



# Site Allocations Plan

Leeds Local Development Framework

Development Plan Document

Submission Draft Duty to Co-operate Background Paper

February 2017

## DUTY TO CO-OPERATE BACKGROUND PAPER RELATING TO SITE ALLOCATIONS PLAN

---

### 1. Overview

- 1.1. Section 33A of the Planning & Compulsory Purchase Act 2004, as amended by section 110 of the Localism Act 2011, has introduced a Duty to Co-operate in relation to planning of sustainable development.
- 1.2. This requires the Leeds City Council to co-operate with other local planning authorities and bodies prescribed in regulation 4(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012 to maximise the effectiveness of the preparation of the Site Allocations Development Plan Document and supporting activities so far as it relates to a strategic matter. A strategic matter is defined as “sustainable development or use of land that has or would have a significant impact on at least two planning areas including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas” (section 33A (4) (a)).
- 1.3. In this regard the City Council and others are required to engage constructively, actively and on an ongoing basis. Regard must also be had, under section 33A (9) and regulation 4(2), to the activities of the Leeds City Region Local Enterprise Partnership as they relate to the Core Strategy and supporting activities.
- 1.4. Paragraphs 178-181 of the National Planning Policy Framework (NPPF) provide guidance on planning strategically across local boundaries. Paragraph 181 states that:

*“Local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Co-operation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected levels of development”.*
- 1.5. Within the context of these requirements, the focus of this paper is to explain how Leeds City Council considers it has met the Duty to Co-operate in the production of the Site Allocations Plan up to this point. It is important, nevertheless, to recognise that work on the adopted Core Strategy (which sets the strategic context for the Site Allocations Plan and Aire Valley Leeds Area Action Plan) commenced in 2006, prior to the Duty being enacted.

- 1.6 In finding the Core Strategy sound, the Inspector confirmed that the City Council had demonstrated compliance with the Duty to Co-operate requirements. Within the context of the preparation of the SAP, the broad strategic location and scale of development have therefore been accepted through the Duty to Co-operate process.
- 1.7 The publication version of the SAP was issued for consultation concurrently with the Aire Valley Leeds Area Action Plan (AVLAAP). The publication version of the Duty to Cooperate Background Paper covered both Plans. As a consequence, references are made to the AVLAAP in this Background Paper concerning duty to cooperate activity relating to the period of the publication plans.

## **2. Leeds City Region Governance Arrangements**

### *Governance Arrangements Pre-2011*

- 2.1. Prior to the introduction of the Localism Act (2011), 'cross boundary' and intra-regional working arrangements had been evident for some time. This included long standing co-operation between the West Yorkshire local authorities and METRO in the preparation of the Local Transport Plan and working arrangements on detailed technical and policy matters such as minerals via the Yorkshire and Humber Regional Aggregates Working Party (YHRAWP). Within this overall context, specific projects have also being initiated between neighbouring authorities (such as the Tong – Cockersdale Countryside Management Area and Leeds – Bradford Corridor regeneration initiative).
- 2.2. Investigative work on cooperation at "City Region" level began in 1999 and a partnership was established in 2004 to exercise the power of wellbeing. The joint committee of leaders known as the "Leaders Board" was established in 2007.

### *Governance Arrangements 2011 - 2014*

- 2.3. By the time the Duty to Co-operate was introduced in 2011, there was an established governance framework for the Leeds City Region which brought together the 11 authorities. There were a number of boards and panels dealing with a range of matters such as employment and skills and green economy. Further detail is set out in the Statement of Cooperation for Local Planning which was issued by the Leaders Board 1/7/14.
- 2.4. Of particular relevance for strategic planning were the following:
- Local Authority Joint Committee (Leaders Board)
  - Planning Portfolio Holders (Members and Chief Officers)
  - Heads of Planning (Officers)
- 2.5. In 2011, a group of strategic planning officers was established to deal specifically to help ensure that the preparation of development plans meets

the Duty to Co-operate. This is known as the LCR Strategic Planning (DtC) Group and it reports to the Heads of Planning and also to the Leeds City Region Leaders Board where appropriate.

- 2.6. In response to the abolition of regional planning, the Leaders Joint Committee agreed its own 'Interim Strategy Statement', to provide a strategic context for both plan making and major development proposals. The Strategy Statement sought to retain the key policy principles from the Regional Spatial Strategy that direct the broad location of development, define the role of places and safeguard the region's important environmental assets.

#### *Governance Arrangements 2015+*

- 2.7. In 2014 the West Yorkshire "Combined Authority" ("WYCA") was created. Essentially, this brings together the transport authority known as "METRO" with the five West Yorkshire Councils (Leeds, Bradford, Wakefield, Kirklees, Calderdale) and York. The former governance arrangements of the city region have changed to reflect this but links have been maintained and the Local Enterprise Partnership (LEP) is a member of WYCA.

#### *Strategic Planning Arrangements*

- 2.8. From autumn 2011, a bi-monthly meeting of Leeds City Region strategic planning managers known as the Strategic Planning (Duty to Co-operate) Group has taken place specifically to deal with development plan matters. By autumn 2012, the Group had been formally recognised as part of the Leeds City Region governance structure. Membership is made up of strategic planning officers representing the ten LCR district authorities plus North Yorkshire County Council and representatives from relevant bodies concerned with the duty to Co-operate including the Highways Agency, Homes and Communities Agency and Environment Agency. Terms of Reference are provided as Appendix 1.
- 2.9. This group enables local authorities preparing development plans to scope-out the effects of a plan on neighbouring authorities and on other relevant DtC organisations. It is then possible to explore how issues of cross-boundary impact may be addressed to allay concerns, through mitigation or change of approach. A structured approach is used against which the following conclusions can be recorded:
  - A. no longer an outstanding issue of material significance,
  - B. differences remain that may be left to the Planning Inspector to consider through the examination,
  - C. the measures proposed to resolve the issue by Leeds are accepted by those authorities or other agencies affected as satisfactory mitigation.

### *Consistency with the Strategic Economic Plan 2014*

- 2.10. The Local Enterprise Partnership (LEP) Plan expressly provides that the LEP and Leaders Board will work together to unlock the growth potential of the City Region economy by providing the cross-sector leadership required and developing a framework for delivery with partners. The LEP operates on the same geography as the partnership of local authorities and is charged with directing its efforts to facilitating economic growth and working with WYCA and the Leeds City Region authorities to create an environment that welcomes economic growth. The LEP Plan provides that activity will be clearly aligned to achievement of the planned growth targets. It will also align with national priorities for sustainable economic growth and will build on local economic priorities. There is therefore a direct and substantive link between the activities of the LEP and the body with responsibility for Strategic Planning in the City Region.
- 2.11. It is considered that the Site Allocations Plan properly reflects the LEP by identifying and allocating sites to accommodate the levels of growth previously agreed in the Core Strategy.
3. **Chronology of Duty to Co-operate Engagement Activity on the Publication Draft Plan**
  - 3.1. When the Issues and Options public consultation took place in June-July 2013 Officers raised the matter of impact on other authorities at the LCR Strategic Planning Duty to Co-operate Group meeting of 19<sup>th</sup> June 2013.
  - 3.2. LCC officers explained the scope of the plan, being to allocate sufficient land for Leeds' housing and employment needs, to review town centre boundaries and shopping frontages and to protect land as green space. An initial Duty to Co-operate table (Appendix 2) was presented to help scope out the impacts on neighbouring authorities and other DtC organisations.
  - 3.3. The local authorities agreed that the focus of Cooperation should be on two issues. The first concerns the impact of housing and employment allocations on neighbouring local authorities in terms of traffic movement, school capacity and local health capacity. The second concerns the impact of Gypsies and Travellers and Travelling Showpeople's sites on traffic movement. Through discussion it was agreed to focus only on both housing (of 100+ dwellings) on sites that are within 500m of the local authority administrative boundary and housing and employment sites on corridors identified in Leeds' Core Strategy Duty to Co-operate Background Paper. These corridors comprise roads with recognised problems of congestion.
  - 3.4. To ensure that the views of the DtC organisations contributed to the scoping (as well as the local authorities), all the relevant DtC organisations were contacted by email/letter (Appendix 3). These were:

- the Environment Agency
- the Historic Buildings and Monuments Commission for England (known as Historic England)
- Natural England
- the Mayor of London
- the Civil Aviation Authority
- the Homes and Communities Agency
- each clinical commissioning group established under section 14D of the National Health Service Act 2006
- the National Health Service Commissioning Board
- the Office of Rail Regulation
- Transport for London (not relevant)
- each Integrated Transport Authority (LCR Combined Authority)
- each highway authority within the meaning of section 1 of the Highways Act 1980
- the Marine Management Organisation.

3.5. Responses were received from the Highways Agency, English Nature and English Heritage. Additions were made to the Duty to Co-operate Table to reflect their comments. The Marine Management Organisation replied to say it had no comment to make.

3.6 Following independent examination the Core Strategy Inspector's Report was received in September 2014, which confirmed that the Plan was sound and complied with legal requirements. The Core Strategy was subsequently adopted by the City Council on 12<sup>th</sup> November 2014.

3.7 In January 2015 the City Council agreed which sites should be proposed for allocation. At the February 2015 meeting of the LCR Strategic Planning Duty to Co-operate Group, Leeds officers presented maps and tables of agreed sites that fit the criteria previously agreed, namely housing and employment sites on corridors identified in Leeds' Core Strategy Duty to Co-operate Background Paper and housing sites of 100+ dwellings within 500m of a local authority boundary. These also included very large sites, such as East of Garforth. The Aire Valley Leeds Area Action Plan boundary was shown, and sites within the area on the agreed road corridors.

