SAP sound they would need to be deleted.
12. The Council carried out consultation between January and February 2021 proposing the deletion of all 37 remitted sites from the SAP. The Council's consultation proposals were the changes that the Council considered would be needed to modify the adopted SAP.
13. Following that consultation, the Council maintained proposing the deletion of 36 of the Green Belt allocations for housing. However, they concluded that there was justification to allocate the mixed-use site (SAP reference MX2-38

¹ Remedy Order

² Approved Relief Judgement

³ Approved Judgement

Barrowby Lane) for wholly general employment use. The Council included this site as a Green Belt site allocation for general employment use as proposed site allocation EG2-37 Barrowby Lane as part of their submission of proposed changes to the SAPR.

14. The examination opened on 26 March 2021, this being the date when the Council submitted their 'Proposed Main Modifications' to the SAPR, supporting evidence and consultation responses relating to the remitted sites. From this point on I refer to the Council's Proposed Main Modifications as 'suggested changes.'
15. The Council consulted upon 'suggested changes' which related to the Policies Map and proposed no other changes to the text of the SAP. As part of the examination and at my request the Council prepared a schedule that comprised all elements of the SAP that they considered related to their proposals to delete the 36 housing site allocations and allocate proposed site EG2-37 for general employment use. This included all aspects of all policies and text that give reasons for and effect to the relevant allocations in the adopted SAP. The scope of the SAPR examination is focused on the 37 remitted sites including 'the aspects of all policies and text that give reasons for, and effect to those allocations.'
16. The policies, allocations, reasoned justification, and designations within the adopted SAP that do not relate to the 37 remitted sites remain as adopted and are not the subject of this examination.
17. It is necessary for me to determine whether the SAPR is sound in relation to being positively prepared, justified, effective, and consistent with national policy and if not, what modifications should be recommended to make them so.

Main Modifications

18. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications [**MMs**] necessary to rectify matters that make the SAPR unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
19. Where necessary, the Council also carried out sustainability appraisal and habitats regulations assessment the MMs. The MM schedules and updated sustainability appraisal and habitat regulation reports were subject to public consultation for six weeks.
20. I have taken account of the consultation responses on the MMs in coming to my conclusions in this report.

Policies Map

21. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. The adopted Policies Map is dated July 2019 and was updated in August 2020 to show the deleted remitted sites.
22. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, published MMs to the Plan's policies require further corresponding changes to be made to the policies map.
23. These further changes to the policies map were published for consultation alongside the MMs as the Schedule of Policies Map Changes.
24. When the SAPR is adopted, in order to comply with the legislation and give effect to its policies, the Council will need to update the adopted policies map to include all the changes published alongside the MMs.

Public Sector Equality Duty

25. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination including affordable housing, the mix of housing types and accommodation for older persons.

Duty to Co-operate

26. Whilst section 20(5)(c) of the 2004 Act requires consideration of whether Councils comply with any duty imposed on them by section 33A in respect of the plan preparation, the Inspectors' Report for the SAP (CDREM1/9 paragraphs 19-23) concluded that the Duty to Cooperate in relation to plan preparation has been met. Consequently, there is not a need for me to formally consider this matter further in respect of the SAPR.
27. Nevertheless, there is a signed Statement of Common Ground between Leeds City and its neighbouring authorities. This sets out that there have been discussions with regards to the implications of the SAPR and that there remain no unresolved strategic matters. It is agreed between the relevant authorities that there are no cross-boundary impacts resulting in the deletion of the 37 Green Belt sites for housing or the proposed allocation of the employment land (the remitted mixed-use site) within the Green Belt.

Assessment of Other Aspects of Legal Compliance

Consultation on the SAPR and other engagement

28. Although this was not a part of the statutory process leading to submission of a plan, before the examination opened the Council carried out a consultation between January and February 2021 in the form of their 'Proposed Main Modifications'. An additional six-week consultation on the Council's proposal for allocating site EG2-37 for general employment use, took place in May-June 2021.
29. The Council's Statement of Community Involvement (SCI) was adopted in 2007 and revised and adopted in November 2022.
30. In response to the impact of the pandemic on community engagement and consultation the Council produced an Interim Statement of Community Involvement 2021 (CDREM 1/8). This set out that the scope of consultation and engagement activities on development plan documents, which included the SAPR, would be limited but would comply with the regulations in place at the time.
31. The Council contacted all those who were listed on their Local Plan database which includes a range of statutory and non-statutory consultees and those who responded to previous consultations on the SAP. Letters and / or emails were also sent to all groups with made or in the process of preparing Neighbourhood Plans. All Ward Members and Members of Parliament were also notified by email. A virtual meeting was held with representatives from the development industry in January 2021.
32. The Council provided details of the reasons for the SAPR, outlined the consultation and the Council's proposed changes on the Council's website including an interactive map showing the proposals. The Council received over 250 submissions on their consultation. Whilst this number is very significantly below the responses to the SAP, there was nevertheless a range of responses from local community groups, individuals and developers and representative bodies and a wide range of objections to, and support for the Council's 'suggested changes'.
33. The use of on-line consultation was undertaken in accordance with the Interim SCI and the Town and Country Planning (Local Planning, Development Management Procedure, Listed Buildings etc.) (England) (Coronavirus) (Amendment) Regulations 2020, which were extant at the time.

34. Main Modifications to the SAPR were consulted on for six weeks starting in December 2021. This included MMs to allocate site EG2-37 for general employment use and consequential changes to the text of the SAPR. When the Government produced the Integrated Rail Plan in 2021, this led to a further hearing session in May 2022 with subsequent consultation on MMs deleting site EG2-37 from the SAP and the consequential changes in the text of the SAPR. Since then, there have been further changes in circumstance relating to HS2 and the implications for the SAPR.
35. I have sought comments solely from the Council on points or matters relating to site EG2-37 where changes in circumstance have arisen since October 2023. This opportunity has not been extended to other parties. The responses to the MMs from other parties have been detailed, particularly in relation to the potential allocation of the Green Belt site for wholly employment use, where representations have been made that exceptional circumstances do not exist to release this site from the Green Belt.

Sustainability Appraisal

36. The Council carried out a sustainability appraisal (SA) of their 'Proposed Main Modifications' for the SAPR, prepared a Sustainability Appraisal Addendum of the findings of the appraisal, and published Addendum along with the SAPR and other submission documents. The appraisal was also updated to assess the MMs.
37. The Environmental Assessment of Plans and Programmes Regulations 2004 require an assessment of reasonable alternatives having regard to the objectives and geographical scope of a plan. The Council assessed 4 reasonable alternatives during the preparation of the SAPR. The SA considers the overall effects of these options with Option 4 being selected by the Council which was to not allocate the Green Belt sites for housing and to allocate a site (EG2-37) for general employment use. All four options are assessed against the SA objectives and the framework used for the SAP, CS and the CSSR which contained an additional objective.
38. The Council considered and rejected other options as reasonable alternatives. These included the adjustment of the plan period and the allocation of the parts of the Remitted sites which contained brownfield land. The scope of the SAPR examination is focused on the 37 remitted sites and not other potential sites for housing or employment use, and the Council concluded that these options would widen the scope of the examination beyond these matters and that the issues raised would be better addressed through any future update on the Local Plan. I refer to these later in my report.

39. The extent of the reasonable alternatives has been considered within the context of the scope of the Remittal and the SA has sufficiently evaluated the reasonable alternatives.

Habitats Regulation Assessment

40. The Habitats Regulations Assessment Addendum: Screening and Appropriate Assessment Report (January 2021) considers the effects of the proposed deletion of four sites (HG2-1, HG2-2, HG2-4 and HG2-9) that are within the 7km zone of influence for potential increased recreational disturbance of the South Pennine Moors Phase 2 Special Protection Area/Special Area of Conservation (SPA/SAC). The deletion of these sites will lessen the potential for Likely Significant Effects on the SPA/SAC as the occurrence of possible recreational disturbance would diminish due to the deletion of housing allocations.
41. Measures already in place for mitigation of any effects as part of the adopted SAP would remain. These are at Chevin Forest Park Local Nature Reserve and the North West Leeds Country Park and Green Gateways project. These two areas are not dependent on funding from housing development and would continue to function properly in terms of mitigation without the relevant remitted sites.
42. In respect of proposed allocation EG2-37 this was screened out of consideration in the May 2021 HRA (CDREM1/5a), in line with the Screening Stage Assessment of the HRA of the SAP because it does not give rise to potential Likely Significant Effects. The site is more than 25km away from South Pennines Moors SPA and North Pennines Moors SPA. There is no objection to the allocation of this site from Natural England in relation to the HRA.

Other legal aspects

43. As concluded in the Inspectors' report for the SAP (CDREM1/9 paragraph 225), the Plan had been prepared in accordance with the Council's Local Development Scheme (LDS). The Local Development Scheme dated June 2021 also refers to the SAP after its adoption and the implications of the High Court Challenge.
44. In terms of other legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations, these had been met as concluded in the Inspectors' report for the SAP (CDREM1/9 paragraphs 229-230). The SAPR does not alter that assessment.

Assessment of Soundness

Main Issues

45. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified two main issues upon which the soundness of the Remitted Parts of the Leeds Site Allocation Plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors.
46. My report first covers issues relating to housing under Issue 1. Issue 2 addresses the sole mixed-use site in relation to general employment use. My conclusions relating to housing also apply to the housing element of the mixed-use site (MX2-38).

Issue 1 – Whether the removal of 36 sites from the Green Belt and their allocation for housing development is justified and consistent with national policy including that relating to Green Belts.

47. Paragraph 83 of the 2012 Framework indicates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. There is no definition in the 2012 Framework of what constitutes exceptional circumstances.

Housing requirement

48. The 2014 Core Strategy had a housing requirement of 70,000 net dwellings between 2012 and 2028, and a subsequent need to allocate 66,000 homes (gross). This meant that the release of Green Belt land was deemed to be necessary, as set out in Policy SP10 of the Core Strategy. The SAP was adopted in July 2019 covering the period up to 2028. It included the 37 Green Belt site allocations to contribute to this need, and which were needed to cover the period only up to 2023.
49. The 2019 Core Strategy (incorporating the Core Strategy Selective Review) includes a revised housing requirement in policy SP6 of 51,952 (net) dwellings for the period between 2017 and 2033. The 2019 Core Strategy therefore has a lower housing requirement than was in place at the time the SAP was adopted.
50. Policy SP6 also sets out a gross need for 46,352 dwellings to be identified, annually this is 2,897 dwellings. The reason for the difference between the requirement of 51,952 dwellings and the gross need of 46,352 arises from policy SP6 also including a windfall allowance for 500 dwellings per annum on small and unidentified sites between 2017 and 2033.

51. Policy SP6 of the 2019 Core Strategy has a base date of 2017. As this is now the adopted position on the housing requirement, using the base date of 2017 for the purposes of assessing the implications of that on the remitted sites is appropriate. From 2017 to 2028 (the end of the SAP plan period) the annual requirement of 2,897 homes would result in a need to identify 31,867 homes up to 2028 (11 years x 2,897).
52. The aim of the SAP is to deliver a supply of housing to meet the requirement in the adopted 2019 Core Strategy. The version of the NPPF which includes the Standard Method for assessing housing need does not apply to this examination, nor does the Planning Practice Guidance on Local Housing Need where it relates to the Standard Method. Any housing requirement figure that would replace the 2019 Core Strategy requirement would need to form part of a new Local Plan or review and be examined accordingly.
53. The SAP plan period is from April 1, 2012, to 31 March 2028. This is a different time frame than the 2019 Core Strategy, which covers the period from 2017 to 2033. In terms of whether it is appropriate to adjust the SAP plan period end date of the SAP to 2033 to match the 2019 Core Strategy, this is outside the scope of this examination and is not a remitted matter. A review or new plan would be the appropriate mechanism for extending the SAP plan period.

Conclusion on Housing requirement

54. For the reasons set out above, for the purposes of the SAPR the relevant housing requirement is from the 2019 Core Strategy, which results in the need to identify land for 31,867 homes between 2017 and 2028.

Housing land supply

55. The Strategic Housing Market Land Availability Assessment (SHLAA) indicates that as of April 2020, sites under construction (7,555 homes), sites with detailed and outline planning permission (14,781 homes) and the remainder of the housing allocations in the SAP and AVLAAP which are not remitted sites (12,899 homes) bring the total to 35,235 homes in the supply. Completions between 2017 (the base date of the 2019 Core Strategy) and 2020 totalled 7,900 homes. This demonstrates that there is a substantial margin of 11,268 homes above need to identify 31,867 homes to 2028.
56. Since the adoption of the SAP the Council's evidence on housing supply is that there has been a significant increase in the number of sites that have been given planning permission. These are mainly in the form of 'large windfall sites' in the City Centre and Inner Housing Market Characteristic Areas (HMCAs). These sites are over the threshold of small sites, are not allocated in the SAP or the AVLAAP and were given planning permission after 2016. Planning permissions being granted for large windfall sites formed part of the

consideration of the legal challenge. In the future there may also be large sites that come forward which do not yet have planning permission. Given the margin of the surplus, these windfalls would provide an even greater margin of flexibility.

57. In terms of whether the SHLAA is robust, it was produced in accordance with the most up to date national guidance and follows the same methodology that used for the SAP. This includes consultation with landowners, agents, developers, and organisations such as the Home Builders Federation. The process of engagement was proportionate and adequate, and the information provided to the Council is from those engaged in the process and this is adequately reflected in the SHLAA. The SHLAA includes details on site suitability, availability and start dates. Build out rates including for large sites and lead in times are based on what has previously been achieved and not unrealistic.
58. The Council's information on completions between 2017 and 2020, and the number of units in the supply from 2020 up to 2028 is adequate. I acknowledge that there are a small number of sites in the SHLAA which have been included for some years now and do not yet have planning permission. However, given that the Council have been pragmatic and realistic in discounting sites which are subject to expired planning permissions and with no current planning activity, the approach on the remaining longer-term sites is reasonable. The assessment of sites in the SHLAA which addresses site suitability, availability and achievability, remains an appropriate basis for establishing the housing supply figure and is proportionate and adequate.
59. The housing land supply includes contributions from the Private Rental Sector and student accommodation, both sectors can contribute to the Council's housing land supply as set out in the Planning Practice Guidance (PPG). A proportion of the Council's supply is provided in this way, but it is not wholly reliant on these for the supply.
60. The allocation of the remitted sites (excluding HG2-17 which is included in the Council's calculation of supply as it had planning permission at the time the SHLAA was produced) would provide a total of 3,558 homes up to 2028. However, the Council can reasonably demonstrate a supply of land that exceeds the 2019 Core Strategy requirement to 2028, this being a margin of 11,268 homes above the 2019 Core Strategy remaining need to identify 31,867 homes to 2028.