3.8 A full list of sites meeting these criteria was created for each relevant adjacent local authority (see Appendix 4). Where sites were close to boundaries of more than one adjoining authority they were included on the list of both authorities. Authorities were invited to identify those Leeds sites they believed would generate issues of concern in their areas. They were also asked to highlight any proposals or sensitivities in their areas – for example housing allocations or historic monuments – that ought to be factored in. The following meetings took place to consider the cross boundary impacts:

5 <sup>th</sup> March 2015	Kirklees MBC
6 <sup>th</sup> March 2015	City of Bradford Council
11 <sup>th</sup> March 2015	Harrogate BC, North Yorkshire CC, Selby DC, City of York Council
24 <sup>th</sup> March 2015	Wakefield MDC

- 3.9 Leeds' work on Duty to Co-operate was also presented to the Portfolio Holders Board of the Combined Authority on 3<sup>rd</sup> July 2015. It should be noted that at this meeting, the strategic implications of proposals for the growth (including a major new allocation for General Employment Land) of Leeds Bradford International Airport (LBIA) were also considered. These proposals have arisen from further technical work commissioned (and identified as an outstanding issue in the SAP and AVLAAP report to Executive Board on 11<sup>th</sup> February) regarding employment land and airport related growth (in the outer north west of Leeds) completed at the end of June 2015.
- 3.10 At the Portfolio Board meeting members received the update on the preparation of the Leeds Site Allocations Plan (SAP) and the Aire Valley Leeds Area Action Plan (AVLAAP) and the proposals for general employment land / longer term growth of LBIA were noted. The next steps including the proposed SPD relating to LBIA were supported and Leeds City Council's approach to the Duty to Co-operate was endorsed.

#### **4. Issues of Concern raised about the Publication Draft Plan**

- 4.1. The meetings with the neighbouring local authorities looked at each of the "sites of concern" in turn to consider cross-boundary impacts. Discussion sought to close out the issues of concern, and a number of conclusions were reached, consistent with the approach set out at para. 2.9.
- 4.2. The results of the discussions with neighbouring local authorities are set out in the tables in Appendix 5. A range of issues were raised, including impacts on traffic congestion, school capacities, Green Belt. Following discussion, the conclusions reached were either that the site does not actually pose any negative impacts or that some form of mitigation will be required. There are no sites that other authorities are fundamentally opposed to. In summary, the main issues affecting the different authorities were as follows:
- i. Bradford: impact on Green Belt, transport corridors and school capacities.
  - ii. Kirklees: traffic generation.
  - iii. Selby, Harrogate, York, North Yorkshire: traffic generation and school capacities. The Headley Hall site was a particular concern because of its scale and impacts on traffic, school places, Green Belt and the nearby town of Tadcaster.
  - iv. Wakefield: traffic impacts

#### **5. Other matters raised by DtC Bodies about the Publication Draft Plan**

- 5.1. No fundamental matters have been raised by DtC Bodies. Comments received can be summarised as follows. Historic England asked for a map of all the proposed site allocations along with heritage assets (listed buildings, scheduled ancient monuments and historic parks and gardens) and subsequently provided comments which fed into the site assessments of the Site Allocations Plan.

- 5.2. Similarly, Highways England were sent details of all the sites being assessed and commented on the impacts on the strategic highway network, particularly the motorways in and around Leeds. These comments fed into the site assessments of the Site Allocations Plan.
- 5.3. The Environment Agency has been involved in Leeds' sequential flood risk assessment, both in terms of the methodology and verifying the results.

## **6. Duty to Cooperate Activity in the lead up to Submission of the Plans**

- 6.1. Preparation of the SAP and AVLAAP decoupled after the publication stage of preparation. The AVLAAP was submitted in September 2016 and subject to examination in January 2017. It relied upon preparation of a Duty to Cooperate Addendum (AVLAAP ref: CD1-36a). Consequently the remaining part of this Background Paper deals solely with SAP matters.
- 6.2. Duty to Cooperate activity has focussed on new proposals for the Outer North East (ONE) Housing Market Characteristic Area (HMCA) and on issues raised by other local authorities.

### *Outer North East (ONE)*

- 6.3. A revised publication draft consultation exercise for the Outer North East (ONE) Housing Market Characteristic Area (HMCA) was necessary because the landowner withdrew proposals for a new settlement at Headley Hall. This created a significant deficit of housing and employment provision which needed to be remedied.
- 6.4. The revised publication draft proposals were consulted on October – December 2016. In preparation for the formal 6 week consultation City Council officers engaged with the local authorities adjoining the ONE HMCA – Harrogate, Selby and North Yorkshire County Council (NYCC) and produced a Duty to Cooperate Background Paper Outer North East Addendum (see Appendix 6). Local authorities were sent material setting out site proposals for ONE HMCA and the feedback confirmed particular interest in 3 sites:
  - i. New Settlement at Parlington MX2-39
  - ii. New housing site to the east of Wetherby HG2-226
  - iii. New housing site at Wealstun Prison, Wetherby HG2-227
- 6.5. Issues raised were traffic impacts, school places and market catchment area overlap for new settlements. Traffic impact was considered the most significant issue warranting further study and engagement with Highways England.



- 6.6. The Councils of Selby and Harrogate confirmed the traffic impact focus of their concerns in formal responses during the consultation (see Appendices 7 and 8). Harrogate also raised the proximity of the proposed site to the east of Wetherby (HG2-226) to Ingmanthorpe Hall a three storey imposing early C19 listed building in a parkland setting, but concluded that landscape mitigation would be a practical option to mitigate any harmful impact to the setting. Selby also raised NYCC's issue about the new Settlement at Parlington's impact on schools at Tadcaster and Sherburn in Elmet, accepting that Parlington will be expected to provide for on-site primary and secondary school provision as necessary. It also noted the issue of the new settlement at Parlington competing with housing and employment delivery at Tadcaster and Sherburn in Elmet.
- 6.7. Highways England have raised concern about the impact of ONE sites on the strategic highway network, which includes the M1 and A1(M). There has been ongoing dialogue between LCC transport policy planners and Highways England with sharing of information to refine traffic modelling and to consider what new highway infrastructure may be needed.
- 6.8. English Nature and English Heritage have also raised particular concerns about the impact of the Parlington new settlement proposal on nature conservation and heritage assets.
- 6.9. The concerns expressed by Highways England, English Nature, English Heritage and adjoining local authorities as part of Duty to Cooperate have been instrumental in the City Council clarifying that the Parlington new settlement will be limited to 1850 dwellings and 5ha of employment land on the northern half of the site.

#### *Other Local Authority Matters*

- 6.10. Leeds and Bradford planning officers met on 11<sup>th</sup> November 2015 towards the end of the SAP publication draft consultation period. Bradford raised concerns about the traffic impact of a number of proposed housing sites close to the boundary with Bradford. As a consequence Leeds agreed to alter the site requirements to ensure that cumulative traffic impact on junctions in Bradford should be mitigated by development as well as junctions in Leeds. Sites HG2-63, HG2-65, HG2-66, HG2-69 and HG2-73 have had Dick La/A647 Leeds Rd and Leeds Old Rd Junction (Thornbury Gyratory) added as added junctions. Sites HG2-69 and HG2-73 also have had junctions along Cutler Heights La added too. Effectively this means when planning applications are made, the applicants will need to make any necessary contributions to deal with modelled traffic impacts on the junctions in Bradford.
- 6.11. Leeds also engaged with Kirklees in relation to Kirklees' Local Plan consultation in September 2016. Kirklees had proposed a major mixed use site allocation at Chidswell with c. 35ha of new employment land and c. 1500 dwellings. They had also proposed not to allocate a number of other housing and employment sites in the vicinity of Chidswell that had been floated as

options at an earlier stage of plan preparation. A Duty to Cooperate issue about effects of both Kirklees and Leeds employment and housing site allocations on traffic, particularly on the A653 corridor, had already been identified. Officers thus agreed that the cumulative traffic impact of sites on the A653 corridor will still need to be addressed in site requirements. As a result of this engagement, the site requirements of Sites HG2-167, HG2-168, HG2-169, EG2-19 and EO1-39 have had the following text added:

- 6.12. "The proposed development is also likely to impact on congested parts of the A653 within the district of Kirklees. The development will be required to assess impacts taking into account the cumulative impact of other allocated sites in the area and fund appropriate mitigation measures including road and junction improvements."

## **APPENDIX 1: LCR STRATEGIC PLANNING DTC GROUP TERMS OF REFERENCE**

### **Leeds City Region LDF leads group September 2012**

#### **Draft Terms of Reference**

##### **1. Purpose**

In exercising the Duty to Co-operate share information and approaches on planning issues and to work collaboratively to help ensure consistency of planning related strategies and policies across City Region (including local authority development plans and supplementary guidance).

To consider, develop and undertake joint working and initiatives where beneficial and feasible (including joint funding and commissioning of consultants where appropriate).

To prepare advice and responses to emerging national, regional and sub-regional strategies, plans and programme

To coordinate and promote strategic alignment through cross boundary Duty to Co-operate working with adjoining and overlapping functional sub regions.

To advise the senior and chief officer groups including Heads of Planning on the content of the emerging Duty to Co-operate and any other relevant planning issues including policy and resource implications.

The future of the group will be reviewed in June 2013

##### **2. Membership**

Core membership will be representatives of the eleven City Region planning authorities with responsibility for strategic planning issues:

Barnsley MBC  
Bradford MDC  
Calderdale MBC  
Craven DC  
Harrogate DC  
Kirklees MC  
Leeds CC  
North Yorkshire CC  
Selby DC  
Wakefield MDC  
City of York C

### **3.     *Reporting***

The Group will report directly to the Heads of Planning as required. Any matters requiring a political input will be dealt with through the Leaders Board.