5-year supply of housing land and Housing Delivery Test

61. The total five-year requirement from 1 April 2020 to 31 March 2025 is 17,573 homes (3,515 per annum). This includes a 5% buffer and taking account of undersupply. The Council's sources of supply for the period are sites under

construction (6,146 homes), sites with detailed planning permission (10,863 homes, sites with outline planning permission (1,862 homes) and allocated sites without planning permission (3,261 homes) which total 22,132 homes. Including the 500 homes per annum of windfall sites (as in the 2019 Core Strategy) and accounting for demolitions, the total supply is 23,882 homes, equating to a five-year supply of housing land of 6.8 years. From the evidence provided by the Council, these sites would be deliverable.

62. There is sufficient flexibility within the overall five-year supply to respond to changes should there be slippage in building out the committed or allocated sites, including accounting for the larger sites with multiple sale outlets. In addition, from 2025 there are around 150 sites that will continue to contribute to the delivery of housing including sites which have already commenced.
63. In relation to the Housing Delivery Test the Council would need to take account of the latest guidance including the 35% uplift to be applied to Cities once the 2019 Core Strategy is over five years old. At present, the 2019 Core Strategy is not yet five years old, and the SAP/SAPR as a whole delivers sufficient supply to meet the housing requirement and to deliver a 5-year supply of housing land. Therefore, whilst the Core Strategy is less than five years old, there is the likelihood that the Housing Delivery Test would be met.

Distribution of housing land

64. Policy SP6 of the 2019 Core Strategy bullets (ii) and (iii) refer to the preference for brownfield land and the least impact on Green Belt purposes respectively. Greenfield sites also remain a source of provision of housing within the area and the plan does not prevent these types of sites coming forward.
65. Policy SP7 of the 2019 Core Strategy sets out that the distribution of housing land will be planned based on the Housing Market Characteristic Areas (HMCAs). HMCAs are long established by the Strategic Housing Market Assessment in 2011 and reflect functional submarkets in the Leeds area. The policy provides a percentage for each HMCA as part of the requirement for SP6 in terms of overall numbers, but as explained in paragraph 4.6.8, this distribution reflects the quantum of housing growth that accords with the housing growth principles and overall spatial strategy (the focus upon opportunities within the Settlement Hierarchy) and the potential availability of suitable sites (derived from the SHLAA). It does not reflect identified need in individual HMCAs. Paragraph 4.6.8 explains that SP7 'provides an indication of the overall scale and distribution of development' and also that the percentages 'are intended as a guide rather than rigid targets'.
66. Evidence set out in the table in paragraph 6.3 of the Council's Remittal Background Paper (CDREM1/3) shows the numerical value for each HMCA against the percentages for the period 2017-2028, taking account of

completions and 2020 SHLAA supply. The City Centre and Inner HMCAs are significantly above. The Outer North West HMCA and Outer West HMCA are also slightly above.

67. The current position in these HMCAs would be in accordance with Policy SP1 of the 2019 Core Strategy. This seeks to concentrate development within and adjacent to urban areas, with the largest amounts focused on the Main Urban Area and Major settlements and sets priorities for previously developed land and brownfield land followed by suitable infill sites and then sustainable extensions.
68. The North Leeds HMCA is marginally below the numbers to meet the guidelines. Several HMCAs have a figure that would be lower than the percentages, these are Aireborough, East Leeds, Outer North East, Outer South, Outer South East and Outer South West. To some extent then, Policy SP7 for housing distribution is not currently being achieved but in general the aims and requirements of other policies of the Core Strategy such as SP1 and SP6 are still being met.
69. If the remitted sites are allocated this would mean that the figures for 4 of the HMCAs would still remain below the percentage in policy SP7. These are Aireborough, East Leeds, Outer North East and Outer South East. Three of the HMCAs would be above the percentage, these are North, Outer South and Outer South West. The allocation of the remitted sites for housing, some of which would be sustainable urban extensions, would assist in providing choice and competition in the market within those HMCAs. It would improve the ability of the SAP to achieve the aims of Policy SP7.
70. Policy SP10 does not address any need for a Green Belt review that is based on the distribution of housing land within policy SP7. Policies SP1 and SP6 also provide for development focussed on development within existing settlements, re-use of brownfield land and infilling, in accessible locations with the least impact on the Green Belt. If the sites are not allocated for housing, this would not be contrary to these policies.

Affordable Housing

71. The 2017 Strategic Housing Market Assessment identified the affordable housing needs in the whole Leeds City area as being 1,230 new affordable homes per annum, in order to meet a combination of annual need and to contribute towards remedying the waiting list. In terms of the 2019 Core Strategy requirements for affordable housing, percentage targets for affordable homes are calculated using four market zones as set out in policy H5. These zones differ from the HMCAs with policy requirements ranging from 35% in the Outer North area to 7% in the City Centre Area.

72. There are consequences if the sites were not allocated for housing. There would be two HMCAs which would have fewer than 100 affordable homes delivered over the period up to 2028 based on the overall supply at present, these are Aireborough and Outer South. In total three HMCAs would see a reduction of around 30% in their affordable housing delivery (North Leeds, Outer South West and Outer North West).
73. In the current supply, forecasts from the SHLAA indicate that up to the year 2028, schemes would provide a total of 4,455 affordable homes. As of 2020, due to planning permission granted, two of the remitted sites would contribute 260 affordable homes (HG2-43 and HG2-17) assuming that they are built out. This is still well below overall need for affordable housing.
74. The Council have several initiatives and programmes which aim to secure affordable homes through routes other than solely relying on Section 106 delivery on allocated sites. These measures include amongst other things, affordable scheme delivery by Registered Providers, the Council's own housing programmes, Right to Buy funding and loans schemes. A significant proportion of affordable homes in the area (around 70%) has been delivered in this way and there is little evidence to indicate that these would not be available in the affected HMCAs. The way in which the Council's various affordable housing programmes work together would provide housing in the areas even if the sites were to be deleted, although there would remain a shortfall.
75. The provision of affordable homes is a key issue in the Leeds area. The remitted sites would have contributed 904 affordable housing units if the schemes were to be compliant with Policy H5 of the 2019 Core Strategy.

Housing mix

76. Paragraph 50 of the NPPF indicates the need for delivery of a wide choice of homes. Policy H4 of the 2019 Core Strategy relates to the provision of housing mix in the area. The policy includes flexibility and seeks to provide an appropriate mix of dwelling types and sizes to address needs measured over the long-term taking into account the nature of the development and character of the location. Table H4 in the supporting text shows a range of minimum and maximum house types outside of the City Centre and a minimum and maximum of bedroom targets for the whole of the City.
77. Up to the plan period end date of 2028, the 2020 SHLAA shows that the supply of flats and houses up to 2028 is roughly evenly distributed with flats at 48% houses at 43%, and mixed housing/flatted schemes at 9%. Although it may be that the majority of the large windfall sites have been in the Inner and City HMCAs, policy H4 refers to the need to provide 1 and 2 bedrooms in the city. The provision of these types of homes is not out of step with the aims of the 2019 Core Strategy. Additionally, the Council's Annual Monitoring Report

(CDREM1/11) indicates there has also been a tendency towards delivery of 3- and 4-bedroom homes in the HMCAs outside of the City and Inner areas.

78. Several of the allocated sites include designations for older persons housing/independent living. The removal of the remitted sites would mean that this type of accommodation would not be delivered on three sites, but this would have a limited impact on the supply of these types of homes.
79. If the remitted sites were not to be allocated for housing, it is likely there would be a reduction of 3- and 4-bedroom homes being delivered in some HMCAs, although in any event the exact mix would not be established until such time as planning applications came forward on sites.

School places

80. Policy HG5 of the SAP specifically allocates land for schools separate from any housing allocations. These allocations are unaffected by the remitted sites. However, five of the remitted sites included land which was reserved for future school use. These were HG2-36, HG2-17, HG2-180, HG2-150 and HG2-72. These had been identified to accommodate additional school places which arose mainly in the context of those housing allocations.
81. Evidence from the Council [EBREM9/2] in terms of school places indicates that for site HG2-36 the deletion of the site would reduce demand for school places, with sufficient capacity in the existing system to manage any future demand. The deletion of other remitted housing sites in the Rothwell/Robin Hood/Woodlesford area would also mean that there will be sufficient capacity as demand would be reduced by nearly a form of entry. This would be a similar situation in relation to the Pudsey/Swinnow area where HG2-72 is located.
82. In respect of remitted site HG2-17 it is proposed to expand the existing primary school at Bramhope. Although there are local objections to the school's expansion, the evidence indicates there is not sufficient demand to require a new 2 form-entry school which would have been part of the site allocation. There are plans instead to extend the Bramhope Primary school, which would generate sufficient capacity within the area without the need for a new school. Initial feasibility work has taken place and funding has been approved. The retention of the school provision on this site would not be justified, and the individual site circumstances are not of sufficient weight for allocation.
83. In relation to site HG2-150 which has planning permission, the requirement for a school is now being met through the provision at an alternative site ahead of development on HG2-150 (at site HG2-149). The deletion of a further remitted site in the Morley area would reduce the need to an extent that there would be sufficient capacity in existing reception places.

84. The demand for school places within the Place Planning Areas indicates that school rolls are expected to decline across the city region as set out in the evidence from the Council [EBREM9/1]. The fall in birth rates apply across the relevant HMCAs affected by the remittal.
85. This is due to falling birth rates since 2016. This information on school places is based on figures provided by the Office of National Statistics and it is proportionate. The evidence covers the years up to 2024 but the data indicates this will continue to fall in the following year. In the City and Inner HMCAs, which have mainly been the focus of the large windfall sites, school place need has been assessed as part of planning applications, an approach which seems appropriate given the circumstances and is part of the Council's wider strategy for addressing school places.
86. The assessment of school places undertaken by the Council is based on the same methodology used for the SAP and the evidence is proportionate and robust. The combination of falling birth rates and reduction in housing provision in the relevant HMCAs and alternative ways of providing school capacity where it is needed, means that there are adequate school places. The Council will be able to address any unexpected demand post 2024 through feasibility studies if this is required. There is no evidence to suggest that it would not be possible to do this or meet it through existing capacity or expansion of schools in the relevant HMCAs.

Infrastructure

87. Several of the remitted sites included requirements relating to infrastructure provision. Most of the infrastructure criteria related to highways and access, the local highway network and public transport and arose in relation to the direct requirements of the allocation and were intended to mitigate the effects of developing the sites. These requirements would not be needed if the sites are deleted.
88. Three of the remitted sites (HG2-17, HG2-43 and HG2-26) are the subject of planning permission with the necessary infrastructure requirements to be secured through planning application processes.
89. The projects in the Planned Infrastructure Projects (within the Infrastructure Delivery Plan 2019) are not affected except for the project listed as the A65/A612 Horsforth Roundabout. Three of the remitted sites (HG2-1, HG2-2 and HG2-4) would have potentially contributed to that project. Development of the sites would also have contributed to the cumulative impact on the A65 in particular. If these sites were not allocated for housing, this would lessen the cumulative impact. Given that this scheme is now delivered, the removal of these sites from the SAP would have a negligible impact on this project and the Infrastructure Delivery Plan as a whole.

Safeguarded land

90. The Framework at paragraph 139 indicates that safeguarded land is not allocated for development at the present time. Policy SP10 of the 2019 Core Strategy refers to 'an additional contingency to create new Protected Areas of Search (to replace those in the UDP which will be allocated for future development)'. Therefore, safeguard land was designated as part of the SAP (described as Protected Areas of Search, Policy HG3). These areas of safeguarded land would contribute over 4,600 homes.
91. Safeguarded land was referred to in the High Court judgement in respect of some of these designated sites contributing towards the supply of housing land as they have been granted planning permission (CDREM 1/7c). The High Court Judgment does not conclude on whether the remitted sites could be used as safeguarded land. Whether any additional safeguarded land is needed against any future housing requirement including the potential for the remitted sites to be designated as such, would need to be determined as part of any review of the SAP or replacement plan, where this can be considered in the context of a longer timescale.

Green Belt permanence, Policy SP10

92. Paragraph 83 of the 2012 Framework indicates that authorities should have regard to the intended permanence of the Green Belt in the long term, so they are capable of enduring beyond the plan period. If the sites were not allocated for housing, this would ensure that the permanence of the Green Belt is maintained for the purposes of the SAP, and they could only be taken out of the Green Belt if exceptional circumstances are demonstrated in the future.
93. Policy SP10 of the 2019 Core Strategy was not one of the policies which was changed during the Core Strategy Selective Review. This policy relates to the need to review the Green Belt to accommodate the scale of housing growth in policy SP6 and employment growth in policy SP9. The scale of required housing development has been reduced through revised policy SP6 and policy SP9 was not covered in the Core Strategy Selective Review. Even though the requirement for a Green Belt review is still extant, there is currently an overall positive housing land supply position. Policy SP10 itself is not within the scope of this examination.

Local Plan Review

94. The Council reviewed its Local Plan policies in 2020. This review indicated that several policies needed updating. The Council are in the process of producing a Local Plan update which focuses on matters relating to climate change and does not include any consideration of the housing requirement. Subsequent plan updates may include issues such as housing requirement and supply, and

these matters are referred to in the Council's LDS. This examination is on the remitted sites only and other sites which may be suitable for allocation for housing land would be outside of this. When updates to the Local Plan do occur, what they may contain is a matter for the Council and is outside the scope of this examination.

Policy HGR1 of the SAP

95. Policy HGR1 of the adopted SAP sets out that the SAP itself will be subject to a review in certain circumstances as Green Belt housing sites were only allocated for the period up to 2023. The explanation set out in paragraph 2.29 of the SAP is that when the Core Strategy Selective Review is adopted, the Council shall consider whether there is a need for further housing allocations and whether there are exceptional circumstances for any further release of Green Belt land to meet the up-to-date housing requirements of the City. Paragraph 2.29 indicates the Council's commitment to this review.

96. The date for submission of a review has passed as bullet 2 of policy HGR1 required this to be no later than the end of December 2021. Bullet 3 requires the Council to ensure that sufficient land for housing is allocated and safeguarded land designated so as to comply with core strategy selective review housing requirements. The Council can demonstrate that there is sufficient land to meet the Core Strategy requirements up to 2028. In any event, I conclude that the implementation of Policy HGR1 is a matter for the Council and is not within the scope of the examination, including the consequences of not complying with Bullet 2 for the requirement to submit a review.

Other factors

97. In respect of the Council's climate emergency declaration, if the sites were not to be allocated for housing there would be no conflict with this. There is also no detailed evidence to suggest that not allocating the sites for housing would have a negative impact on overall economic growth within the area.