### **4.     *Meetings***

The Group will meet approximately six times a year

### **5.     *Chair, minutes and organisation***

The meeting will be chaired by one of the City Region local planning authorities  
Responsibilities of the authority holding the Chair will include:

- Producing and circulating an agenda ahead of each meeting in conjunction with the City Region Secretariat;
- Producing and circulating minutes following each meeting in conjunction with the City Region Secretariat (focusing on decisions and action points)
- Chairing the meetings

Andy Haigh, Leeds City Region Secretariat Sept 2012

## APPENDIX 2: LEEDS SITE ALLOCATIONS PLAN DTC ISSUES TABLE

INITIAL DRAFT 19/06/13 – Yellow text added after meeting with local authorities (19/06/13); Green text added by Highways Agency 14/10/14, Blue text added by Natural England. Brown text added by Historic England.

### Leeds LDF Site Allocations Plan: duty to co-operate

Ref	Strategic Issue	Impact	Areas/bodies affected	Evidence	Resolution / Mitigation	Monitoring	Actions / Response	NPPF Para 156 link
Ref	Summary of the issue	Description of why it is an issue for neighbouring authorities	Details of the authorities affected by the issue	Evidence to show there is an issue (including links to source documents)	Details of how the issue can be overcome or managed	How the issue will be monitored including key indicators and trigger points	Agreed actions (including who is to lead & timescale)	Relevant strategic priority in para 156
1	Proposed site allocations with a cross-boundary impact							
1	i) Housing and Employment sites on corridors identified in Leeds' Core Strategy Duty to Co-operate Background Paper ii) Housing sites of 100+ dwellings within 500m of a local authority boundary iii) Potential for medium and large housing or employment	Traffic congestion movement in neighbouring authority areas  Local school capacity  Local health service capacity  Heritage assets of neighbouring authorities  Potential for individual and cumulative impact on the	All adjoining LAs          SRN including M621, M62, M1, A1(M), A64	Traffic Transport Impact Assessment  Evidence of school roles  Evidence of GP surgery capacity      Highways Agency Network Analysis Tool outputs for sites technical	i) Off-site road improvements, ii) travel planning, iii) phasing to avoid too much simultaneous development on both sides of a boundary   Liaise with the LA and English Heritage to mitigate or prevent harm   Travel Planning	Traffic monitoring, Accident data, Transport		Homes and jobs needed

Ref	Strategic Issue	Impact	Areas/bodies affected	Evidence	Resolution / Mitigation	Monitoring	Actions / Response	NPPF Para 156 link
	sites to have an impact on the Strategic Road Network.	safe and efficient operation of the SRN. The eventual combination of sites will also affect the level of impact.	and M606	consultation. Leeds Infrastructure Study produced for Core Strategy	Mitigation on SRN. The HA will also continue to work the City Council and the WYCA to identify and develop improvements for the SRN	Assessment review. HA study work		
2	Gypsy and Traveller Sites							
	New Gypsy and Traveller sites within 500m of a local authority boundary	Traffic movement	All neighbouring authorities	Transport Impact Assessment				
3	All designations							
	i) Effects upon internationally, nationally or locally designated nature conservations sites.	Visual setting, impact on flora & fauna, impact on land	English Nature. Designations in Leeds and areas beyond. Landscape setting of Nidderdale AONB	SA/SEA and HRA (Screening of LSE) + Landscape Character Assessment	Selecting sites of least environmental sensitivity.  Applying NPPF's avoid, mitigate, or as a last resort, compensate	Nature conservation site condition status.  Extent of BAP habitat GI/priority		

Ref	Strategic Issue	Impact	Areas/bodies affected	Evidence	Resolution / Mitigation	Monitoring	Actions / Response	NPPF Para 156 link
	ii) Protection and enhancement of Ecological Networks and Green Infrastructure			GI Strategies SA,	hierarchy. Selecting sites which avoid adverse effects on networks. Positive implementation policy on enhancement. Where appropriate incorporating GI within specific allocation policies and supporting design briefs . Selecting least sensitive sites, mitigating effects through design if necessary.	habitat created.		

## APPENDIX 3: LETTER TO DTC BODIES



[Recipients address]

Forward Planning and  
Implementation  
The Leonardo Building  
2 Rossington Street  
Leeds LS2 8HD

Contact: Robin Coghlan  
Tel: 0113 247 8131  
Minicom: 0113 247 4305  
robin.coghlan@leeds.gov.uk  
Your reference: [Reference]  
Our reference: FPI/rc  
02 October 2014

Dear [Name]

### Leeds Site Allocations Plan – Duty to Cooperate

I am currently seeking to close-out the scoping of Duty to Cooperate (DtC) issues that might be generated by preparation of Leeds' Site Allocations Plan. In summer 2013 I produced a table of issues that was discussed and revised with the help of the other local authorities in Leeds City Region and representatives of the Environment Agency and Highways Agency who participate in our Leeds City Region (Duty to Cooperate) Strategic Planning (LCRDtCSP) group. However, there are several other bodies listed by National Planning Guidance who are not represented through the LCRDtCSP group. I am therefore writing to you to ensure that all DtC bodies have the opportunity to comment on the scope of issues.

Please find attached the table of DtC issues that arise from preparation of Leeds' Site Allocations Plan. I would be grateful if you could let me know if any of these should be amended or if additional issues should be added, or if you have no comment to make. Please could you let me know by 17<sup>th</sup> October 2014?

In order to take a view on the scope of DtC issues you need to know the role of the Site Allocations Plan. In essence, this involves identifying land in Leeds to meet needs for housing, employment and town centre uses. It will also involve identifying land to be protected as greenspace. The final plan will allocate sites for housing and employment development; it will review boundaries of town centres and shopping frontages and will designate greenspace land to be protected from development. As necessary, Green Belt boundaries will be redrawn around new housing and/or employment sites.

So far the initial options for Site Allocations Plan have been subject to public consultation. You can still view the issues and options documents on the LCC [webpage](#). When LCC decides which sites it does want to allocate, it will prepare a "Publication" version of the plan which will also be subject to public consultation. This is expected late summer 2015. At that stage – i.e. when the site proposals are known – the Council will seek to explore the impacts of site proposals on the agreed issues with neighbouring local authorities and relevant DtC bodies.

Hopefully, this letter explains the background to duty to cooperate and how you might be involved. Nevertheless, if you have any questions at all, please do not hesitate to give me a call.

Yours faithfully,

Robin Coghlan  
Planning Policy Team Leader





## APPENDIX 4: FULL LIST OF SITES MEETING DTC CRITERIA FOR IMPACT ON NEIGHBOURING LOCAL AUTHORITIES

SiteAlias	SiteAddress - Harrogate	AllocOption	Housing	Office	General	Area ha	Area_gross	SiteGBTyp
744	Rumplecroft, Otley	Identified housing site	135			5.2	51733.3	N
745	Otley (east of)	Identified housing site	550			30.9	309437.4	N
1122	Mill Lane - Garnetts Paper Mill, Otley	Identified housing site with mixed uses	245	604	0	9.9	99493.5	N
2901470	East Of Otley (indicative Allocation) Off Pool R	Identified general employment site		0	5.02	5.0	50280.8	
3391	Headley Hall, Bramham, Leeds	Preferred housing allocation with mixed uses	3000	0	7	276.0	2759671.0	Y
3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23	Identified general employment site		0	1.69	1.6	16358.8	
EMP00326	Thorp Arch Trading Estate	Preferred general employment allocation	0	0	72.2	85.2	851818.9	
797	East Leeds Extension	Identified housing site	4446			204.5	2045472.2	N
16	Sandhill Lane (29), Moortown LS17 6AJ	Preferred housing allocation	10			0.4	4257.5	N
81	High Moor Court (land at rear), High Moor Avenue, Moor	Preferred housing allocation	20			0.9	9029.5	N
1046	Spofforth Hill, Wetherby LS22	Preferred housing allocation	325			15.4	154083.7	N
1095B	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Safeguarded land (PAS)	280			12.0	120188.3	Y
1172	Yorkshire Bank Sports Ground (former), LS17	Identified housing site	29			1.4	14306.9	N
1369	Old Pool Bank, Pool in Wharfedale, Otley, LS21	Safeguarded land (PAS)	260			11.1	110671.2	N
5166	Land at Sandbeck Lane Wetherby	Preferred housing allocation	165	0	0	6.3	62844.1	N
2053B	Alwoodley Lane, Alwoodley LS17	Preferred housing allocation	285			13.4	134265.0	Y
3151	Queenshill Court, Moortown	Identified housing site	6			0.6	5815.9	N
4188	Former Grosvenor Casino, Harrogate Rd and Street Lane	Identified housing site	13			0.2	2192.3	N
5106	Former Squirrel Way Children's Home, Squirrel Way, Leeds	Identified housing site	60			0.7	6921.7	N
5138	505 HARROGATE ROAD LS17	Identified housing site	6			0.3	2897.9	N
HLA3002600	468 Harrogate Road LS17	Identified housing site	10			0.1	1333.3	N
HLA3002640	467 Street Lane, Roundhay, Leeds	Identified housing site	6			0.0	437.9	N
2901640	Pool Road Otley LS21 1EG	Identified general employment site	0	0	0.27	0.3	2667.3	