98. In terms of whether the sites should be allocated to address the longer-term impacts of Covid by providing opportunities to work for home and in an environment with green spaces, the long term impacts of the pandemic on working patterns are not yet fully understood and can be assessed during a review of the plan.

Conclusion on Issue 1

The effect of developing the remitted sites on the Green Belt

99. Paragraph 80 of the 2012 NPPF explains that the Green Belt serves five purposes. In examining the SAP, it was concluded that the housing allocations released from the Green Belt had been appropriately assessed against the purposes of including land in the Green Belt to ensure those selected would have the least impact on those purposes. Development on each site would clearly result in a loss of openness. Whilst these sites resulted in the least harm to Green Belt purposes 'ensuring limited sprawl and encroachment into the countryside or merging of neighbouring towns' (IR CDREM1/9 paragraph 108) there would be harm to these purposes, nonetheless. The government attaches great importance to Green Belts. Therefore, I give great weight to the harm that would be caused.

Conclusion

100. The adopted housing requirement of the Core Strategy has reduced since the adoption of the SAP. The presence of a significant positive margin of housing land in relation to that requirement is consistent with paragraph 47 of the 2012 NPPF, which seeks to boost significantly the supply of housing.

101. It would not be necessary to allocate the remitted sites for housing to achieve a five-year housing land supply or in respect of the Housing Delivery Test nor in relation to the delivery of and need for school places, and infrastructure. Some of the remitted sites contain a portion of brownfield land. Given the existing positive land supply position, it would not be justified to allocate all of the sites or the relevant part of the brownfield element to help in meeting the 2019 Core Strategy housing requirement.

102. The deletion of the sites as allocations would reduce delivery of affordable housing particularly in some HMCAs, this is a factor that weighs positively in favour of allocating sites. However, this is in the context of a significant margin of overall housing supply, coupled with other means of delivering affordable housing being proactively sought and currently achieved by the Council. In this respect, the Council's approach towards providing affordable housing is still consistent with paragraph 50 of the 2012 Framework. In addition, the affordable housing requirement will not be met through the allocation of sites, it will still fall significantly short. Therefore, the impact on some individual HMCAs and for the delivery of affordable housing and shortfall against the overall need, is not sufficient to justify the release of sites from the Green Belt.

103. If the remitted sites were to be allocated this would provide some additional choice and competition in the market and help achieve the aims of policy SP7 in

terms of distribution. Although in the context of the overall land supply position being significantly above the identified need, this would be of little weight. This is also set in the context of the requirements of policies SP1, SP6 and SP10 relating to the settlement hierarchy, re-use of brownfield land and infilling first, and the lack of any evidence on any negative impact on settlement sustainability. Policy SP7 is not based on specific local need within each HMCA and the percentages in the policy are intended to be a guide.

104. In terms of the provision of a mix of units, this would be a factor which would also weigh in favour of allocation of the remitted sites, but I give this very limited weight as any shortfall in delivering a mix of homes would not be significant in the context of the wider oversupply of housing. There is also no detailed evidence to suggest this would lead to a significant increase in commuting with residents looking for larger family homes elsewhere.

105. In respect of safeguarded land, in the context of the positive housing land supply position, that safeguarded land is already included in the SAP and longer-term housing needs or preferred strategy are not yet known, it would not be justified to designate the remitted sites as such. The housing land supply position does not indicate that there is a need to allocate the sites on the basis of Policy SP10.

106. I conclude that even considered in combination, the benefits of allocating the remitted sites for housing in terms of delivering more market and affordable housing, improving housing mix and type, and helping to achieve the Core Strategy's spatial distribution would not be sufficient to outweigh the harm to the Green Belt. I do not therefore consider that the exceptional circumstances required to alter the Green Belt boundaries have been demonstrated as required by the NPPF. This applies equally to those individual remitted sites that have planning permission or a resolution to grant permission. The removal of 36 sites from the Green Belt and their allocation for housing development is not justified or consistent with national policy including that relating to Green Belts.

107. Therefore, the 36 remitted allocated housing sites will need to be removed from the SAP. My conclusion also applies to the mixed-use site MX2-38 in respect of its housing component.

Are any modifications needed to the SAP to delete the remitted housing Green Belt allocations along with consequential changes including policies and text that give reasons for and effect to those sites (including the housing element of MX2-38)?

108. The housing requirement, residual housing requirement and housing supply positions set out in the adopted SAP derived from the 2014 Core Strategy gave effect to the requirement for Green Belt release. Main modifications are needed to ensure that aspects of all policies and text that give reasons for and effect to

the relevant allocations in the adopted SAP are addressed in the context of the 2019 Core Strategy. Therefore, it is necessary to reflect the most recently adopted housing requirement in the 2019 Core Strategy and update the housing land supply position, which includes the effect of deleting the remitted sites from the SAP.

109. The references to the emerging requirement in the Core Strategy Selective Review are now out of date, the Core Strategy requirement has changed and has resulted in a lower housing requirement. To be effective and justified **MM1** updates the position on these in paragraph 1.15. As Green Belt release for housing is no longer needed, **MM1** also makes the necessary changes to paragraph 1.15 by deleting the references to the Green Belt. This ensures the plan is effective and justified.
110. To reflect the updates to 2019 Core Strategy policy SP6, changes to the timeframe of the Core Strategy and the need to allocate sites for 31, 867 homes, references to the SAP not meeting Core Strategy requirements are no longer justified and **MM2** deletes this element in paragraph 2.26 accordingly. Paragraph 2.28 of the SAP explains that in order to meet the Core Strategy requirement, Green Belt release was needed. The Core Strategy requirement is being met up to 2028, and there are now no exceptional circumstances to justify the release of Green Belt land for housing. Therefore, in order to be effective **MM2** also revises paragraph 2.28 accordingly. It also is necessary in this respect to remove the wording relating to Green Belt in paragraph 2.29 and to refer to Policy HGR1 and the adoption of the Core Strategy Selective Review, through **MM2**. This is to ensure the plan is effective and justified.
111. Table 1 of the SAP sets out the housing distribution by HMCA and it is necessary to show the updated figures for completions, the Core Strategy requirements and 2017 base date, to refer to the SAP allocated sites which remain as such, indicate windfall supply and performance against Core Strategy targets. **MM3** achieves this in order to be effective. **MM3** also revises paragraph 2.31 to indicate that there are no exceptional circumstances to release Green Belt land as does **MM4** to paragraph 2.32. This ensures that the plan is effective and justified. **MM4** replaces paragraph 2.32 with an explanation of the examination on the remitted sites, changes in base date against which the supply has been assessed, provision of sites including large windfall sites and the consequences of this and the Core Strategy Selective Review. For effectiveness, **MM5** deletes references to the Green Belt in paragraph 2.34 that related to the Housing Allocation Assessment undertaken by the Council.
112. Table 2 of the SAP indicates housing allocations by settlement hierarchy, number of sites and capacity it is necessary to reflect the position in 2020 and the changes made as a result of the Core Strategy Selective Review. In order to be effective, **MM6** revises this table. It is not necessary to include a comparison against the requirements of Core Strategy policy SP7 as this was changed

when policy SP7 was amended. However, **MM7** updates figures and dates in relation to the split between brownfield and greenfield land in paragraph 2.36. **MM9** updates windfall figures to the position in 2020 and its impact on the amount to be allocated in the SAP.

113. Paragraph 2.37 of the SAP refers to a Green Belt review, but now this does not result in allocation of Green Belt sites for housing land. **MM8** is necessary to paragraph 2.37 which now confirms that there are no housing sites allocated on Green Belt land, however references to the employment allocations and the Green Belt are needed with a cross-reference to paragraph 2.88 of the SAP.

114. **MM1-MM9** are all MMs that are necessary as they are part of the SAP which originally gave effect to the need to release Green Belt land and related to the reasons for the allocation of the remitted housing sites.

115. The change to the figures also require consequential amendments to the following elements of each of the HMCAs chapter for the SAP to be effective and justified.

- Total housing targets – to delete the original housing target resulting and replace with the adopted target resulting from the Core Strategy Selective Review.
- Total number of dwellings/capacity to be allocated – by deleting the sentences relating to the CS and replacing with the information from Table 1 of the SAP for each HMCA including the large windfall sites; and,
- Setting out the position on capacity deliverable between 1 April 2017 and 31 March 2028 and the residual requirement for the HMCA.

116. These are **MM11** (Aireborough), **MM15** (City Centre), **MM16** (East), **MM21** (Inner), **MM22** (North), **MM26** (Outer North East), **MM29** (Outer North West), **MM33** (Outer South), **MM38** (Outer South East), **MM41** (Outer South West) and **MM46** (Outer West).

117. To be effective, MMs are needed to delete the 37 sites from Policy HG2: Housing Allocations for each HMCA, with consequential amendments to remove the site schedules within the SAP, and for consistency there is a need to revise the housing allocation totals and capacity figures for each HMCA accordingly.

- **MM12, MM13** HG2-1, HG2-2, HG2-4, HG2-9 (Aireborough)
- **MM17, MM18** HG2-119, HG2-123, HG2-174, MX2-38 (East)

- **MM23, MM24** HG2-36, HG2-38, HG2-42, HG2-43, HG2-46 (North)
- **MM27, MM28** HG2-26 (Outer North East)
- **MM30, MM31** HG2-17 (Outer North West)
- **MM34, MM35** HG2-174, HG2-175, HG2-177, HG2-180, HG2-183, HG2-186
- **MM39, MM40** HG2-126, HG2-133 (Outer South East)
- **MM42, MM43** HG2-136, HG2-150, HG2-153, HG2-159, HG2-165, HG2-166, HG2-167, HG2-233 (Outer South West)
- **MM47, MM48** HG2-53, HG2-63, HG2-65, HG2-68, HG2-69, HG2-71, HG2-72 (Outer West)

118. The geographic illustration of the remitted sites should not be shown on the adopted policies map and the sites should instead be shown as Green Belt.

119. For consistency with the deletion of the remitted site allocations for housing and to be effective, MMs are necessary to remove the references to site designations for older persons housing/independent living. These are **MM14** (HG2-2), **MM36** (HG2-183) and **MM44** (HG2-136).

120. For consistency with the deletion of the remitted housing site allocations and to be effective, MMs are necessary to remove the references to school provision on these sites. These are **MM25** (HG2-36), **MM32** (HG2-17), **MM37** (HG2-180), **MM45** (HG2-150) and **MM49** (HG2-72).

Issue 2 – Whether removal of remitted site MX2-38 from the Green Belt and its allocation for mixed use development is justified and consistent with national policy?

Background

121. Site MX2-38 (21.17ha) was allocated for mixed use in the SAP, which was split between land for general employment use (10ha) and the rest for residential development. It is the only remitted site for mixed use. My conclusions in respect of Issue 1 apply to the housing element of this site. In other words, that element of the policy is not justified or consistent with national policy.

122. Representations from the landowner to the consultation carried out between January and February 2021 by the Council, proposed the site for employment use instead of mixed use. The Council's 'suggested changes' included the site as an allocated site (EG2-37) for 21.2 hectares of general employment use, rather than proposing it for deletion.
123. The focus of the High Court challenge was on housing requirement and supply, and matters relating to employment land did not form part of the High Court deliberations. The High Court relief judgement (CDREM1/7c paragraph 32) does specifically refer to the effect of remitting the plan on the mixed used site, noting that there will be an impact. The judgement also indicates this would have to be dealt with through the development control processes on a site-specific basis if that was considered appropriate.

Employment land requirement

124. The requirement for general employment land supply is set out in policy SP9 of the 2019 Core Strategy and amounts to a minimum of 493 hectares. Policy SP9 was not affected by the Core Strategy Selective Review. At the time of the SAP adoption in 2019 the general employment overall supply was 475.45 hectares. In other words, there was a shortfall of 17.55 hectares against the minimum requirement.
125. The supply was made up of 244.65 ha from identified and allocated sites in the SAP (including 10ha on MX2-38), along with other identified and allocated sites in the AVLAAP and the NRWLP (230.8 ha). The deficit of 17.55 hectares against the requirement of 493ha was viewed as a modest deficit by the Inspectors examining the SAP (SAP IR paragraph 74).
126. The Council did review policy SP9 in 2020 and concluded that the policy needed updating. The Council's LDS indicates that this would take place in a future Local Plan review, including looking at employment land requirements beyond 2028. The Council would be able to address the implications of any updated requirement in a review. Employment need evidence produced by the Council may show different requirements. However, in the absence of any updated information on the requirement for employment land, the Core Strategy figure of 493 hectares is currently the appropriate basis for calculating the general employment land supply for the purposes of the SAPR.

General employment land supply

127. Phase 2b (Eastern Leg) of the HS2 scheme was planned to serve Leeds and other destinations. Land for the proposed route is safeguarded through a direction. This has the effect of preventing some of the allocated and identified sites in the development plan being available for employment development. At the time of submission of the SAPR in 2021, 50.15 hectares of general employment land was within a Safeguarding Direction area. This included sites which are either allocated in the AVLAAP, the NRWLP or are identified sites under policy EG1 in the SAP.

128. The safeguarding directions were kept under review and updated periodically to reflect the latest HS2 route design and to keep the provisions in place, which ensured that affected residential property owners retained access to the various support schemes. Since 2016 there have been several Safeguarding Directions.
129. The Council produced a note on employment supply position (EXR23), which updated the employment land supply position up to December 2021. Table 3 of that document sets out that the current supply of land for the period between 2012 and 2028 was 498ha. This included some windfall gains and losses. It set out that the amount of land within the Safeguarding Direction Area had fallen slightly to 46.9 hectares due (as of October 2021). Therefore, there is still a deficit of 41.9 ha of general employment land in relation to the overall Core Strategy requirement which is of a much bigger margin than that accepted by the SAP Inspectors.

HS2 and current position on safeguarded direction land

130. The Government published the Integrated Rail Plan (IRP) in November 2021. The IRP focuses on the development of train services across the Midlands and North and towards Scotland and London (2.1). The IRP set out the Government will consider alternatives to current plans for the Eastern Leg of HS2 and that a wider range of options need to be considered including the most effective way to run HS2 trains to Leeds⁴.
131. On 4th October 2023 the Prime Minister announced that HS2 funding was to be redirected to other projects and confirmed that the Phase 2 line from Birmingham to Manchester will not be delivered. Phase 2b would also not proceed. In October 2023 the Government published a document⁵ which at paragraph 36 indicates that 'Phase 2a safeguarding will be formally lifted in weeks and Phase 2b safeguarding will be amended by summer next year, to allow for any safeguarding needed for Northern Powerhouse Rail'. There is a clear distinction between what is expected to happen to safeguarding land between the two phases of HS2 referred to in the document. Therefore, although it is not known how much land would be needed, there would be the possibility that land would continue to be covered by safeguarding directions for a longer period and remain unavailable for employment development. Furthermore, even if the safeguarding direction for Phase 2b was to be lifted in full in 2024, it is possible that relevant sites would not receive planning permission straight away, nor is there evidence that third party investment in sites would come forward in the short term.
132. There are no planning consents on these sites at present. This is unsurprising given that they are currently under the Safeguarding Direction. I note that before the Direction, some of the sites had detailed or outline planning consent. However, the position on this would have changed given the time which has elapsed since the sites were covered by the Safeguarded Direction. Therefore, although these sites are allocated /identified sites, it is not known when they would be able to contribute to the supply of available employment land.

⁴ IRP 3.30, IRP 3.47, IRP 3.48

⁵ Network North: Transforming British Transport, Department for Transport, October 2023

133. If all the sites covered by the safeguarded direction were able to be counted towards the general employment land supply before 2028 as well as including site EG2-37, there would be a positive supply position of 26.2 hectares. However, the requirement for general employment land is expressed as a minimum and there is no detailed evidence to indicate that such a modest oversupply of this nature would result in 'holding back land which could otherwise be developed for other forms of economic development or to meet other identified needs' as described in paragraph 4.7.25 of the 2019 Core Strategy. It would represent a positive approach and allow the identified need for employment development to be met in appropriate locations, whilst providing flexibility to potentially accommodate other needs and respond to changing economic circumstances in accordance with paragraph 21 of the NPPF.

Site allocation EG2-37 and the Green Belt

134. The proposed site allocation MX2-38 was removed from the Green Belt in the SAP. Whilst sites were originally allocated because they resulted in the least harm to Green Belt purposes (IR CDREM1/9 paragraph 108), there would be harm to these purposes, nonetheless. However, the site would have a strong defensible boundary which would be defined by the Leeds-York railway to the north, with the M1 motorway to the east and south. It would assist in safeguarding the countryside from encroachment and checking the unrestricted sprawl of large built-up areas. A significant gap between the site and Garforth would be retained and it would not lead to merging of built-up areas.

135. Paragraph 83 of the NPPF indicates that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It needs to be established in the case of general employment land supply whether the circumstances are sufficiently exceptional to warrant altering the Green Belt boundary permanently.

136. As set out in my letter dated 25 May 2023 [EXR33], the issue of safeguarding direction sites coming forward in the plan period is a key factor in this case, in respect of my conclusion about the existence or otherwise of exceptional circumstances in respect of proposed site allocation EG2-37.

137. The Safeguarding Directions sterilising the affected general employment sites are still in place and the land may still be needed for other rail projects and this would not be known until Summer 2024 at the earliest. Whilst the Safeguarding Direction remains in place there will continue to be a shortfall of general employment land. The Council has granted a small number of permissions for general employment which are not allocated sites. However, windfall losses may also be a contributing factor to supply and could have a negative impact on the supply of general employment land.

138. In terms of whether other sites can be considered for employment use at this stage, sites that are not part of the SAPR are outside the scope of the

examination. The matter of additional allocations for general employment land could be appropriately addressed in a review including as part of any future assessment of employment land requirements.

139. There would clearly be a loss of openness if the whole site were to be developed for general employment use, with harm to Green Belt purposes. The allocation of MX2-38 for mixed use is not justified having regard to my conclusions in relation to the housing element of the policy.
140. However, given the employment land supply situation described above, I conclude that the exceptional circumstances required by paragraph 83 of the 2012 Framework does apply to this particular site. The site would be suitable for general employment use, and the release of the site EG2-37 from the Green Belt would provide 21.2 ha of general employment land making a significant contribution to the supply and reducing the shortfall. Therefore, the site's allocation as EG2-37 for wholly general employment land is justified, and it would be consistent with the NPPF as whole.

Are any modifications needed to policy MX2-38 to allocate the site for general employment use rather than mixed use (and to renumber it as EG2-37) along with consequential changes to the other parts of the SAPR including those relating to employment land supply?

141. It is necessary to reflect the most up to date position on the employment supply and the allocation of the site as site allocation EG2-37. This includes revisions to paragraph 2.82 of the SAP and the accompanying table to reflect the evidence on current supply as of December 2021, including the effect of the Safeguarded Direction. This is achieved by **MM10** for the inclusion of site allocation EG2-37 to be justified. For effectiveness, **MM19** is also necessary to add to EG2-37 to the schedule of employment sites for policy EG2 in the East HMCA.
142. The site schedule and site requirements are similar to those for site MX2-38 and the requirements are clearly expressed. Generic site requirements are set out in paragraph 2.53 of the SAP and no other site requirements are necessary other than those listed in the site requirements. However, it is necessary for effectiveness for **MM20** to include the site requirements for site EG2-37 in the SAP. One of the site requirements for the site has been updated since the SAP, the reference to the site not being brought forward until the completion of the Manston Lane Link Road no being longer necessary, **MM20** therefore deletes this element of the requirements.

Overall Conclusion and Recommendation

143. The Remitted Parts of the SAP has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as remitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

144. The Council has requested that I recommend MMs to make the SAPR sound and capable of adoption. With the recommended main modifications set out in the Appendix the Remitted Parts of the Leeds Site Allocations Plan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

Louise Gibbons

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. Tables are shown as being replaced.

The page numbers and paragraph (para) numbering below refer to the SAP, and do not take account of the deletion or addition of text.

Annex 1 contains the site schedule for MM20 (site EG2-37)

Ref	Page Policy/ Paragraph	Main Modifications
MM1	Page 10 Para 1.5	<p>Revise paragraph 1.5 as follows:</p> <p>“The evidence base of the Core Strategy is continually monitored, and as subsequent demographic projections are released it will be important to evaluate whether they have an impact on the full objectively assessed needs of the City. The Council’s emerging work on housing need, using up to date post census projections, identifies a lower housing requirement than that in the Adopted Core Strategy. This is being progressed in a Core Strategy Selective Review. In these circumstances, given that national policy attaches great importance to the Green Belt and only envisages altering boundaries in exceptional circumstances, significant release of land from the Green Belt is not justified upon Adoption of the Plan. However, there remains a need for limited release of Green Belt up to year 11 of the plan period (to 2023). To that end, t <u>The Core Strategy Selective Review updated the Core Strategy housing target by lowering it from 70,000 to 51,952. The</u> Site Allocations Plan aims to support the Core Strategy housing requirement. <u>Upon initial adoption of the SAP (2019) this</u> was up to year 11 of the plan (to 2023) beyond which a review of the Plan will be undertaken to bring it into line with the housing requirement within the Core Strategy Selective Review. However, to ensure sufficient supply of land, achievement of plan targets and choice and competition it is not justified to have phasing policies in the SAP at this stage.</p>

MM2	Page 19 Paras 2.26 2.28 2.29	<p>Revise paragraph 2.26 as follows:</p> <p>“The Core Strategy Policy SP6 (<u>as updated by the Core Strategy Selective Review</u>) identifies the need for the provision of 74,000 <u>51,952</u>(<u>gross net</u>) homes between <u>2017</u> and <u>2033 with</u>–Policy H4 <u>SP6</u> clarifies that at least 500 dwellings per year are anticipated to be delivered on smaller windfall sites – totalling 8,000 homes during the plan period. This leaves a residual gross <u>net</u> requirement of 66,000 <u>46,352</u> homes which is to be allocated in the Site Allocations Plan. <u>Based on the adopted housing target to 2033, the SAP is required to allocate sites for 31,867 new homes up to 2028. The SAP plan period is up to 2028.</u>The Core Strategy policies which affect site allocations for housing directly are: Spatial Policies 1, 6, 7, and 10 and Policies H1, H2, H3, H4, H7 and H8. In terms of the overall housing target and spatial approach, Core Strategy Spatial Policies 6, 7 and 10 apply.”</p> <p>Revise paragraph 2.28 as follows:</p> <p>“The Site Allocations Plan does not <u>meets</u> all of the Core Strategy requirement between 2012 and 2028. To do so would require the release of significant amounts of Green Belt land. Only those sites necessary to make housing provision for years 1 to 11 (2012-2023) of the current plan period (2012-28) are released from the Green Belt. Non-Green Belt allocated and identified sites can make provision for housing for years 1 to 16. In doing this the Council ensures that annual Core Strategy housing requirements can readily be achieved up to 2023 and that there is choice and competition in the market for land throughout the City with a degree of flexibility. To that end, there are exceptional circumstances to justify the release of land from the Green Belt to meet housing needs up to 2023 only. <u>To that end there are no exceptional circumstances to justify the release of land from the Green Belt to meet housing needs up to 2028.</u></p> <p>Revise paragraph 2.29 as follows:</p> <p>“As part of this strategic approach to meeting housing needs whilst ensuring that only minimal releases of land be made from the Green Belt, the Council is committing to a review of the Plan <u>following adoption of</u> when the Core Strategy Selective Review is Adopted and a new housing requirement is established for the City <u>and in accordance with Policy HGR1</u>. At that time, the Council shall consider whether there is a need for further housing allocations and whether there are exceptional circumstances for any further release of Green Belt land to meet the up to date housing requirements of the City. This will require the submission of a Site Allocations Plan Review no later than 31st December 2021 to the Secretary of State, in line with the Council’s Local Development Scheme. Policy ‘Housing Review 1’ (HGR1) sets out the Council’s commitment to this review”</p>
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Para
2.30-2.31
Table 1

Para 2.30, replace Table 1: Housing Distribution by Housing Market Characteristic Area (HMCA) as follows:

Replace existing table below:

Housing Market Characteristic Area	Core Strategy Housing target up to 2028	Core Strategy Housing target up to 2023	Percentage (Core Strategy SP7)	Existing supply ('Identified sites')	Delivery up to 2028				Delivery up to 2023				Residual Delivery 2023 to 2028		
					Non Green Belt Allocations	Green Belt Allocations	Total	Performance up to 2028	Non Green Belt delivery to 2023	Green Belt delivery up to 2023	Delivery up to 2023	Performance up to 2023	Non Green Belt delivery 2023 to 2028	Green Belt delivery 2023 to 2028	Delivery 2023 to 2028
Aireborough	2,300	1,444	3	965	77	475	1,517	-783	1,042	425	1,467	23	0	50	50
City Centre	10,200	6,781	15.5	5,259	6,379	0	11,638	1,438	8,086	0	8,086	1,305	3,553	0	3,553
East Leeds	11,400	7,489	17	6,133	3,308	248	9,689	-1,694	7,590	248	7,838	349	1,869	0	1,869
Inner Area	10,000	6,569	15	8,961	3,951	0	12,912	2,912	6,875	0	6,875	306	6,037	0	6,037
North Leeds	6,000	3,941	9	4,095	467	575	5,137	-846	3,577	548	4,125	184	1,002	27	1,029
Outer North East	5,000	3,500	8	1,711	1,544	100	3,355	-1,645	3,255	100	3,355	-145	0	0	0
Outer North West	2,000	1,314	3	1,146	474	87	1,707	-293	1,288	87	1,375	61	332	0	332
Outer South	2,600	1,750	4	612	157	735	1,504	-1,119	746	599	1,345	-405	0	136	136
Outer South East	4,600	3,063	7	1,500	431	83	2,014	-2,586	1,931	83	2,014	-1,049	0	0	0
Outer South West	7,200	4,813	11	2,882	1,900	1,137	5,919	-1,298	3,846	1,104	4,950	137	919	33	952
Outer West	4,700	3,087	7	2,686	1,010	630	4,326	-368	2,647	584	3,231	144	1,055	46	1,101
Total	66,000	43,750	100	35,950	19,698	4,070	59,718	-6,282	40,882	3,778	44,660	910	14,766	292	15,058

With revised table below:

<u>HMCA</u>	<u>Completions on sites between 1 April 2012 to 2017</u>	<u>Core Strategy Housing target 1 April 2017 up to 2028</u>	<u>% (Core Strategy SP7)</u>	<u>SAP Identified (HG1) sites</u>	<u>SAP Allocated (HG2) sites</u>	<u>New 'Large windfall' sites</u>	<u>Total supply from 1 April 2017 up to 2028</u>	<u>Performance from 1 April 2017 up to 2028</u>
<u>Aireborough</u>	<u>695</u>	<u>956</u>	<u>3%</u>	<u>280</u>	<u>77</u>	<u>106</u>	<u>463</u>	<u>-493</u>
<u>City Centre</u>	<u>968</u>	<u>5,099</u>	<u>16%</u>	<u>5,001</u>	<u>6,158</u>	<u>2,504</u>	<u>13,663</u>	<u>+8,564</u>
<u>East Leeds</u>	<u>859</u>	<u>5,417</u>	<u>17%</u>	<u>2,100</u>	<u>2,387</u>	<u>240</u>	<u>4,727</u>	<u>-690</u>
<u>Inner Area</u>	<u>1,880</u>	<u>4,780</u>	<u>15%</u>	<u>6,974</u>	<u>2,664</u>	<u>911</u>	<u>10,549</u>	<u>+5,769</u>
<u>North Leeds</u>	<u>979</u>	<u>2,868</u>	<u>9%</u>	<u>2,172</u>	<u>342</u>	<u>284</u>	<u>2,798</u>	<u>-70</u>
<u>Outer North East</u>	<u>379</u>	<u>2,549</u>	<u>8%</u>	<u>632</u>	<u>1,125</u>	<u>76</u>	<u>1,833</u>	<u>-716</u>
<u>Outer North West</u>	<u>302</u>	<u>956</u>	<u>3%</u>	<u>553</u>	<u>558</u>	<u>54</u>	<u>1,165</u>	<u>+209</u>
<u>Outer South</u>	<u>213</u>	<u>1,275</u>	<u>4%</u>	<u>469</u>	<u>281</u>	<u>38</u>	<u>788</u>	<u>-487</u>
<u>Outer South East</u>	<u>546</u>	<u>2,231</u>	<u>7%</u>	<u>861</u>	<u>676</u>	<u>15</u>	<u>1,552</u>	<u>-679</u>
<u>Outer South West</u>	<u>1,313</u>	<u>3,505</u>	<u>11%</u>	<u>1,360</u>	<u>1,399</u>	<u>465</u>	<u>3,224</u>	<u>-281</u>
<u>Outer West</u>	<u>983</u>	<u>2,231</u>	<u>7%</u>	<u>1,213</u>	<u>870</u>	<u>290</u>	<u>2,373</u>	<u>+142</u>
<u>Total</u>	<u>9,117</u>	<u>31,867</u>	<u>100%</u>	<u>21,615</u>	<u>16,537</u>	<u>4,983</u>	<u>43,135</u>	<u>+11,268</u>