SiteAlias	SiteAddress - Selby	AllocOption	Housing	Office	General	Area ha	Area_gross	SiteGBTyp
3391	Headley Hall, Bramham, Leeds	Preferred housing allocation with mixed uses	3000	0	7	276.0	2759671.0	Y
3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23	Identified general employment site		0	1.69	1.6	16358.8	
EMP00326	Thorp Arch Trading Estate	Preferred general employment allocation	0	0	72.2	85.2	851818.9	
797	East Leeds Extension	Identified housing site	4446			204.5	2045472.2	N
353	Barrowby Lane (30-34), Austhorpe LS15 8QE	Identified housing site	11			0.4	4124.6	N
822	Barrowby Lane, Garforth	Identified housing site	33			1.1	11308.1	N
1232B	Stourton Grange Farm South, Selby Road - Ridge Road, Ga	Preferred housing allocation	2314	0	0	132.9	1328918.4	Y
1297	Manston Lane - former Vickers Tank Factory Site, Cross G	Preferred housing allocation	450			21.5	214911.6	N
2040	Bullerthorpe Lane (Temple Point), Colton	Identified housing site	86			2.6	25629.3	N
2090A	Bullerthorpe Lane, Colton LS15	Preferred housing allocation	165			6.3	62732.1	M
4219	Austhorpe	Preferred housing allocation	14			1.3	13112.2	N
3203100	Thorpe Park Selby Road Ls15	Superseded by Housing with mixed use allocation		0	0	34.7	346670.8	
3203171	Land off Bullerthorpe Lane LS15	Identified general employment site		0	0.06	0.1	600.9	
3203250	Plot 4500 Century Way Thorpe Park Ls15	Identified office site		7463	0	2.0	19910.7	
3203252	Plot 4400 Park Approach Thorpe Park Ls15	Identified office site		360	0	0.9	9185.4	
3203254	Plot 3175 Century Way Thorpe Park Ls15	Identified office site		3000	0	0.6	5891.1	
3303683	New Hold Est Garforth Plot 3-5	Identified general employment site		0	0.58	0.6	5854.9	
3303689	New Hold Est Garforth Plot 9	Identified general employment site		0	0.15	0.2	1551.3	
3303691	New Hold Est Garforth Plot 17	Identified general employment site		0	0.32	0.3	3293.5	
3305010	Proctors Site New Hold Garforth	Identified general employment site		0	1.11	1.1	11106.4	
3305013	Exstg Works At Proctors Site New Hold Garforth	Identified general employment site		0	0.2	0.2	2048.8	
3305014	Ash Lane Procter Bros Site	Identified general employment site		0	0.44	0.4	4431.8	
3306220	Ph2 Hawks Park North Newhold Aberford Road Garforth	Identified general employment site		0	16.64	16.6	166449.4	
3306221	Ph1a Offices Hawks Park North Newhold Aberford Road G	Identified office site		1860	0	3.8	37880.7	
3306222	Ph1b Offices Hawks Park North Newhold Aberford Road G	Identified office site		9290	0	0.3	3164.8	
3306223	Ph1 Warehouse Hawks Park North Newhold Aberford Roa	Identified general employment site		0	7.21	7.2	72144.5	

SiteAlias	SiteAddress - Bradford	AllocOption	Housing	Office	General	Area ha	Area_gros	SiteGBTyp
744	Rumplecroft, Otley	Identified housing site	135			5.2	51733.3	N
745	Otley (east of)	Identified housing site	550			30.9	309437.4	N
1122	Mill Lane - Garnetts Paper Mill, Otley	Identified housing site with mixed uses	245	604	0	9.9	99493.5	N
2901470	East Of Otley (indicative Allocation) Off Pool R	Identified general employment site		0	5.02	5.0	50280.8	
3060A	Gelder Road/M621, Gildersome	Preferred housing allocation	203			7.7	77489.0	Y
3064	Greystone Farm/Bungalow, Wakefield Road, Drighlington	Preferred housing allocation	341			16.3	162869.3	Y
3378	Gelder Road, Leeds	Preferred housing allocation	85			3.8	38058.4	N
2301611	Wakefield Road Gildersome	Identified general employment site		0	3.57	3.6	35718.3	
2303010	Nepshaw Lane Asquith Avenue Gildersome	Preferred general employment allocation		0	15.1	15.5	155479.1	
2303011	Moorfield Land At Nepshaw Lane Asquith Avenue Gilders	Preferred general employment allocation		0	15.26	15.3	152617.4	
2304190	Unit A Bracken Park & Overland Industrial Estate Gelderd	Identified general employment site		0	0.35	2.6	26205.9	
2304191	Units B C & D Bracken Park & Overland Industrial Estate G	Identified general employment site		0	0.9	0.8	8116.3	
12	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	Preferred housing allocation	6			0.5	4501.7	N
34	Low Hall Road -Riverside Mill, Horsforth LS19	Identified housing site	150			7.9	78605.8	N
180	Swaine Hill Terrace - Brookfield Nursing Home, Yeadon	Preferred housing allocation	7			0.4	4191.3	N
235	Clarence Road (land at) - Horsforth LS18 4LB	Preferred housing allocation	25			0.7	7073.6	N
271	Springfield Road - Springhead Mills, Guiseley	Identified housing site	54			1.9	18748.1	N
645	Bagley Lane, Farsley	Identified housing site	45			1.7	16672.1	N
646	Delph End, Pudsey	Identified housing site	38			1.4	14204.8	N
649	Charity Farm, Swinnow	Identified housing site	50			3.2	32257.3	N
658	Bank Bottom Mills, Farsley	Identified housing site	32			0.9	8748.0	N
669	Dick Lane - Midpoint, Pudsey	Identified housing site	122			3.1	31093.8	N
678	Bradford Road (83-105), Stanningley	Identified housing site	78			1.2	11710.8	N
731	Victoria Avenue, Horsforth	Identified housing site	6			0.4	4163.6	N
734	Bradford Road - High Royds, Menston	Identified housing site	337			24.6	246257.8	Y
738	Netherfield Road - Cromptons, Guiseley	Identified housing site	116			5.4	54341.6	N
742	Netherfield Road, Guiseley	Identified housing site	98			3.2	32276.4	N
1016	Broadway and Calverley Lane, Horsforth	Preferred housing allocation	18			0.6	5673.7	Y
1073A	Owlcotes Farm, Pudsey	Preferred housing allocation	62			2.1	20559.9	N
1110	Rodley (land at), Leeds LS13	Safeguarded land (PAS)	50			1.6	15560.7	N
1114	Kirklees Knowl (land at), Bagley Lane, Bagley	Safeguarded land (PAS)	415			18.0	179603.5	N
1124	Upper Carr Lane (land off), Calverley	Preferred housing allocation	18			0.9	9261.4	Y
1193A	Rodley Lane (land at) - Calverley Lane, Calverley LS19	Preferred housing allocation	53			2.0	20280.5	Y
1195	Waterloo Road (land at), Pudsey LS28	Preferred housing allocation	35			1.1	11246.6	Y
1201	Woodhall Road (land adjoining) - Gain Lane, Thornbury B	Preferred housing allocation	196			7.4	73656.4	Y
1221	Gill Lane, Yeadon LS19	Preferred housing allocation	155			5.9	59079.0	Y
1255B	Shaw Lane (land at), Guiseley and Banksfield Mount, Yea	Preferred housing allocation	234			8.9	89244.3	Y
1308	Green Lane (land to the rear of Naylor Jennings Mill) , Yea	Preferred housing allocation	179			6.0	59638.1	N
1322	Airedale Mills, Rodley	Preferred housing allocation	69			1.9	19283.9	N
1339	Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP	Identified housing site	331			18.8	188069.2	m
1343A	Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD	Preferred housing allocation	283			9.2	91563.5	N
2038	Low Mills, Guiseley	Preferred housing allocation	144			7.2	72283.8	N
2120	Hill Foot Farm, Pudsey	Preferred housing allocation	70			2.7	26829.2	N
2121	Calverley Lane, Farsley	Identified housing site	70			2.8	27549.1	N
3026	New Birks Farm, Ings Lane, Guiseley	Preferred housing allocation	298			11.3	113340.5	Y
3029	Wills Gill, Guiseley	Preferred housing allocation	133			5.1	50591.5	Y
3164	Haworth Court, Chapel Lane	Identified housing site	21			0.6	5684.1	N
3187	Station Garage, Henshaw Lane, Yeadon	Identified housing site	5			0.3	2582.3	N
3229	Batter Lane, Rawdon	Identified housing site	4			0.4	3651.3	N
3302	New Street, Farsley, Pudsey, LS28 5DJ	Identified housing site	10			0.3	2547.4	N
3329	Land at Rawdon, Leeds	Safeguarded land (PAS)	95			3.6	35700.7	Y
3331	Land at Rawdon, Leeds	Safeguarded land (PAS)	35			1.0	10112.8	Y
3344	Land off Waterloo Mount, Pudsey LS28	Identified housing site	22			0.5	5337.9	N
3440	Owlcotes Gardens	Preferred housing allocation	38			1.2	12177.6	N
4019	Kirkland House, Queensway, Yeadon	Preferred housing allocation	17			0.5	4657.1	N
4043	Ings Lane, Guiseley	Safeguarded land (PAS)	90			3.6	35718.7	Y
4044	Dick Lane, Thornbury	Preferred housing allocation	155			5.9	58865.1	Y
4049	Calverley Lane, Calverley	Preferred housing allocation	18			0.6	5869.4	Y
4055	Former Police Station, Broadway, Horsforth	Identified housing site	12			0.4	4102.0	N
4095	Land to west of Knott Lane, Rawdon	Safeguarded land (PAS)	61			1.9	19246.2	Y
4240	South of A65 from Horsforth & Rawdon RA to crematorium	Preferred housing allocation	717			34.4	344143.2	Y
4246	Woodbottom Mills, Low Hall Road, Horsforth	Preferred housing allocation	60			1.9	18891.6	N
4254	Woodlands Drive, Rawdon	Preferred housing allocation	130			4.9	48521.8	Y
5009	Horsforth Campus	Preferred housing allocation	206			7.8	78494.8	Y
5110	Springfield Iron Works, Bagley Lane, Farsley	Identified housing site	14			0.4	4009.8	N
5111	Former Dairy Crest Site, Queensway, Guiseley	Identified housing site	14			0.6	5754.2	N
5119	Ingham's Avenue, Waterloo Mount & Grove	Identified housing site	24			1.0	10226.5	N
5121	Parkside Works Otley Road Guiseley	Identified housing site	7			0.2	2352.7	N
5145	Rear of Layton Wood (Layton Croft) Rawdon	Safeguarded land (PAS)	35			1.1	11086.5	Y
HLA2503350	Ross Studios, Rodley Lane, Rodley, Leeds	Identified housing site	8			0.1	1327.1	N
HLA2701470	Low Fold Garage, New Road Side, Horsforth, Leeds	Identified housing site	5			0.2	1762.7	N
HLA2802390	107 Queensway Yeadon	Identified housing site	9			0.1	849.9	N
HLA2802490	The Drop Inn 29 Town Street Guiseley	Identified housing site	6			0.2	1562.7	N
2501424	Expansion Land At Emballator Ltd Phoenix Way Bd4	Preferred general employment allocation		0	1.15	1.2	11526.4	
2701530	Park Mill Leeds Road, Rawdon	Identified general employment site		0	1.6	1.6	16009.1	
2801002	Ph3 Rawdon Park Green Lane Yeadon	Identified office site		510	0	0.2	2437.2	
2801270	Land to side Netherfield Mills, Netherfield Road, Guisele	Preferred general employment allocation	0	0	0.4	0.4	4019.0	
2801642	Adj Westfield Mills Yeadon	Identified general employment site		0	0.11	0.1	1175.3	