		<p>Revise paragraph 2.31 as follows:</p> <p>“The +/- performance against indicative HMCA targets up to 2028 is shown in Table 1. The greatest differences between Policy SP7 HMCA targets and allocated capacity are in the <u>outer area HMCAs with Green Belt boundaries. Given that the overall housing requirement has been met through non-Green Belt land, there are no exceptional circumstances to justify the release of land from the Green Belt to meet housing needs up to 2028.</u> There is a clear need for new housing in the District and a significant requirement is established in the Core Strategy. Therefore, over the plan period, the strategy and the benefits of building new homes in Leeds would be undermined if either the stock of existing housing were to reduce (except for regeneration schemes where housing may be redesigned to a better overall quality design) or sites allocated for housing were to be taken up by other uses. Therefore the Council’s starting point is to protect existing housing in the District and to ensure that allocated housing sites are utilised prior to the release of other land.”</p>
MM4	Page 21 Para 2.32	<p>Delete para 2.32 and replace as follows:</p> <p><u>Table 1 set out in the 2019 adopted Plan provided the supply position to a base date of 1 April 2016. For the Plan Remittal examination in 2021, the evidence base for the supply of housing land across Leeds was updated to a base date of 1st April 2020. The updated evidence reflected new large windfall housing sites with an extant planning permission and updates to HG1 identified and HG2 allocated sites, where planning permission had been granted. This is shown in Table 1 and the Leeds housing land supply for the Plan Period comprises 21,615 dwellings on identified (HG1) sites, 16,537 dwellings on SAP allocated (HG2) sites and 4,983 dwellings on new “Large Windfall” sites. The total supply is 43,135 which provides 11,268 more dwellings than the Core Strategy Selective Review requirement to 2028. On that basis, the Green Belt sites which had formerly been allocated as HG2, but subject to the Plan Remittal examination, have been deleted from the plan. The performance of this overall supply against Policy SP7 (distribution by individual HMCA) is shown in the final column of Table 1. This shows that it has been possible to identify more supply in the City Centre and Inner Areas of Leeds than was envisaged at the time the Core Strategy Policy SP7 was adopted. This oversupply in these areas is consistent with wider policies of the Core Strategy and helps avoid release of Green Belt land to meet housing requirements. This is in line with the Core Strategy ambition, to make least impact on the Green Belt, as set out in Policy SP6 (iii), and deliver sites in accessible locations on previously developed land, and national policy, which attaches great importance to the Green Belt and only envisages altering Green Belt boundaries in exceptional circumstances.</u></p>

MM5	Page 22 Para 2.34	Revise paragraph 2.34 as follows: “Housing Allocations The Assessment Process The assessment process, carried out on an individual HMCA basis, has considered the Core Strategy approach, the relationship of the site to the settlement hierarchy, whether brownfield or greenfield, the more preferable sites to release in Green Belt review terms up to 2023 (those having least effect on the five Green Belt purposes), site attributes – whether it can be developed physically, considering comments from infrastructure providers, local views from the representations received through public consultation and ward members, as well as the findings of the sustainability assessment of sites. It is a combination of all these factors that have led to the suite of allocations in each area”
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MM6
 Page 23
 Para 2.35
 Table 2

Para 2.35 Revise Table 2 as follows:
 Replace existing table below:
 Table 2: Comparison of Housing Allocations against Core Strategy Policy SP7

Level	Type	No. of sites	Capacity	Core Strategy Target	+/- target	% difference
City Centre	Infill	116	11,940	10,200	+1,740	17
Main Urban Area	Infill	378	30,932	30,000	+932	3
Main Urban Area	Extension	30	3,228	3,300	-72	-2
Major Settlement	Infill	85	3,952	4,000	-48	-1
Major Settlement	Extension	16	3,860	10,300	-6,440	-63
Smaller Settlement	Infill	72	2,524	2,300	+224	10
Smaller Settlement	Extension	18	2,204	5,200	-2,996	-58
Other Rural	Infill	17	382	100	+282	282
Other Rural	Extension	6	325	600	-275	-46
Other	Other	4	371	0	371	0

With revised table below:

Table 2: Comparison of Housing Allocations by Settlement Hierarchy

<u>Level</u>	<u>Type</u>	<u>No. of sites</u>	<u>Capacity</u>
<u>City Centre</u>	<u>Infill</u>	<u>115</u>	<u>14,280</u>
<u>Main Urban Area</u>	<u>Infill</u>	<u>271</u>	<u>19,508</u>
<u>Main Urban Area</u>	<u>Extension</u>	<u>16</u>	<u>1,008</u>
<u>Major Settlement</u>	<u>Infill</u>	<u>56</u>	<u>2,329</u>
<u>Major Settlement</u>	<u>Extension</u>	<u>11</u>	<u>1,987</u>
<u>Smaller Settlement</u>	<u>Infill</u>	<u>42</u>	<u>1,585</u>
<u>Smaller Settlement</u>	<u>Extension</u>	<u>17</u>	<u>1,737</u>
<u>Other Rural</u>	<u>Infill</u>	<u>14</u>	<u>460</u>
<u>Other Rural</u>	<u>Extension</u>	<u>6</u>	<u>193</u>
<u>Other Rural</u>	<u>Other</u>	<u>3</u>	<u>48</u>

MM7	Page 23 Para 2.36 Table 3	<p>Revise paragraph 2.36 as follows:</p> <p>“Brownfield/Greenfield Mix Government policy does not insist that previously developed land, known as brownfield land, has to be developed and exhausted before any development on greenfield land can take place. Furthermore, the capacity of allocated sites on brownfield land totals 32,798 (see Table 3), which falls short of the allocations required up to 2028, so we need to allocate greenfield sites for housing as well. However, the 2012 NPPF sets out 12 core planning principles of which one is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value, and Core Strategy Policy H1 includes previously developed land and buildings within the Main Urban Area or settlement as a priority for identifying land for development. As indicated in paragraph 2.26 the Core Strategy also includes a windfall allowance of 8,000 dwellings over the plan period. It is anticipated that the great majority, if not all windfall sites will be on brownfield land. When this is taken into account the overall balance for development is 6059% brownfield and 4041% greenfield, <u>which for brownfield land is in excess of the target set out in the</u> Core Strategy. Core Strategy policy H1 sets a target of 65% of development on previously developed land for the first 5 years of the plan (2012 – 2017) and 55% thereafter.”</p>
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Para 2.36, Revise Table 3 as follows:

Replace existing table below:

Table 3: Greenfield/brownfield split across HMCAs

HMCA	Greenfield capacity	Brownfield capacity	% greenfield	% brownfield
Aireborough	651	866	43	57
City Centre	195	11,443	2	98
East Leeds	8,009	1,680	83	17
Inner Area	1,366	11,546	11	89
North	1,362	3,775	27	73
Outer North East	2,899	456	86	14
Outer North West	1,226	481	72	28
Outer South	1,183	321	79	21
Outer South East	1,120	894	56	44
Outer South West	3,980	1,939	67	33
Outer West	1,822	2,504	42	58
Total	23,813	35,905	40	60

With revised table below:

Table 3: Greenfield/brownfield split across HMCA's

<u>HMCA</u>	<u>Greenfield capacity</u>	<u>Brownfield capacity</u>	<u>% Greenfield</u>	<u>% Brownfield</u>
<u>Aireborough</u>	<u>81</u>	<u>382</u>	<u>17%</u>	<u>83%</u>
<u>City Centre</u>	<u>324</u>	<u>13,339</u>	<u>2%</u>	<u>98%</u>
<u>East Leeds</u>	<u>2,398</u>	<u>2,329</u>	<u>51%</u>	<u>49%</u>
<u>Inner Area</u>	<u>591</u>	<u>9,958</u>	<u>6%</u>	<u>94%</u>
<u>North Leeds</u>	<u>333</u>	<u>2,465</u>	<u>12%</u>	<u>88%</u>
<u>Outer North East</u>	<u>1,693</u>	<u>140</u>	<u>92%</u>	<u>8%</u>
<u>Outer North West</u>	<u>821</u>	<u>344</u>	<u>70%</u>	<u>30%</u>
<u>Outer South</u>	<u>333</u>	<u>455</u>	<u>42%</u>	<u>58%</u>
<u>Outer South East</u>	<u>931</u>	<u>621</u>	<u>60%</u>	<u>40%</u>
<u>Outer South West</u>	<u>2,020</u>	<u>1,204</u>	<u>63%</u>	<u>37%</u>
<u>Outer West</u>	<u>812</u>	<u>1,561</u>	<u>34%</u>	<u>66%</u>
<u>Total</u>	<u>10,337</u>	<u>32,798</u>	<u>41%</u>	<u>59%</u>

MM8	Page 24 Para 2.37	<p>Revise paragraph 2.37 as follows:</p> <p>“Green Belt Review Consistent with national guidance, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The Core Strategy sets the context for a Green Belt review in Spatial Policy SP10. An assessment of sites against the purposes of Green Belts as set out in the 2012 NPPF has been carried out on all sites within the previous Green Belt (i.e. as identified in the UDP). This assessment of sites has enabled those sites with the least harm on Green Belt purposes to be proposed for allocation, although this inevitably varies to reflect the needs and characteristics of the area concerned. Land is removed from the Green Belt as a consequence of proposing allocations within it and the revised Green Belt boundary is shown on the plans for each HMCA and the Policies Map. The aim has been to make the minimum changes to Green Belt boundaries necessary to deliver the Core Strategy targets to 2023 2028. However, the Green Belt Review is just one factor in the overall allocation assessment process, as outlined in paragraph 2.34 above. <u>As a result of the Plan Remittal, no housing sites are allocated on Green Belt land. See Paragraph 2.88 in relation to employment allocations and the Green Belt Review.</u>”</p>
MM9	Page 29 Para 2.55	<p>Revise paragraph 2.55 as follows:</p> <p>“Windfall Windfall development is development on a site which has not been specifically identified as available in the Local Plan. The 2012 NPPF refers to these as Windfall Sites. Core Strategy policy H2 concerns windfall development, or housing development not included in the definition of windfall development. As befits its nature and character Leeds has a considerable flow of unidentified previously developed land and properties year on year. There are a number of sources of windfall:</p> <ul style="list-style-type: none"> • The Core Strategy makes an allowance of 500 units per annum to come forward as smaller windfall that fall below the SHLAA threshold ², ie 8,000 of the 74,000 51,952 gross net units required will be delivered via windfall, leaving 66,000 46,352 to be allocated in the Local Plan. • There is also a steady stream of larger windfall which whilst not reducing the allocated land total will be taken account of through the SHLAA and the decision taking process and reflected in the five year land supply. • The Council also has a steady stream of long term empty properties returning to use each year. These are similarly reflected in the Authority Monitoring Report (AMR) and Five Year Supply calculation.”

MM10

Page 38

Para
2.82

Revise paragraph 2.82 and the table below as follows:

“The table below sets out the overall employment provision (office and general employment) across Leeds against the Core Strategy target. **The table set out in the 2019 adopted Plan provided the supply position to a base date of 1 April 2016. At the SAP Remittal examination, the evidence base for the supply of general employment land across Leeds was updated to a base date of 31 December 2021. The updated evidence reflected new windfall employment sites with an extant planning permission and losses of identified/ allocation employment sites to non-employment use (across the district) and amendments to the Safeguarded Direction boundary associated with the HS2 scheme (within the Aire Valley Area Action Plan boundary only) occurring between 1 April 2016 and 31 December 2021. The revised table provides the general employment supply position at 31 December 2021 including the addition of 21.2 hectares of allocated land at Barrowby Lane, Manston (site EG2-37). The office provision figures were not updated as part of the Plan Remittal and thus reflect the position at 1 April 2016.**

	Offices (sq m)	Industry (ha)
Core Strategy Requirements	1,000,000	493
Contribution from Aire Valley <u>including NRW sites</u>	228,058	488.2- <u>176.6</u>
Identified	644,317	106
Proposed Allocations	185,653	438.63 <u>149.83</u>
<u>Net change in employment land supply since April 2016 base date (windfall sites with extant planning permission minus losses to non-employment uses)</u>	<u>N/A</u>	<u>39.87</u>
Total	1,058,028	475.45* <u>472.1</u>
Surplus/deficit	58,028	47.55 <u>-20.7</u>

(* plus 42.62ha contribution from NRW site in Aire Valley)