SiteAlias	SiteAddress - Kirklees	AllocOption	Housing	Office	General	Area ha	Area_gros	SiteGBTyp
3060A	Gelderd Road/M621, Gildersome	Preferred housing allocation	203			7.7	77489.0	Y
3064	Greystone Farm/Bungalow, Wakefield Road, Drighlington	Preferred housing allocation	341			16.3	162869.3	Y
3378	Gelderd Road, Leeds	Preferred housing allocation	85			3.8	38058.4	N
2301611	Wakefield Road Gildersome	Identified general employment site		0	3.57	3.6	35718.3	
2303010	Nepshaw Lane Asquith Avenue Gildersome	Preferred general employment allocation		0	15.1	15.5	155479.1	
2303011	Moorfield Land At Nepshaw Lane Asquith Avenue Gildersome	Preferred general employment allocation		0	15.26	15.3	152617.4	
2304190	Unit A Bracken Park & Overland Industrial Estate Gelderd	Identified general employment site		0	0.35	2.6	26205.9	
2304191	Units B C & D Bracken Park & Overland Industrial Estate G	Identified general employment site		0	0.9	0.8	8116.3	
375	Main Street - The Old Hall Yard, East Ardsley WF3 2AP	Identified housing site	6			0.7	6733.5	m
494	Ardsley Sidings, East Ardsley	Identified housing site	174			6.6	65588.2	m
525	Haigh Moor Road / Westerton Road	Identified housing site	5			4.1	40530.7	N
527	Ardsley Common, Bradford Road	Identified housing site	23			2.5	25035.3	N
562	Fall Lane - East Ardsley PS	Preferred housing allocation	25			1.0	9597.8	N
1143B	Old Thorpe Lane (land at), Tingley WF3	Preferred housing allocation	207			9.2	92389.4	Y
1143D	Old Thorpe Lane (land at), Tingley WF3	Preferred housing allocation	412			18.3	183472.2	Y
1330A	Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Pl	Identified housing site	32			1.3	13100.1	N
2098C	Sissons Farm, Middleton LS10	Preferred housing allocation	184			7.0	70080.7	Y
2127	Tingley Station	Safeguarded land (PAS)	1050			43.1	431451.2	N
3222	Blackgates, Bradford Road, Tingley	Identified housing site	6			0.3	2926.1	N
3373A	Haigh Wood, Ardsley	Preferred housing allocation	108			4.8	47792.4	N
3373C	Haigh Wood, Ardsley	Preferred housing allocation	262			11.7	116574.3	N
5130	Fall Lane, East Ardsley	Identified housing site	10			0.2	2220.6	N
HLA2304230	BRAMLEY HOUSE, REAR OF 31/93 BRADFORD ROAD	Identified housing site	7			0.1	1348.4	N
2200462	Fall Lane East Ardsley WF3	Preferred general employment allocation		0	0.61	0.6	6107.3	
2302750	Topcliffe Lane Tingley LS27	Identified general employment site		0	1.28	1.3	12808.8	
2302835	Phase 2c Capitol Park Tingley Common Tingley Wf3	Identified office site		4400	0	1.0	9592.4	
CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Cap	Mixed use without housing	0	0	26.8	26.8	268375.6	
2302836	Phase 3 Capitol Park Tingley Common Wf3	Preferred office allocation		1600	0	2.4	24281.2	
2302837	Flats Adj Block B Capitol Park Tingley Common Tingley Wf	Identified office site		476	0	10.6	106015.6	
52	Whitehall Road - The Print Factory , Lower Wortley	Identified housing site	15			0.5	5229.4	N
254	Oldfield Lane - Leeds City Boy's pitch, LS12	Preferred housing allocation	61			1.7	16956.9	N
338	Daisy Hill, Churwell, Morley	Identified housing site	92			1.9	19376.5	N
341	Old Lane - Jubilee Works, Beeston	Preferred housing allocation	44			1.2	12292.8	N
481	Barkly Road LS11	Identified housing site	25			0.5	5354.5	N
547	South Street - Park Mills, Morley	Identified housing site	33			0.4	4019.9	N
552	Parkfield Mills Fountain St Morley	Identified housing site	8			0.8	8316.8	N
559	Chartists Way, Morley	Identified housing site	51			0.9	9107.2	N
563	Albert Road, Morley	Identified housing site	40			0.8	8041.4	N
595	Fawcett Lane - Cliff House, LS12	Identified housing site	7			1.3	13432.0	N
608	Whitehall Road - Dunlop and Ranken LS12	Identified housing site	1			7.1	71475.7	N
637	Royds Lane, Wortley, LS12	Identified housing site	154			5.3	53381.0	N
638	Ashley Road LS12	Preferred housing allocation	71			1.4	14201.3	N
1171B	Whitehall Road (south of) - Harpers Farm	Preferred housing allocation	279			10.7	106610.7	M
1220A	Churwell (land to the east of) LS27	Preferred housing allocation	213			10.7	107421.5	Y
1281A	Bruntcliffe Road, Morley	Identified housing site	173			7.8	77614.9	N
1281B	Bruntcliffe Road, Morley	Identified housing site	61			2.0	20354.3	N
1282	Lane Side Farm, PAS Morley	Preferred housing allocation	542			20.6	206425.4	N
1284A	Albert Drive - Low Moor Farm Extension, Morley	Preferred housing allocation	44			1.4	14177.1	Y
1285	Owlers Farm PAS , Wide Lane, Morley	Identified housing site	125			3.8	38163.4	N
1320	Albert Drive - Lower Moor Farm PAS, Morley	Preferred housing allocation	190			7.2	72294.2	N
2078	Gelderd Road (land to the south of), Wortley LS12	Safeguarded land (PAS)	315			11.7	116863.3	Y
2125	Manor House Farm, Churwell	Safeguarded land (PAS)	80			3.0	29842.4	N
3185	Beech Works, Worrall Street, Morley	Identified housing site	11			0.3	3119.9	N
3188	Corporation Street, Morley	Identified housing site	22			0.4	3566.2	N
3199	Cottingley Gate, LS11	Identified housing site	3			0.3	3009.6	N
3224	Hilltop Gar, Victoria Road, Churwell	Identified housing site	3			0.3	3051.8	N
3386	Royds Lane, Wortley, Leeds	Preferred housing allocation	111			3.7	36968.5	N
3394	Dewsbury Road, Leeds, LS11 7DF	Preferred housing allocation	60			1.8	18498.4	N
3428	Land off Daisy Hill Close, Morley, Leeds	Identified housing site	14			0.6	6073.0	N
4002	Park Lees site, St Anthony's Road, Beeston	Preferred housing allocation	18			0.5	5149.5	N
4053	Joseph Priestly College	Preferred housing allocation	14			0.4	4007.1	N
4187	Cross Hall School House, Morley	Identified housing site	13			0.4	4101.0	N
4198	St Marys Congregational Church, Morley	Identified housing site	18			0.7	7283.5	N
4211	Archbold Holdings, Morley	Preferred housing allocation	77			3.2	32289.3	m
5137	SOUTH PARADE MORLEY	Identified housing site	9			0.2	1980.5	N
5147	Land at Parkwood Road Beeston	Preferred housing allocation	19			0.5	5076.5	N
HLA2104510	Green Lane LS11	Identified housing site	8			0.1	1076.0	N
HLA2304180	Chapel Hill, Morley LS27 9JH	Identified housing site	1			0.1	796.4	N
HLA2304260	Commercial Street, Morley, Leeds, LS27 8HX	Identified housing site	6			0.0	459.3	N
HLA2304270	Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF	Identified housing site	5			0.1	1409.6	N
HLA2304280	Former Peel Court Residential Home, 84 Peel Street, Mor	Identified housing site	9			0.1	745.5	N
HLA2404820	Prospect House Fawcett Lne LS12	Identified housing site	12			0.1	1396.1	N
2001250	Brown Lane Ls 12	Identified general employment site		0	0.99	1.0	9936.7	
2001252	Land Inc Plot 7 The Piggeries Brown Lane West Ls12	Identified general employment site		0	0.13	0.1	1392.4	
2103380	City West Office Park Gelderd Road Leeds 12	Identified office site		4160	0	1.4	14102.5	
2103385	Gelderd Road Leeds 12	Preferred general employment allocation		0	0.99	1.0	9931.3	
2104130	139 Gelderd Road Leeds 12	Identified general employment site		0	0.23	0.2	2389.6	
2104230	Former Co-op Dairy Depot Gelderd Road Ls12	Preferred general employment allocation		0	1.62	1.6	16201.1	

2104440	S/o Premier House Ring Road Royds Lane Ls12	Preferred office allocation		4910	0	0.3	3301.4	
2104450	Royds Service Station Royds Lane Beeston	Preferred general employment allocation	0	0	0.25	0.3	2567.7	
2104460	Tristram Centre Brown Lane West Ls12	Identified office site		650	0	0.1	583.3	
2104700	Ex- Boc Works Gelderd Road Ls12	Identified general employment site		0	3.28	3.3	32893.6	
2105040	Former Pack Horse Inn Gelderd Road Ls12	Identified general employment site	0	0	0.26	0.3	2584.7	
2105090	St Anthonyms Road Beeston	Preferred office allocation	0	3295	0	2.9	29356.2	
2105170	Latchmore Road Ls11	Identified general employment site	0	0	0.63	0.6	6336.5	
2300267	Plot 460 Howley Park Ind Est Morley	Identified general employment site		0	1.15	1.2	11503.8	
2300894	Adj Ravenheat Ltd Chartists Way Morley	Identified general employment site		0	0.09	0.1	916.3	
2302404	R/o Arlington Business Centre Millshaw Park Avenue Ls11	Identified office site		3280	0	0.4	3749.6	
2303020	Hub62 Bruntcliffe Road Morley Ls27	Identified general employment site		0	5.93	5.9	59345.0	
2304060	R/o Epsom Court Bruntcliffe Avenue Morley Ls27	Identified general employment site		0	0.29	0.3	2900.1	
2403810	Opp Ravell Works Gelderd Road Wortley Ls12	Identified general employment site		0	5.02	5.0	50282.1	

SiteAlias	SiteAddress - Wakefield	AllocOption	Housing	Office	General	Area ha	Area_gros	SiteGBTyp
375	Main Street - The Old Hall Yard, East Ardsley WF3 2AP	Identified housing site	6			0.7	6733.5	m
494	Ardsley Sidings, East Ardsley	Identified housing site	174			6.6	65588.2	m
525	Haigh Moor Road / Westerton Road	Identified housing site	5			4.1	40530.7	N
527	Ardsley Common, Bradford Road	Identified housing site	23			2.5	25035.3	N
562	Fall Lane - East Ardsley PS	Preferred housing allocation	25			1.0	9597.8	N
1143B	Old Thorpe Lane (land at), Tingley WF3	Preferred housing allocation	207			9.2	92389.4	Y
1143D	Old Thorpe Lane (land at), Tingley WF3	Preferred housing allocation	412			18.3	183472.2	Y
1330A	Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Pl	Identified housing site	32			1.3	13100.1	N
2098C	Sissons Farm, Middleton LS10	Preferred housing allocation	184			7.0	70080.7	Y
2127	Tingley Station	Safeguarded land (PAS)	1050			43.1	431451.2	N
3222	Blackgates, Bradford Road, Tingley	Identified housing site	6			0.3	2926.1	N
3373A	Haigh Wood, Ardsley	Preferred housing allocation	108			4.8	47792.4	N
3373C	Haigh Wood, Ardsley	Preferred housing allocation	262			11.7	116574.3	N
5130	Fall Lane, East Ardsley	Identified housing site	10			0.2	2220.6	N
HLA2304230	BRAMLEY HOUSE, REAR OF 31/93 BRADFORD ROAD	Identified housing site	7			0.1	1348.4	N
2200462	Fall Lane East Ardsley WF3	Preferred general employment allocation		0	0.61	0.6	6107.3	
2302750	Topcliffe Lane Tingley Ls27	Identified general employment site		0	1.28	1.3	12808.8	
2302835	Phase 2c Capitol Park Tingley Common Tingley Wf3	Identified office site		4400	0	1.0	9592.4	
CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Cap	Mixed use without housing	0	0	26.8	26.8	268375.6	
252	Belle Isle Road - Merlyn Rees High School	Preferred housing allocation	67			2.2	22438.6	N
474	Middleton Road - Urn Farm LS10	Identified housing site	100			3.3	33199.6	N
493	Milner Lane, Robin Hood	Identified housing site	72			2.3	22623.2	N
500	Sharp Lane F	Identified housing site	69			6.3	63252.2	N
501	Sharp Lane A	Identified housing site	110			5.8	57833.7	N
502	Sharp Lane B	Identified housing site	183			9.4	93735.0	N
503	Sharp Lane C	Identified housing site	85			2.0	19580.9	N
516	Lingwell Gate Lane, Thorpe	Identified housing site	9			2.4	24279.7	N
1029	Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ	Preferred housing allocation	17			0.6	6431.1	Y
1049	Haighside -south of St Georges Hospital, Rothwell	Preferred housing allocation	307			11.7	117097.9	Y
1058	Haighside, Rothwell LS26	Preferred housing allocation	271			10.3	103239.6	Y
1259B	Bullough Lane - Haigh Farm (land adjacent to), Rothwell H	Preferred housing allocation	154			8.5	84755.6	Y
1261	Church Farm and surrounding land north of M62, Lofthous	Preferred housing allocation	144			6.4	64241.5	M
1295A	M1 (land to the east of) , LS9	Aire Valley allocation	1872			74.9	748625.5	N
1295B	M1 (land to the east of) , LS9	Preferred housing allocation	747			28.5	284739.7	Y
1359	Wood Lane - Rothwell Garden Centre LS26	Preferred housing allocation	83			3.2	31555.9	Y
2041	Stourton North	Aire Valley Not proposed as housing allocatio	360			19.0	189771.1	N
3350	309 Leeds Road Lofthouse	Identified housing site	5			0.3	2970.8	N
4004	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	Preferred housing allocation	57			2.2	21741.8	Y
5101	Woodland Hotel, Wood Lane, Rothwell, Leeds LS26 0ph	Identified housing site	12			0.4	4032.3	N
5129	Sharp Lane, Robin Hood	Identified housing site	9			0.3	2898.3	N
2202290	Lingwell Gate Lane, Thorpe	Preferred general employment allocation	0	0	5.81	5.8	58139.0	
2202540	Holme Well Road Middleton LS10 4SL	Identified general employment site	0	0	0.18	0.2	1841.9	

## APPENDIX 5: TABLES OF SITE SPECIFIC CONCERNS AFFECTING NEIGHBOURING AUTHORITIES

### Sites of Concern discussed with Bradford

Site Ref	SiteAddress - Bradford	Status	Dwellings	Office m2	General Employment ha	Area ha	Issues of concern	Proposed mitigation
3026 (HG2-1)	New Birks Farm, Ings Lane, Guiseley	Housing Allocation	298			11.334	Children are as likely to go to schools in Menston as in Guiseley	None
1221 (HG2-10)	Gill Lane, Yeadon;	Housing Allocation	155			5.908	No planning concerns but potentially education. Wider impact of Esholt employment allocation - transport corridor impact.	No mitigation for SAP process. Further consideration will form part of assessment of DtC for Bradford SAP on the proposed allocations at Esholt.
1201 (HG2-63)	Land adjacent to 45 Sunnybank Lane & rear of Gain Lane Farm, Gain Lane, Bradford	Housing Allocation	196			7.366	Concern about Green Belt impact and openness	Further consideration of Green Belt boundary treatment and detailed assessment as part of planning application process.
4046 (HG2-65)	Rear of 20-100 Daleside Road, Bradford	Housing Allocation	89			3.374	No concerns as capacity in nearby school	None
3011_4044 (HG2-69)	Dick Lane Garages, Dick Lane, Bradford	Housing Allocation	155			5.887	No concerns as capacity in nearby school	None
3464 (HG2-72)	Rear of 2-34 and adjacent to Tyersal County Primary School, Tyersal Drive, Tyersal	Housing Allocation	40			2.906	By extending school the cross border journeys will not be increased by the new housing. It is a self-contained area.	None

Site Ref	SiteAddress - Bradford	Status	Dwellings	Office m2	General Employment ha	Area ha	Issues of concern	Proposed mitigation
1343A (HG2-73)	Land adjacent to Harper Gate Farm, Tyersal Lane, Tyersal	Housing Allocation	283			9.156	Leaves a narrow strip between Leeds and Bradford creating an island site. Consultation on the current planning application, Bradford highways want the bridge removed. Any merit in extending the site to join up with Bradford? The site may be affected by large gas main. Potential impact on Black Carr woods SEGI (wider impact) - managing the wider area/country park area.	Revise site boundary to join site to existing urban area of Bradford. This area includes the site of a gas main so the site capacity will not be increased as will not be a developable area. Any ecological concerns can be considered as part of planning application process.
1308 (HG1-12)	Green Lane (land to the rear of Naylor Jennings Mill) , Yeadon	Identified (plg permission)	171			5.964	No planning concerns but potentially education. Wider impact of Esholt employment allocation - transport corridor impact.	No mitigation for SAP process. Further consideration will form part of assessment of DtC for Bradford SAP on the proposed allocations at Esholt.
2038	Low Mills, Guiseley;	Not proposed for housing	144			7.212	No planning concerns but potentially education. Wider impact of Esholt employment allocation - transport corridor impact.	None