SECTION 3: PROPOSALS FOR THE 11 HOUSING MARKET CHARACTERISTIC AREAS

SECTION 3:1. AIREBOROUGH HOUSING MARKET CHARACTERISTIC AREA

<p>MM11</p>	<p>Page 45-46</p> <p>Para 3.1.5-3.1.7</p>	<p>Revise paragraph 3.1.5 as follows:</p> <p>Total housing target for Aireborough (set out in the Core Strategy) = 2,300 956 units (3% of District wide total).</p> <p>Revise paragraph 3.1.6 as follows:</p> <p>“Total Number of Dwellings/Capacity to be allocated: The target of 2,300 residential units does not mean that land for 2,300 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. The SAP Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 695 new homes completed in Aireborough between 1 April 2012 and 2017 with 357 dwellings remaining on identified and allocated sites. A further 106 dwellings have been approved on large windfall sites, which provides a total of 463 dwellings. Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.</p> <p>Revise paragraph 3.1.7 as follows:</p> <p>“The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target to leave a residual for allocation for housing.</p> <p>So, the residual target is 2,300 – 965 = 1,335 units. <u>In Aireborough, identified, allocated and large windfall sites have a total capacity of 463 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -493 against the Core Strategy target for the HMCA”.</u></p>
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<p>MM12</p> <p>Page 46</p> <p>3.1.7- 3.1.8</p>	<p>Delete the following sites:</p> <p>POLICY HG2: HOUSING ALLOCATIONS</p> <p>1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED-USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.</p> <p>2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN AIREBOROUGH THE SITES ALLOCATED FOR HOUSING ARE:</p> <table border="1" data-bbox="602 528 1800 1123"> <thead> <tr> <th>Plan Ref</th> <th>Address</th> <th>Area ha</th> <th>Capacity</th> <th>Green/Brown</th> </tr> </thead> <tbody> <tr> <td>HG2-1</td> <td>New Birks Farm, Ings Lane, Guiseley</td> <td>10.8</td> <td>160</td> <td>Greenfield</td> </tr> <tr> <td>HG2-2</td> <td>Wills Gill, Guiseley</td> <td>5.1</td> <td>133</td> <td>Greenfield</td> </tr> <tr> <td>HG2-4</td> <td>Hollins Hill and Hawkstone Avenue, Guiseley</td> <td>3</td> <td>80</td> <td>Greenfield</td> </tr> <tr> <td>HG2-6</td> <td>Silverdale Avenue (land at), Guiseley</td> <td>2</td> <td>32</td> <td>Greenfield</td> </tr> <tr> <td>HG2-7</td> <td>Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon</td> <td>0.4</td> <td>7</td> <td>Mix 20:80</td> </tr> <tr> <td>HG2-8</td> <td>Kirkland House, Queensway, Yeadon</td> <td>0.5</td> <td>17</td> <td>Mix 20:80</td> </tr> <tr> <td>HG2-9</td> <td>Land at Victoria Avenue, Leeds</td> <td>3.9</td> <td>402</td> <td>Greenfield</td> </tr> <tr> <td>HG2-11</td> <td>Larkfield Drive (off) - Ivy House (adjacent), Rawdon</td> <td>0.5</td> <td>6</td> <td>Mix 80:20</td> </tr> <tr> <td>HG2-229</td> <td>The Old Mill, Miry Lane, Yeadon</td> <td>0.4</td> <td>15</td> <td>Mix 40:60</td> </tr> <tr> <td colspan="3" style="text-align: center;">Housing Allocation Total</td> <td>552 77</td> <td></td> </tr> </tbody> </table> <p>Revise paragraph 3.1.8 as follows:</p> <p>“Sites allocated for housing in Aireborough have a total capacity of 552 77.”</p>	Plan Ref	Address	Area ha	Capacity	Green/Brown	HG2-1	New Birks Farm, Ings Lane, Guiseley	10.8	160	Greenfield	HG2-2	Wills Gill, Guiseley	5.1	133	Greenfield	HG2-4	Hollins Hill and Hawkstone Avenue, Guiseley	3	80	Greenfield	HG2-6	Silverdale Avenue (land at), Guiseley	2	32	Greenfield	HG2-7	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	0.4	7	Mix 20:80	HG2-8	Kirkland House, Queensway, Yeadon	0.5	17	Mix 20:80	HG2-9	Land at Victoria Avenue, Leeds	3.9	402	Greenfield	HG2-11	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	0.5	6	Mix 80:20	HG2-229	The Old Mill, Miry Lane, Yeadon	0.4	15	Mix 40:60	Housing Allocation Total			552 77		<p>Delete the following site schedules:</p>
Plan Ref	Address	Area ha	Capacity	Green/Brown																																																					
HG2-1	New Birks Farm, Ings Lane, Guiseley	10.8	160	Greenfield																																																					
HG2-2	Wills Gill, Guiseley	5.1	133	Greenfield																																																					
HG2-4	Hollins Hill and Hawkstone Avenue, Guiseley	3	80	Greenfield																																																					
HG2-6	Silverdale Avenue (land at), Guiseley	2	32	Greenfield																																																					
HG2-7	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	0.4	7	Mix 20:80																																																					
HG2-8	Kirkland House, Queensway, Yeadon	0.5	17	Mix 20:80																																																					
HG2-9	Land at Victoria Avenue, Leeds	3.9	402	Greenfield																																																					
HG2-11	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	0.5	6	Mix 80:20																																																					
HG2-229	The Old Mill, Miry Lane, Yeadon	0.4	15	Mix 40:60																																																					
Housing Allocation Total			552 77																																																						
<p>MM13</p>	<p>Page 47-60</p>	<p>Delete the following site schedules:</p>																																																							

	Site schedules	HG2-1 New Birks Farm, Ings Lane, Guiseley HG2-2 Wills Gill, Guiseley HG2-4 Hollins Hill and Hawkstone Avenue, Guiseley HG2-9 Victoria Avenue, Leeds
MM14	Page 65 Para 3.1.11	<p>Revise paragraph 3.1.11 as follows:</p> <p>Sites for Older Persons Housing/Independent Living</p> <p>“Five Four housing allocations have easy access to Local Centres in Aireborough and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans”</p> <p>Delete the following site from Policy H4:</p> <p>POLICY HG4: THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH ARE PARTICULARLY SUITABLE FOR OLDER PERSONS HOUSING/ INDEPENDENT LIVING. THESE ARE SHOWN ON THE POLICIES MAP. IN AIREBOROUGH THESE SITES ARE:</p> <ul style="list-style-type: none"> • HG2-2 WILLS GILL, GUISELEY • HG2-6 LAND AT SILVERDALE AVENUE, GUISELEY • HG2-7 SWAINE HILL TERRACE - FORMER BROOKFIELD NURSING HOME, YEADON • HG2-11 ADJACENT IVY HOUSE, OFF LARKFIELD DRIVE, RAWDON • HG2-229 THE OLD MILL, MIRY LANE, YEADON
SECTION 3:2. CITY CENTRE HOUSING MARKET CHARACTERISTIC AREA		
MM15	Page 77-78 Paras 3.2.5 -3.2.7	<p>Revise paragraph 3.2.5 as follows:</p> <p>Total housing target for City Centre (set out in the Core Strategy) = 40,200 5,099 units (16% of District wide total)</p> <p>Revise paragraph 3.2.6 as follows:</p> <p>“Total number of dwellings/capacity to be allocated: The target of 10,200 residential units does not mean that land for 10,200 new units is newly allocated for housing. From</p>

		<p>the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. <u>The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 968 new homes completed in the City Centre between 1 April 2012 and 2017 with 11,159 dwellings remaining on identified and allocated sites. A further 2,504 dwellings have been approved on large windfall sites, which provides a total of 13,663 dwellings.</u> Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map. Part of the City Centre HMCA overlaps with the Aire Valley Leeds Area Action Plan area which is advancing its own housing allocations. These total 457 dwellings in identified sites and 2812 in proposed allocations.”</p> <p>Revise paragraph 3.2.7 as follows:</p> <p>“The housing contribution from the Aire Valley Leeds Area Action Plan can be deducted from the City Centre target: 10,200 – 3,269 (457 + 2,812) = 6,931.</p> <p>The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target to leave a residual for allocation for housing.</p> <p>So, the residual target is 6,931 – 4,802 = 2,129 units.</p> <p><u>In the City Centre, identified, allocated and large windfall sites have a total capacity of 13,663 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of +8,564 against the Core Strategy target for the HMCA.”</u></p>
SECTION 3:3. EAST HOUSING MARKET CHARACTERISTIC AREA		
MM16	Page 146 – 147	Revise paragraph 3.3.5 as follows:

Para
3.3.5-3.3.7

“Total housing target for East Leeds (set out in the Core Strategy) = 11,400 **5,417** units (17% of District wide total).”

Revise paragraph 3.3.6 as follows:

“Total number of dwellings/ capacity to be allocated:

~~The target of 11,400 residential units does not mean that land for 11,400 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 859 new homes completed in East between 1 April 2012 and 2017 with 4,487 dwellings remaining on identified and allocated sites. A further 240 dwellings have been approved on large windfall sites, which provides a total of 4,727 dwellings.~~ Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.”

Revise paragraph 3.3.7 as follows:

~~“The housing contribution from the Aire Valley Leeds Area Action Plan can be deducted from the East Leeds target: 11,400 – 2,631(11+2620) = 8,769.~~

~~The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target to leave a residual for allocation for housing.~~

~~So, the residual target is 8,769 – 6,122 = 2,647 units. **In East, identified, allocated and large windfall sites have a total capacity of 4,727 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -690 against the Core Strategy target for the HMCA.**~~”

MM17
Page 147
Para
3.3.8

Delete the following sites:

POLICY HG2: HOUSING ALLOCATIONS

1. THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.
2. ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN EAST LEEDS THE SITES ALLOCATED FOR HOUSING ARE:

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-104	York Road/Selby Road	0.9	12	Brownfield
HG2-119	Red Hall Offices & Playing Field LS17	13.9	50	Greenfield
HG2-120	Manston Lane – former Vickers Tank Factory Site, Cross Gates	21.5	450	Brownfield
HG2-121	Killingbeck Bridge – Wykebridge Depot, Killingbeck	0.6	23	Brownfield
HG2-122	Cartmell Drive, Halton Moor	5.7	170	Greenfield
HG2-123	Colton Road East, Colton LS15	0.52	17	Greenfield
HG2-174	Weed Lane – Rothwell Garden Centre LS26	3.2	34	Mix: 50:50
HG2-210	St Gregory’s Primary School, Stanks Gardens, Swarcliffe	1.8	33	Mix 50:50
MX2-38	Barrowby Lane, Manston	21.17	150	Greenfield
Housing Allocation Total			936	
			688	

Revise paragraph 3.3.8 as follows:

Sites allocated for housing in East Leeds have a total capacity of 936 **688**.

MM18	Page 149-163 Site Schedules	Delete the following site schedules: HG2-119 Red Hall Offices & Playing Field LS17 HG2-123 Colton Road East, Colton LS15 HG2-174 Wood Lane – Rothwell Garden Centre LS26 MX2-38 Barrowby Lane, Manston																
SECTION 3: 4. EAST HOUSING MARKET CHARACTERISTIC AREA																		
MM19	Page 167 Policy EG2	<p>Revise the following site reference and site capacity:</p> <p>POLICY EG2: GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE</p> <p>1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY POLICY SP9.</p> <p>2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN SECTION 3.</p> <p>THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP IN EAST. THESE ALLOCATIONS ARE:</p> <table border="1" data-bbox="555 895 1727 1058"> <thead> <tr> <th>Plan Ref</th> <th>Address</th> <th>Area ha</th> <th>Capacity (ha)</th> </tr> </thead> <tbody> <tr> <td>MX2-38 EG2-37</td> <td>Barrowby Lane, Manston LS15</td> <td>21.2</td> <td>4021.2</td> </tr> <tr> <td>EG2-27</td> <td>Manston Road, Leeds, LS15 8SX</td> <td>3.4</td> <td>3.43</td> </tr> <tr> <td colspan="3" style="text-align: right;">Allocated for general employment total (ha):</td> <td>43.4324.63</td> </tr> </tbody> </table>	Plan Ref	Address	Area ha	Capacity (ha)	MX2-38 EG2-37	Barrowby Lane, Manston LS15	21.2	40 21.2	EG2-27	Manston Road, Leeds, LS15 8SX	3.4	3.43	Allocated for general employment total (ha):			43.43 24.63
Plan Ref	Address	Area ha	Capacity (ha)															
MX2-38 EG2-37	Barrowby Lane, Manston LS15	21.2	40 21.2															
EG2-27	Manston Road, Leeds, LS15 8SX	3.4	3.43															
Allocated for general employment total (ha):			43.43 24.63															
MM20 (See Annex 1)	Page 162-163 Site Schedule	<p>Revise Barrowby Lane, Manston site schedule as follows:</p> <ul style="list-style-type: none"> • amend site reference from MX2-39 to EG2-37 • amend site capacity from 150 units & 10 ha employment to 21.2 ha employment. <p>Revise Site Requirements as follows:</p> <p>Local Highway Network:</p>																

		<ul style="list-style-type: none"> This site should not be brought forward until completion of Manston Lane Link Road (MLLR). The site will have a direct impact upon MLLR and M1 Jn 46 and mitigating measures will be required. This may take the form of a contribution towards to the cost of future works on MLLR, in line with the proposals for East Leeds Orbital Road, together with a contribution to works at Jn 46 in line with the requirements of Highways England.
MM21	Page 175-176 Para 3.4.5-3.4.7	<p>Revise paragraph 3.4.5 as follows:</p> <p>Total housing target for Inner (set out in the Core Strategy) = 40,000 4,780 units (15% of District wide total).</p> <p>Revise paragraph 3.4.6 as follows:</p> <p>“Total number of dwellings/capacity to be allocated: The target of 10,000 residential units does not mean that land for 10,000 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. <u>The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 1,880 new homes completed in Inner between 1 April 2012 and 2017 with 9,638 dwellings remaining on identified and allocated sites. A further 911 dwellings have been approved on large windfall sites, which provides a total of 10,549 dwellings.</u> Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map. Part of the Inner HMCA overlaps with the Aire Valley Leeds Area Action Plan area which has its own housing allocations. These total 1691 dwellings in identified sites and 359 dwellings in proposed allocations.”</p> <p>Revise paragraph 3.4.7 as follows:</p> <p>“The housing contribution from the Aire Valley Leeds Area Action Plan can be deducted from the Inner Area target: 40000 – 2050 (1691 + 359) = 7950</p>

		<p>The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target to leave a residual for allocation for housing. So, the residual target is 7950 – 7,270 = 680 units</p> <p><u>In Inner, identified, allocated and large windfall sites have a total capacity of 10,549 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of +5,769 against the Core Strategy target for the HMCA.</u></p>
SECTION 3:5. NORTH HOUSING MARKET CHARACTERISTIC AREA		
MM22	<p>Page 270-271</p> <p>Para 3.5.5 -3.5.7</p>	<p>Revise paragraph 3.5.5 as follows:</p> <p>“Total housing target for North (set out in the Core Strategy) = 6,000 <u>2,868</u> units (9% of District wide total).”</p> <p>Revise paragraph 3.5.6 as follows:</p> <p>“Total number of dwellings/capacity to be allocated: The target of 6,000 residential units does not mean that land for 6,000 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 979 new homes completed in North between 1 April 2012 and 2017 with 2,514 dwellings remaining on identified and allocated sites. A further 284 dwellings have been approved on large windfall sites, which provides a total of 2,798 dwellings. Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.”</p> <p>Revise paragraph 3.5.7 as follows:</p> <p>“The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted</p>

from the target to leave a residual for allocation for housing.

So, the residual target is 6,000 – 4095 = **1,905 units**. **In North, identified, allocated and large windfall sites have a total capacity of 2,798 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -70 against the Core Strategy target for the HMCA.**

MM23
Page 271-272
Para 3.5.8
Policy HG2

Delete the following sites:

POLICY HG2: HOUSING ALLOCATIONS

- 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.**
- 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN NORTH THE SITES ALLOCATED FOR HOUSING ARE:**

Plan ref	Address	Area ha	Capacity	Green/Brown
HG2-29	Moseley Wood Gardens (land off), Cookridge, LS16	2.6	63	Greenfield
HG2-30	Eyrie Public House, Holtdale Approach, Cookridge	0.4	14	Brownfield
HG2-31	Ralph Thoresby (Site F) Holt Park, Leeds	0.4	15	Greenfield
HG2-32	Cookridge Fire Station	0.4	15	Brownfield
HG2-33	Land south east of Holt Park Leisure Centre, Holt Park	0.8	28	Brownfield
HG2-34	Farrar Lane, Adel	0.9	16	Brownfield
HG2-36	Alwoodley Lane, Alwoodley LS17	13.4	302	Greenfield
HG2-37	Brownberrie Lane, Horsforth	0.8	12	Greenfield
HG2-38	Dunstarn Lane (land south), Adel	2.2	68	Greenfield
HG2-40	High Moor Court (land at rear), High Moor Avenue, Moor Allerton	0.9	20	Greenfield
HG2-42	Broadway and Calverley Lane, Horsforth	0.6	18	Greenfield

HG2-43	Horsforth Campus	5.3	134	Greenfield
HG2-44	Clarence Road (land at) - Horsforth LS18 4LB	0.7	25	Brownfield
HG2-45	St Joseph's, Outwood Lane, Horsforth	0.8	30	Mix 50:50
HG2-46	Horsforth (former waste water treatment works)	3.2	53	Mix 60:40
HG2-47	Vesper Road (land at), Kirkstall LS5 3NU	0.5	17	Brownfield
HG2-48	Weetwood Manor	0.9	32	Greenfield
HG2-51	Carr Manor, Meanwood, LS6	4.3	15	Mix 70:30
HG2-87	Amberton Terrace	1.6	14	Brownfield
HG2-217	Land at former Eastmoor Regional Secure Unit, Adel	1.5	27	Mix 20:80
HG2-234	Land at Kirkstall Forge, Kirkstall Road	2.9	0	Greenfield
HG2-236	West Park Centre LS16	2.3	69	Brownfield
MX2-4	Kirkstall District Centre	3.6	55	Brownfield
Housing Allocation Total:			467	

Revise paragraph 3.5.8 as follows:

Sites allocated for housing in North have a total capacity of ~~1,042~~ **467**.