### Sites of Concern discussed with Kirklees

Site Ref	SiteAddress - Kirklees	Status	Dwellings	Office m2	General Employment ha	Area ha	Issues of concern	Proposed mitigation
1143B	Old Thorpe Lane (land at), Tingley WF3	Proposed housing allocation	207				These proposed housing allocations will add to traffic congestion on the A653. Kirklees Council is also proposing housing and employment development off the A653	<ul style="list-style-type: none"> <li>• Ensuring that employment provision forms part of the mix so that there will be local job opportunities for new residents, thereby reducing the volume of commuting to Leeds</li> <li>• Enhancements to the strategic road corridor (the A653), including bus priority improvements</li> <li>• Promotion of travel planning for site occupiers</li> </ul>
1143D	Old Thorpe Lane (land at), Tingley WF3	Proposed housing allocation	412					
3373A	Haigh Wood, Ardsley	Proposed housing allocation	108					
3373C	Haigh Wood, Ardsley	Proposed housing allocation	262					
CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	Mixed use without housing	0	0	26.8		These proposed office and employment allocations will add to traffic congestion on the A653. Kirklees Council is also proposing housing and employment development off the A653	<ul style="list-style-type: none"> <li>• Enhancements to the strategic road corridor (the A653), including bus priority improvements</li> <li>• Promotion of travel planning for site occupiers</li> </ul>
2302836	Phase 3 Capitol Park Tingley Common Wf3	Proposed office allocation		1600	0			
2127	Tingley Station	Safeguarded land (PAS)	1050				As a proposed PAS site it is expected that development will not be allowed until after the Plan Period (2028) if at all. If it were brought forward earlier it would add to the congestion on the A653	No mitigation is necessary providing the land is not brought forward for development during the period of the Plan.



Site Ref	SiteAddress - Kirklees	Status	Dwellings	Office m2	General Employment ha	Area ha	Issues of concern	Proposed mitigation
2302837	Adj Block B Capitol Park Tingley Common Tingley Wf3	Identified office site	0	476			These "identified" sites have planning permission so are shown for information only. Their development will add to congestion on the A653, but as permission has been granted there is nothing the Site Allocations Plan can do to mitigate their effects	None
2302750	Topcliffe Lane Tingley Ls27	Identified general employment site		0	1.28			
2302835	Phase 2c Capitol Park Tingley Common Tingley Wf3	Identified office site		4400	0			
1260A	Batley Rd (Land north & south) Tingley	Not proposed for housing					Kirklees supports LCC's decision not to propose these sites for housing because they would add further traffic congestion to the A653	None
3078A	Upper Green Farm, Syke Road Tingley	Not proposed for housing						
3078B	Hey Beck La, Wakefield	Not proposed for housing						
3077A	Bulls Head Inn, Dewsbury Road	Not proposed for housing						
3077B	Bulls Head Inn, Dewsbury Road	Not proposed for housing						



### Sites of concern discussed with Harrogate, Selby, York and North Yorkshire

Site Ref	SiteAddress	Status	Dwellings	Office m2	General Employment ha	Area ha	Issues of concern	Proposed Mitigation
3391	Headley Hall, Bramham, Leeds	Preferred housing allocation with mixed uses	3000	0	7	276	Impact on strategic highway network including the A64 traffic capacity. Schools: Tadcaster grammar School; new settlement will have an impact on the pattern of school places and inward migration from Leeds MD. Green Belt, role of settlements including Tadcaster as a Historic Town (research underway - report Summer 2015). The new settlement may impact on the ability to plan Tadcaster's growth appropriately. Artificial site boundary not related to the landscape.	The Land owners/agent will supply additional topic papers/supporting documents to LCC officers to help support justification of site. Need to look at justification for GB release. Regarding the artificiality of the site boundary, it is simply because Leeds can only allocate what is within Leeds. In fact, it would make sense for the settlement to extend slightly into Selby with additional land for circa 800 units within Selby.
EMP00326	Thorp Arch Trading Estate	Preferred general employment allocation	0	0	72.2	85.2	Potential retail impact on York and the potential for increasing traffic	The employment allocation does not include retail provision. More assessment of impacts is needed.  N.b. subsequent to the meeting with neighbouring authorities, LCC chose to withdraw the 72.2ha allocation
3104210	Thorp Arch Trading Estate				1.69	1.6		
1232B	Stourton Grange Farm South, Selby Rd - Ridge Rd, Garforth	Preferred housing allocation	2314			132.9	Issue of traffic impact onto the SRN, but less of a concern than HH (above)	More assessment of impacts is needed.

1046	Spofforth Hill, Wetherby	Preferred housing allocation	325			15.4	Artificial site boundary using the district boundary rather than natural landscape.	Site comments from adj LPAs have been dealt with through the planning application process.
5166	Land at Sandbeck Lane Wetherby	Preferred housing allocation	165			6.3	Cumulative impact with 5 sites in Harrogate submitted for consideration for housing between Kirk Deighton and Wetherby. Consultation yet to take place. Harrogate to send through details.	If cumulative impact concluded to be a problem, Harrogate will arrange a separate DtC meeting.
<b>Issues arising from adjacent sites in Neighbouring Authorities:</b>								
York	New allocation of circa 750 at Sherburn in Elmet (SW York)						Additional impact on SRN (A64). Ensure Highways Agency are consulted	
							issues of cross bounday school issues raised (particularly with Askwith primary).	
Harrogate	Sites in Otley							

### Sites of concern discussed with Wakefield

Site Alias	SiteAddress -	Status	Dwellings	Office m2	General Employment ha	Area ha	Issues of concern	Note of meeting discussion 24th March 2015
310	Barnsdale Road, Allerton Bywater	Housing Allocation	49			1.8	Possible impact on highway network in Wakefield particularly through Castleford town centre. Any Modelling work that is carried out should ascertain what the likely impact of this proposal will be on the adjacent highway network in Wakefield. If any adverse impact on Wakefield's highway network becomes apparent from this work this should be fully mitigated against.	Traffic growth is likely to be modest. The site is currently in employment use but in principle could accommodate housing. Brownfield land with capacity for 49 dwellings. There may be cumulative impact. Wakefield could seek appropriate contributions from Leeds planning applications if necessary. Consultants will be able to demonstrate impacts. The Castleford growth corridor proposal for a new river crossing will be relevant – mandate is to be submitted to West Yorkshire Transport Fund April 2015.
1261	Church Farm and Surrounding Land North of M62, Lofthouse	Proposed Housing Allocation	144			6.4	Possible impact on highway network in Wakefield. Any Modelling work that is carried out should ascertain what the likely impact of this proposal will be on the adjacent highway network in Wakefield. If any adverse impact on Wakefield's highway network becomes apparent from this work this should be fully mitigated against. It is heavily wooded between the two sites which is why A and C are separate sites. Batley Road is a particular	Further assessment of Wakefield highway impacts will be undertaken.

Site Alias	SiteAddress -	Status	Dwellings	Office m2	General Employment ha	Area ha	Issues of concern	Note of meeting discussion 24th March 2015
							concern.	
3373A	Haigh Wood, Ardsley	Proposed Housing Allocation	108			4.8	Possible impact on highway network in Wakefield. Any Modelling work that is carried out should ascertain what the likely impact of this proposal will be on the adjacent highway network in Wakefield. If any adverse impact on Wakefield's highway network becomes apparent from this work this should be fully mitigated against.	Further assessment of Wakefield highway impacts will be undertaken.
3373C	Haigh Wood, Ardsley	Proposed Housing Allocation	262			11.7	Possible impact on highway network in Wakefield. Any Modelling work that is carried out should ascertain what the likely impact of this proposal will be on the adjacent highway network in Wakefield. If any adverse impact on Wakefield's highway network becomes apparent from this work this should be fully mitigated against.	Further assessment of Wakefield highway impacts will be undertaken.

Site Alias	SiteAddress -	Status	Dwellings	Office m2	General Employment ha	Area ha	Issues of concern	Note of meeting discussion 24th March 2015
818	Station Road, Allerton Bywater	Identified housing site	182			14.7	If this site does not have planning permission full traffic modelling will be necessary to assess impact on Castleford.	This site is part of the millennium village development, with permission for 520 dwellings. Much of the site is already built out, with 182 dwellings yet to be built.

General transport modelling							Potential highway impacts of some of the sites within Wakefield district need to be modelled.
General OUTER SOUTH EAST							<p>Leeds Planning – East of Garforth development is predicted to have an east-west highways impact rather than north-south. A park and ride is being considered for Micklefield. Within the plan period to 2028 we are likely to see a maximum delivery of 2500 dwellings for East Garforth (of ~4000 total). Free school is planned for this site-2 form primary and 4 form secondary.</p> <p>Leeds Education – Biggest issue in terms of primary schools is that Methley has capacity issues, from the top end of Wakefield due to a continued outstanding Ofsted result. No new school is planned around aforementioned sites; some excess can potentially be absorbed into Kippax.</p>

Site Alias	SiteAddress -	Status	Dwellings	Office m2	General Employment ha	Area ha	Issues of concern	Note of meeting discussion 24th March 2015
Infrastruture - 5 towns Study and connectivity.								Wakefield Planning - looking to improve connectivity to AVL and number of proposed jobs and generally improving rail access to Leeds and increasing parking at Wakefield stations...