MM24	Page 285-302 Site Schedules	Delete the following site schedules: HG2-36 Alwoodley Lane, Alwoodley LS17 HG2-38 Dunstarn Lane (land south), Adel HG2-42 Broadway and Calverley Lane, Horsforth HG2-43 Horsforth Campus HG2-46 Horsforth (former waste water treatment works)
MM25	Page 319 Para 3.5.12	Revise paragraph 3.5.12 as follows: Sites Reserved for Future School Use

		<p>Section 2 paragraph 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In North HMCA there are two is one sites where part of a housing site is to be retained for a school.</p> <p><u>This site</u> are <u>is</u>:</p> <ul style="list-style-type: none"> • MX1-3 ABBEY ROAD - KIRKSTALL FORGE • HG2-36 ALWOODLEY LANE, ALWOODLEY
SECTION 3:6. OUTER NORTH EAST HOUSING MARKET CHARACTERISTIC AREA		
MM26	<p>Page 329</p> <p>Para 3.6.5 - 3.6.7</p>	<p>Revise paragraph 3.6.5 as follows:</p> <p>Total housing target for Outer North East (set out in the Core Strategy) = 5,000 2,549 units (8% of District wide total).</p> <p>Revise paragraph 3.6.6 as follows:</p> <p>Total number of dwellings/capacity to be allocated: The target of 5,000 residential units does not mean that land for 5,000 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. <u>The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 379 new homes completed in Outer North East between 1 April 2012 and 2017 with 1,757 dwellings remaining on identified and allocated sites. A further 76 dwellings have been approved on large windfall sites, which provides a total of 1,833 dwellings.</u> Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.</p> <p>Revise paragraph 3.6.7 as follows:</p> <p>“The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted</p>

from the target to leave a residual for allocation for housing.
 So, the residual target is 5,000 – 1,711 = ~~3,289~~ units. **In Outer North East, identified, allocated and large windfall sites have a total capacity of 1,833 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -716 against the Core Strategy target for the HMCA.**

MM27
 Page 330
 Para 3.6.8
 Policy HG2

Delete the following sites:
POLICY HG2: HOUSING ALLOCATIONS
 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED-USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.
 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN OUTER NORTH EAST THE SITES ALLOCATED FOR HOUSING ARE:

Plan ref	Address	Area ha	Capacity	Green/Brown
HG2-19	Land at Sandbeck Lane Wetherby	6.3	165	Greenfield
HG2-20	Mercure Hotel, Wetherby Road, Wetherby	2.4	86	Mix 20:80
HG2-22	Church Street, Boston Spa	1.7	36	Greenfield
HG2-26	Wetherby Road – Scarcroft Lodge, Scarcroft	5.8	400	Brownfield
HG2-28	Land to the east of Belle Vue Avenue	0.6	15	Greenfield
HG2-226	Land to the east of Wetherby	55.4	1,100	Greenfield
HG2-227	Land to the north of HMP Wealston	6.3	142	Mix 80:20
Housing Allocation Total			1,644 1,544	

Revise paragraph 3.6.8 as follows:
 “Sites allocated for housing in Outer North East have a total capacity of ~~1644~~ **1,544**”

MM28	Page 337-338 Site Schedule	Delete the following site schedule: HG2-26 Wetherby Road - Scarcroft Lodge, Scarcroft
SECTION 3:7. OUTER NORTH WEST HOUSING MARKET CHARACTERISTIC AREA		
MM29	Page 353 - 354 Para 3.7.5 – 3.7.7	<p>Revise paragraph 3.7.5 as follows:</p> <p>“Total housing target for Outer North West (set out in the Core Strategy) = 2,000 956 units (3% of District wide total).”</p> <p>Revise paragraph 3.7.6 as follows:</p> <p>“Total number of dwellings/capacity to be allocated: The target of 2,000 residential units does not mean that land for 2,000 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 302 new homes completed in Outer North West between 1 April 2012 and 2017 with 1,111 dwellings remaining on identified and allocated sites. A further 54 dwellings have been approved on large windfall sites, which provides a total of 1,165 dwellings Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.”</p> <p>Revise paragraph 3.7.7 as follows:</p> <p>“The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target to leave a residual for allocation for housing.</p> <p>So, the residual target is $2,000 - 1,146 = 854$ units.</p>

In Outer North West, identified, allocated and large windfall sites have a total capacity of 1,165 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of +209 against the Core Strategy target for the HMCA.”

MM30
Page 354
Para 3.7.8
Policy HG2

Delete the following site:

POLICY HG2: HOUSING ALLOCATIONS

1. THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.

2. ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN OUTER NORTH WEST THE SITES ALLOCATED FOR HOUSING ARE:

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-13	Former Inglewood Children's Home, White Croft Garth, Otley	0.4	16	Mix 50:50
HG2-17	Breary Lane East, Bramhope, LS16	19.3	376	Greenfield
HG2-18	Church Lane, Adel	14.7	104	Greenfield
MX2-1	Westgate - Ashfield Works, Otley	1.9	50	Brownfield
MX2-2	Westgate, Otley	0.8	15	Brownfield
Housing Allocation Total			561 474	

Revise paragraph 3.7.8 as follows:

“Sites allocated for housing in Outer North West have a total capacity of ~~561~~ **474**.”

MM31
Page 357-358
Site schedule

Delete the following site schedule:
HG2-17 Breary Lane East, Bramhope, LS16

MM32	Page 366 Para 3.7.12	Delete the following site from paragraph 3.7.12: Sites Reserved for Future School Use Section 2 paragraph 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In Outer North West there are three two sites where part of the site is to be retained for a school. These sites are: <ul style="list-style-type: none"> • MX1-26 OTLEY (EAST OF) • HG2-17 BREARY LANE EAST, BRAMHOPE • HG2-18 CHURCH LANE, ADEL
SECTION 3:8. OUTER SOUTH HOUSING MARKET CHARACTERISTIC AREA		
MM33	Page 378 Para 3.8.5 – 3.8.7	<p>Revise paragraph 3.8.5 as follows:</p> <p>“Total housing target for Outer South (set out in the Core Strategy) = 2,600 <u>1,275</u> units (4% of District wide total).”</p> <p>Revise paragraph 3.8.6 as follows:</p> <p>“Total Number of Dwellings/Capacity to be allocated: The target of 2,600 residential units does not mean that land for 2,600 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 213 new homes completed in Outer South between 1 April 2012 and 2017 with 750 dwellings remaining on identified and allocated sites. A further 38 dwellings have been approved on large windfall sites, which provides a total of 788 dwellings. Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.”</p>

		<p>Revise paragraph 3.8.7 as follows:</p> <p>“The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target to leave a residual for allocation for housing.</p> <p>So, the residual target is 2,600 – 612 = 1,988 units.</p> <p><u>In Outer South, identified, allocated and large windfall sites have a total capacity of 788 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of - 487 against the Core Strategy target for the HMCA.”</u></p>																																																		
MM34	<p>Page 379</p> <p>Para 3.8.8</p> <p>Policy HG2</p>	<p>Delete the following sites:</p> <p>POLICY HG2: HOUSING ALLOCATIONS</p> <p>1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED-USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.</p> <p>2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN OUTER SOUTH THE SITES ALLOCATED FOR HOUSING ARE:</p> <table border="1" data-bbox="555 879 1933 1388"> <thead> <tr> <th>Plan Ref</th> <th>Address</th> <th>Area ha</th> <th>Capacity</th> <th>Green/Brown</th> </tr> </thead> <tbody> <tr> <td>HG2-174</td> <td>Wood Lane – Rothwell Garden Centre LS26</td> <td>3.2</td> <td>52</td> <td>Mix 50:50</td> </tr> <tr> <td>HG2-175</td> <td>Bullough Lane – Haigh Farm (land adjacent to), Rothwell LS26 0JY</td> <td>8.1</td> <td>222</td> <td>Greenfield</td> </tr> <tr> <td>HG2-176</td> <td>Windlesford Green Hostel, Woodlesford</td> <td>0.7</td> <td>26</td> <td>Brownfield</td> </tr> <tr> <td>HG2-177</td> <td>Alma Villas (site at), Woodlesford LS26 8PW</td> <td>0.7</td> <td>12</td> <td>Mix 80:20</td> </tr> <tr> <td>HG2-178</td> <td>Aberford Road - site of Glenoit and Minerva Mills, Oulton</td> <td>2.3</td> <td>70</td> <td>Brownfield</td> </tr> <tr> <td>HG2-180</td> <td>Land between Fleet Lane & Methley Lane Oulton</td> <td>14.9</td> <td>339</td> <td>Greenfield</td> </tr> <tr> <td>HG2-182</td> <td>Main Street and Pitfield Road, Carlton</td> <td>1.1</td> <td>36</td> <td>Brownfield</td> </tr> <tr> <td>HG2-183</td> <td>Swithens Lane, Rothwell, Leeds LS26 0BS</td> <td>3.2</td> <td>85</td> <td>Greenfield</td> </tr> <tr> <td>HG2-186</td> <td>Main Street, Hunts Farm, Methley</td> <td>1.2</td> <td>25</td> <td>Greenfield</td> </tr> </tbody> </table>	Plan Ref	Address	Area ha	Capacity	Green/Brown	HG2-174	Wood Lane – Rothwell Garden Centre LS26	3.2	52	Mix 50:50	HG2-175	Bullough Lane – Haigh Farm (land adjacent to), Rothwell LS26 0JY	8.1	222	Greenfield	HG2-176	Windlesford Green Hostel, Woodlesford	0.7	26	Brownfield	HG2-177	Alma Villas (site at), Woodlesford LS26 8PW	0.7	12	Mix 80:20	HG2-178	Aberford Road - site of Glenoit and Minerva Mills, Oulton	2.3	70	Brownfield	HG2-180	Land between Fleet Lane & Methley Lane Oulton	14.9	339	Greenfield	HG2-182	Main Street and Pitfield Road, Carlton	1.1	36	Brownfield	HG2-183	Swithens Lane, Rothwell, Leeds LS26 0BS	3.2	85	Greenfield	HG2-186	Main Street, Hunts Farm, Methley	1.2	25	Greenfield
Plan Ref	Address	Area ha	Capacity	Green/Brown																																																
HG2-174	Wood Lane – Rothwell Garden Centre LS26	3.2	52	Mix 50:50																																																
HG2-175	Bullough Lane – Haigh Farm (land adjacent to), Rothwell LS26 0JY	8.1	222	Greenfield																																																
HG2-176	Windlesford Green Hostel, Woodlesford	0.7	26	Brownfield																																																
HG2-177	Alma Villas (site at), Woodlesford LS26 8PW	0.7	12	Mix 80:20																																																
HG2-178	Aberford Road - site of Glenoit and Minerva Mills, Oulton	2.3	70	Brownfield																																																
HG2-180	Land between Fleet Lane & Methley Lane Oulton	14.9	339	Greenfield																																																
HG2-182	Main Street and Pitfield Road, Carlton	1.1	36	Brownfield																																																
HG2-183	Swithens Lane, Rothwell, Leeds LS26 0BS	3.2	85	Greenfield																																																
HG2-186	Main Street, Hunts Farm, Methley	1.2	25	Greenfield																																																

MX2-14	Aberford Road (77/79), Oulton LS26 8HS	1.3	25	Brownfield
Housing Allocation Total:			892	
			157	

Revise paragraph 3.8.8 as follows:

“Sites allocated for housing in Outer South have a total capacity of ~~892~~. **157**”

MM35	Page 380-381 Site Schedule	Delete the following site schedules: HG2-174 Wood Lane - Rothwell Garden Centre LS26 HG2-175 Bullough Lane - Haigh Farm (land adjacent to), Rothwell, LS26 0JY HG2-177 Alma Villas (site at), Woodlesford, LS26 8PW HG2-180 Land between Fleet Lane & Methley Lane, Oulton HG2-183 Swithens Lane, Rothwell, Leeds, LS26 0BS HG2-186 Main Street, Hunts Farm, Methley
MM36	Page 401 Para 3.8.11	Revise paragraph 3.8.11 and Policy HG4 as follows: “ Site for Older Persons Housing/Independent Living There are no sites One housing allocation has easy access to Local Centres in Outer South and has been identified as being particularly suitable for elderly or independent living schemes in Outer South. This is shown on the HMCA area plans. POLICY HG4: THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH ARE PARTICULARLY SUITABLE FOR OLDER PERSONS HOUSING/ INDEPENDENT LIVING. THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER SOUTH THIS SITE IS: • HG2-183 SWITHENS LANE, ROTHWELL”
MM37	Page 401 Para 3.8.12	Delete paragraph 3.8.12 as follows: “ Sites Reserved for Future School Use ”

		<p>Section 2 paragraph 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In Outer South there is one site where part of a housing site is to be retained for a school. This site is:</p> <p>“HG2-180 LAND BETWEEN FLEET LANE & METHLEY LANE OULTON”</p>
		SECTION 3:9. OUTER SOUTH EAST HOUSING MARKET CHARACTERISTIC AREA
MM38	<p>Page 407-408</p> <p>Para 3.9.5-3.9.7</p>	<p>Revise paragraph 3.9.5 as follows:</p> <p>“Total housing target for Outer South East (set out in the Core Strategy) = 4,600-<u>2,231</u> units (7% of District wide total).”</p> <p>Revise paragraph 3.9.6 as follows:</p> <p>“Total Number of Dwellings/Capacity to be allocated: The target of 4,600 residential units does not mean that land for 4,600 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. <u>The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 546 new homes completed in Outer South East between 1 April 2012 and 2017 with 1,537 dwellings remaining on identified and allocated sites. A further 15 dwellings have been approved on large windfall sites, which provides a total of 1,522 dwellings</u> Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.”</p> <p>Revise paragraph 3.9.7 as follows:</p> <p>“The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target to leave a residual for allocation for housing.</p> <p>So, the residual target is $4,600 - 1500 = 3,100$ units.</p>

In Outer South East, identified, allocated and large windfall sites have a total capacity of 1,522 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -679 against the Core Strategy target for the HMCA.”

MM39
Page 408
Para 3.9.8
Policy HG2

Delete the following sites:

POLICY HG2: HOUSING ALLOCATIONS

1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.

2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN OUTER SOUTH EAST THE SITES ALLOCATED FOR HOUSING ARE

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-125	Pit Lane (land to south of), Micklefield LS25	4.3	79	Greenfield
HG2-126	Micklefield Railway Station Car Park (land to north of), Micklefield, LS25	0.7	18	Greenfield
HG2-129	Ash Tree Primary School, Kippax	0.5	22	Brownfield
HG2-130	Land at 25 - 29 High Street, Kippax	0.4	16	Brownfield
HG2-133	Ninevah Lane, Allerton Bywater	2.9	65	Mix 50:50
HG2-134	Carlton View, Allerton Bywater	0.9	25	Greenfield
HG2-135	Barnsdale Road, Allerton Bywater	1.8	49	Brownfield
HG2-235	Stocks Blocks site, Ninelands Lane, Garforth	8	240	Brownfield
Housing Allocation Total			514 431	

Revise paragraph 3.9.8 as follows:

“Sites allocated for housing in Outer South East have a total capacity of 514 **431**.”

MM40	Page 409-411	Delete the following site schedules: HG2-126 Micklefield Railway Station Car Park (land to north of), Micklefield, LS25 HG2-133 Ninevah Lane, Allerton Bywater
SECTION 3:10. OUTER SOUTH WEST HOUSING MARKET CHARACTERISTIC AREA		
MM41	Page 434 - 435 Para 3.10.5 – 3.10.7	<p>Revise paragraph 3.10.5 as follows:</p> <p>“Total housing target for Outer South West (set out in the Core Strategy) = 7,200 3,505 units (11% of District wide total).”</p> <p>Revise paragraph 3.10.6 as follows:</p> <p>“Total number of dwellings/capacity to be allocated: The target of 7,200 residential units does not mean that land for 7,200 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. The SAP Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 1,313 new homes completed in Outer South West between 1 April 2012 and 2017 with 2,759 dwellings remaining on identified and allocated sites. A further 465 dwellings have been approved on large windfall sites, which provides a total of 3,224 dwellingsPrevious UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map..”</p> <p>Revise paragraph 3.10.7 as follows:</p> <p>“The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target to leave a residual for allocation for housing.</p> <p>So, the residual target is 7,200 – 2,882= 4,318 units</p>

In Outer South West, identified, allocated and large windfall sites have a total capacity of 3,224 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of -281 against the Core Strategy target for the HMCA.”

MM42
Page
435

Para
3.10.8

Policy HG2

Delete the following sites:

POLICY HG2: HOUSING ALLOCATIONS

- 1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.**
- 2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN OUTER SOUTH WEST THE SITES ALLOCATED FOR HOUSING ARE:**

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-136	Whitehall Road (south of) – Harpers Farm	10.7	279	Greenfield
HG2-137	Royds Lane, Wortley, Leeds	3.6	111	Brownfield
HG2-138	Park Lees site, St Anthony's Road, Beeston	0.5	18	Brownfield
HG2-139	Old Lane - Jubilee Works, Beeston	1.2	44	Brownfield
HG2-140	Dewsbury Road, Leeds, LS11 7DF	1.8	60	Brownfield
HG2-142	Whitehall Road (off), Drighlington BD11 1BX	1.6	49	Brownfield
HG2-143	King Street/Spring Gardens Drighlington	10.8	250	Greenfield
HG2-146	Gelder Road, Leeds	3.8	85	Brownfield
HG2-149	Lane Side Farm, Morley	20.6	542	Greenfield
HG2-150	Churwell (land to the east of) LS27	10.4	223	Greenfield
HG2-153	Albert Drive Morley	4.6	121	Mix 30:70
HG2-155	Joseph Priestly College	0.4	14	Brownfield
HG2-156	Rod Mills Lane, High Street, Morley	1.8	15	Brownfield
HG2-157	Britannia Road, Morley	1.7	63	Greenfield

HG2-158	Tingley Mills, Tingley Common, Morley	1	100	Brownfield
HG2-159	Sissons Farm, Middleton LS10	8.2	222	Greenfield
HG2-160	Acre Road, Sissons Drive, Middleton	0.4	14	Brownfield
HG2-161	Throstle Mount, Middleton	0.4	15	Brownfield
HG2-164	Thorpe Road, Thorpe Square, Middleton	0.7	26	Brownfield
HG2-165	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	2.2	57	Brownfield
HG2-166	Long Thorpe Lane (land off), Thorpe, Wakefield, WF3 3BZ	0.6	17	Greenfield
HG2-167	Old Thorpe Lane (land at), Tingley WF3	9.2	207	Greenfield
HG2-168	Haigh Wood, Ardsley (North)	4.8	108	Greenfield
HG2-169	Haigh Wood, Ardsley (South)	11.7	262	Greenfield
HG2-171	Healey Croft, East Ardsley	1.3	35	Greenfield
HG2-172	Fall Lane - East Ardsley PS	0.8	25	Brownfield
HG2-231	Land at Throstle Terrace, Middleton	0.6	20	Greenfield
HG2-232	Land at Towcester Avenue, Middleton	1.41	44	Greenfield
HG2-233	Land at Moor Knoll Lane East Ardsley	0.36	11	Brownfield
Housing Allocation Total			3,037	
			1,900	

Revise paragraph 3.10.8 as follows:

“Sites allocated for housing in Outer South West have a total capacity of ~~3037~~ **1,900**.”

MM43

Page 437-487

Site schedules

Delete the following site schedules:

HG2-136 Whitehall Road (south of) - Harpers Farm

HG2-150 Churwell (land to the east of) LS27

HG2-153 Albert Drive Morley

HG2-159 Sissons Farm, Middleton LS10

HG2-165 Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

HG2-166 Long Thorpe Lane (land off), Thorpe, Wakefield, WF3 3BZ

		HG2-167 Old Thorpe Lane (land at), Tingley WF3 HG2-233 Land at Moor Knoll Lane East Ardsley
MM44	Page 489 Para 3.10.11	Revise paragraph 3.10.11 and delete the following site: <p>“Sites for Older Persons Housing/Independent Living Nine Eight housing allocations have easy access to Local Centres in Outer South West and have been identified as being particularly suitable for elderly or independent living schemes. These are shown on the HMCA area plans.</p> <p>POLICY HG4: THE SITE ALLOCATIONS PLAN IDENTIFIES SITES WHICH ARE PARTICULARLY SUITABLE FOR OLDER PERSONS HOUSING/ INDEPENDENT LIVING. THESE ARE SHOWN ON THE POLICIES MAP. IN OUTER SOUTH WEST THESE SITES ARE:</p> <ul style="list-style-type: none"> • HG2-136 WHITEHALL ROAD (SOUTH OF) – HARPERS FARM • HG2-138 PARK LEES SITE, ST ANTHONY'S ROAD, BEESTON • HG2-139 OLD LANE - JUBILEE WORKS, BEESTON • HG2-140 DEWSBURY ROAD • HG2-143 KING STREET/SPRING GARDENS DRIGHLINGTON • HG2-155 JOSEPH PRIESTLY COLLEGE • HG2-156 ROD MILLS LANE, HIGH STREET, MORLEY • HG2-160 ACRE ROAD, SISSONS DRIVE, MIDDLETON • HG2-232 LAND AT TOWCESTER AVENUE, MIDDLETON
MM45	Page 489 Para 3.10.12	Revise paragraph 3.10.12 as follows: <p>“Section 2 paragraph 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In Outer South West there is one are no sites where part of a housing site is to be retained for a school. This site is:</p> <ul style="list-style-type: none"> • HG2-150 CHURWELL (LAND TO THE EAST OF LS27)”

SECTION 3:11. OUTER WEST HOUSING MARKET CHARACTERISTIC AREA		
MM46	Page 520-521 Para 3.11.5-3.11.7	<p>Revise paragraph 3.11.5 as follows:</p> <p>“Total housing target for Outer West (set out in the Core Strategy) = 4,700 <u>2,231</u> units (7% of District wide total).”</p> <p>Revise paragraph 3.11.6 as follows:</p> <p>“Total number of dwellings/ capacity to be allocated: The target of 4,700 residential units does not mean that land for 4,700 new units is newly allocated for housing. From the overall total, existing allocations (previous UDP housing allocations not developed), planning permissions expired since 31.3.12 and planning permissions with units still remaining to be built since 31.3.12 (the base date of the Plan) have been deducted. <u>The Plan Remittal required that the position on housing land supply be updated against the revised Core Strategy requirement from 1 April 2017 to 31 March 2028. Table 1 at paragraph 2.30 illustrates that there were 983 new homes completed in Outer West between 1 April 2012 and 2017 with 2,083 dwellings remaining on identified and allocated sites. A further 290 dwellings have been approved on large windfall sites, which provides a total of 2,373 dwellings.</u> Previous UDP allocations not developed (saved UDP sites) are listed in Policy HG1 below, where applicable. Identified sites with planning permission or expired permission are listed in Annex 1. These three categories of identified sites count towards the overall target. UDP sites are shown on the Policies Map.”</p> <p>Revise paragraph 3.11.7 as follows:</p> <p>“The capacity from UDP sites plus those identified sites listed in Annex 1 can be deducted from the target to leave a residual for allocation for housing. So, the residual target is 4,700 – 2,686 = 2,014 units</p> <p><u>In Outer West, identified, allocated and large windfall sites have a total capacity of 2,373 dwellings deliverable between 1 April 2017 and 31 March 2028, leaving a residual of +142 against the Core Strategy target for the HMCA.”</u></p>

MM47
 Page 521
 Para
 3.11.8
 Policy HG2

Delete the following sites:

POLICY HG2: HOUSING ALLOCATIONS

1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.

2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN OUTER WEST THE SITES ALLOCATED FOR HOUSING ARE:

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-53	Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge	1.4	32	Greenfield
HG2-58	Airedale Mills, Rodley	1.9	5	Brownfield
HG2-61	Raynville Road/Raynville Crescent, Bramley (East)	0.5	15	Mix 70:30
HG2-63	Woodhall Road (land adjoining) – Gain Lane, Thornbury BD3	7.4	196	Greenfield
HG2-64	Bradford Road, Sunnybank Lane, Pudsey	0.6	22	Brownfield
HG2-65	Daleside Road, Thornbury, North	3.4	89	Greenfield
HG2-66	Hill Foot Farm, Pudsey	2.7	60	Greenfield
HG2-67	Owlcotes Farm/Owlcotes Gardens, Pudsey	3.3	100	Mix 70:30
HG2-68	Waterloo Road (land at), Pudsey LS28	1.1	28	Greenfield
HG2-69	Dick Lane Thornbury	7.5	206	Mix 80:20
HG2-70	Land off Tyersal Close	0.9	27	Greenfield
HG2-71	Land off Tyersal Road, Pudsey	1.1	33	Greenfield
HG2-72	Land off Tyersal Court, Tyersal	2.9	46	Greenfield
HG2-73	Harper Gate Farm, Tyersal Lane, Bradford, BD4 0RD	11.2	283	Greenfield
HG2-74	Station Street, Pudsey	0.5	20	Greenfield
HG2-75	Musgrave House Crawshaw Road Pudsey	0.4	14	Brownfield
HG2-77	Edison Business Centre, Ring Road Bramley	1.8	64	Brownfield

HG2-82	Wortley High School	6.6	40	Mix 60:40
HG2-83	Upper Wortley Road, Thornhill Road, Wortley	0.5	18	Mix 30:70
HG2-84	Oldfield Lane - Leeds City Boy's pitch, LS12	1.7	61	Greenfield
HG2-200	Stanningley Road, Leeds	0.6	22	Brownfield
HG2-204	Wood Nook, North of the B6155, Pudsey	5.4	60	Greenfield
HG2-205	Stonebridge Mills, Farnley	3.6	75	Mix 50:50
HG2-206	Heights Lane, Armley	0.8	28	Mix 80:20
HG2-207	Hough Top Court, Hough Top, Pudsey	2.5	76	Mix 20:80
MX2-5	Waterloo Lane, Leeds	1.2	20	Brownfield
Housing Allocation Total			1,640 1,010	

Revise paragraph 3.11.8 as follows:

“Sites allocated for housing in Outer West have a total capacity of ~~1,640~~ **1,010**.”

MM48
Page 523-546
Site schedules

Delete the following site schedules:
 HG2-53 Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge
 HG2-63 Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3
 HG2-65 Daleside Road, Thornbury, North
 HG2-68 Waterloo Road (land at), Pudsey LS28
 HG2-69 Dick Lane Thornbury
 HG2-71 Land off Tyersal Road, Pudsey
 HG2-72 Land off Tyersal Court, Tyersal

MM49
Page 574
Para 3.11.12

Revise paragraph 3.11.12 as follows:
Sites Reserved for Future School Use

		<p>Section 2 paragraph 2.62 explains that where land is needed for provision of a school or schools, or extension to a school, these sites are identified on the plan at the end of the section. In Outer West-there is are one <u>no sites</u> where part of the site is to be retained for a school. This site is:</p> <ul style="list-style-type: none">•HG2-72 LAND OFF TYERSAL COURT, TYERSAL
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Annex 1 (MM20) SITE SCHEDULE FOR EG2-37

Site Reference: EG2-37 (2086)

Site Address: Barrowby Lane, Manston LS15

General employment allocation

Site Capacity: 21.2 hectares

Site Area: 21.2 hectares

Ward: Temple Newsam

HMCA: East Leeds



Site Requirements - EG2-37 - Barrowby Lane, Manston LS15

- **Highway Access to Site:**

A suitable vehicular access is required from the Manston Lane Link Road and safe pedestrian/cycle infrastructure will be required to connect the site with the wider network and Thorpe Park.

- **Local Highway Network:**

The site will have a direct impact upon Manston Lane Link Road (MLLR) and M1 Jn 46 and mitigating measures will be required. This may take the form of a contribution towards the cost of future works on MLLR, in line with the proposals for East Leeds Orbital Road, together with a contribution to works at Jn 46 in line with the requirements of Highways England.

- **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

- **Scheduled Ancient Monuments (I & II):**

This area lies close to the site of the former World War I National Filling Factory at Barnbow. This is a Scheduled Monument. Any development should safeguard those elements which contribute to the significance of this area.