**SITE ALLOCATIONS PLAN  
REVISED PUBLICATION DRAFT: AREA PROPOSALS  
FOR OUTER NORTH EAST**

Leeds Local Development Framework

Development Plan Document

Duty to Cooperate Background Paper Outer North East  
Addendum

September 2016

<b>Contents</b>	<b>Page</b>
1. Introduction	2
2. Overview and Leeds City Region Governance Arrangements	2
3. Chronology of Duty-To-Cooperate Engagement Activity	2
4. Issues of Concern	2
5. Other Matters	3



<p><b>For clarity this document should be read alongside the Publication Draft Duty to Cooperate Background Paper (Sept 2015).</b></p>
--

## **2. INTRODUCTION**

- 2.1. In September 2015, a Duty to Cooperate Background Paper was prepared to accompany the Publication Draft Site Allocations Plan (SAP) and Aire Valley Leeds Area Action Plan (AVLAAP). Consultation on the plans was undertaken in September to November 2015.
- 2.2. The Publication stage of plan preparation is being re-run for the Outer North East HMCA because of the magnitude of changes resulting from the withdrawal of the Headley Hall new settlement proposal. Regard will need to be had to any further consultation responses before it is determined whether to make further modifications to the SAP.

## **3. OVERVIEW AND LEEDS CITY REGION GOVERNANCE ARRANGEMENTS**

- 3.1. No changes are made to the Overview and Leeds City Region Governance Arrangements parts of the Duty to Cooperate Background Paper (2015) in relation to Outer North East HMCA.

## **4. CHRONOLOGY OF DUTY-TO-COOPERATE ENGAGEMENT ACTIVITY**

- 4.1. The chronology of activity set out in the Duty to Cooperate Background Paper (2015) deals with the period up to Publication of the SAP and AVLAAP during the autumn of 2015.
- 4.2. At the 29<sup>th</sup> March 2016 meeting of the LCR Strategic Planning Duty to Co-operate Group, at the request of Selby, Leeds officers agreed to set up a meeting with officers of Selby District Council and North Yorkshire County Council to consider the combined effect of development proposed at Aire Valley Leeds and the new settlement proposals emerging for the Outer North East area of Leeds.
- 4.3. In preparing for the meeting material sent to the other local authorities including the SAP schedule of changes (post Development Plan Panel meeting of 19/7), revised SAP Chapter 6 "Outer North East – Revised Consultation Draft" and a colour plan illustrating the sites.
- 4.4. The meeting was arranged for 6<sup>th</sup> September 2016 but was at the last minute replaced by a number of coordinated phone calls and exchange of emailed comments. These focussed on all of the changes being suggested by Leeds for the Outer North East area consultation. The following three main changes being proposed in Leeds were thought significant:

- i. New Settlement at Parlington MX2-39
  - ii. New housing site to the east of Wetherby HG2-226
  - iii. New housing site at Wealstun Prison, Wetherby HG2-227
- 4.5. Of relevance, Harrogate is also proposing a new settlement in its Local Plan which is expected to accommodate approximately 2,000 - 3,000 dwellings. In the forthcoming Regulation 18 consultation October 2016 Harrogate is consulting on two possibilities at either Flaxby or Green Hammerton. These sites are both close to the intersection of the Harrogate – York rail corridor and the A1 motorway corridor and lie approximately 5 miles north of the boundary with Leeds.

## **5. ISSUES OF CONCERN**

### Impacts

- 5.1. In the original Background Paper, issues of concern were recorded from a series of meetings held with officers of neighbouring local authorities. For Outer North East, the key issues raised in the telephone conversations and exchange of emails include i) traffic impacts, ii) school places and iii) market catchment area overlap for new settlements
- 5.2. Traffic impact is the biggest concern of Harrogate, Selby and North Yorkshire Councils. The concern focuses on the capacity of the A1(M). The previously proposed new settlement at Headley Hall had impacts on the A64 too, but the replacement proposal at Parlington only raises concern about the A1(M).
- 5.3. Because the Parlington new settlement proposal is situated some distance from the boundaries with Harrogate and Selby, it is anticipated that the numbers of school children seeking school places in Harrogate or Selby will be insignificant.
- 5.4. It was considered that the distance between the location for Harrogate's new settlement and Parlington is large enough so that the new settlements will largely appeal to different housing markets.

### Mitigation measures

- 5.5. Traffic impact is the only matter considered to need mitigation. It was agreed that all authorities should work with Highways England to agree an approach to traffic modelling and understand if any infrastructure improvements may be necessary. It is already anticipated that Harrogate's new settlement will require improvements to Junction 47 of the A1(M)

## **6. OTHER MATTERS RAISED BY DTC BODIES**

- 6.1. The following DtC bodies have been notified of the revised proposals for Outer North East:
- i. the Environment Agency
  - ii. the Historic Buildings and Monuments Commission for England (known as Historic England)
  - iii. Natural England
  - iv. the Mayor of London
  - v. the Civil Aviation Authority
  - vi. the Homes and Communities Agency
  - vii. each clinical commissioning group established under section 14D of the National Health Service Act 2006
  - viii. the National Health Service Commissioning Board
  - ix. the Office of Rail Regulation
  - x. each Integrated Transport Authority
  - xi. each highway authority within the meaning of section 1 of the Highways Act 1980 (including the Secretary of State, where the Secretary of State is the highways authority)
  - xii. the Marine Management Organisation.
- 6.2. No responses had been received at the date of publication of this Addendum

## **Appendix 7 – Harrogate Response to Revised ONE, 2016**

**Working for you**

David Feeney  
Head of Strategic Planning  
Leeds City Council  
Leonardo Building (Thoresby House)  
2 Rossington Street  
Leeds  
LS2 8HD

Our ref:  
Your ref:  
Date: 4 November 2016

Dear David

**SITE ALLOCATIONS PLAN REVISED PUBLICATION DRAFT OUTER NORTH EAST**

I refer to the above consultation and have set out below the response from Harrogate Borough Council.

Data shows that Wetherby and Harrogate have strong commuting links. As part of preparing the evidence base for our Local Plan, issues have been identified in relation to congestion at Junction 47 of the A1M. We would therefore be interested to understand the additional trips likely to be generated by the proposed allocations in the Leeds Outer North East area. We are currently working with Highways England to understand impacts on, and solution for, junction 47 and any additional flows that may be caused by development at Wetherby could potentially affect any proposed mitigation.

In addition to junction 47, Woodlands junction on Wetherby Road in Harrogate has also been identified as having capacity issues when incorporating background traffic, committed development and our local plan growth scenarios so if any significant impact is foreseen on the approach to Harrogate from Wetherby (A661) then it would be helpful for us to understand this. It might also be beneficial for you to have a conversation with North Yorkshire County Council as the highway authority.

In respect of Site HG2-226, this is in the vicinity of Ingmanthorpe Hall a three storey imposing early C19 listed building. It retains an area of parkland that provides much of its setting. However, in respect of this site, it is likely that landscape mitigation for any harmful impact to the setting is practicable.

There is also a SAC at Kirk Deighton but that is over 1 Km away, so should not be an issue, although Natural England should be consulted.

If you wish to discuss further then please get back to me

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rathmell', written in a cursive style.

**Tracey Rathmell**  
**Principal Planning Policy Manager**

## **Appendix 8 - Selby Informal officers comments to Revised ONE, 2016**

**Informal Officer Comments – Leeds City Council Site Allocations Plan Revised Publication Draft  
Outer North East (19/12/16)**

**Proposed housing sites: Parlington Estate (MX2-39) and Land to the east of Wetherby (HG2-226)**

Thank you for providing us with the opportunity to comment on the above and we apologise for the delay in responding.

We note that following the withdrawal of the new settlement proposal at Headley Hall (MX2-33) by the landowner, that Leeds City Council have consulted upon revised proposals for the Outer North East, which borders Selby District. We provide comments below on proposals to provide 1850 dwellings at Parlington (MX2-39) and 1080 dwellings at land east of Wetherby (HG2-226).

We have general concerns relating to the cumulative impact of both these proposals on the highways network, specifically the A1 and A64. There are already recognised concerns about the A64 corridor. However, insufficient information has been provided regarding the predicted impacts on the strategic and local highway network, to enable us to provide any detailed comments on this matter.

We would like to raise concerns that we specifically have with regards to the Parlington Hall allocation and the cross boundary impacts that it may have on secondary education and health services in Tadcaster and Sherburn in Elmet, particularly given the site has an overall site capacity of 5,000 dwellings (albeit only 1850 units are expected to be delivered in the plan period to 2028). Whilst we note that it is proposed that both primary and secondary schools will be delivered on site, North Yorkshire County Council have previously raised concerns regarding the potential negative impacts on Tadcaster Grammar School from a new settlement in Outer East Leeds (when Headley Hall was proposed).

Finally, we wish to raise our concerns regarding how these proposals may impact on the delivery of Selby's Core Strategy and the emerging Site Allocations Plan (PLAN Selby), specifically whether a purpose built new settlement at Parlington will negatively impact on Selby District's potential ability to deliver the required amount of housing and employment development at both Tadcaster and Sherburn (in the face of competition from this site).

I trust that these comments are helpful. Please do not hesitate to get in contact with Clare Dickinson ([cdickinson@selby.gov.uk](mailto:cdickinson@selby.gov.uk)) if you wish to discuss any of these matters further.